

MEMORANDUM

To: Paul Michaud, Senior Planner

From: Woody Scoutten, Interim Town Engineer 

Date: November 7, 2016

Subject: Town Triangle Property – NWC Northern Avenue Alignment and Scottsdale Road Preliminary Plat: PP-16-03

I have reviewed the documents provided by you related to the referenced preliminary plat. As we have discussed, development of this parcel cannot proceed unless and until a Conditional Letter of Map Revision (CLOMR) is approved by the Federal Emergency Management Agency (FEMA). We have reviewed the CLOMR submitted by the Applicant and do not disagree with its findings. We will be providing a letter to FEMA explaining the Town's position with respect to modification of the floodplain on this parcel, for the Applicant to submit to FEMA along with the CLOMR application. In the meantime, should this parcel continue to move through the Town's approval process, the following are my recommended conditions for approval of this preliminary plat:

1. Grading plans for the site shall not be approved by the Town Engineer until the Developer provides a letter from FEMA approving the CLOMR submittal. Until such time as the FEMA approval letter is received by the Town Engineer, all work by the Developer on the final design of the site development will be at the Developer's sole risk.
2. The Developer shall either 1) provide a letter from an appropriate official of the City of Scottsdale which waives the requirement for a southbound right-turn lane on Scottsdale Road at the project entrance, or 2) construct said southbound right-turn lane in accordance with Scottsdale requirements, including applicable permits, fees, and procedures.

* * *

