



Minor Subdivision Staff Approval

7-MD-2016

Crossroads MD

APPLICATION INFORMATION

LOCATION:	18575 N Scottsdale Rd	APPLICANT:	Alexandra Schuchter
PARCEL:	215-07-245	COMPANY:	DPCRE
Q.S.:	38-45	ADDRESS:	7055 E McDonald Dr Ste 100A Scottsdale, AZ 85250
CODE VIOLATION #:		PHONE:	480-947-8830

Request: Approval of a Minor Subdivision to divide a parcel into three lots as part of a concurrent zoning district map amendment to add the Planned Shared Development (PSD) District to an existing development (19-ZN-2002#5)

STEP 1

APPROVAL STIPULATIONS

1. This approval is "at-risk", pending City Council approval of the accompanying zoning case (19-ZN-2002#5). If the zoning case is not approved by City Council, this approval shall become void.
2. The final plat shall be consistent with the preliminary plat provided by Kimley-Horn, with a city staff approval date of 1/4/17.
3. With the final plat submittal, a final drainage report shall be provided that is consistent with the case drainage report provided by Kimley-Horn, and accepted in concept by the Storm Water Management Division on 11/29/16.
4. All on-site drainage infrastructure shall be tied to the existing off-site drainage facilities, in terms of hydraulic functionality. Demonstrate compliance in the final drainage report.
5. The final plat shall reflect all existing and proposed easement dedications.
6. Any land boundary survey of the subject property shall be performed in accordance with the City of Scottsdale's Design Standards and Policy Manual.
7. Submit for final plat approval at the City of Scottsdale One-Stop-Shop, along with a copy of this approval letter and the items listed in the Final Plan Review Submittal Requirements. Provide all relevant case numbers in the right-hand margin of the plat cover sheet.

STEP 2 FINAL PLAT AND CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and permit application along with the following plan set(s) to the One-Stop-Shop for review:

PERMIT APPLICATION: ☒ **Completed Permit Application.** The permit application may be obtained or completed online at the following weblink:

http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/APP_Permit_Commercial.pdf

(Please complete the permit application online prior to arriving at the City to submit your construction documents)

MAPS: ☒ 3 copies of the survey/plat on 24" X 36" sheet size

OTHER: ☒ 1 copy of a Commitment for Title Insurance for the site (no older than 30 days)

☒ 1 copy of the ALTA survey (for reference)

☒ 1 copy of the Final Drainage Report

The following plan review fee shall apply: (NOTE: Fees subject to change every July 1st)

☒ Minor Subdivision (including Land Assemblages)

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

This plan set shall be reviewed by the following departments:

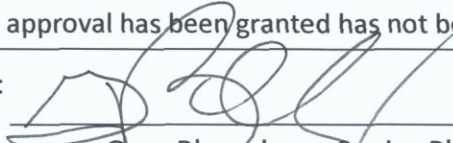
Staff Reviewers

<input checked="" type="checkbox"/> SURVEY:	Dwayne Haught
<input checked="" type="checkbox"/> PLANNING:	Greg Bloemberg
<input checked="" type="checkbox"/> STORM WATER:	Mohammad Rahman
<input checked="" type="checkbox"/> FINAL PLAT / MOD:	Greg Williams
<input checked="" type="checkbox"/> GIS:	Tanya Hazelhurst

Expiration of Minor Subdivision Approval

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature: _____


Greg Bloemberg, Senior Planner

DATE: _____

January 4, 2017

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