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Development Review Board Application Narrative for:

• *the villas at whisper rock*

LOCATION.

Grayhawk Development acquired the Whisper Rock project at the northeast corner of Lone Mountain and Scottsdale Roads in late 1998. The Grayhawk ownership comprises approximately 960 acres. An 80-acre commercial parcel on Scottsdale Road [Scottsdale Summit] was held by State Farm and is not a part of the Whisper Rock master plan. The Whisper Rock project is located between Pima and Scottsdale Roads, and Dove Valley Road alignment on the north and Lone Mountain Road on the south. An existing 320-acre subdivision Pinnacle Peak Ranchos exists between Lone Mountain and Ashler Hills Roads bounded by Hayden and Pima Roads.

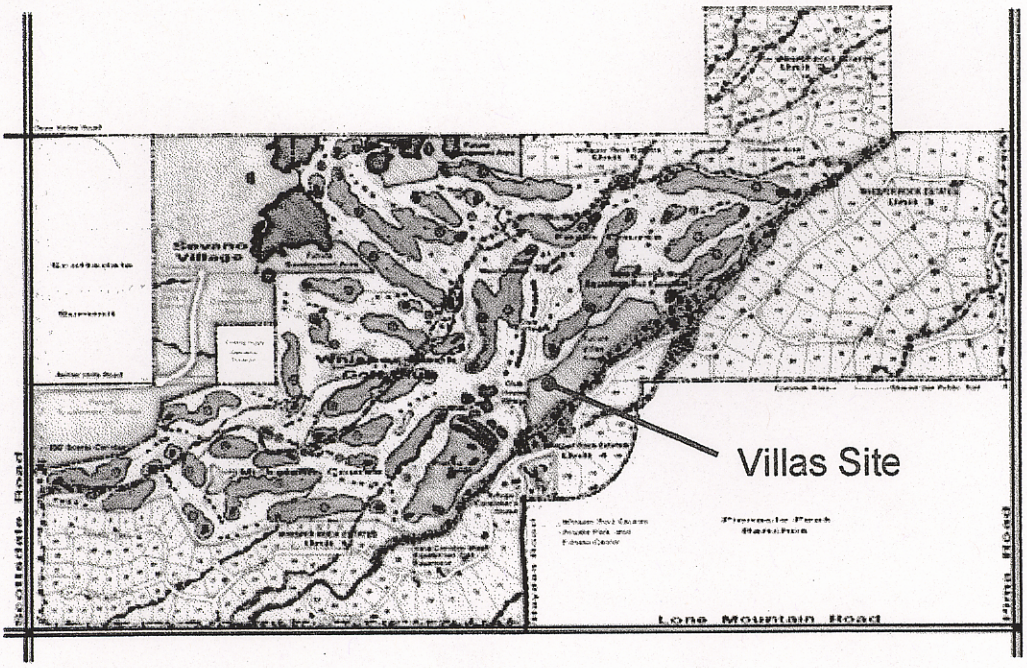
In early 1999, the Scottsdale City Council approved a Use Permit for the first phase of the Whisper Rock Golf Club. Since that time, the first eighteen holes of the Golf Club and interim clubhouse have been constructed. The Development Review Board has previously approved the Master Environmental Design Concept Plan and preliminary plats for the first four residential neighborhoods within Whisper Rock. In November 2000, the Scottsdale City Council unanimously approved plans for the second phase of the community including the next golf course component, golf club member casitas and additional custom homesites.

In June of 2002 the DRB approved the plans for the permanent club house which will serve the existing and proposed golf courses. The Development Review Board also approved the design of the second golf course last year. Construction on the new golf course is underway. The Scottsdale City Council recently approved a revision to the Whisper Rock PCD including amended standards and a development agreement for the member cottages and club villas.

This request is for approval of the attached site plan and architecture for nineteen club villa units within this next phase of Whisper Rock.

LOCATION MAP.

[NTS]



ENVIRONMENTAL CONDITIONS.

E.S.L.O. Landform. The Villas at Whisper Rock are located within the Upper Desert Landform of the Environmentally Sensitive Lands [ESL] district of Scottsdale. All NAOS requirements will be based on this landform condition as described below.

Topography & Slope. The topography for this parcel is gently sloping as the site falls from the northeast to the southwest at an average grade of 3-5%. The site is located along the northerly edge of a Vista Corridor wash that runs diagonally through the center of the Whisper Rock community.

A slope analysis for the Villas of Whisper Rock site has been prepared by Gilbertson Associates, Inc. and has been submitted for city staff review. The required amount of NAOS is indicated on those plans.

Vegetation/Site Features. The site is typical of the upper Sonoran desert areas of north Scottsdale. It features a diverse mix of desert trees, shrubs, ground covers and cactus. The predominant tree species is the palo verde tree while creosote, bursage and jojoba are the main shrubs. Saguaros and cholla are found throughout the site also. A majority of the plant concentrations, especially the trees, very predictably follow the wash corridors. A native plant inventory of the site has been previously performed and submitted with this application.

Hydrology Analysis. Gilbertson Associates, Inc. has prepared a thorough analysis of the site hydrology. Their analysis and subsequent master plans have been submitted under separate cover.

Archaeology Survey. A preliminary archaeological survey and report has been prepared for the entire Whisper Rock site by Archaeological Consulting Services, Ltd. [a more detailed "follow-up" archaeological analysis was performed by S.W.C.A., Inc.]. Per the S.W.C.A. report and field testing, no further evaluation or study is required.

PROPOSED REQUEST.

This application is a request for the next phase of residential development within the Whisper Rock development. This application includes a request for approval of the proposed site plan as well as the proposed architecture of the Villa units.

Site Plan. The proposed site plan features 19 villa units designed by the Scrivner Design Group. The units are approximately 00000 square feet and feature the architectural vernacular developed for other buildings in the Whisper Rock community. The proposed site plan was developed with the following criteria:

- Maximize north/south solar orientation
- Minimize disturbance to the existing Vista Corridor wash
- Maximize orientation towards community open space [golf course, NAOS, etc.] for all units
- Provide varied edges adjacent to open space areas through the use of angled orientations
- Accommodate localized, on-site drainage [no 404-washes are present]

Architecture. Included with this application is the proposed architecture of the villa units. The architecture features multiple massing and varied building heights to provide interest to the elevations of the homes. Further, the use painted stucco with desert hues, stone and wood accents is consistent with other architectural components of the Whisper Rock community including the gate and club houses. All colors and materials will comply with E.S.L. ordinance provisions for light reflectivity and appropriateness.

PLANNING CONCEPTS.

Design Guidelines and C. C. & R.'s. Community design guidelines and C. C. & R.'s have been developed for Whisper Rock and will be applied to this phase of the community.

Master Environmental Design Concept Plan. A Master Environmental Design Concept Plan [MEDCP] was previously approved by the Development Review Board. The Villas at Whisper Rock will adhere to the community theme elements [site architecture and landscape] that are included in that document.

Landscape, Revegetation and Landscape Lighting. This site will feature a significant amount of undisturbed natural landscape. Areas disturbed during construction of roads and/or other utilities will be revegetated pursuant to the approved MEDCP. A summary of that program is included in the appendix of this report.

Trails & Bicycle Facilities. As identified in the approved MEDCP and zoning stipulations, several trails are provided adjacent to this phase of Whisper Rock. Public multi-use trails will be located within the Vista Corridor wash as well as perimeter trails in the community. These trails will provide connections to regional multi-use trails along Lone Mountain [south] and Pima Roads [east].

Engineering Master Plans. Updated Master Plans for water, waste water, circulation, drainage and NAOS have been submitted with this application.

Phasing. The Villas at Whisper Rock will be built in one phase.

Unstable Slopes and Boulder Rolling. No unstable slopes and / or boulder rolling conditions are present.

AMENDED DEVELOPMENT STANDARDS.

The Villas at Whisper Rock are being developed under R-4R Amended Development Standards approved by the Scottsdale City Council as a part of the PCD rezoning request in 2003. A copy of the approved R-4R ordinance adopted with PCD approval is attached in the appendix of this report.

The master developer of the project has also developed self-imposed height restrictions on all of the residential units within Whisper Rock. These will be applied to Villas project as a part of the overall community C. C. and R.'s.

NEIGHBORHOOD CONTACT & INPUT.

Over the last six years, Grayhawk Development and their representatives have met on numerous occasions to involve the local neighbors and neighborhood organizations in the development of the various master plans for the Whisper Rock community. This high level of communication and interaction has resulted in public hearings with little or no opposition to the various proposals presented by the development and planning team for Whisper Rock.

Communications with adjacent neighbors and associations will be on-going through the course of the development.

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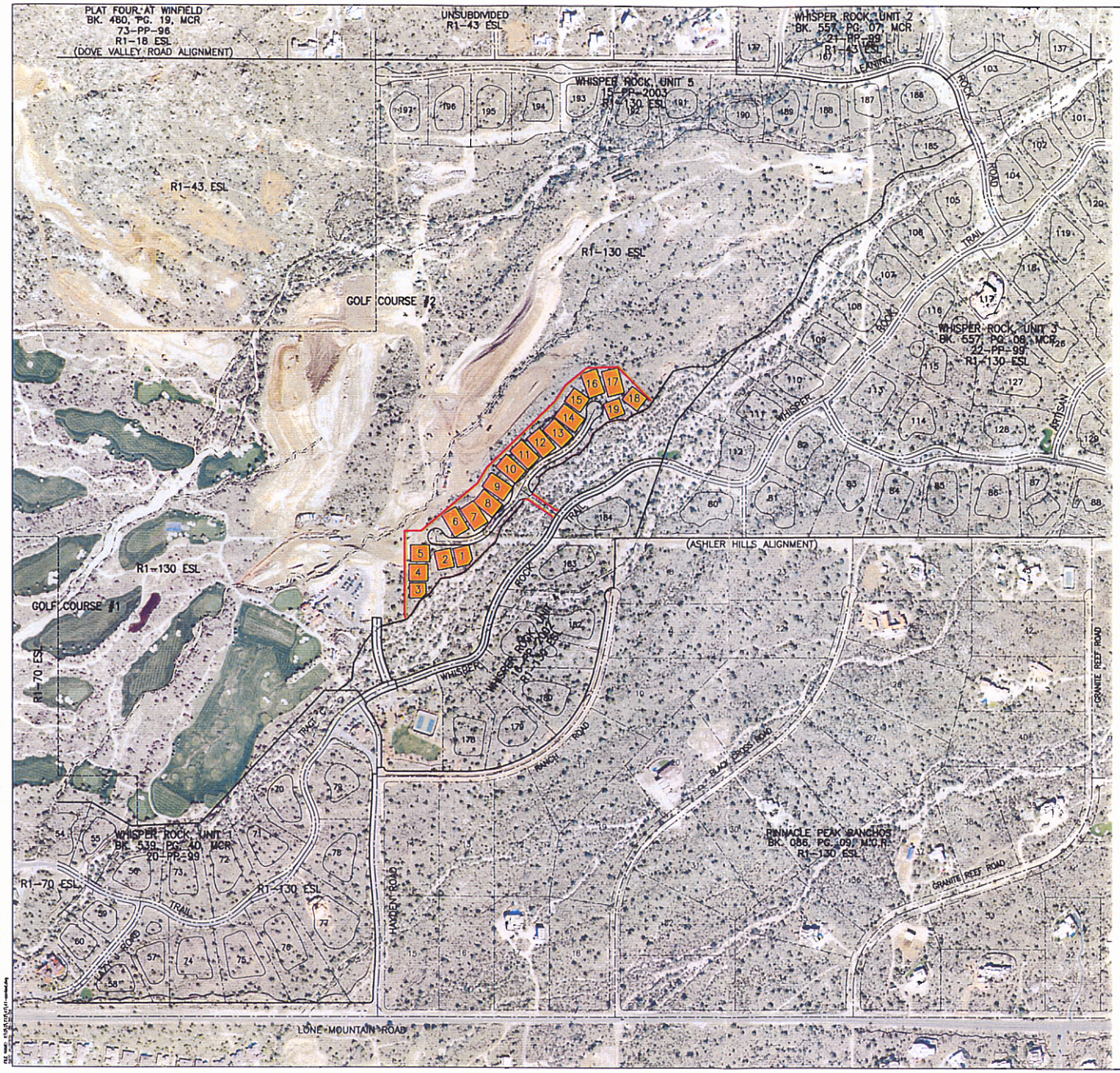

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SCALE: 1" = 200'
0' 200' 400' 600'

GILBERTSON & ASSOCIATES inc.
consulting civil engineers & land surveyors
8222 East Princess Drive, Scottsdale, Arizona 85255-5450 480/607/2544

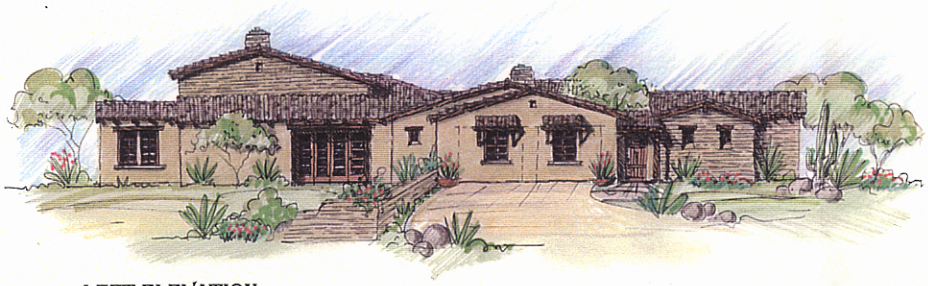
CONTEXT AERIAL

WHISPER ROCK, UNIT 7
(VILLAS)

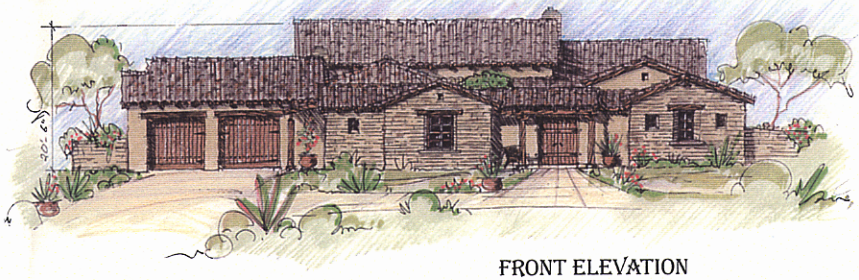
Designed by David Lucas | Drawn by David Lucas
Date May 20, 2004 | Job No. 71241 | Sheet 1 of 1

22-PA-2003 #7

REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

RIGHT ELEVATION

EXTERIOR COLORS AND MATERIALS
SCHEME 3

EXTERIOR STUCCO ICI 527 "CAMEL TAN"

ACCENT COLOR (SHUTTERS, DOORS,
GARAGE DOORS, RAFTER TAILS, FASCIA) FRAZEE M410 "WALNUT"
OPTIONAL ACCENT COLOR FOR SHUTTERS, WEATHERED ICI 1329 "PALACE GATE"

ALUM/WOOD CLAD WINDOWS SIERRA PACIFIC "WEATHERED BROWN"
OPTIONAL COLOR "SLATE BLUE"

WROUGHT IRON: BROWN RUST

ROOF TILE: CHOLLA INDUSTRIES 2-PIECE "VIEJO",
ADOBE , MUD SET,25% BOOST

BRICK VENEER: ROBINSON TUMBLED THIN BRICK "REGATTA BLEND"

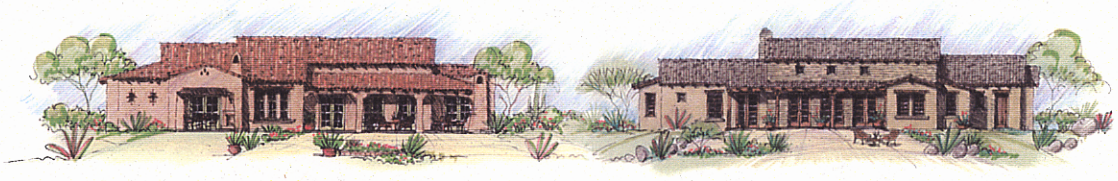
Whisper Rock
THE ESTATES

SCRIVNER DESIGN GROUP

WHISPER ROCK - GOLF VILLAS PLAN 1

CONCEPTUAL ELEVATIONS

13-PP-2004
5-21-04



PLAN 2 PLAN 1

REAR ELEVATIONS

PLAN 2 PLAN 1 PLAN 2 PLAN 1

FRONT ELEVATIONS

Whisper ROCK THE ESTATES

SCRIVNER DESIGN GROUP

WHISPER ROCK - GOLF VILLAS

STREETSCAPE ELEVATIONS

13-PP-2004
5-21-04

PLAN 1 - STANDARD ENTRY

PLAN 2 - STANDARD ENTRY

EXTERIOR COLORS AND MATERIALS
SCHEME 2

EXTERIOR STUCCO ICI 464 "BROWN BAG"

ACCENT COLOR (SHUTTERS, DOORS,
GARAGE DOORS, RAFTER TAILS, FASCIA) FRAZEE M415 "WEATHERED SHAKES"

ALUM/WOOD CLAD WINDOWS SIERRA PACIFIC "CLAY"

WROUGHT IRON: BROWN RUST

ROOF TILE: CHOLLA INDUSTRIES 2-PIECE "SANTA BARBARA",
80% COCOA 20% ADOBE FLASHED, MUD SET,25% BOOST

BRICK VENEER: ROBINSON TUMBLED THIN BRICK "REGATTA BLEND"

Whisper ROCK
THE ESTATES

SCRIVNER DESIGN GROUP

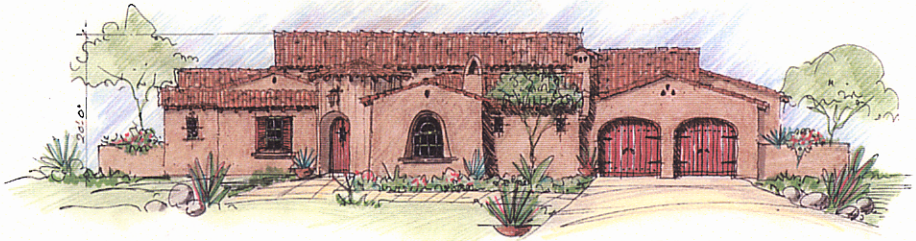
WHISPER ROCK - GOLF VILLAS

CONCEPTUAL ELEVATIONS

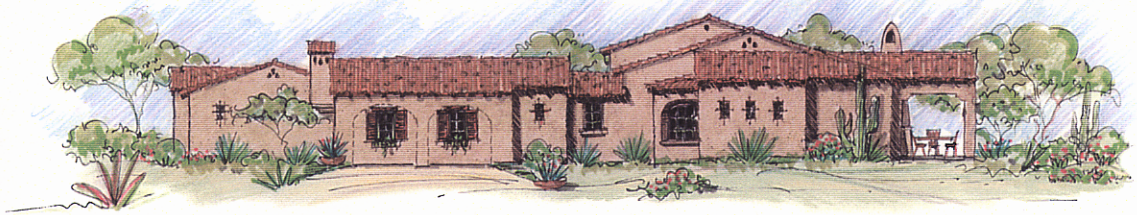
CASE # ____-PP-04

REAR ELEVATION

LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

EXTERIOR COLORS AND MATERIALS
SCHEME 1

EXTERIOR STUCCO ICI 307 "CINNAMON GLAZE"

ACCENT COLOR (SHUTTERS, DOORS,
GARAGE DOORS, RAFTER TAILS, FASCIA) FRAZEE MAN "FOREST FLOOR"
OPTIONAL ACCENT COLOR FOR SHUTTERS, WEATHERED DE 307 "FITZGERALD"

ALUM/WOOD CLAD WINDOWS SIERRA PACIFIC "FITZGERALD"

WROUGHT IRON: BLACK

ROOF TILE: CHOLLA INDUSTRIES 2-PIECE "QUEROBADI",MUD SET,25% BOOST

Whisper ROCK
THE ESTATES

SCRIVNER DESIGN GROUP

WHISPER ROCK - GOLF VILLAS PLAN 2

CONCEPTUAL ELEVATIONS

CASE # ____-PP-04