

CITY COUNCIL REPORT



MEETING DATE: January 8, 2008

ITEM NO. 10

SUBJECT 22-PP-2005
Sereno Canyon

REQUEST Request to consider the following:
Approval of a Final Plat for Phases 2 and 3 of Sereno Canyon subdivision located on 330 +/- gross acres.

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 Street and Ranch Gate/Happy Valley Road.
- The zoning case had very extensive neighborhood involvement, focusing particularly on the nature of the extension of E. 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.
- The subject site 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 that 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 Dynamite Foothills character plan to achieve a rustic desert neighborhood that fits into the natural desert setting.
- The Preliminary Plat was approved by the Development Review Board on July 20, 2006, with a unanimous vote of 7-0.
- The Final Plat for Phase I of the subdivision was approved by City Council on January 30, 2007, with a unanimous vote of 6-0.

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 N. 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 north 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 ½ mile to the south of the property. This Preserve area extends northward about ¾ 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 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 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 Street frontage and along the Preserve boundary.

The internal streets will be private. Gated entries will be provided on E. Alameda, off Happy Valley Road and off N. 128th Street. 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 average daily trips typically generated by this number of lots will have three routes to enter and exit the subdivision: E. Alameda from the west, Ranch Gate/Happy Valley on the north, and N. 128th Street on the east. This project will provide off-site streets, including 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 N. Alma School Road approximately three miles to the northwest.

Schools.

Currently, this site 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 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

Transportation Commission.

The street pattern has been 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.

City Council.

The City Council heard this case on January 30, 2007, and approved the Final Plat for Phase I with a unanimous vote of 6-0.

STAFF RECOMMENDATION

Recommended Approach:
Staff recommends approval.

RESPONSIBLE DEPT(S)

Planning and Development Services Department
Current Planning Services

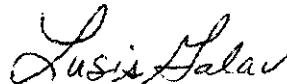
STAFF CONTACT(S)

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


Lusia Galav, AICP
Director, Current Planning
480-312-2506
E-mail: lgalav@ScottsdaleAZ.gov

Pete Deeley
Planning coordination manager
480-312-2554
E-mail: pdeeley@ScottsdaleAZ.gov

APPROVED BY

 12/19/07

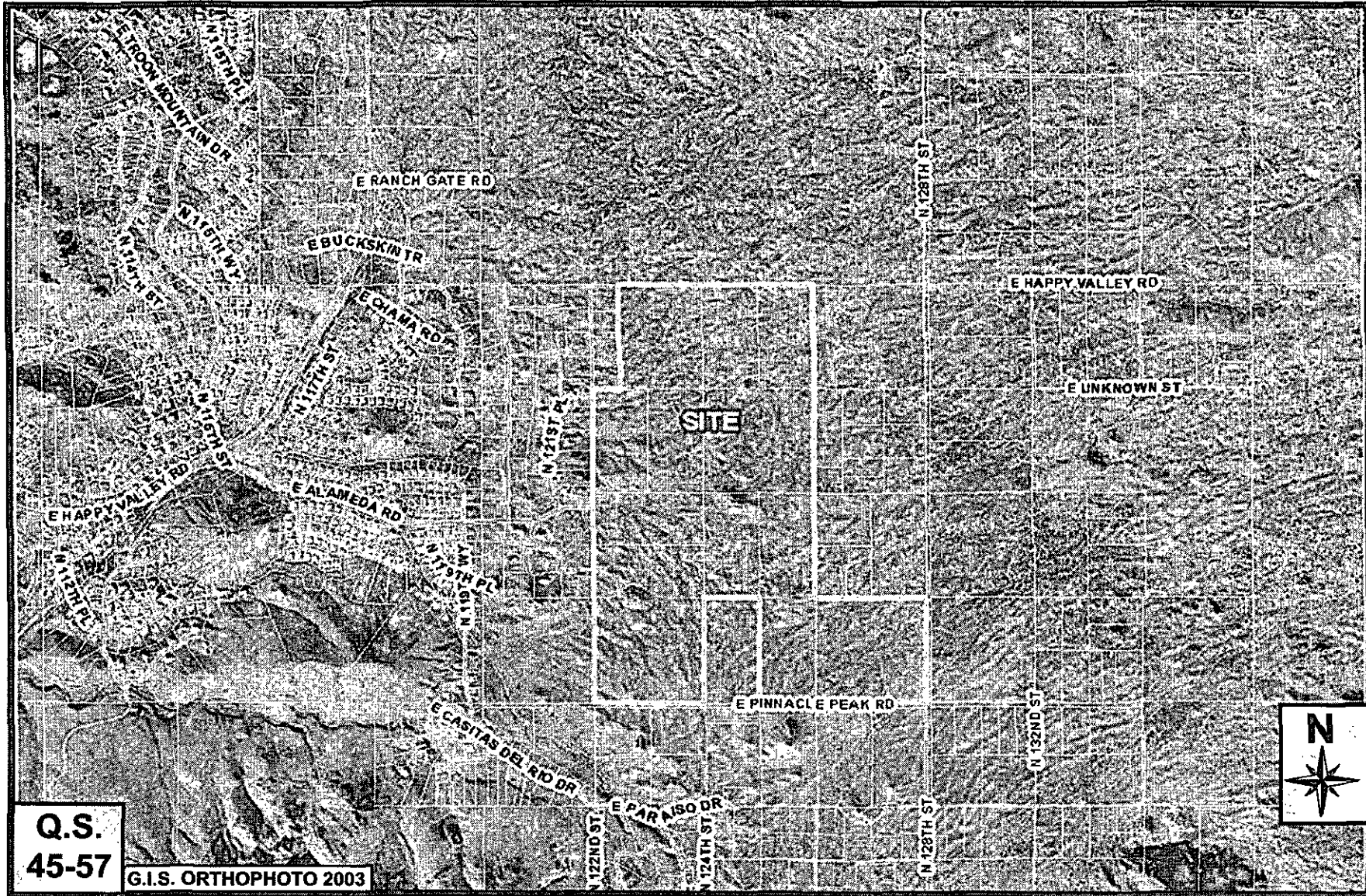
Lusia Galav, AICP Date
Director, Current Planning

 12.20.07

Frank Gray Date
General Manager, Planning and Development Services

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Final Plat Phase 2
3. Final Plat Phase 3
4. Preliminary Plat/Site Plan
5. Development Review Board Minutes (July 20, 2006)
6. City Council Minutes (January 30, 2007)



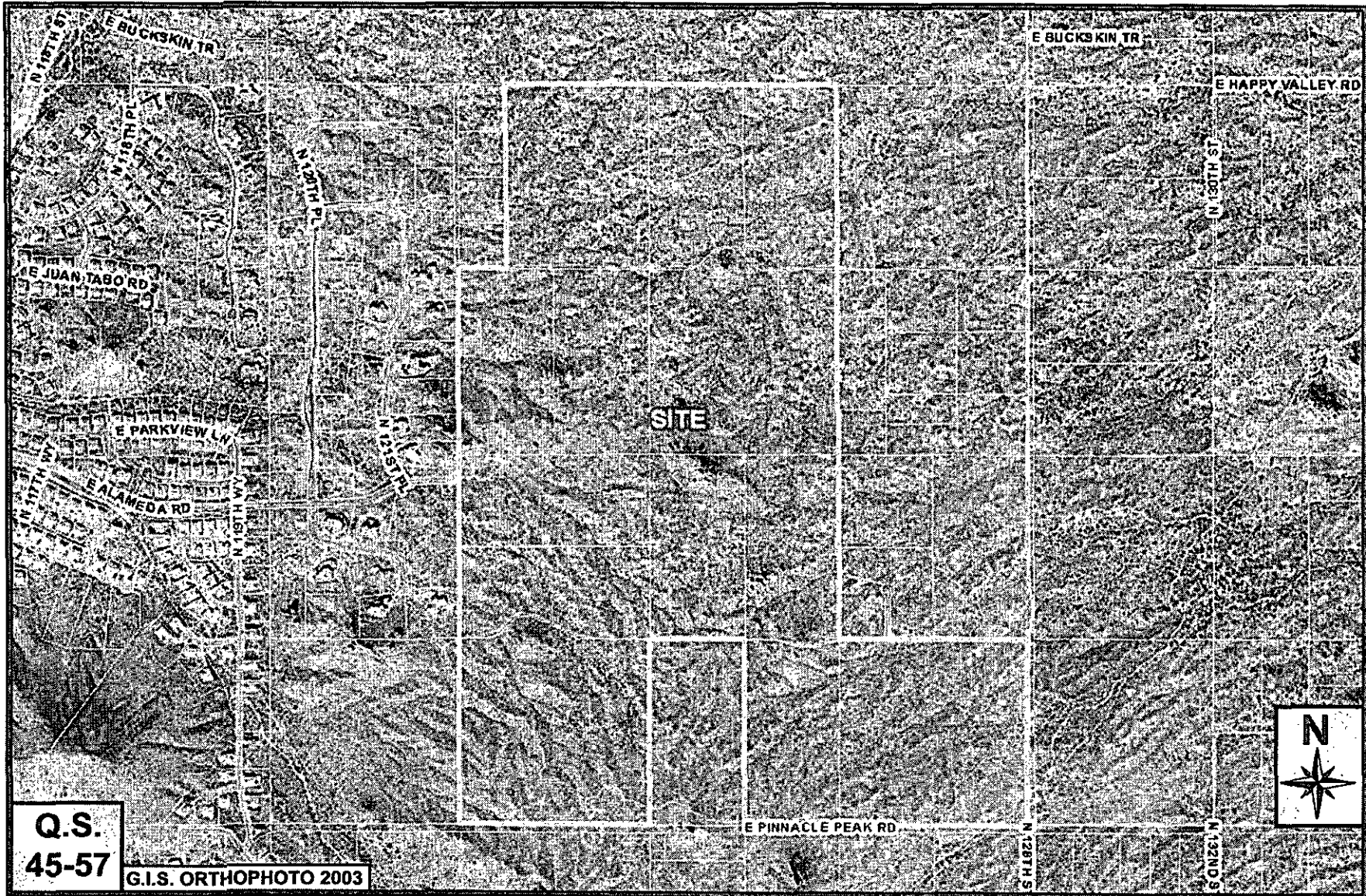
Q.S.
45-57

G.I.S. ORTHOPHOTO 2003

Sereno Canyon

22-PP-2005

ATTACHMENT #1



Sereno Canyon

22-PP-2005

ATTACHMENT #1A

DEDICATION
STATE OF ARIZONA
COUNTY OF MARICOPA

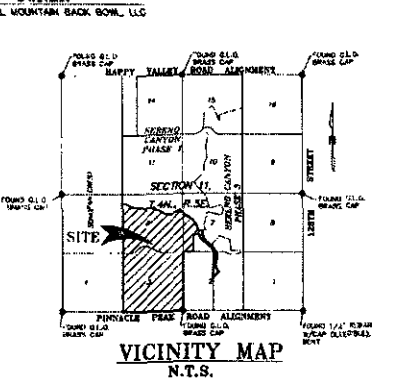
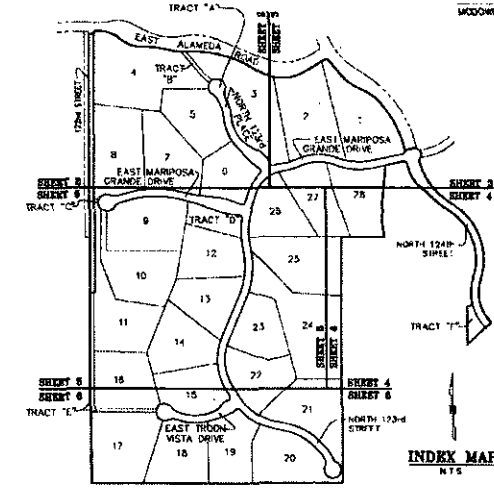
KNOW ALL MEN BY THESE PRESENTS: THAT MCDOWELL MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "SERENO CANYON PHASE 2," A REPLAT OF A PORTION OF PARCEL NO.'S 6 AND 7 AND ALL OF PARCEL 3 OF THE GOLDIE BROWN PINNACLE PEAK RANCH, UNIT ONE, RECORDED IN BOOK 181, PAGE 28, MARICOPA COUNTY RECORDS, ALL LYING WITHIN SECTION 11, T.4N., R.5E., OF THE G.&S.R.M., MERIDIAN, MARICOPA COUNTY, STATE OF ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISH THIS PLAN AS AND FOR THE PLAN OF SAID "SERENO CANYON PHASE 2" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAID AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT.

PRIVATE STREETS LOCATED WITHIN THE AREAS SHOWN HEREON AS TRACT "A" ARE HEREBY DECLARED PRIVATE ACCESSWAYS FOR THE EXCLUSIVE USE OF OWNERS AND THEIR TENANTS, GUESTS AND INVITEES AND THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON AND ITS ASSIGNS, AND ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREIN.

MCDOWELL 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:

- 1224-H STREET IN THE AS SHOWN HEREON FOR USE AS A PUBLIC STREET. MAINTENANCE SHALL BE THE ADJACENT PROPERTY OWNERS RESPONSIBILITY UNLESS SUCH THE STREETS ARE IMPROVED TO CITY OF SCOTTSDALE STANDARDS AND SPECIFICATIONS.
- A PERPETUAL EASEMENT OVER, UPON AND ACROSS TRACTS "A", "B", "C" AND "E" AND WITHIN EASEMENT PREMISES AS ELSEWHERE SPECIFIED ON THIS PLAT AS A "WATER LINE EASEMENT" OR "W.L.E." FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPLACING, REPAIRING AND OPERATING ONE OR MORE WATER LINES, AND RELATED FACILITIES. HOWEVER, THAT ALL WATER LINES SHALL BE CONSTRUCTED, MAINTAINED AND OPERATED UPON THE COMPLETION OF ANY INSTALLATION, CONSTRUCTION, MAINTENANCE, REPLACEMENT OR REPAIR OF ANY WATER 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 EASEMENT), AT ITS SOLE EXPENSE, SHALL PROMPTLY RETURN THE AFFECTED PROPERTY (INCLUDING IMPROVEMENTS AND LANDSCAPING LOCATED THEREON) TO ITS PRIOR CONDITION.
- A PERPETUAL EASEMENT OVER, UPON AND ACROSS TRACTS "A", "B", "C" AND "E" AND WITHIN EASEMENT PREMISES AS ELSEWHERE SPECIFIED ON THIS PLAT AS A "SEWER LINE EASEMENT" OR "S.L.E." FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPLACING, REPAIRING AND OPERATING ONE OR MORE SEWER LINES AND RELATED FACILITIES. HOWEVER, THAT ALL SEWER LINES SHALL BE CONSTRUCTED UNDERGROUND AND 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 EASEMENT), AT ITS SOLE EXPENSE, SHALL PROMPTLY RETURN THE AFFECTED PROPERTY (INCLUDING IMPROVEMENTS AND LANDSCAPING LOCATED THEREON) TO ITS PRIOR CONDITION.
- A PERPETUAL EASEMENT OVER, UPON AND ACROSS TRACT "A" FOR THE PURPOSE OF PROVIDING ACCESS FOR EMERGENCY AND SERVICE-TYPE VEHICLES OR "E.S.V.A.E.", INCLUDING REFUSE COLLECTION VEHICLES.
- A PERPETUAL EASEMENT OVER, UPON AND ACROSS EACH OF THE SEVERAL AREAS DESIGNATED ON THE PLAT AS A "SIGHT DISTANCE EASEMENT" OR "S.D.E." FOR THE PURPOSE OF MAINTAINING VISIBILITY WITHIN SUCH AREAS.
- A PERPETUAL PUBLIC UTILITY EASEMENT OR "P.U.E." UPON OVER AND ACROSS TRACTS "A", "B" AND "C" AND WITHIN EASEMENT PREMISES AS ELSEWHERE SPECIFIED ON THIS PLAT FOR THE PURPOSE OF PROVIDING ELECTRICITY, WATER, WASTEWATER, TELECOMMUNICATIONS, FIRE CONTROL, AND ALL OTHER MATTER OF UTILITIES, AND FOR CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, MODIFICATION, AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THEREON, 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 EASEMENT), AT ITS SOLE EXPENSE, SHALL PROMPTLY RETURN THE AFFECTED PROPERTY (INCLUDING IMPROVEMENTS AND LANDSCAPING LOCATED THEREON) TO ITS PRIOR CONDITION. THE FOREGOING DOES NOT EXCLUDE COMPLIANCE WITH ANY CITY REVIEW AND APPROVAL REQUIREMENTS APPLICABLE TO THE INSTALLATION OF SUCH UTILITY FACILITIES.
- A PERPETUAL EASEMENT OVER, UPON AND ACROSS EACH OF THE SEVERAL AREAS DESIGNATED ON THE PLAT AS "PUBLIC DRAINAGE EASEMENT" OR "P.D.E." FOR PURPOSES OF WATER DRAINAGE, RETENTION AND DISCHARGE, AND FOR THE PURPOSE OF ACCESSING, INSTALLING, MAINTAINING, REPLACING AND REPAIRING THE PIPES, CHANNELS, CULVERTS, RETENTION AREAS AND OTHER DRAINAGE FACILITIES NOW OR HEREAFTER LOCATED THEREON.
- A PERPETUAL EASEMENT OVER, UPON AND ACROSS EACH OF THE AREAS DESIGNATED ON THE PLAT AS "VEHICULAR NON-ACCESS EASEMENTS" OR "V.N.A.E." FOR THE PURPOSE OF RESTRICTING AREA OVER WHICH NO MOTORIZED VEHICLE OF ANY NATURE MAY ENTER OR CROSS.
- A PERPETUAL EASEMENT OVER, UPON AND ACROSS TRACT "F" SHOWN ON THIS PLAT AS AN ACCESS EASEMENT, OR "A.E." FOR PURPOSES OF VEHICULAR AND FOOTSTRAFF ACCESS BETWEEN NORTH 1224-H STREET RIGHT-OF-WAY AS SHOWN ON THIS PLAT AND THE ADJACENT RIGHT-OF-WAY LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP PROPERTY.

FINAL PLAT FOR SERENO CANYON PHASE 2
A REPLAT OF A PORTION OF PARCEL NO.'S 6 AND 7 AND ALL OF PARCEL 3 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



BASIS OF BEARING
THE BASIS OF BEARING IS A STRAIGHT LINE CALCULATED BETWEEN THE NORTHWEST CORNER OF SECTION 11, T.4N., R.5E., AND THE SOUTHWEST CORNER OF SECTION 11, T.4N., R.5E., USING A BEARING OF SOUTH 00°03'11" EAST PER CITY OF SCOTTSDALE G.P.S. COORDINATES PUBLISHED IN 2000.

CERTIFICATION
I, THOMAS R. GETTINGS, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP OR PLAT CONSISTING OF SEVEN (7) SHEETS REPRESENTS A SURVEY PERFORMED BY WOOD, PATEL & ASSOCIATES, INC. DURING THE MONTH OF JUNE OF 2004, THAT THE SURVEY IS CORRECT AND ACCURATE TO 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. GETTINGS
REGISTERED LAND SURVEYOR #72239
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021

APPROVALS
APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE ____ DAY OF _____, 2007, BY: _____ MAYOR

ATTEST BY: CITY CLERK
THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: _____ DATE: _____
CHIEF DEVELOPMENT OFFICER
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(S) NO. _____ AND ALL CASE RELATED STIPULATIONS.

ACKNOWLEDGMENT
STATE OF _____
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2007, BY: _____
OF MCDOWELL MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
BY: _____ DATE: _____
PROJECT COORDINATOR

TRACT SUMMARY TABLE

TRACT	PURPOSE
TRACT "A"	PRIVATE STREET, W.L.E., S.L.E., P.U.E., D.E., V.N.A.E., A.E.
TRACT "B"	S.L.E., P.U.E., D.E., V.N.A.E., A.E.
TRACT "C"	S.L.E., P.U.E., D.E., V.N.A.E., A.E.
TRACT "D"	S.L.E., P.U.E., D.E., V.N.A.E., A.E.
TRACT "E"	S.L.E., P.U.E., D.E., V.N.A.E., A.E.
TRACT "F"	A.E.

NOTE: THE ABOVE LISTED EASEMENTS ENCOMPASS THE ENTIRE TRACT. THERE MAY BE OTHER EASEMENTS THAT ARE DELINEATED ON THIS PLAT THAT ENCOMPASS OTHER PORTIONS OF THESE TRACTS.

- NOTES:**
- THE STREETS DESIGNATED AS TRACT "A" ARE PRIVATE STREETS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 2.
 - THIS PLAT IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 - CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION FENCING, AND MUST OTHERWISE CONFORM WITH ALL APPLICABLE COVENANTS, CONDITIONS AND RESTRICTIONS.
 - ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER U-78.
 - THE MAINTENANCE OF THE SURFACE AREA OF ANY EASEMENT WITHIN THE BOUNDARY OF A SUBDIVISION IS THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER UNLESS SUCH MAINTENANCE OBLIGATIONS ARE SEPARATELY RECORDED INSTRUMENT, ASSUMED BY THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 2.
 - THOSE AREAS DESIGNATED AS TRACTS "B", "C", "D", "E" AND "F" ARE TO BE OWNED AS COMMON AREA TO THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 2 AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 2, IN THE ORDINARY COURSE AND SHOULD NOT BE ACCEPTED WITHOUT MAINTENANCE OR OWNERSHIP BY THE CITY OF SCOTTSDALE WITHOUT EXPRESS ACTION BY THE CITY COUNCIL. BEFORE ANY IMPROVEMENT IS ACCEPTED, IT SHALL MEET CITY STANDARDS. FAILURE TO MAINTAIN THE DESIGNATED COMMON AREAS WOULD RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY FOR SAID MAINTENANCE.
 - SIGHT DISTANCE EASEMENTS SHALL BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS BETWEEN 2 FEET AND 7 FEET AS DETERMINED BY THE CITY OF SCOTTSDALE.
 - LAND DESIGNATED AS NATURAL AREA OPEN SPACE (N.A.O.S.) SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT SPACE PURSUANT TO THE CITY OF SCOTTSDALE'S ENVIRONMENTAL 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 ACTION OF THE CITY OF SCOTTSDALE'S CITY COUNCIL. BEFORE ANY IMPROVEMENT IS ACCEPTED, IT SHALL MEET CITY STANDARDS. FAILURE TO MAINTAIN THE DESIGNATED N.A.O.S. AREAS COULD RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY OF SCOTTSDALE FOR MAINTENANCE AND PRESERVATION.
 - EACH LOT WILL CONTAIN A MAXIMUM BUILDING CONSTRUCTION ENVELOPE. THE AREA OUTSIDE THE BUILDING CONSTRUCTION ENVELOPE IS DESIGNATED AS N.A.O.S. AND SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT OPEN SPACE. A BUILDING ENVELOPE EXHIBIT SHOWING THE GENERAL LOCATION OF THE BUILDING CONSTRUCTION ENVELOPE INITIALLY APPROVED BY THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD IS ON FILE AT THE CITY OF SCOTTSDALE. HOWEVER, AT THE TIME IT OBTAINS A BUILDING PERMIT, EACH OWNER WILL BE REQUIRED TO SPECIFY N.A.O.S. IN ADDITION TO THAT SHOWN ON THE EXHIBIT ON FILE WITH THE CITY BASED ON THE N.A.O.S. MAP. SCROPPING THE TOTAL N.A.O.S. REQUIRED FOR EACH LOT. AT THAT TIME, THE BUILDING ENVELOPE EXHIBIT WILL BE MODIFIED TO SHOW THE LOCATION OF ALL N.A.O.S. ON THE LOT AND THE MODIFIED BUILDING CONSTRUCTION ENVELOPE.
 - 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 2.
 - THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 2 IS RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE PERIMETER WALL, DRAINAGE STRUCTURES AND FACILITIES, AND DRAINAGE CASSETT AS SHOWN ON THIS PLAT.
 - THE PUBLIC UTILITY AND ROADWAY EASEMENT SHOWN ON GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE, RECORDED IN BOOK 191, PAGE 26, MARICOPA COUNTY RECORDS, IS ABANDONED PER CITY OF SCOTTSDALE RESOLUTION NO. 7190.

TOTAL NUMBER OF LOTS = 28
ZONING = R1-130 ESL
ACREAGE = 75.4906 ACRES

SERENO CANYON PHASE 2
FINAL PLAT

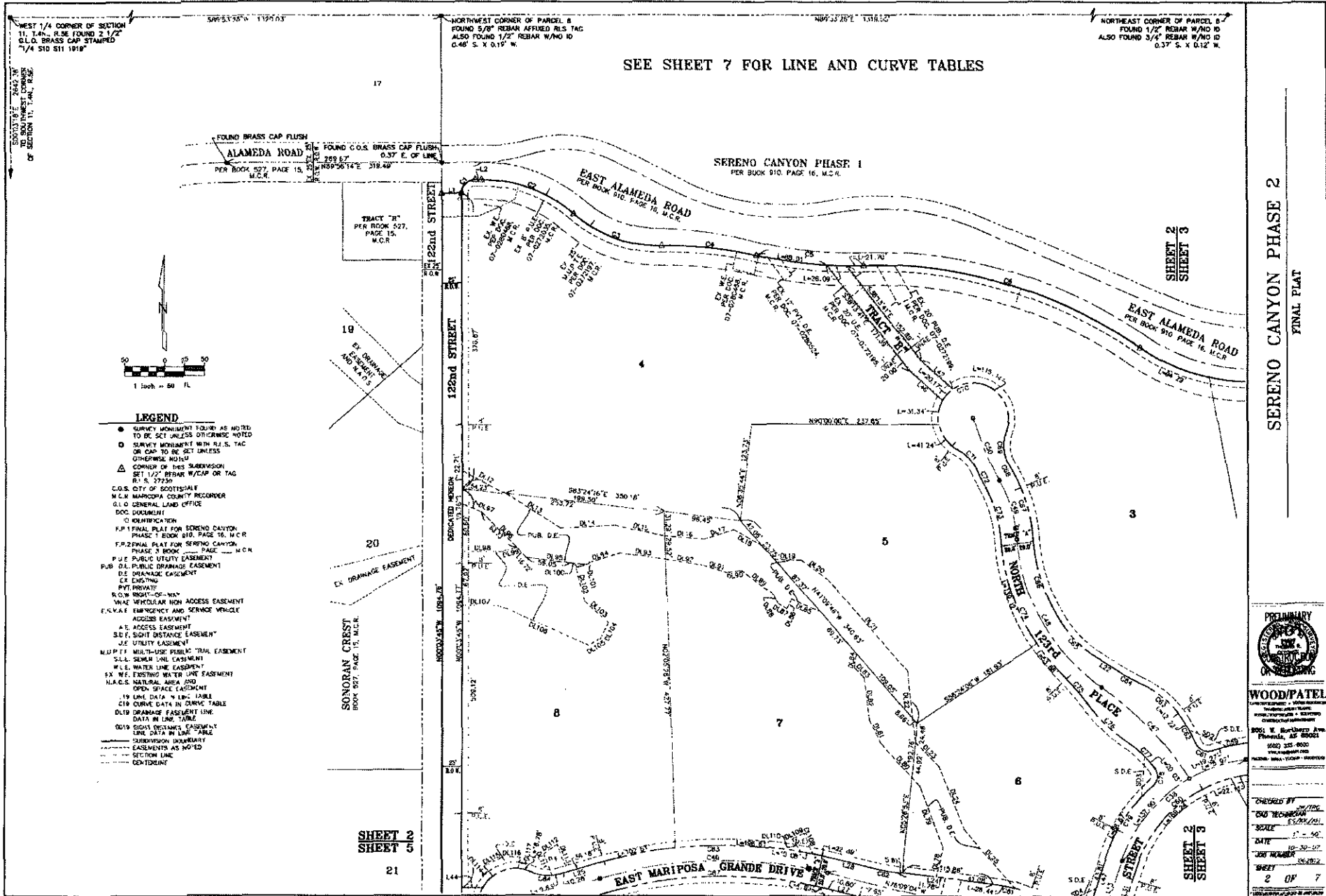


WOODPATEL
REGISTERED PROFESSIONAL ENGINEER
2001 N. BUCKINGHAM AVE.
PHOENIX, AZ 85022
(602) 955-8800
www.woodpatel.com

CHECKED BY: _____
DATE: _____
JOB NUMBER: _____
SHEET: 1 OF 7

ATTACHMENT #2

COS #314-07-1-ZN-2005 113-DR-2005 22-PP-2005

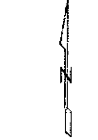
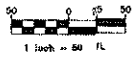


SEE SHEET 7 FOR LINE AND CURVE TABLES

SERENO CANYON PHASE 1
PER BOOK 910, PAGE 16, M.C.R.

SERENO CANYON PHASE 2
FINAL PLAT

- LEGEND**
- SURVEY MONUMENT FOUND AS NOTED TO BE SET UNLESS OTHERWISE NOTED
 - SURVEY MONUMENT WITH R.I.S. TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
 - △ CORNER OF THIS SUBDIVISION SET 1/2" REBAR W/CAP OR TAG R.I.S. 22250
 - C.O.S. CITY OF SOUTHWEST
 - M.C.R. MARICOPA COUNTY RECORDER
 - G.L.O. GENERAL LAND OFFICE
 - DOC. DOCUMENT
 - ADMINISTRATION
 - F.P. FINAL PLAT FOR SERENO CANYON PHASE 1 BOOK 910, PAGE 16, M.C.R.
 - F.P. FINAL PLAT FOR SERENO CANYON PHASE 2 BOOK 910, PAGE 16, M.C.R.
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.D.E. PUBLIC DRAINAGE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - E.X. EXISTING
 - E.V. PRIVATE
 - R.O.W. RIGHT-OF-WAY
 - W.A.E. WALKWAY ACCESS EASEMENT
 - E.V.A.E. EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT
 - A.E. ACCESS EASEMENT
 - S.D.E. SIGHT DISTANCE EASEMENT
 - J.E. UTILITY EASEMENT
 - M.U.P.T.F. MULTI-USE PUBLIC TRAIL EASEMENT
 - S.L.L. SEWER LINE EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - E.X. W.E. EXISTING WATER LINE EASEMENT
 - N.A.C.S. NATURAL AREA AND OPEN SPACE EASEMENT
 - 19 LINE DATA IN LINE TABLE
 - C19 CURVE DATA IN CURVE TABLE
 - D19 DRAINAGE EASEMENT LINE DATA IN LINE TABLE
 - S.D.E. SIGHT DISTANCE EASEMENT LINE DATA IN LINE TABLE
 - SUBDIVISION BOUNDARY EASEMENTS AS NOTED
 - SECTION LINE
 - CENTERLINE



WEST 1/4 CORNER OF SECTION 11, T.4N., R.9E. FOUND 2 1/2" G.L.O. BRASS CAP STAMPED 1/4 STD S11 1018'

NORTHWEST CORNER OF PARCEL 8 FOUND 5/8" REBAR AFFIXED R.I.S. TAG ALSO FOUND 1/2" REBAR W/NO ID 0.46' S. X 0.19' W.

NORTHEAST CORNER OF PARCEL 8 FOUND 1/2" REBAR W/NO ID ALSO FOUND 3/4" REBAR W/NO ID 0.37' S. X 0.12' W.

FOUND BRASS CAP FLUSH
ALAMEDA ROAD
PER BOOK 927, PAGE 15, M.C.R.

TRACT "H"
PER BOOK 927, PAGE 15, M.C.R.

SONORAN CREST
BOOK 927, PAGE 15, M.C.R.

SHEET 2
SHEET 3

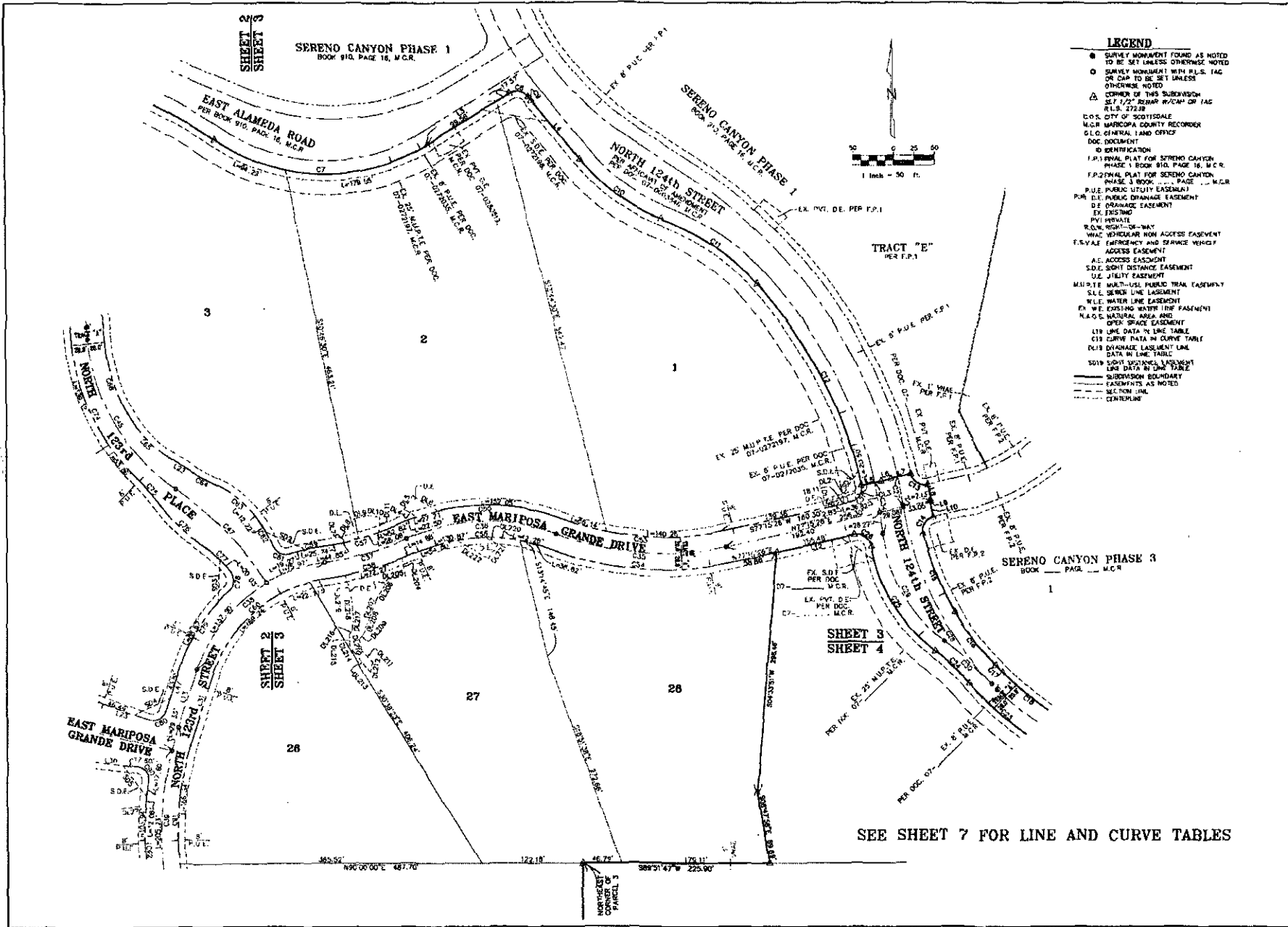
SHEET 2
SHEET 3



WOOD/PATEL
INCORPORATED
1000 W. Camelback Road
Phoenix, AZ 85001
602.251.8000
www.woodpatel.com
Member: ASCE, NSPE, ASPE, NCEM

CHECKED BY: [Signature]
CNS TECH: [Signature]
SCALE: 1" = 50'
DATE: 10-30-02
JOB NUMBER: 04-032
SHEET: 2 OF 7

COS #314-07-1 1-ZN-2006 TS-DR-2006 22-PP-2006



- LEGEND**
- SURVEY MONUMENT FOUND AS NOTED TO BE SET UNLESS OTHERWISE NOTED
 - SURVEY MONUMENT WITH P.L.S. TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
 - △ CORNER OF THIS SUBDIVISION SET 1/2" IRON NAIL OR TAG P.L.S. 2728
 - C.O.S. CITY OF SCOTTSDALE
 - M.C.R. MARICOPA COUNTY RECORDER
 - G.L.C. GENERAL LAND OFFICE
 - DOC. DOCUMENT
 - ID IDENTIFICATION
 - F.P.1 FINAL PLAT FOR SERENO CANYON PHASE 1 BOOK 910, PAGE 18, M.C.R.
 - F.P.2 FINAL PLAT FOR SERENO CANYON PHASE 3 BOOK ... PAGE ... M.C.R.
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.D.E. PUBLIC DRAINAGE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - E.P. EGRESS
 - P.V.E. PRIVATE
 - R.O.W. RIGHT-OF-WAY
 - V.N.A.C. VEHICULAR NON ACCESS EASEMENT
 - E.S.V.A.E. EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT
 - A.E. ACCESS EASEMENT
 - S.D.E. SHORT DISTANCE EASEMENT
 - J.E. JETTY EASEMENT
 - M.S.T.R. HIGH-USE PUBLIC TRAIL EASEMENT
 - S.L.L. SEARCH LINE EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - E.W. EXISTING WATER LINE EASEMENT
 - N.A.R.E. NATURAL AREA AND OPEN SPACE EASEMENT
 - L.T.D. LINE DATA IN LINE TABLE
 - C.I.T. CURVE DATA IN CURVE TABLE
 - D.E.I. DRAINAGE EASEMENT LINE DATA IN LINE TABLE
 - S.D.I.S. SHORT DISTANCE EASEMENT LINE DATA IN LINE TABLE
 - SUBDIVISION BOUNDARY
 - - - EASEMENTS AS NOTED
 - - - SECTION LINE
 - CENTERLINE

SERENO CANYON PHASE 2
FINAL PLAT

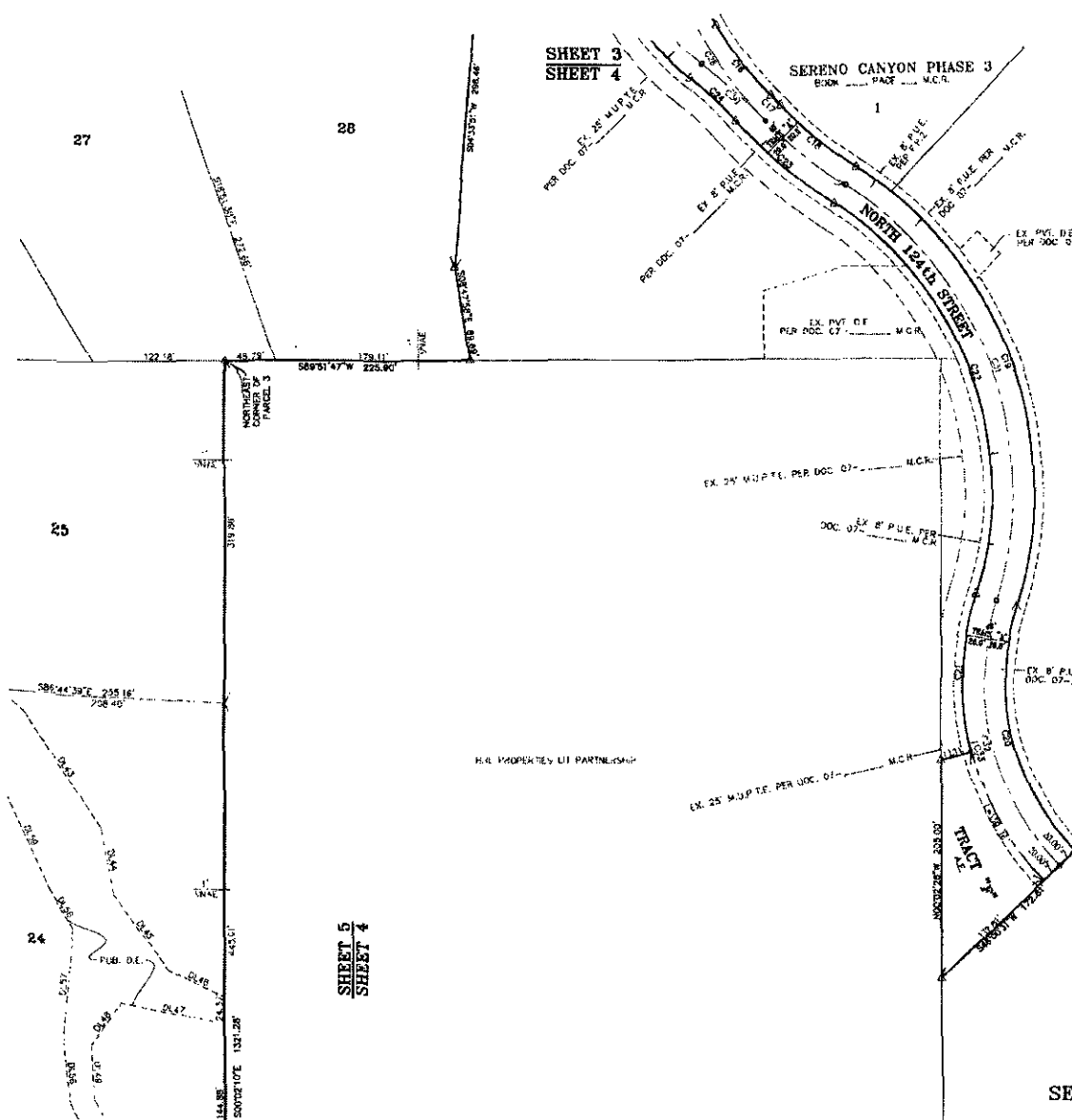


WOOD/PATEL
Professional Engineer
12345 N. ...
PHOENIX, AZ 85001
(602) 555-1234
www.woodpatel.com

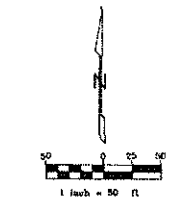
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JOB NUMBER: 022819
SHEET: 3 OF 7

SEE SHEET 7 FOR LINE AND CURVE TABLES

C09 #3TH-07-1 1-ZN-2005 118-DR-2005 22-PP-2005



- 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" REBAR W/CAP OR TAG I.L.S. 2225
 - CO.S CITY OF SOUTHSIDE
 - M.C.R. MARICOPA COUNTY RECORDER
 - GL.O. GENERAL LAND OFFICE
 - DOC. DOCUMENT
 - ID. IDENTIFICATION
 - F.P.1 FINAL PLAT FOR SERENO CANYON PHASE 1 BOOK 810 PAGE 16, M.C.R.
 - F.P.2 FINAL PLAT FOR SERENO CANYON PHASE 2 BOOK _____ PAGE _____ M.C.R.
 - P.U.E. PUBLIC UTILITY EASEMENT
 - PUB. D.E. PUBLIC DRAINAGE EASEMENT
 - O.E. ORDNANCE EASEMENT
 - EX. COEXISTING
 - PRV. PRIVATE
 - R.O.W. RIGHT OF WAY
 - ROW. VEHICULAR NON-ACCESS EASEMENT
 - E.A.V. EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT
 - A.E. ACCESS EASEMENT
 - S.D.I. SHORT DISTANCE EASEMENT
 - U.E. UTILITY EASEMENT
 - M.U.P.T.E. MULTI-USE PUBLIC TRAIL EASEMENT
 - S.L.C. SLOTTED LINE EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - EX. W.E. EXISTING WATER LINE EASEMENT
 - M.A.O.S. NATURAL OPEN SPACE AND OPEN SPACE EASEMENT
 - L.I.N. LINE DATA IN LINE TABLE
 - C.I.R. CURVE DATA IN CURVE TABLE
 - D.E.I.S. DRAINAGE EASEMENT LINE DATA IN LINE TABLE
 - S.O.R. SHORT DISTANCE EASEMENT LINE DATA IN LINE TABLE
 - SUBDIVISION BOUNDARY
 - EASEMENT AS NOTED
 - - - SECTION LINE
 - - - CENTERLINE



SHEET 3
SHEET 4

SERENO CANYON PHASE 3
BOOK _____ PAGE _____ M.C.R.

NORTH 124TH STREET

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

H.R. PROPERTIES UT PARTNERSHIP

SHEET 5
SHEET 4

SEE SHEET 7 FOR LINE AND CURVE TABLES

SERENO CANYON PHASE 2
FINAL PLAT



WOOD/PATEL
SURVEYOR GENERAL
10415 W. MEADOWS BLVD.
PHOENIX, AZ 85042
(602) 335-0000
WOOD/PATEL SURVEYING

CHECKED BY: [Signature]
DATE: 12-20-07
SHEET NUMBER: 4 OF 7

113-DR-2005 22-PP-2005
1-ZN-2005 1-ZN-2005

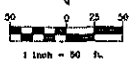
SHEET 2
SHEET 5

21

SONORAN CREST
BOOK 227, PAGE 15, M.C.R.

BY DRAINAGE
EASEMENT
AND N.A.S.

NORTHWEST CORNER OF
PARCEL 3
FROM 1/2" 140'



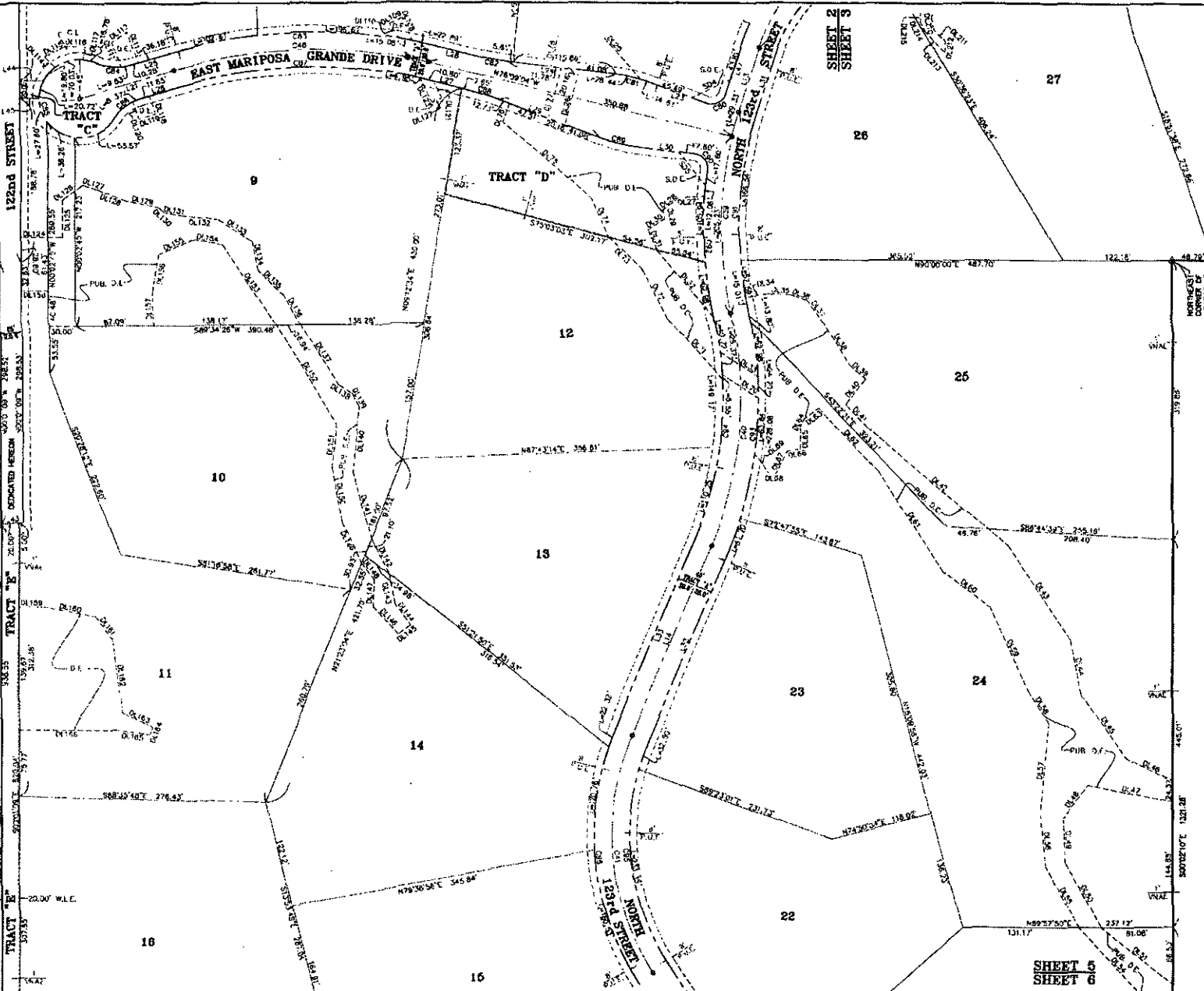
1 inch = 50 ft.

LEGEND

- SURVEY MONUMENT FOUND AS NOTED TO BE SET UNLESS OTHERWISE NOTED
- SURVEY MONUMENT WITH K.I.S. TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
- △ CORNER OF THE SUBDIVISION SET 1/2" REBAR W/CAP OR TAG K.I.S. 27238
- C.O.S. CITY OF SONORA/DALE
- M.C.R. MARICOPA COUNTY RECORDER
- G.L.O. GENERAL LAND OFFICE
- D.O.C. DOCUMENT
- ① IDENTIFICATION
- 1 P.F. FINAL PLAT FOR SERENO CANYON PHASE 1 BOOK 410, PAGE 10, M.C.R.
- 1 P.F. FINAL PLAT FOR SERENO CANYON PHASE 3 BOOK 410, PAGE 10, M.C.R.
- P.U.C. PUBLIC UTILITY EASEMENT
- PUB. D.E. PUBLIC DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT EX. EXISTING
- P.V. PRIVATE
- R.O.W. RIGHT-OF-WAY
- VAH. VEHICULAR NON-ACCESS EASEMENT
- E.S.V.A.E. EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT
- A.E. ACCESS EASEMENT
- V.S.E. SHORT DISTANCE EASEMENT
- U.E. UTILITY EASEMENT
- M.U.P.T.E. MULTI-USE PUBLIC TRAIL EASEMENT
- S.L.E. SLOTTED LINE EASEMENT
- W.L.E. WATER LINE EASEMENT
- E.K.W.F. EXISTING WATER LINE EASEMENT
- N.A.O.S. NATURAL AREA AND OPEN SPACE EASEMENT
- L.T.S. LINE DATA IN LINE TABLE
- C.T.S. CURVE DATA IN CURVE TABLE
- D.R.E. DRAINAGE EASEMENT (SEE DATA IN LINE TABLE)
- S.D.H. SHORT DISTANCE EASEMENT (SEE DATA IN LINE TABLE)
- SUBDIVISION BOUNDARY
- EASEMENTS AS NOTED
- SECTION LINE
- CENTERLINE

SEE SHEET 7
FOR LINE AND
CURVE TABLES

SHEET 5
SHEET 6



SHEET 2
SHEET 3

26

27

SERENO CANYON PHASE 2
FINAL PLAT



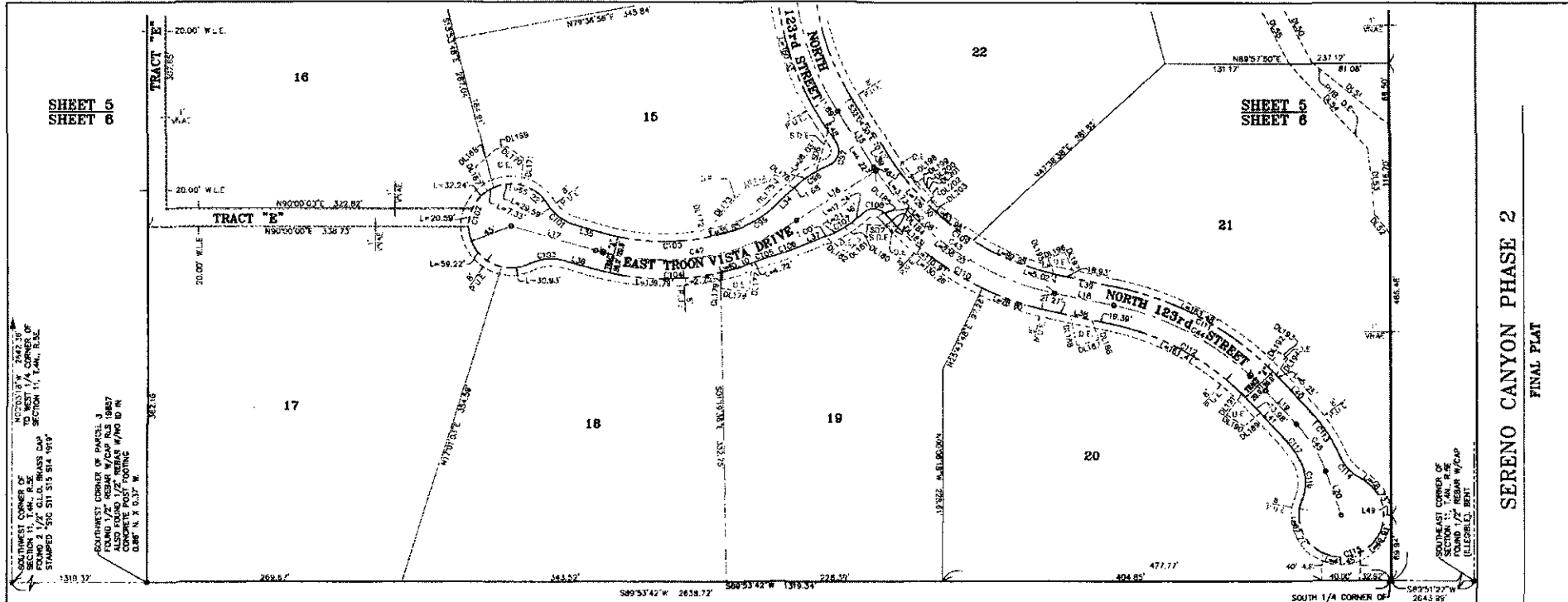
WOOD/PATEL

2021 W. Northrup Ave.
Phoenix, AZ 85016
(602) 233-4200
www.woodpatel.com

CHECKED BY	W.P.
DATE	11-11-07
SCALE	1" = 50'
DATE	11-11-07
JOB NUMBER	000012
SHEET	5 OF 7

SHEET 6
SHEET 8

SHEET 5
SHEET 8

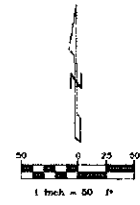


SOUTHWEST CORNER OF SECTION 11, T44N, R12E, SECTION 11, T44N, R12E, FOUND 1 1/2" BRASS CAP STAMPED "S11 S14 S14 1918"

SOUTHWEST CORNER OF PARCEL 3, TRACT "E", SERENO CANYON PHASE 2, FOUND 1 1/2" BRASS CAP STAMPED "S11 S14 S14 1918"

SOUTH 1/4 CORNER OF SECTION 11, T44N, R12E, FOUND 1 1/2" BRASS CAP STAMPED "S11 S14 S14 1918"

- LEGEND**
- SURVEY MONUMENT FOUND AS NOTED TO BE SET UNLESS OTHERWISE NOTED
 - SURVEY MONUMENT WITH 41 S. TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
 - △ CORNER OF THIS SUBDIVISION SET 1/2" REBAR W/CAP OR TAG E.L.S. 27238
 - C.O.S. CITY OF SCOTTSDALE
 - M.C.R. MARICOPA COUNTY RECORDER
 - G.L.O. GENERAL LAND OFFICE
 - DOC. DOCUMENT
 - SI IDENTIFICATION
 - "P1" FINAL PLAT FOR SERENO CANYON PHASE 1 BOOK #10, PAGE 18, M.C.R.
 - "P2" FINAL PLAT FOR SERENO CANYON PHASE 2 BOOK #10, PAGE 19, M.C.R.
 - P.U.E. PUBLIC UTILITY EASEMENT
 - F.U.L.D. PUBLIC DRAINAGE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - C.K. EASEMENT
 - "P" PRIVATE
 - R.O.W. RIGHT-OF-WAY
 - W.A.C. WALKWAY ACCESS EASEMENT
 - E.S.V.A.E. EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT
 - A.E. ACCESS EASEMENT
 - S.O. SHORT DISTANCE EASEMENT
 - U.E. UTILITY EASEMENT
 - M.U.P.T.E. MULTI-USE PUBLIC TRAIL EASEMENT
 - S.L.C. SCHOLAR LINE EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - C.W.E. EXISTING WATER LINE EASEMENT
 - M.A.O.S. NATURAL AREA AND OPEN SPACE EASEMENT
 - L.I.D. LINE DATA IN LINE TABLE
 - C.D.R. CURVE DATA IN CURVE TABLE
 - D.L.D. DRAINAGE EASEMENT LINE DATA IN LINE TABLE
 - S.O.D. SHORT DISTANCE EASEMENT LINE DATA IN LINE TABLE
 - SUBDIVISION BOUNDARY
 - EASEMENTS AS NOTED
 - SECTION LINE
 - CENTERLINE



SERENO CANYON PHASE 2
FINAL PLAT

SEE SHEET 7 FOR LINE AND CURVE TABLES



WOOD/PATEL
LICENSED PROFESSIONAL ENGINEER
STATE OF ARIZONA
1800 E. McDowell Ave.
Phoenix, AZ 85004
(602) 331-8500
www.woodpatel.com
REGISTERED PROFESSIONAL ENGINEER

CHECKED BY: [Signature]
CAD TECHNICIAN: [Signature]
SCALE: AS SHOWN
DATE: 10-30-07
JOB NUMBER: 070212
SHEET: 6 OF 7

COS #3114-07-1 T-ZN-2005 115-DR-2006 22-PP-2005

FINAL PLAT FOR SERENO CANYON PHASE 3
A REPLAT OF A PORTION OF PARCEL NO.'S 7, 10 AND 15 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

KNOW ALL MEN BY THESE PRESENTS THAT MCDONNELL MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "SERENO CANYON PHASE 3", A REPLAT OF A PORTION OF PARCELS 14, 15 AND 16 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, STATE OF ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "SERENO CANYON PHASE 3" AND HEREBY DECLARES THAT SAID PLAT SET FORTH THE LOCATION AND QUANTITIES OF THE LOTS, STREETS, TRACTS AND EASEMENTS COVERED BY THIS PLAT AND THAT EACH LOT, TRACT AND EASEMENT COVERED BY THE NUMBER LETTER OF NAME GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT.

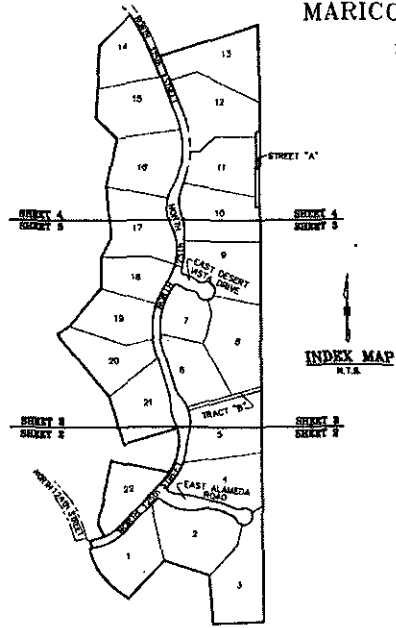
PRIVATE STREETS LOCATED WITHIN THE AREAS SHOWN HEREON AS TRACT "A" ARE HEREBY DECLARED PRIVATE ACCESSORIES FOR THE EXCLUSIVE USE OF OWNERS AND THEIR TENANTS, GUESTS AND INVITEES AND THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON AND ITS ASSOCIATES AND ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREIN.

MCDONNELL 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:

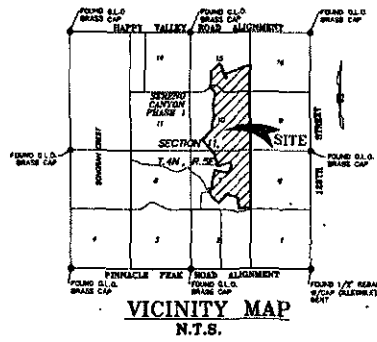
1. STREET "A" IN FEE AS SHOWN HEREON FOR USE AS A PUBLIC STREET. MAINTENANCE SHALL BE THE ADJACENT PROPERTY OWNERS RESPONSIBILITY UNTIL SUCH TIME THE STREETS ARE IMPROVED TO CITY OF SCOTTSDALE STANDARDS AND ACCEPTED BY THE CITY OF SCOTTSDALE.
2. A PERPETUAL EASEMENT OVER, UPON AND ACROSS TRACT "A" AND WITHIN EASEMENT PREMISES AS DESCRIBED HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPLACING, REPAIRING AND OPERATING ONE OR MORE SEWER LINES AND RELATED FACILITIES TOGETHER WITH ACCESS RELATED TO THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPLACEMENT AND REPAIR OF SAID SEWER LINES, SEWER LIFT STATION AND RELATED FACILITIES, PROVIDED THAT ALL SEWER LINES SHALL BE CONSTRUCTED UNDERGROUND AND 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 EASEMENT), AT ITS SOLE EXPENSE, SHALL PROMPTLY REPAIR OR REPLACE ANY PAVING, CURBS, GUTTERS, OR SIDEWALKS DISTURBED WITH STANDARD ASPHALT OR CONCRETE ONLY.
3. A PERPETUAL EASEMENT OVER, UPON AND ACROSS TRACT "A" FOR THE PURPOSE OF PROVIDING ACCESS FOR EMERGENCY AND SERVICE-TYPE VEHICLES OR "E.V.A.S.", INCLUDING REFUSE COLLECTION VEHICLES.
4. A PERPETUAL EASEMENT OVER, UPON AND ACROSS EACH OF THE SEVERAL AREAS DESIGNATED ON THE PLAT AS A "RIGHT DISTANCE EASEMENT" OR "R.D.E." FOR THE PURPOSE OF MAINTAINING VISIBILITY WITHIN SUCH AREAS.
5. A PERPETUAL PUBLIC UTILITY EASEMENT OR "P.U.E." UPON, OVER, AND ACROSS TRACTS "A" AND "B" AND WITHIN EASEMENT PREMISES AS ELSEWHERE SPECIFIED ON THIS PLAT FOR THE PURPOSE OF PROVIDING ELECTRICITY, WATER, WASTEWATER, TELECOMMUNICATIONS, FIRE CONTROL, AND ALL OTHER KINDS 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 EASEMENT), AT ITS SOLE EXPENSE, SHALL REPAIR OR REPLACE ANY PAVING, CURBS, GUTTERS, OR SIDEWALKS DISTURBED WITH STANDARD ASPHALT OR CONCRETE ONLY.
6. A PERPETUAL EASEMENT OVER, UPON AND ACROSS EACH OF THE SEVERAL AREAS DESIGNATED ON THE PLAT AS "TRUCK DRIVAGE EASEMENT" OR "T.D.E." FOR PURPOSES OF WATER DRAINAGE, RETENTION AND DISCHARGE AND FOR THE PURPOSE OF ACCESSING INSTALLING, MAINTAINING, REPLACING AND REPAIRING THE PIPES, CHAMBERLS, VALVES, RETENTION AREAS AND OTHER DRAINAGE FACILITIES NOW OR HEREAFTER LOCATED THEREON.
7. A PERPETUAL EASEMENT OVER, UPON AND ACROSS EACH OF THE AREAS DESIGNATED ON THE PLAT AS "VEHICULAR RIGHT-OF-WAY EASEMENT" OR "V.R.O.W.E." FOR THE PURPOSE OF RESTRICTING AREAS OVER WHICH NO MOTORIZED VEHICLE OF ANY NATURE MAY ENTER OR CROSS.

MCDONNELL 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 EASEMENT, OVER UPON AND ACROSS EACH OF THE SEVERAL TRACTS AND OTHER AREAS DESIGNATED ON THE PLAT AS "TERRACE EASEMENT" OR "T.E." FOR PURPOSES OF WATER DRAINAGE, RETENTION AND DISCHARGE TO, OR FROM, THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON AND FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND REPAIRING THE PIPES, CHAMBERLS, VALVES, RETENTION AREAS AND OTHER DRAINAGE FACILITIES NOW OR HEREAFTER LOCATED THEREON.



OWNER
MCDONNELL MOUNTAIN BACK BOWL, LLC



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 15, T.4N., R.5E., USING A BEARING OF SOUTH 00°03'01" EAST PER CITY OF SCOTTSDALE, G.P.S., COORDINATES PUBLISHED IN 2000.

CERTIFICATION
I, THOMAS R. GUTTINGS, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP OR PLAT CONSISTING OF FIVE (5) SHEETS REPRESENTS A SURVEY PERFORMED BY WOOD, PATEL & ASSOCIATES, INC. DURING THE MONTH OF JUNE OF 2004, THAT THE SURVEY IS CORRECT AND ACCURATE TO 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. GUTTINGS
REGISTERED LAND SURVEYOR #27238
WOOD, PATEL & ASSOCIATES, INC.
2031 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021

APPROVALS
APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS ____ DAY OF _____, 2007, BY _____ MAYOR

ATTEST BY: _____ CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND PLAT 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(S) NO. _____ AND ALL CASE RELATED STIPULATIONS.

BY _____ PROJECT COORDINATOR DATE _____

TRACT SUMMARY TABLE	
TRACT	DESCRIPTION
TRACT "A"	VALLEY ROAD, N.T.S., P. 26, MARICOPA COUNTY RECORDS, BOOK 191, PAGE 26.
TRACT "B"	EAST ALAMEDA ROAD, N.T.S., P. 26, MARICOPA COUNTY RECORDS, BOOK 191, PAGE 26.

NOTE: THE ABOVE LISTED EASEMENTS ENCOMPASS THE ENTIRE TRACT. THERE MAY BE OTHER EASEMENTS THAT ARE DELINEATED ON THIS PLAT THAT ENCOMPASS OTHER PORTIONS OF THESE TRACTS.

- 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 3.
 2. THIS PLAT IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 3. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO HOOR, WIRE OR REMOVABLE SECTION PIPING, AND MUST OTHERWISE CONFORM WITH ALL APPLICABLE ORDINANCES, CONDITIONS AND RESTRICTIONS.
 4. ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER 14-26.
 5. THE MAINTENANCE OF THE SURFACE AREA OF ANY EASEMENT WHICH LIE WITHIN THE BOUNDARY OF A SUBDIVISION LOT IS THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER UNLESS MAINTENANCE OBLIGATIONS ARE, BY SEPARATELY REQUIRED INSTRUMENT, ASSUMED BY THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 3.
 6. THOSE AREAS DESIGNATED AS TRACT "B" IS TO BE CONVEYED AS COMMON AREA TO THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 3 AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 3. IN THE EVENT OF CONVEYANCE AND SHOULD NOT BE ACCEPTED FOR MAINTENANCE OR OWNERSHIP BY THE CITY OF SCOTTSDALE WITHOUT EXPRESS ACTION BY THE CITY COUNCIL. BEFORE ANY IMPROVEMENT IS ACCEPTED, IT SHALL MEET CITY STANDARDS. FAILURE TO MAINTAIN THE DESIGNATED COMMON AREAS WOULD CONSTITUTE A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY FOR SAID MAINTENANCE.
 7. RIGHT DISTANCE EASEMENTS SHALL BE CLEAR OF LANDSCAPING, BUSHES, OR OTHER VISIBILITY OBSTRUCTIONS BETWEEN 2 FEET AND 7 FEET AS DETERMINED BY THE CITY OF SCOTTSDALE.
 8. LAND DESIGNATED AS NATURAL AREA OPEN SPACE (N.A.O.S.) SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT SPACE PURSUANT TO THE CITY OF SCOTTSDALE'S 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 ACTION OF THE CITY OF SCOTTSDALE'S CITY COUNCIL. BEFORE ANY IMPROVEMENT IS ACCEPTED, IT SHALL MEET CITY STANDARDS. FAILURE TO MAINTAIN THE DESIGNATED N.A.O.S. AREAS WOULD CONSTITUTE A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY OF SCOTTSDALE FOR MAINTENANCE AND PRESERVATION.
 9. EACH LOT WILL 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 DESERT OPEN SPACE. A BUILDING ENVELOPE EXISTING SHOWING THE GENERAL LOCATION OF THE BUILDING CONSTRUCTION ENVELOPE INITIALLY APPROVED BY THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD IS ON FILE AT THE CITY OF SCOTTSDALE. HOWEVER, AT THE TIME IT OBTAINS A BUILDING PERMIT, EACH OWNER WILL BE REQUIRED TO SPECIFY N.A.O.S. IN ADDITION TO THAT SHOWN ON THE EXHIBIT ON FILE WITH THE CITY BASED ON THE N.A.O.S. TABLE SPECIFYING THE TOTAL N.A.O.S. REQUIRED FOR EACH LOT. AT THAT TIME, THE BUILDING ENVELOPE EXISTING WILL BE REQUIRED TO SHOW THE LOCATION OF ALL N.A.O.S. ON THE LOT AND THE MODIFIED 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 ORDINANCES, CONDITIONS AND RESTRICTIONS FOR SERENO CANYON PHASE 3.
 11. THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 3 IS RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE EXISTING WALL, DRAINAGE STRUCTURES AND FACILITIES, AND DRAINAGE EASEMENT AREAS.
 12. THE PUBLIC UTILITY AND ROADWAY EASEMENT SHOWN ON GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, RECORDED IN BOOK 191, PAGE 26, M.C.R. WERE ABANDONED PER CITY OF SCOTTSDALE RESOLUTION NO. 1760.

TOTAL NUMBER OF LOTS = 22
ZONING = R1-130 ESL
ACREAGE = 55.8254 ACRES

SERENO CANYON PHASE 3
FINAL PLAT



WOOD/PATEL
LAND SURVEYORS & ENGINEERS
1000 North Central Expressway, Suite 100
Phoenix, AZ 85028
(602) 258-9900
www.woodpatel.com

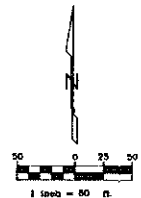
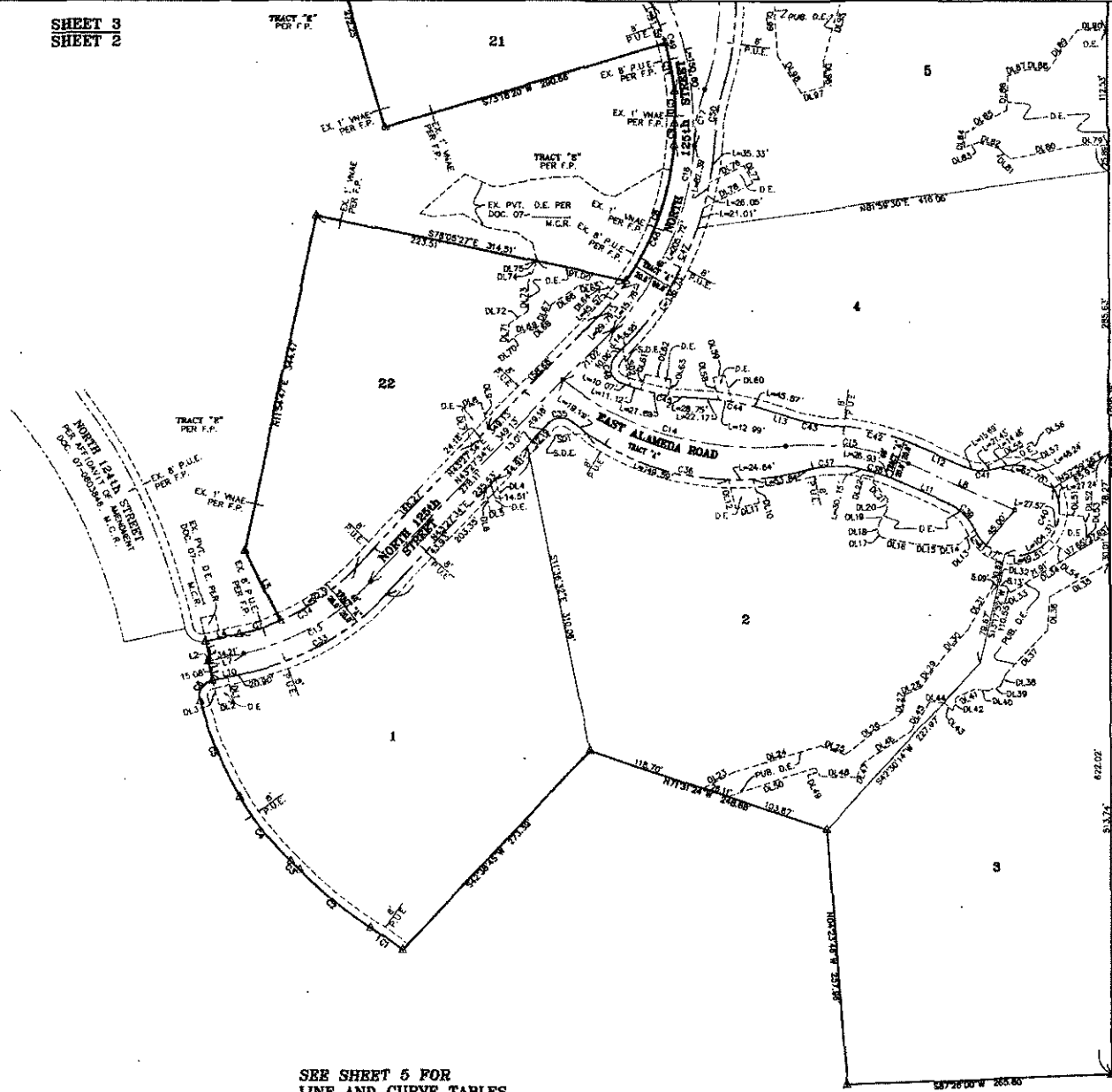
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SCALE: _____
DATE: _____
SHEET: 1 OF 5

ATTACHMENT #3

COS#2703-07, 508-SA-2006, 19-DR-2006, 22-PP-2006, 89-PP-2006, 89-NP-2006 (GS'S 45-65, 46-68)

SHEET 3
SHEET 2

SHEET 3
SHEET 2



- LEGEND**
- SURVEY MONUMENT FOUND AS NOTED TO BE SET UNLESS OTHERWISE NOTED
 - SURVEY MONUMENT WITH R.L.S. TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
 - △ CORNER OF THIS SUBDIVISION SET 1/2" REBAR W/CAP OR TAG R.L.S. 27239
 - C.O.S. CITY OF SCOTTSDALE
 - M.C.R. MARICOPA COUNTY RECORDER
 - G.L.O. GENERAL LAND OFFICE
 - DOC. DOCUMENT
 - ID IDENTIFICATION
 - F.P. FINAL PLAT FOR SERENO CANYON PHASE I RECORDED IN BOOK 516, PAGE 15, M.C.R.
 - EX. EXISTING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - PUB. D.E. PUBLIC DRAINAGE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - EX. EXISTING
 - R.O.W. RIGHT-OF-WAY
 - VAEH. VEHICULAR NON ACCESS EASEMENT
 - E.S.V.A.E. EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT
 - PVT. PRIVATE
 - S.D.C. SIGHT DISTANCE EASEMENT
 - U.E. UTILITY EASEMENT
 - M.U.P.T.E. MULTI-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
 - L19 LINE DATA IN LINE TABLE
 - C19 CURVE DATA IN CURVE TABLE
 - S019 SIGHT DISTANCE EASEMENT LINE DATA IN LINE TABLE
 - D19 DRAINAGE EASEMENT LINE DATA IN LINE TABLE
 - SUBDIVISION BOUNDARY
 - - - EASEMENTS AS NOTED
 - - - SECTION LINE
 - - - CENTERLINE

SEE SHEET 5 FOR
LINE AND CURVE TABLES

SERENO CANYON PHASE 3
FINAL PLAT

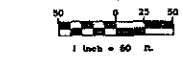
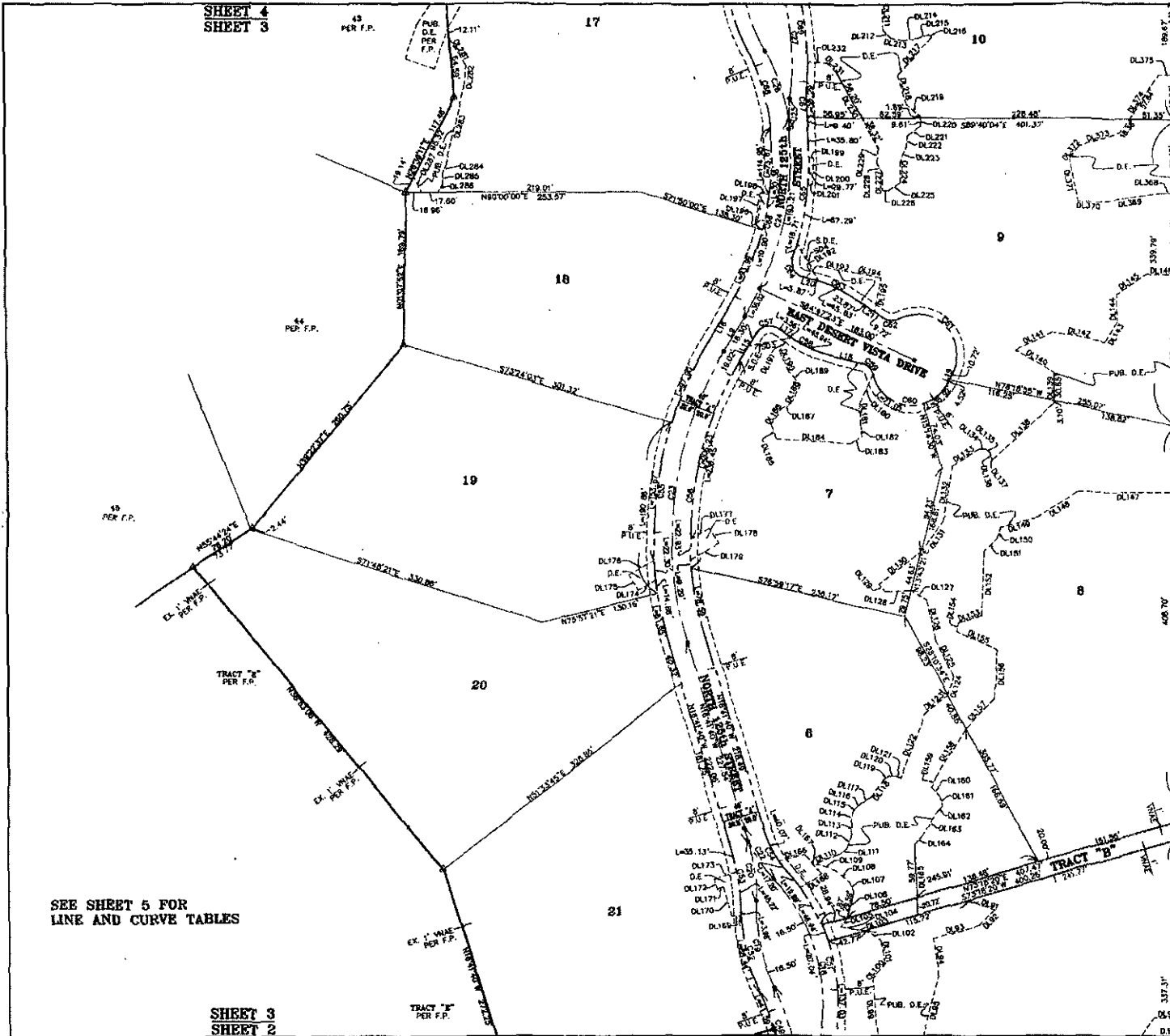


WOODPATEL
Professional Engineer
15217
3001 W. BUCKLEBOURNE AVE.
PHOENIX, AZ 85027
(602) 535-8500
www.woodpatel.com
LICENSED UNDER LICENSE NO. 15217

CHECKED BY: [Signature]
DATE: 12/21/07
SCALE: 1" = 50'
DATE: 07-23-07
JOB NUMBER: 042812
SHEET: 2 OF 5

SHEET 4
SHEET 3

SHEET 4
SHEET 3



LEGEND

- SURVEY MONUMENT FOUND AS NOTED TO BE SET UNLESS OTHERWISE NOTED
- SURVEY MONUMENT WITH R.L.S. TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
- △ CORNER OF THIS SUBDIVISION SET 1/2" REBAR W/CAP OR TAG R.L.S. 2125
- C.O.S. CITY OF SCOTTSDALE
- M.C.R. MARICOPA COUNTY RECORDER
- C.L.O. GENERAL LAND OFFICE
- DOC. DOCUMENT
- ID IDENTIFICATION
- F.P. FINAL PLAT FOR SERENO CANYON PHASE 1 RECORDED IN BOOK 810, PAGE 18, M.C.R.
- EX. EXISTING
- P.U.E. PUBLIC UTILITY EASEMENT
- P.U.S. PUBLIC SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- EX. EXISTING
- R.O.W. RIGHT-OF-WAY
- W.A.C. VEHICULAR NON ACCESS EASEMENT
- E.S.V.A.E. EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT
- P.V. PRIVATE
- S.D.E. SIGHT DISTANCE EASEMENT
- U.E. UTILITY EASEMENT
- M.U.P.T.E. MULTI-USE PUBLIC TRAIL EASEMENT
- S.L.E. SEWER LINE EASEMENT
- W.L.E. WATER LINE EASEMENT
- N.A.R.A. NATURAL AREA AND OPEN SPACE EASEMENT
- L.H. LINE DATA IN LINE TABLE
- C.H. CURVE DATA IN CURVE TABLE
- R.O.D. RIGHT DISTANCE EASEMENT LINE DATA IN LINE TABLE
- D.L.H. DRAINAGE EASEMENT LINE DATA IN LINE TABLE
- SUBDIVISION BOUNDARY
- EASEMENTS AS NOTED
- SECTION LINE
- CENTERLINE

SERENO CANYON PHASE 3
FINAL PLAT



WOOD PATEL

REGISTERED PROFESSIONAL ENGINEER
 STATE OF ARIZONA
 NO. 12345
 1000 W. BROADWAY, SUITE 1000
 PHOENIX, AZ 85001
 (602) 258-1000
 www.woodpatel.com

CHECKED BY: [Signature]
 CAP. RESPONSIBLE: [Signature]
 SCALE: 1" = 50'
 DATE: 07-22-07
 JOB NUMBER: 070113

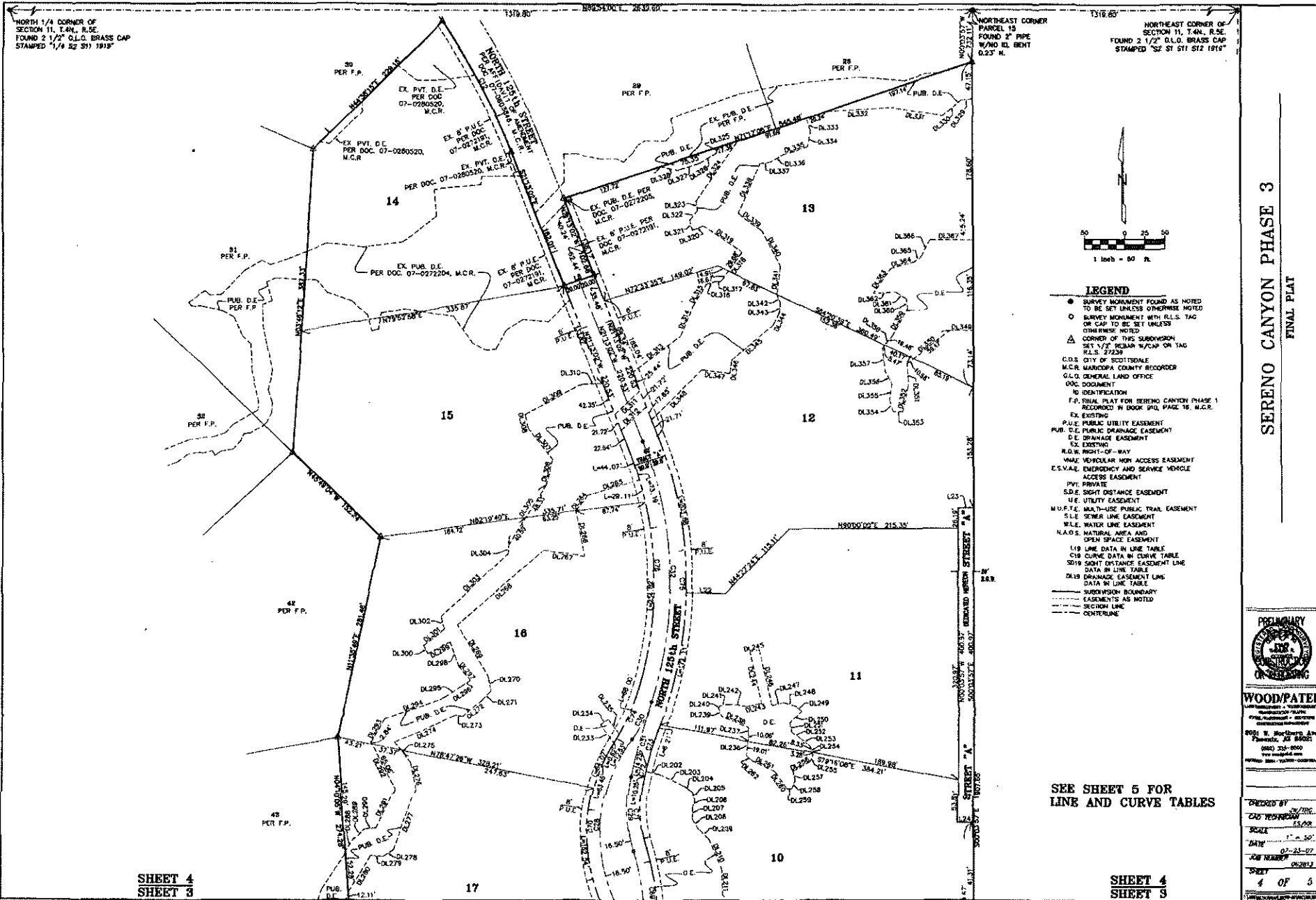
SHEET 3
SHEET 2

SEE SHEET 5 FOR
LINE AND CURVE TABLES

SHEET 3
SHEET 2

SHEET 3
SHEET 2

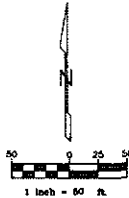
CO5842709-07, 605-SA-2006, 115-DR-2006, 22-PP-2006, 68-NP-2006, 68-NP-2006 (GSFS 45-68, 45-68)



NORTH 1/4 CORNER OF SECTION 11, T.4N., R.5E. FOUND 2 1/2" G.L.O. BRASS CAP STAMPED "74 52 81 1918"

NORTHEAST CORNER OF PARCEL 15 FOUND 1/2" G.L.O. BRASS CAP W/NO ID. GENT 0.23" H.

NORTHEAST CORNER OF SECTION 11, T.4N., R.5E. FOUND 2 1/2" G.L.O. BRASS CAP STAMPED "52 51 51 1918"



- LEGEND**
- SURVEY MONUMENT FOUND AS NOTED TO BE SET UNLESS OTHERWISE NOTED
 - SURVEY MONUMENT WITH ILLS. TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
 - △ CORNER OF THIS SUBDIVISION SET 1/2" REBAR W/CAP OR TAG P.L.S. 2/25/9
 - C.D.S. CITY OF SCOTTSDALE
 - M.C.R. MARICOPA COUNTY RECORDER
 - G.L.O. GENERAL LAND OFFICE
 - DOC. DOCUMENT
 - ID IDENTIFICATION
 - F.P. FINAL PLAT FOR SERENO CANYON PHASE 1 RECORDED IN BOOK 970, PAGE 18, M.C.R.
 - EX. EXISTING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - PUB. D.E. PUBLIC DRAINAGE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - EX. EXISTING
 - R.O.W. RIGHT-OF-WAY
 - W.A.E. VEHICULAR HOV ACCESS EASEMENT
 - E.S.V.A.E. EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT
 - P.V. PRIVATE
 - S.D.E. SIGHT DISTANCE EASEMENT
 - U.E. UTILITY EASEMENT
 - M.U.P.T.E. MULTI-USE PUBLIC TRAIL EASEMENT
 - S.L.E. STEEP LINE EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - N.A.O.S. NATURAL AREA AND OPEN SPACE EASEMENT
 - L19 LINE DATA IN LINE TABLE
 - C19 CURVE DATA IN CURVE TABLE
 - SD19 SIGHT DISTANCE EASEMENT LINE DATA IN LINE TABLE
 - DL19 DRAINAGE EASEMENT LINE DATA IN LINE TABLE
 - SUBDIVISION BOUNDARY
 - - - EASEMENTS AS NOTED
 - - - SECTION LINE
 - - - CENTERLINE

SEE SHEET 5 FOR LINE AND CURVE TABLES

SHEET 4
SHEET 3

SHEET 4
SHEET 3

SERENO CANYON PHASE 3
FINAL PLAT



WOOD/PATEL
Surveyors
1001 N. 2nd Street, Suite 100
Phoenix, AZ 85001
(602) 252-8500
www.woodpatel.com

DESIGNED BY	CAS
SCALE	1" = 50'
DATE	02-21-07
SHEET	4 OF 5

COS#2703-07, 605-3A-2006, 113-DE-2005, 22-PP-2005, 66-NP-2006 (CS#S 45-55, 46-56)

SITE DATA

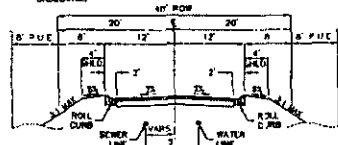
EXISTING ZONING R-130 ER
 GROSS ACREAGE 330.38 AC
 NET ACREAGE 301.23 AC
 YIELD 127 LOTS
 DENSITY 0.37 UNIT/AC.
 MIN LOT SIZE 40,201.54 SQ. FT.
 AVE. LOT SIZE 101,500.80 SQ. FT.
 SEWER CITY OF SCOTTSDALE
 WATER CITY OF SCOTTSDALE
 FIRE ARIZONA PUBLIC SERVICES
 ELECTRIC COX COMMUNICATIONS
 TELEPHONE COX COMMUNICATIONS
 CABLE COX COMMUNICATIONS
 GAS SOUTHWEST GAS

**PRELIMINARY PLAT FOR
 SERENO CANYON**

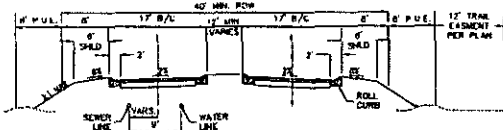
A PORTION OF SECTION 11, T.4N., R.5E., OF THE
 G.&S.R.M., MARICOPA COUNTY, ARIZONA

NOTES

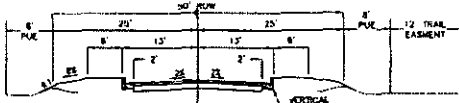
- 1.) AN 8' P.U.E. WILL BE PROVIDED ON BOTH SIDES OF FULL STREETS, UNLESS DETERMINED IT IS NOT NEEDED.
- 2.) ALL STREETS ARE PRIVATE.
- 3.) ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS, AND DEVELOPMENT AGREEMENTS AND SUBORDS.
- 4.) DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 5.) CUTS AND FILLS - THERE ARE NO CUTS AND FILLS OVER 5' IN ACCORDANCE WITH CITY OF SCOTTSDALE ECL ORDINANCE.



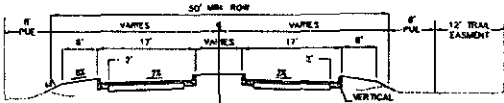
LOCAL RESIDENTIAL STREET
 LOOKING UP STATION PRIVATE STREET
(A) STREET SECTION



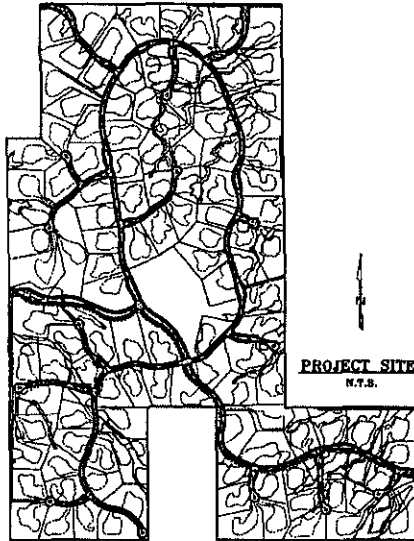
LOCAL RESIDENTIAL STREET W/ MEDIAN
 LOOKING UP STATION - PRIVATE STREET
(B) STREET SECTION



MINOR COLLECTOR NO MEDIAN
 LOOKING UP STATION, MINOR COLLECTOR
(C) STREET SECTION



MINOR COLLECTOR WITH MEDIAN
 LOOKING UP STATION, MINOR COLLECTOR
(D) STREET SECTION



PROJECT SITE
 N.T.S.

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 SITE PLAN INDEX
- SHEET 3-9 SITE PLAN
- SHEET 10 TOPOGRAPHY MAP
- SHEET 11 SITE CROSS SECTION
- SHEET 12 SITE CROSS SECTION DETAIL
- SHEET 13 UNSTABLE SLOPE/BUILDERS ROLLING MAP
- SHEET 14 DEDUCT & ROLLS MAP
- SHEET 15 PAVING PLAN
- SHEET 17 COMBINED CONTEXT AERIAL/CONTEXT SITE PLAN
- SHEET 18 SITE PLAN
- SHEET 19 NATURAL AREA OPEN SPACE ANALYSIS PLAN
- SHEET 20 PRELIMINARY DEVELOPMENT ENVELOPE PLAN
- SHEET 21 SLOPE ANALYSIS
- SHEET 22 TOPOGRAPHY & AERIAL OVERLAY WITH SITE PLAN
- SHEET 23 TRAIL CIRCULATION PLAN
- SHEET 24-28 CONCEPTUAL LANDSCAPE PLAN

NOTE: SPALLERS SHALL BE CONSTRUCTED WITH CLEAN NATIVE TOP SOIL WHICH IS FREE FROM ROOTS, DEBRIS, HEAVY CLAY, & LARGE STONES OR ROCKS AND IT SHALL BE COMPACTED TO A MIN. OF 90% OF MAX. DENSITY.

DEVELOPER

CROWN COMMUNITY DEVELOPMENT
 3600 THAYER COURT, SUITE 100
 PHOENIX, AZ 85044
 CONTACT: TOM FRANKIEWICZ
 (480) 844-2527 FAX: (480) 844-0480

CIVIL ENGINEER

WOOD, PATEL AND ASSOCIATES
 2001 WEST NORTHERN, SUITE 100
 PHOENIX, AZ 85021
 CONTACT: GORDON BARK P.E.
 (602) 333-8000 FAX: (602) 333-8560

LAND PLANNER

LVA URBAN DESIGN STUDIO
 7502 E. MAIN STREET
 SCOTTSDALE, AZ 85251
 CONTACT: STEVEN J. VOSS
 (480) 844-0890 FAX: (480) 844-7332

LANDSCAPE ARCHITECT

LVA URBAN DESIGN STUDIO
 7502 E. MAIN STREET
 SCOTTSDALE, AZ 85251
 CONTACT: STEVEN J. VOSS
 (480) 844-0890 FAX: (480) 844-7332

BENCHMARKS

LEGEND

- WATER VALVE
- ⊙ FIRE HYDRANT
- SEWER MANHOLE
- DIRECTION OF SEWER FLOW
- S'- PROPOSED WATER
- S'- PROPOSED SEWER
- S'- EXISTING WATER
- S'- EXISTING SEWER
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- N.A.O.S. NATURAL AREA AND OPEN SPACE EASEMENT
- T.E. TRAIL EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.V.T. D.E. PRIVATE UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- S.L.E. SEWER LINE EASEMENT
- W.L.E. WATER LINE EASEMENT



SERENO CANYON
 PRELIMINARY PLAT
 COVER SHEET

PRELIMINARY
 NOT
 FOR
 CONSTRUCTION
 OR RECORDING



WOOD/PATEL

REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 12345
 STATE OF ARIZONA

1000 N. 10th Street, Suite 100
 Phoenix, AZ 85016
 (602) 225-0200
 www.woodpatel.com

DESIGNED BY G. BARKER
 CHECKED BY S. LITTLE
 DATE 12/23/05
 SHEET 1 OF 32

ATTACHMENT #4

22-PP-2005
 REV: 06/26/2006

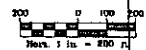
UNDEVELOPED STATE LAND

UNDEVELOPED BY OTHERS

UNDEVELOPED BY OTHERS

SONORAN CREST

WOOD/PATEL
ARCHITECTS & ENGINEERS
10000 N. 10th Street, Suite 100
Phoenix, AZ 85021
(602) 355-0500
www.woodpatel.com



PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING



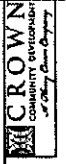
WOOD/PATEL ARCHITECTS & ENGINEERS

10000 N. 10th Street, Suite 100
Phoenix, AZ 85021
(602) 355-0500
www.woodpatel.com

DESIGNED BY: S. WARD
ENGINEER: K. LOPEZ
CADD: R. WARD
SCALE (AS SHOWN): 1/8" = 1'-0"

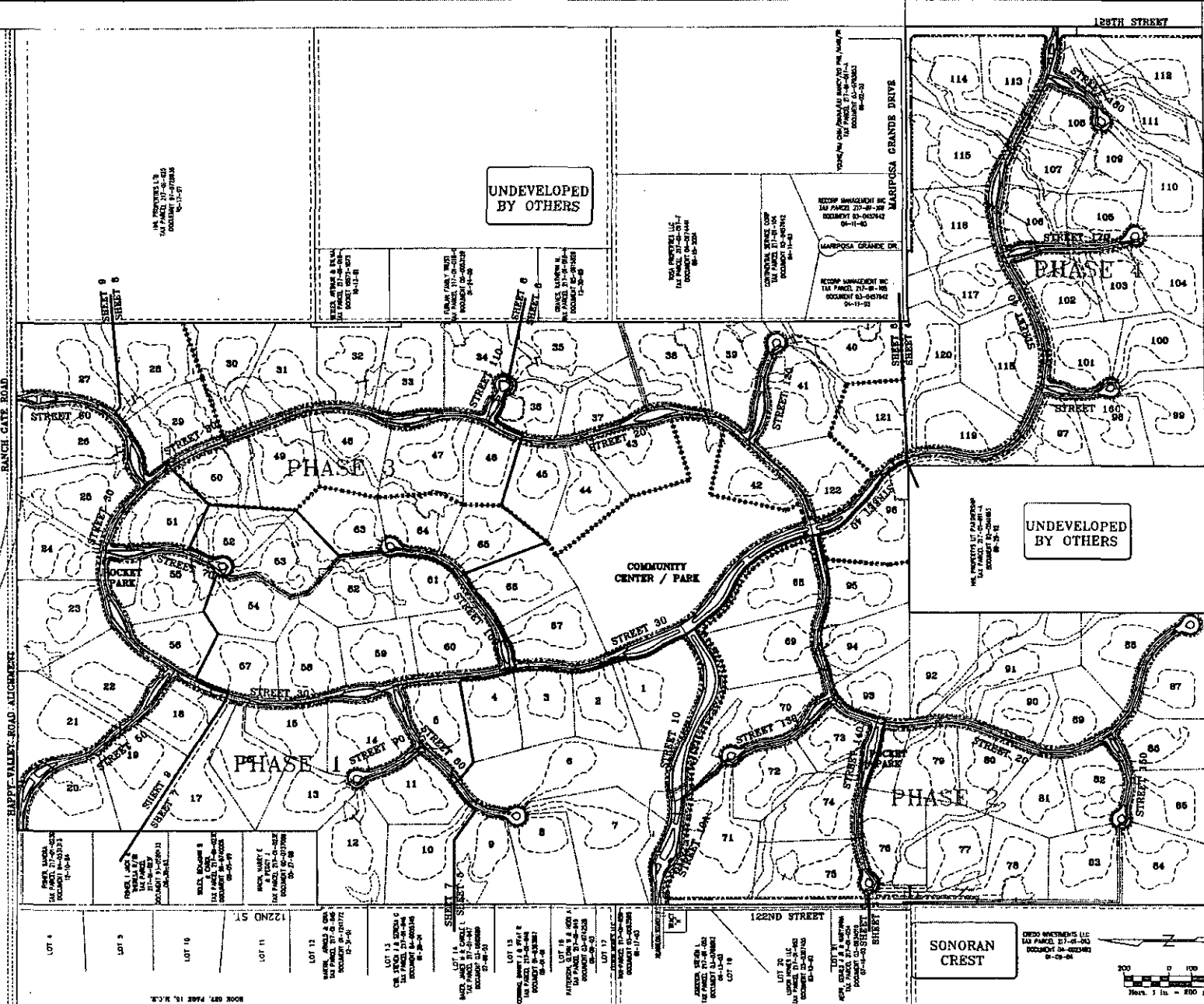
DATE: 12/15/20
BY: S. WARD
CHECKED BY: K. LOPEZ
SCALE: 2 OF 32

SERENO CANYON
PRELIMINARY PLAT
SITE PLAN INDEX



CROWN COMMUNITY DEVELOPMENT
10000 N. 10th Street, Suite 100
Phoenix, AZ 85021
(602) 355-0500
www.woodpatel.com

LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20	LOT 21	LOT 22	LOT 23	LOT 24	LOT 25	LOT 26	LOT 27	LOT 28	LOT 29	LOT 30	LOT 31	LOT 32	LOT 33	LOT 34	LOT 35	LOT 36	LOT 37	LOT 38	LOT 39	LOT 40	LOT 41	LOT 42	LOT 43	LOT 44	LOT 45	LOT 46	LOT 47	LOT 48	LOT 49	LOT 50	LOT 51	LOT 52	LOT 53	LOT 54	LOT 55	LOT 56	LOT 57	LOT 58	LOT 59	LOT 60	LOT 61	LOT 62	LOT 63	LOT 64	LOT 65	LOT 66	LOT 67	LOT 68	LOT 69	LOT 70	LOT 71	LOT 72	LOT 73	LOT 74	LOT 75	LOT 76	LOT 77	LOT 78	LOT 79	LOT 80	LOT 81	LOT 82	LOT 83	LOT 84	LOT 85	LOT 86	LOT 87	LOT 88	LOT 89	LOT 90	LOT 91	LOT 92	LOT 93	LOT 94	LOT 95	LOT 96	LOT 97	LOT 98	LOT 99	LOT 100	LOT 101	LOT 102	LOT 103	LOT 104	LOT 105	LOT 106	LOT 107	LOT 108	LOT 109	LOT 110	LOT 111	LOT 112	LOT 113	LOT 114	LOT 115	LOT 116	LOT 117	LOT 118	LOT 119	LOT 120	LOT 121	LOT 122	LOT 123	LOT 124	LOT 125	LOT 126	LOT 127	LOT 128	LOT 129	LOT 130	LOT 131	LOT 132	LOT 133	LOT 134	LOT 135	LOT 136	LOT 137	LOT 138	LOT 139	LOT 140	LOT 141	LOT 142	LOT 143	LOT 144	LOT 145	LOT 146	LOT 147	LOT 148	LOT 149	LOT 150	LOT 151	LOT 152	LOT 153	LOT 154	LOT 155	LOT 156	LOT 157	LOT 158	LOT 159	LOT 160	LOT 161	LOT 162	LOT 163	LOT 164	LOT 165	LOT 166	LOT 167	LOT 168	LOT 169	LOT 170	LOT 171	LOT 172	LOT 173	LOT 174	LOT 175	LOT 176	LOT 177	LOT 178	LOT 179	LOT 180	LOT 181	LOT 182	LOT 183	LOT 184	LOT 185	LOT 186	LOT 187	LOT 188	LOT 189	LOT 190	LOT 191	LOT 192	LOT 193	LOT 194	LOT 195	LOT 196	LOT 197	LOT 198	LOT 199	LOT 200
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SERENO CANYON
 PRELIMINARY PLAN
 SITE PLAN

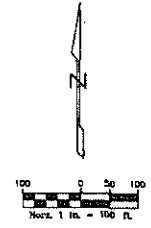
PRELIMINARY
 NOT
 FOR
 CONSTRUCTION
 OR RECORDING



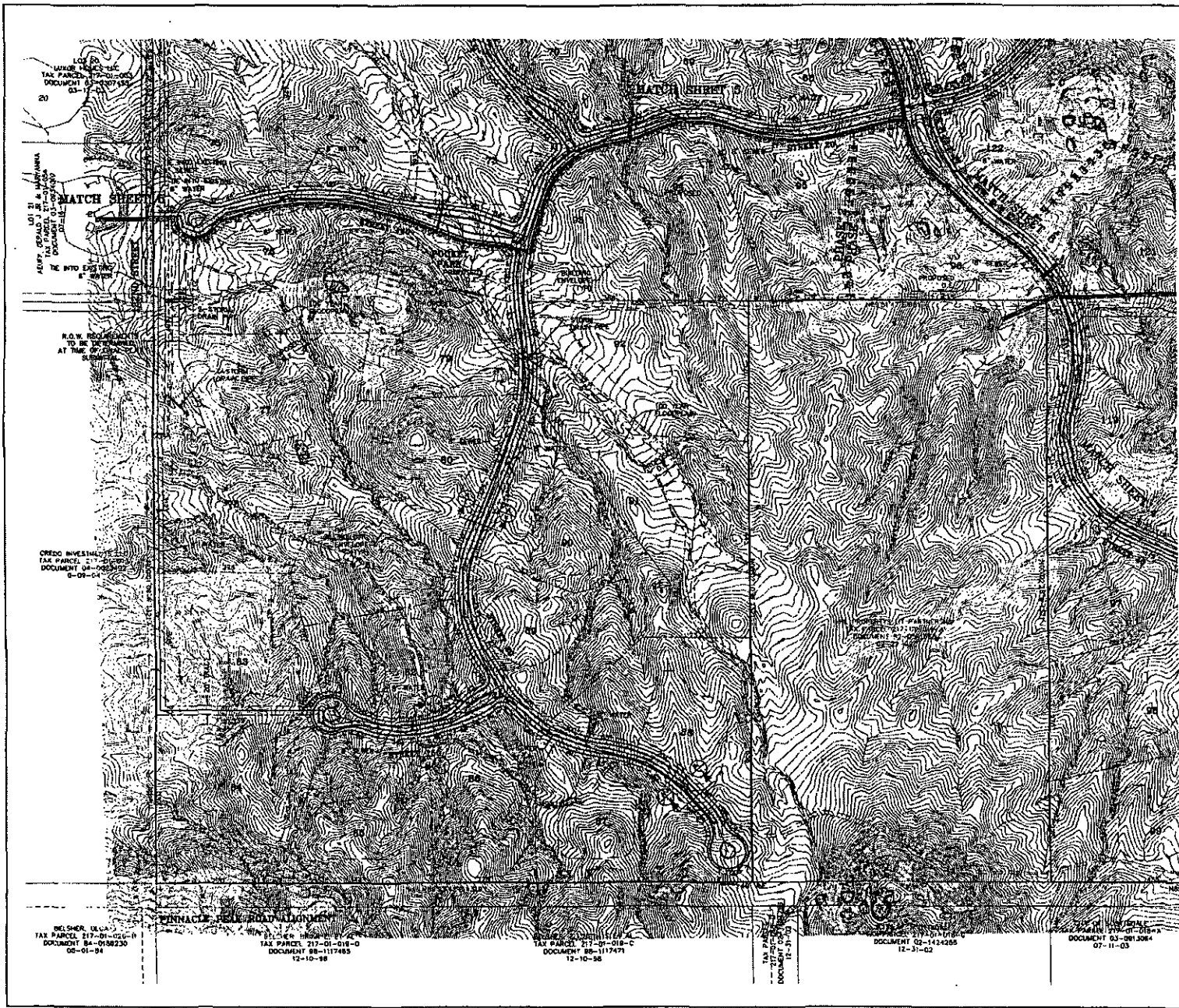
WOOD/PATEL
 ENGINEERS
 2000 W. PINE AVE. SUITE 200
 PLEASANTON, CA 94566
 (925) 338-8608
 www.woodpatel.com

PROJECT: S. WARD
 DESIGNER: S. WARD
 CAD DESIGNER: S. WARD
 SCALE: HORIZ. 1"=100'
 SHEET (NEW): 1-A-100
 DATE: 04/28/03
 JOB NUMBER: 042034

SHEET
3 OF 32



CURVE TABLE			
CURVE	DELTA	RADIUS	TANGENT CHORD
06	39° 22' 37"	50.00	34.00
07	143° 07' 11"	130.05	32.00
08	89° 23' 11"	45.00	31.00
09	42° 52' 13"	30.00	37.00
10	42° 52' 13"	30.00	37.00
10A	01° 40' 59"	170.00	11.00
10B	06° 58' 02"	280.00	25.00
10C	03° 39' 24"	420.00	22.00
10D	41° 58' 45"	45.00	37.00
10E	20° 13' 11"	45.00	31.00



TAX PARCEL 217-01-018-0
 DOCUMENT 84-0198230
 02-01-94

ASHP, RESALD, U.S. & MARYLAND
 TAX PARCEL 217-01-018-0
 DOCUMENT 84-0198230
 02-01-94

R.O.W. REQUIRED
 TO BE MAINTAINED
 AT THE
 SIDEWALK

CREDO INVESTMENTS
 TAX PARCEL 217-01-018-0
 DOCUMENT 84-0198230
 02-01-94

WELSHER, T.S. & ASSOCIATES
 TAX PARCEL 217-01-018-0
 DOCUMENT 84-0198230
 02-01-94

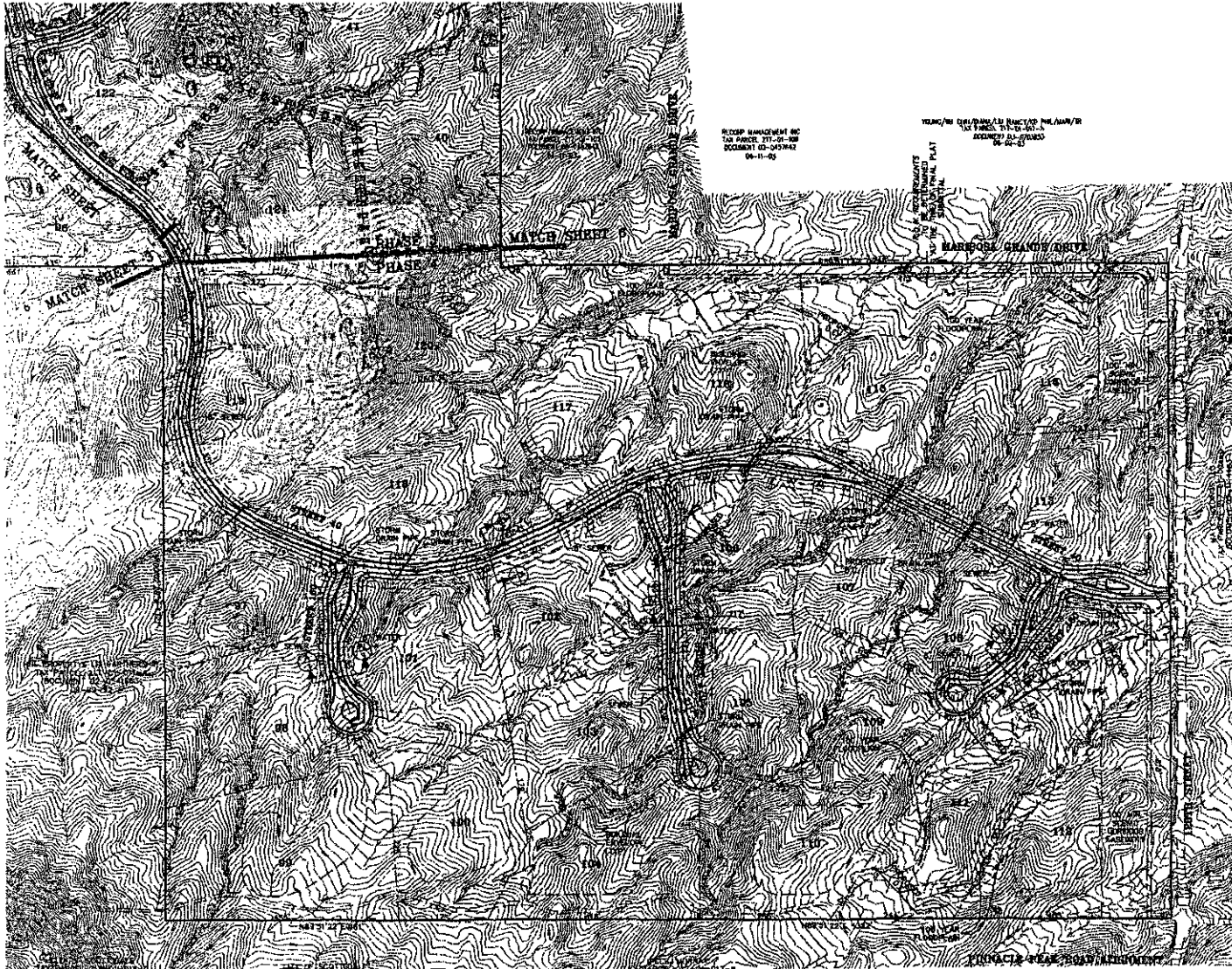
TAX PARCEL 217-01-018-0
 DOCUMENT 88-1117485
 12-10-88

TAX PARCEL 217-01-018-C
 DOCUMENT 88-1117471
 12-10-88

TAX PARCEL 217-01-018-0
 DOCUMENT 88-1117471
 12-10-88

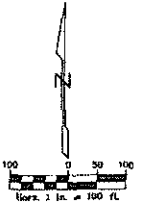
DOCUMENT 02-1424285
 12-31-02

DOCUMENT 03-281204
 07-11-03



CURVE TABLE

STATION	DELTA	RADIUS	ARC LENGTH	CHORD
C15	00°52'02"	235.00'	4.00'	2.00'
C16	03°56'50"	17.00'	18.00'	18.00'
C17	03°56'50"	17.00'	18.00'	18.00'
C18	00°31'34"	82.00'	2.00'	1.00'
C19	00°31'34"	82.00'	2.00'	1.00'
C20	02°17'59"	1020.00'	36.00'	20.00'



**SERENO CANYON
PRELIMINARY PLAN
SITE PLAN**

**PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING**



WOOD/PATEL
 ENGINEERS & ARCHITECTS
 2003 W. Northrup Ave.
 Pasadena, CA 91107
 (818) 795-8800
 www.woodpatel.com

DESIGNED BY: G. HARRIS
 CHECKED BY: K. LOPEZ
 CIVIL ENGINEER: P. SMITH
 SCALE (HORIZ): 1" = 100'
 DATE: 8/22/08
 JOB NUMBER: 0822008

4 OF 32

12-10-02
 TAX PARCEL: 217-01-00064
 DOCUMENT 02-0812064
 07-11-03

12-10-02
 TAX PARCEL: 217-01-00064
 DOCUMENT 02-0812064
 07-11-03

06-11-05
 TAX PARCEL: 217-01-01149
 DOCUMENT 05-028749
 06-11-05

08-11-05
 TAX PARCEL: 213-01-017-A
 DOCUMENT 05-0284746
 08-11-05



SERENO CANYON PRELIMINARY PLAN SITE PLAN

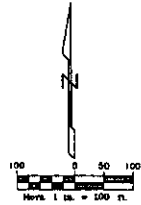
PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



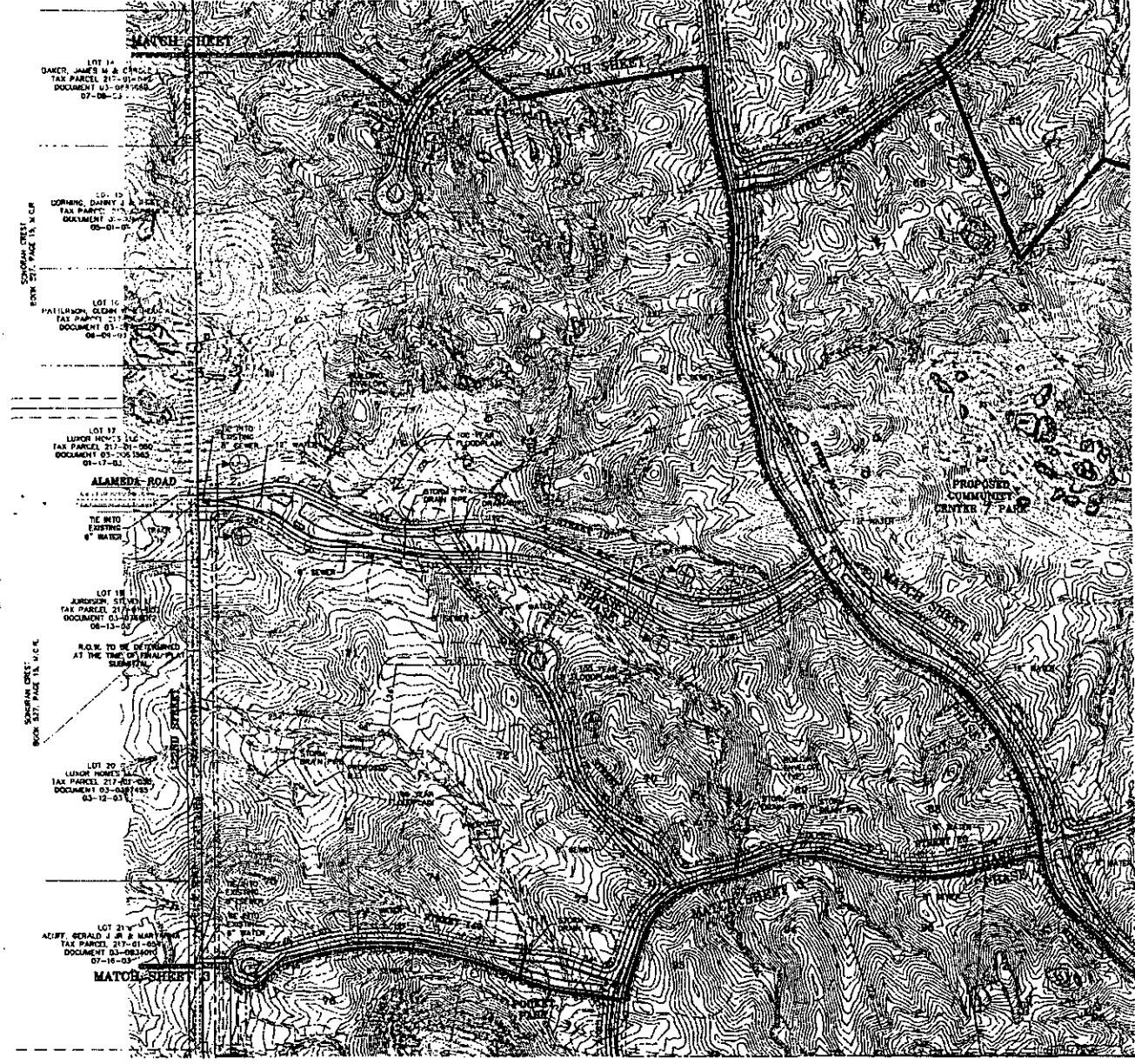
WOOD/PATEL
Professional Engineer
10801 27th Street
San Diego, CA 92121
Phone: 619-594-1100
Fax: 619-594-1101

ENGINEER: C. WOOD
PROJECT: SERENO CANYON
SCALE: AS SHOWN
SCALE FACTOR: 1"=100'
DATE: 11/15/03
JOB NUMBER: 11/15/03

SHEET: 5 OF 32



CURVE TABLE					
CURVE	DELTA	RADIUS	AREA	TANGENT	CHORD
224	90°00'00"	442.00'	6.00'	3.00'	6.00'
225	90°00'00"	1448.00'	3.00'	2.00'	3.00'
226	90°00'00"	2812.00'	5.00'	2.00'	3.00'
227	90°00'00"	7200.00'	15.00'	7.00'	15.00'
228	90°00'00"	14400.00'	30.00'	14.00'	30.00'



LOT 14
BAKER, JAMES M & CYNTHIA
TAX PARCEL 217-014-040
DOCUMENT 03-087648
07-08-03

LOT 15
DOPPING, DANNY J & DEBRA L
TAX PARCEL 217-014-040
DOCUMENT 03-087649
05-01-03

LOT 16
HATHORN, GLENN
TAX PARCEL 217-014-040
DOCUMENT 03-087650
06-08-03

LOT 17
LUDOR HOMES LLC
TAX PARCEL 217-014-040
DOCUMENT 03-087651
01-17-03

LOT 18
JURGENSON, STEVEN
TAX PARCEL 217-014-040
DOCUMENT 03-087652
06-13-03

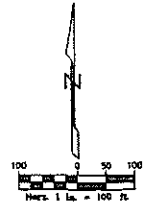
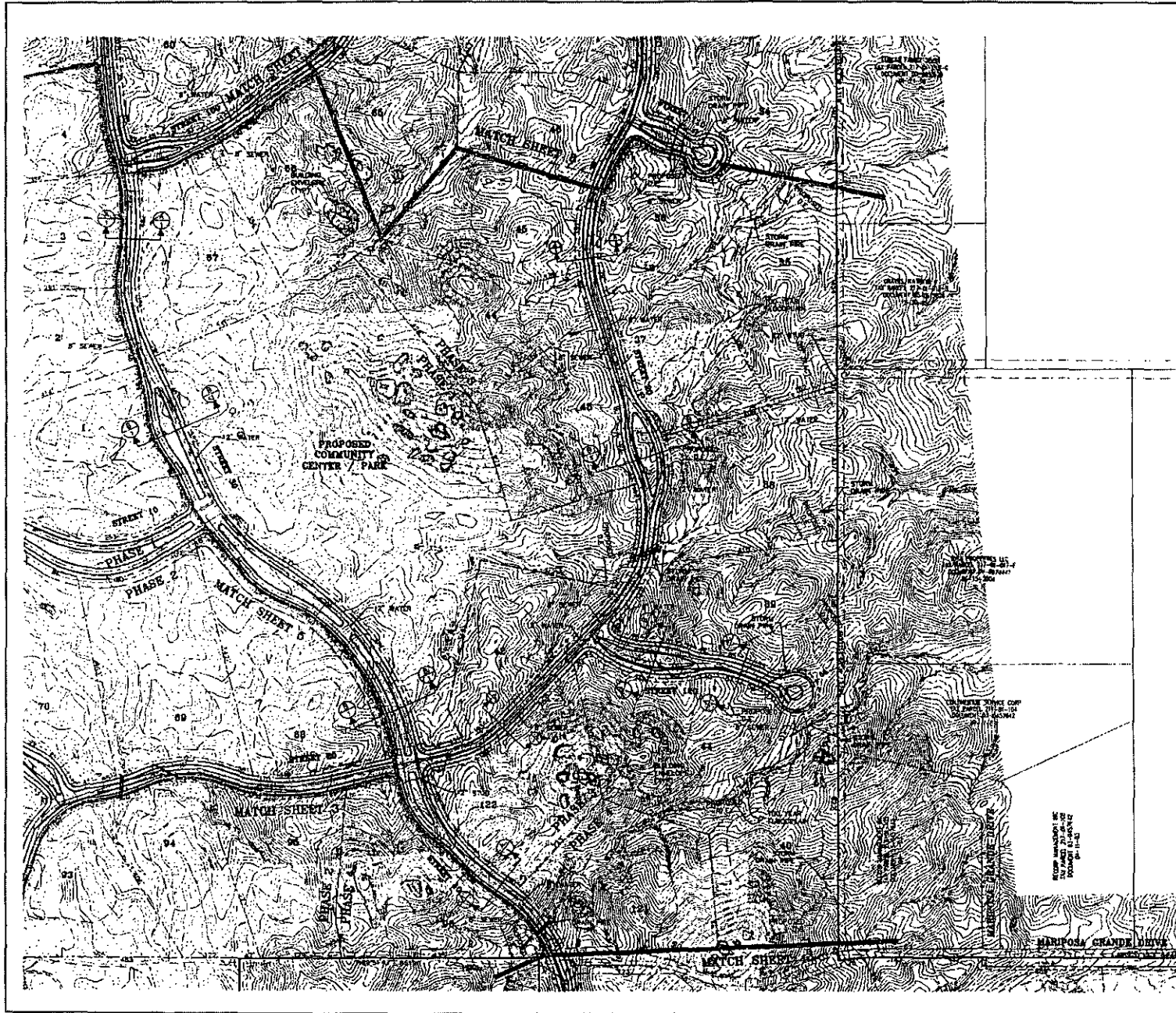
LOT 20
LUDOR HOMES LLC
TAX PARCEL 217-014-040
DOCUMENT 03-087653
03-12-03

LOT 21
ACUFF, SERGIO J & MARY ANN
TAX PARCEL 217-014-040
DOCUMENT 03-087654
07-16-03

NOTE TO BE DETERMINED
AT THE TIME OF FINAL
SUBMITTAL

SERENO CANYON
BOOK 227, PAGE 174, N.C.C.

SERENO CANYON
BOOK 227, PAGE 174, N.C.C.



CURVE TABLE			
CHORD	DELTA	RADIUS	ARC TANGENT
10	104.719	100.00	17.365
20	209.438	100.00	34.730



SERENO CANYON
PRELIMINARY PLAN
SITE PLAN

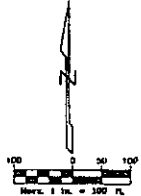
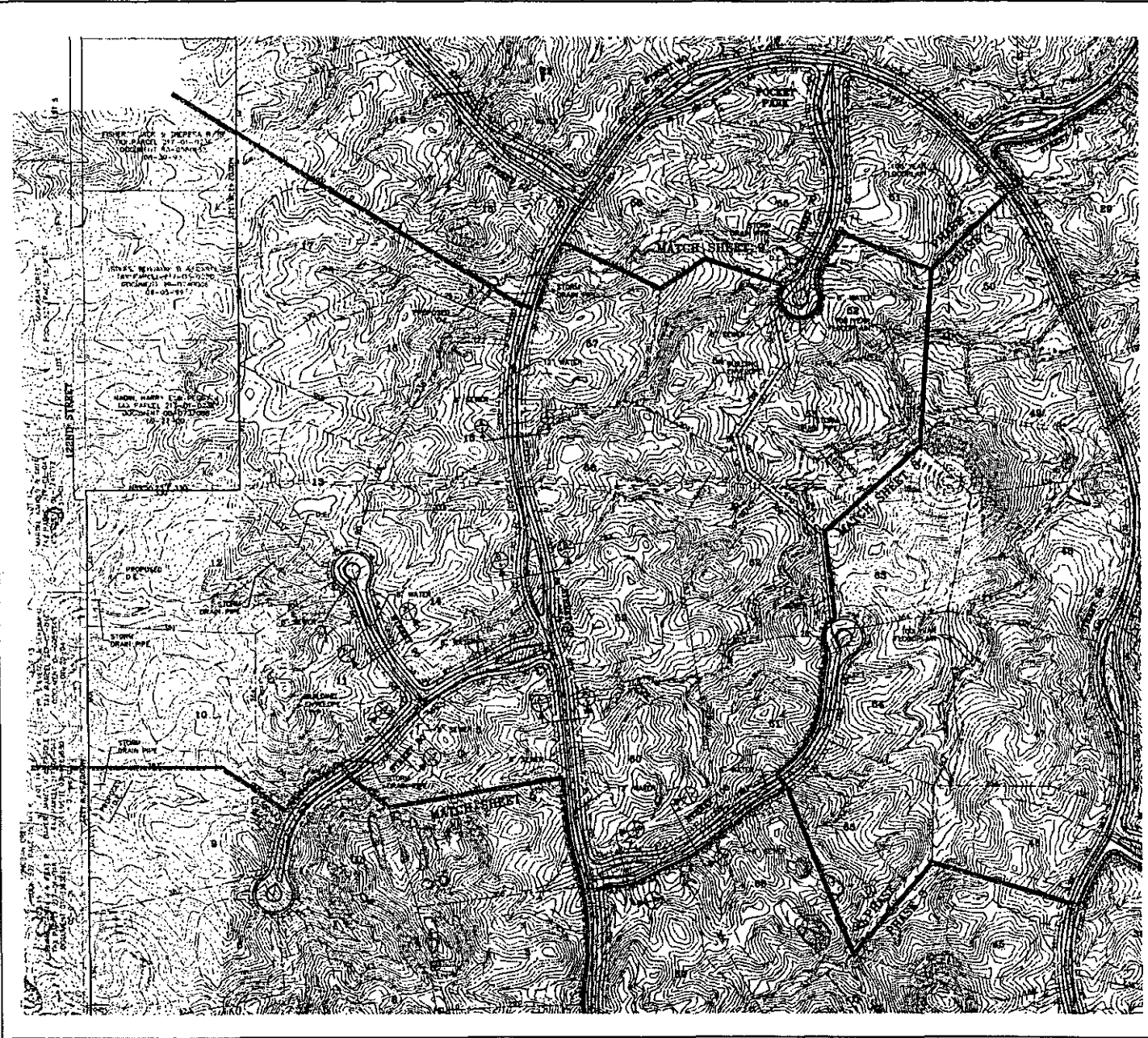
PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



WOOD/PATEL
Professional Engineer
2001 W. Northern Ave.
Phoenix, AZ 85021
905 228-6888

DESIGNED BY: G. WARR
CHECKED BY: M. GAYL
DATE REVISION: 8/25/2004
SCALE (HORIZ): 1"=100'
SCALE (VERT): N/A
JOB NUMBER: 091204
SHEET: 6 OF 32





STATION	DELTA	RADIUS	ARC LENGTH	CHORD
0+00	0°18'48"	1882.00	4.00	2.00
0+10	3°37'36"	1882.00	8.00	4.00
0+20	6°56'12"	1882.00	12.00	6.00
0+30	10°14'48"	1882.00	16.00	8.00
0+40	13°33'24"	1882.00	20.00	10.00
0+50	16°52'00"	1882.00	24.00	12.00
0+60	20°10'36"	1882.00	28.00	14.00
0+70	23°29'12"	1882.00	32.00	16.00
0+80	26°47'48"	1882.00	36.00	18.00
0+90	30°06'24"	1882.00	40.00	20.00
0+100	33°25'00"	1882.00	44.00	22.00
0+110	36°43'36"	1882.00	48.00	24.00
0+120	39°62'12"	1882.00	52.00	26.00
0+130	42°20'48"	1882.00	56.00	28.00
0+140	45°39'24"	1882.00	60.00	30.00

CROWN
SURVEYING & ENGINEERING
INCORPORATED

SERENO CANYON
PRELIMINARY PLAT
SITE PLAN

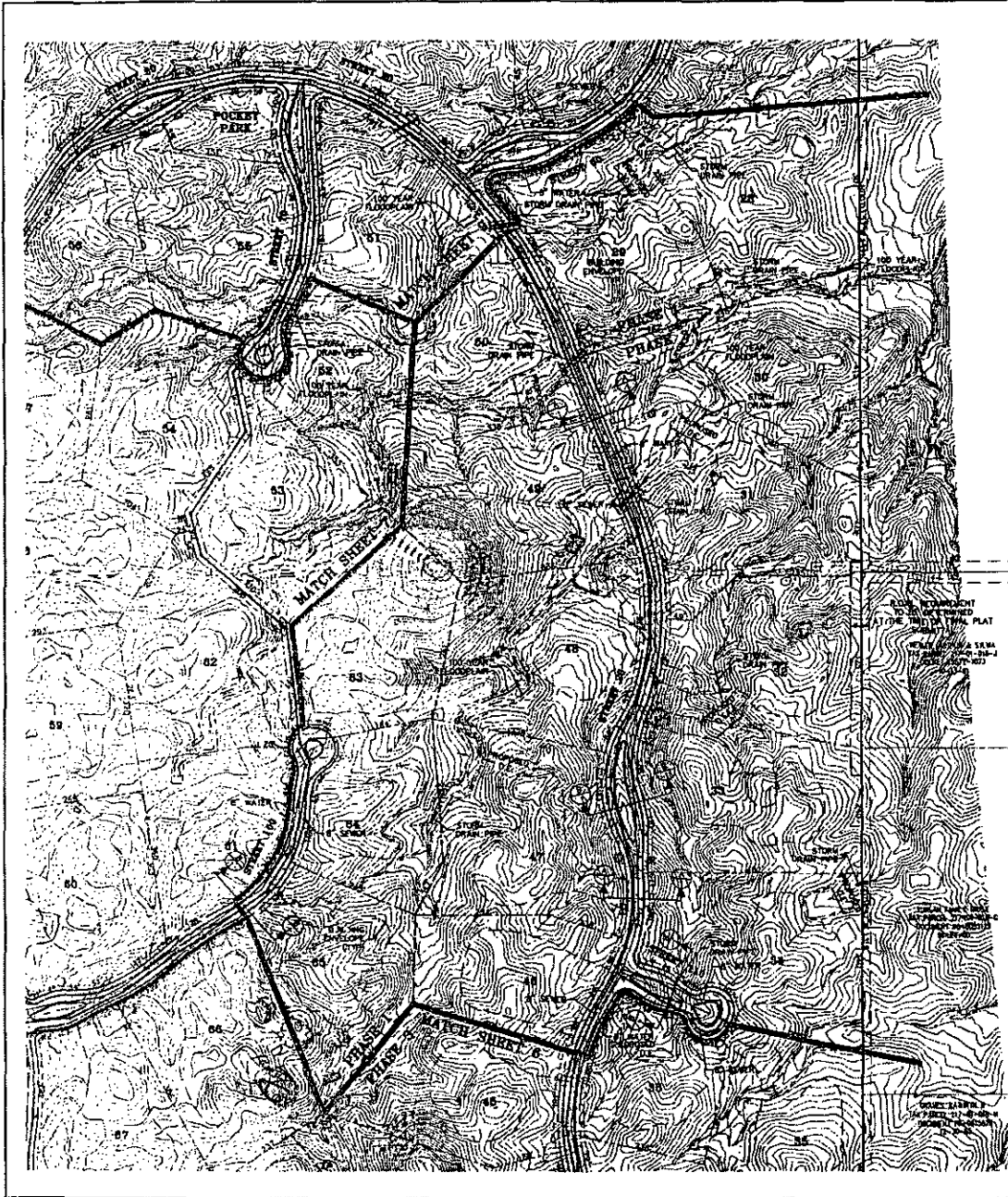
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NOT
FOR
CONSTRUCTION
OR RECORDING



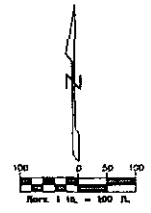
WOOD/PATEL
SURVEYING & ENGINEERING
INCORPORATED
2001 W. Northwest Ave
Frisco, TX 75034
(972) 392-1000
www.woodpatel.com

PROJECT: G. WOOD
ENGINEER: G. WOOD
CAD DRAWING: J. SHERMAN
SCALE (PLAN): 1"=100'
SCALE (VERT): 1"=10'
DATE: 12.01.2008
JOB NUMBER: 12.01A.008
SHEET: 04/004
7 OF 32





MR. ROBERTS LTD
 142 FINEST 217-46-823
 DECEMBER 31-1992
 10-17-97



CUT/FILL TABLE			
STATION	DELTA	RAISE/LS	FACE/TARGET (FOOT)
271	0'-00"-11"	203.00'	8.00'
272	0'-00"-18"	210.00'	4.00'
287	0'-00"-18"	270.00'	14.00'

CONTRACT NO. 100-100-0000
 100-100-0000
 100-100-0000
 100-100-0000

CONTRACT NO. 100-100-0000
 100-100-0000
 100-100-0000
 100-100-0000



SERENO CANYON
 PRELIMINARY PLAT
 SITE PLAN

PRELIMINARY
 NOT
 FOR
 CONSTRUCTION
 OR RECORDING

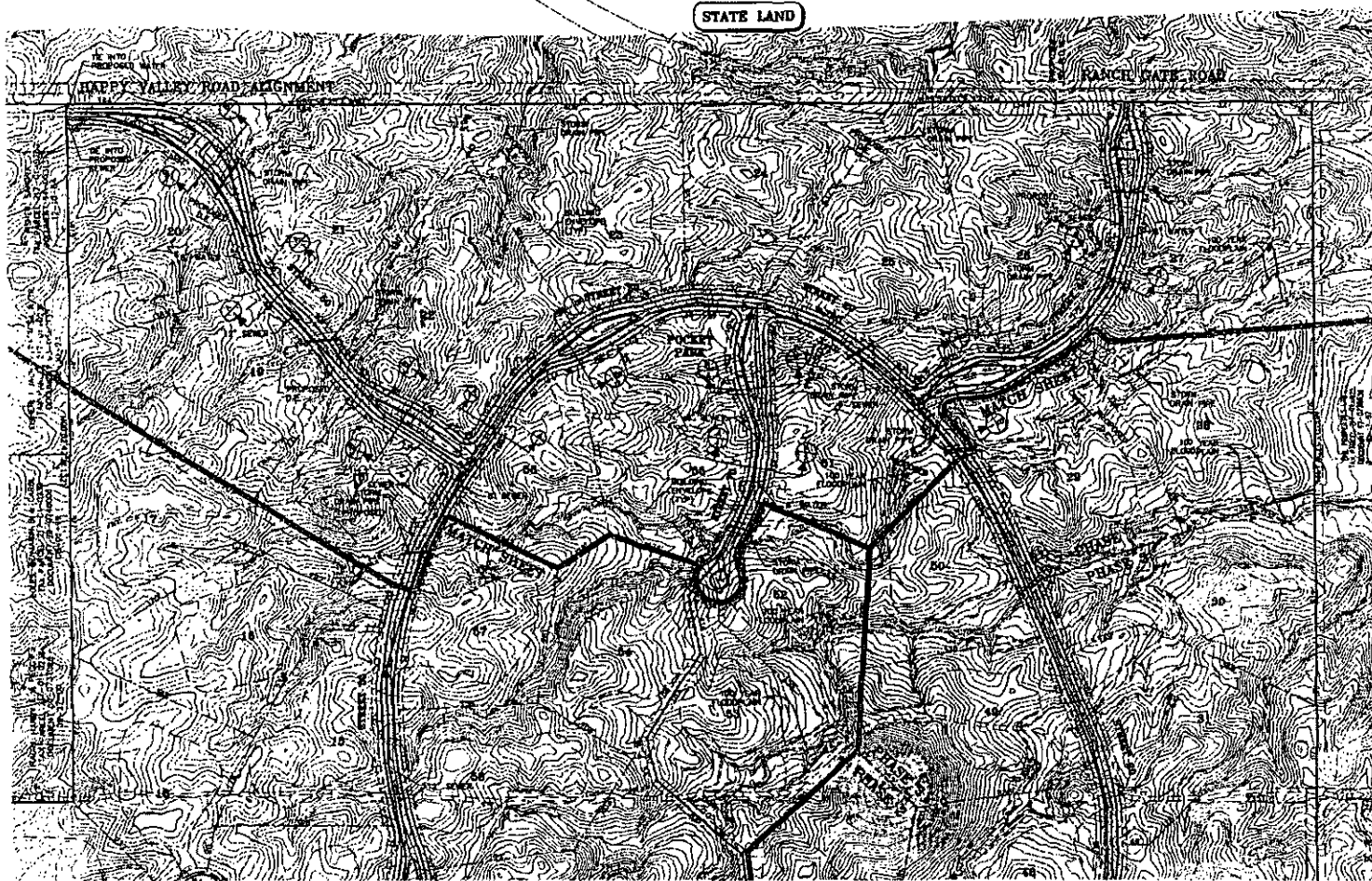


WOOD/PATEL

Professional Engineer
 1000 N. Rotherford Ave.
 Torrance, CA 90501
 (310) 326-8500
 www.woodpatel.com

PROJECT: SERENO CANYON
 ENGINEER: G. WOOD
 CHECKED: K. LUCAS
 C.D. ENGINEER: S. SUTHER
 SCALE (AS SHOWN): 1"=100'
 DATE: 12/15/2004
 JOB NUMBER: 121212004
 SHEET: 8 OF 32

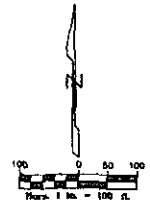




STATE LAND

RANGE GATE ROAD

HAPPY VALLEY ROAD ALIGNMENT



CURVE TABLE				
STATION	DELTA (DEG)	RADIUS (FEET)	ARC LENGTH (FEET)	TANGENT (FEET)
1+00	33.69	18.00	3.09	1.80
2+00	33.69	18.00	3.09	1.80

CROWN
ENGINEERING DIVISION
of Henry & Co., Inc.

SERENO CANYON
PRELIMINARY PLAT
SITE PLAN

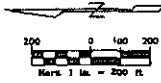
PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



WOOD/PATEL
Professional Engineers
2701 N. Northern Ave
Phoenix, AZ 85011
(602) 224-0000
www.woodpatel.com
Member - ASPE, ASCE, NSPE

DESIGNER: S. WOOD
CHECKER: S. WOOD
CIVIL ENGINEER: S. WOOD
SCALE: 1" = 100'
DATE: 12/13/08
JOB NUMBER: 042004
SHEET: 9 OF 32





UNDEVELOPED
BY OTHERS

UNDEVELOPED
STATE LAND

UNDEVELOPED
BY OTHERS

SONORAN
CREST



SERENO CANYON
PRELIMINARY PLAT
TOPOGRAPHY MAP

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



WOOD/PATEL
SURVEYORS & CIVIL ENGINEERS
2051 W. Northway Ave
Phoenix, AZ 85021
PH: 261-8500
FAX: 261-8500
www.woodpatel.com
Surveyors License No. 10000

DRAWN BY: S. WANG
DESIGNED BY: S. WANG
CHECKED BY: J. SWANBERG
SCALE: NAD 83
DATE: 12/15/05
JOB NUMBER: 0420504
SHEET: 10 OF 32



UNDEVELOPED
BY OTHERS

UNDEVELOPED
STATE LAND

UNDEVELOPED
BY OTHERS

HAPPY VALLEY ROAD ALIGNMENT

RANCHO GAVAN ROAD

MARIPOSA GRANDE DRIVE

122ND STREET

SONORAN
CREST

PINNACLES PEAK ROAD ALIGNMENT



SERENO CANYON
PRELIMINARY PLAT
SITE CROSS SECTION DETAIL

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



WOOD/PATEL

Professional Engineer
No. 12345 - State of California

2001 W. MacArthur Ave.
Pasadena, CA 91107

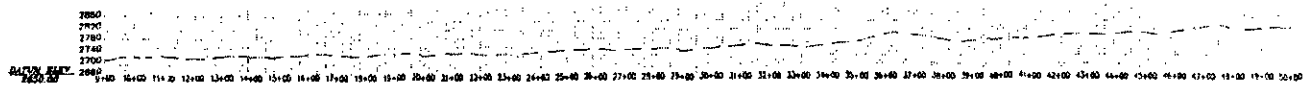
PH: 626-799-1111
FAX: 626-799-1112

ENGINEER: D. WOODS
DESIGNER: K. LIU
CADD TECHNICIAN: J. WICKER
SCALE: AS SHOWN

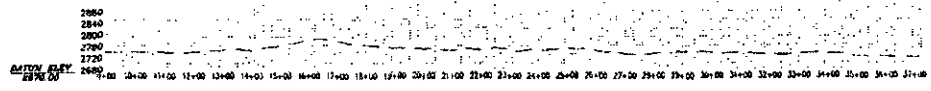
SCALE (AS SHOWN)

DATE: 04/20/04

SHEET NO. 11 OF 32



SECTION A-A



SECTION B-B



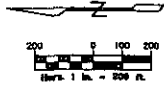
SERENO CANYON
PRELIMINARY PLAT
SITE CROSS SECTION DETAIL

PRELIMINARY
 NOT
 FOR
 CONSTRUCTION
 OR RECORDING



WOOD/PATEL
 Professional Engineer
 License No. 12345
 1001 W. North Central Ave.
 Phoenix, AZ 85021
 (602) 258-8800
 www.woodpatel.com
 09/20/24

DESIGNER: A. WOOD
 CHECKER: M. PATEL
 SCALE (VERT):
 DATE: 07/15/24
 SHEET: 12 OF 32



LEGEND



BOULDER OUT CROP - EASEMENTS TO BE DETERMINED AND INCLUDED AT TIME OF FINAL PLAT SUBMITTAL.

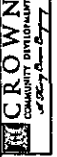
NOTE - THE AREAS OF THE SITE BEING DEVELOPED WITH ROADS AND HOMES DO NOT APPEAR TO HAVE BOULDERS WHICH WOULD ROLL DUE TO SLOPE OR INSTABILITY. EACH LOT WILL BE A CUSTOM HOME WHICH WILL BE DESIGNED BY A REGISTERED ARCHITECT IN CONJUNCTION WITH A REGISTERED ENGINEER. EACH LOT OWNER'S TEAM WILL ANALYZE THE BOULDERS AS TO THEIR POTENTIAL FOR ROLLING OR CRACKING.

UNDEVELOPED
BY OTHERS

UNDEVELOPED
STATE LAND

UNDEVELOPED
BY OTHERS

SONORAN
CREST



**SERENO CANYON
PRELIMINARY PLAT**

UNSTABLE SLOPES/BOULDERS ROLLING MAP

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



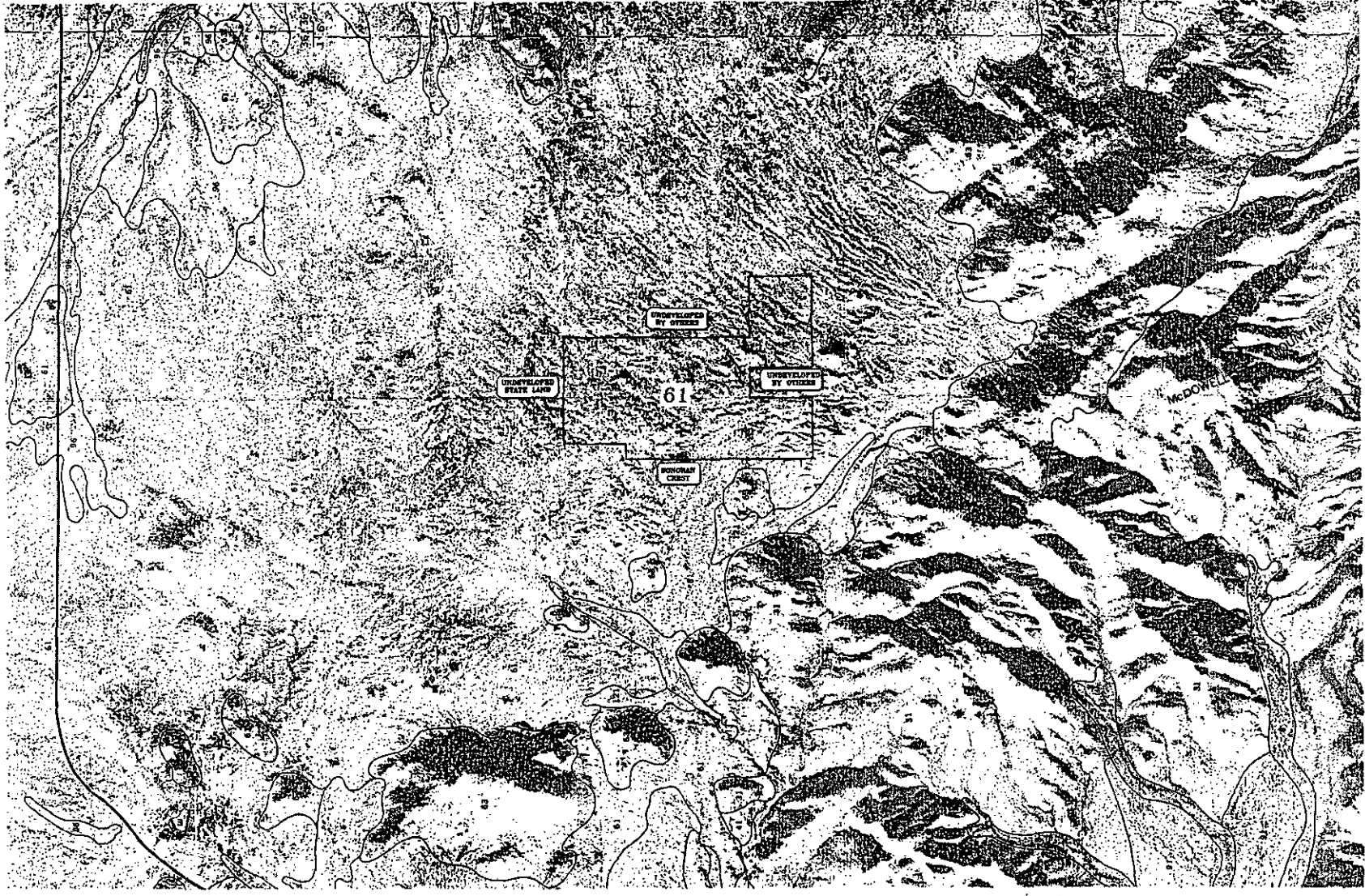
WOOD/PATEL

REGISTERED PROFESSIONAL ENGINEER
No. 10000 - State of California
10000 235-8880
WOOD/PATEL ENGINEERS
10000 235-8880

ENGINEER: S. WOOD
DESIGNER: S. WOOD
CIP: RICHARDSON
SCALE: PERMITTED
SCALE FACTOR:
DATE: 04/20/2023
JOB NUMBER: 042023

LEGEND

61 - GRASS-WOODSBERG COMPLEX
1 TO 10 PERCENT SLOPES. SEE
UNITED STATES DEPARTMENT OF
AGRICULTURE'S SOIL SURVEY OF
AGUILA-CARISBEE AREA, PARTS
OF MARICOPA AND PHOENIX
COUNTIES, ARIZONA BOOK



SERENO CANYON
PRELIMINARY PLAT
BEDROCK & SOILS MAP

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



WOODPATEL
Professional Engineer
State of Arizona
No. 12345
1000 W. McDowell Ave
Phoenix, AZ 85001
(602) 252-1111
Member of the Arizona
Engineering Council

DESIGNED BY: E. MARK
CHECKED BY: K. DEYER
DATE: 12/15/00
SHEET: 14 OF 32



LEGEND

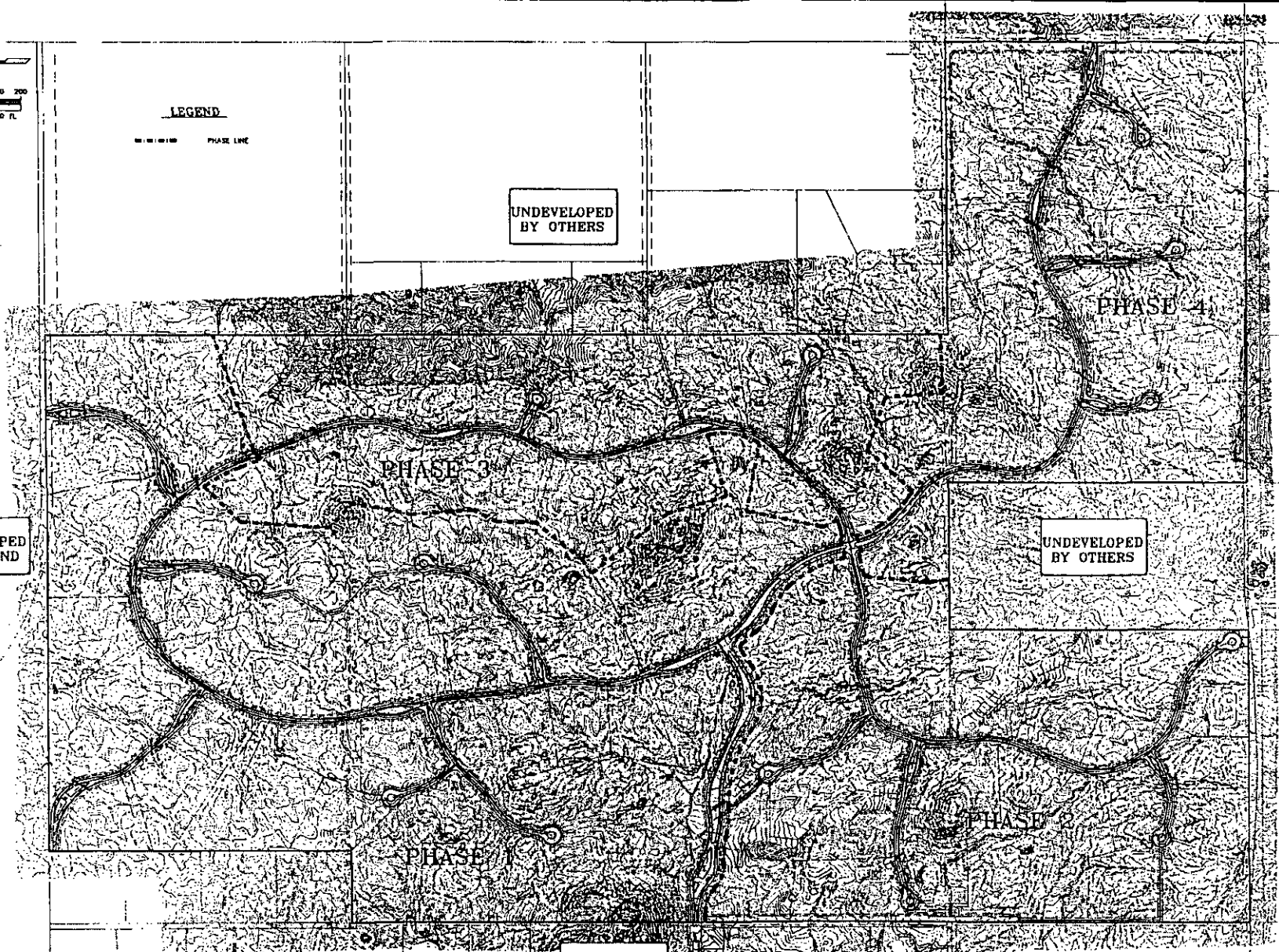
--- PHASE LINE

UNDEVELOPED
BY OTHERS

UNDEVELOPED
STATE LAND

UNDEVELOPED
BY OTHERS

SONORAN
CREST



CROWN
ENGINEERING
INC.
1000 N. 10th St.
Tucson, AZ 85717

SERENO CANYON
PRELIMINARY PLAT
PHASING PLAN

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



WOOD/PATEL

Professional Engineers
State of Arizona

8001 W. Northshore Ave.
Phoenix, AZ 85021

(602) 233-8000
www.woodpatel.com

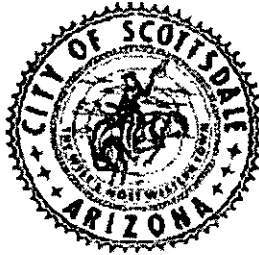
Paul Wood/Patel, P.E.
Member - ASCE - ASPE

DESIGNER: C. WOOD/PATEL
CHECKER: K. LOPEZ
CIVIL ENGINEER: P. WOOD/PATEL
SCALE (AS SHOWN)

DATE: 12/18/08

SHEET NUMBER: 15 OF 32

PROJECT: 040001A



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
JULY 20, 2006
APPROVED REGULAR SESSION MINUTES**

PRESENT: Betty Drake, Councilman
Jeremy A. Jones, Vice Chairman
Steve Steinberg, Commissioner
Michael Edwards, Design Member
Michael D'Andrea, Development Member
David Brantner, Development Member
Michael Schmitt, Design Member

STAFF: Lusia Galav
Don Hadder
Mac Cummins
Dan Symer
Tim Curtis
Kim Chafin

CALL TO ORDER

The study session of the Scottsdale Development Review Board was called to order by Councilwoman Drake at 1:02 p.m.

OPENING STATEMENT

Councilwoman Drake read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

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 coverings;

**SUMMARIZED MINUTES
SCOTTSDALE CITY COUNCIL
TUESDAY, JANUARY 30, 2007**



**CITY HALL KIVA
3939 N. DRINKWATER BOULEVARD
SCOTTSDALE, AZ 85251**

CALL TO ORDER

Mayor Manross called to order a Regular Meeting of the Scottsdale City Council on Tuesday, January 30, 2007 in the City Hall Kiva at 5:08 P.M.

ROLL CALL

Present: Mayor Mary Manross
Vice Mayor Jim Lane
Council Members Betty Drake, Wayne Ecton,
Robert Littlefield and Tony Nelssen

Absent: Councilman Ron McCullagh

Also Present: City Manager Jan Dolan
City Attorney Deborah Robberson
City Clerk Carolyn Jagger

INVOCATION - None

PLEDGE OF ALLEGIANCE – Zach Altman and Ryan Lagana, Explorer Post #908

PRESENTATIONS/INFORMATION UPDATES

- Thursday, February 1, 2007 is National Earned Income Tax Credit Day

PUBLIC COMMENT

Daniel Friedman, 7201 E Camelback Rd, #335, 85251, a representative for Congressman Harry Mitchell, provided contact information for the newly-opened office located at Scottsdale and Camelback roads.

Virginia Lukian, 7925 E Monte Vista, 85257, submitted a petition (attached) requesting the Council halt construction of the proposed pinwheel flowers art project in the Cox Heights neighborhood.

NOTE IN ACCORDANCE WITH PROVISIONS OF THE ARIZONA REVISED STATUTES THE SUMMARIZED MINUTES OF CITY COUNCIL MEETINGS ARE NOT VERBATIM TRANSCRIPTS. ONLY THE ACTIONS TAKEN AND DISCUSSION APPEARING WITH QUOTATION MARKS ARE VERBATIM. DIGITAL RECORDINGS OF CITY COUNCIL MEETINGS ARE ON FILE IN THE CITY CLERK'S OFFICE.

Michelle Cohen, 8027 N Via de Lago, 85258, Vice Chair of the Environmental Quality Advisory Board, invited the Council and public to Design Day on February 10, 2007 at Saguaro High School. Ms. Cohen announced an electronics recycling event will be held the same day.

Joel Bramoweth, 7502 Buena Terra Way, 85250, suggested that Barrett-Jackson officials ground lease the land at WestWorld.

Neville Cramer, PO Box 14184, said the City's hiring process for background checks of potential employees is inadequate, and professional assistance should be obtained to protect citizens.

CONSENT AGENDA ITEMS 1-11

ITEMS 5 AND 6 WERE REMOVED FROM THE CONSENT AGENDA FOR SEPARATE ACTION.

1. Sereno Canyon Phase I Final Plat

Request: Approve final plat for Phase I (46 lots) of a 122 single-family residential subdivision.

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

Reference: 22-PP-2005

Staff Contact(s): Frank Gray, General Manager Planning and Development Services, 480-312-2890, fgray@scottsdaleaz.gov; Lusia Galav, Current Planning Director, 480-312-2506, lgalav@scottsdaleaz.gov

Councilman Nelssen asked if elements of the Dynamite Foothills Character Area Plan were being implemented in this case. Frank Gray replied that the Area Plan was specifically used in reviewing the proposal, and believes the project incorporates most of the goals set forth in the Plan.

2. Villa Contento Final Plat

Request: Approve final plat for a 38-lot townhome community.

Location: 8501 E. McDowell Road, 1504 N. 85th Place, and 1550 N. 85th Place

Reference: 11-PP-2006

Staff Contact(s): Frank Gray, General Manager Planning and Development Services, 480-312-2890, fgray@scottsdaleaz.gov; Lusia Galav, Current Planning Director, 480-312-2506, lgalav@scottsdaleaz.gov

3. Caballo Estates Abandonment

Requests:

1. Abandon existing 25-foot-wide right-of-way located along the N. 92nd Street alignment north of East Cactus Road.
2. Adopt Resolution No. 7114 vacating and abandoning public rights-of-way.

Location: North 92nd Street alignment north of East Cactus Road

Related Policies, References:

- 14-AB-2006
- Case 24-ZN-2005 is an associated rezoning request to allow a Planned Residential Development consisting of 22 residential lots on the property

Staff Contact(s): Frank Gray, General Manager Planning and Development Services, 480-312-2890, fgray@scottsdaleaz.gov; Lusia Galav, Current Planning Director, 480-312-2506, lgalav@scottsdaleaz.gov

4. Overgaard Residence Abandonment

Requests:

1. Abandon the south 10 feet of the 25-foot public right-of-way (East Gold Dust Avenue alignment) located on the north side of the subject property at 11310 E. Arabian Park Drive.
2. Adopt Resolution No. 7115 vacating and abandoning public rights-of-way.

Location: 11310 E. Arabian Park Drive

Related Policies, References:

- 17-AB-2006
- Case 13-AB-2005 abandoned the same portion of right-of-way for the adjacent property to the east

Staff Contact(s): Frank Gray, General Manager Planning and Development Services, 480-312-2890, fgray@scottsdaleaz.gov; Lusia Galav, Current Planning Director, 480-312-2506, lgalav@scottsdaleaz.gov

5. Caballo Estates Rezoning

ITEM 5 REMOVED FROM CONSENT AGENDA FOR SEPARATE ACTION. SEE PAGE 5

6. Amend Scottsdale Revised Code Relating to Refuse and Recyclable Materials

ITEM 6 REMOVED FROM CONSENT AGENDA FOR SEPARATE ACTION. SEE PAGE 5.

7. Construction Bid for Cactus Road Improvements

Requests:

1. Adopt Resolution No. 7048 authorizing Construction Bid Award No. 07PB008 to Hunter Contracting Co., the lowest responsive bidder, at the unit price bid of \$9,348,745.81.
2. Authorize payment to Arizona Public Service in an approximate amount of \$1,200,000 for the conversion of overhead 12kV lines and the installation of streetlights along Cactus Road.

Related Policies, References:

- On October 14, 2003, Council approved Engineering Services Contract No. 2003-154-COS with Stantec Consulting for the design of improvements to Cactus Road from Pima Freeway to Frank Lloyd Wright Boulevard.
- On November 11, 2005, Council adopted Resolution No. 6723 authorizing the acquisition of various rights-of-way interests from properties located along Cactus Road from the Pima Freeway to Frank Lloyd Wright Boulevard.

Staff Contact(s): Dan Worth, Municipal Services General Manager, 480-312-2776, dworth@scottsdaleaz.gov

Mayor Manross opened public testimony.

Susan Wheeler, 9616 E Kalil Dr, 85260, said she prefers to have the horse art features placed on the roundabouts, rather than on the walls.

Mayor Manross closed public testimony.

Transportation General Manager Mary O'Connor said staff will continue to work with Ms. Wheeler to address her concerns.

8. **Engineering Services Contract Modification for the Design of the Crosscut Canal Multi-Use Path Phase II Improvements**
Request: Adopt Resolution No. 7116 authorizing Engineering Services Contract Modification No. 2004-131-COS-A1 with HDR Engineering, Inc., in the amount of \$343,739 for the design of the Crosscut Canal Multi-Use Path Phase II Improvements between Thomas and Indian School roads.
Related Policies, References:
- On September 21, 2004, Council authorized Engineering Services Contract No. 2004-131-COS with HDR Engineering, Inc., for the design of the Crosscut Canal Multi-Use Path Phase I Improvements.
 - On January 16, 2007, Council awarded Construction Bid Award No.07PB009 for construction of Crosscut Canal Multi-Use Path Phase I Improvements.
- Staff Contact(s):** Dan Worth, Municipal Services General Manager, 480-312-2776, dworth@scottsdaleaz.gov
9. **Amend Scottsdale Revised Code Relating to Criminal History Information for Prospective Contract Workers**
Request: Adopt Ordinance No. 3717 amending Section 14-44 of the Scottsdale Revised Code, which authorizes the Human Resources General Manager to request and receive criminal history information for the purpose of evaluating the fitness of contract workers and certain independent contractors providing services to the City.
Related Policies, References: Arizona Revised Statutes § 41-1750; Public Law 92-544; Ordinance Nos. 2424 (1/19/93), 2689 (7/18/94), 3078 (11/17/97), 3659 (1/24/06), 3684 (7/10/06); Scottsdale Revised Code Section 14-41(i)
Staff Contact(s): Teri Traaen, Human Resources General Manager, 480-312-2615, ttraaen@scottsdaleaz.gov
10. **Easement Agreement for Public Art at the Waterfront**
Request: Approve Resolution No. 7131 authorizing the City to enter into Agreement No. 2007-022-COS, which grants the City an easement for the placement of public art at the Waterfront at the corner of Scottsdale and Camelback roads.
Related Policies, References:
- Ordinance No. 2018, which established a public art in private development requirement in downtown Scottsdale.
 - Agreement No. 2003-164-COS between the City of Scottsdale and the Scottsdale Waterfront, LLC, which requires the developer to incorporate public art into the project.
- Staff Contact(s):** Ed Gawf, Assistant City Manager, 480-312-4510, egawf@scottsdaleaz.gov; John Little, Executive Director Downtown Group, 480-312-2539, jlittle@scottsdaleaz.gov
11. **Payment of Legal Fees related to Arizona State Retirement System Class Action Lawsuit**
Requests:
1. Approve payment of \$273,508.19, and additional accrued interest at 8% simple interest on the principal amount of \$166,269.67 from December 31, 2006 to the date of payment, for legal fees associated with the class action lawsuit titled, *Burke v. Arizona State Retirement System*.
 2. Approve a General Fund contingency transfer in the same amount.
 3. Authorize staff to support State legislation and/or appropriations to reimburse the City and other impacted employers for legal fees associated with the lawsuit.

Staff Contact(s): Teri Traaen, Human Resources General Manager, 480-312-2615, ttraaen@scottsdaleaz.gov

MOTION AND VOTE – CONSENT AGENDA

COUNCILMAN ECTON MOVED TO APPROVE CONSENT AGENDA ITEMS 1 THROUGH 11, MINUS ITEMS 5 AND 6. COUNCILMEMBER DRAKE SECONDED THE MOTION, WHICH CARRIED 6-0.

ITEM 5 REMOVED FROM CONSENT AGENDA FOR SEPARATE ACTION:

5. Caballo Estates Rezoning

Requests:

1. Rezone from Single Family Residential District (R1-35) to Single Family Residential District, Planned Residential District (R1-35 PRD) with amended development standards on a 20± acre parcel located at the northwest corner of East Cactus Road and North 93rd Street.
2. Adopt Ordinance No 3720 affirming the rezoning.

Location: Northwest corner of East Cactus Road and North 93rd Street

Related Policies, References:

- 24-ZN-2005
- 14-AB-2006 is an associated request to abandon right-of-way/roadway easements on the property
- Cases 38-UP-1987 and 36-UP-1983 allowed a commercial ranch to operate on this site
- City General Plan designates the property as Suburban Neighborhoods
- Cactus Corridor Area Study recommends a suburban character west of North 96th Street

Staff Contact(s): Frank Gray, General Manager Planning and Development Services, 480-312-2890, fgray@scottsdaleaz.gov; Lusia Galav, Current Planning Director, 480-312-2506, lgalav@scottsdaleaz.gov

Councilmember Drake requested a separate vote because she is sentimental about this historic former Arabian horse-training facility.

MOTION AND VOTE – ITEM 5

COUNCILMAN ECTON MOVED TO APPROVE ITEM 5. VICE MAYOR LANE SECONDED THE MOTION, WHICH CARRIED 5-1, WITH COUNCILMEMBER DRAKE DISSENTING.

ITEM 6 REMOVED FROM CONSENT AGENDA FOR SEPARATE ACTION:

6. Amend Scottsdale Revised Code Relating to Refuse and Recyclable Materials

Request: Approve Ordinance No. 3709 amending Sections 24-50 of the Scottsdale Revised Code relating to refuse and recyclable materials collection by adding a prohibition against unauthorized removal.

Staff Contact(s): Alan Rodbell, Chief of Police, 480-312-1900, arodbell@scottsdaleaz.gov; Deborah W. Robberson, City Attorney, 480-312-2405, dobberson@scottsdaleaz.gov