Public, Private and Easements

Roads
Major Streets and Routes

- Major Streets and Routes
  - Determine future widths
  - Determine future dedications
  - Setbacks on property
- Dedications
  - Requested at land use changes like rezonings, public input
  - Taking or condemnation
- State Land requests
  - Right of way leases
- The County plans roads but does not build them!
Platted Subdivision

• Subdivisions
  • State Statutes
  • Most from Rezoning cases
  • Engineered drawings with county approvals
  • Public Report filed with ADRE

• Other Protections
  • Title reports
  • Licensed realtors
  • Assurance agreements
  • CCRs that address maintenance
Standards and Maintenance

• Old Plats
  • 1960 requirements, not subject to Assurance agreements
  • Non County standard roadways (Diamond Bell)

• Construction Standards
  • Public v Private (they are the same)
  • Subdivision Street Standards Manual

• Maintenance System
  • Gated subdivisions are private streets
  • HOA maintained streets in CCRs and on the plat
  • Accepted by the County Engineer after inspections
Minor Lands Division or Lot splits

- 5 lots or less reviewed by the county since 2005
- Must have legal access (traversable) less than county standards
- Easements across private land
  - Naming and Addressing
  - Source of disputes
- Grading exceptions
- Lack of infrastructure
Tools to Determine Status of Roads

- PimaMaps
  - Layers for maintenance status
  - Road establishment documents
- Buyer Beware
  - Title search and Title Insurance
  - Licensed Real Estate Agent
  - Recorded surveys
- Easements: Check the deed/title
- Private Road Maintenance agreements (Title report item)