
**Marked Agendas
Approved Minutes
Approved Reports**



Minor Subdivision Staff Approval

13-MD-2016

Preliminary Plat for Primrose at Windgate

APPLICATION INFORMATION

LOCATION: 17050 N Thompson Peak Py	APPLICANT: Richard Reigle
PARCEL: 217-11-026A	COMPANY: Reigle & Associates
Q.S.: 37-52	ADDRESS: 3509 E Shea Blvd Ste 105 Phoenix, AZ 85028
CODE VIOLATION #:	PHONE: 602-493-3001 ex.1
<u>Request:</u> Minor Subdivision	

STEP 1

APPROVAL STIPULATIONS

1. The Preliminary Plat submitted by Reigle & Associates, with a city staff date of 10/07/2016.
2. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by Hunter Engineering, with a city staff date of 10/07/2016.
3. Wastewater System Basis of Design Report for Primrose at Windgate; submitted by Hunter Engineering, accepted with comments on 10/19/2016. Prior to final plan submittal, address comments and submit a final report to Water Resource Department.
4. The case drainage report submitted by Hunter Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
5. Any land boundary survey of the subject property shall be performed in accordance with the City of Scottsdale's Design Standards and Policy Manual.
6. Submit for final plat approval at the City of Scottsdale One-Stop-Shop. 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. Concurrent with final plan submittal, the applicant shall submit a Release of Natural Area Open Space (NAOS) application for the request to release 0.06 acres of NAOS. Per 3-ZN-2012 and 3-GP-2012 case stipulation #4, there shall be a minimum of 4.26 acres of NAOS for lots 16 and 17.
8. At time of final plans, the applicant shall demonstrate compliance with the applicant C-2 development Standards.

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.**
- MAP: 3 copies of the survey 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)
- 2 copies of the wastewater design report
- 1 complete Release of NAOS Application and submittal requirements.

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

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

Minor Subdivision (including Land Assemblies)

This plan set shall be reviewed by the following departments:

<input checked="" type="checkbox"/> SURVEY:	Dwayne Haught
<input checked="" type="checkbox"/> PLANNING:	Meredith Tessier
<input checked="" type="checkbox"/> STORM WATER:	Richard Anderson
<input checked="" type="checkbox"/> FINAL PLAT / MOD:	Greg Williams
<input checked="" type="checkbox"/> GIS:	TBD

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:

October 31, 2016

Meredith Tessier, 480-312-4211

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