



CITY OF GLENDALE

MINOR LAND DIVISION PROCESS GUIDE

(Lot Splits, Lot Ties and Lot Line Adjustments)

I. INTRODUCTION

The Engineering Division is providing the following information to assist applicants in processing a Minor Land Division map within the City of Glendale. Additional technical information may be obtained from City Engineering staff at (623) 930-3630.

This information is intended to be a guide for the map preparation. Additional information can be obtained from the Glendale Zoning Ordinance, Subdivisions (Chapter 31, Article V), and other city policies and standards.

II. MINOR LAND DIVISION PROCESS

The Minor Land Division map process is for tying lots together to eliminate interior lot lines, adjusting the location of an existing lot line, and for land division into two or three lots, tracts, or parcels of land. A land division into four or more parcels requires a plat map and must follow that process. The Minor Land Division map approval process generally is an administrative process with map approval granted by the Community Development Group. The review/approval process is intended to ensure that the proposed land division will result in lots which meet the minimum area, width, and setback requirements of the Zoning Ordinance and produce a legally recognized land division. The process for Minor Land Division map approval is summarized as follows:

- (1) Contact the Engineering Department to discuss the MLD Process.
- (2) Verify with the Planning Division that the proposed Minor Land Division will conform to the existing zoning, setback requirements, minimum lot size, etc.
- (3) Submit Minor Land Division Application and fee to the Engineering Department (see attached). Review time is 20 working days from the date of submittal.
- (4) Applicant revises the map, if necessary and re-submits for review/approval. Review time is 13 working days from the date of submittal. Should a 3rd review be required, an additional application fee will be charged.
- (5) Upon map approval, one bond copy of the approved map with owner's acknowledgement and original signature shall be submitted to the City of Glendale, Engineering Department, Land Development for signatures.
- (6) Applicant shall record the approved minor land division with the Maricopa County Recorder.
- (7) Applicant shall e-mail a .pdf of each sheet of the recorded Minor Land Division and the AutoCad files to the Engineering Department, Land Development at JNepa@glendaleaz.com. The cover sheet shall clearly show all the recording information from the Recorder's Office.

Note: Generally, addresses for newly created vacant parcels will be assigned by the Mapping Division when the improvement plans are submitted to the city for review. Newly created parcels with existing buildings may require a new address.

III. MAP REQUIREMENTS

All minor land division maps shall contain the following information:

1. The Map shall be prepared by a Land Surveyor registered in the State of Arizona. The Map size shall be 18" x 24" or 24" x 36" and the map scale shall not be less than 1" equal 100 feet.

2. Notation of the map as “Minor Land Division (Lot Tie, Lot Split, Lot Line Adjustment) for (owner’s name).”
3. Location by quarter-section, section, township, and range.
4. Vicinity map.
5. Scale, north arrow, legend, and dates of preparation and revisions.
6. Name, address, and phone number of owner/subdivider.
7. Name, address, phone number, registration number, and seal of the registered land surveyor preparing the map.
8. Location and description of cardinal points of primary interest to which all dimensions, angles, bearings, and similar data on the map shall be referenced. Two corners of the minor land division map shall be tied by course and distance to a city approved survey monument.
(See <https://www.maricopa.gov/590/Survey> for approved monuments.)
9. All existing and proposed lots shall be identified by number or letter. Show area, in square feet, of each lot.
10. Boundaries of the tract to be divided fully balanced and closed showing all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.
11. Legal descriptions of the property involved. Legal descriptions shall be provided for the property as it exists and for the newly created lots/parcels. New lot lines shall be a heavier line weight than the existing lot lines.
12. Location and dimensions of all lots within the minor land division map. All sides of the proposed lots shall be identified by bearings and distances. All lot corners shall be described as to what was set or found by the surveyor.
13. Existing streets adjacent to the property shall be denoted with the Right-of-Way Dedication Instrument, if known, and shall have the right-of-way width dimensioned. New right-of-way will not be dedicated with the Minor Land Division, and must state “By Separate Instrument” for all proposed right-of-way widths and list the recorded instrument number on the Minor Land Division prior to map approval. All separate instruments that will be public or granted to the City of Glendale will also need to be reviewed and approved by the city prior to recording of the separate instrument.
14. Utility easements, landscape easements, ingress and egress easements and tracts shall be identified by recorded instrument number and shall be identified by use, course, length and width. New easements must be created by separate instrument. Parcels requiring a new ingress/egress easement must have the easement recorded prior to map approval.
15. All adjacent properties must be indicated by subdivision name and Maricopa County Recorder’s Office Book and Page number or Assessor’s Parcel Number. Unsubdivided land must be identified as such.
16. An ALTA will need to be submitted on first review to show the location of all existing structures on the property for setback verification.
17. Certification Statement with signature block by a registered land surveyor preparing the map that the map is correct and accurate, that the monuments described in it have been located as described, and that said monuments are sufficient to enable the survey to be retraced.
18. Signature Approval Lines for the Land Development Engineer and Deputy Director of Development Services - Planning.



ENGINEERING DEPARTMENT
Land Development

MINOR LAND DIVISION APPLICATION
(Lot Splits, Lot Ties and Lot Line Adjustments)

SUBMITTAL REQUIREMENTS:

INTERNAL USE ONLY	Taken by: _____ Application No/Check No: _____ <input type="checkbox"/> Completed Application <input type="checkbox"/> Title Report (within 30 days) <input type="checkbox"/> ALTA (within one year) <input type="checkbox"/> Proposed Minor Land Division <input type="checkbox"/> Filing Fee of \$1,102.59
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Date: _____

Parcel Address: _____

Parcel Number(s): _____

Request (circle one): **LOT SPLIT** **LOT TIE** **LOT LINE ADJUSTMENT**

PROPERTY OWNER:

Name: _____ Phone: _____ Fax: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____ E-Mail*: _____

TO REPRESENT ME IN THIS APPLICATION, I GIVE AUTHORIZATION TO:

Name: _____ Phone: _____ Fax: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____ E-Mail*: _____

***Must be completed as comments will be sent to applicant via e-mail.**

APPLICANT SIGNATURE

DATE