

Sereno Canyon: Abandonment of Goldie Brown Easements

Project Narrative:

This is a request to abandon the Goldie Brown Easements within the Sereno Canyon subdivision. Sereno Canyon is a 122-lot subdivision on 330 acres located from Pinnacle Peak to Happy Valley Roads between 122nd Street & 128th Street. The City Council approved a rezoning of the property per case 1-ZN-05 and the Development Review Board approved the preliminary plat per case 22 –PP-05.

The property is originally part of the 1977 Goldie Brown Pinnacle Peak Ranch Unit 1, a County subdivision (MCR 19126). The plat was established prior to annexation by the City and the current ESLO Design Standards. As part of the Goldie Brown Parcel Maps, public roadway easements exist on the perimeter of each of the 40 acre parcels within Unit 1. Through the course of planning the subdivision these easements are no longer necessary and/or will be converted to City R.O.W. via Final Plat approval. The proposed abandonment's are consistent with the approved Master Circulation Plan for Sereno Canyon. Furthermore, the existing road easements do not respond to or protect existing environmental features of the site. The subdivision's site plan and roadways have been designed to comply with ESLO standards.