DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/29/22 -- **AGENDA ITEM**: #10*

***Project Number**: PR-2022-006846*

***Application Number**: SD-2022-00101*

***Project Name**: Tracts A-2-B-1A & A-2-B-1-B Fountain Hills Plaza*

Request: *P & F Plat*

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- The application number must be corrected the Plat (the Plat is depicting the Sketch Plat number).
- DXF file approval email from AGIS must be submitted prior to final sign-off from Planning.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.
- Provide clarification on modifications to access and existing easements.
- Confirmation must be provided regarding previous Site Plan approvals on the site. If there's a governing previous Site Plan approval on the site, an Administrative Amendment approval may be required for the previous Site Plan approval depicting the subdivision. Did a previous site plan allow Paradise Boulevard to be an access point?

<u>Disclaimer</u>: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck DATE: 06/27/22
Planning Department