

## **PROJECT NARRATIVE for Sereno Canyon Sales Trailer**

This request is for Development Review Board approval for a Sales Trailer on Lot 7 of Sereno Canyon; a 330 ac. subdivision located east of 122<sup>nd</sup> Street between Pinnacle Peak Road and Happy Valley Road, (2-PP-05).

Lot 7 is located directly north of the main entry to the subdivision. Access to Lot 7 comes from an internal street to the north however, access to the Sales Trailer will follow an existing jeep trail off Alameda Road. All activity and site improvements will occur within the designated building envelope for Lot 7.

The Sales facility is planned to be in use @ 24 months, until the Sereno Canyon Community Center, located further east, is constructed.

The proposed Sales Trailer is being relocated from the Temporary Clubhouse @ the Golf Club Scottsdale. Its color and skirting treatment will remain the same (see photos attached)

Landscape enhancements in terms of native vegetation will occur around the trailer & parking lot.

The jeep trail is designated as revegetated NAOS on the Final Plat and will be mitigated during operation of the sales facility. Upon removal of the sales trailer, the area will be revegetated.

The following conditions will apply:

- Access will be treated with compacted decomposed granite or aggregate base course (ABC) for dust control purposes
- Parking blocks will be provided for each parking space
- Access to trailer meets the State and Federal Americans with Disabilities Act (ADA) requirements for handicap accessibility;
- Location complies w/ all applicable R1-130 ESL Bldg. Setbacks
- Proposed landscaping will comply with ESLO & Arizona Department of Water Resources Low-Water Use Plant List. Plantings in ESL areas are limited to the City's approved indigenous plant list. Turf will not be provided
- Bldg. color will not exceed an LRV of 35% nor a chroma of 6
- Skirting around the trailer will match bldg walls
- No outdoor restrooms will be provided
- All mechanical equip. will be screened