

**Marked Agendas
Approved Minutes
Approved Reports**

CITY COUNCIL REPORT



Meeting Date: April 4, 2017
 General Plan Element: Land Use
 General Plan Goal: Create a sense of community through land uses

ACTION

Sienna Hills Lot 1 Replat
 13-PP-2014#2

Request to consider the following:

Approval of a Replat of Lot 1 and Tract B in the Sienna Hills subdivision with Single-family Residential, Environmentally Sensitive Lands (R1-18 ESL) located at the northwest corner of N. 124th Street and E. Sahuaro Drive.

Goal/Purpose of Request

The Replat of Lot 1 and Tract B of the Sienna Hills subdivision to expand Tract B along the west side of Lot 1 in order to remove the front yard setback requirement for Lot 1 on west side of the property. A driveway easement for Lot 1 is being provided through Tract B on the Replat.

OWNER

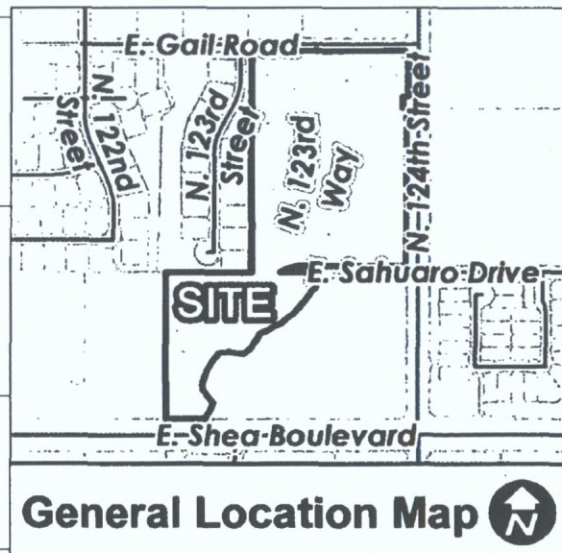
Land Holdings Investment Co. , LLC
 480-892-4492

APPLICANT CONTACT

Curtis Brown
 Kimley-Horn

LOCATION

12396 E SAHUARO DR



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Suburban Neighborhoods. This category includes medium to small lot single-family neighborhoods. Densities in suburban neighborhoods are typically more than one home per acre, but less than eight homes per acre.

Action Taken _____

Zoning

This site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-18 ESL). Single-family dwellings, as well as religious and educational facilities are permitted uses in the R1-18 District. The Environmentally Sensitive Lands (ESL) zoning overlay provides additional standards that govern development to preserve the natural desert environment.

Context

The subject property is located at the northwest corner of N. 124th Street and E. Sahuaro Drive. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Tract B of the Sienna Hills subdivision zoned Single-family Residential, Environmentally Sensitive Lands, R1-18 ESL
- South: Church Property zoned Single-family Residential, Environmentally Sensitive Lands zoning, R1-43 ESL
- East: Church property zoned Single-family Residential, Environmentally Sensitive Lands, R1-43 ESL
- West: Sienna Hills subdivision zoned Single-family Residential, Environmentally Sensitive Lands, R1-18 ESL

Related Policies, References:

15-ZN-2013: Zoning Map Amendment from R1-43 ESL to R1-18 ESL

8-AB-2014: Abandonment of existing public right-of-way and GLO Easement along the E. Sahuaro Drive alignment

13-PP-2014: Approved Sienna Hills Preliminary Plat by Development Review on November 6, 2014 and Final Plat by City Council on May 17, 2016

IMPACT ANALYSIS

Water/Sewer

There are no anticipated impacts

Public Safety

There are no service impacts anticipated for both fire and police.

Open Space

The Natural Area Open Space within the Sienna Hills subdivision will remain the same. Lot 1 will still meet the minimum lot area requirement.

Policy Implications

This Replat is consistent in density, street alignment, and open space previously approved in the final plat. All stipulations and ordinance requirements have been addressed. Approval of the Replat will allow the Replat to be recorded, establishing the new boundaries for Lot 1 and Tract B.

STAFF RECOMMENDATION

Recommended Approach:

Approval of a Replat of Lot 1 and Tract B in the Sienna Hills subdivision with Single-family Residential, Environmentally Sensitive Lands (R1-18 ESL) located at the northwest corner of N. 124th Street and E. Sahuaro Drive.

RESPONSIBLE DEPARTMENT(S)

Planning and Development Services

Current Planning Services

STAFF CONTACT(S)

Doris McClay

Planner

480-312-4214

E-mail: dmcclay@ScottsdaleAZ.gov


Doris McClay, Report Author

3/17/17
Date


Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

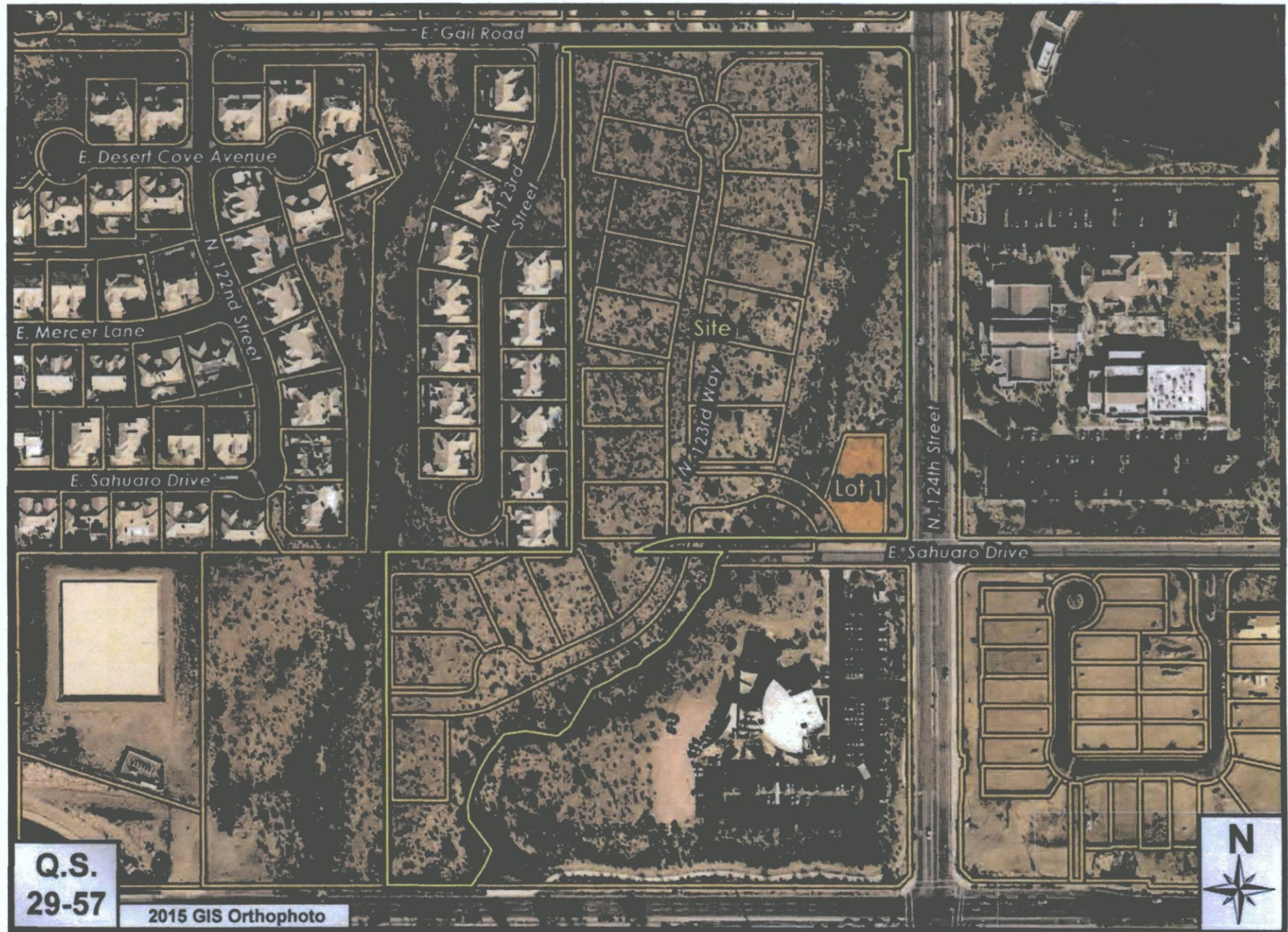
3/17/2017
Date


Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

3/21/17
Date

ATTACHMENTS

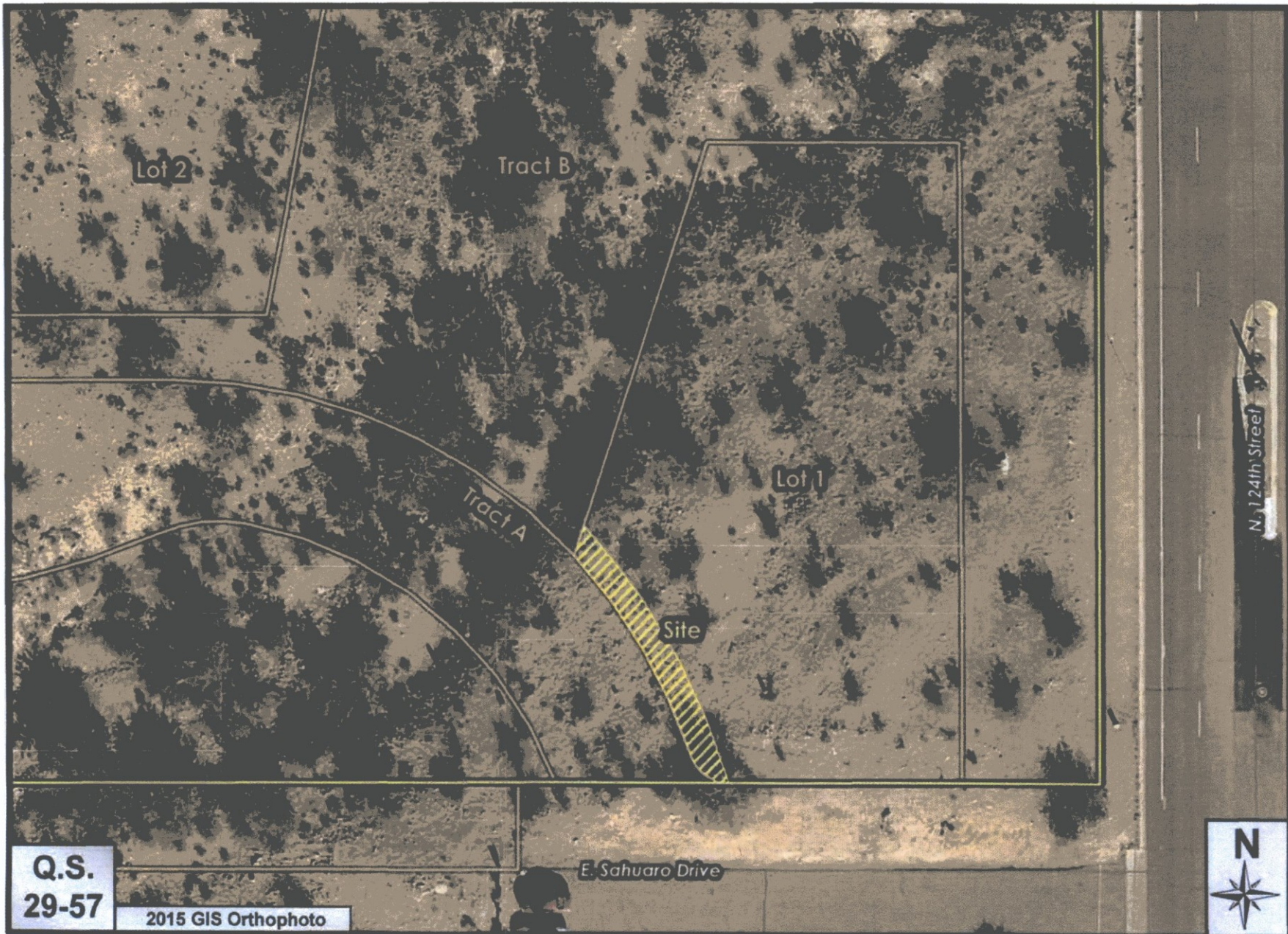
1. Context Aerial of Sienna Hills subdivision
2. Aerial Close-up of Lot 1 and Tract B
3. Replat of Lot 1 and Tract B of Sienna Hills subdivision
4. Approved Sienna Hills Final Plat
5. Zoning Map



Sienna Hills Lot 1 Replat

ATTACHMENT #1

13-PP-2014#2



Q.S.
29-57

2015 GIS Orthophoto

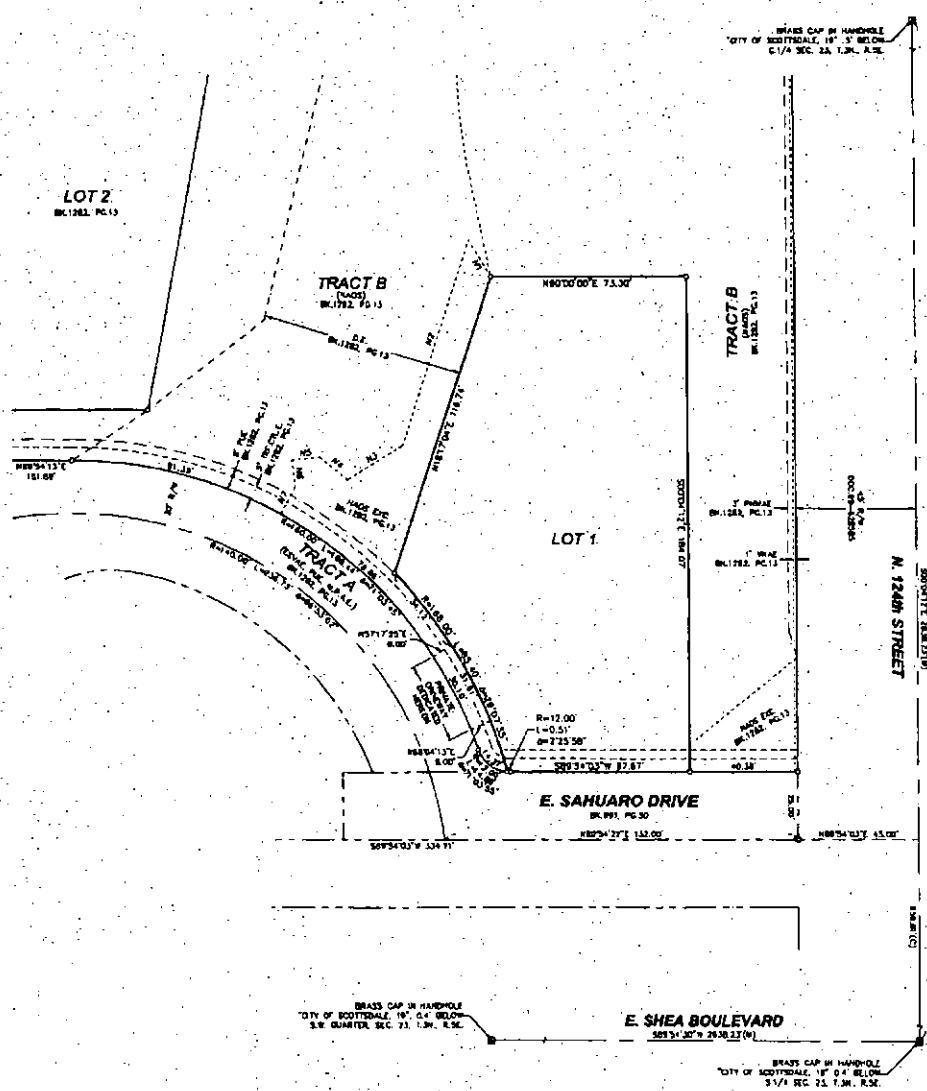
E. Sahuaro Drive



Sienna Hills Lot 1 Replat

ATTACHMENT #2

13-PP-2014#2



NAOS LINE TABLE (C)			NAOS LINE TABLE (R)		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
N1	N41°48'12"W	13.73	N1	N24°33'17"W	11.29
N2	S18°17'04"W	20.00	N2	S21°52'30"W	38.31
N3	S52°38'33"W	24.21	N3	S27°38'18"W	21.71
N4	N41°08'18"W	13.53	N4	N51°06'18"W	13.53
N5	S64°21'00"W	10.48	N5	S64°21'00"W	10.48
N6	S03°22'17"E	10.81	N6	S03°22'17"E	10.81
N7	S28°02'38"E	11.20	N7	S37°14'21"E	48.00

(R) NAOS LINE TABLE RECORDED IN FINAL PLAT, BR.1282, PG.13
 (C) NAOS LINE TABLE CORRECTED

LEGEND

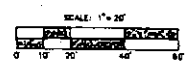
- FOUND BRASS CAP IN HOLE
 - FOUND "X" MARK
 - SET 1/2" REBAR WITH CAP, PLS. #1884
 - BR. PL. BOOK AND PAGE
 - DOC. DOCUMENT NUMBER
 - D.E. DRAINAGE EASEMENT
 - CA. EASEMENT
 - E.S.V.A. EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
 - M.P.A.E. MOTORISTS PUBLIC ACCESS EASEMENT
 - N.A.O.S. NATURAL AREA OPEN SPACE
 - N.A.O.S. NATURAL AREA OPEN SPACE EXCLUDED AREA
 - P.M.A.E. PUBLIC ROW MOTORIZED ACCESS EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R/W. RIGHT OF WAY
 - T.R.C.T.E. TRAFFIC CONTROL EASEMENT
 - V.A.E. VEHICULAR ROW ACCESS EASEMENT
- BOUNDARY LINE
 ADJACENT PROPERTY LINE
 CENTER LINE
 EASEMENT LINE

SIG
 SURVEY INNOVATION
 GROUP, INC.
 7301 EAST RYANS ROAD
 SCOTTSDALE, ARIZONA 85260
 PHONE (480) 922-0750
 FAX (480) 922-0751

FINAL PLAT
REPLAT of LOT 1 & TRACT "B" for SIENNA HILLS
SCOTTSDALE, ARIZONA



DRAWING NAME
 14-88Replot1.dwg
 JOB NO. 2014-189
 DRAWN BY
 CHECKED: RWH
 DATE: 2/16/2017
 SCALE: 1" = 20'
 SHEET: 2 OF 2



STATE OF ARIZONA
COUNTY OF MARICOPA
SHEET 1 OF 3
SCALE: N.T.S.
DATE: 8/28/2016
CHECKED: DMH
DRAWN: EJS
JOB NO. 2014-189
14189 P.P. 04
DRAWING NAME:
SCOTTSDALE PLAT #4

ATTACHMENT #4

NOTES

1. THE PROPERTY OWNER IS LOCATED WITHIN THE CITY OF SCOTTSDALE WITH SERVICE AREA AND HAS BEEN DESIGNATED AS THE PROPERTY OWNER FOR THE CITY OF SCOTTSDALE.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SCOTTSDALE ZONING ORDINANCE AND ALL CITY ORDINANCES.
3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCOTTSDALE.
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCOTTSDALE.
5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCOTTSDALE.

CERTIFICATION

I, the undersigned, being duly qualified, do hereby certify that the above is a true and correct copy of the original as filed in the office of the City of Scottsdale, Arizona.

DATE: 8/28/2016
BY: [Signature]

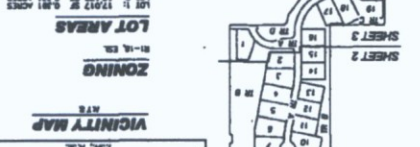
APPROVALS

APPROVED BY THE CITY OF SCOTTSDALE, ARIZONA ON THE 17TH DAY OF MAY 2016.

CITY CLERK: [Signature]
CITY MANAGER: [Signature]

SHEET CONTENTS

SHEET NO.	DESCRIPTION
1	GENERAL NOTES
2	CONSTRUCTION SPECIFICATIONS
3	SCHEMATIC DEVELOPMENT
4	SCHEMATIC DEVELOPMENT
5	SCHEMATIC DEVELOPMENT
6	SCHEMATIC DEVELOPMENT
7	SCHEMATIC DEVELOPMENT
8	SCHEMATIC DEVELOPMENT
9	SCHEMATIC DEVELOPMENT
10	SCHEMATIC DEVELOPMENT
11	SCHEMATIC DEVELOPMENT
12	SCHEMATIC DEVELOPMENT
13	SCHEMATIC DEVELOPMENT
14	SCHEMATIC DEVELOPMENT
15	SCHEMATIC DEVELOPMENT
16	SCHEMATIC DEVELOPMENT
17	SCHEMATIC DEVELOPMENT
18	SCHEMATIC DEVELOPMENT
19	SCHEMATIC DEVELOPMENT
20	SCHEMATIC DEVELOPMENT
21	SCHEMATIC DEVELOPMENT
22	SCHEMATIC DEVELOPMENT
23	SCHEMATIC DEVELOPMENT
24	SCHEMATIC DEVELOPMENT
25	SCHEMATIC DEVELOPMENT
26	SCHEMATIC DEVELOPMENT
27	SCHEMATIC DEVELOPMENT
28	SCHEMATIC DEVELOPMENT
29	SCHEMATIC DEVELOPMENT
30	SCHEMATIC DEVELOPMENT
31	SCHEMATIC DEVELOPMENT
32	SCHEMATIC DEVELOPMENT
33	SCHEMATIC DEVELOPMENT
34	SCHEMATIC DEVELOPMENT
35	SCHEMATIC DEVELOPMENT
36	SCHEMATIC DEVELOPMENT
37	SCHEMATIC DEVELOPMENT
38	SCHEMATIC DEVELOPMENT
39	SCHEMATIC DEVELOPMENT
40	SCHEMATIC DEVELOPMENT
41	SCHEMATIC DEVELOPMENT
42	SCHEMATIC DEVELOPMENT
43	SCHEMATIC DEVELOPMENT
44	SCHEMATIC DEVELOPMENT
45	SCHEMATIC DEVELOPMENT
46	SCHEMATIC DEVELOPMENT
47	SCHEMATIC DEVELOPMENT
48	SCHEMATIC DEVELOPMENT
49	SCHEMATIC DEVELOPMENT
50	SCHEMATIC DEVELOPMENT



PARENT LEGAL DESCRIPTION

LAND HOLDINGS INVESTMENT CO., LLC, AN ARIZONA LIMITED LIABILITY COMPANY
OWNER
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

DEDICATION

THIS DEDICATION IS MADE BY THE CITY OF SCOTTSDALE, ARIZONA, TO THE PUBLIC FOR THE USE AND ENJOYMENT OF THE CITY OF SCOTTSDALE, ARIZONA, OF THE LAND DESCRIBED HEREIN.

AGREEMENT

THE CITY OF SCOTTSDALE, ARIZONA, AND THE CITY OF SCOTTSDALE, ARIZONA, HAVE ENTERED INTO AN AGREEMENT FOR THE DEDICATION OF THE LAND DESCRIBED HEREIN.

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
I, the undersigned, do hereby acknowledge the above and certify that the same is a true and correct copy of the original as filed in the office of the City of Scottsdale, Arizona.

NOTES

1. THE PROPERTY OWNER IS LOCATED WITHIN THE CITY OF SCOTTSDALE WITH SERVICE AREA AND HAS BEEN DESIGNATED AS THE PROPERTY OWNER FOR THE CITY OF SCOTTSDALE.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SCOTTSDALE ZONING ORDINANCE AND ALL CITY ORDINANCES.
3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCOTTSDALE.
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCOTTSDALE.
5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCOTTSDALE.

CERTIFICATION

I, the undersigned, being duly qualified, do hereby certify that the above is a true and correct copy of the original as filed in the office of the City of Scottsdale, Arizona.

DATE: 8/28/2016
BY: [Signature]

APPROVALS

APPROVED BY THE CITY OF SCOTTSDALE, ARIZONA ON THE 17TH DAY OF MAY 2016.

CITY CLERK: [Signature]
CITY MANAGER: [Signature]

SHEET CONTENTS

SHEET NO.	DESCRIPTION
1	GENERAL NOTES
2	CONSTRUCTION SPECIFICATIONS
3	SCHEMATIC DEVELOPMENT
4	SCHEMATIC DEVELOPMENT
5	SCHEMATIC DEVELOPMENT
6	SCHEMATIC DEVELOPMENT
7	SCHEMATIC DEVELOPMENT
8	SCHEMATIC DEVELOPMENT
9	SCHEMATIC DEVELOPMENT
10	SCHEMATIC DEVELOPMENT
11	SCHEMATIC DEVELOPMENT
12	SCHEMATIC DEVELOPMENT
13	SCHEMATIC DEVELOPMENT
14	SCHEMATIC DEVELOPMENT
15	SCHEMATIC DEVELOPMENT
16	SCHEMATIC DEVELOPMENT
17	SCHEMATIC DEVELOPMENT
18	SCHEMATIC DEVELOPMENT
19	SCHEMATIC DEVELOPMENT
20	SCHEMATIC DEVELOPMENT
21	SCHEMATIC DEVELOPMENT
22	SCHEMATIC DEVELOPMENT
23	SCHEMATIC DEVELOPMENT
24	SCHEMATIC DEVELOPMENT
25	SCHEMATIC DEVELOPMENT
26	SCHEMATIC DEVELOPMENT
27	SCHEMATIC DEVELOPMENT
28	SCHEMATIC DEVELOPMENT
29	SCHEMATIC DEVELOPMENT
30	SCHEMATIC DEVELOPMENT
31	SCHEMATIC DEVELOPMENT
32	SCHEMATIC DEVELOPMENT
33	SCHEMATIC DEVELOPMENT
34	SCHEMATIC DEVELOPMENT
35	SCHEMATIC DEVELOPMENT
36	SCHEMATIC DEVELOPMENT
37	SCHEMATIC DEVELOPMENT
38	SCHEMATIC DEVELOPMENT
39	SCHEMATIC DEVELOPMENT
40	SCHEMATIC DEVELOPMENT
41	SCHEMATIC DEVELOPMENT
42	SCHEMATIC DEVELOPMENT
43	SCHEMATIC DEVELOPMENT
44	SCHEMATIC DEVELOPMENT
45	SCHEMATIC DEVELOPMENT
46	SCHEMATIC DEVELOPMENT
47	SCHEMATIC DEVELOPMENT
48	SCHEMATIC DEVELOPMENT
49	SCHEMATIC DEVELOPMENT
50	SCHEMATIC DEVELOPMENT



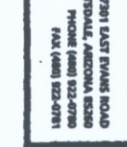
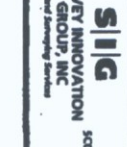
2025-10-4
13-09-2014
8-08-2015

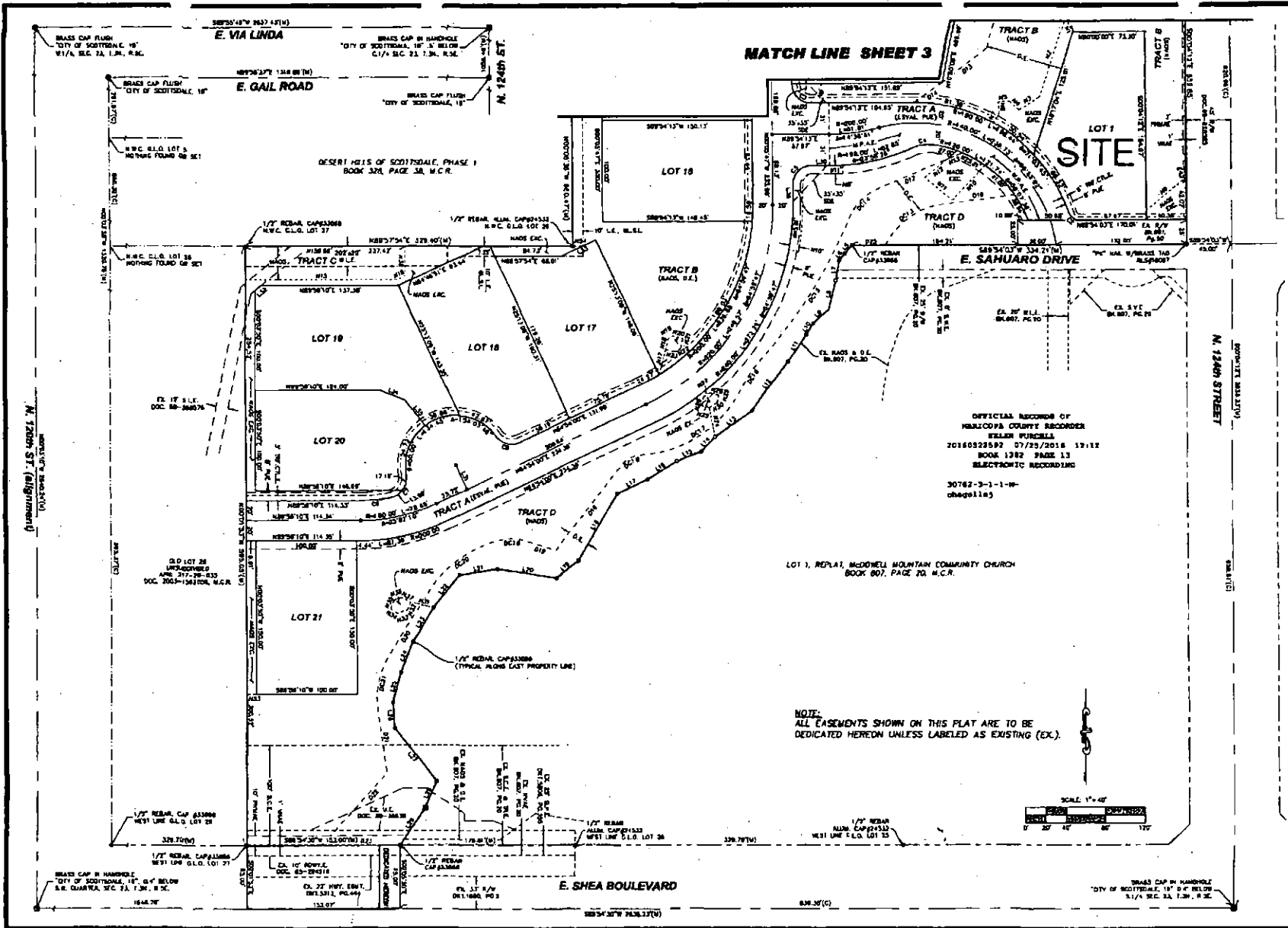


FINAL PLAT
SIENNA HILLS
SCOTTSDALE, ARIZONA

SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Division

7301 EAST EVANS ROAD
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 932-0700
FAX: (480) 932-0701



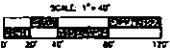


MATCH LINE SHEET 3

LOT 1
SITE

OFFICIAL RECORD OF
MARICOPA COUNTY RECORDER
KELLY PURCELL
20160525592 07/23/2016 19:12
BOOK 1282 PAGE 13
ELECTRONIC RECORDING
30762-3-1-1-W
ohagelias

NOTE:
ALL EASEMENTS SHOWN ON THIS PLAT ARE TO BE
DEDICATED HEREOF UNLESS LABELED AS EXISTING (EX).



SIIG
SURVEY INNOVATION
GROUP, INC.
Last Generated: 8/28/2016

FINAL PLAT
SIENNA HILLS
SCOTTSDALE, ARIZONA



DRAWING NAME:
16189 FF 003
JOB NO. 2014-190
DRAWN: ELS
CHECKED: RMH
DATE: 8/28/2016
SCALE: 1" = 40'
SHEET: 2 OF 3

13-PP-2014
8-AUG-2015

LINE NUMBER	LENGTH	LINE TYPE	LINE NUMBER	LENGTH	LINE TYPE
1	13.79	BRASS CAP FLUSH	1	48.50	BRASS CAP FLUSH
2	38.31	BRASS CAP FLUSH	2	51.56	BRASS CAP FLUSH
3	77.51	BRASS CAP FLUSH	3	15.00	BRASS CAP FLUSH
4	13.23	BRASS CAP FLUSH	4	40.16	BRASS CAP FLUSH
5	18.41	BRASS CAP FLUSH	5	42.97	BRASS CAP FLUSH
6	18.41	BRASS CAP FLUSH	6	35.14	BRASS CAP FLUSH
7	48.69	BRASS CAP FLUSH	7	14.43	BRASS CAP FLUSH
8	24.73	BRASS CAP FLUSH	8	36.36	BRASS CAP FLUSH
9	31.80	BRASS CAP FLUSH	9	26.21	BRASS CAP FLUSH
10	17.86	BRASS CAP FLUSH	10	76.74	BRASS CAP FLUSH
11	20.90	BRASS CAP FLUSH	11	36.85	BRASS CAP FLUSH
12	18.00	BRASS CAP FLUSH	12	121.40	BRASS CAP FLUSH
13	21.20	BRASS CAP FLUSH	13	55.11	BRASS CAP FLUSH
14	20.11	BRASS CAP FLUSH	14	35.63	BRASS CAP FLUSH
15	20.09	BRASS CAP FLUSH	15	46.81	BRASS CAP FLUSH
16	18.71	BRASS CAP FLUSH	16	71.65	BRASS CAP FLUSH
17	19.10	BRASS CAP FLUSH	17	81.79	BRASS CAP FLUSH
18	18.59	BRASS CAP FLUSH	18	106.54	BRASS CAP FLUSH
19	3.28	BRASS CAP FLUSH	19	33.83	BRASS CAP FLUSH
20	1.58	BRASS CAP FLUSH	20	31.82	BRASS CAP FLUSH
21	1.58	BRASS CAP FLUSH	21	31.82	BRASS CAP FLUSH
22	1.18	BRASS CAP FLUSH	22	43.67	BRASS CAP FLUSH
23	1.17	BRASS CAP FLUSH	23	76.54	BRASS CAP FLUSH
24	1.17	BRASS CAP FLUSH	24	76.54	BRASS CAP FLUSH
25	1.18	BRASS CAP FLUSH	25	32.27	BRASS CAP FLUSH
26	1.18	BRASS CAP FLUSH	26	32.27	BRASS CAP FLUSH
27	1.18	BRASS CAP FLUSH	27	32.27	BRASS CAP FLUSH
28	1.18	BRASS CAP FLUSH	28	32.27	BRASS CAP FLUSH
29	1.18	BRASS CAP FLUSH	29	32.27	BRASS CAP FLUSH
30	1.18	BRASS CAP FLUSH	30	32.27	BRASS CAP FLUSH

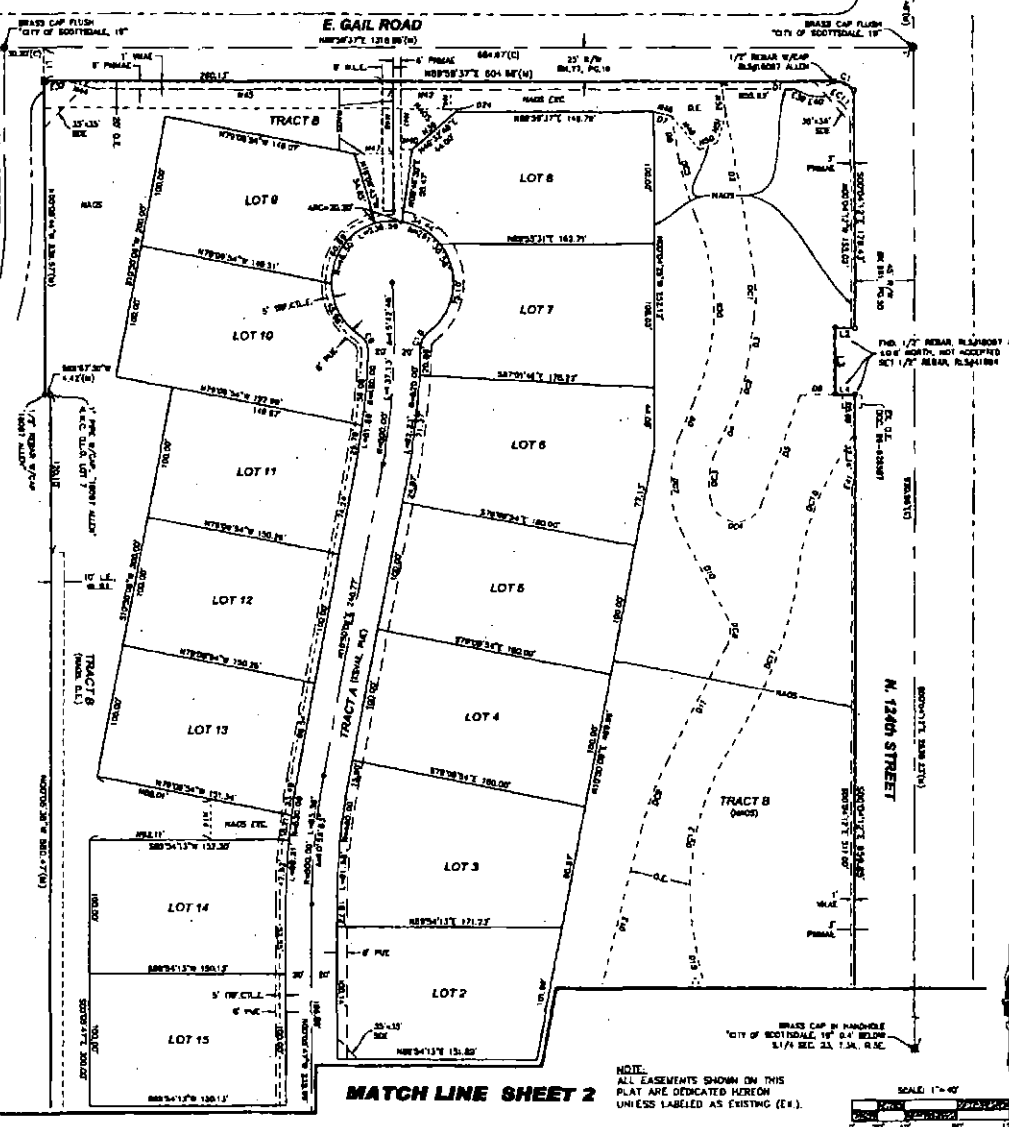
CURVE	DELTA	CHORD	CHORD
C1	17.22	112.00	112.00
C2	12.12	112.00	112.00
C3	12.12	112.00	112.00
C4	12.12	112.00	112.00
C5	12.12	112.00	112.00
C6	12.12	112.00	112.00
C7	12.12	112.00	112.00
C8	12.12	112.00	112.00
C9	12.12	112.00	112.00
C10	12.12	112.00	112.00
C11	12.12	112.00	112.00
C12	12.12	112.00	112.00
C13	12.12	112.00	112.00
C14	12.12	112.00	112.00
C15	12.12	112.00	112.00
C16	12.12	112.00	112.00
C17	12.12	112.00	112.00
C18	12.12	112.00	112.00
C19	12.12	112.00	112.00
C20	12.12	112.00	112.00

OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER 2018022692 07/25/2018 12:12 BOOK 1282 PAGE 13 ELECTRONIC RECORDING 30742-3-1-N-chagelle

CURVE	DELTA	CHORD	CHORD
C1	17.22	112.00	112.00
C2	12.12	112.00	112.00
C3	12.12	112.00	112.00
C4	12.12	112.00	112.00
C5	12.12	112.00	112.00
C6	12.12	112.00	112.00
C7	12.12	112.00	112.00
C8	12.12	112.00	112.00
C9	12.12	112.00	112.00
C10	12.12	112.00	112.00
C11	12.12	112.00	112.00
C12	12.12	112.00	112.00
C13	12.12	112.00	112.00
C14	12.12	112.00	112.00
C15	12.12	112.00	112.00
C16	12.12	112.00	112.00
C17	12.12	112.00	112.00
C18	12.12	112.00	112.00
C19	12.12	112.00	112.00
C20	12.12	112.00	112.00

DEDICATION
TO CITY OF SCOTTSDALE BRASS CAP IN HANDS
TO CITY OF SCOTTSDALE BRASS CAP FLUSH
TO TRACT 1/2 REBAR AS PER PLAN
TO CHISEL T ON CONCRETE, REFUSED THE PERMS
TO FOUND TIE WALL
TO FOUND 1" DIA. BARRIER PIPE
TO SET 1/2" REBAR WITH CAP. RES. PER PLAN
TO NEW STREET SIDEWALK (AS SHOWN)
FOR ASHLAR PAV. (10' W. TYP. W.)

E.V.A.E. EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
L.L. LANDSCAPE EASEMENT
M.E.M. MARICOPA COUNTY RECORDS
M.P.A.C. MONITORING PUBLIC ACCESS EASEMENT
N.A.S.A. NATURAL AREA OPEN SPACE
N.A.S.O. NATURAL AREA OPEN SPACE EXCLUDED AREA
P.H.N.A.E. PUBLIC HIGH MONITORING ACCESS EASEMENT
P.U.L. PUBLIC UTILITY EASEMENT
R.W.P. RIGHT OF WAY
R.O.W.E. RIGHT OF WAY EASEMENT
S.C.C. SOUND COMMON EASEMENT
S.D.E. RIGHT DISTANCE EASEMENT
S.L.E. SEWER LINE EASEMENT
W.C.P.E. DRAINAGE CONTROL EASEMENT
U.T.E. UTILITY EASEMENT
V.A.T.E. VENTILATION HOOD ACCESS EASEMENT
W.A.L.E. WATER LINE EASEMENT
M.S.L. WALL OF TRUCK LINE EASEMENT
(M) MEASURED VALUES
(C) CALCULATED VALUES
(N) N.A.S.O. EASEMENT DIVERSION BY THE (WITH 1/4" DIA.) EASEMENT DIVERSION OR



2801 EAST EVANS ROAD
SCOTTSDALE, ARIZONA 85230
PHONE (480) 552-9780
FAX (480) 552-0771

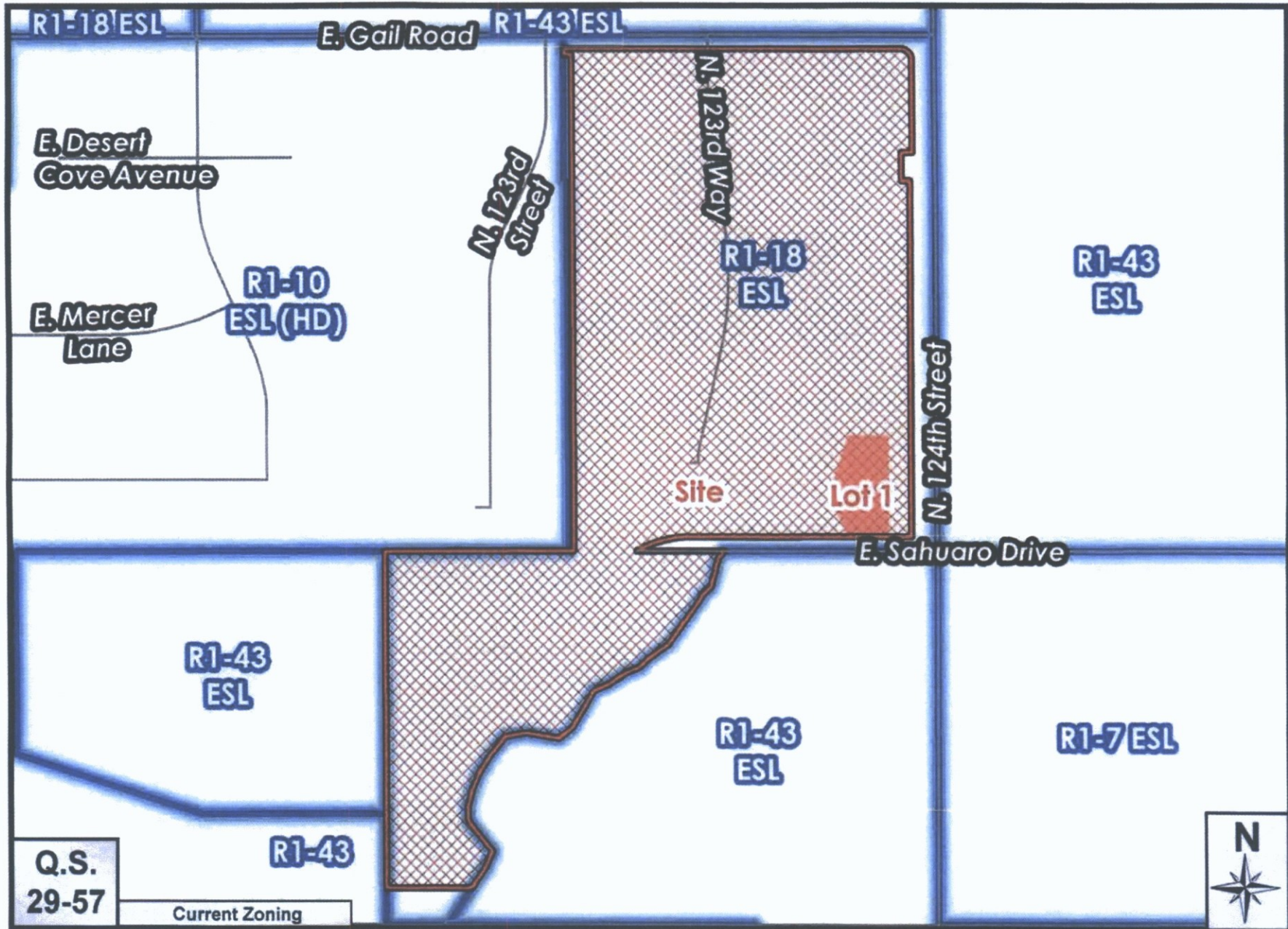
SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

FINAL PLAT
SIENNA HILLS
SCOTTSDALE, ARIZONA



DRAWING NUMBER: 14189-PP-04
JOB NO. 2016-198
DRAWING ELS
CHECKED: RUN
DATE: 07/25/2018
SCALE: 1" = 40'
SHEET: 3 OF 3

2023-10-4
15-PP-2014
8-18-2015



Sienna Hills Lot 1 Replat

ATTACHMENT #5

13-PP-2014#2



Minor Subdivision Staff Approval

13-PP-2014#2

Sienna Hills Lot 1 Replat

APPLICATION INFORMATION	
LOCATION: 12396 E SAHUARO DR	APPLICANT: Curtis Brown
PARCEL: 217-29-863	COMPANY: LD Team
Q.S.: 29-57	ADDRESS: 3420 E Shea Blvd Ste 156 Phoenix, AZ 85028
CODE VIOLATION #:	PHONE: 602-396-5703
Request: Request approval for a replat of Lot#1 and Tract "B" within the Sienna Hills subdivision with Single Family Residential, Environmentally Sensitive Land (R1-18 ESL) zoning.	

STEP 1

APPROVAL STIPULATIONS

1. The replat submitted by Survey Innovation Group Inc., with a city staff date of 2/2/17.
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. Submit for final re-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 replat's cover sheet.
4. A partial replat must receive 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 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)

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

Major Subdivision

Minor Subdivision (including Land Assemblies)

Replat (including Partial Replats)

This plan set shall be reviewed by the following departments:

Staff Reviewers

SURVEY: Dwayne Haught

PLANNING: Doris McClay

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

FINAL PLAT / MOD:

Greg Williams

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:



Doris McClay, 480-312-4214

STEP 3

CITY COUNCIL APPROVAL

All replats and partial replats shall receive final approval from City Council prior to recordation. After completion of final plans review, your project coordinator will schedule the final plat for a City Council hearing.

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