

CONDITIONS OF APPROVAL CHECKLIST (PLAT2023-0165)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
CONVEYANCE PLAT (UDC Article 3: 305.F)	
Not Met	Item Description
X	UDC Section 305F.4 via UDA Section 305B.3 Existing Features outside the Subject Property are Ghosted
X	UDC Section 305F.4 via UDA Section 305B.3 Proposed Subdivision Plan showing: <ul style="list-style-type: none"> •Easements and Dimensions (existing easements must include filing information) •Floodplain
X	UDC Section 305F.4 via UDA Section 305B.3 Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)
X	UDC Section 305F.4 via UDA Section 305B.3 Approval Certificate with Signature Block for the Planning and Zoning Commission Chairman
X	UDC Section 305F.4 via UDA Section 305B.3 Property within City Limits includes the following note on each page: <ul style="list-style-type: none"> •“CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT” •“A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.”
X	UDC Section 305F.4 via UDA Section 305B.3 Location Map and Associated North Arrow to Show All Major Roads within 1,000' of the Subject Property

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description
Q	EDM 2.3.D.2. All intersections shall have a ROW dedication as shown in Table 2-3 and Figure 2-8. Widen future corner clip to 15'x15'.
Q	EDM 4.1.J.1. Storm Drainage Easements – All proposed stormwater facilities that are outside of ROW or existing easements, shall be provided with drainage easement.
Q	EDM 5.1.G. All proposed water or wastewater facilities that are outside of ROW or existing easements, shall be provided with permanent water or wastewater easement.