

**Marked Agendas
Approved Minutes
Approved Reports**



Minor Subdivision Staff Approval

12-MD-2016

Greenway Hayden Loop
Apartments

APPLICATION INFORMATION

LOCATION: 15501 N Dial Bl	APPLICANT: Dennis M. Newcombe
PARCEL: 215-44-007	COMPANY: Beus Gilbert PLLC c/o Dennis M. Newcombe
Q.S.: 35-45	ADDRESS: 701 North 44th Street Phoenix, AZ 85008
CODE VIOLATION #:	PHONE: 480-429-3002

Request: Request approval for a Minor Subdivision to reconfigure the 2 existing lots for redevelopment of the site in conformance with associated cases 8-ZN-2016 and 43-DR-2016.

STEP 1

APPROVAL STIPULATIONS

1. The final plat shall be consistent with the Preliminary Plat submitted by Survey Innovation Group, LLC, stamped approved by City staff 11/16/16.
2. Site improvements shall be consistent with the site plan submitted by Biltform Architecture, stamped approved by City staff 11/16/16.
3. Case Drainage Report for District at the Quarter; submitted by Big Red Dog, accepted on 10/25/16.
4. Water System Basis of Design Report for District at the Quarter; submitted by Big Red Dog, accepted as part of 8-ZN-2016.
5. Wastewater System Basis of Design Report for District at the Quarter; submitted by Big Red Dog, accepted as part of 8-ZN-2016.
6. All easements and/or right-of-way dedications necessary to serve the site as stipulated in cases 8-ZN-2016 and 43-DR-2016 shall be dedicated on the final plat.
7. Any land boundary survey of the subject property shall be performed in accordance with the City of Scottsdale's Design Standards and Policy Manual.
8. 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.

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)

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 water & wastewater design report

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

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)

This plan set shall be reviewed by the following departments:

Staff Reviewers

<input checked="" type="checkbox"/> SURVEY:	Dwayne Haught
<input checked="" type="checkbox"/> PLANNING:	Ben Moriarity
<input checked="" type="checkbox"/> CIVIL:	TBD
<input checked="" type="checkbox"/> STORM WATER:	Nerijus Baronas
<input checked="" type="checkbox"/> FIRE:	TBD
<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: _____



Bryan Cluff, LEED AP
Senior Planner

DATE: _____

11/16/16

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