

CITY COUNCIL REPORT



MEETING DATE: April 24, 2007

ITEM NO. 7 GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Sereno Canyon Abandonment - 27-AB-2006

REQUEST

Request to consider the following:

1. To adopt Resolution No. 7190 vacating and abandoning public rights-of-way.
2. Abandon the south 55-foot wide Public Utility and Roadway Easement along the northern property boundary (East Happy Valley Road Alignment), beginning at the western property boundary of North 126th Street extending east to a point 330 feet east of East 122nd Street. (See Street Identification Map, Attachment #6 Street "1")
3. Abandon the entire 40-foot wide Public Utility and Roadway Easement located 1,308 feet south of East Happy Valley Road, beginning at the western property boundary of N. 126th Street extending east to a point 330 feet east of E. 122nd Street. (See Attachment #6 Street "2")
4. Abandon the south 20-foot wide Public Utility and Roadway Easement located 1,308 feet south of East Happy Valley Road, beginning at the eastern property boundary of N. 122nd Street for a distance of 330 feet. (See Attachment #6 Street "2a")
5. Abandon the entire 40-foot wide Public Utility and Roadway Easement (East Alameda Road Alignment), beginning at N. 122nd Street and terminating at N. 126th Street. (See Attachment #6 Street "3")
6. Abandon the entire 40-foot wide Public Utility and Roadway Easement along East Mariposa Grande Drive, between N. 122nd Street and 124th Street, and the eastern boundary of the exception parcel to N. 126th Street. (See Attachment #6 Street "4")
7. Abandon the 20-foot wide Public Utility and Roadway Easement along East Mariposa Grande Drive for 660 feet, north of the exception parcel. (See Attachment #6 Street "4a")
8. Abandon the 20-foot wide Public Utility and Roadway Easement along the south half of East Mariposa Grande Drive, beginning at N. 126th Street and terminating at N. 128th Street. (See Attachment #6 Street "4b")
9. Abandon the south 55-foot wide Public Utility and Roadway Easement along the southern property boundary (East Pinnacle Peak Road Alignment), beginning at the western property boundary of N. 122nd Street to N. 124th Street, and a point 660 feet east of N. 124th Street and terminating at N. 128th Street. The easement will remain along the boundary of the exception parcel. (See Attachment #6 Street "5")
10. Abandon the 15-foot wide Public Utility and Roadway Easement along the eastern property boundary (North 122nd Street) from a point located 1,320 feet south of the East Happy Valley Road Alignment

and terminating at the East Pinnacle Peak Road Alignment. (See Attachment #6 Street "6")

- 11. Abandon the entire 40-foot wide Public Utility and Roadway Easement along the N. 124th Street Alignment Beginning at the East Happy Valley Road Alignment and terminating at the East Mariposa Grande Drive Alignment. (See Attachment #6 Street "7")
- 12. Abandon the east 20-foot wide Public Utility and Roadway Easement located along the N. 124th Street Alignment beginning at the East Mariposa Grande Drive Alignment and terminating at the East Pinnacle Peak Road Alignment. (See Attachment #6 Street "7a")
- 13. Abandon the east 15-foot wide Public Utility and Roadway Easement along the eastern half of N. 126th Street from the East Happy Valley Road Alignment and terminating at the East Mariposa Grande Drive Alignment. (See Attachment #6 Street "8")
- 14. Abandon the entire 30-foot wide Public Utility and Roadway Easement along the N. 126th Street Alignment beginning at the East Mariposa Grande Drive Alignment and terminating at the East Pinnacle Peak Road Alignment. (See Attachment #6 Street "8a")
- 15. Abandon the west 15-foot wide Public Utility and Roadway easement located along the N. 128th Street Alignment beginning at the East Mariposa Grande Drive Alignment and terminating at the East Pinnacle Peak Road Alignment. (See Attachment #6 Street "9")

Related Policies, References:

Dynamite Foothills Character Area plan, General Plan-Community Mobility Element, Trails Plan, Environmentally Sensitive Land Ordinance, The Portero Subdivision and Abandonment (1-PP-2006, 21-AB-2006), The Vivienda Subdivision and Abandonment (2-PP-2006, 20-AB-2006), the Sereno Canyon Subdivision (22-PP-2005). Circulation Master Plan for Sereno Canyon.

OWNER

Crown Community Development
630-851-5490

APPLICANT CONTACT

Land Development Services LLC
480-946-5020

LOCATION

E. Pinnacle Peak Road, N. 122nd Street through N. 128th Street and north to E. Happy Valley Road

BACKGROUND

Background.

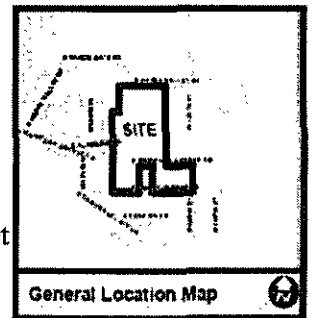
The existing property is the approved Sereno Canyon Subdivision Preliminary Plat consisting of 14 parcels of land totaling approximately 330 gross acres. There have been four individual land division cases creating 12 of the existing lots.

Zoning.

The site is zoned Single Family Residential District with Environmentally Sensitive Lands Overlay (R1-130 ESL). The zoning district is intended for large lot, single-family residential dwelling units.

Context.

This subdivision is located to the east of the Troon and Troon Ridge developments 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 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 ½ mile to the south of the property. This Preserve area extends northward about ¾ 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 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 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.

Key Items for Consideration:

- The abandonment is being requested for the Sereno Canyon final Plat
- The Public Utility and Roadway Easements were dedicated on the Goldie Brown Pinnacle Peak Ranch Unit Two Plat recorded in Maricopa County on January 13, 1978.
- This site is located within the Dynamite Foothills Character Area Plan.
- This site is in the Upper Desert landform and has some significant ridges and boulder features.
- The abandoned area will be incorporated into the proposed lots and will provide additional land for preservation.
- This new development/subdivision is proposed on vacant land with no impact to neighboring properties.
- The abandonment of the subject roadway easements will reduce the amount of area that can be used for roadway purposes, and will not prevent access to neighboring properties.
- The abandonment will allow the assembling of the existing 14-lots that currently have limited access.
- The East Pinnacle Peak Road Alignment has environmental constraints that prevent access to existing parcels.
- The zoning case had very extensive neighborhood involvement, focusing particularly on the nature of the extension of Alameda Road.
- The City of Scottsdale Preservation Department policy is not to have streets or rights-of-way (ROW) along the Preserve boundary and to avoid the need for any ROW or improvements along the boundary whenever possible.
- This abandonment, along with the Vivienda Abandonment (20-AB-2006) and the Portero Abandonment (21-AB-2006), has provided the opportunity to study the circulation patterns in this area in regards to the proximity of the three subdivisions to each other and the existing

environmental constraints for establishing access. A circulation plan has been proposed that will provide access to all undeveloped lots exterior to the subdivisions. See Area Circulation Plan , Attachment #7

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

This request is to abandon all roadway and public utility easements within the boundary of the approved Sereno Canyon Preliminary Plat. This request will also eliminate portions of N. 122nd Street, East Happy Valley Road alignment, East Pinnacle Peak Road alignment, and N. 128th Street.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #2).

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.

Policy Implications.

All improvements in the proposed subdivision shall meet City of Scottsdale Design Standards and Policies Manual requirements.

Community Involvement.

The city conducted a mailing to property owners within 750 feet of the proposed abandonment.

Neighborhood Impact.

The abandonment of the subject public utility and roadway easements will reduce the amount of area that can be used for roadway purposes. The Sereno Canyon plat will incorporate the abandoned areas into lots and tracts. An Area Circulation Plan has been developed to assure that no properties within close proximity of this abandonment will be denied access.

OTHER BOARDS AND COMMISSION

Planning Commission.

The Planning Commission heard this case on March 14, 2007, and recommended approval with a unanimous vote of 4-0. Commissioner Schwartz recused himself.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends approval.

RESPONSIBLE DEPT(S)

Planning and Development Services Department

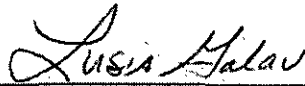
STAFF CONTACT(S)

Greg Williams
Senior Planner
480-312-4205

Lusia Galav, AICP
Director, Current Planning
480-312-2506

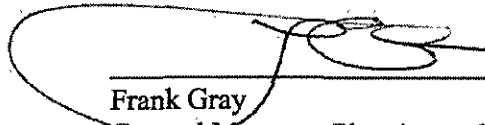
E-mail: gwilliams@ScottsdaleAZ.gov E-mail: lgalav@ScottsdaleAZ.gov

APPROVED BY



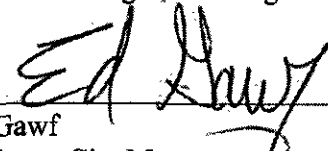
Lusia Galav, AICP
Director, Current Planning

3/20/07
Date



Frank Gray
General Manager, Planning and Development Services

3.26.07
Date



Ed Gawf
Assistant City Manager

3/26/07
Date

ATTACHMENTS

1. Resolution No. 7190
2. Departmental Checklist
3. Context Aerial
4. Detail Aerial
5. Rights-of-Way and Easements
6. Street Identification Map
7. Area Circulation Plan
8. Area Trails Plan
9. Preliminary Plat
10. City Notification Map
11. March 14, 2007 Planning Commission Minutes

RESOLUTION NO. 7190

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ABANDONING A PORTION OF THE PUBLIC RIGHT-OF-WAY FOR 122ND STREET BETWEEN JUAN TABO ROAD AND PINNACLE PEAK ROAD AND FOR 124TH STREET BETWEEN HAPPY VALLEY ROAD AND PINNACLE PEAK ROAD AND FOR 126TH STREET BETWEEN HAPPY VALLEY ROAD AND PINNACLE PEAK ROAD AND FOR 128TH STREET BETWEEN MARIPOSA GRANDE DRIVE AND PINNACLE PEAK ROAD AND FOR HAPPY VALLEY ROAD BETWEEN 122ND PLACE AND 126TH STREET AND FOR JUAN TABO ROAD BETWEEN 122ND STREET AND 126TH STREET AND FOR ALAMEDA ROAD BETWEEN 122ND STREET AND 126TH STREET AND FOR MARIPOSA GRANDE ROAD BETWEEN 122ND STREET AND 128TH STREET AND FOR PINNACLE PEAK ROAD BETWEEN 122ND STREET AND 124TH STREET AND FOR PINNACLE PEAK ROAD BETWEEN 125TH STREET AND 128TH STREET

(27-AB-2006)

WHEREAS:

A. A.R.S. Sec. 28-7201, et seq., provide that a city may dispose of a public roadway or portion thereof that is no longer necessary for public use.

B. After notice to the public, hearings have been held before the City of Scottsdale ("City") planning commission and City Council on the proposed abandonment of that portion of the street right-of-way (the "Abandonment Right-of-way") described on Exhibit "A" attached hereto.

C. The City Council finds that the Abandonment Right-of-way is no longer necessary for public use.

D. The City Council finds that consideration and other public benefit commensurate with the value of the Abandonment Right-of-way, giving due consideration to its degree of fragmentation and marketability, will be provided to City by the owner of the abutting property.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Scottsdale, Arizona, as follows:

1. Abandonment. Subject to the reservations and conditions below, City's interests comprising the Abandonment Right-of-way are hereby abandoned.

2. Reservations. All of the following interests are reserved to City and excluded from this abandonment:

2.1 Any and all interests in the Abandonment Right-of-way that this resolution or the related plat may require to be dedicated to the City.

2.2 Any N.V.A.E. or other non-vehicular access easement or covenant in favor of the City that may already have been imposed on the Abandonment Right-of-way prior to this resolution, if any.

2.3 Any N.A.O.S. or other open space or similar easement or covenant in favor of the City that may already have been imposed on the Abandonment Right-of-way prior to this resolution, if any.

2.4 An easement for all existing utilities.

2.5 Such rights and interests, if any, as are required to be reserved by A.R.S. Sec. 28-7210 and A.R.S. Sec. 28-7215.

3. Effective Date. This resolution shall not be recorded or become effective until all of the following conditions are satisfied in accordance with all applicable laws and regulations and at no expense to City:

3.1 The owner of Parcels 1, 2 (east half only), 3, 6, 7, 10, 11, 14 (excluding west half of west half) and 15 as shown on Goldie Brown Pinnacle Peak Ranch: Unit One Parcel map recorded in Book 191, page 26 of the public records of Maricopa County, Arizona (and all lenders, tenants, and other interest holders in such parcel) shall obtain City approval for and record a formal plat covering both the parcel and the Abandonment Right-of-way, shall and dedicate to City such rights-of-way and other real property interests in connection therewith as City may require, and shall create such public and private easements and other interests as City may require.

3.2 The zoning administrator executes the certificate at the bottom of this resolution indicating that the above conditions have been satisfied.

3.3 If any of the foregoing conditions are not satisfied within one year after the date of this resolution, or if this resolution is not recorded within one year after the date of this resolution, then the City Clerk shall mark this resolution to indicate that this resolution is void.

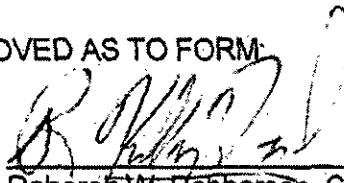
PASSED AND ADOPTED by the Council of the City of Scottsdale this ____ day of _____, 2007.

Mary Manross, Mayor

ATTEST:

By: _____
Carolyn Jagger, City Clerk

APPROVED AS TO FORM:

By: 

Deborah W. Robberson, City Attorney

CERTIFICATE

I am the zoning administrator of the City of Scottsdale. I certify that I have confirmed that the conditions stated in paragraph 3 of the abandonment resolution above have been fulfilled and the resolution is ready to be recorded and become effective

DATED this _____ day of _____, 2007.

signature

name printed

Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

Revised March 20, 2007
Revised February 15, 2007
Revised April 26, 2006
June 10, 2005
WP# 062654.09
Page 1 of 2
See Exhibit "A-1"

PARCEL DESCRIPTION
Sereno Canyon
Proposed Public Utility and Roadway Easement Abandonment (PU&RE)

A portion of that certain Public Utility and Roadway Easement (PU&RE) as shown on the Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map recorded in Book 191, page 26, Maricopa County Records (M.C.R.), lying within Section 11, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

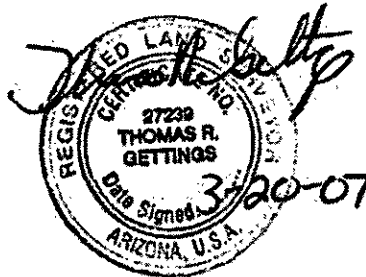
The north 55 feet of Parcels 14 and 15 said Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map;

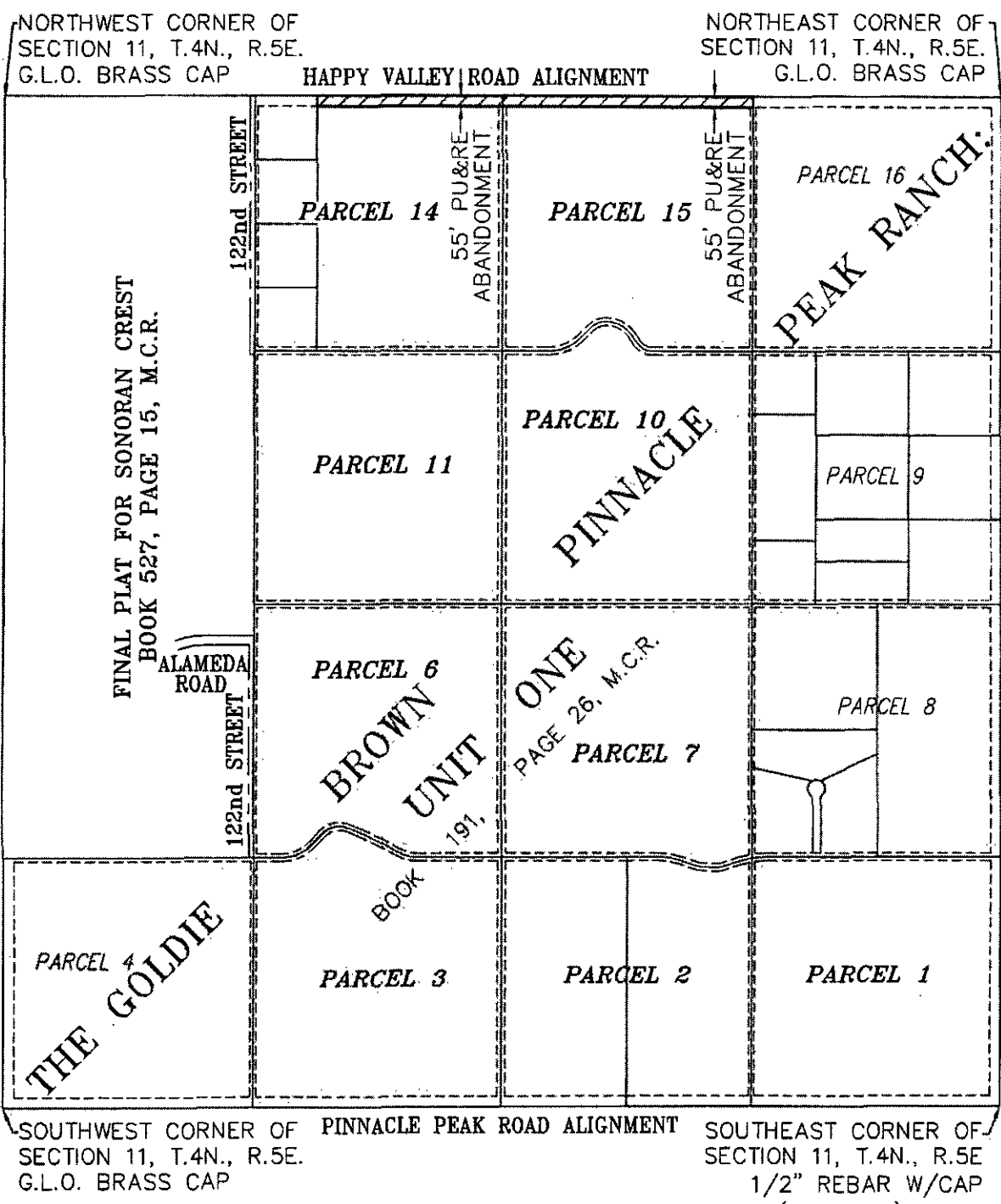
EXCEPTING THEREFROM

The west half of the west half of said Parcel 14;

Containing 2.9166 acres, or 127,045 square feet of land, more or less.

This parcel description is based on the Parcel Map of Goldie Brown Pinnacle Peak Ranch: Unit One recorded in Book 191, page 26, M.C.R. and client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May, 2004 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.





WOOD/PATEL
 2051 West Northern
 Phoenix, AZ 85021
 Phone: (602) 335-8500
 Fax: (602) 335-8580
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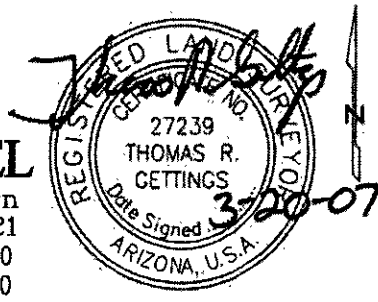


EXHIBIT "A-1"
 SERENO CANYON
 PROPOSED PUBLIC UTILITY AND ROADWAY
 EASEMENT ABANDONMENT (PU&RE)
 REVISED 03-20-07
 WP#062654.09
 PAGE 2 OF 2
 NOT TO SCALE

Wood, Patel & Associates, Inc.
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www.woodpatel.com

Revised March 20, 2007
Revised March 1, 2007
Revised April 26, 2006
June 10, 2005
WP# 062654.09
Page 1 of 2
See Exhibit "A-2"

PARCEL DESCRIPTION
Sereno Canyon
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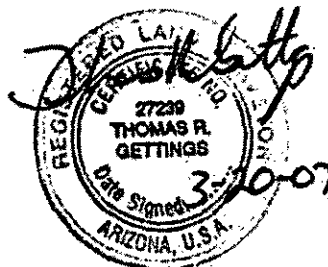
The north 20 feet of Parcel 10 and the south 20 feet of Parcel 15 of said Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map;

EXCEPTING THEREFROM

The east 15 feet of said Parcels 10 and 15, and the west 20 feet of said Parcels 10 and 15;

Containing 1.2791 acres, or 55,717 square feet of land, more or less.

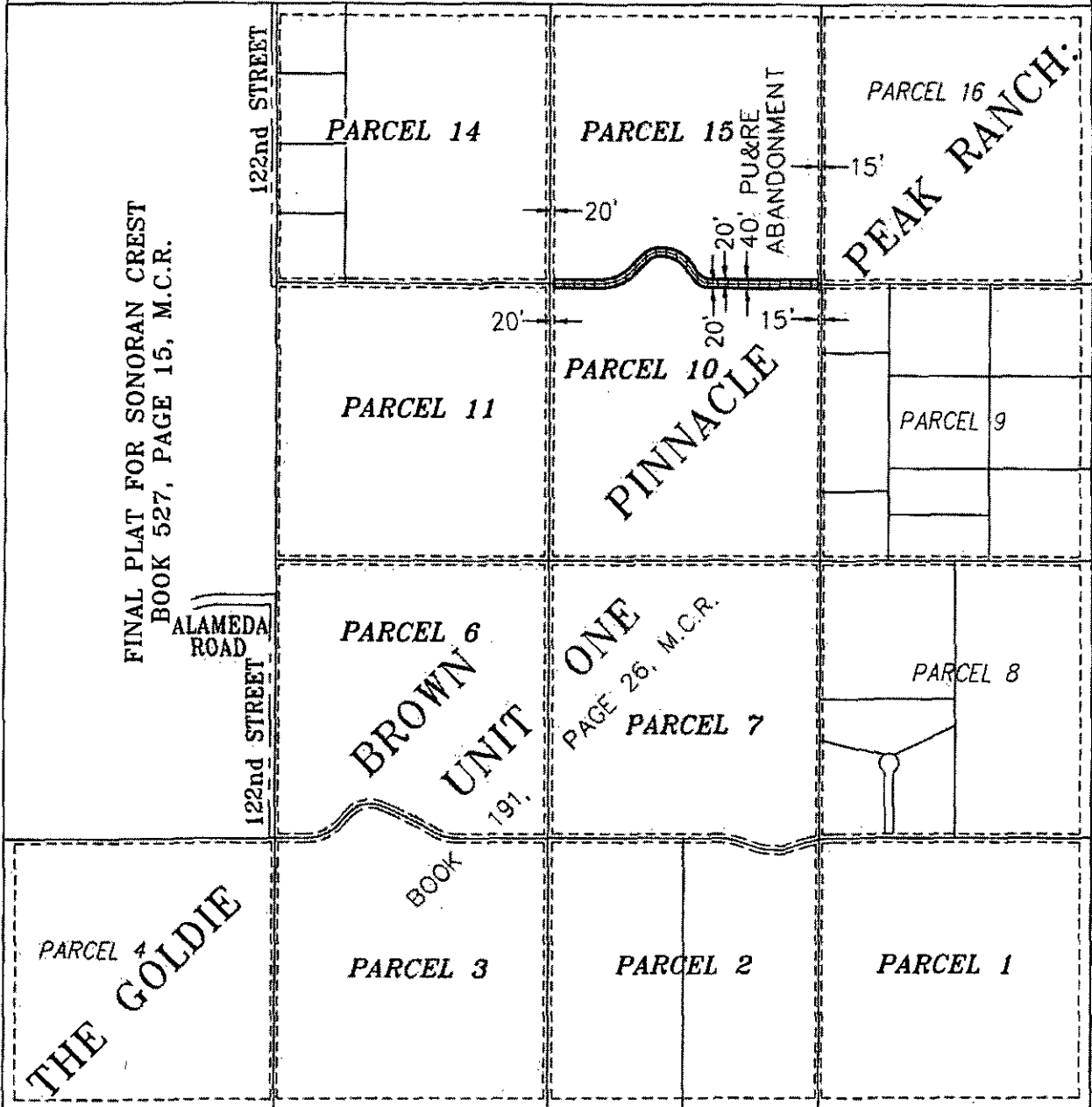
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NORTHWEST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

HAPPY VALLEY ROAD ALIGNMENT

NORTHEAST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP



SOUTHWEST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

PINNACLE PEAK ROAD ALIGNMENT

SOUTHEAST CORNER OF
SECTION 11, T.4N., R.5E
1/2" REBAR W/CAP
(ILLEGIBLE), BENT

WOOD/PATEL

2051 West Northern
Phoenix, AZ 85021
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Fax: (602) 335-8580

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EXHIBIT "A-2"

SERENO CANYON
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Page 1 of 2
See Exhibit "A-3"

PARCEL DESCRIPTION
Sereno Canyon
Proposed Public Utility and Roadway Easement Abandonment (PU&RE)

A portion of that certain Public Utility and Roadway Easement (PU&RE) as shown on the Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map recorded in Book 191, page 26, Maricopa County Records (M.C.R.), lying within Section 11, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

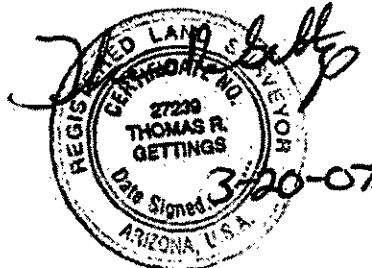
The north 20 feet of Parcel 11 and the south 20 feet of Parcel 14 of said Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map;

EXCEPTING THEREFROM

The west half of the west half of said Parcels 11 and 14, and the east 20 feet of said Parcels 11 and 14;

Containing 0.8906 acres, or 38,795 square feet of land, more or less.

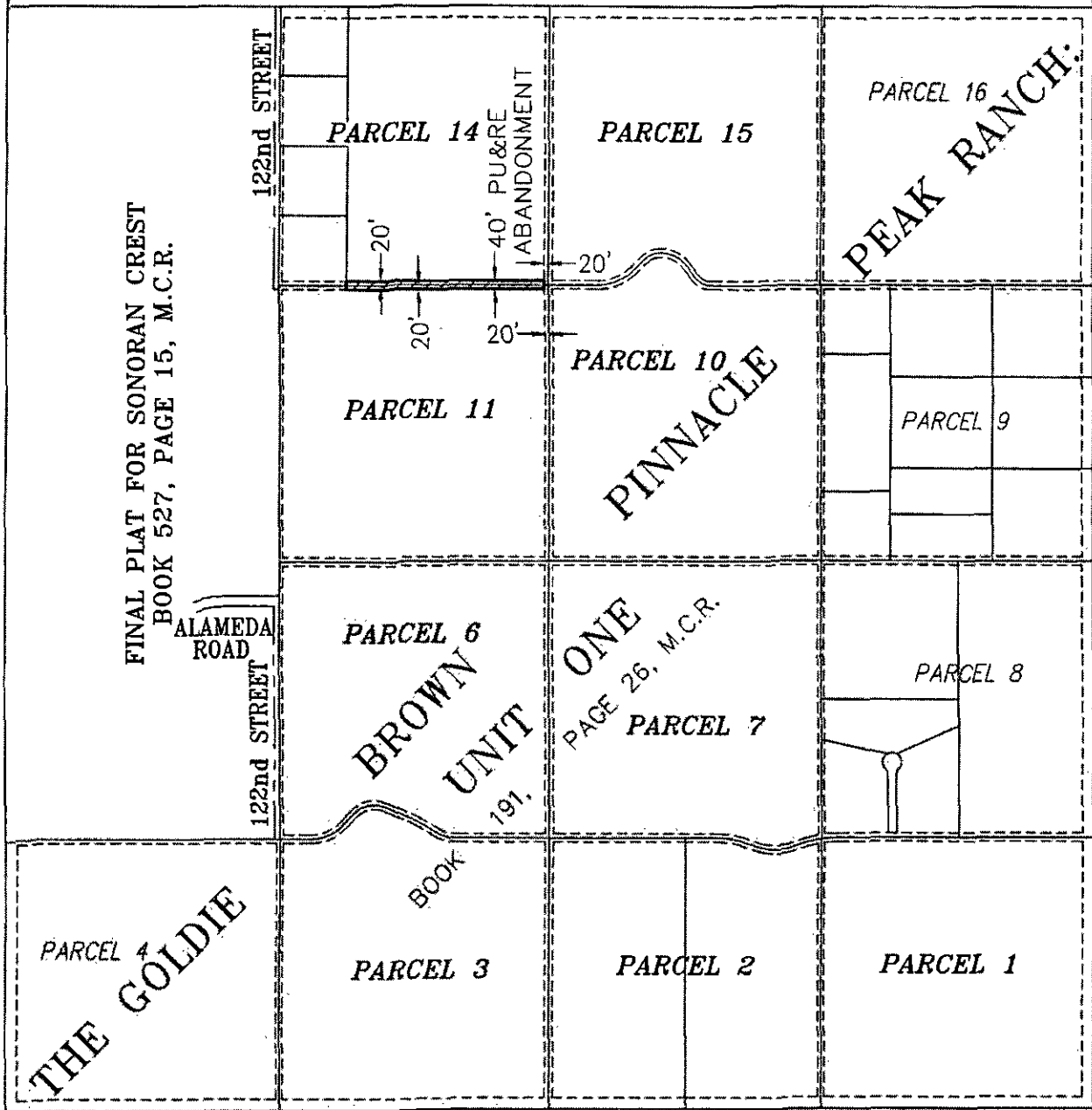
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G.L.O. BRASS CAP

NORTHEAST CORNER OF
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HAPPY VALLEY ROAD ALIGNMENT



SOUTHWEST CORNER OF PINNACLE PEAK ROAD ALIGNMENT
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

SOUTHEAST CORNER OF
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1/2" REBAR W/CAP
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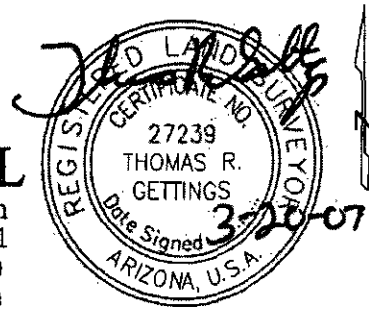


EXHIBIT "A-3"

SERENO CANYON
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Page 1 of 2
See Exhibit "A-4"

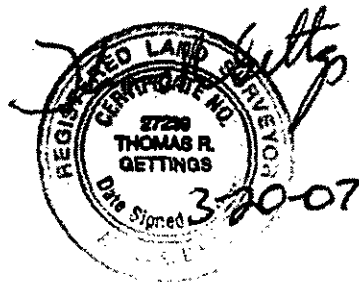
PARCEL DESCRIPTION
Sereno Canyon
Proposed Public Utility and Roadway Easement Abandonment (PU&RE)

A portion of that certain Public Utility and Roadway Easement (PU&RE) as shown on the Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map recorded in Book 191, page 26, Maricopa County Records (M.C.R.), lying within Section 11, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

The north 20 feet of the west half of the west half of Parcel 11 of said Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map;

Containing 0.1515 acres, or 6,599 square feet of land, more or less.

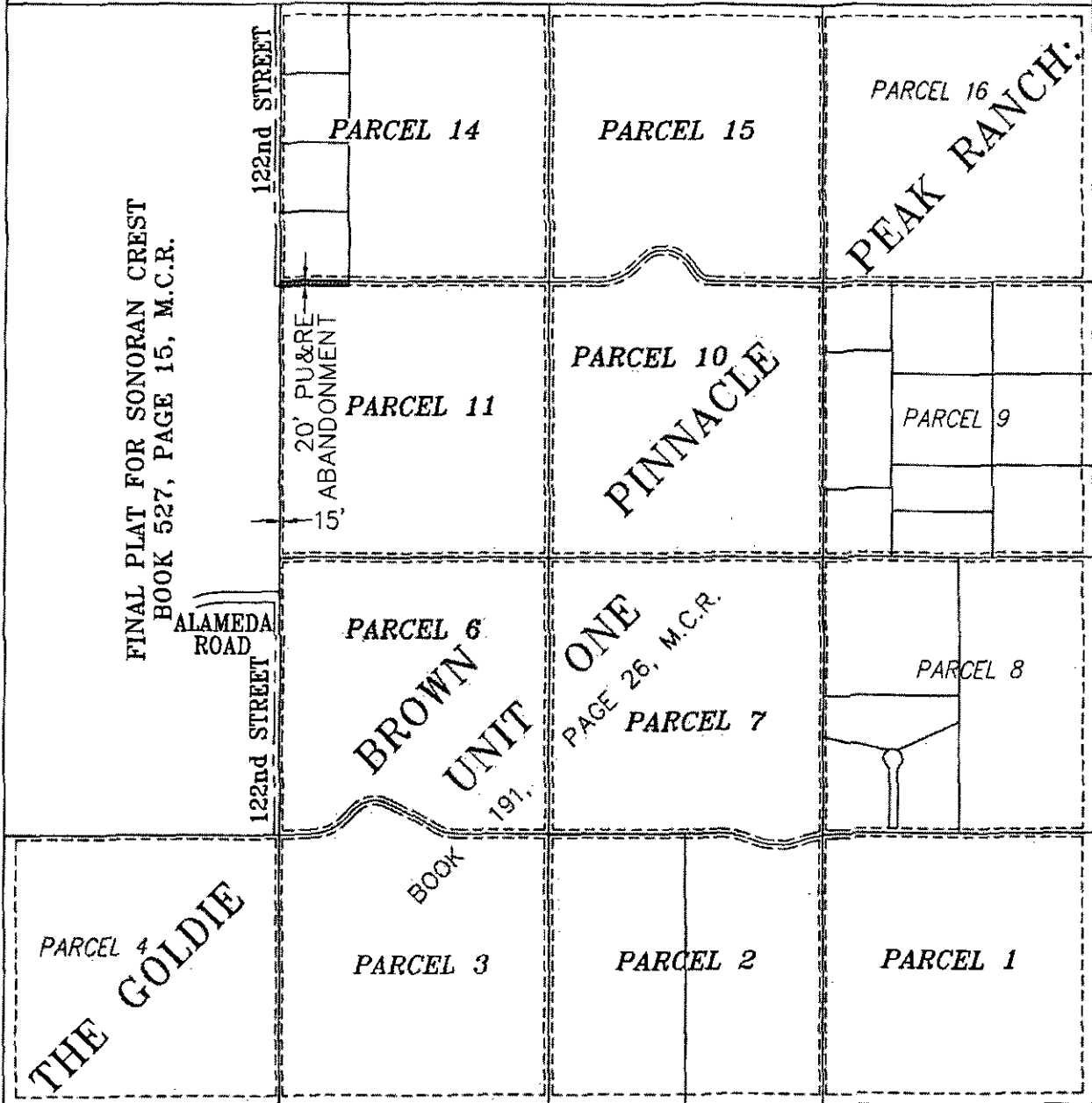
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NORTHEAST CORNER OF SECTION 11, T.4N., R.5E.
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HAPPY VALLEY ROAD ALIGNMENT



SOUTHWEST CORNER OF Pinnacle PEAK ROAD ALIGNMENT SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

SOUTHEAST CORNER OF SECTION 11, T.4N., R.5E
1/2" REBAR W/CAP
(ILLEGIBLE), BENT

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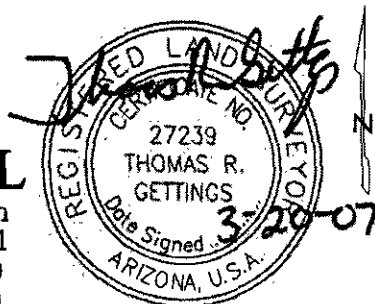


EXHIBIT "A-4"

SERENO CANYON
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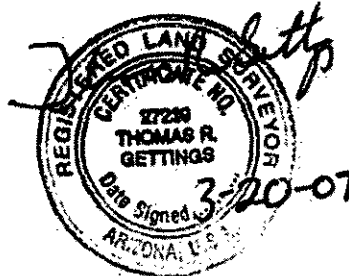
The north 20 feet of Parcels 6 and 7, and the south 20 feet of Parcels 10 and 11 of said Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map;

EXCEPTING THEREFROM

The east 20 feet and the west 15 feet of said Parcels 6 and 11, the west 20 feet and the east 15 feet of said Parcels 7 and 10;

Containing 2.3607 acres, or 102,830 square feet of land, more or less.

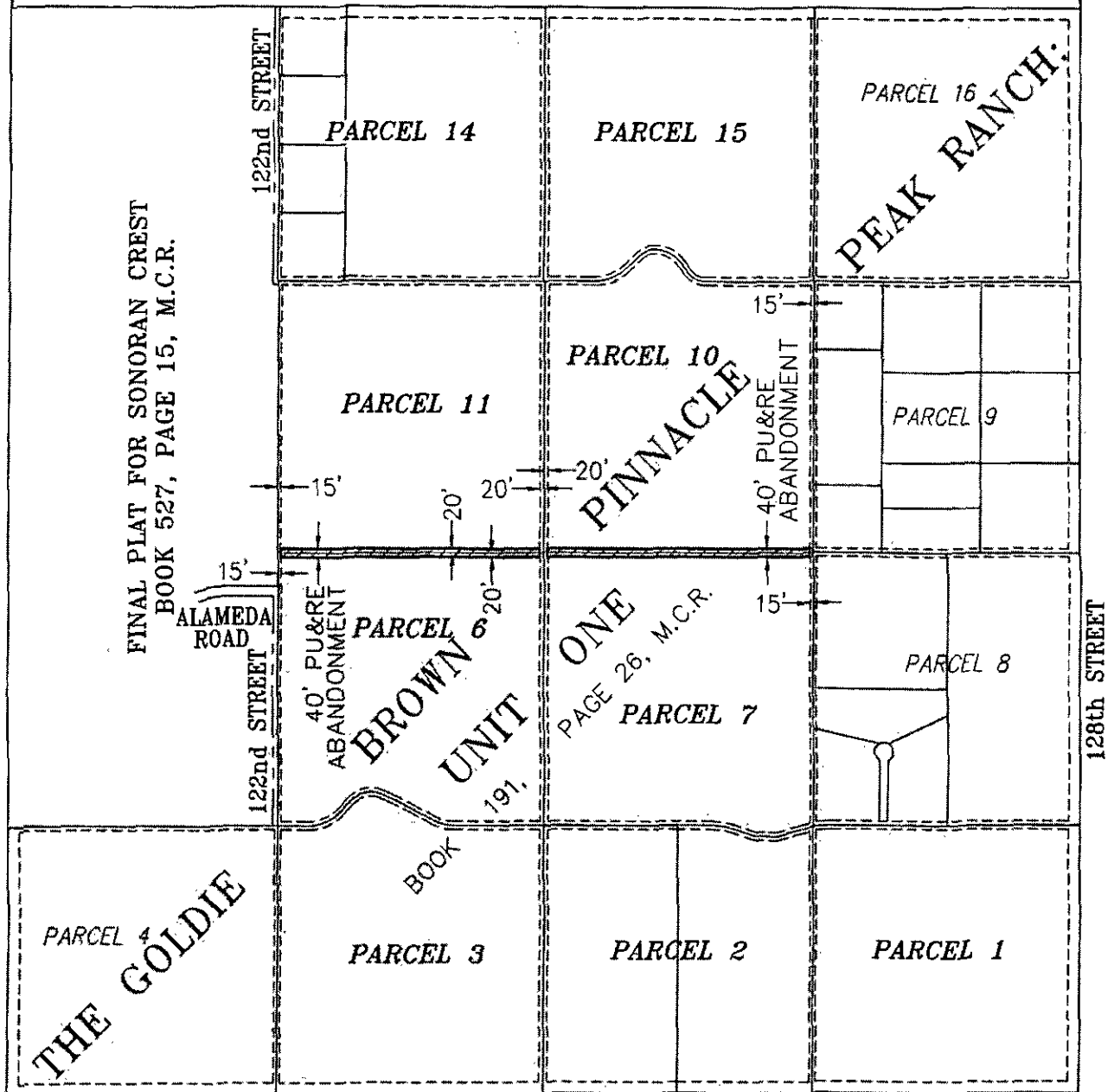
This parcel description is based on the Parcel Map of Goldie Brown Pinnacle Peak Ranch: Unit One recorded in Book 191, page 26, M.C.R. and client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May, 2004 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.



NORTHWEST CORNER OF SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

NORTHEAST CORNER OF SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

HAPPY VALLEY ROAD ALIGNMENT



SOUTHWEST CORNER OF PINNACLE PEAK ROAD ALIGNMENT
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

SOUTHEAST CORNER OF SECTION 11, T.4N., R.5E
1/2" REBAR W/CAP
(ILLEGIBLE), BENT

WOOD/PATEL

2051 West Northern
Phoenix, AZ 85021
Phone: (602) 335-8500
Fax: (602) 335-8580

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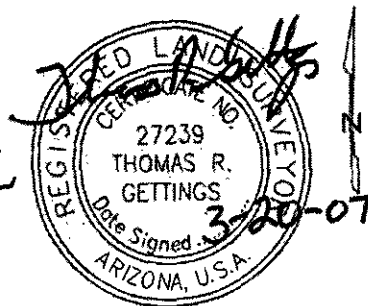


EXHIBIT "A-5"

SERENO CANYON
PROPOSED PUBLIC UTILITY AND ROADWAY
EASEMENT ABANDONMENT (PU&RE)
REVISED 03-20-07
WP#062654.09
PAGE 2 OF 2
NOT TO SCALE

Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

Revised March 20, 2007
Revised February 15, 2007
Revised April 26, 2006
June 10, 2005
WP# 062654.09
Page 1 of 2
See Exhibit "A-6"

PARCEL DESCRIPTION
Sereno Canyon
Proposed Public Utility and Roadway Easement Abandonment (PU&RE)

A portion of that certain Public Utility and Roadway Easement (PU&RE) as shown on the Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map recorded in Book 191, page 26, Maricopa County Records (M.C.R.), lying within Section 11, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

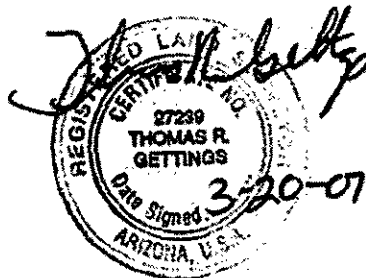
The north 20 feet of the west 15 feet of Parcel 1, the north 20 feet of the east half of Parcel 2, the north 20 feet of Parcel 3 and the south 20 feet of Parcels 6 and 7 of said Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map;

EXCEPTING THEREFROM

The west 15 feet of said Parcels 3 and 6;

Containing 2.2101 acres, or 96,270 square feet of land, more or less.

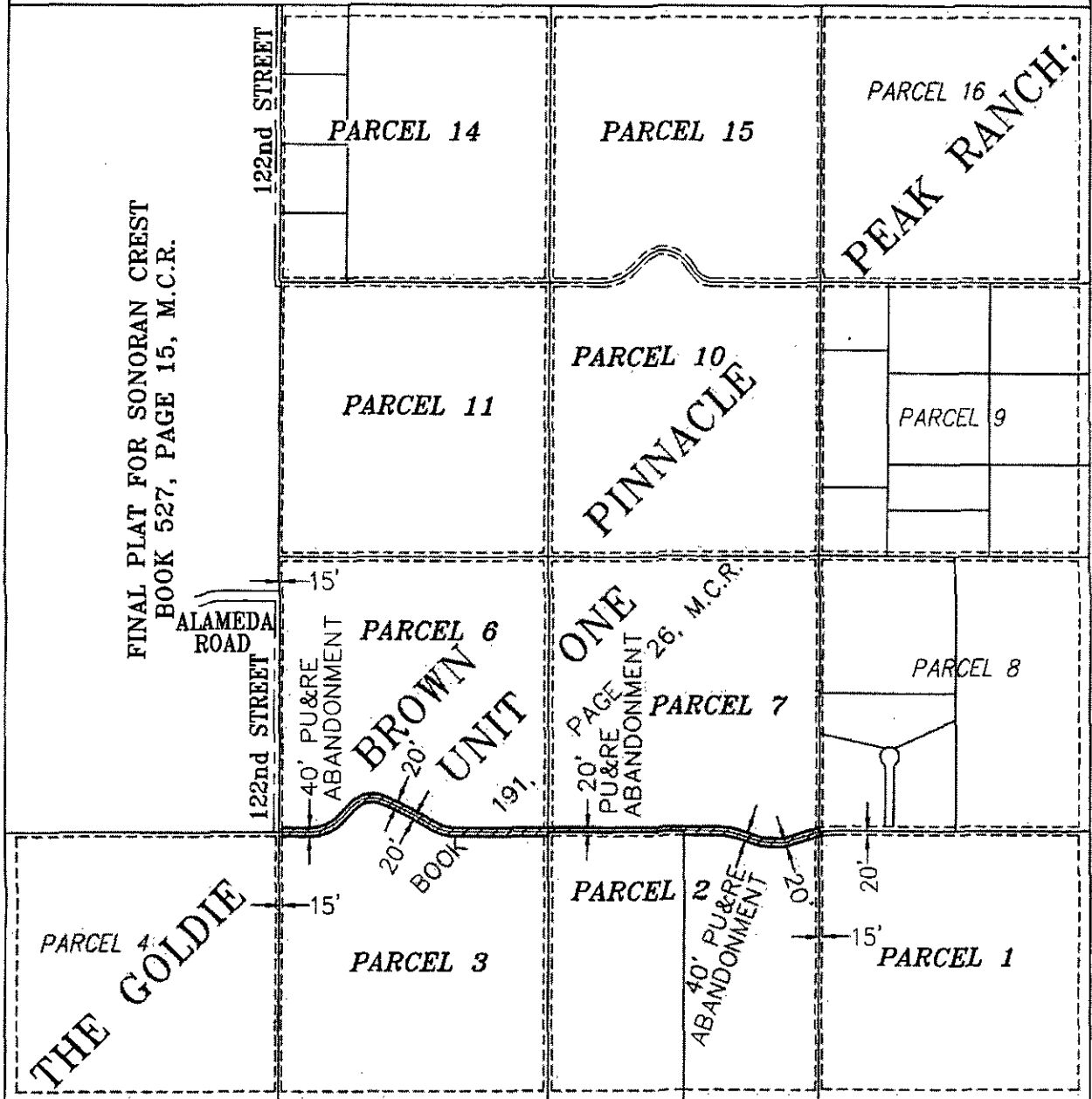
This parcel description is based on the Parcel Map of Goldie Brown Pinnacle Peak Ranch: Unit One recorded in Book 191, page 26, M.C.R. and client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May, 2004 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.



NORTHWEST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

HAPPY VALLEY ROAD ALIGNMENT

NORTHEAST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP



SOUTHWEST CORNER OF PINNACLE PEAK ROAD ALIGNMENT
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

SOUTHEAST CORNER OF
SECTION 11, T.4N., R.5E
1/2" REBAR W/CAP
(ILLEGIBLE), BENT

WOOD/PATEL

2051 West Northern
Phoenix, AZ 85021
Phone: (602) 335-8500
Fax: (602) 335-8580

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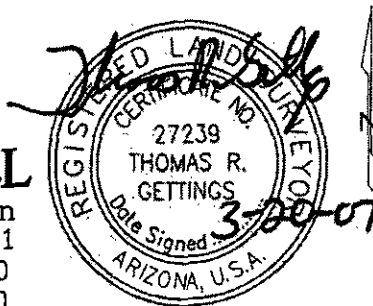


EXHIBIT "A-6"

SERENO CANYON
PROPOSED PUBLIC UTILITY AND ROADWAY
EASEMENT ABANDONMENT (PU&RE)
REVISED 03-20-07
WP#062654.09
PAGE 2 OF 2
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Revised March 20, 2007
Revised February 15, 2007
Revised April 26, 2006
June 10, 2005
WP# 062654.09
Page 1 of 2
See Exhibit "A-7"

PARCEL DESCRIPTION
Sereno Canyon
Proposed Public Utility and Roadway Easement Abandonment (PU&RE)

A portion of that certain Public Utility and Roadway Easement (PU&RE) as shown on the Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map recorded in Book 191, page 26, Maricopa County Records (M.C.R.), lying within Section 11, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

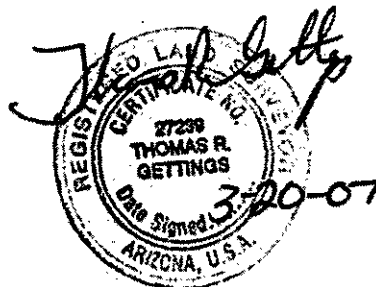
The north 20 feet of Parcel 1 said Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map;

EXCEPTING THEREFROM

The west 15 feet of said Parcel 1;

Containing 0.5998 acres, or 26,127 square feet of land, more or less.

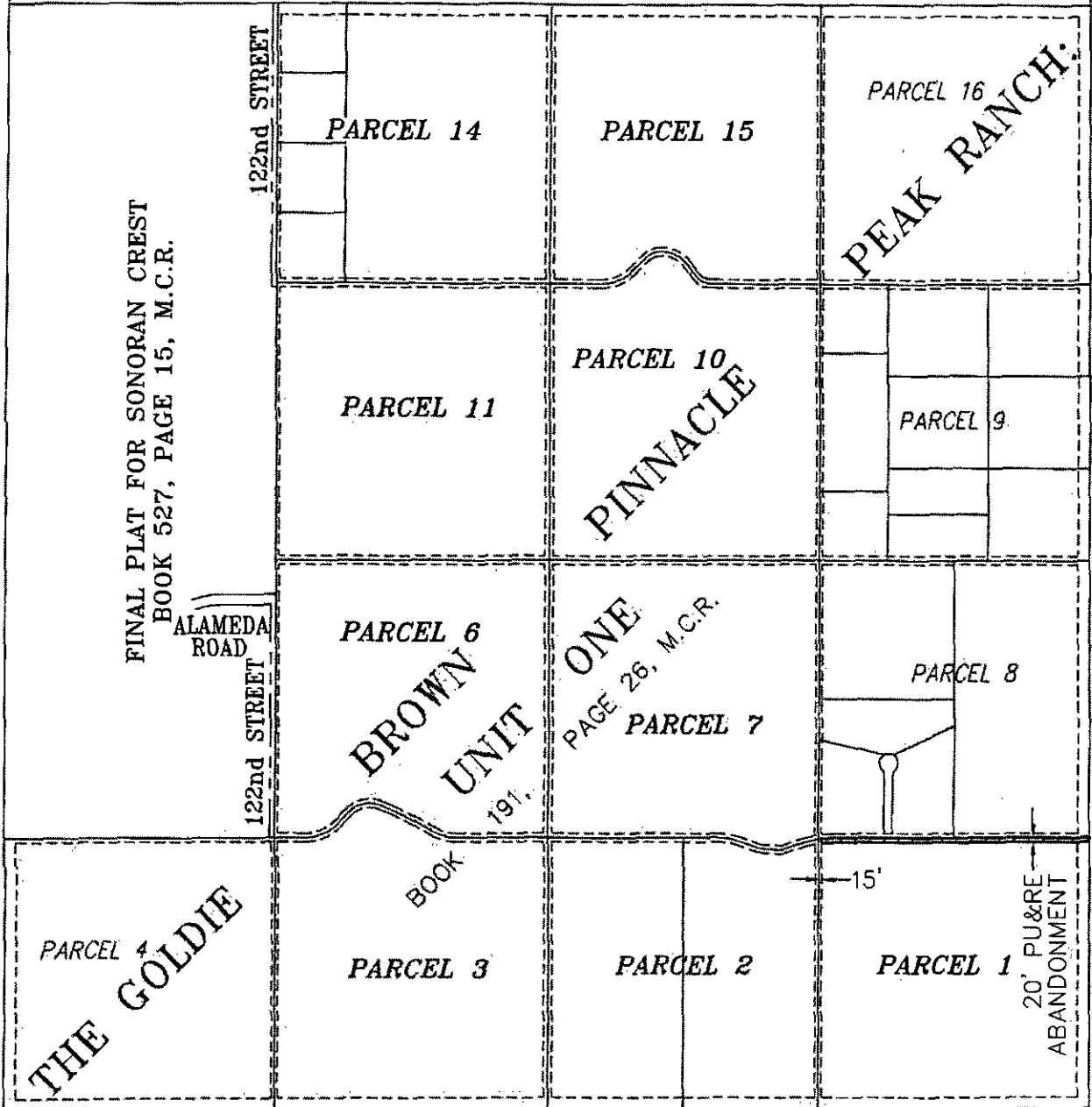
This parcel description is based on the Parcel Map of Goldie Brown Pinnacle Peak Ranch: Unit One recorded in Book 191, page 26, M.C.R. and client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May, 2004 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.



NORTHWEST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

HAPPY VALLEY ROAD ALIGNMENT

NORTHEAST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP



SOUTHWEST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

PINNACLE PEAK ROAD ALIGNMENT

SOUTHEAST CORNER OF
SECTION 11, T.4N., R.5E
1/2" REBAR W/CAP
(ILLEGIBLE), BENT

WOOD/PATEL

2051 West Northern
Phoenix, AZ 85021
Phone: (602) 335-8500
Fax: (602) 335-8580

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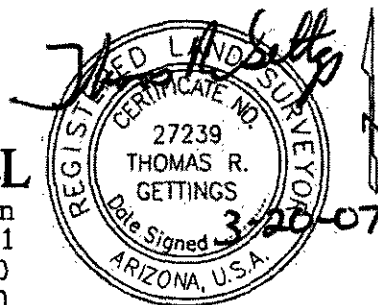


EXHIBIT "A-7"

SERENO CANYON
PROPOSED PUBLIC UTILITY AND ROADWAY
EASEMENT ABANDONMENT (PU&RE)
REVISED 03-20-07
WP#062654.09
PAGE 2 OF 2
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Revised March 20, 2007
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June 10, 2005
WP# 062654.09
Page 1 of 2
See Exhibit "A-8"

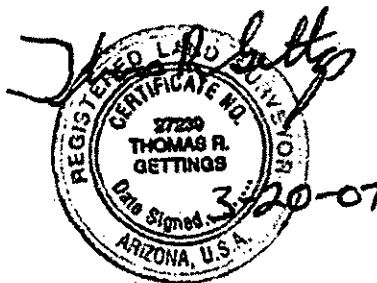
PARCEL DESCRIPTION
Sereno Canyon
Proposed Public Utility and Roadway Easement Abandonment (PU&RE)

A portion of that certain Public Utility and Roadway Easement (PU&RE) as shown on the Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map recorded in Book 191, page 26, Maricopa County Records (M.C.R.), lying within Section 11, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

The south 55 feet of Parcel 1 and the south 55 feet of the east half of Parcel 2 and the south 55 feet of Parcel 3 of said Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map;

Containing 4.1696 acres, or 181,627 square feet of land, more or less.

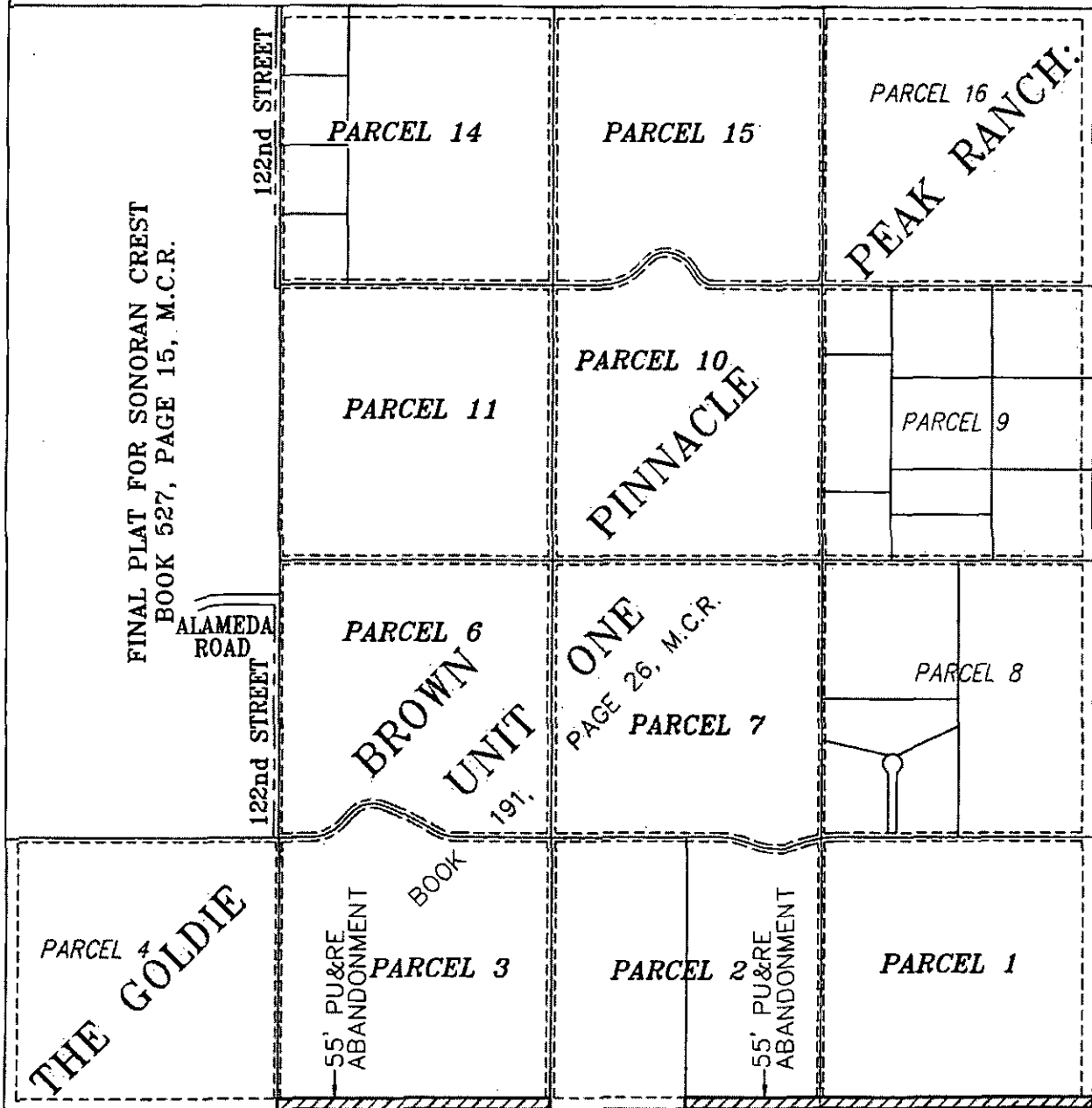
This parcel description is based on the Parcel Map of Goldie Brown Pinnacle Peak Ranch: Unit One recorded in Book 191, page 26, M.C.R. and client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May, 2004 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.



NORTHWEST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

HAPPY VALLEY ROAD ALIGNMENT

NORTHEAST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP



SOUTHWEST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

PINNACLE PEAK ROAD ALIGNMENT

SOUTHEAST CORNER OF
SECTION 11, T.4N., R.5E
1/2" REBAR W/CAP
(ILLEGIBLE), BENT

WOOD/PATEL
 2051 West Northern
 Phoenix, AZ 85021
 Phone: (602) 335-8500
 Fax: (602) 335-8580
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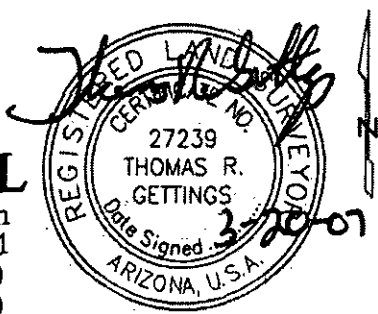


EXHIBIT "A-8"

SERENO CANYON
 PROPOSED PUBLIC UTILITY AND ROADWAY
 EASEMENT ABANDONMENT (PU&RE)
 REVISED 03-20-07
 WP#062654.09
 PAGE 2 OF 2
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Revised March 20, 2007
Revised February 15, 2007
Revised April 26, 2006
June 10, 2005
WP# 062654.09
Page 1 of 2
See Exhibit "A-9"

PARCEL DESCRIPTION
Sereno Canyon
Proposed Public Utility and Roadway Easement Abandonment (PU&RE)

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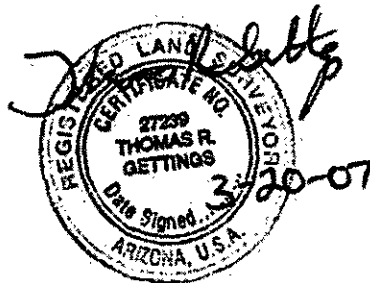
The west 15 feet of Parcels 3, 6 and 11 said Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map;

EXCEPTING THEREFROM

The north 20 feet of said Parcel 11, and the south 55 feet of said Parcel 3;

Containing 1.3393 acres, or 58,339 square feet of land, more or less.

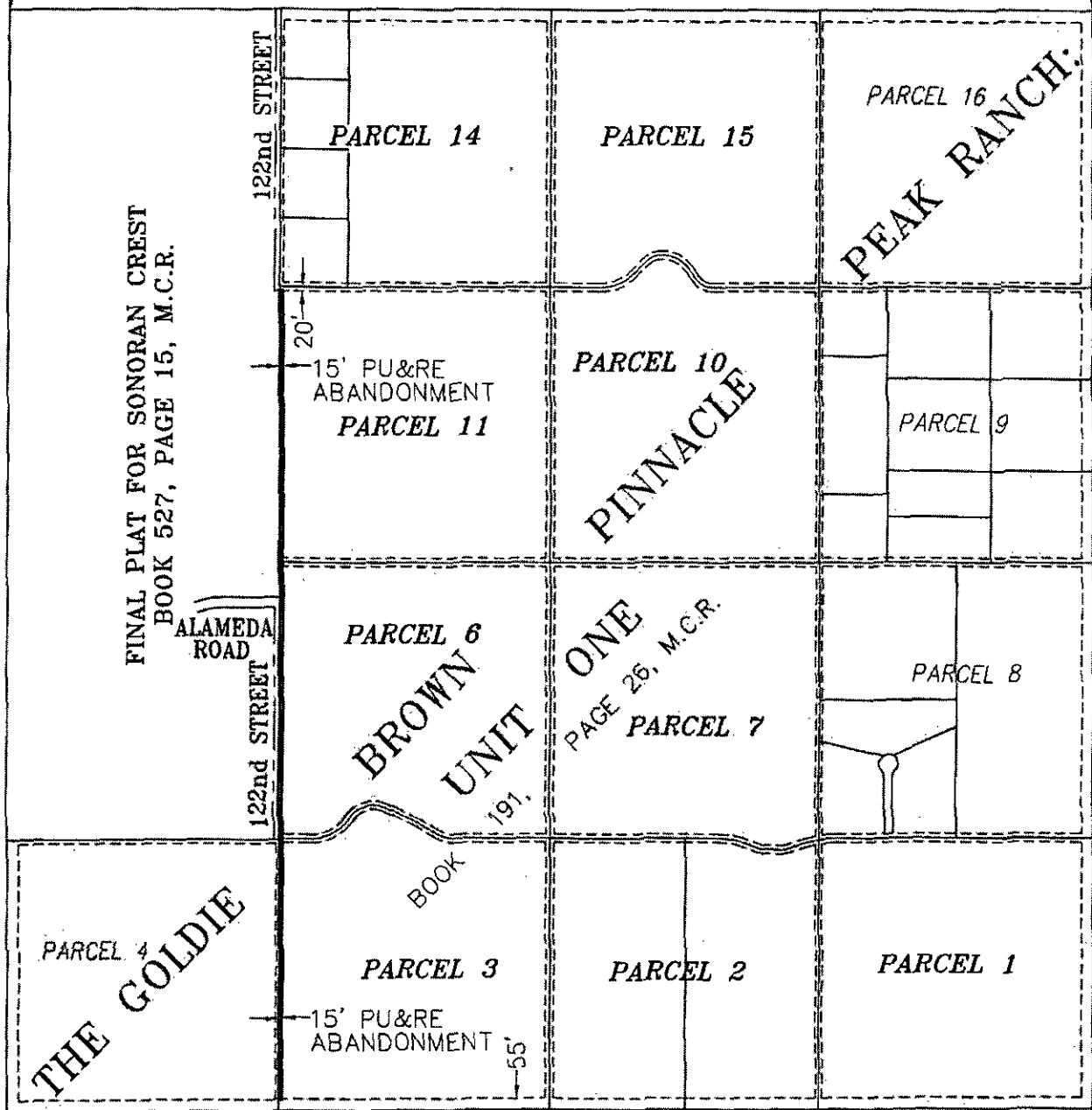
This parcel description is based on the Parcel Map of Goldie Brown Pinnacle Peak Ranch: Unit One recorded in Book 191, page 26, M.C.R. and client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May, 2004 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.



NORTHWEST CORNER OF SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

HAPPY VALLEY ROAD ALIGNMENT

NORTHEAST CORNER OF SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP



SOUTHWEST CORNER OF SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

PINNACLE PEAK ROAD ALIGNMENT

SOUTHEAST CORNER OF SECTION 11, T.4N., R.5E.
1/2" REBAR W/CAP (ILLEGIBLE), BENT

WOOD/PATEL

2051 West Northern
Phoenix, AZ 85021
Phone: (602) 335-8500
Fax: (602) 335-8580

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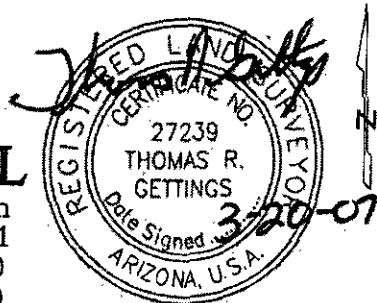


EXHIBIT "A-9"

SERENO CANYON
PROPOSED PUBLIC UTILITY AND ROADWAY
EASEMENT ABANDONMENT (PU&RE)
REVISED 03-20-07
WP#062654.09
PAGE 2 OF 2
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www.woodpatel.com

Revised March 20, 2007
Revised February 15, 2007
Revised April 26, 2006
June 10, 2005
WP# 062654.09
Page 1 of 2
See Exhibit "A-10"

PARCEL DESCRIPTION
Sereno Canyon
Proposed Public Utility and Roadway Easement Abandonment (PU&RE)

A portion of that certain Public Utility and Roadway Easement (PU&RE) as shown on the Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map recorded in Book 191, page 26, Maricopa County Records (M.C.R.), lying within Section 11, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

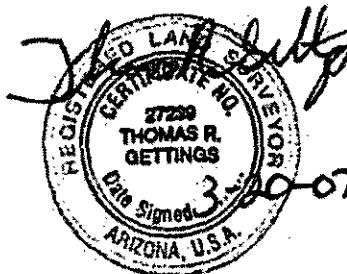
The west 20 feet of Parcels 7, 10 and 15 and the east 20 feet of Parcels 6, 11 and 14 of said Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map;

EXCEPTING THEREFROM

The north 55 feet of said Parcels 14 and 15, and the south 20 feet of said Parcels 6 and 7;

Containing 3.5706 acres, or 155,535 square feet of land, more or less.

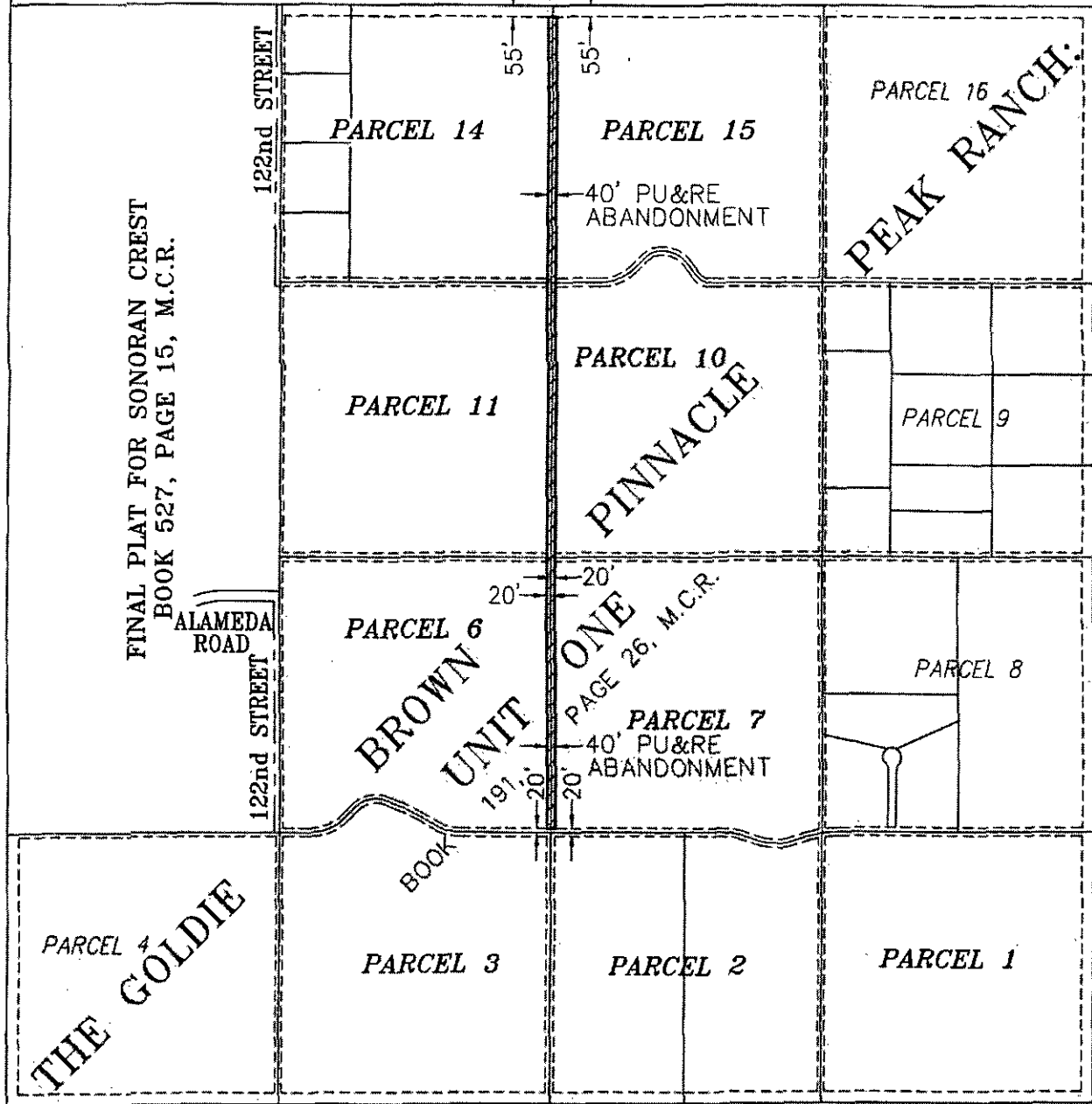
This parcel description is based on the Parcel Map of Goldie Brown Pinnacle Peak Ranch: Unit One recorded in Book 191, page 26, M.C.R. and client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May, 2004 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.



NORTHWEST CORNER OF SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

NORTHEAST CORNER OF SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

HAPPY VALLEY ROAD ALIGNMENT



SOUTHWEST CORNER OF PINNACLE PEAK ROAD ALIGNMENT
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

SOUTHEAST CORNER OF SECTION 11, T.4N., R.5E
1/2" REBAR W/CAP
(ILLEGIBLE), BENT

WOOD/PATEL
2051 West Northern
Phoenix, AZ 85021
Phone: (602) 335-8500
Fax: (602) 335-8580
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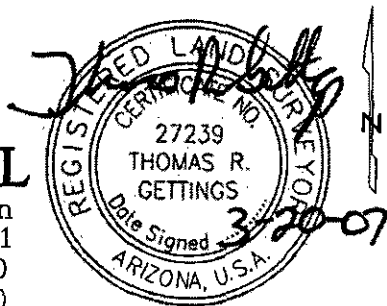


EXHIBIT "A-10"

SERENO CANYON
PROPOSED PUBLIC UTILITY AND ROADWAY
EASEMENT ABANDONMENT (PU&RE)
REVISED 03-20-07
WP#062654.09
PAGE 2 OF 2
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Revised March 20, 2007
Revised February 15, 2007
Revised April 26, 2006
June 10, 2005
WP# 062654.09
Page 1 of 2
See Exhibit "A-11"

PARCEL DESCRIPTION
Sereno Canyon
Proposed Public Utility and Roadway Easement Abandonment (PU&RE)

A portion of that certain Public Utility and Roadway Easement (PU&RE) as shown on the Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map recorded in Book 191, page 26, Maricopa County Records (M.C.R.), lying within Section 11, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

The east 20 feet of Parcel 3 of said Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map;

EXCEPTING THEREFROM

The south 55 feet and the north 20 feet of said Parcel 3;

Containing 0.5722 acres, or 24,926 square feet of land, more or less.

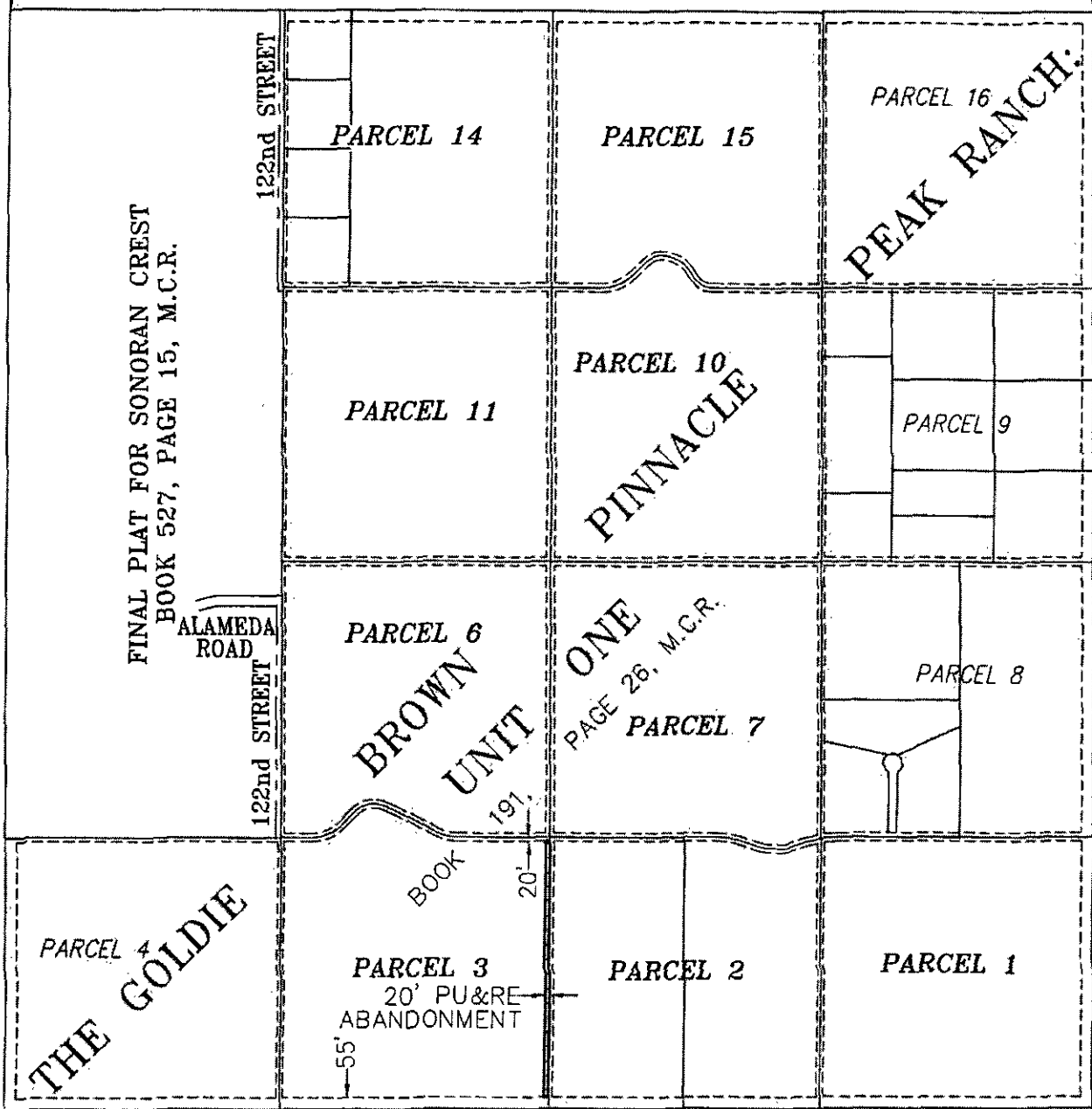
This parcel description is based on the Parcel Map of Goldie Brown Pinnacle Peak Ranch: Unit One recorded in Book 191, page 26, M.C.R. and client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May, 2004 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.



NORTHWEST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

HAPPY VALLEY ROAD ALIGNMENT

NORTHEAST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP



SOUTHWEST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

PINNACLE PEAK ROAD ALIGNMENT

SOUTHEAST CORNER OF
SECTION 11, T.4N., R.5E
1/2" REBAR W/CAP
(ILLEGIBLE), BENT

WOOD/PATEL
2051 West Northern
Phoenix, AZ 85021
Phone: (602) 335-8500
Fax: (602) 335-8580
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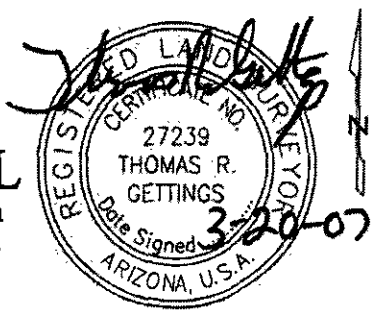


EXHIBIT "A-11"

SERENO CANYON
PROPOSED PUBLIC UTILITY AND ROADWAY
EASEMENT ABANDONMENT (PU&RE)
REVISED 03-20-07
WP#062654.09
PAGE 2 OF 2
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Revised February 15, 2007
Revised April 26, 2006
June 10, 2005
WP# 062654.09
Page 1 of 2
See Exhibit "A-12"

PARCEL DESCRIPTION
Sereno Canyon
Proposed Public Utility and Roadway Easement Abandonment (PU&RE)

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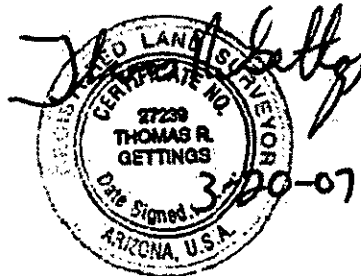
The east 15 feet of Parcels 7, 10 and 15 feet of said Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map;

EXCEPTING THEREFROM

The south 20 feet of said Parcel 7, and the north 55 feet of said Parcel 15;

Containing 1.3411 acres, or 58,418 square feet of land, more or less.

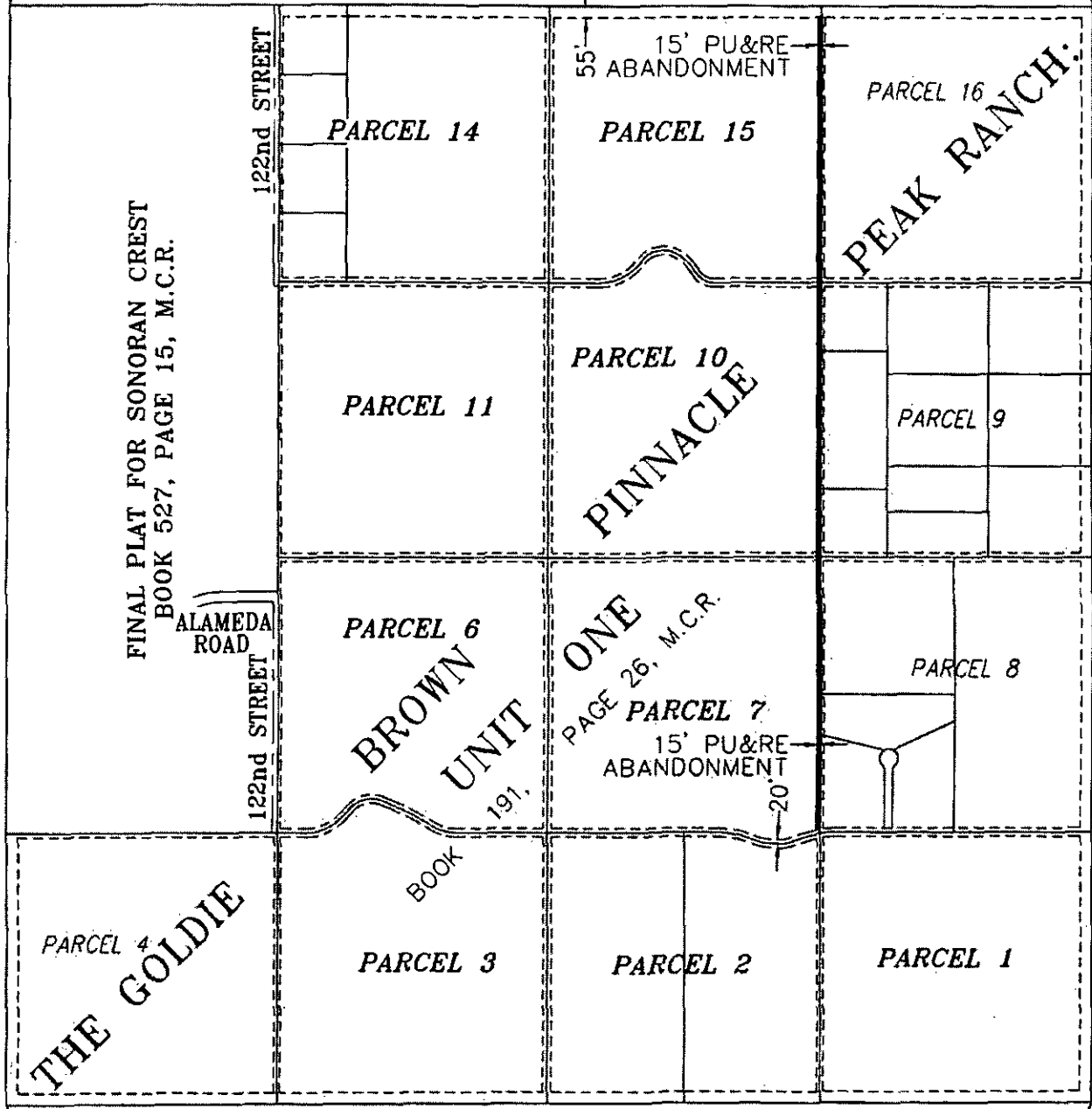
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NORTHWEST CORNER OF SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

HAPPY VALLEY ROAD ALIGNMENT

NORTHEAST CORNER OF SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP



SOUTHWEST CORNER OF SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

PINNACLE PEAK ROAD ALIGNMENT

SOUTHEAST CORNER OF SECTION 11, T.4N., R.5E.
1/2" REBAR W/CAP (ILLEGIBLE), BENT

WOOD/PATEL
 2051 West Northern
 Phoenix, AZ 85021
 Phone: (602) 335-8500
 Fax: (602) 335-8580
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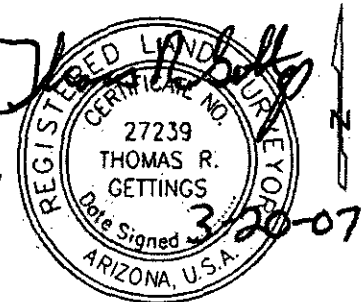


EXHIBIT "A-12"

SERENO CANYON
 PROPOSED PUBLIC UTILITY AND ROADWAY
 EASEMENT ABANDONMENT (PU&RE)
 REVISED 03-20-07
 WP#062654.09
 PAGE 2 OF 2
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Revised March 20, 2007
Revised February 15, 2007
Revised April 26, 2006
June 10, 2005
WP# 062654.09
Page 1 of 2
See Exhibit "A-13"

PARCEL DESCRIPTION
Sereno Canyon
Proposed Public Utility and Roadway Easement Abandonment (PU&RE)

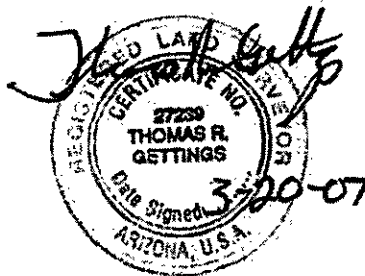
A portion of that certain Public Utility and Roadway Easement (PU&RE) as shown on the Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map recorded in Book 191, page 26, Maricopa County Records (M.C.R.), lying within Section 11, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

The west 15 feet of Parcel 1 and the east 15 feet of Parcel 2 of said Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map;

EXCEPTING THEREFROM

The south 55 feet of said Parcels 1 and 2, and the north 20 feet of said Parcels 1 and 2;

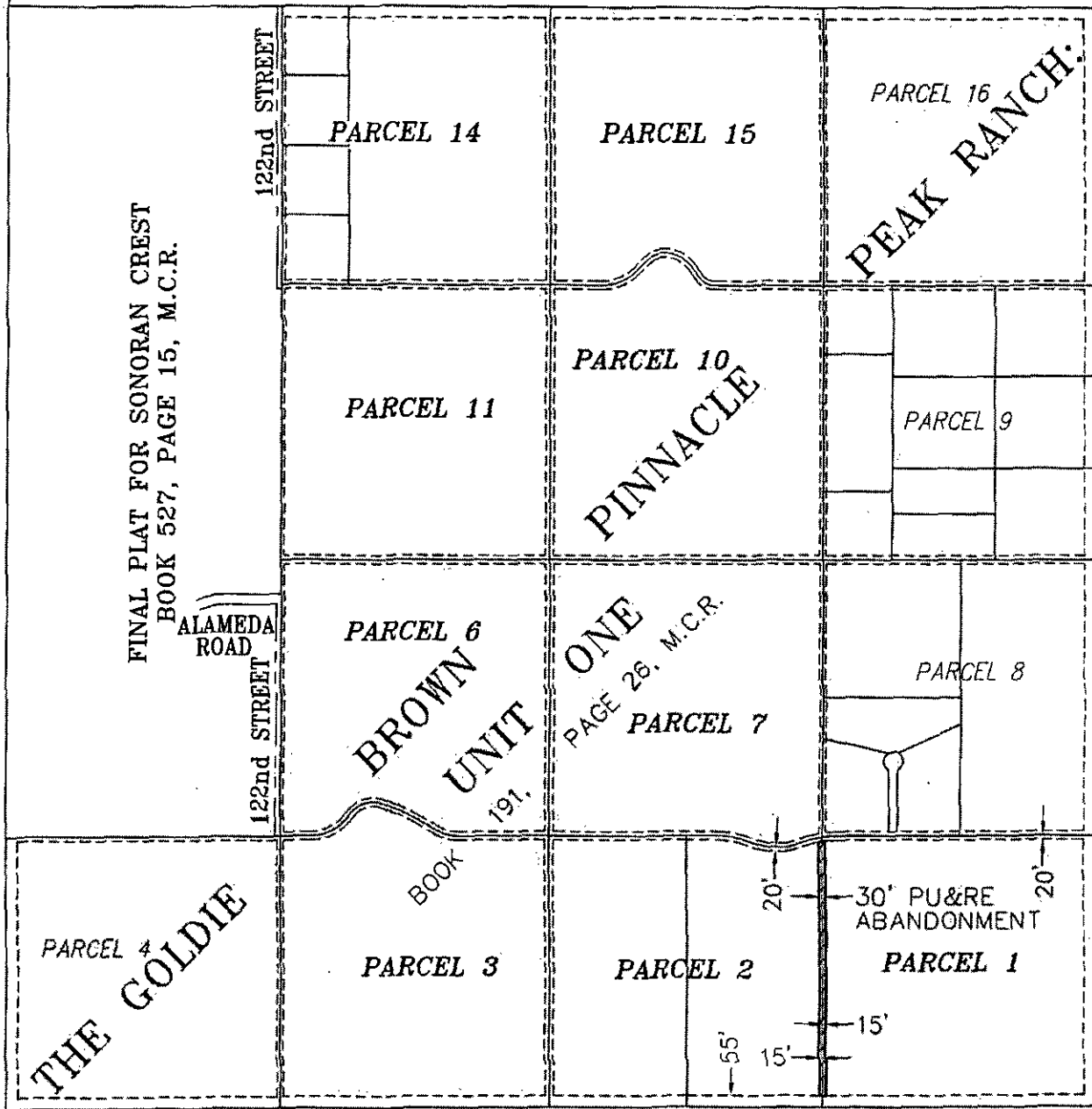
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NORTHWEST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

NORTHEAST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

HAPPY VALLEY ROAD ALIGNMENT



SOUTHWEST CORNER OF PINNACLE PEAK ROAD ALIGNMENT
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

SOUTHEAST CORNER OF
SECTION 11, T.4N., R.5E
1/2" REBAR W/CAP
(ILLEGIBLE), BENT

WOOD/PATEL

2051 West Northern
Phoenix, AZ 85021
Phone: (602) 335-8500
Fax: (602) 335-8580
PHOENIX • MESA • TUCSON • GOODYEAR



EXHIBIT "A-13"

SERENO CANYON
PROPOSED PUBLIC UTILITY AND ROADWAY
EASEMENT ABANDONMENT (PU&RE)
REVISED 03-20-07
WP#062654.09
PAGE 2 OF 2
NOT TO SCALE

Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

Revised March 20, 2007
Revised February 15, 2007
Revised April 26, 2006
June 10, 2005
WP# 062654.09
Page 1 of 2
See Exhibit "A-14"

PARCEL DESCRIPTION
Sereno Canyon
Proposed Public Utility and Roadway Easement Abandonment (PU&RE)

A portion of that certain Public Utility and Roadway Easement (PU&RE) as shown on the Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map recorded in Book 191, page 26, Maricopa County Records (M.C.R.), lying within Section 11, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

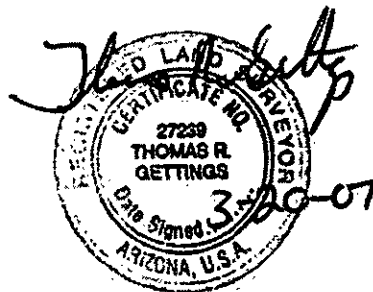
The west 15 feet of the east 55 feet of Parcel 1 of said Goldie Brown Pinnacle Peak Ranch: Unit One Parcel Map;

EXCEPTING THEREFROM

The south 55 feet and the north 20 feet of said Parcel 1;

Containing 0.4291 acres, or 18,692 square feet of land, more or less.

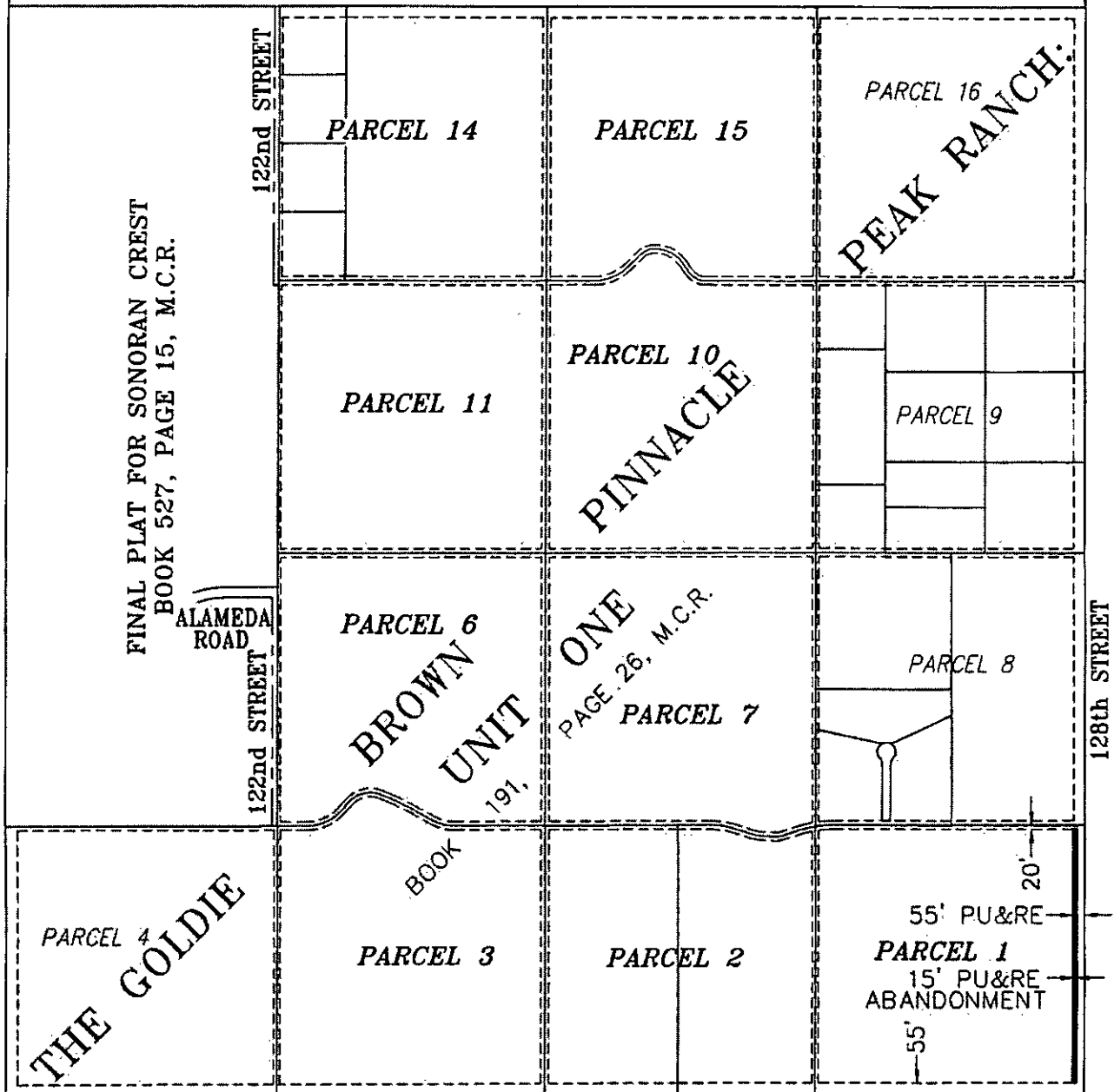
This parcel description is based on the Parcel Map of Goldie Brown Pinnacle Peak Ranch: Unit One recorded in Book 191, page 26, M.C.R. and client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May, 2004 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.



NORTHWEST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

NORTHEAST CORNER OF
SECTION 11, T.4N., R.5E.
G.L.O. BRASS CAP

HAPPY VALLEY ROAD ALIGNMENT



SOUTHWEST CORNER OF
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EXHIBIT "A-14"

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PROPOSED PUBLIC UTILITY AND ROADWAY
EASEMENT ABANDONMENT (PU&RE)
REVISED 03-20-07
WP#062654.09
PAGE 2 OF 2
NOT TO SCALE

CASE 27-AB-2006

Department Issues Checklist

Transportation

Support

Transportation staff supports this request based upon two conditions being satisfied. One, the proposed development plan for this site, if approved, will provide access to all internal parcels, eliminating the need to maintain these existing rights-of-ways. Two, an access agreement must be provided to ensure that the exception parcels within the planned development will be served by the proposed street system. Staff has worked with the applicant to determine the necessary right-of-way dedications to provide access to the parcels adjacent to this site. The applicant has submitted a Circulation Master Plan for the proposed development that identifies which rights-of-way are required to be maintained and which must be dedicated. This application conforms to that approved master plan.

Trails

Support

The Trails Master Plan has located North 128th Street, and the eastern portion of the East Happy Valley Road Alignment as a major trail route.

Adjacent Property Owner Notification

Support

The City conducted a mailing to property owners within 750 feet of the project.

Public Utilities

Support

Letters of consent to the abandonment are on file from the affected areas.

Emergency/Municipal Services

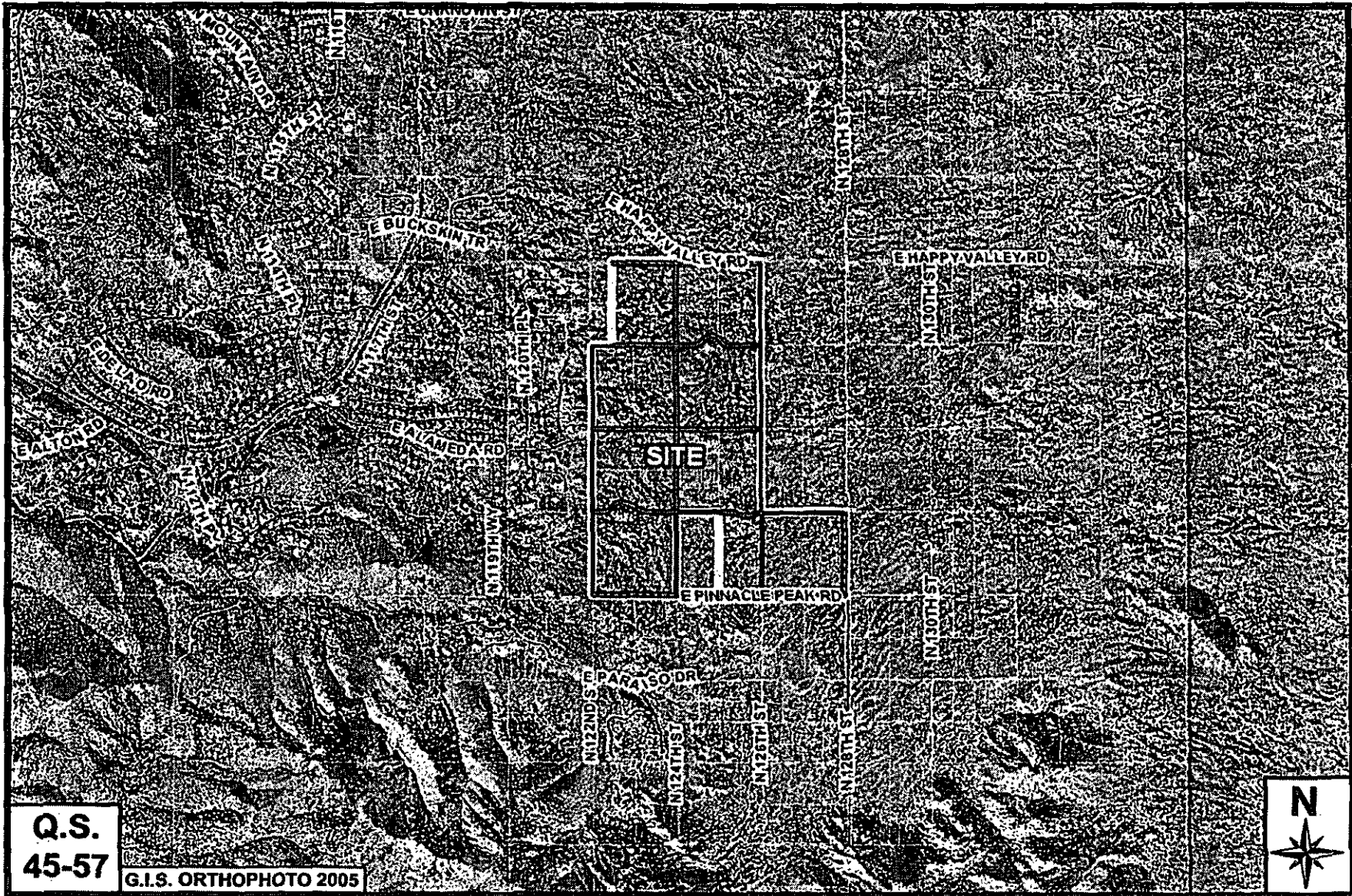
Support

Emergency service vehicle access is being provided along the proposed private streets. Police and fire facilities are located in the area of Alma School Road south of Dynamite Boulevard.

Water/Sewer Services

Support

Water and sewer services have no objection to the proposed abandonment.



Q.S.
45-57

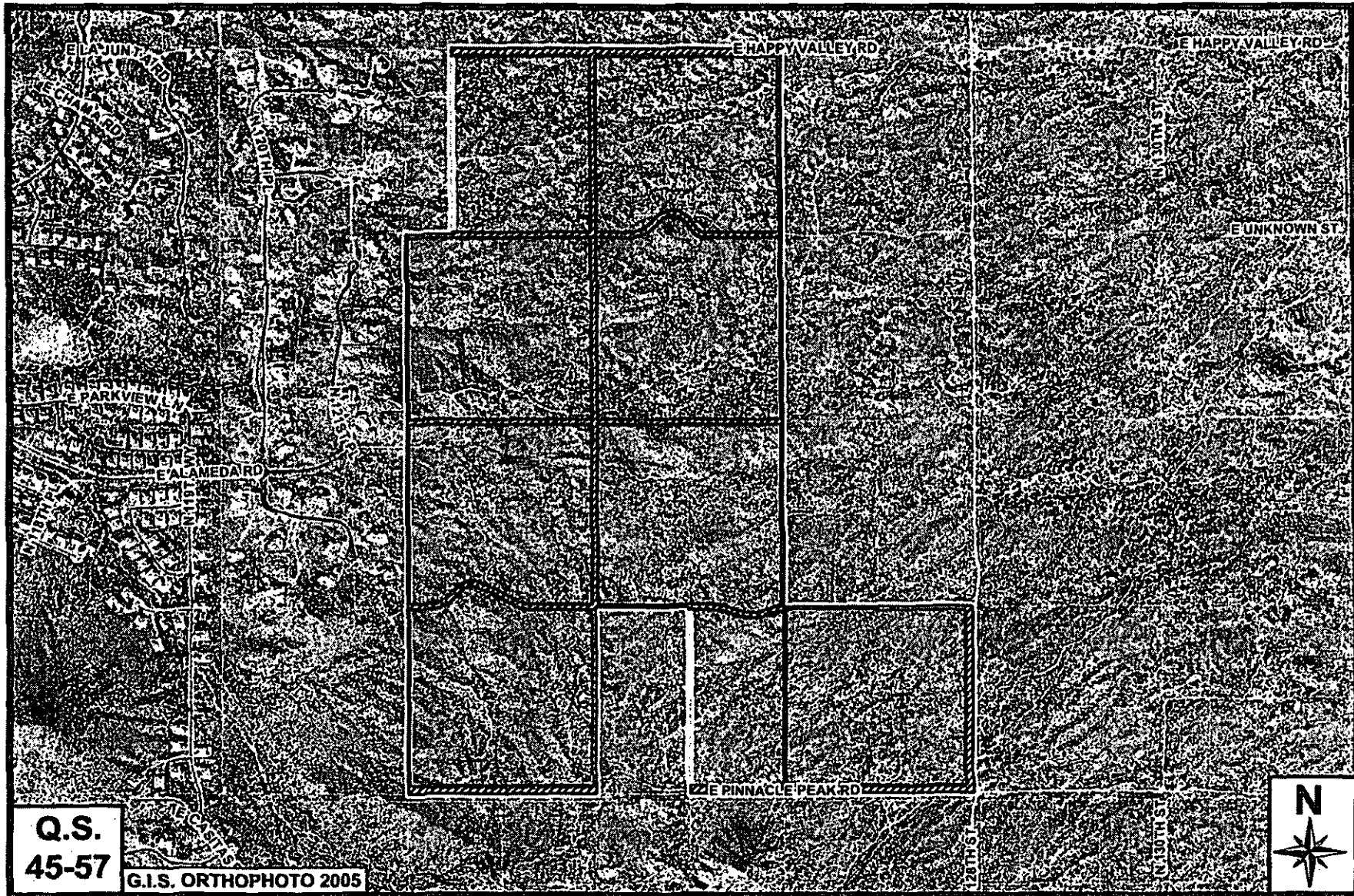
G.I.S. ORTHOPHOTO 2005



Sereno Canyon Abandonment

27-AB-2006

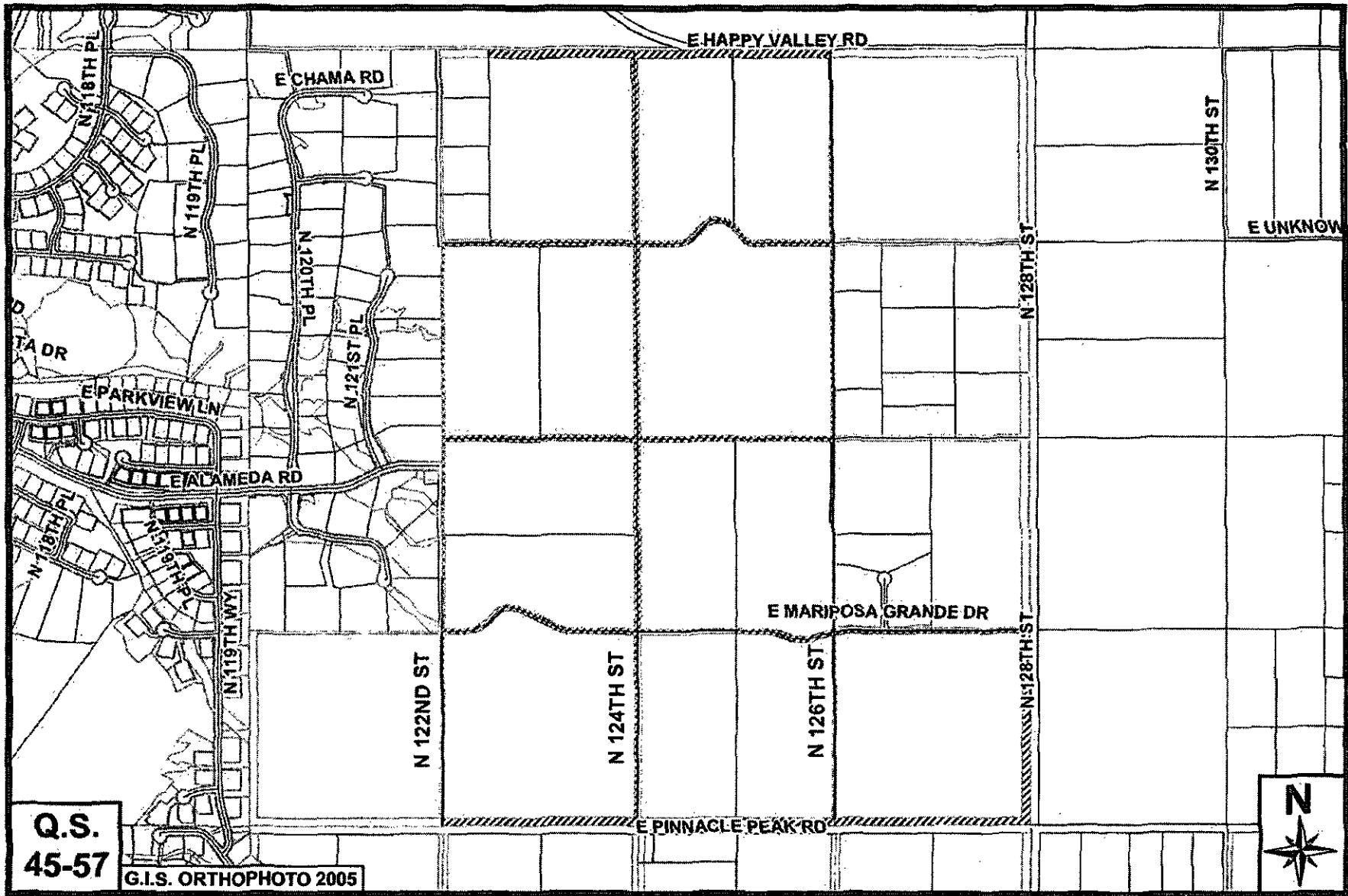
ATTACHMENT #3



Sereno Canyon Abandonment

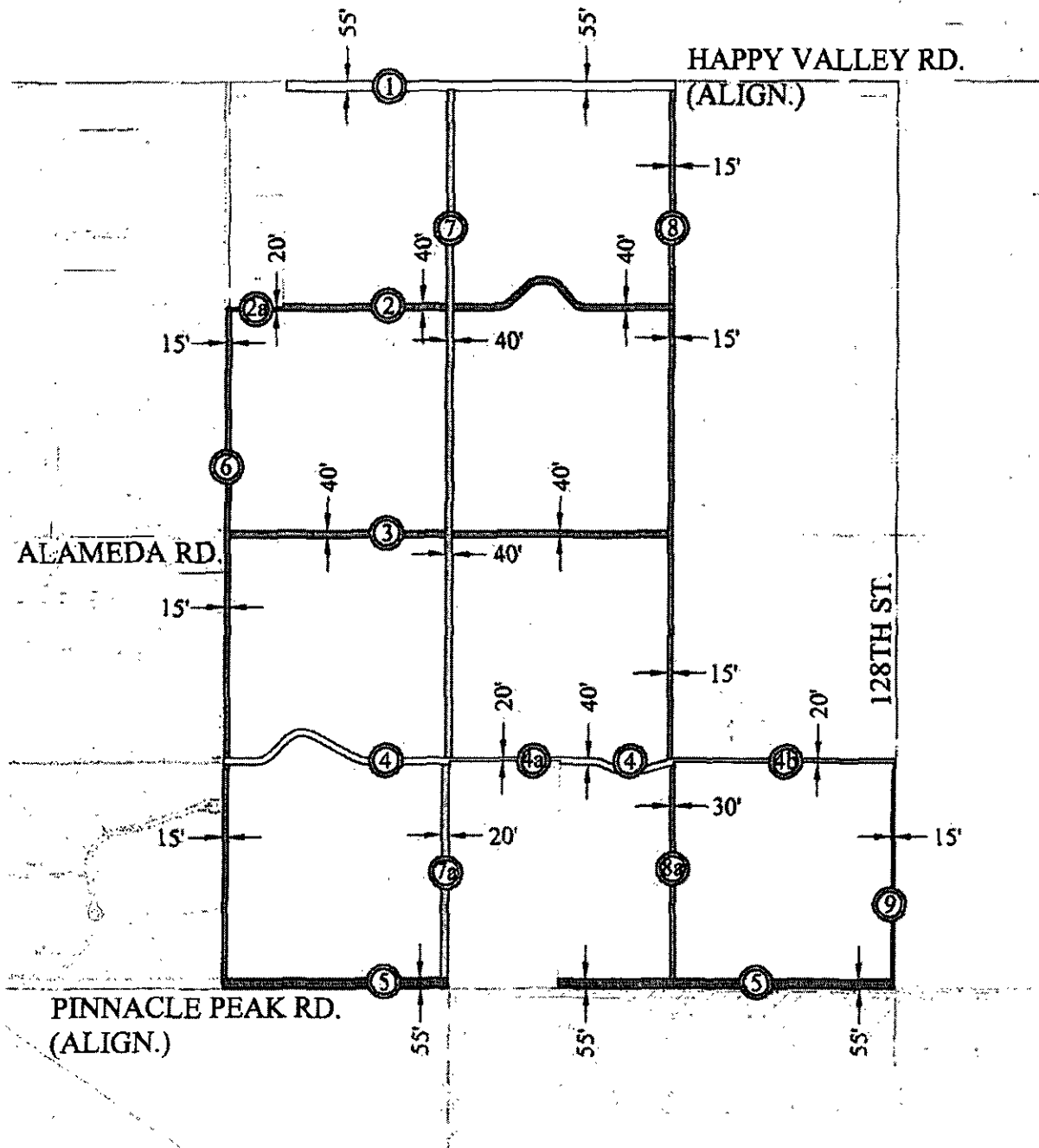
27-AB-2006

ATTACHMENT #4



Sereno Canyon Abandonment

27-AB-2006



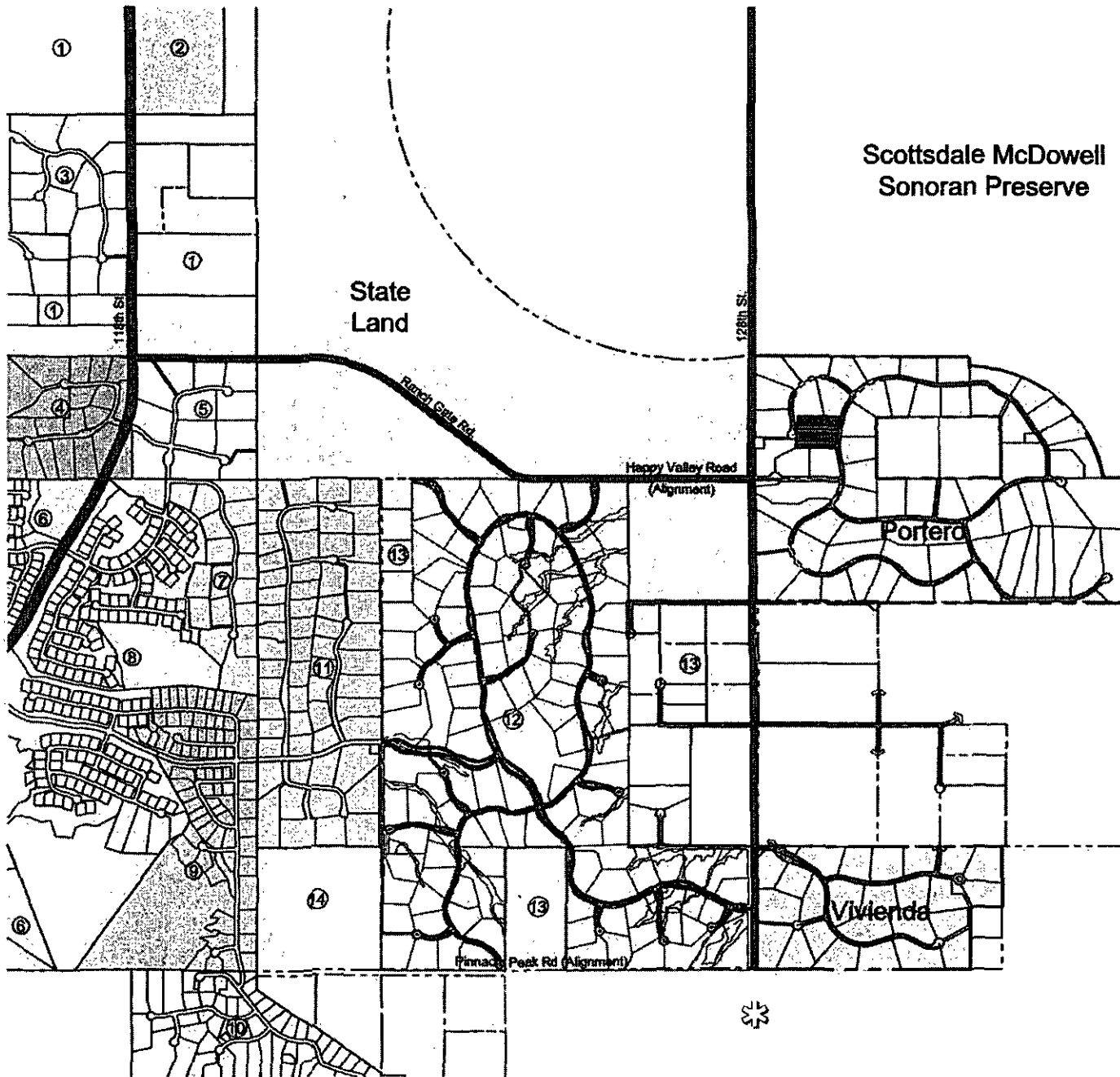
SERENO CANYON ABANDONMENTS

SITE AREA
 McDOWELL SONORAN PRESERVE

- | | |
|-------------------------------|---|
| ① ABANDON SOUTH 55' EASEMENT | ⑤ ABANDON NORTH 55' EASEMENT |
| ② ABANDON FULL 40' EASEMENT | ⑥ ABANDON EAST 15' EASEMENT |
| ②a ABANDON SOUTH 20' EASEMENT | ⑦ ABANDON FULL 40' EASEMENT |
| ③ ABANDON FULL 40' EASEMENT | ⑦a ABANDON WEST 20' EASEMENT |
| ④ ABANDON FULL 40' EASEMENT | ⑧ ABANDON WEST 15' EASEMENT |
| ④a ABANDON NORTH 20' EASEMENT | ⑩ ABANDON FULL 30' EASEMENT |
| ④b ABANDON SOUTH 20' EASEMENT | ⑨ ABANDON THE WEST 15' OF THE WEST 55' EASEMENT |

SERENO CANYON
SCOTTSDALE, ARIZONA

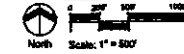
27-AB-2006
2nd: 2/16/2007



Portero and Vivienda

Scottsdale, AZ

Context Aerial



Legend

- Project Boundary
- Parcel Boundary
- State Land
- Scottsdale McDowell Sonoran Preserve
- Future Trail Head

Project Names:

- ① Goldie Brown
- ② Cantabrica
- ③ Yearling Estates
- ④ Boulder Mountain
- ⑤ Troon Canyon Estates
- ⑥ Troon Ridge Estates
- ⑦ Estates At Desert Crest
- ⑧ Desert Crest At Troon
- ⑨ Saguaro Canyon At Troon
- ⑩ Troon Highlands
- ⑪ Sonoran Crest
- ⑫ Sereno Canyon
- ⑬ Goldie Brown
- ⑭ Troon Canyon Estates II

Source:

Sereno Canyon lot layout obtained from Wood Patel on December, 21, 2009.

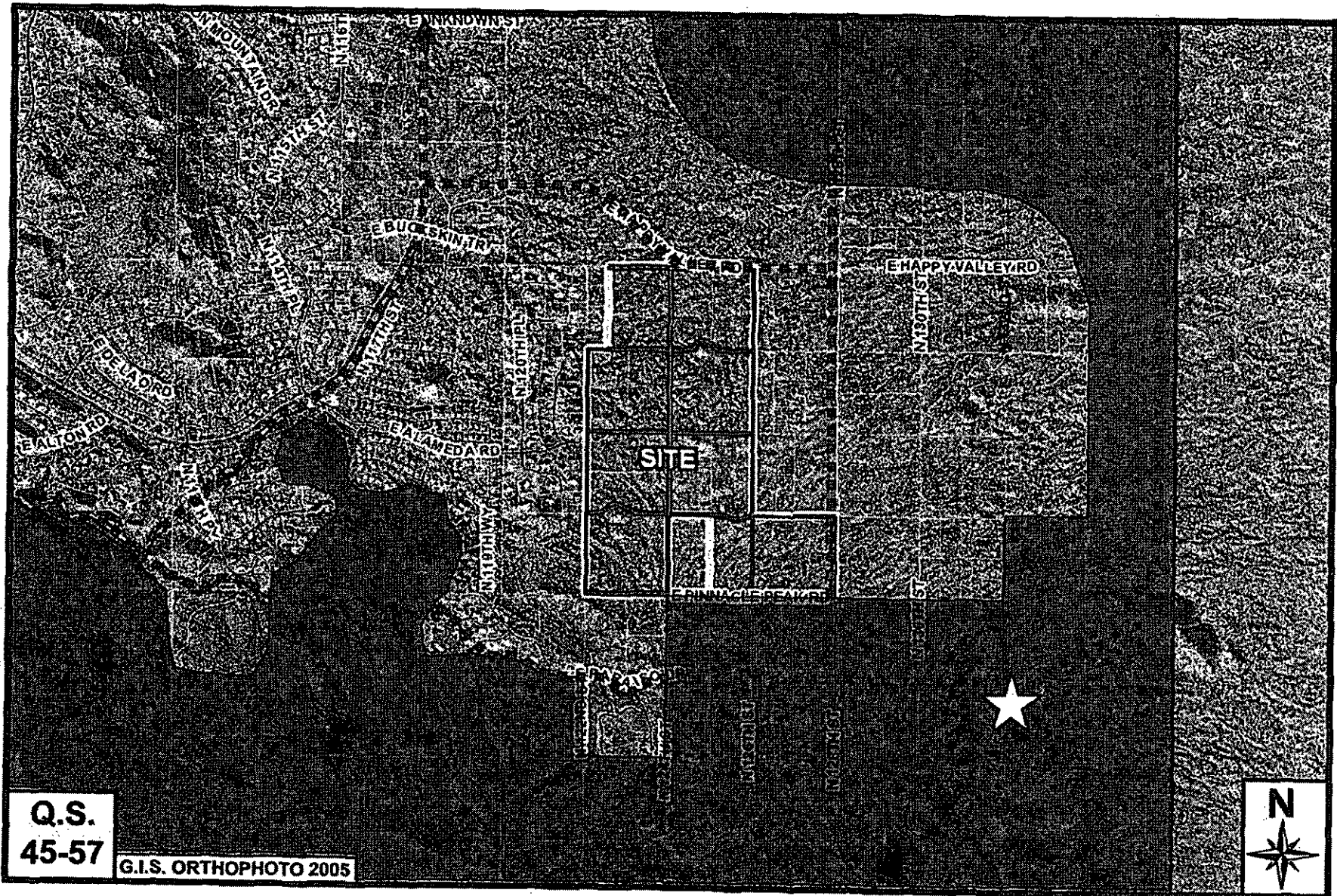
Note:

Conceptual Street Circulation depicted between Happy Valley Road and Pinnacle Peak Road along the East and West side of 128th Street is for illustration purposes only. Actual circulation pattern may change during the development process.



January 6, 2010
 CMX Project Number: 7185
 Project Manager: L. Devar
 Designer: A. Pungas
 Checker: G. V. V.
 Drawn By: S. Paulice

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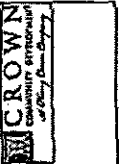
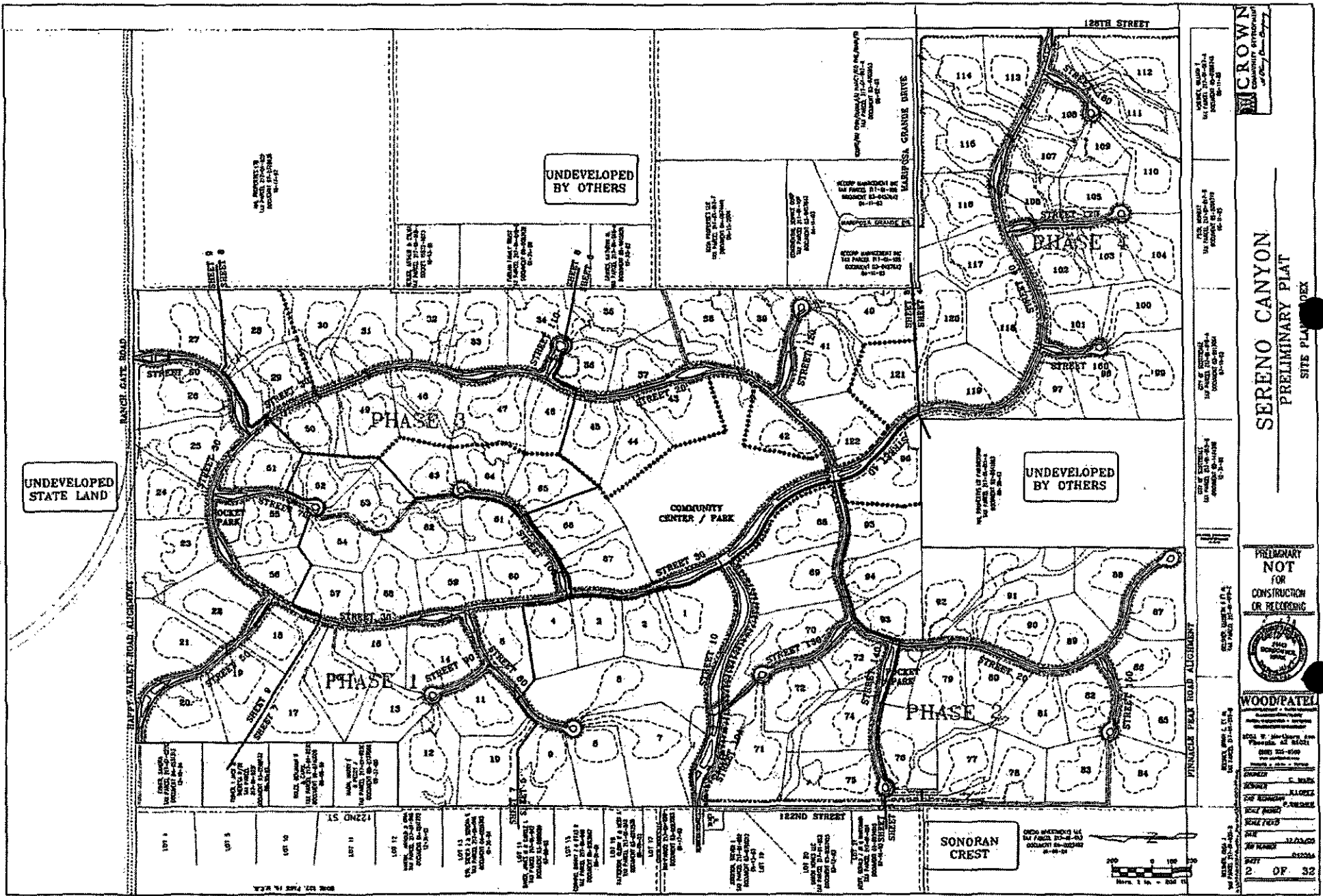


**Sereno Canyon
Abandonment**

- Master Planned Trails
- Planned McDowell Sonoran Preserve
- ☆ Planned Preserve Access Area

27-AB-2006

ATTACHMENT #8



SERENO CANYON
PRELIMINARY PLAT
SITE PLAN INDEX

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

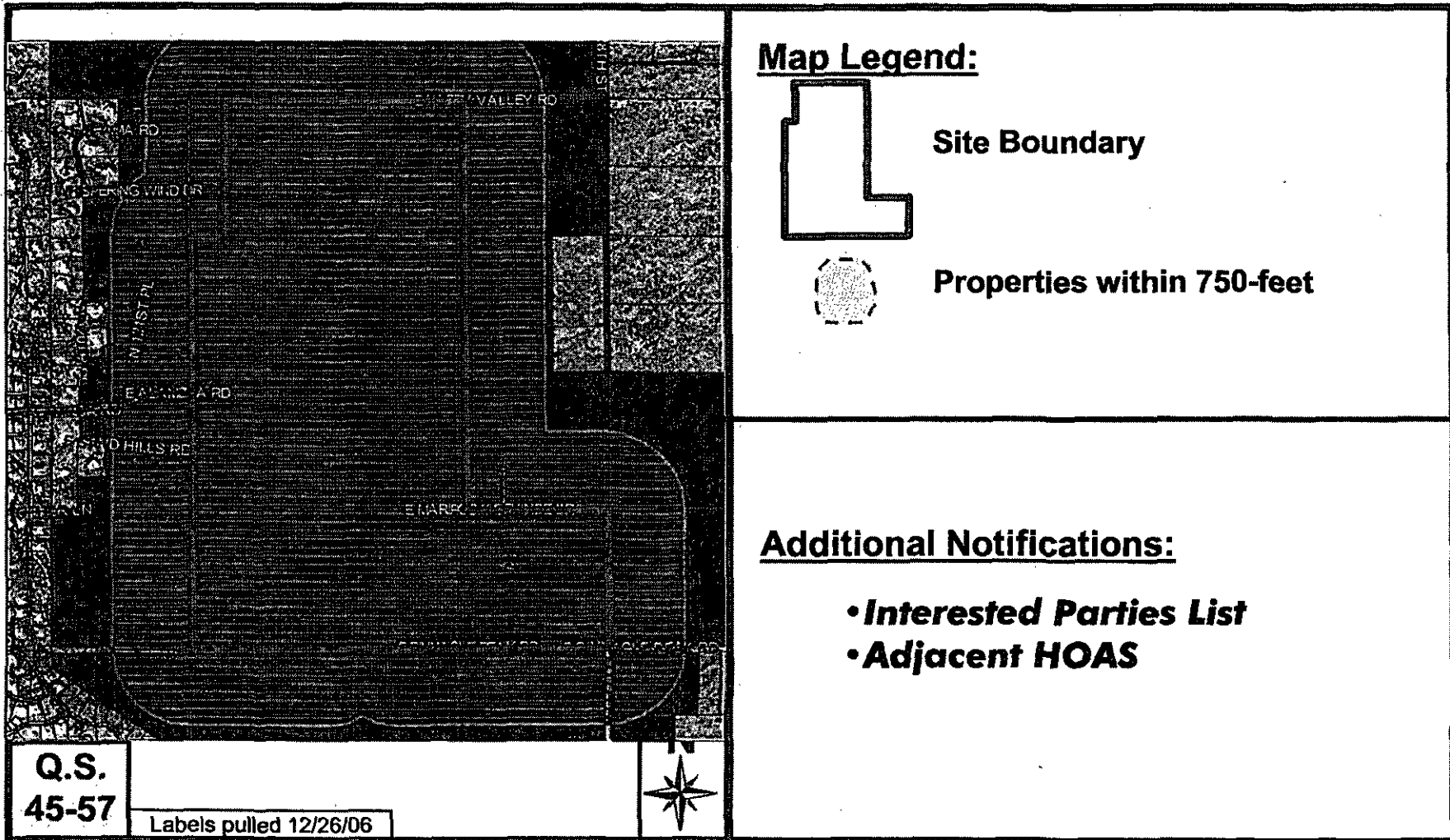


WOOD/PATEL
Professional Engineer
No. 12232
State of California
Civil Engineering

DATE: 12/23/05
SHEET: 2 OF 32



City Notifications – Mailing List Selection Map



Sereno Canyon Abandonment

27-AB-2006

Vice-Chairman Heitel suggested considering elimination of parking on one side of the street to aid in encouraging a pedestrian environment. Mr. Gray suggested that staggering parking would be another possible option.

20-AB-2006

Vivienda

Request by owner to abandon the existing right-of-ways and roadway easements of varying widths within the project boundary of the future residential plat named Vivienda located at the northeast corner of E. Pinnacle Peak Road and N. 128th Street.

6. 21-AB-2006

Portero Abandonment

Request by owner to abandon existing rights-of-way and roadway easements of varying widths within the project boundary of the future residential plat named Portero located east of 128th Street, north & south of Happy Valley Road.

COMMISSIONER SCHWARTZ MOVED TO APPROVE CASE 12-ZN-2006, CASE 12-AB-2006, AND CASE 21-AB-2006. SECONDED BY COMMISSIONER HESS, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0).

7. 27-AB-2006

Sereno Canyon Abandonment

Request by owner to abandon the Goldie Brown roadway easements within the Sereno Canyon subdivision plat located at Pinnacle Peak Road, 122nd Street through 128th Street and North to Happy Valley Road.

Commissioner Schwartz noted a conflict and recused himself from the case.

VICE-CHAIRMAN HEITEL MOVED TO APPROVE CASE 27-AB-2006. SECONDED BY COMMISSIONER HESS, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FOUR (4) TO ZERO (0).

WRITTEN COMMUNICATION

None.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Planning Commission adjourned at 5:17 p.m.

Respectfully submitted,
AV Tronics, Inc.