

Standard Conditions for Preliminary Plat Approval Checklist

The conditions listed below marked with a “☒” need to be satisfied by the applicant, prior to issuance of a permit:

- ☒ Submit a final plat or plats conforming to the approved preliminary plat, subject to review and approval by Staff. For residential uses, the final plat(s) must be filed before a building permit is issued, and for non-residential uses, the final plat(s) must be approved before a permit is issued.
- ☒ Approval of screening and buffering plans, including irrigation, in accordance with the Subdivision Ordinance, and as amended, by the Director of Planning, and approval of final screening and buffering plans, including irrigation, by the Director of Planning, by prior to installation of materials.
- ☒ Approval of public improvement construction plans, including location of any required sidewalks, Hike and Bike Trails, and fire hydrants, by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☒ Approval of the proposed street names within this development by the City Engineer.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.

The conditions listed below marked with a “☒” need to be satisfied by the applicant, prior to filing the plat for record:

- ☒ Acceptance of all required public improvements by the City Engineer, unless otherwise specified within an approved facilities agreement.
- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☒ Approval of annexation documentation, and filing thereof, incorporating the proposed development into the homeowners' association for the proposed development, including the dedication of common areas, and its maintenance responsibilities, and be subject to review and approval by the City Attorney, and filed for record. *(In accordance with Sec. 303 Common Areas & Homeowners'/Property Owners' Associations of the City's Subdivision Regulations.)*
- ☒ The applicant satisfy park land dedication obligations, in accordance with Article 3 of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.
- ☒ Payment of pro-rata fees and/or NRCS fees, as determined by the City Engineer.
- ☒ Payment of median landscaping fees for medians within divided roadways, in lieu of the applicant landscaping and irrigating the medians, in the amount of \$25.50 per linear foot for the distance parallel to the subject property.

Prior to issuance of a building permit:

- ☒ Payment of impact fees in accordance with Ordinances 2020-12-092 (utilities) and 2020-12-091 (roadway), or as specified within an approved facilities agreement or development agreement.