



Minor Re-Plat Staff Approval

7-PP-2022#2

Stagecoach and Windmill

APPLICATION INFORMATION	
LOCATION: 36180 N Windmill Rd	APPLICANT: Zach Hill
PARCEL: 216-34-472 – 216-34-484	COMPANY: Kimley-Horn
Q.S.: 60-47	ADDRESS: 1001 W Southern Ave #131 Mesa, AZ 85210
CODE VIOLATION #:	PHONE: (480) 207-2666
Request: Request by applicant to add tracts for freestanding signs to an approved plat for a 15-lot residential subdivision, with Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL and R1-70/ESL) zoning located at the southwest corner of N. Windmill Road and E. Stagecoach Pass Road.	

STEP 1

APPROVAL STIPULATIONS

1. The Preliminary Plat submitted by Kimley-Horn, with a city staff date of 3/13/24.
2. Any land boundary survey of the subject property shall be performed in accordance with the City of Scottsdale’s Design Standards and Policy Manual.
3. SRC 48-3 + 4: A final plat replating affected lots for new tracts will be required. The HOA will need to be a party to final plat, signing as beneficiary and in receipt of new tracts. Easement dedications, via replat, will be required for any public infrastructure running through private parcels. Easements in conflict with proposed development will need to be abandoned via MOR.
4. DSPM Chapter 3: Proposed signs conflict with existing PUE and need to be relocated out of the PUE.
5. Entry monuments shall be constructed outside of the intersection sight triangles.
6. 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.
7. A partial replat or replat may require City Council approval.

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>

MAP: 1 PDF file of the final plat
 MOR if releasing easements

Planning and Development Services

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

OTHER:

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

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

Replat (including Partial Replats)

This plan set shall be reviewed by the following departments:

Staff Reviewers

- SURVEY
- PLANNING
- CIVIL
- WATER RESOURCES
- STORM WATER
- TRANSPORTATION
- GIS

Expiration of Minor Subdivision Approval

This approval expires one (1) 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: _____



Casey Steinke, 480-312-2611

DATE: _____

3/13/25

Planning and Development Services

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