



Minor Subdivision Staff Approval

7-MD-2019

Evans Classic Auto

APPLICATION INFORMATION	
LOCATION: 15882 N 77th St	APPLICANT: John MocarSKI
PARCEL: 215-47-061	COMPANY: John MocarSKI
Q.S.: 35-46	ADDRESS: 740 N. 52 St. Phoenix, AZ 85008
CODE VIOLATION :N/A	PHONE: (480) 966-4001
ZONING: I-1	
<u>Request:</u> For approval of a minor land division associated with case 38-DR-2019.	

STEP 1 APPROVAL STIPULATIONS

1. The final plat and improvement plans shall substantially adhere to the preliminary plat and site plan stamped approved by Current Planning Staff on 10/10/19.
2. Prior to recordation of the final plat, the applicant must receive approval and civil permits for the improvements to occur on 15836 N 77th Street as shown on the MD site plan.
3. Vehicular gate access in the northwest corner of the new southern parcel shall not be eliminated until the civil plans for 15882 N 77th are approved, which provide new access along N 77th Street.
4. With the final plat, dedicate safety triangles at all site driveways per DSPM 5-3.123; Fig. 5-3.27
5. With the final plat, dedicate Drainage and Flood Control (DFC) easements over the proposed underground stormwater storage tank and around the proposed surface detention basin that are currently shown on the Preliminary Civil Grading & Drainage (G&D) plan under Case Number 38-DR-2019.
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>

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

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

- PLAT:
- 1 PDF file of the final plat on 24" X 36" sheet size
 - 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)

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 ♦ www.ScottsdaleAZ.gov

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:



DATE:

10/10/19

Katie Posler, 480-312-2703