

**Marked Agendas
Approved Minutes
Approved Reports**



Minor Subdivision Staff Approval

12-MD-2018

101 Mega Raintree LLC

APPLICATION INFORMATION

LOCATION:	8688 E Raintree Dr	APPLICANT:	Kurt Jones
PARCEL:	215-52-034L, 215-52-034M	COMPANY:	Tiffany & Bosco P.A.
Q.S.:	34-48	ADDRESS:	2525 E Camelback Rd 7Fl Phoenix, AZ 85016
CODE VIOLATION #:	N/A	PHONE:	602-452-2729

Request: Request by owner for approval to subdivide two existing lots into five total lots on a combined +/-13-acre site with Central Business (C-2) and Highway Commercial (C-3) zoning located at 8688 E. Raintree Drive.

STEP 1

APPROVAL STIPULATIONS

1. The Final Plat shall be in conformance with the Preliminary Plat submitted by AW Land Surveying, LLC with a city staff date of 12/6/2018, as modified by the stipulations below.
2. Open space for each lot shall meet the minimums as outlined in the Open Space Plans submitted by Dalke Design Group with a city staff date of 12/6/2018.
3. Stormwater management shall be in conformance with the Drainage Assessment submitted by SEG with a city staff date of 12/6/2018.
4. With the Final Plat, the property owner shall dedicate all proposed easements as shown on the Preliminary Plat, except as modified below:
 - a. The proposed easement to cover the north-south drive aisle that straddles Lots 1, 2, 3 and 4 shall be widened to a minimum twenty-four (24) feet in width.
 - b. An easement for public motorized access and emergency and service access shall be provided along the east-west drive aisle to allow Lots 1, 3 and 4 access to the existing drive aisle (87th Street) located on the east side of the site. The easement shall be a minimum of twenty-four (24) feet in width. A spur of that easement shall extend south along an existing drive aisle to reach the boundaries of Lot 4.
5. The original development of the parcel to be divided included several stormwater storage basins, including one large basin at the southeast corner of the parcel, that addressed the stormwater storage requirements of the development. In conjunction with, and as a requirement of, the proposed land division, the property owner shall prepare and submit an agreement between the future owners of the proposed parcels that acknowledges the shared nature of the stormwater storage and apportions volumes of storage between the proposed parcels. The agreement should be submitted to the City for review prior to execution and recordation and will need to be recorded against the proposed parcels. The shared stormwater storage related portions of the agreement may be included as part of a larger agreement that addresses other issues relating to future property owners as part of the proposed division.
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 to the City of Scottsdale. Provide a copy of this approval letter along with the items required in the Final Plan Review Submittal Requirements. Provide all relevant case numbers in the right-hand margin of the plat's 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 **DIGITAL** plan set(s) for review at <https://eservices.scottsdaleaz.gov/bldgresources/plans>

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

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Form Revision Date: 12/11/2014

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

<https://eservices.scottsdaleaz.gov/bldgresources/plans>

MAP: ☒ 1 PDF file of the survey on 24" X 36" sheet size

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

☒ 1 PDF file of the ALTA survey (for reference)

☒ 1 PDF file of the Property Owners Association Agreement

☒ 1 PDF file of the Final Drainage Report (Delete if not necessary)

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

☒ Minor Subdivision

This plan set shall be reviewed by the following departments:

Staff Reviewers

☒ **SURVEY:** Dwayne Haught

☒ **PLANNING:** Brad Carr

☒ **CIVIL:** Eliana Hayes

☒ **STORM WATER:** Nerijus Baronas

☒ **FIRE:** Scott Stanek

☒ **FINAL PLAT / MOD:** Brian Kulina

☒ **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: _____



Brad Carr, AICP, LEED-AP

DATE: _____

12/14/2018

Planning and Development Services

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