



FILE COPY



CITY COUNCIL REPORT

MEETING DATE: January 30, 2007

ITEM NO. /

SUBJECT

Sereno Canyon Phase I - 22-PP-2005

REQUEST

Request approval of the Final Plat for Phase I (46 lots) of a 122 Single-Family residential subdivision.

Key Items for Consideration:

- The City Council approval of case 1-ZN-2005 included a density incentive, amended development standards and off-site improvements for N. 118th St. and Ranch Gate/Happy Valley Road.
- The zoning case had very extensive neighborhood involvement, focusing particularly on the nature of the extension of Alameda Road.
- This site is in the Upper Desert landform and has some significant ridges and boulder features.
- This site straddles the drainage divide between the Indian Bend Wash and Verde River drainage basins.
- This proposal is located within the Dynamite Foothills Character Area. In keeping with the policies of this plan, the project includes a 100-foot wide scenic corridor along N. 128th Street, extends and connects planned trails, provides distinct construction envelopes for each lot, and protects the key environmental features of the site.
- The character of the ancillary amenities and the organic form of the project design follow the intent of the Dynamite Foothills Character Plan to achieve a rustic desert neighborhood that fits into the natural desert setting.

OWNER

Crown Development
630-851-5490

**ARCHITECT/
DESIGNER**

LVA Urban Design Studio
Steven Voss
480-994-0994

ENGINEER

Wood, Patel & Associates
602-335-8500

APPLICANT CONTACT

LVA Urban Design Studio
Steven Voss
480-994-0994

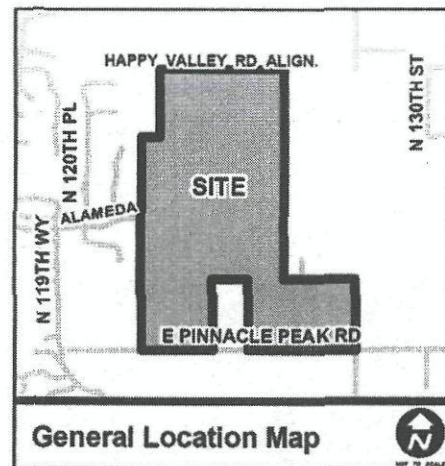
LOCATION

East of 122nd Street between the Happy Valley Road and Pinnacle Peak Road section lines

BACKGROUND

Zoning.

The site is zoned R1-130 ESL. The R1-130 zoning district allows for very low density single family neighborhood uses. The Environmentally Sensitive



General Location Map



Lands (ESL) overlay provides processes and standards that protect the character of the desert setting and protect the public from hazards unique to this desert environment.

Context.

This subdivision is located to the east of the Troon and Troon Ridge development in east central Scottsdale.

Adjacent Uses and Zoning:

- North: Vacant R1-130 ESL – Single family neighborhoods in the ESL overlay (owned by the State Land Trust)
- South: Vacant R1-130 ESL – Single family neighborhoods in the ESL overlay (partially owned by the City of Scottsdale)
- East: Vacant R1-130 ESL – Single family neighborhoods in the ESL overlay
- West: Developing subdivisions with R1-130 ESL zoning – Single family neighborhoods in the ESL overlay (the neighborhood further to the west is zoned R1-18 ESL (HD))

South of the eastern portion of this site is land that is part of the McDowell Sonoran Desert Preserve. The McDowell Mountains are approximately half mile to the south of the property. This Preserve area extends northward approximately $\frac{3}{4}$ of a mile east of the property and one mile to the east is the large McDowell Mountain Regional Park, which is operated by the Maricopa County Parks Department.

This site is on the drainage divide between the Indian Bend Wash and Verde River watersheds. It is a site with rolling slopes and several wash corridors. In the southern two-thirds of the site there are a number of ridges and hills topped by granite boulder formations. The site was burned extensively by the Rio fire several years ago.

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

The proposal is a request to approve the Final plat for Phase I of a large 330-acre site along with the design of minor improvements associated with the future subdivision. Phase I includes 46 lots as well as one large common area tract in the center of the site. The lots are large (62,000 to 215,000 square feet) and are designed to provide individual construction envelopes with Natural Area Open Space (NAOS) around each building envelope.

The building envelopes have been placed so that significant ridge tops, boulder features and washes will be retained in their natural condition. In order to accommodate this and reduce the amount of pavement needed to serve the site, flag lot configurations have been used for some lots.

As part of the approval of the density incentive that was approved by the City Council in January of 2006, additional NAOS above the normal requirements has been provided. A total of 205 acres (62% of the site) has been set aside as NAOS with this plan. Larger NAOS setbacks have been provided along several perimeters, particularly the N. 128th St. frontage and along the Preserve boundary.

The internal streets will be private. Gated entries will be provided on

Alameda, Happy Valley Road and N 128th St In addition, access will be provided to exception parcels on the south and northwest sides of the site The streets have been located in a manner that reduces the number of crossings of major washes and avoids the major ridgelines and boulder features Joint access rights-of-way and infrastructure connections are provided along the perimeter at other locations

Development Information.

- Existing Use Vacant land
- Proposed Use Single family residential subdivision
- Parcel Size 330 gross acres
- Number of lots 122 Lots
- Density 37 dwelling units per acre
- NAOS required 205 acres (per approved density incentive)
- NAOS provided 205 acres
- Minimum lot area 49,000 square feet (per amended standards)
- Smallest lot 61,830 square feet
- Minimum rear yard 45 feet
- Building height 24 feet is the maximum allowed per ESL overlay

IMPACT ANALYSIS

Traffic.

The traffic generated by this development will not exceed the capacity of adjacent streets serving the project The approximately 1,200 average daily trips typically generated by this number of lots will have three routes to enter and exit the subdivision Alameda on the west, Ranch Gate/Happy Valley on the north, and N 128th Street on the east Development of this project will require off-site street improvements including building portions of N 118th Street and Ranch Gate/Happy Valley Road, that will improve the traffic capacity of the area

Water/Sewer.

The project will be providing off-site water and sewer infrastructure that will serve this property as well as adjacent properties On-site facilities will tie into water and sewer facilities on adjacent lands

Police/Fire.

The modifications to the planned street system have been worked out in conjunction with the Public Safety Department This project, when completed, will improve the ability to manage fires in the area by providing new road connections not currently available The closest fire station is on Alma School Road approximately three miles to the northwest

Schools.

This site currently is not within a school district This will be changing as a result of a law recently enacted by the State Legislature This unincorporated

area will need to form a school district In the past, parents could send their children to any nearby school district

Open space/Scenic Corridors.

The project provides substantial areas of NAOS Much of the NAOS provided includes a scenic corridor along N 128th Street, along the larger washes, and around the larger boulder features on the site

Community Involvement.

Substantial community involvement occurred during the processing of the associated zoning case This proposal is consistent with that approval

OTHER BOARDS AND COMMISSIONS

Transportation Commission.

The street pattern was reviewed and accepted by the Transportation Commission Their hearing and public meetings were well attended and were held in conjunction with the density incentive case

Development Review Board.

The Development Review Board heard this case on July 20, 2006 and approved the Preliminary Plat with a unanimous vote of 7-0

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends approval

RESPONSIBLE DEPT(S)

Planning and Development Services Department

Current Planning Services

STAFF CONTACT(S)

Don Hadder

Principal Planner

480-312-2352

E-mail dhadder@ScottsdaleAZ.gov

Lusia Galav, AICP

Current Planning Director

480-312-2506

E-mail lgalav@ScottsdaleAZ.gov

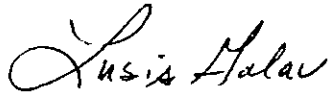
Peter Deeley

Planning Coordination Manager

480-312-2554

E-mail pdeeley@ScottsdaleAZ.gov

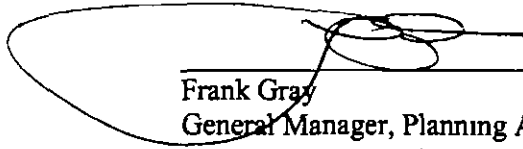
APPROVED BY



1/16/07

Lusia Galav, AICP
Current Planning Director

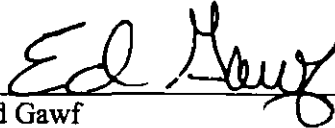
Date



1/16/07

Frank Gray
General Manager, Planning And Development Services

Date



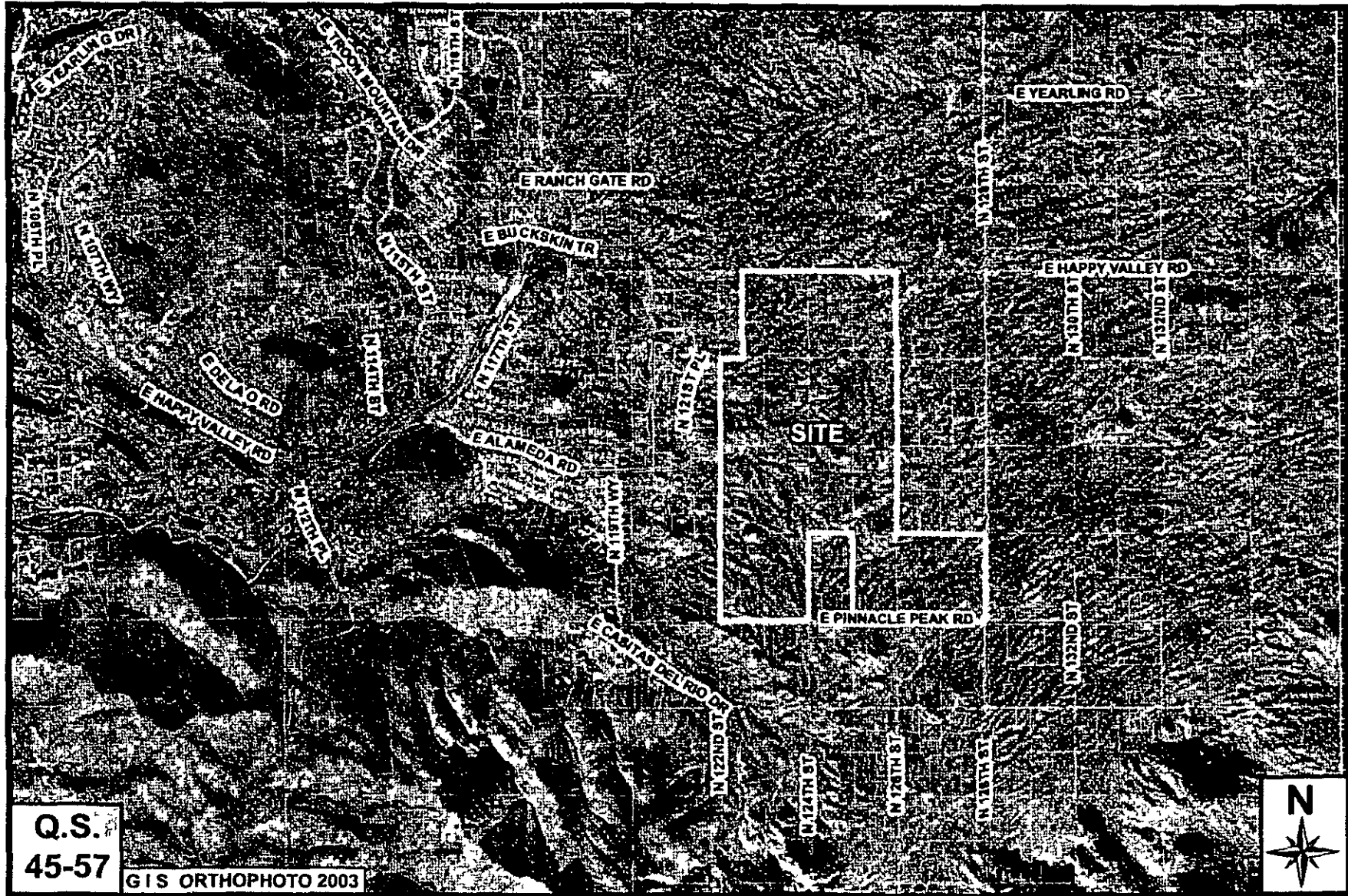
1/17/07

Ed Gawf
Assistant City Manager

Date

ATTACHMENTS

- 1 Context Aerial
- 2 Final Plat
- 3 Preliminary Plat
- 4 Development Review Board Staff Report
- 5 Development Review Board Minutes



Sereno Canyon

22-PP-2005

ATTACHMENT #1

FINAL PLAT FOR SERENO CANYON PHASE 1
A REPLAT OF A PORTION OF PARCEL NO S 6, 7, 10, 14 AND 15 AND
ALL OF PARCEL 11 OF THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE,
RECORDED IN BOOK 191, PAGE 26, MARICOPA COUNTY RECORDS,
ALL LYING WITHIN SECTION 11, T 4N, R 5E, OF THE G & S R M,
MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS, THAT MCDONELL MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS OWNER HAS SUBMITTED UNDER THE NAME OF SERENO CANYON PHASE 1 A REPLAT OF A PORTION OF PARCEL NO S 6, 7, 10, 14 AND 15 AND ALL OF PARCEL 11 OF THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, RECORDED IN BOOK 191, PAGE 26, MARICOPA COUNTY RECORDS, ALL LYING WITHIN SECTION 11, T 4N, R 5E, OF THE G & S R M, AND MCDONELL MOUNTAIN BACK BOWL, LLC, AS OWNER, AS SHOWN PLATTED HEREON, AND HEREBY DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, THE FOLLOWING:

PRIVATE STREETS LOCATED WITHIN THE AREAS SHOWN HEREON AS TRACT A AND HEREBY DECLARED PRIVATE ACCESSORIES FOR THE EXCLUSIVE USE OF OWNERS AND THEIR TENANTS, LICENSES AND WHITES, AND THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON AND ITS SUCCESSORS HAS NOT REQUESTED TO BE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREON.

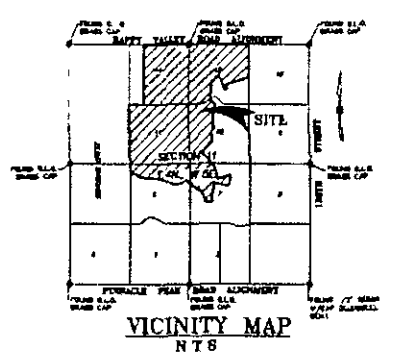
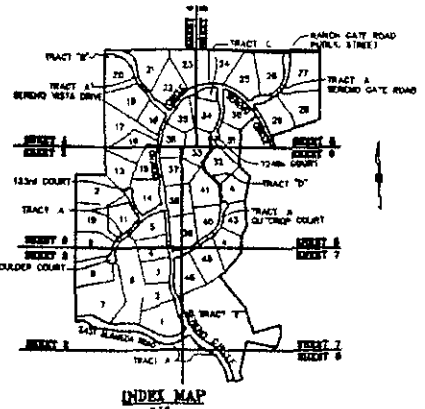
MCDONELL MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, THE FOLLOWING:

1. RANCH GATE ROAD IN PIECE AS SHOWN HEREON FOR USE AS A PUBLIC STREET. MAINTENANCE SHALL BE THE ADJACENT PROPERTY OWNERS' RESPONSIBILITY WITHIN THE CITY OF SCOTTSDALE AND THE CITY OF SCOTTSDALE SHALL MAINTAIN AND ACCESS TO THE CITY OF SCOTTSDALE.
2. A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS TRACTS A AND "D" AND WITHIN EASEMENT AREAS AS SHOWN HEREON SPECIFIED ON THIS PLAT AS A "RANCH GATE ROAD" OR "TILE" FOR THE PURPOSES OF INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, MODIFICATION AND OPERATING ONE OR MORE SEWER LINES AND RELATED FACILITIES, TOWARD AND FROM ANY SEWER LINE OR OTHER FACILITY WITHIN CONSTRUCTION, MAINTENANCE, REPLACEMENT AND REPAIR OF SAID SEWER LINES, SEWER LIFT STATIONS AND RELATED FACILITIES. PROVIDED, HOWEVER, THAT ALL SEWER LINES SHALL BE LOCATED AND INSTALLED UPON THE COMPLETION OF ANY INSTALLATION, CONSTRUCTION, MAINTENANCE, REPLACEMENT OR REPAIR OF ANY SEWER LINE OR OTHER FACILITY WITHIN SUCH EASEMENT. THE CITY OF SCOTTSDALE OR ANY OTHER PERSON OR ENTITY CLAIMING A RIGHT THROUGH THE CITY OF SCOTTSDALE TO USE SUCH EASEMENTS AT ITS SOLE DISCRETION SHALL PROMPTLY RETURN THE AFFECTED PROPERTY (INCLUDING IMPROVEMENTS AND LANDSCAPING LOCATED THEREON) TO ITS PRIOR CONDITION.
3. A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS TRACT FOR THE PURPOSES OF PROVIDING ACCESS FOR EMERGENCY AND SERVICE TYPE VEHICLES OR TRAILERS, INCLUDING PUBLIC COLLECTION VEHICLES.
4. A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS EACH OF THE SEVERAL AREAS DESIGNATED ON THE PLAT AS "RIGHT OF WAY" OR "TILE" FOR THE PURPOSES OF MAINTAINING MOBILITY WITHIN SUCH AREAS.
5. A PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT OR "TILE" OVER, UPON AND ACROSS TRACTS A, "D" AND "E" AND WITHIN EASEMENT AREAS AS SHOWN HEREON ON THIS PLAT FOR THE PURPOSES OF PROVIDING ELECTRICITY, WATER, SEWER, GAS, TELECOMMUNICATIONS, FIBER OPTICS, AND ALL OTHER SERVICES OF UTILITIES AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO UPON THE COMPLETION OF ANY INSTALLATION, CONSTRUCTION, MAINTENANCE, REPLACEMENT OR REPAIR OF ANY UTILITY LINE OR RELATED FACILITY WITHIN SUCH EASEMENT. THE CITY OF SCOTTSDALE (OR ANY OTHER PERSON OR ENTITY CLAIMING A RIGHT THROUGH THE CITY OF SCOTTSDALE TO USE SUCH EASEMENTS) AT ITS SOLE DISCRETION SHALL RETURN TO THE AFFECTED PROPERTY (INCLUDING IMPROVEMENTS AND LANDSCAPING LOCATED THEREON) TO ITS PRIOR CONDITION. THE FORFEITER DOES NOT EXCLUDE COMPLIANCE WITH ANY CITY REVIEW AND APPROVAL REQUIREMENTS APPLICABLE TO THE INSTALLATION OF SUCH UTILITY FACILITIES.

6. A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS EACH OF THE SEVERAL AREAS DESIGNATED ON THE PLAT AS "PUBLIC DRAINAGE EASEMENT" OR "TILE" FOR THE PURPOSES OF WATER DRAINAGE, RETENTION AND DISPOSAL AND FOR THE PURPOSES OF ACCESSING, INSTALLING, MAINTAINING, REPLACING AND REPAIRING THE PIPES, CHANNELS, COLLECTORS, RETENTION BASINS AND OTHER DRAINAGE FACILITIES NOW OR HEREAFTER LOCATED THEREON.
7. A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS EACH OF THE SEVERAL AREAS DESIGNATED ON THE PLAT AS "WATER EASEMENT" OR "TILE" UPON WHICH IMPROVEMENTS MAY NOT BE CONSTRUCTED.
8. A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS EACH OF THE SEVERAL AREAS DESIGNATED ON THE PLAT AS "WATER EASEMENT" OR "TILE" FOR THE PURPOSES OF ACCESSING AREAS FROM WHICH NO MOTORIZED VEHICLE OR ANY MACHINE MAY ENTER OR CROSS.

MCDONELL MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY DEDICATE TO THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON AND ITS ASSOCIATES:

1. A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS EACH OF THE SEVERAL TRACTS AND OTHER AREAS DESIGNATED ON THE PLAT "WATER DRAINAGE EASEMENT" OR "TILE" FOR THE PURPOSES OF WATER DRAINAGE, RETENTION AND DISPOSAL TO, ON, ACROSS AND THROUGH THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON AND ITS ASSOCIATES FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPLACING AND REPAIRING THE PIPES, CHANNELS, COLLECTORS, RETENTION AREAS AND OTHER DRAINAGE FACILITIES NOW OR HEREAFTER LOCATED THEREON.
2. A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS EACH OF THE SEVERAL AREAS DESIGNATED ON THE PLAT AS "TILE EASEMENT" OR "TILE" FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPLACING AND REPAIRING TILES.



TRACT SUMMARY TABLE	
TRACT	ACRES
TRACT A	1.23
TRACT B	1.23
TRACT C	1.23
TRACT D	1.23
TRACT E	1.23
TRACT F	1.23
TRACT G	1.23
TRACT H	1.23
TRACT I	1.23
TRACT J	1.23
TRACT K	1.23
TRACT L	1.23
TRACT M	1.23
TRACT N	1.23
TRACT O	1.23
TRACT P	1.23
TRACT Q	1.23
TRACT R	1.23
TRACT S	1.23
TRACT T	1.23
TRACT U	1.23
TRACT V	1.23
TRACT W	1.23
TRACT X	1.23
TRACT Y	1.23
TRACT Z	1.23

- NOTES**
1. THE STREETS DESIGNATED AS TRACT A ARE PRIVATE STREETS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 1.
 2. THIS PLAT IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSIGNED WATER SUPPLY.
 3. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC UTILITIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WORKING OR REPAIRABLE SECTION FIXING AND MUST OTHERWISE CONFORM WITH ALL APPLICABLE COMPLAINTS, CONDITIONS AND RESTRICTIONS.
 4. ELECTRIC LINES TO BE CONSTRUCTED WHEREAS REQUIRED AS REQUIRED BY THE MARICOPA CORPORATION COMMUNITY DEVELOPMENT DEPARTMENT.
 5. THE MAINTENANCE OF THE SURFACE AREA OF ANY EASEMENT WHEN LIE WITHIN THE BOUNDARIES OF A SUBDIVISION IS THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER UNLESS SUCH MAINTENANCE OBLIGATION HAS BEEN SPECIFICALLY RELEASED BY THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 1.
 6. THOSE AREAS DESIGNATED AS TRACTS "D", "E" AND "F" ARE TO BE CONVEYED AS COMMON AREA TO THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 1 AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 1. BY THE DEEDMAN'S COURSE AND SHALL NOT BE ACCEPTED OR MAINTAINED OR OTHERWISE BY THE CITY OF SCOTTSDALE WITHOUT CONSENT THEREOF BY THE CITY COUNCIL, BEFORE ANY IMPROVEMENT IS ACCEPTED. IT SHALL BE THE CITY OF SCOTTSDALE'S RESPONSIBILITY TO MAINTAIN THE DESIGNATED COMMON AREAS SHOWN HEREON IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY FOR SAID MAINTENANCE.
 7. MOST DISTANCE EASEMENTS SHALL BE CLEAR OF LANDSCAPING, BUSHES OR OTHER VEGETATION CONSTRUCTION BETWEEN 2 FEET AND 7 FEET AS DETERMINED BY THE CITY OF SCOTTSDALE.
 8. LINES DESIGNATED AS NATURAL AREA OPEN SPACE (N.A.O.S.) SHALL BE PERMANENTLY MAINTAINED AS NATURAL OPEN SPACE PURSUANT TO THE CITY OF SCOTTSDALE ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE. DESIGNATED N.A.O.S. AREAS SHALL NOT BE ACCEPTED FOR THE MAINTENANCE OR PROPERTY OWNERSHIP BY THE CITY OF SCOTTSDALE WITHOUT EXPRESS WRITTEN CONSENT OF THE CITY OF SCOTTSDALE'S CITY ENGINEER. BEFORE ANY IMPROVEMENT IS ACCEPTED, THE CITY OF SCOTTSDALE SHALL BE RESPONSIBLE TO MAINTAIN THE DESIGNATED N.A.O.S. AREAS SHOWN HEREON IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY OF SCOTTSDALE FOR MAINTENANCE AND PRESERVATION.
 9. EACH LOT SHALL CONTAIN A MINIMUM BUILDING CONSTRUCTION ENVELOPE. THE AREA OUTSIDE THE BUILDING CONSTRUCTION ENVELOPE IS DESIGNATED AS N.A.O.S. AND SHALL BE PERMANENTLY MAINTAINED AS NATURAL OPEN SPACE. A BUILDING CONSTRUCTION ENVELOPE SHOWING THE EXACT LOCATION OF THE BUILDING CONSTRUCTION ENVELOPE SHALL BE APPROVED BY THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD. NO LOT IN THE CITY OF SCOTTSDALE HEREAFTER AT THE TIME IT OBTAINS A BUILDING PERMIT, EACH OWNER SHALL BE REQUIRED TO VERIFY N.A.O.S. IN ADDITION TO THAT SHOWN ON THE DEEDMAN'S COURSE. THE CITY OF SCOTTSDALE SHALL BE RESPONSIBLE TO VERIFY THE TOTAL SQUARE FOOTAGE FOR EACH LOT. AT THE TIME THE BUILDING CONSTRUCTION ENVELOPE WILL BE SUBMITTED TO SHOW THE LOCATION OF ALL N.A.O.S. ON THE LOT AND THE ACCEPTED BUILDING CONSTRUCTION ENVELOPE.
 10. REFERENCE TO THE "PROPERTY OWNERS ASSOCIATION" REFER TO THE PROPERTY OWNERS ASSOCIATION CREATED OR TO BE CREATED PURSUANT TO THE APPLICABLE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SERENO CANYON PHASE 1.
 11. THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 1 IS RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE PRIVATELY OWNED, DRAINAGE STRUCTURES AND FACILITIES AND DRAINAGE EASEMENT AREAS.

OWNER WARRANTS AND REPRESENTS TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY SHOWN HEREON AND THAT ANY PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON, OR LIEN, CURRENTLY HAVING ANY INTEREST IN SAID PROPERTY HAS CONSENTED TO AND JOINED IN THIS PLAT. AS EVIDENCE BY INSTRUMENTS RECORDED WITH MARICOPA COUNTY RECORDS' OFFICE OF RECORDS UNDER FILE NUMBER, NO LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF, MCDONELL MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS OWNER, HAS REQUESTED THESE PRESENTS TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.

MCDONELL MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, A DELAWARE CORPORATION, ITS MANAGER

BY: HENRY CROSS AND COMPANY
 A DELAWARE CORPORATION, ITS MANAGER

BY: _____
 TITLE: _____

ACKNOWLEDGMENT

STATE OF _____
 COUNTY OF _____
 I, _____, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ OF MCDONELL MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS OWNER OF THE PROPERTY.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

BASIS OF BEARING
 THE BASIS OF BEARING IS A STRAIGHT LINE CALCULATED BETWEEN THE NORTHWEST CORNER OF SECTION 11 AND THE SOUTHWEST CORNER OF SECTION 11, T 4N, R 5E, USING A BEARING OF SOUTH 90 03 01 EAST FOR CITY OF SCOTTSDALE 9 P S COORD MATES PUBLISHED IN 2000.

CERTIFICATION
 I, THOMAS R. BETTINGER, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA THAT THIS MAP OR PLAT CONTAINING 10 (TEN) SHEETS REPRESENTS A SURVEY PERFORMED BY THOMAS R. BETTINGER, REGISTERED LAND SURVEYOR, IN ACCORDANCE WITH THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

THOMAS R. BETTINGER
 REGISTERED LAND SURVEYOR #2739
 2001 WEST NORTHSHORE AVENUE SUITE 100
 PHOENIX, ARIZONA 85027

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS _____ DAY OF _____, 20____, BY _____

_____ WATER

ATTEST BY: _____ CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DEED STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: _____ CHIEF DEVELOPMENT OFFICER DATE _____

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. _____ AND ZONING CASE NO. _____ AND ALL CASE RELATED SPECIFICATIONS.

BY: _____ PROJECT COORDINATOR DATE _____

TOTAL NUMBER OF LOTS = 40
 ZONING = R1-180 ES1
 ACREAGE = 134.2567 ACRES

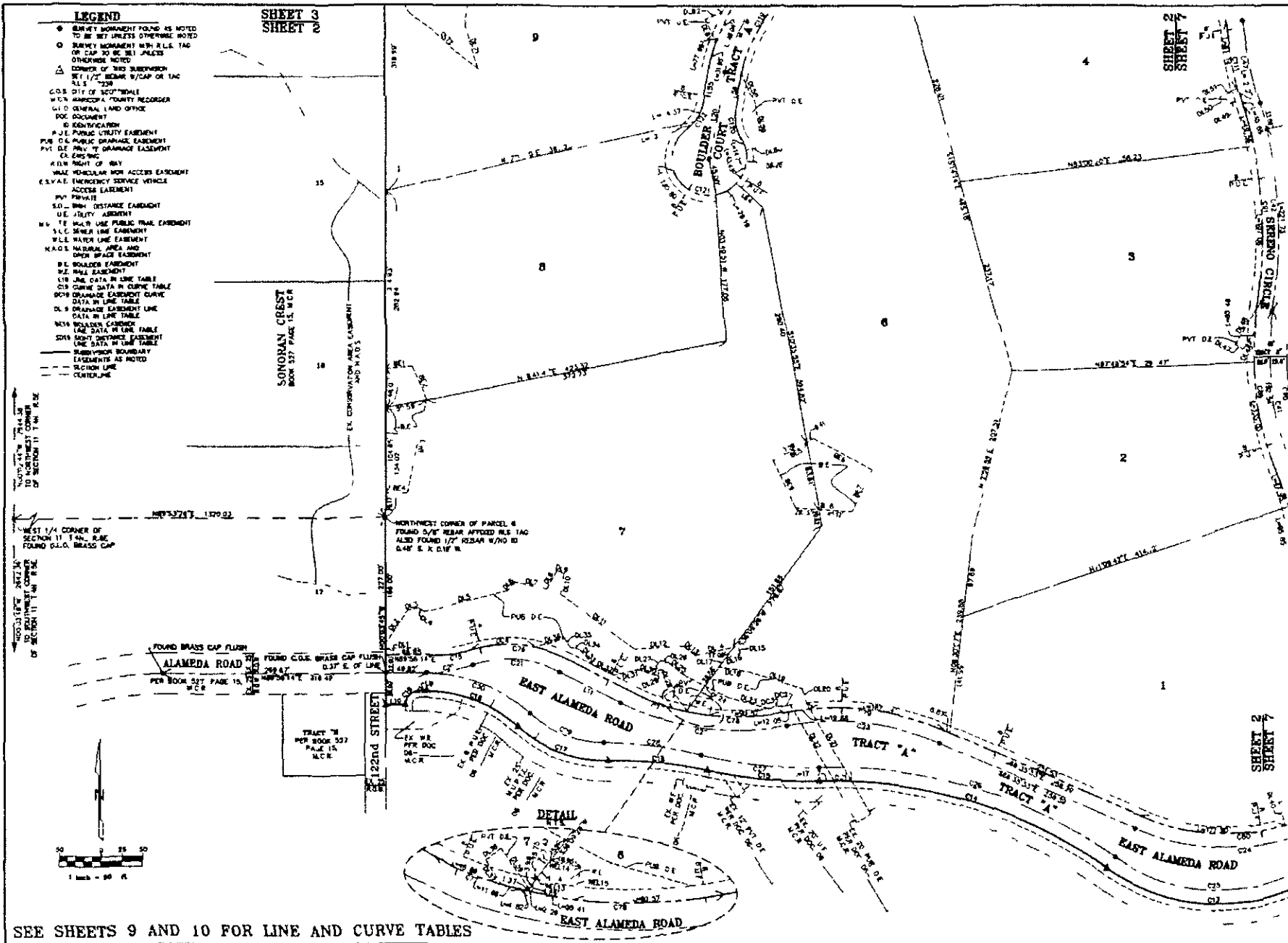
SERENO CANYON PHASE 1
FINAL PLAT

PRELIMINARY

WOOD/PATEL
 CIVIL ENGINEER
 LAND SURVEYOR
 8881 East McDowell
 Phoenix, AZ 85028
 Phone: (602) 998-8888
 Fax: (602) 998-8888

DESIGNED BY: _____
 DATE: _____
 CHECKED BY: _____
 DATE: _____
 DRAWN BY: _____
 DATE: _____
 SCALE: 1 OF 10

1-2N-2006 113-DR-2005 22-PP-2005 6827-08



- LEGEND**
- SURVEY MONUMENT FOUND AS NOTED TO BE SET UNLESS OTHERWISE NOTED
 - SURVEY MONUMENT WITH I.L.S. TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
 - △ CORNER OF THIS SUBDIVISION SET 1/2" IRON NAIL W/ CAP OR TAG I.L.S. 2500
 - C.O.S. CITY OF SAN JOSE
 - W.C.N. MARICOPA COUNTY RECORDER
 - G.I.O. GENERAL LAND OFFICE
 - D.O.C. DOCUMENT
 - IDENTIFICATION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.W.E. PUBLIC WASTE WATER EASEMENT
 - P.V.T. PRIVATE UTILITY EASEMENT
 - E.S.V.A.E. EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
 - S.O. SHORT DISTANCE EASEMENT
 - U.E. UTILITY EASEMENT
 - M.V.T.E. MULTIPLE USE PUBLIC TRAIL EASEMENT
 - S.L.C. SEWER LINE EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - N.A.O.S. NATIONAL AREA AND OPEN SPACE EASEMENT
 - B.L. BOLLARDS EASEMENT
 - W.E. WALL EASEMENT
 - C.B. CURVE DATA IN CURVE TABLE
 - D.C.B. DRAINAGE EASEMENT CURVE DATA IN LINE TABLE
 - D.C.S. DRAINAGE EASEMENT LINE DATA IN LINE TABLE
 - M.O.R. MOUND REMEDIATION CURVE DATA IN LINE TABLE
 - S.D.S. SHORT DISTANCE EASEMENT LINE DATA IN LINE TABLE
 - R.B.S. REVISION BOUNDARY EASEMENTS AS NOTED
 - SECTION LINE
 - CENTERLINE

SHEET 3
SHEET 2

SHEET 2
SHEET 7

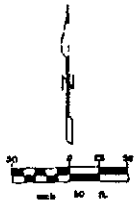
SERENO CANYON PHASE 1
FINAL PLAT



WOOD/PATEL
Civil Engineers
Professional License No. 13414
1000 West Northshore
Fremont, CA 94539
TEL: (510) 885-8888
FAX: (510) 885-8888

ORDER BY:
CIVIL ENGINEER
SCALE: 1" = 50'
DATE: 12-13-06
JOB NUMBER:
SHEET: 2 OF 10

SEE SHEETS 9 AND 10 FOR LINE AND CURVE TABLES

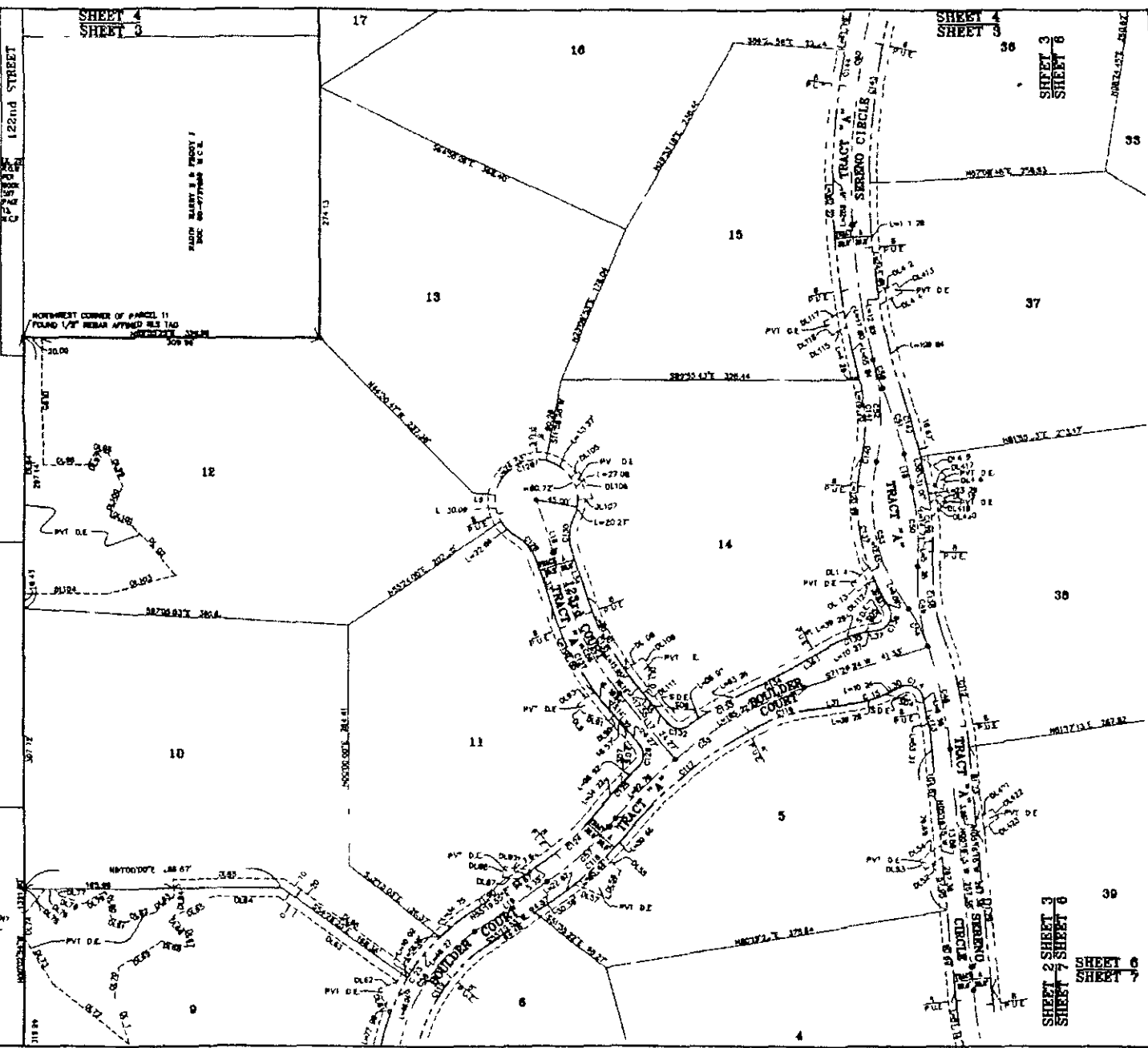


LEGEND

- SURVEY INSTRUMENT FOUND AS NOTED TO BE SET UNLESS OTHERWISE NOTED
- SURVEY INSTRUMENT WITH ALL S. TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
- △ CORNER OF THIS SUBDIVISION SET 1/2" NEAR W/CAP OR TAG
- U.S. CITY OF ANTONIO
- U.S. BUREAU OF COUNTY RECORDS
- U.S. GENERAL LAND OFFICE
- DOC. DOCUMENT
- IDENTIFICATION
- P.U.E. PUBLIC UTILITY EASEMENT
- P.W.B. PRIVATE WIRING EASEMENT
- P.V. PRIVATE DRAINAGE EASEMENT
- EX. EXISTING
- P.O. PRIVATE DRIVE-WAY
- V.A.E. VEHICULAR NON-ACCESS EASEMENT
- E.S.V.A.E. EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
- P.T. 1/4 WAY
- S.O.L.S. DRIVE ARCE EASEMENT
- U.C. UTILITY EASEMENT
- P.T.E. PORT USE PUBLIC TRAIL EASEMENT
- S.L.E. SEWER LINE EASEMENT
- W.L.E. WATER LINE EASEMENT
- N.A.O.S. NATURAL AREA AND OPEN SPACE EASEMENT
- B.E. BOULDER EASEMENT
- W.E. WALL EASEMENT
- L19 LINE DATA IN LINE TABLE
- C19 CURVE DATA IN CURVE TABLE
- O.C. DRAINAGE EASEMENT CURVE DATA IN LINE TABLE
- D18 DRAINAGE EASEMENT LINE DATA IN LINE TABLE
- S18 SEWER EASEMENT LINE DATA IN LINE TABLE
- S19 SEWER EASEMENT LINE DATA IN LINE TABLE
- S20 SEWER EASEMENT LINE DATA IN LINE TABLE
- SUBDIVISION BOUNDARY EASEMENTS AS NOTED
- SECTION LINE
- - - CENTERLINE

SONORAN CREST
BOOK 127 PAGE 5, 6, 7, 8

SEE SHEETS 9 AND 10
FOR LINE AND CURVE
TABLES



SHEET 3
SHEET 2

SHEET 2 SHEET 3
SHEET 7 SHEET 6
SHEET 6
SHEET 7



WOOD/PATEL
Civil Engineer
Professional
License No. 17880
State of Texas

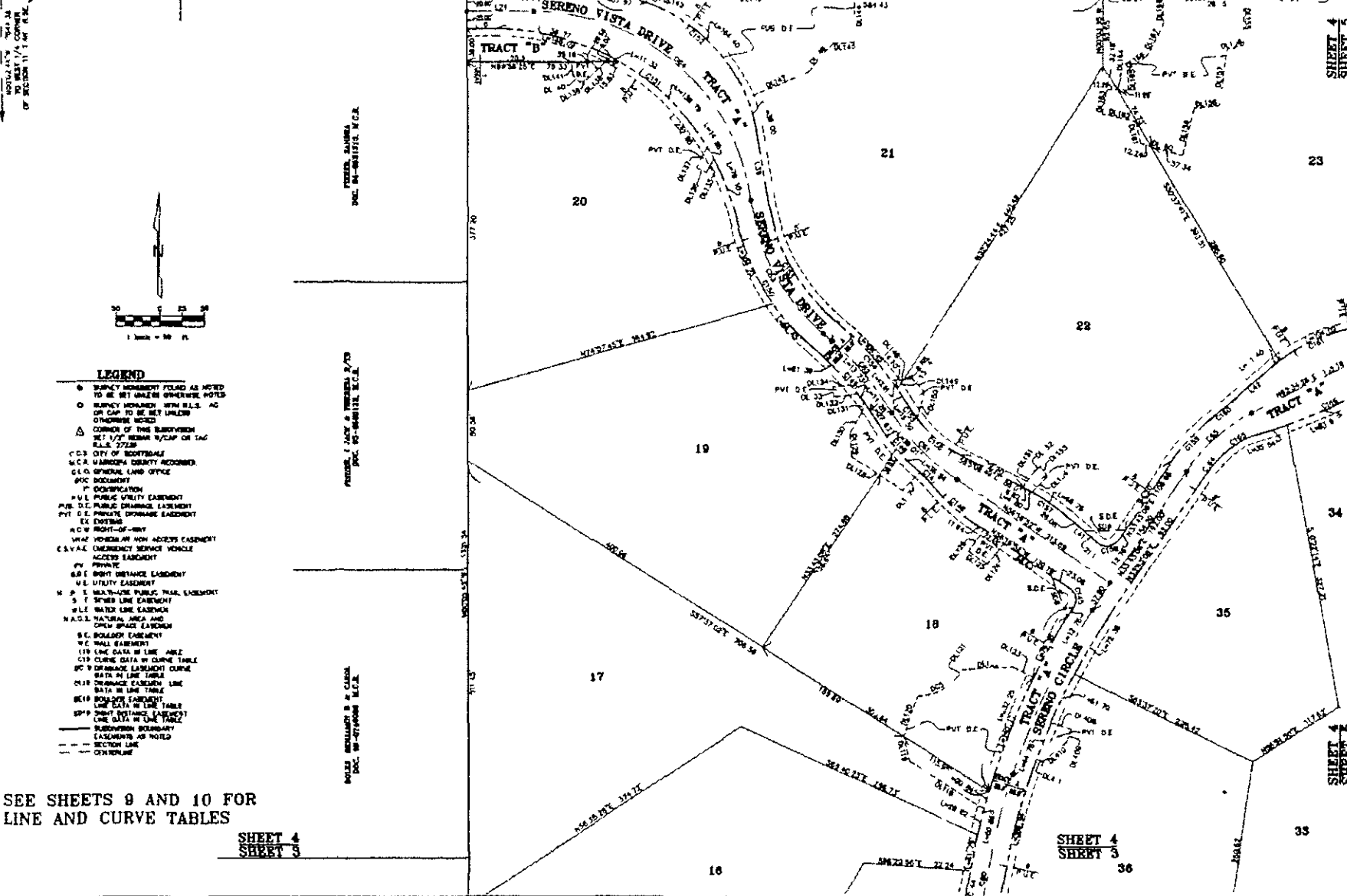
PROJECT: SERENO CANYON PHASE I
DATE: 12-12-06
SHEET: 5 OF 10

SERENO CANYON PHASE I
FINAL PLAN

NORTHWEST CORNER OF SECTION 11 T44N R8E FOUND G.L.O. BRASS CAP
 NORTHWEST CORNER PARCEL 14 FOUND 1/2" REBAR W/NO ID 0.63" W. HOLE FOUND WEST LINE OF PARCEL 14 ALSO FOUND 2-1/2" IRON PIPE W/NO ID 0.79" W. C. 0.26" C.

NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF PARCEL 14 FOUND 1/2" REBAR W/NO ID 0.63" W. HOLE FOUND 0.26" W. 0.31" W.

NORTH 1/4 CORNER OF SECTION 11 T44N R8E FOUND G.L.O. BRASS CAP



LEGEND

- SURVEY INSTRUMENT FOUND AS NOTED TO BE SET UNLESS OTHERWISE NOTED
- SURVEY INSTRUMENT WITH B.L.S. AC OR CAP TO BE SET UNLESS OTHERWISE NOTED
- △ CORNER OF THIS SUBDIVISION SET 1/2" REBAR W/CAP OR TAG B.L.S. 3/2" DIA.
- C.D.S. CITY OF BOYNTONVILLE
- M.C.R. MARIETTA COUNTY RECORDS
- G.L.O. GEORGIA LAND OFFICE
- POC. PROPERTY OWNER
- U. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.V.T. PRIVATE UTILITY EASEMENT
- E.E. EGRESS EASEMENT
- R.O.W. RIGHT-OF-WAY
- V.H.A.E. VEHICULAR NON-EMERGENCY ACCESS EASEMENT
- E.S.V.A.E. EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
- P.V. PRIVATE
- B.D.E. BIGHT DISTANCE EASEMENT
- U.E. UTILITY EASEMENT
- M.P.E. MAIL-BOX PUBLIC TRAIL EASEMENT
- S.F. SIDEWALK EASEMENT
- W.L.E. WATER LINE EASEMENT
- N.A.D.L. NATURAL AREA AND OPEN SPACE EASEMENT
- B.C. BOLLARD EASEMENT
- W.C. WALL EASEMENT
- L.T.E. LINE DATA IN LINE TABLE
- C.T.E. CURVE DATA IN CURVE TABLE
- D.C.E. DRAINAGE EASEMENT CURVE DATA IN LINE TABLE
- D.S.E. DRAINAGE EASEMENT LINE DATA IN LINE TABLE
- B.O.S.E. BOUNDARY EASEMENT LINE DATA IN LINE TABLE
- S.P.E. SHORT DISTANCE EASEMENT LINE DATA IN LINE TABLE
- SUBDIVISION BOUNDARY EASEMENTS AS NOTED
- - - SECTION LINE
- CENTERLINE

SEE SHEETS 9 AND 10 FOR LINE AND CURVE TABLES

SHEET 4
SHEET 3

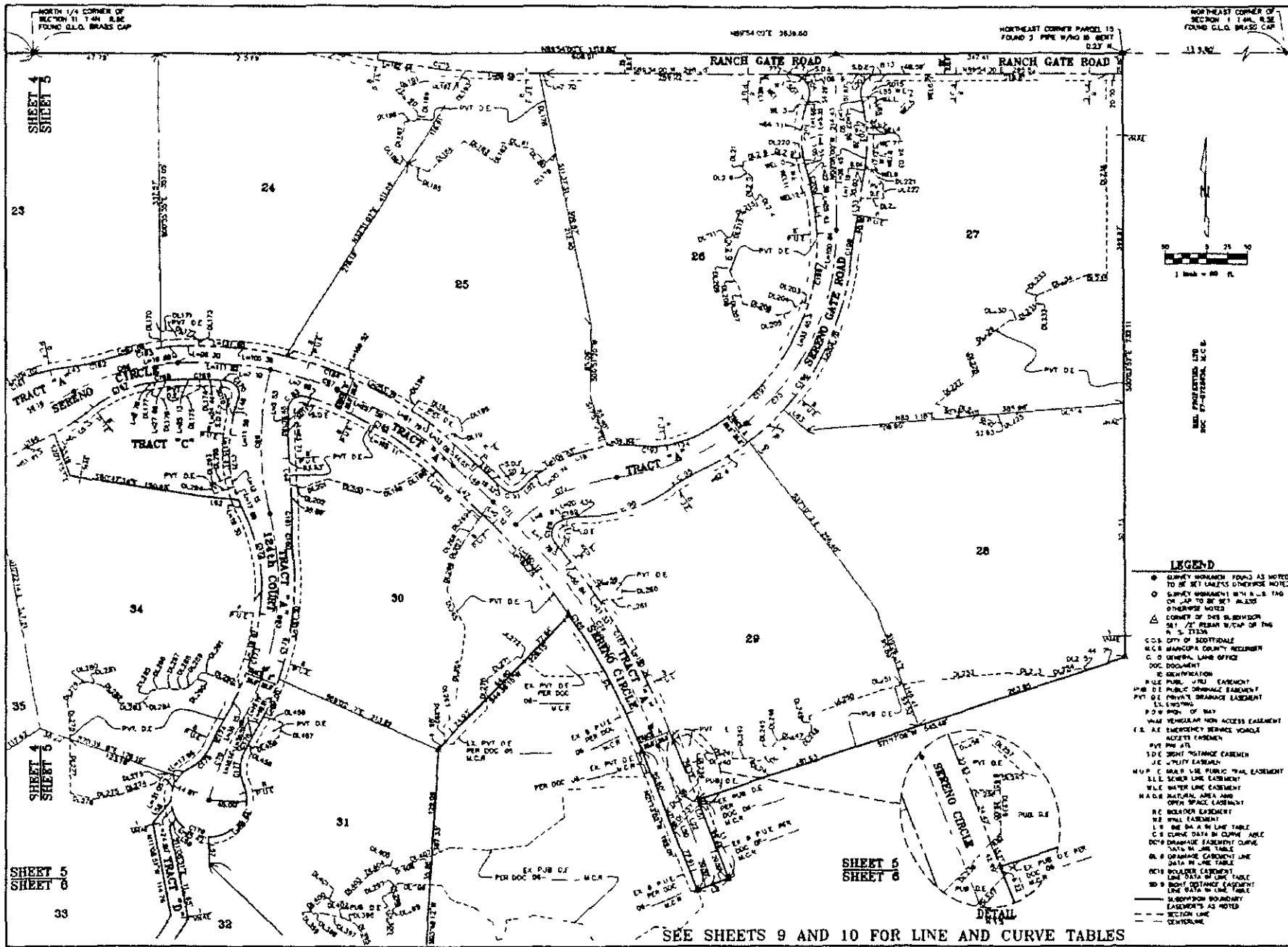
SHEET 4
SHEET 3

SERENO CANYON PHASE I
FINAL PLAN



WOOD/PATEL
 CIVIL ENGINEERING
 LICENSED PROFESSIONAL ENGINEER
 STATE OF GEORGIA
 LICENSE NO. 12345

DESIGNED BY: [Name]
 DRAWN BY: [Name]
 DATE: 12/1/05
 JOB NO.: [Number]
 SHEET: 4 OF 10



SEE SHEETS 9 AND 10 FOR LINE AND CURVE TABLES

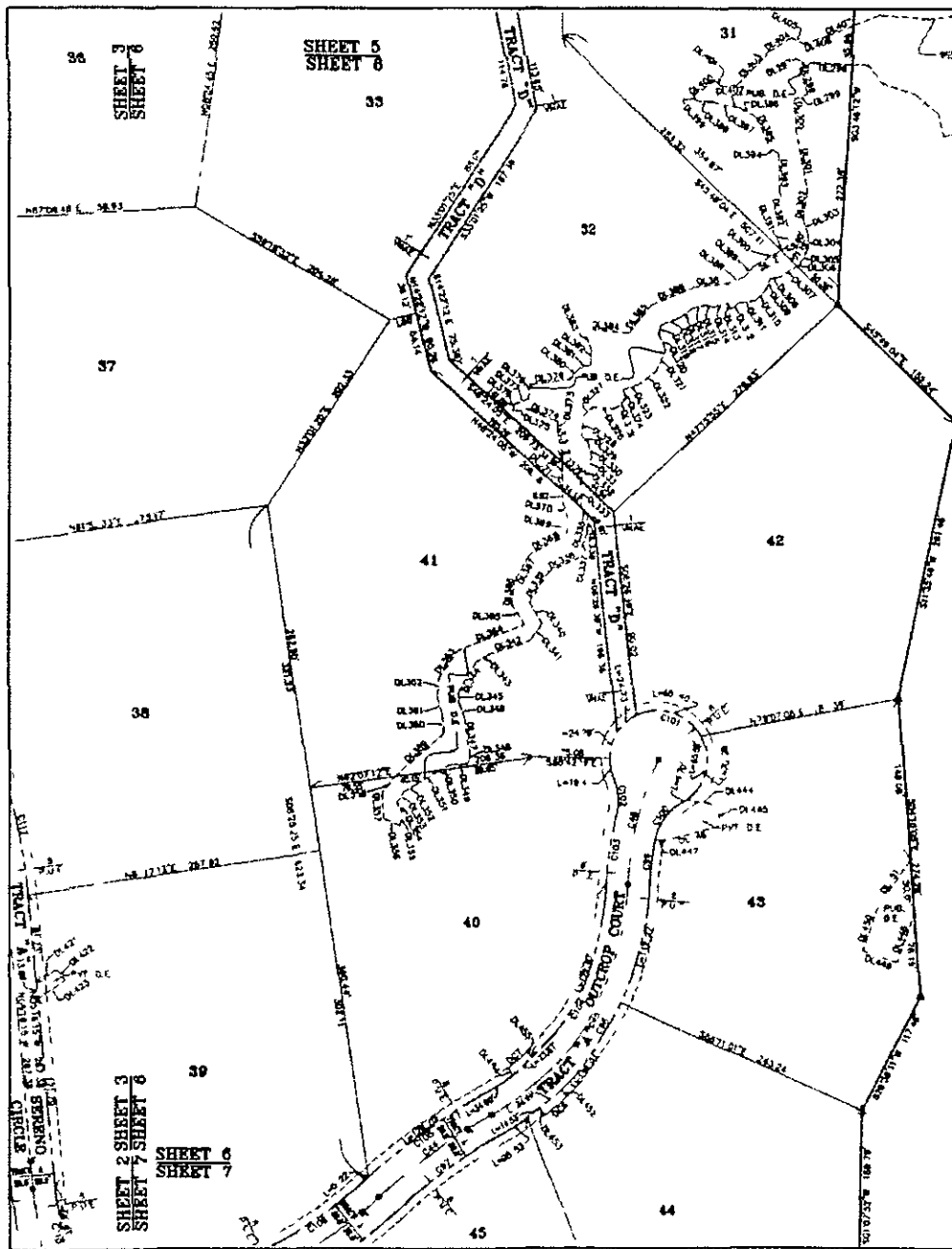
- LEGEND**
- SURVEY MONUMENT FOUND AS NOTED TO BE SET UNLESS OTHERWISE NOTED
 - SURVEY MONUMENT WITH B.L.S. TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
 - △ CORNER OF THE SUBDIVISION SET AT BEAR W/CAP OF THE N. 5. TIES
 - C.C.S. CITY OF SEEDSDALE
 - M.C.S. MARSHFIELD COUNTY RECORDER
 - C.D. GENERAL LAND OFFICE
 - DOC. DOCUMENT
 - PL. PLATIFICATION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.D.E. PUBLIC DRAINAGE EASEMENT
 - P.V.E. PRIVATE DRAINAGE EASEMENT
 - EX. EXISTING
 - P.O.W. PORTION OF WAY
 - V.N.A. VEHICULAR NON-ACCESS EASEMENT
 - E.A. EMERGENCY SERVICE VEHICLES ACCESS EASEMENT
 - P.V. PRIVATE
 - T.O.E. TRAIL OR EASEMENT
 - M.U.P. C. MAIL USE PUBLIC TRAIL EASEMENT
 - S.L.E. SECTION LINE EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - N.A.D.S. NATIONAL AREA AND OPEN SPACE EASEMENT
 - R.C. RECREATION EASEMENT
 - W.P. WALKWAY EASEMENT
 - L.S. 1/2 IN. DIA. A.M. LINE TABLE
 - C.C. CURVE DATA IN CURVE TABLE
 - D.C. DRAINAGE EASEMENT CURVE DATA IN LINE TABLE
 - O.R. OPEN SPACE EASEMENT CURVE DATA IN LINE TABLE
 - O.C. OVERLAP EASEMENT CURVE DATA IN LINE TABLE
 - S.D. 1/2 IN. DIA. DISTANCE EASEMENT CURVE DATA IN LINE TABLE
 - S.B. SUBDIVISION BOUNDARY EASEMENTS AS NOTED
 - SECTION LINE CENTERLINE

SERENO CANYON PHASE 1
FINAL PLAT

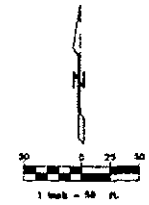


WOOD/PATEL
CIVIL ENGINEERING
PROFESSIONAL
LAND SURVEYOR
No. 001200000
Illinois State Board of Registration for Professional Engineers, Architects and Land Surveyors

DATE: 11/11/2006
SCALE: AS SHOWN
JOB NO.: 06-001
SHEET: 5 OF 10



SHEET 5
SHEET 8



LEGEND

- SURVEY MONUMENT FOUND AS NOTED
- TO BE SET UNLESS OTHERWISE NOTED
- SURVEY MONUMENT WITH FILE NO. OR IN USE TO BE SET UNLESS OTHERWISE NOTED
- △ CORNER OF THIS SUBDIVISION IS 1/2" BEARING & CAP OF IAC P.L.S. 27738
- CO.S. CITY OF BOZEMAN
- CL.A. MISSOULA COUNTY RECORDER
- CL.G. GENERAL LAND OFFICE
- DOC. DOCUMENT
- ID. IDENTIFICATION
- P.U.E. PUBLIC UTILITY EASEMENT
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.V.D.E. PRIVATE DRAINAGE EASEMENT
- CE. EASEMENT
- HO.W. RIGHT-OF-WAY
- HO.W. HOUSING NON-ACCESS EASEMENT
- CE.V.A.E. EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
- VI. PRIVATE
- S.B.E. SIDE DRIVE EASEMENT
- U.E. UTILITY EASEMENT
- H.U.T.E. HOUSING UTILITY EASEMENT
- S.L.E. SENDER LINE EASEMENT
- R.L.E. RECEIVER LINE EASEMENT
- N.A.O.S. NATURAL AREA AND OPEN SPACE EASEMENT
- B.E. BOUNDARY EASEMENT
- R.E. RAIL EASEMENT
- L.L.S. LINE DATA IN LINE TABLE
- C.C. CURVE DATA IN CURVE TABLE
- D.O.S. DRAINAGE EASEMENT CURVE DATA IN LINE TABLE
- D.E.S. DRAINAGE EASEMENT LINE DATA IN LINE TABLE
- B.E.S. BOUNDARY EASEMENT LINE DATA IN LINE TABLE
- S.O.S. SHORT DISTANCE EASEMENT LINE DATA IN LINE TABLE
- SUBDIVISION BOUNDARY
- - - EASEMENTS AS NOTED
- - - SECTION LINE
- - - CENTERLINE

SEE SHEETS 9 AND 10 FOR LINE AND CURVE TABLES

SHEET 6
SHEET 7

SERENO CANYON PHASE 1
FINAL PLAT

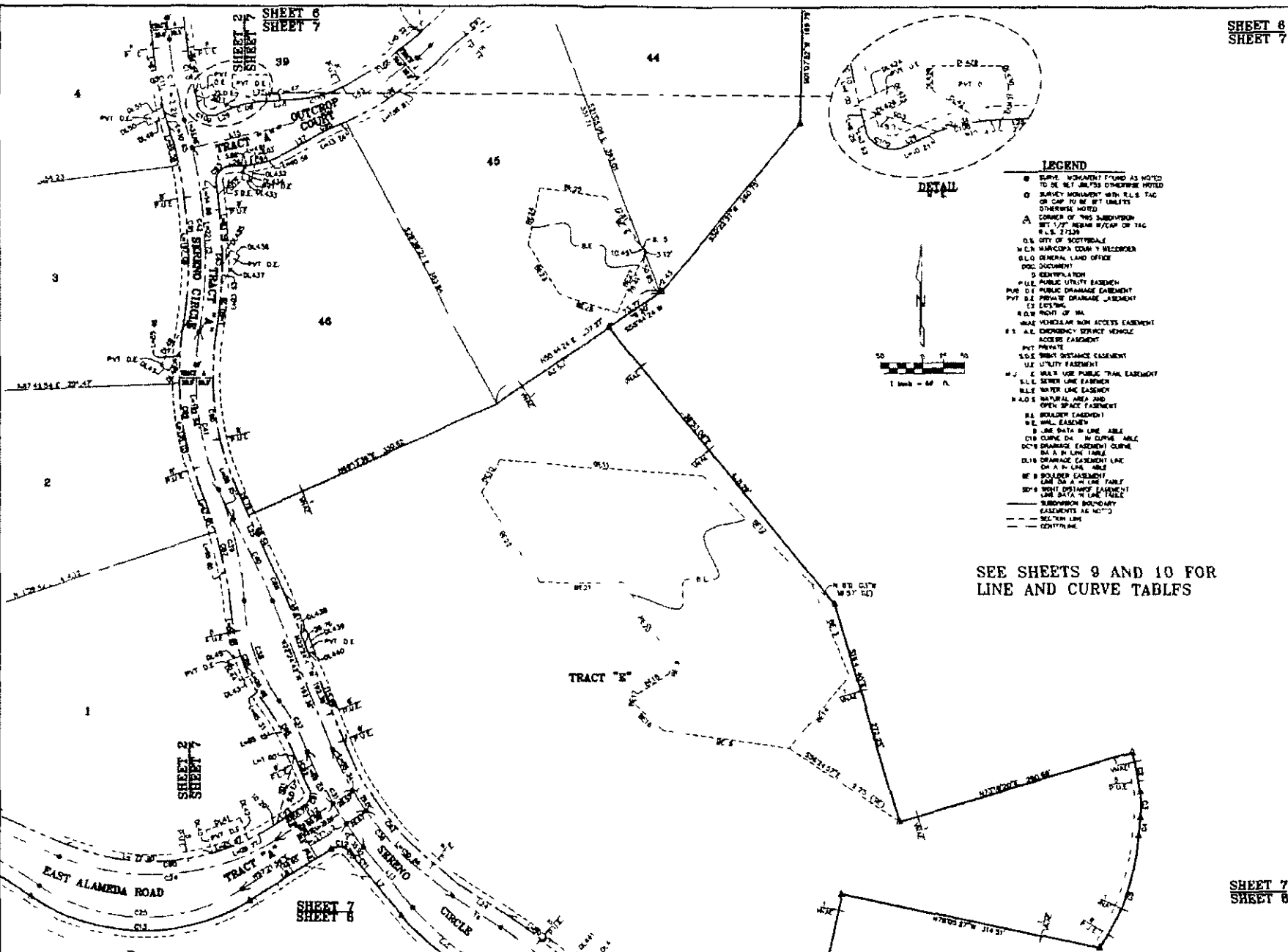


WOOD/PATEL

CIVIL ENGINEER
MONTANA
LICENSE NO. 10000
EXPIRES 12/31/2006
10000
10000
10000
10000

ORDERED BY _____
DATE ORDERED _____
SCALE _____
DATE _____
JOB NUMBER _____
SHEET _____
6 OF 10

SHEET 6
SHEET 7



- LEGEND**
- SURVEY MONUMENT FOUND AS NOTED TO BE SET IN PLACE OTHERWISE NOTED OTHERWISE NOTED
 - SURVEY MONUMENT WITH R.L.S. TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
 - △ CORNER OF THIS SUBDIVISION SET 1/2" IRON N/CAP OR TAG R.L.S. TAG
 - CITY OF SCOTTSDALE
 - L.R. MANCIPAL CORP. Y WOODBURN
 - L.R. GENERAL LAND OFFICE DOC. DOCUMENT
 - IDENTIFICATION
 - U.E. PUBLIC UTILITY EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.V.T. PRIVATE UTILITY EASEMENT
 - E.E. EASEMENT
 - E.C.M. RIGHT OF WAY
 - VEHICULAR NON ACCESS EASEMENT
 - E.E. EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
 - P.V.T. PRIVATE
 - S.O.E. SIGN DISTANCE EASEMENT
 - U.E. UTILITY EASEMENT
 - P.V.T. USE PUBLIC TRAIL EASEMENT
 - S.L.E. SEWER LINE EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - N.A.O.S. NATURAL AREA AND OPEN SPACE EASEMENT
 - R.A. ROADSIDE EASEMENT
 - R.E. RAIL EASEMENT
 - R.L.E. DATA IN LINE ABLE
 - C.T.B. CURVE DATA IN CURVE ABLE
 - D.C.Y. DRAINAGE EASEMENT CURVE DATA IN LINE ABLE
 - D.L.S. DRAINAGE EASEMENT LINE DATA IN LINE ABLE
 - R.E. ROADSIDE EASEMENT LINE DATA IN LINE ABLE
 - S.O.P. RIGHT OF WAY EASEMENT LINE DATA IN LINE ABLE
 - SUBDIVISION BOUNDARY EASEMENTS AS NOTED
 - SECTION LINE
 - CENTERLINE



SEE SHEETS 9 AND 10 FOR
LINE AND CURVE TABLES

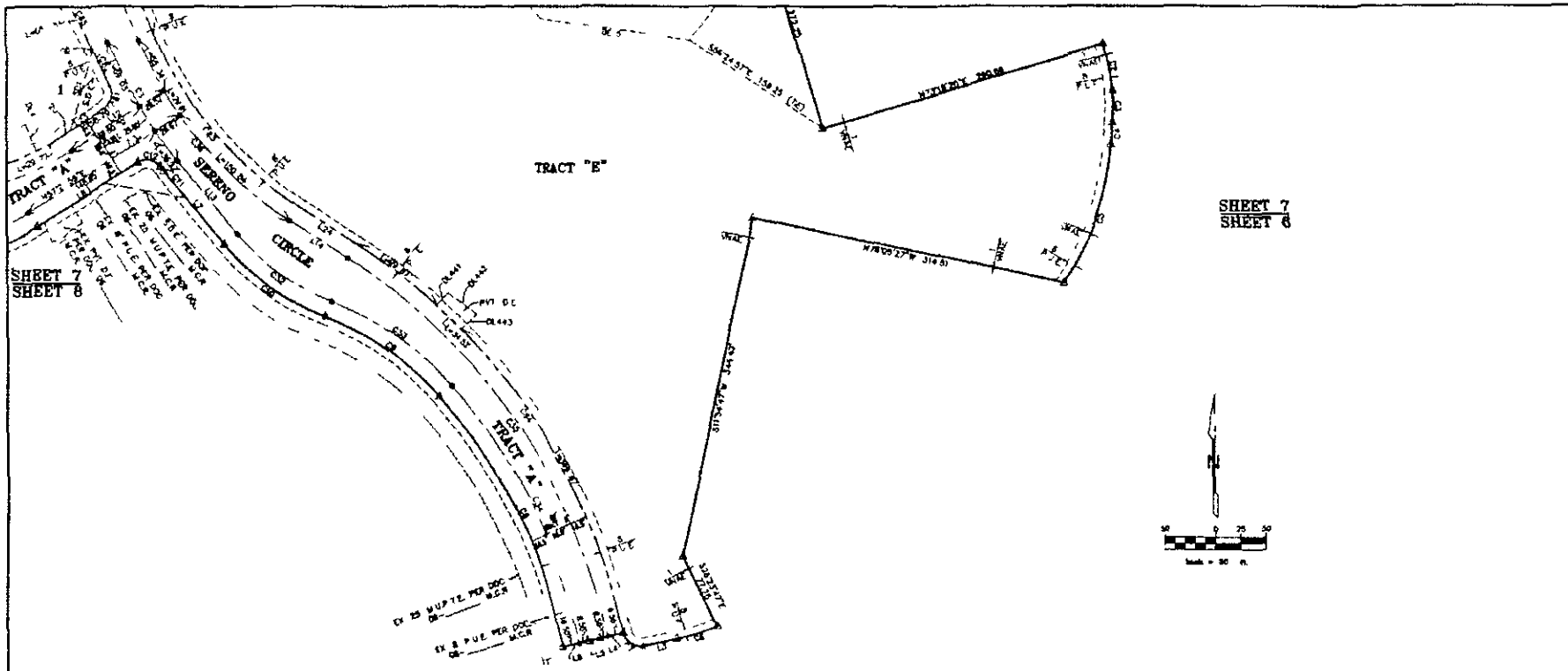
SERENO CANYON PHASE 1
FINAL PLAT



WOOD/PATEL
 1234 5th Street
 San Francisco, CA 94103
 TEL: 415-555-1234
 FAX: 415-555-5678
 E-MAIL: wood@woodpatel.com

DESIGNED BY	
DATE	8/20/06
SCALE	AS SHOWN
NO. OF SHEETS	7 OF 10
SHEET NO.	7

SHEET 7
SHEET 8



SHEET 7
SHEET 8

SHEET 7
SHEET 8

SEE SHEETS 9 AND 10 FOR LINE AND CURVE TABLES

- LEGEND**
- SURVEY MONUMENT FOUND AS NOTED TO BE SET UNLESS OTHERWISE NOTED
 - SURVEY MONUMENT REM. R. S. TAG OR LAMP TO BE SET UNLESS OTHERWISE NOTED
 - △ CORNER OF THIS SUBDIVISION SET 1/2" BRASS N/CAP ON THE BULL'S EYE
 - C.O.S. CITY OF BOOTHSDALE
 - M.C.R. MARICOPA COUNTY RECORDER
 - G. GENERAL LAND OFFICE
 - DOC. DOCUMENT
 - IDENTIFICATION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.O.E. PUBLIC ORANGE EASEMENT
 - P.P.O.E. PRIVATE ORANGE EASEMENT
 - C.L.S.T.W. CALISTO
 - R.O.B. RIGHT OF WAY
 - V.H.A.E. VEHICULAR HIGH ACCESS EASEMENT
 - E.S.V.A.E. EMERGENCY SERVICE VEHIC ACCESS EASEMENT
 - AVT PRIVATE
 - S.O.E. SIGHT DISTANCE EASEMENT
 - E. UTILITY EASEMENT
 - M.U.P.T.E. MULTI-USE PUBLIC TRAIL EASEMENT
 - S.L.L. SEWER LINE EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - N.A.S.P. NATIONAL OPEN SPACE
 - O.S.E. OPEN SPACE EASEMENT
 - R.E. ROADSIDE EASEMENT
 - R.E. REAL EASEMENT
 - L10 LINE DATA IN LINE TABLE
 - C10 CURVE DATA IN CURVE TABLE
 - DC 9 DRAINAGE EASEMENT CURVE DATA IN LINE TABLE
 - DC 9 DRAINAGE EASEMENT DATA IN LINE TABLE
 - DR10 DRAINAGE EASEMENT LINE DATA IN LINE TABLE
 - DR10 DRAINAGE EASEMENT LINE DATA IN LINE TABLE
 - SD10 SIGHT DISTANCE EASEMENT LINE DATA IN LINE TABLE
 - EASEMENTS AS NOTED
 - - SECTION LINE
 - - CENTERLINE

SERENO CANYON PHASE I
FINAL PLAN



WOOD/PATEL

CITY ENGINEER
MARICOPA COUNTY
LAND SURVEYING
1001 West McDowell
Phoenix, AZ 85007
Phone: (602) 252-8888
Fax: (602) 252-8888

DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 50'
DATE: 7/1/11
JOB NUMBER: W/111
SHEET: 8 OF 10

L-2N-2006 113-DR-2006 22-PP-2006 6827-06

SERENO CANYON PHASE 1
FINAL PLAN

LINE TABLE			DRANAGE EASEMENT			DRANAGE EASEMENT			DRANAGE EASEMENT			DRANAGE EASEMENT			DRANAGE EASEMENT					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE			
L1	S31°13'02"E	51.48	M1	N74°59'59"E	83.12	D1	N00°34'47"W	15.87	J1	S02°44'27"W	38.71	Q1	S91°28'22"E	31.87	U1	S31°13'02"E	51.48	W1	S45°45'30"E	42.00
L2	S45°45'30"E	42.00	M2	N74°59'59"E	83.12	D2	N00°34'47"W	15.87	J2	S02°44'27"W	38.71	Q2	S91°28'22"E	31.87	U2	S31°13'02"E	51.48	W2	S45°45'30"E	42.00
L3	S77°32'21"E	24.21	M3	N74°59'59"E	83.12	D3	N00°34'47"W	15.87	J3	S02°44'27"W	38.71	Q3	S91°28'22"E	31.87	U3	S31°13'02"E	51.48	W3	S45°45'30"E	42.00
L4	S77°32'21"E	24.21	M4	N74°59'59"E	83.12	D4	N00°34'47"W	15.87	J4	S02°44'27"W	38.71	Q4	S91°28'22"E	31.87	U4	S31°13'02"E	51.48	W4	S45°45'30"E	42.00
L5	S45°45'30"E	42.00	M5	N74°59'59"E	83.12	D5	N00°34'47"W	15.87	J5	S02°44'27"W	38.71	Q5	S91°28'22"E	31.87	U5	S31°13'02"E	51.48	W5	S45°45'30"E	42.00
L6	S45°45'30"E	42.00	M6	N74°59'59"E	83.12	D6	N00°34'47"W	15.87	J6	S02°44'27"W	38.71	Q6	S91°28'22"E	31.87	U6	S31°13'02"E	51.48	W6	S45°45'30"E	42.00
L7	S77°32'21"E	24.21	M7	N74°59'59"E	83.12	D7	N00°34'47"W	15.87	J7	S02°44'27"W	38.71	Q7	S91°28'22"E	31.87	U7	S31°13'02"E	51.48	W7	S45°45'30"E	42.00
L8	S77°32'21"E	24.21	M8	N74°59'59"E	83.12	D8	N00°34'47"W	15.87	J8	S02°44'27"W	38.71	Q8	S91°28'22"E	31.87	U8	S31°13'02"E	51.48	W8	S45°45'30"E	42.00
L9	S45°45'30"E	42.00	M9	N74°59'59"E	83.12	D9	N00°34'47"W	15.87	J9	S02°44'27"W	38.71	Q9	S91°28'22"E	31.87	U9	S31°13'02"E	51.48	W9	S45°45'30"E	42.00
L10	S45°45'30"E	42.00	M10	N74°59'59"E	83.12	D10	N00°34'47"W	15.87	J10	S02°44'27"W	38.71	Q10	S91°28'22"E	31.87	U10	S31°13'02"E	51.48	W10	S45°45'30"E	42.00
L11	S77°32'21"E	24.21	M11	N74°59'59"E	83.12	D11	N00°34'47"W	15.87	J11	S02°44'27"W	38.71	Q11	S91°28'22"E	31.87	U11	S31°13'02"E	51.48	W11	S45°45'30"E	42.00
L12	S77°32'21"E	24.21	M12	N74°59'59"E	83.12	D12	N00°34'47"W	15.87	J12	S02°44'27"W	38.71	Q12	S91°28'22"E	31.87	U12	S31°13'02"E	51.48	W12	S45°45'30"E	42.00
L13	S45°45'30"E	42.00	M13	N74°59'59"E	83.12	D13	N00°34'47"W	15.87	J13	S02°44'27"W	38.71	Q13	S91°28'22"E	31.87	U13	S31°13'02"E	51.48	W13	S45°45'30"E	42.00
L14	S45°45'30"E	42.00	M14	N74°59'59"E	83.12	D14	N00°34'47"W	15.87	J14	S02°44'27"W	38.71	Q14	S91°28'22"E	31.87	U14	S31°13'02"E	51.48	W14	S45°45'30"E	42.00
L15	S77°32'21"E	24.21	M15	N74°59'59"E	83.12	D15	N00°34'47"W	15.87	J15	S02°44'27"W	38.71	Q15	S91°28'22"E	31.87	U15	S31°13'02"E	51.48	W15	S45°45'30"E	42.00
L16	S77°32'21"E	24.21	M16	N74°59'59"E	83.12	D16	N00°34'47"W	15.87	J16	S02°44'27"W	38.71	Q16	S91°28'22"E	31.87	U16	S31°13'02"E	51.48	W16	S45°45'30"E	42.00
L17	S45°45'30"E	42.00	M17	N74°59'59"E	83.12	D17	N00°34'47"W	15.87	J17	S02°44'27"W	38.71	Q17	S91°28'22"E	31.87	U17	S31°13'02"E	51.48	W17	S45°45'30"E	42.00
L18	S45°45'30"E	42.00	M18	N74°59'59"E	83.12	D18	N00°34'47"W	15.87	J18	S02°44'27"W	38.71	Q18	S91°28'22"E	31.87	U18	S31°13'02"E	51.48	W18	S45°45'30"E	42.00
L19	S77°32'21"E	24.21	M19	N74°59'59"E	83.12	D19	N00°34'47"W	15.87	J19	S02°44'27"W	38.71	Q19	S91°28'22"E	31.87	U19	S31°13'02"E	51.48	W19	S45°45'30"E	42.00
L20	S77°32'21"E	24.21	M20	N74°59'59"E	83.12	D20	N00°34'47"W	15.87	J20	S02°44'27"W	38.71	Q20	S91°28'22"E	31.87	U20	S31°13'02"E	51.48	W20	S45°45'30"E	42.00
L21	S45°45'30"E	42.00	M21	N74°59'59"E	83.12	D21	N00°34'47"W	15.87	J21	S02°44'27"W	38.71	Q21	S91°28'22"E	31.87	U21	S31°13'02"E	51.48	W21	S45°45'30"E	42.00
L22	S45°45'30"E	42.00	M22	N74°59'59"E	83.12	D22	N00°34'47"W	15.87	J22	S02°44'27"W	38.71	Q22	S91°28'22"E	31.87	U22	S31°13'02"E	51.48	W22	S45°45'30"E	42.00
L23	S77°32'21"E	24.21	M23	N74°59'59"E	83.12	D23	N00°34'47"W	15.87	J23	S02°44'27"W	38.71	Q23	S91°28'22"E	31.87	U23	S31°13'02"E	51.48	W23	S45°45'30"E	42.00
L24	S77°32'21"E	24.21	M24	N74°59'59"E	83.12	D24	N00°34'47"W	15.87	J24	S02°44'27"W	38.71	Q24	S91°28'22"E	31.87	U24	S31°13'02"E	51.48	W24	S45°45'30"E	42.00
L25	S45°45'30"E	42.00	M25	N74°59'59"E	83.12	D25	N00°34'47"W	15.87	J25	S02°44'27"W	38.71	Q25	S91°28'22"E	31.87	U25	S31°13'02"E	51.48	W25	S45°45'30"E	42.00
L26	S45°45'30"E	42.00	M26	N74°59'59"E	83.12	D26	N00°34'47"W	15.87	J26	S02°44'27"W	38.71	Q26	S91°28'22"E	31.87	U26	S31°13'02"E	51.48	W26	S45°45'30"E	42.00
L27	S77°32'21"E	24.21	M27	N74°59'59"E	83.12	D27	N00°34'47"W	15.87	J27	S02°44'27"W	38.71	Q27	S91°28'22"E	31.87	U27	S31°13'02"E	51.48	W27	S45°45'30"E	42.00
L28	S77°32'21"E	24.21	M28	N74°59'59"E	83.12	D28	N00°34'47"W	15.87	J28	S02°44'27"W	38.71	Q28	S91°28'22"E	31.87	U28	S31°13'02"E	51.48	W28	S45°45'30"E	42.00
L29	S45°45'30"E	42.00	M29	N74°59'59"E	83.12	D29	N00°34'47"W	15.87	J29	S02°44'27"W	38.71	Q29	S91°28'22"E	31.87	U29	S31°13'02"E	51.48	W29	S45°45'30"E	42.00
L30	S45°45'30"E	42.00	M30	N74°59'59"E	83.12	D30	N00°34'47"W	15.87	J30	S02°44'27"W	38.71	Q30	S91°28'22"E	31.87	U30	S31°13'02"E	51.48	W30	S45°45'30"E	42.00



WOOD/PATEL
Civil Engineer
No. 14717
1001 West Normandie
Suite 100
Pasadena, CA 91105
Phone: (626) 799-8880
Fax: (626) 799-8881

DATE: 11/04/05
JOB NUMBER: 05222
SHEET: 9 OF 10

SITE DATA

1. SITE NO. 0010
 2. DATE: 11/11/05
 3. BY: J. L. WOODPATE
 4. FOR: SERENO CANYON
 5. PROJECT NO. 0010
 6. SHEET NO. 0010-01
 7. SCALE: AS SHOWN
 8. CITY: SCOTTSDALE, ARIZONA
 9. COUNTY: MARICOPA, ARIZONA
 10. ZONING: R-10
 11. PROJECT NO. 0010
 12. SHEET NO. 0010-01

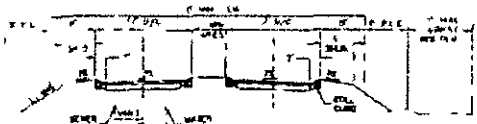
PRELIMINARY PLAT FOR
SERENO CANYON
 A PORTION OF SECTION 11, T4N, R5E, OF THE
 G & S R M, MARICOPA COUNTY, ARIZONA

NOTES

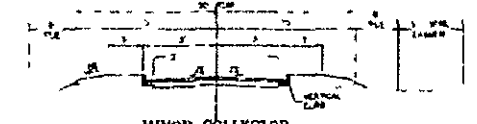
- ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE CURBS UNLESS OTHERWISE NOTED.
- ALL STREETS AND DRIVEWAYS SHALL BE MAINTAINED TO THE FINISH GRADE SPECIFIED IN ACCORDANCE WITH APPLICABLE REGULATIONS AND DEVELOPMENT AGREEMENTS AND UTILITIES.
- STREETS AND DRIVEWAYS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE CURBS UNLESS OTHERWISE NOTED.



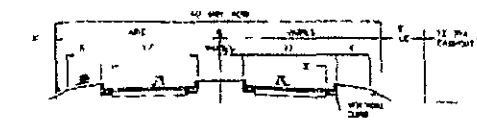
LOCAL RESIDENTIAL STREET
 18" CONC. CURB
 18" CONC. GUTTER
 18" CONC. ROADWAY
 STREET SECTION



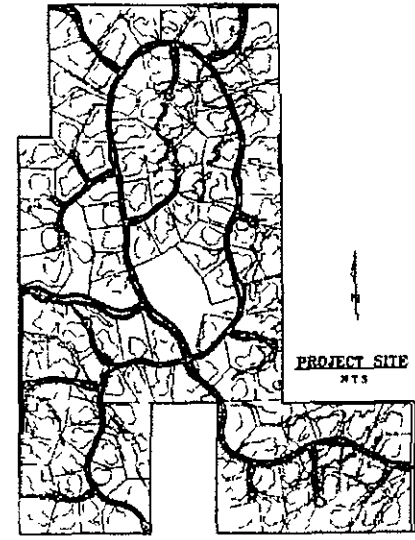
LOCAL RESIDENTIAL STREET W/ MEDIAN
 18" CONC. CURB
 18" CONC. GUTTER
 18" CONC. ROADWAY
 STREET SECTION



MINOR COLLECTOR NO MEDIAN
 18" CONC. CURB
 18" CONC. GUTTER
 18" CONC. ROADWAY
 STREET SECTION



MINOR COLLECTOR WITH MEDIAN
 18" CONC. CURB
 18" CONC. GUTTER
 18" CONC. ROADWAY
 STREET SECTION



PROJECT SITE

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 SITE PLAN INDEX
- SHEET 3-8 SITE PLAN
- SHEET 9 TOPOGRAPHY MAP
- SHEET 10 SITE CROSS SECTION DETAIL
- SHEET 11 SITE CROSS SECTION DETAIL
- SHEET 12 SITE CROSS SECTION DETAIL
- SHEET 13 TERRAIN MAP/SLOPES/ROLLING MAP
- SHEET 14 BEDROCK & SOILS MAP
- SHEET 15 PLANNING PLAN
- SHEET 16 CONSERVED CORNER AERIAL/CONTEXT SITE PLAN
- SHEET 17 SITE PLAN
- SHEET 18 NATURAL AREA OPEN SPACE ANALYSIS PLAN
- SHEET 19 PRELIMINARY DEVELOPMENT ENVELOPE PLAN
- SHEET 20 SLOPE ANALYSIS
- SHEET 21 TOPOGRAPHY & AERIAL OVERLAY WITH SITE PLAN
- SHEET 22 TRANSPORTATION PLAN
- SHEET 23-24 CONCEPTUAL LANDSCAPE PLAN

1. CURB SHALL BE CONCRETE 18" HIGH
 2. GUTTER SHALL BE CONCRETE 18" HIGH
 3. ROADWAY SHALL BE ASPHALT 18" THICK
 4. MEDIAN SHALL BE CONCRETE 18" HIGH
 5. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE CURBS UNLESS OTHERWISE NOTED.

DEVELOPER

CROWN CONCEPT DEVELOPMENT
 3000 W. WILSON AVENUE, SUITE 100
 ALHAMBRA, CA 91801
 CONTACT: TOM WILSON (626) 444-0000

CIVIL ENGINEER

WOOD PATE AND ASSOCIATES
 2700 WEST HAYDEN AVENUE, SUITE 100
 SCOTTSDALE, AZ 85262
 CONTACT: WOOD PATE (480) 344-0000

LAND PLANNER

1111 W. WILSON AVENUE, SUITE 100
 SCOTTSDALE, AZ 85262
 CONTACT: WOOD PATE (480) 344-0000

LANDSCAPE ARCHITECT

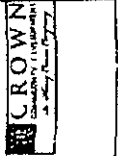
1111 W. WILSON AVENUE, SUITE 100
 SCOTTSDALE, AZ 85262
 CONTACT: WOOD PATE (480) 344-0000

BENCHMARKS

LEGEND

- 1. 18" CONC. CURB
- 2. 18" CONC. GUTTER
- 3. 18" CONC. ROADWAY
- 4. 18" CONC. MEDIAN
- 5. 18" CONC. DRIVEWAY
- 6. 18" CONC. SIDEWALK
- 7. 18" CONC. CURB
- 8. 18" CONC. GUTTER
- 9. 18" CONC. ROADWAY
- 10. 18" CONC. MEDIAN
- 11. 18" CONC. DRIVEWAY
- 12. 18" CONC. SIDEWALK
- 13. 18" CONC. CURB
- 14. 18" CONC. GUTTER
- 15. 18" CONC. ROADWAY
- 16. 18" CONC. MEDIAN
- 17. 18" CONC. DRIVEWAY
- 18. 18" CONC. SIDEWALK
- 19. 18" CONC. CURB
- 20. 18" CONC. GUTTER
- 21. 18" CONC. ROADWAY
- 22. 18" CONC. MEDIAN
- 23. 18" CONC. DRIVEWAY
- 24. 18" CONC. SIDEWALK

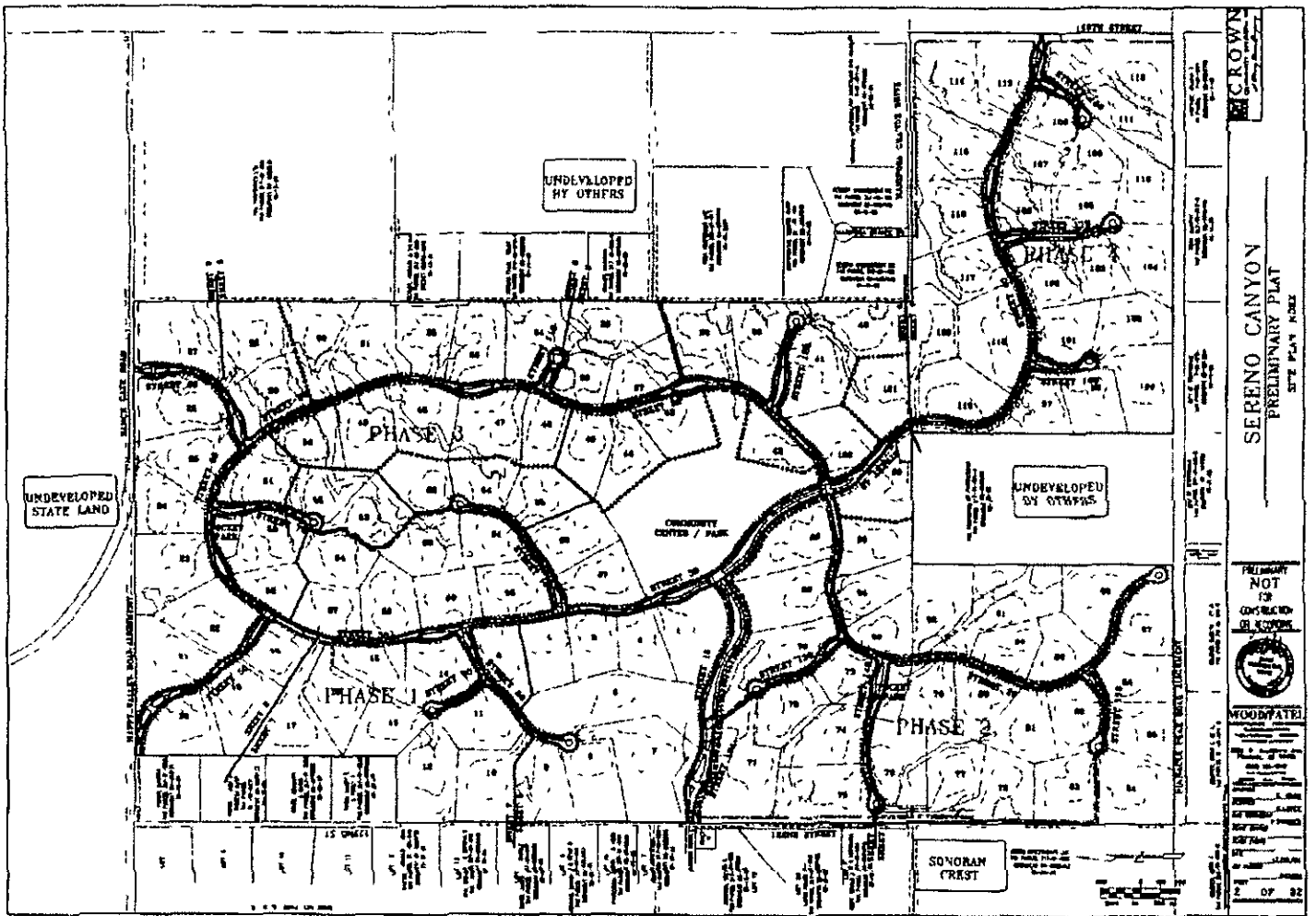
22-000-0005
 REV 06/26/2006



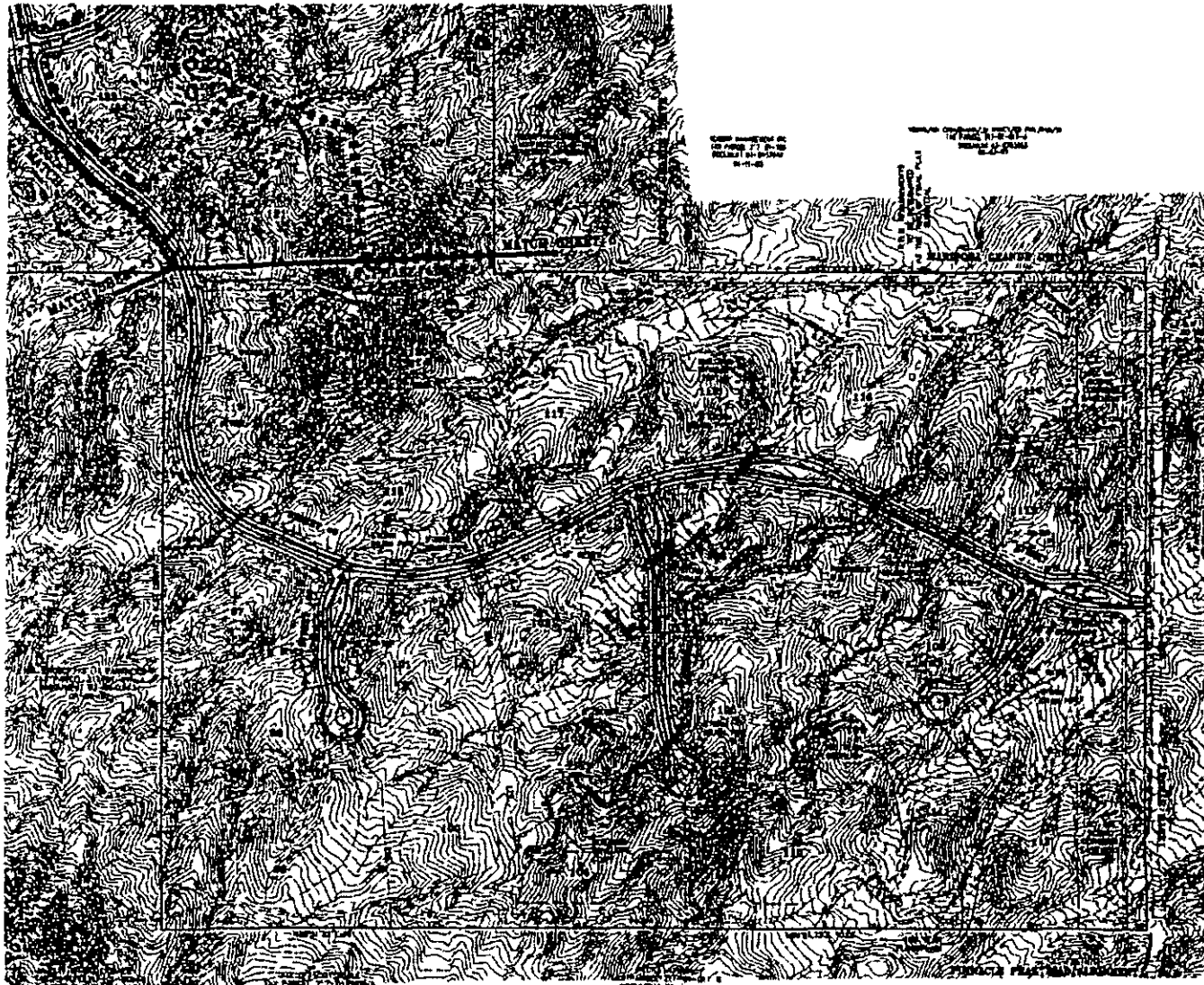
SERENO CANYON
 PRELIMINARY PLAT
 COVER SHEET



WOODPATE
 PROFESSIONAL ENGINEER
 No. 11,111
 State of Arizona
 12/15/05
 1 00 02

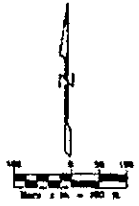


CROWN
 PRELIMINARY NOT FOR CONSTRUCTION
SERENO CANYON
 PRELIMINARY PLAT
 SITE PLAN NO. 22
 WOODBATEL
 07 22



SEE SHEET 10
TO PAGE 21 OF 30
RELEVANT TO 10-10-48

SEE SHEET 11 OF 30
TO PAGE 22 OF 30
RELEVANT TO 10-10-48



POINT	ELEVATION	REMARKS
1	1000	...
2	1000	...
3	1000	...
4	1000	...
5	1000	...
6	1000	...
7	1000	...
8	1000	...
9	1000	...
10	1000	...
11	1000	...
12	1000	...
13	1000	...
14	1000	...
15	1000	...
16	1000	...
17	1000	...
18	1000	...
19	1000	...
20	1000	...
21	1000	...
22	1000	...
23	1000	...
24	1000	...
25	1000	...
26	1000	...
27	1000	...
28	1000	...
29	1000	...
30	1000	...
31	1000	...
32	1000	...
33	1000	...
34	1000	...
35	1000	...
36	1000	...
37	1000	...
38	1000	...
39	1000	...
40	1000	...
41	1000	...
42	1000	...
43	1000	...
44	1000	...
45	1000	...
46	1000	...
47	1000	...
48	1000	...
49	1000	...
50	1000	...

10-10-48

WOODPATEL
SERENO CANYON
10-11-48

WOODPATEL
SERENO CANYON
10-11-48

WOODPATEL
SERENO CANYON
10-11-48

W. CROWN
ENGINEERS
SERENO CANYON

SERENO CANYON
PRELIMINARY PLANT
SITE PLAN

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



WOODPATEL

WOODPATEL
SERENO CANYON
10-11-48



4 OF 32

CROWN
 CONSULTING ENGINEERS
 10000 W. 10th Ave., Suite 100
 Denver, Colorado 80202

SERENO CANYON
 PRELIMINARY PLAT
 SITE PLAN

PRELIMINARY
 NOT
 FOR
 CONSTRUCTION
 OR RECORDING

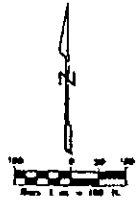


WOOD PATEL
 PROFESSIONAL ENGINEER
 STATE OF COLORADO
 LICENSE NO. 10000

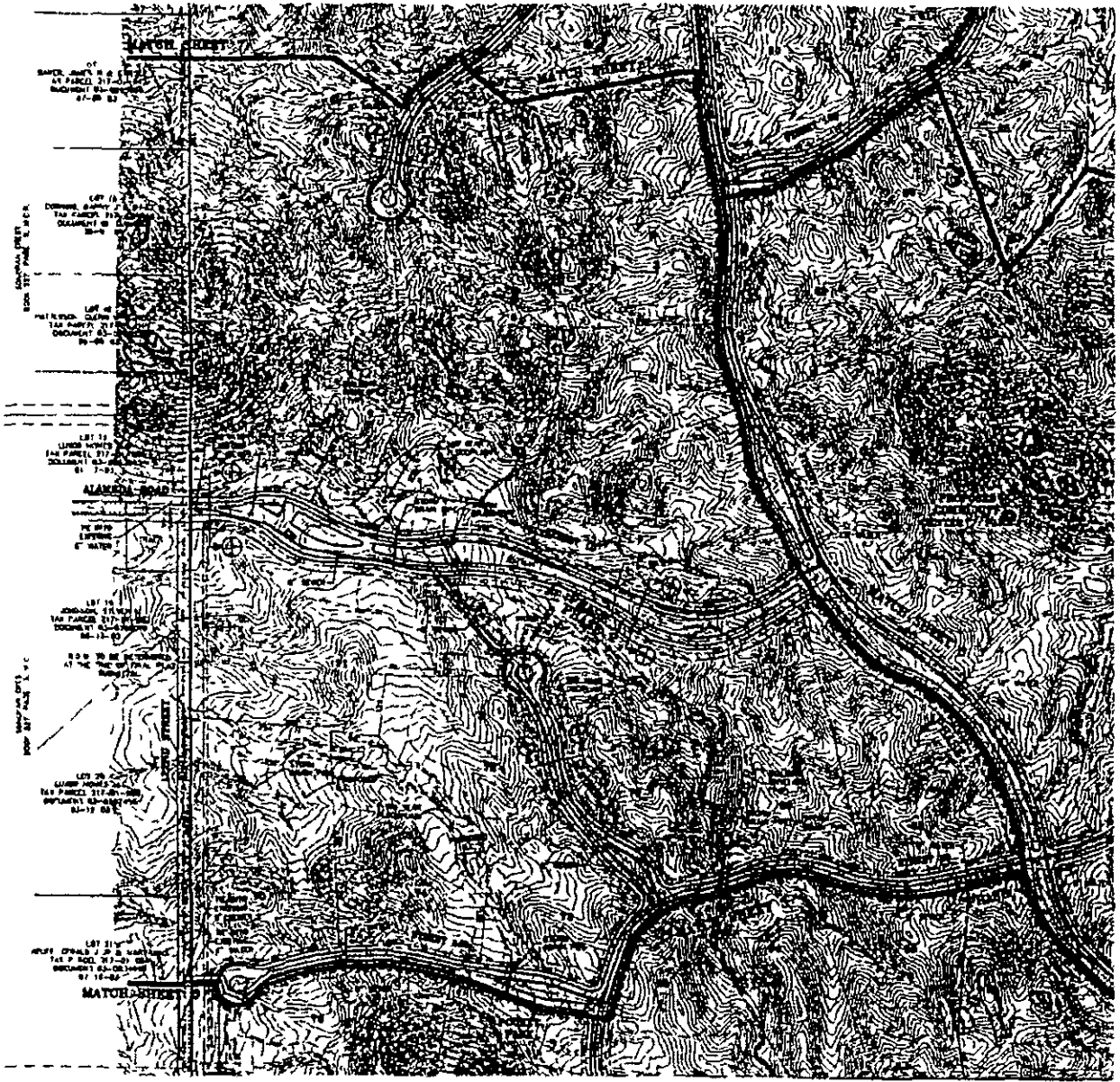
PREPARED BY: WOOD PATEL
 DATE: 10/15/2008

OWNER: C. WOOD
 PROJECT: ALABAMA
 COUNTY: ALABAMA
 CITY: ALABAMA
 STATE: ALABAMA

SHEET: 5 OF 38



1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50

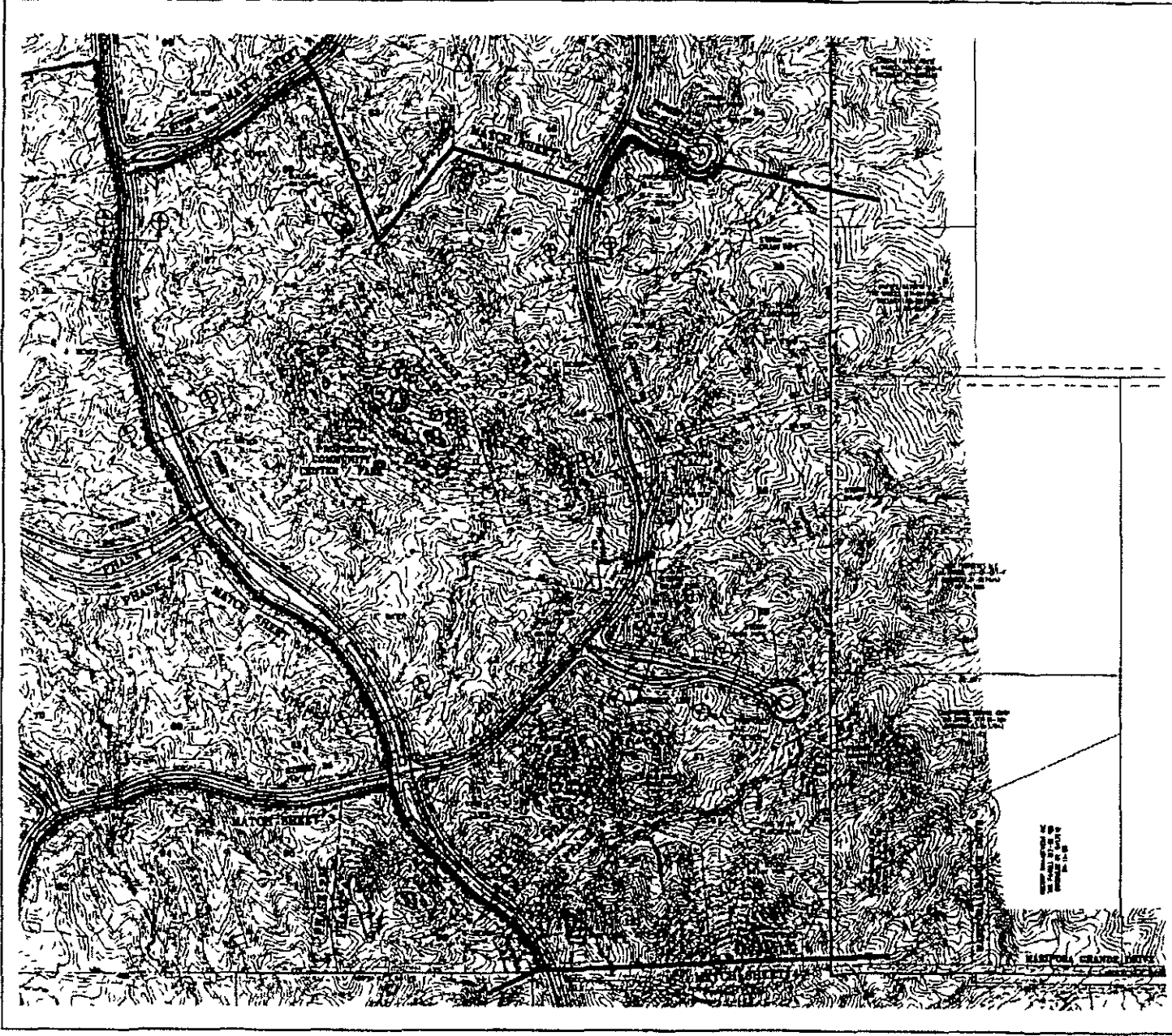


WOOD PATEL
 10000 W. 10th Ave., Suite 100
 Denver, Colorado 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW: www.woodpatel.com

CROWN
CITY, ARIZONA
1977



0	10	20	30	40	50	60	70	80	90	100
0	10	20	30	40	50	60	70	80	90	100



SERENO CANYON
PRELIMINARY PLAN
SITE PLAN

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



WOOD/PATELL

DATE: 10/1/77
BY: J. WOOD
CHECKED: J. WOOD
SCALE: AS SHOWN
SHEET: 6 OF 32



SERENO CANYON
 PRELIMINARY PLAN
 SITE PLAN

PRELIMINARY
 NOT
 FOR
 CONSTRUCTION
 OR RECORDS

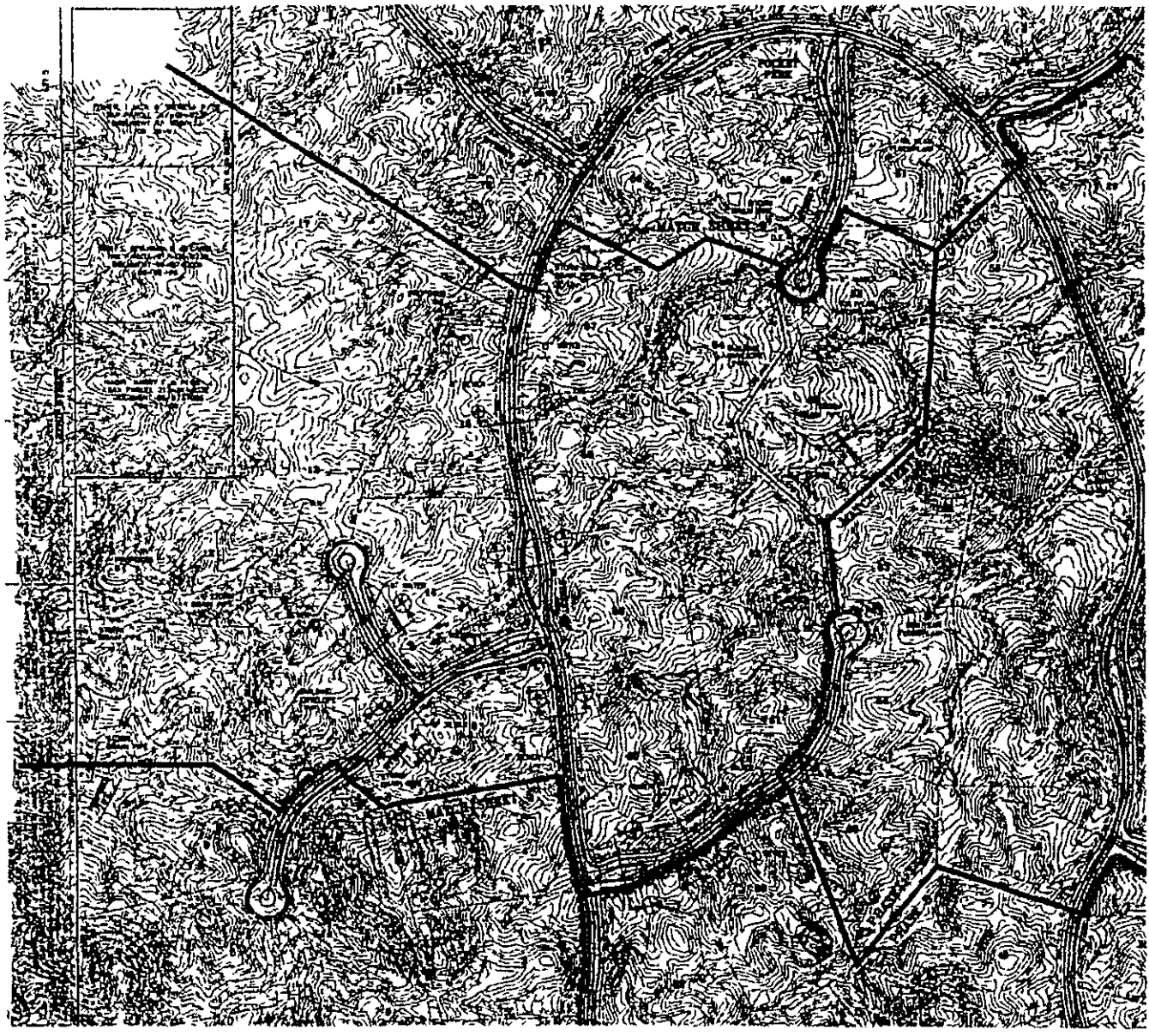


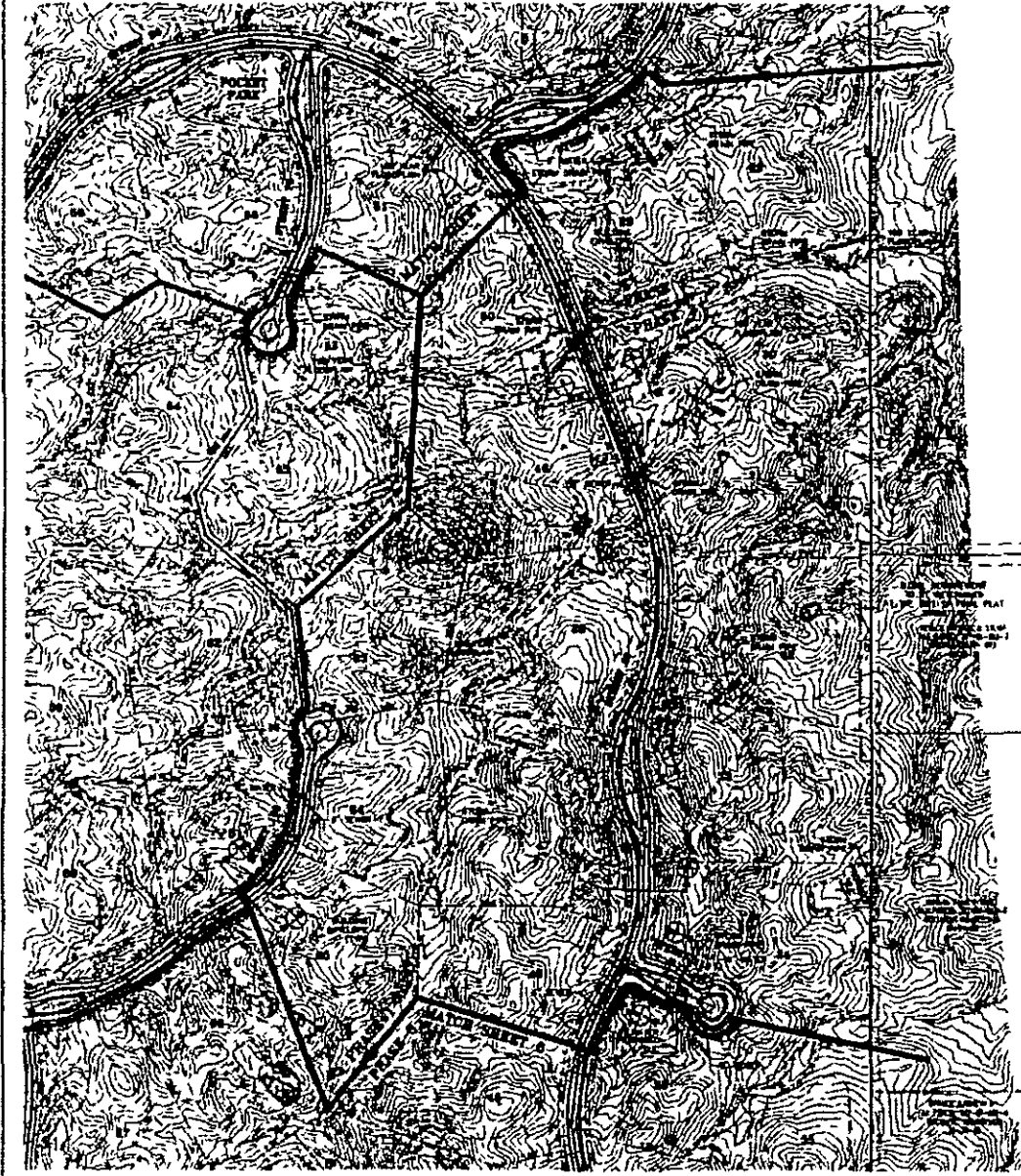
WOODPATEL

10000 Highway 100, Suite 100
 Dallas, Texas 75243
 Phone: (214) 343-1111
 Fax: (214) 343-1112
 Website: www.crownsurvey.com
 Date: 12/15/2023
 Time: 10:00 AM
 Project: SERENO CANYON
 Drawing: PRELIMINARY PLAN
 Sheet: 7 OF 32



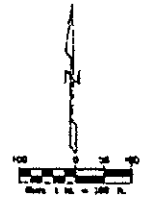
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100





AS SHOWN ON
PLAT OF THE
SERENO CANYON

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



CROWN
COMMUNITY DEVELOPMENT
OF HOUSING AND PLANNING

SERENO CANYON
PRELIMINARY PLAT
SITE PLAN

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



WOODPATL

DATE OF PLAT: _____
 DATE OF FILE: _____
 COUNTY: _____
 CITY: _____
 STATE: _____

300-100-0100-01
 300-100-0100-01

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE July 20, 2006

ITEM NO _____

SUBJECT Sereno Canyon
22-PP-2005/113-DR-2005

REQUEST Request approval of a Preliminary Plat for a 122 Single-Family residential subdivision along with the design of ancillary gate, entry and other minor common features

Key Items for Consideration.

- The City Council approval of case 1-ZN-2005 included a density incentive, amended development standards and off-site improvements for N 118th St and Ranch Gate/Happy Valley Road
- The zoning case had very extensive neighborhood involvement, focusing particularly on the nature of the extension of Alameda Road
- This site is in the Upper Desert landform and has some significant ridges and boulder features
- This site straddles the drainage divide between the Indian Bend Wash and Verde River drainage basins
- This site is located within the Dynamite Foothills Character Area Plan
- This proposal is located within the Dynamite Foothills Character Area. In keeping with the policies of this plan, the project includes a 100 foot wide scenic corridor along N 128th St, extends and connects planned trails, provides distinct construction envelopes for each lot, and protects the key environmental features of the site
- The character of the ancillary features and the organic form of the project design follow the intent of the character plan to achieve a rustic desert neighborhood that fits into the natural desert setting

OWNER Crown Development
630-851-5490

ENGINEER Wood, Patel & Associates
602-335-8500

**ARCHITECT/
DESIGNER** LVA Urban Design Studio
Steven Voss
480-994-0994

**APPLICANT
CONTACT** LVA Urban Design Studio
Steven Voss
480-994-0994

LOCATION East of 122nd Street between the Happy Valley and Pinnacle Peak Road section lines

BACKGROUND **Zoning.**
The site is zoned R1-130 ESL. The R1-130 zoning district allows for very low density single family neighborhood uses. The Environmentally Sensitive Lands (ESL) overlay provides processes and standards that protect the character of the desert setting and protect the public from hazards unique to this desert environment.

Context.

This subdivision is located to the east of the Troon and Troon Ridge development in east central Scottsdale

Adjacent Uses and Zoning

- North Vacant R1-130 ESL – Single family neighborhoods in the ESL overlay (owned by the State Land Trust)
- South Vacant R1-130 ESL – Single family neighborhoods in the ESL overlay (partially owned by the City of Scottsdale)
- East Vacant R1-130 ESL – Single family neighborhoods in the ESL overlay
- West Developing subdivisions with R1-130 ESL zoning – Single family neighborhoods in the ESL overlay (the neighborhood further to the west is zoned R1-18 ESL (HD))

South of the eastern portion of this site is land that is part of the McDowell Sonoran Desert Preserve. The McDowell Mountains are about 1/2 mile to the south of the property. This Preserve area extends northward about 3/4 east of the property and one mile to the east is the large McDowell Mountain Regional Park, which is operated by the Maricopa County Parks Department.

This site is in the drainage divide between the Indian Bend Wash and Verde River watersheds. It is a site with rolling slopes and several wash corridors. In the southern 2/3s of the site there are a number of ridges and hills topped by granite boulder formations. The site was burned extensively by the Rio fire of several years ago.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The proposal is a request to approve preliminary plat for a large 330 acre site along with the design of minor improvements associated with the future subdivision. The plan includes 122 lots as well as one large common area tract in the center of the site. The lots are large (62,000 to 215,000 square feet in area) and are designed to provide individual construction envelopes with Natural Area Open Space (NAOS) around each building envelope.

The building envelopes have been placed so that significant ridge tops, boulder features and washes will be retained in their natural condition. In order to accommodate this and reduce the amount of pavement needed to serve the site, flag lot configurations have been used for some lots.

As part of the approval of the density incentive that was approved by the City Council in January of 2006, additional NAOS above the normal requirements has been provided. A total of 205 acres (62% of the site) has been set aside as NAOS with this plan. Larger NAOS setbacks have been provided along several perimeters, particularly the N 128th St frontage and along the Preserve boundary.

The internal streets will be private. Gated entries will be provided on Alameda, off of Happy Valley Road and off of N 128th St. In addition, access will be provided to exception parcels on the south and northwest sides of the site. The streets have been located in a manner that reduces the number of

crossings of major washes and avoids the major ridgelines and boulder features. Joint access rights-of-way and infrastructure connections are provided along the perimeter at other locations.

The design of the gated entries, entry sign and wash crossings for streets incorporates a refined but rustic character. The gates will be made of steel that will be weathered. The abutments for the gate, entry sign and headwalls at wash crossings will have stone veneer. These structures fit with the general character of neighboring homes and neighborhood amenities.

Project Information.

Existing Use	Vacant land
Proposed Use	Single family residential subdivision
Parcel area	330 gross acres
Number of lots	122
Density	37 units per acre
NAOS required	205 acres (per approved density incentive)
NAOS provided	205 acres
Minimum lot area	49,000 square feet (per amended standards)
Smallest lot	61,830 square feet
Minimum rear yard	45 feet
Building height	24 feet is the maximum allowed per ESL overlay

IMPACT ANALYSIS

Traffic.

The traffic generated by this development will not exceed the capacity of adjacent streets serving the project. The approximately 1,200 trips typically generated by this number of lots will have three routes to enter and exit the subdivision: Alameda from the west, Ranch Gate/Happy Valley on the north, and N 128th St on the east. This project will provide off-site streets, including portions of N 118th St and Ranch Gate/Happy Valley Road, that will improve the traffic capacity of the area.

Water/Sewer

The project will be providing off-site water and sewer infrastructure that will serve this property as well as adjacent properties. On-site facilities will tie into water and sewer facilities on adjacent lands.

Police/Fire

The modifications to the planned street system have been worked out in conjunction with the Public Safety Department. This project when completed will improve the ability of fire to manage fires in the area by providing new road connections not currently available. The closest fire station is on Alma School Road approximately 3 miles to the northwest.

Schools.

This site currently is not within a school district. This will be changing as a result of a law recently enacted by the State Legislature. This unincorporated area will need to form a school district. In the past parents could send their children to any nearby school district.

Open space/Scenic Corridors.

The project provides substantial areas of NAOS. Much of the NAOS provided includes a scenic corridor along N 128th St, along the larger washes and on and around the larger boulder features on the site.

Community Involvement.

Substantial community involvement occurred during the processing of the associated zoning case. This proposal is consistent with that approval.

Other Boards and Commissions

The street pattern has been reviewed and accepted by the Transportation Commission. Their hearing and public meetings were well attended and were in conjunction with the density incentive case.

**STAFF
RECOMMENDATION**

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

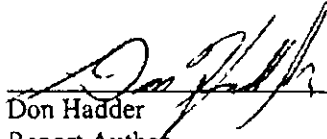
**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services


STAFF CONTACT(S)

Don Hadder
Principal Planner
480-312-2352
E-mail: dhadder@ScottsdaleAZ.gov

APPROVED BY



Don Hadder
Report Author



Lusia Galav, AICP
Current Planning Director
Phone: 48-312-2506
E-mail: lgalavi@scottsdaleAZ.gov

ATTACHMENTS

- 1 Applicant's Narrative
- 2 Context Aerial
- 2A Aerial Close-Up
- 3 Zoning Map
- 4 Preliminary Plat/Site Plan
- 5 Elevations
- 6 Wall Plan
- 7 Landscape Plans
- A Fire Ordinance Requirements for 22-PP-2005/113-DR-2005
- B Stipulations/Zoning Ordinance Requirements for 22-PP-2005
- C Stipulations/Zoning Ordinance Requirements for 113-DR-2005

MINUTES APPROVAL

- 1 July 13, 2006 Development Review Board Study Session Minutes
- 2 July 13, 2006 Development Review Board Regular Meeting Minutes

VICE-CHAIRMAN JONES MOVED TO APPROVE THE JULY 13, 2006 MINUTES OF THE DEVELOPMENT REVIEW BOARD, INCLUDING THE STUDY SESSION. SECONDED BY BOARD MEMBER SCHMITT, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0)

CONSENT AGENDA

- 3 87-DR-2004#5 Bank of America @ Hayden Peak Crossing Pad B
- 4 87-DR-2004#6 Hayden Peak Crossing Pad C
- 5 22-PP-2005/
113-DR-2005 Sereno Canyon
- 6 25-PP-2005 Carmichael Court
- 8 32-DR-2006 Hayden Array
- 10 54-DR-2006 Fire Station 602
- 11 55-DR-2006 Saguaro High School

VICE-CHAIRMAN JONES MOVED FOR APPROVAL OF CASES 87-DR-2004#5, 87-DR-2004#6, 22-PP-2005, 113-DR-2005, 25-PP-2005, 32-DR-2006, 54-DR-2006, AND 55-DR-2006. SECONDED BY BOARD MEMBER D'ANDREA, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).

- 7 91-DR-2005 SEC Scottsdale & Lone Mountain

BOARD MEMBER D'ANDREA MOVED TO APPROVE CASE 91-DR-2005 WITH THE AMENDED STIPULATIONS. SECONDED BY BOARD MEMBER SCHMITT, THE MOTION CARRIED BY A VOTE OF SIX (6) TO ZERO (0). COUNCILWOMAN DRAKE WAS RECUSED

REGULAR AGENDA

- 9 37-DR-2006 Scottsdale Auto Salon

Mr Hadder addressed the Board Highlights of his presentation included an aerial photograph of the area and site plan He reviewed difficulties of the site including the power line corridor located to the southwest side of the property and a wash that runs along the east side of the site

Board Member Schmitt expressed concern about the extensive use of glass on the northwest facing circular element of the building Mike Leary, owner, explained that the solar issue would be handled by adding perforated metal screens as window coverngs,