



PIMA COUNTY, ARIZONA BOARD OF SUPERVISORS POLICY

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PURPOSE:

The purpose of this policy is to allow the submittal of subdivision improvement plans after approval of the final plat.

BACKGROUND:

Prior to 1986, individuals processing subdivision plats could submit subdivision improvement plans after the approval and recordation of the final plat. In November 1986, the Board of Supervisors adopted a policy requiring improvement plans to be submitted prior to approval of the final plat. Requiring improvement plans during the process insured that the subdivision could be built as platted. Today there is considerably more information required during the tentative plat stage that provides reasonable assurance that the subdivision can be built as platted. The City of Tucson allows improvement plans to follow the final plat and retains the option to require a conceptual grading plan if there are significant topographic conditions. This language has been incorporated into this policy. Upon submittal of the improvement plans, should it be determined that the subdivision is unbuildable as is has been platted, all burden and expense will occur to the owner/developer to replat the subdivision. The Pima County Development Standards Committee reviewed this policy as part of their agenda and have recommended the adoption.

POLICY:

1. The subdivision process is initiated by submittal to the Subdivision Coordination Office of a tentative plat, hydrology report, and any other technical reports, studies, or analyses necessary for the development of a parcel of real property within unincorporated Pima County.
2. As part of their review, SDRC members shall comment on the completeness and accuracy of the information submitted with the tentative plat. If the SDRC members consider it to be appropriate, the final plat may be submitted subsequent to the tentative plat SDRC meeting, so that its initial review may run concurrently with reviews of the resubmitted tentative plat. Allowing submittal of the final plat at this time shall in no way imply approval of the tentative plat or associated items. All review comments presented by the SDRC must be satisfactorily addressed before the tentative plat is approved by the SDRC.



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Pima County shall be held harmless for any costs associated with final plat revisions necessitated by concurrent review of the tentative and final plats. A final plat cannot be approved by the Board of Supervisors prior to the Planning and Zoning Commission's approval of the tentative plat.

A conceptual grading plan may be required on projects with significant topographic conditions. The need for such a plan will be determined by the Development Review Division during initial plat review.

3. Submittal of grading plans and other improvement plans is not required prior to final plat approval and recordation. However, prior to the commencement of any specific construction activity, appropriate improvement plans (i.e., grading, paving, drainage, sanitary sewer, etc.) and other necessary engineering drawings shall be submitted and accepted for that improvement made necessary by the subdivision or development whether said improvements are considered public or private. Improvement plans shall also be submitted and accepted for any public works improvements which are considered incidental or necessary to the subdivision or development even though said improvements are not within or adjacent to the subdivision or development, prior to the commencement of construction of said improvement. Submittal of a completed Design Certification Option Notice, for on-site improvements only, shall satisfy this requirement for the Department of Transportation and Flood Control District.

Delayed submittal of grading and improvement plans may, in some cases, result in revisions to the final plat due to changes associated with these plans. Pima County shall be held harmless for any costs associated with final plat revisions and amendments necessitated by review of engineering plans and specifications for the project.

August 15, 1994