

PLANNING COMMISSION REPORT



MEETING DATE: June 13, 2007

ITEM NO. _____

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT Sereno Canyon Community Center- 21-UP-2005

REQUEST Request to approve a conditional use permit for a community center on an 11.2 +/- acre parcel.

Key Items for Consideration:

- This will be a private facility located at the center of a large private, gated community.
- This site protects the most significant environmental and other resource features within the Sereno Canyon development.

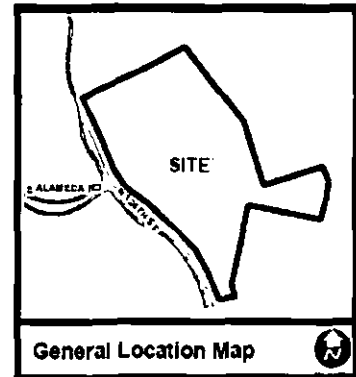
Related Policies, References:

- 1-ZN-2005
- 22-PP-2005
- Dynamite Foothills Character Area Plan

OWNER LVA Urban Design Studio LLC
480-609-6766

APPLICANT CONTACT Tom Rief
Land Development Services LLC
480-946-5020

LOCATION 24095 N. 124th Street



BACKGROUND

Zoning.

The site is zoned R1-130 (Single Family Residential) ESL (Environmentally Sensitive Lands overlay). The R1-130 zoning district allows for residential neighborhood uses and the ESL overlay provides processes and regulations that retain the general character of the desert setting and protect key environmental features.

General Plan.

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes uses typical to residential areas. The subject property is also located within the area of the Dynamite Foothills Character Area Plan.

Context.

The Sereno Canyon subdivision is located between the Happy Valley Road alignment on the north and the Pinnacle Peak Road alignment on the south,

between N. 122nd Street and N. 128th Street. This site is within the Upper Desert Landform and has rolling, rocky terrain interspersed with several rock knobs. This site was burned extensively in the Rio fire over a decade ago and still shows signs of damage from that event.

Adjacent Uses or Zoning: This site is wholly contained within the Sereno Canyon development. The following notes describe the setting outside of the 330+ acre Sereno Canyon subdivision.

- North Vacant State Lands zoned R1-130 ESL
- South Vacant lands zoned R1-130 ESL, most of which are within the Desert Preserve
- East Vacant lands zoned R1-130
- West Existing subdivision zoned R1-70 ESL and R1-130 ESL as well as some vacant land zoned R1-130 ESL

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The purpose of this request is to permit a relatively small community center that will serve the future residents within the Sereno Canyon subdivision. The site is a commonly held tract at the center of the new development. It will be connected by an internal trail system to the residential areas within this large subdivision and will be a short distance from the main entry gate.

The proposed community center will include workout and changing rooms, a lap pool and whirlpools and associated patio areas. The conceptual building design and materials reflect the forms and colors of the adjacent rock knob. The parking area will not be paved with asphalt and at this time they are considering the use of pavers in an earth-tone color.

Development Information.

- Existing Use: Vacant land
- Proposed Use: One recreation/community building
- Parcel Size: 11.7 acres
- Building Height Allowed: 24 feet
- Building Height Proposed: 15 feet
- Floor Area: Approximately 1,700 square feet
- Open Space: 8.1 acres

IMPACT ANALYSIS

Traffic.

This use will serve residents internal to the residential subdivision and will generate no off-site traffic.

Parking.

9 spaces are required, 20 spaces are provided.

Water/Sewer.

Water and sewer services are being provided as part of the overall Sereno Canyon development.

Police/Fire.

The nearest fire station is located about two miles to the northwest near the intersection of Alma School Road and Dynamite Boulevard.

Open space, scenic corridors.

Most of this site is an open space tract that protects key environmental features. The Sereno Canyon project was approved with a density incentive that required the dedication of an additional 60 acres of NAOS across the development. The creation of this community center was anticipated in the original site plan applications for the subdivision, therefore, no change in the required NAOS will result from this proposal.

Policy Implications.

This use is allowed in this zoning district subject to the granting of a conditional use permit. The use will serve a private community and, therefore, will have no implications outside of this development.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 - 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - *The pool areas will be a significant distance from the nearest homes, which in many cases will be on the other side of ridges from this site. Any lighting for this use will be low level landscape lighting and security lighting on the building, all of which will meet the city's standards for this low ambient lighting area.*
 - 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - *This use will not draw additional traffic from outside of the subdivision.*
 - 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - *This is a use common to residential areas.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - *This use is in support of the residential neighborhood surrounding it and will be integrated into its desert setting.*
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
 - *There are no specific criteria for this type of use.*

Community Involvement.

There was substantial public involvement during the incentive process for the subdivision and the community center was identified on the plans at that time.

Community Impact.

This will provide limited recreation facilities for the future residents of the Sereno Canyon subdivision.

**STAFF
RECOMMENDATION**

Recommended Approach:

Staff recommends approval, based upon the findings that this use meets the applicable criteria contained in the Zoning Ordinance for use permits, subject to the attached stipulations.

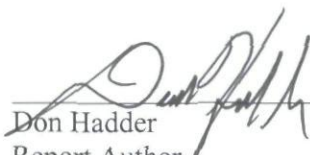
**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services


STAFF CONTACT(S)

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

APPROVED BY



Don Hadder
Report Author



Lusia Galav, AICP
Director, Current Planning

ATTACHMENTS

1. Stipulations
2. Additional Information
3. Applicant's Narrative
4. Context Aerial
- 4A. Aerial Close-Up
5. Land Use Map
6. Zoning Map
7. Citizen Involvement
8. City Notification Map
9. Site Plan
10. Sereno Canyon Plat

STIPULATIONS FOR CASE 21-UP-2005

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform with the conceptual site plan submitted by Land Development Services, LLC and dated 3/21/2007. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **PEDESTRIAN ACCESS.** With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access to the commercial and recreational areas on and adjacent to the site.

ENVIRONMENTAL DESIGN

1. **NATURAL AREA OPEN SPACE (NAOS)-IDENTIFICATION.** With the Development Review Board submittal, the developer shall submit a plan for the site identifying the required NAOS and a table identifying, as to each lot and tract, the required amount of NAOS, the percentage of slope, and the type of land form.
2. **NATURAL AREA OPEN SPACE-DEDICATION, CONVEYANCE AND MAINTENANCE.** With the Development Review Board submittal, the developer shall submit documents, to the satisfaction of city staff, showing that all required NAOS shall be dedicated or conveyed in conformance with the Scottsdale Revised Code and permanently maintained as NAOS.
3. **BOULDERS AND BEDROCK OUTCROPS.** With the Development Review Board submittal, the developer shall submit a plan identifying all boulders larger than four (4) feet in diameter and all bedrock outcrops.
4. **HEIGHT OF NON-INDIGENOUS PLANT MATERIAL.** Non-indigenous plant material which has the potential to reach a mature height greater than 12 feet shall not be planted on the site. A plant list that complies with this stipulation is subject to Development Review Board approval. The developer shall state this stipulation on the final plans.
5. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source shall be 16 feet above natural grade at the base of the light standard except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

CIRCULATION

1. **PEDESTRIAN CIRCULATION PLAN.** With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.
2. **MULTI-USE TRAIL.** Before any certificate of occupancy is issued for the site, the developer shall construct multi-use trails as shown on the submitted preliminary plat. The trails shall be contained within a minimum 15-foot wide public access easement. The alignment of the trail shall

be subject to approval by the city's Equestrian Coordinator prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks.

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-year, 6-hour storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.

ADDITIONAL INFORMATION FOR CASE 21-UP-2005

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes and wash crossings,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - e. Master Environmental Design Concept Plans.
2. BOULDER AND ROCK OUTCROPS PROTECTION. The protection and maintenance of boulder and rock outcrops shall be subject to Development Review Board approval.

ENGINEERING

1. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

SERENO CANYON

USE PERMIT APPLICATION PROJECT NARRATIVE

Project Overview

This application is a request for conditional use permit approval for the Sereno Canyon Community Center. The 11.2 acre Community Center site is designed as the centerpiece of the Sereno Canyon planned community, a 330-acre custom home community located east of 122nd Street between the Pinnacle Peak Road and Happy Valley Road alignments and is zoned as R1-130 ESL. The community is planned for 122 homes at a density of approximately one unit per three acres. The proposed community center will provide recreational and social amenities exclusively for residents of the community.

Location/Access

The Sereno Canyon Community Center will be located near the geographic center of the planned community with direct access through the western boundary gate at the Alameda Road terminus. Alternative access points along the periphery of the community are located off of Happy Valley Road and 128th Street. The community center is positioned at the intersection of two internal local roadways, providing efficient access from all portions of the community. Use of the community facility will be limited exclusively to residents of the Sereno Canyon community and their guests. Therefore, traffic generation associated with the community center will not exceed the volumes described in the Circulation Master Plan related to projected trips per day (see attached report). Internally, the Sereno Canyon community is projected to generate approximately 1,168 trips per day including guest trips.

Property Characteristics

The community center parcel is currently undeveloped natural desert. The property is scarred by a series of historic jeep trails that will either be revegetated or improved as recreational trails or parking lot area. The site generally slopes away in all directions from the central boulder feature and hillside located at the center of site. The community center improvements will be west of this area and will minimally disturb only the lower slopes of the boulder feature area. The site is also crossed by a series of small, ephemeral washes that have been identified as conveying less than 50 cfs and are not determined to be jurisdictional by the Army Corps of Engineers. The entire Sereno Canyon planned community was encompassed by a wildfire approximately 10-15 years ago and on-site vegetation types, sizes and densities do not reflect those typical of a mature Sonoran Desert environment. Vegetation recovery has been slow and small shrubs and grasses currently dominate the existing landscape.

Description of Use

The community center is proposed as a single level structure with approximately 5,900 square feet of gross floor area. Nearly 3,800 square feet of this area is conditioned space, with the remaining area comprised of unconditioned space under roof, shade trellis patio areas and a ramada amenity. The maximum structure height is identified as 23'-0" and architectural features will not exceed the Environmentally Sensitive Land Ordinance maximum building height requirement of 24'-0". The center will provide areas for residents to exercise, convene with other residents and host functions or meetings. Indoor facilities include offices, locker rooms/restroom, meeting/dining areas, fitness center and catering facilities. Outdoor amenities include a lap pool, spa facilities, children's recreation area, an exercise patio, ramada, event lawn and patio area.

On-site access includes two driveway locations. The primary entry directs traffic to the front of the community center structure, providing a drop-off area and accessible parking spaces surrounding a round-a-bout element. Traffic can also bypass the drop-off area and enter the parking area to the south. The parking area was designed to ingrain within the existing natural setting of the site, exhibiting an organic design coupled with a large

landscape median and well-spaced parking areas. Additional parking has been provided to accommodate trailhead parking at the southern end of the lot. 47 spaces have been provided in the primary lot, exceeding the requirement by 17 spaces in accordance with City of Scottsdale requirements. Accessible ramps and detached sidewalk facilities located between the Community center and the parking lot will guide residents and guest safely and efficiently. The secondary ingress/egress location is located at the southwestern corner of the parking lot to provide an alternative access point.

The community center will serve as a trailhead location for a network of internal private trails that are distributed throughout the community. These trails will seek to minimize disturbance to natural desert areas by aligning with existing jeep trails to the greatest extent possible. Trailhead locations will provide users with bench seating elements and improved staging areas for small group that may gather at these facilities. Trails will vary in width depending on conditions.

The community center and its associated improvements have been orientated to promoted viewsheds to the surrounding natural features and blend with the topography of the site. The community center seeks to capture the dramatic setting of the large boulder feature immediately east of the center by orienting the building and the amenities in this direction.

Because the community center facility is located in an area regulated by the Dark Skies Ordinance, on-site lighting will be restricted in overall intensity. The applicant will seek to incorporate down-lighting and low-elevation (bollard style) lighting throughout the facility and parking areas. The community center's exterior walls, landscape and pathway areas will be lit with indirect accent lighting throughout. Operations at the community center will be limited primarily to daytime and evening hours to reduce noise and light impacts to adjacent residential areas. Outdoor activities and events will be subject to regulations outlined by the community's CC&R's. The developer of the community center will agree to turn off all exterior parking lot, site and exterior mounted

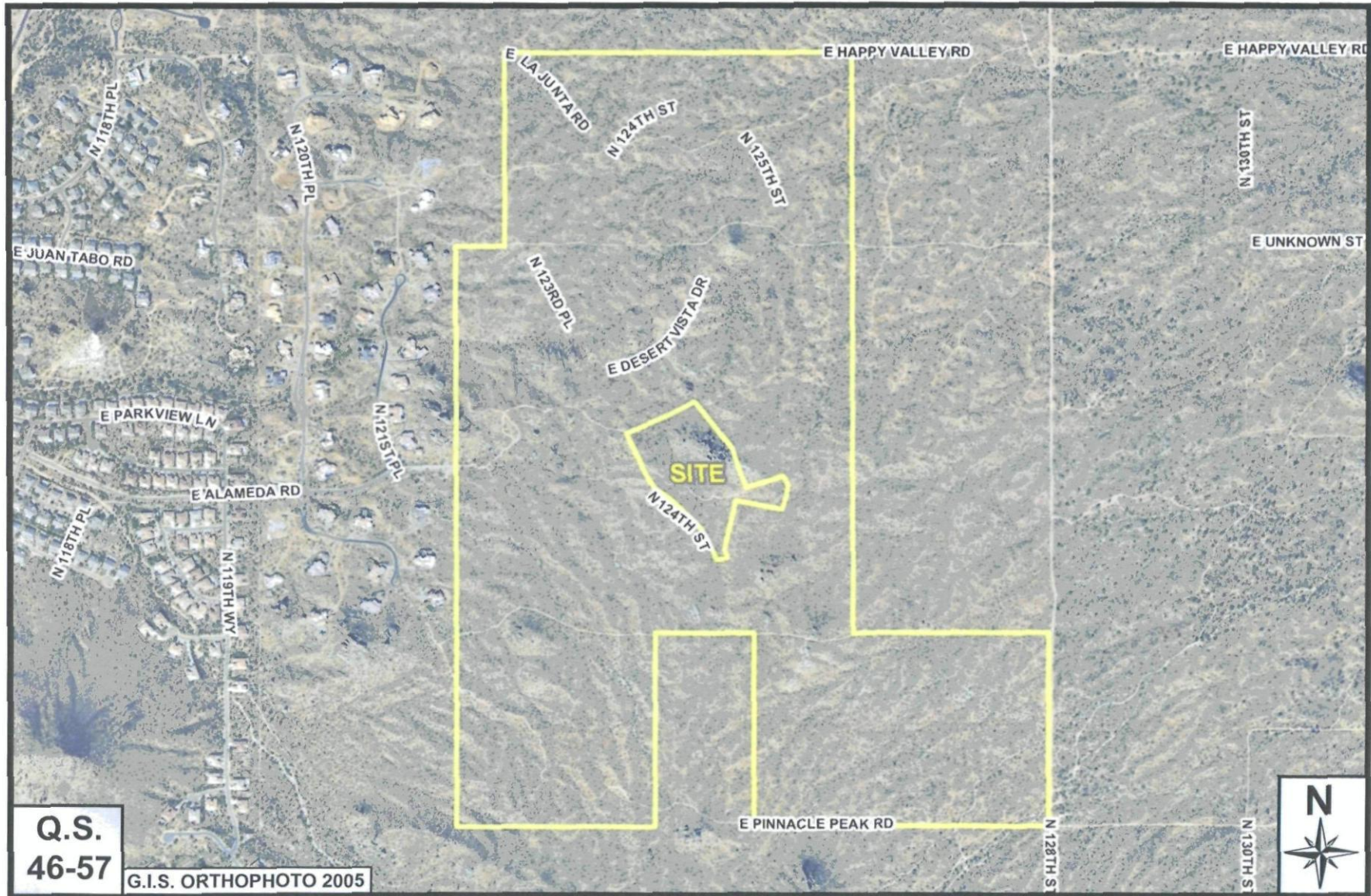
lighting (excluding security lighting) no later than 10 p.m or one hour after the conclusion of business hours, whichever occurs latter.

Compatibility with Adjacent Uses

The proposed community center is surrounded by open space and low-density residential uses. On-site improvements will be limited to the western edge of the parcel, thereby establishing large portions of the site as undisturbed open space. The most proximate residential uses are situated north and west of the facility (approx. 300 feet). Zoning throughout the entire Sereno Canyon Planned Community is R1-130 ESL. To further protect adjacent residential uses, the community center design will establish substantial setbacks that exceed City of Scottsdale Requirements. In addition, improvement edges will be enhanced with landscape screening that will seek to reduce the visual impacts of building improvements, parking, outdoor activity and amenity areas.

Conclusion

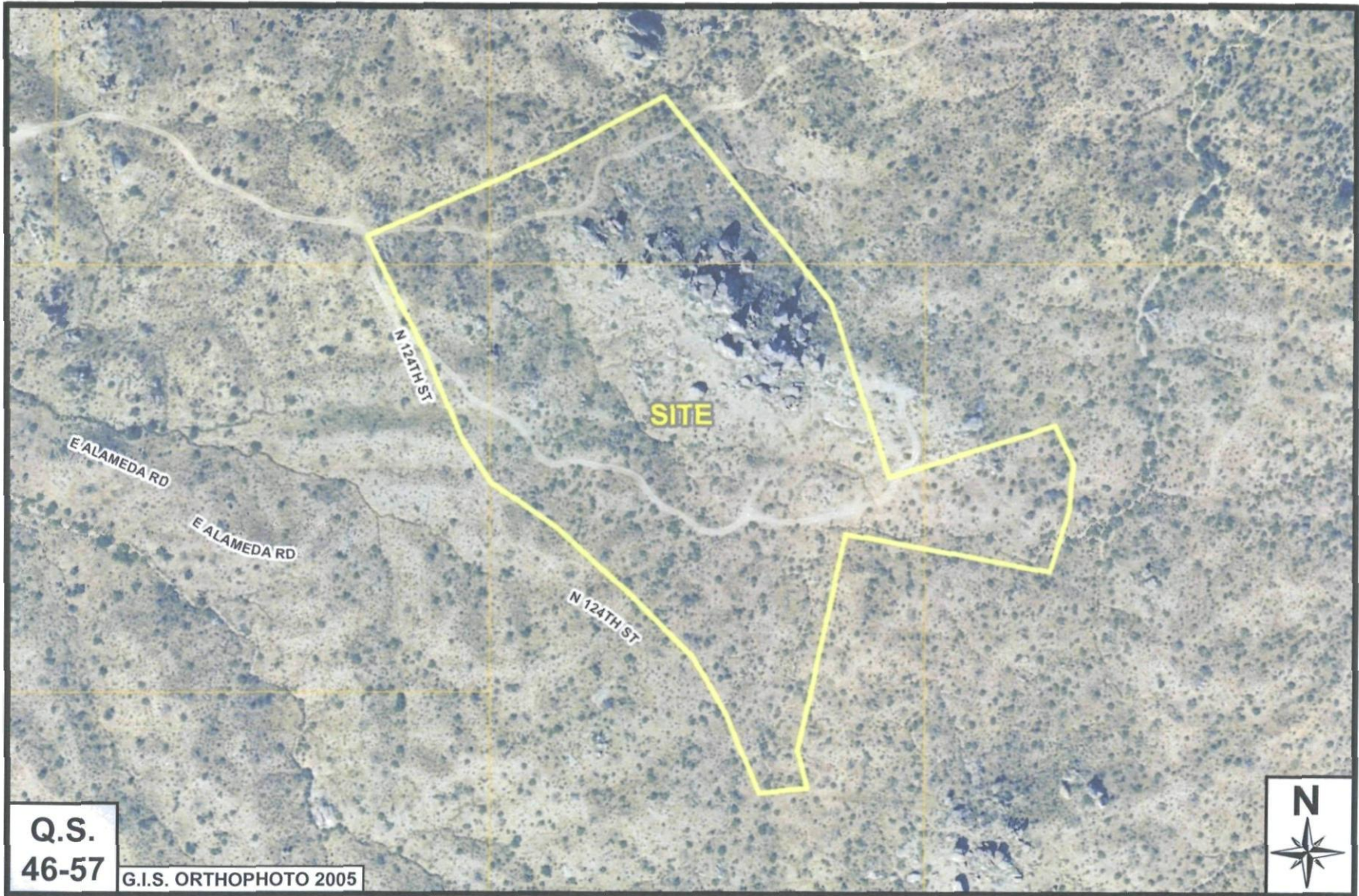
The proposed Sereno Canyon Community Center will serve as the focal point for the overall planned community. The facility has been designed to compliment the character of the planned community by offering passive and active recreational opportunities for community residents, as well as to offer a high-quality architectural element that establishes a foundation for development within the Sereno Canyon community. The applicant believes that the development of the community center is compatible with the surrounding residential community and will not be detrimental to the public health, safety or welfare of the residents. In addition, the central location of the community center and the provision for exclusive use by community residents significantly reduces the impacts of the proposed facility on properties outside of Sereno Canyon.



Sereno Canyon Community Center

21-UP-2005

ATTACHMENT #4



Q.S.
46-57
G.I.S. ORTHOPHOTO 2005



Sereno Canyon Community Center

21-UP-2005

ATTACHMENT #4A

General Plan



	RURAL NEIGHBORHOODS		EMPLOYMENT
	SUBURBAN NEIGHBORHOODS		NATURAL OPEN SPACE
	URBAN NEIGHBORHOODS		DEVELOPED OPEN SPACE (PARKS)
	MIXED-USE NEIGHBORHOODS		DEVELOPED OPEN SPACE (GOLF COURSES)
	RESORTS/TOURISM		CULTURAL/INSTITUTIONAL OR PUBLIC USE
	SHEA CORRIDOR		MCDOWELL SONORAN PRESERVE (AS OF 8/2003)
	MAYO SUPPORT DISTRICT		RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
	REGIONAL USE DISTRICT		CITY BOUNDARY
	COMMERCIAL		LOCATION NOT YET DETERMINED
	OFFICE		



E DESERT VISTA DR

E ALAMEDA RD
E ALAMEDA RD

N 124TH ST

R1-130 ESL

SITE

21-UP-2005

ATTACHMENT #6



CITIZEN OUTREACH REPORT

"Crown Communities"

10/3/2005

Case # 214-PA-2004

This neighborhood involvement plan is being performed in association with an application for Density Incentive for Open Space for Crown Communities' project located at 118th Street and Alameda Road Pass, a collection of 122 custom home sites. Crown Communities and its design team have created a master planned community with large open desert areas characteristic of the north Scottsdale area. As part of the request, a Community Outreach plan was drafted and will be ongoing throughout the approval process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue through process. Communication with impacted and interested parties will take place with verbal, written, electronic, and door-to-door contact.

The Crown development project team has been busy conducting significant outreach in the community to date. We have been meeting with residential neighbors to inform them about the proposed project and to gather their input.

On November 23, 2004 a notification letter about the project was sent to property owners within 750 feet of the project (see attached letter). This letter announced a neighborhood open house, which was held on December 2, 2004. We had several calls from neighbors with questions about the project and had six neighbors attend the open house (see attached sign-in sheet).

The team has done extensive work door to door in the broader neighborhood, distributing flyers with contact information concerning the project to those who were not available to meet with us or who may have missed the open house. As a result, approximately 160 signatures of support have been gathered.

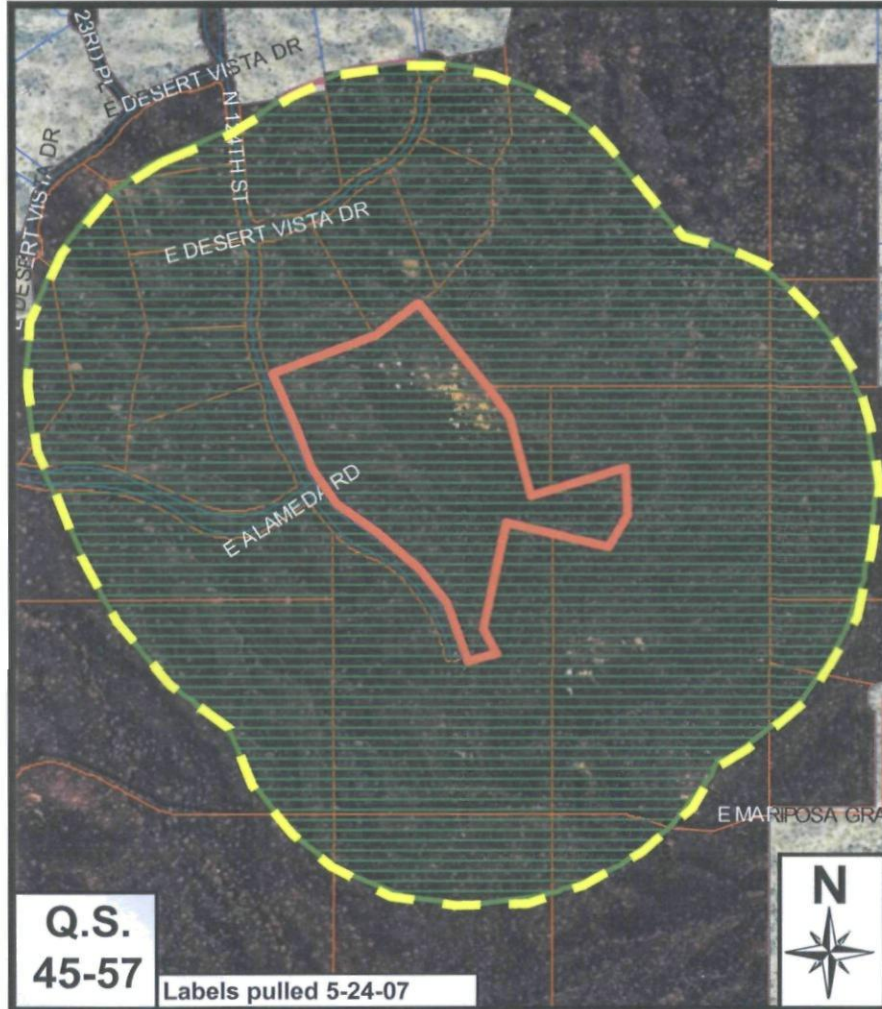
On June 1, 2005 another notification letter about the project was sent to property owners within 750 feet of the project (see attached letter). This

ATTACHMENT #7

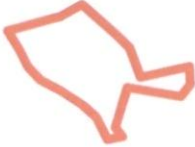

21-UP-2005

10-21-05

City Notifications – Mailing List Selection Map



Map Legend:

-  Site Boundary
-  Properties within 750-feet

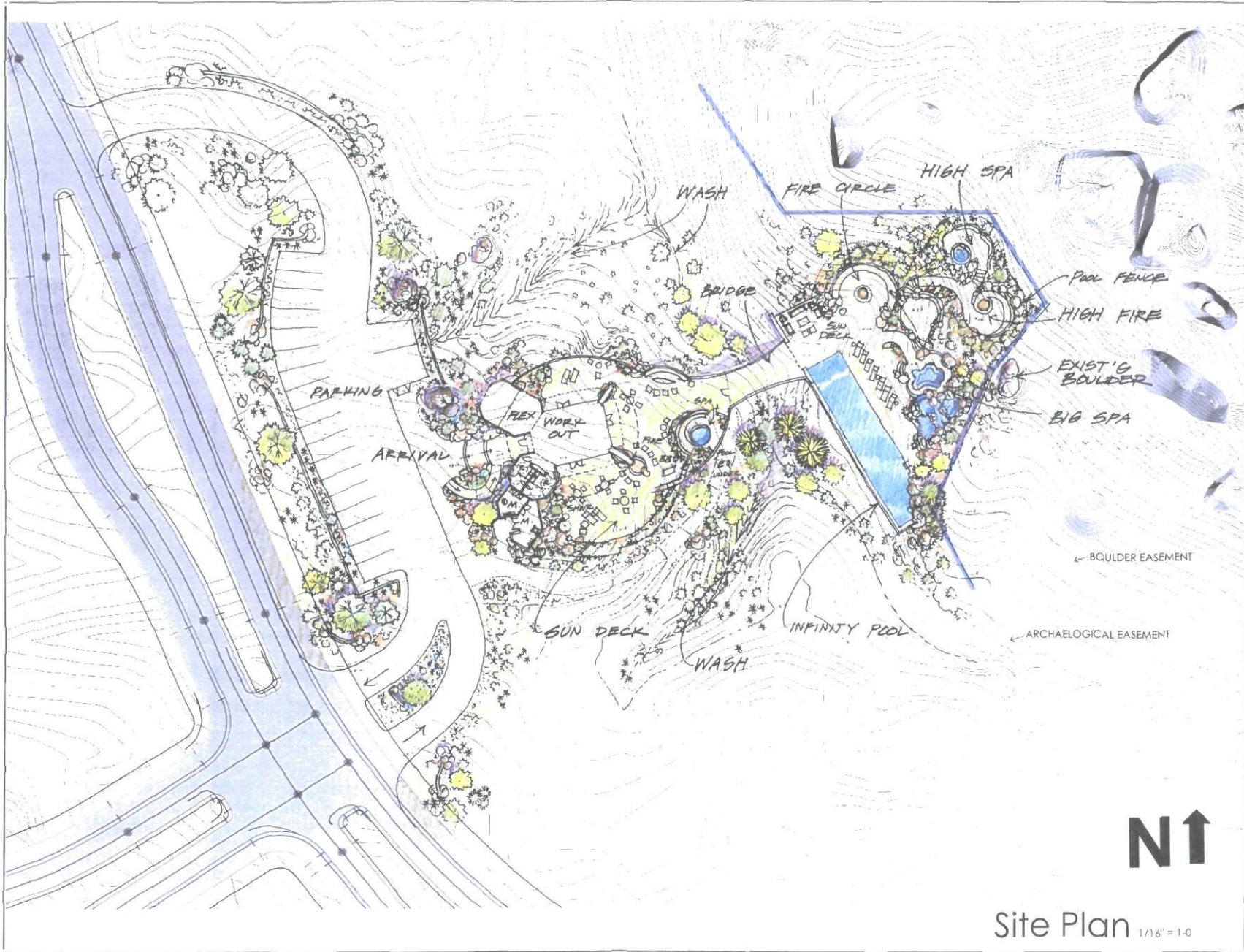
Additional Notifications:

- Interested Parties List
- Adjacent HOAs

Sereno Canyon Community Center

21-UP-2005

ATTACHMENT #8



Craig Wickersham Inc Architects
 11821 N. 79th Street
 Suite 2
 Scottsdale, AZ 85260
 480 899-8700

DISCLAIMER

DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

Sereno Canyon
 Crown Community Development

PRELIMINARY NOT FOR CONSTRUCTION

DATE: 11/15/05
 DRAWN BY: [unclear]
 CHECKED BY: [unclear]
 SCALE: A1.3
 SHEET: XXXX



Site Plan 1/16" = 1'-0"

21-UP-2005
 2nd: 3/21/2007

FINAL PLAT FOR SERENO CANYON PHASE 1

A REPLAT OF A PORTION OF PARCEL NO.'S 6, 7, 10, 14 AND 15 AND ALL OF PARCEL 11 OF THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE, RECORDED IN BOOK 191, PAGE 26, MARICOPA COUNTY RECORDS, ALL LYING WITHIN SECTION 11, T.4N., R.5E., OF THE G.&S.R.M., MARICOPA COUNTY, ARIZONA

*See Affidavit of Amendment
See Street names of parcel 11

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 1", A REPLAT OF A PORTION OF PARCEL NO.'S 6, 7, 10, 14 AND 15 AND ALL OF PARCEL 11 OF THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE, RECORDED IN BOOK 191, PAGE 26, MARICOPA COUNTY RECORDS, ALL LYING WITHIN SECTION 11, T.4N., R.5E., OF THE G.&S.R.M. AND SALT RIVER MERIDIAN, MARICOPA COUNTY, STATE OF ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID SERENO CANYON PHASE 1, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT.

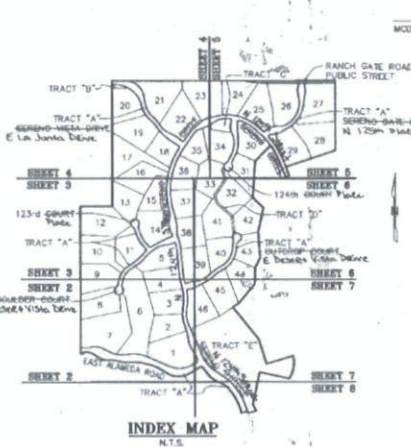
PRIVATE STREETS LOCATED WITHIN THE AREAS SHOWN HEREON AS TRACT "A" ARE HEREBY DECLARED PRIVATE ACCESSWAYS FOR THE EXCLUSIVE USE OF OWNERS AND THEIR TENANTS, GUESTS AND INVITEES AND THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON AND ITS ASSIGNS, AND ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT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

1. RANCHO GATE ROAD 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 NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS TRACTS "A" AND "D" AND WITHIN EASEMENTS 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 TOGETHER WITH ACCESS RELATED TO THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPLACEMENT AND REPAIR OF SAID SEWER LINES, SEWER LINE TRENCHES AND RELATED FACILITIES, PROVIDED, HOWEVER, THAT SAID 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 THROUGHOUT THE CITY OF SCOTTSDALE TO USE SUCH EASEMENTS), 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 NON-EXCLUSIVE 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.
4. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS EACH OF THE SEVERAL AREAS DESIGNATED ON THE PLAT AS "RIGHT DISTANCE EASEMENT" OR "R.D.E." FOR THE PURPOSE OF MAINTAINING VISIBILITY WITHIN SUCH AREAS.
5. A PERPETUAL NON-EXCLUSIVE PUBLIC UTILITY EASEMENT OR "P.U.E." UPON, OVER, AND ACROSS TRACTS "A", "B", "C" AND "D" AND WITHIN EASEMENTS HEREBY 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 THROUGHOUT THE CITY OF SCOTTSDALE TO USE SUCH EASEMENTS), AT ITS SOLE EXPENSE, SHALL REPAIR OR REPLACE ANY PAVING, CURBS, GUTTERS, OR SIDEWALKS DISTURBED WITH STANDARD ASPHALT OR CONCRETE, ONLY.
6. A PERPETUAL NON-EXCLUSIVE 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.
7. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS EACH OF SEVERAL AREAS DESIGNATED ON THE PLAT AS "BOULDER EASEMENTS" OR "B.D.E.", FOR THE PURPOSE OF PRESERVING THE BOULDER FEATURES IN THEIR NATURAL STATE. IMPROVEMENTS MAY NOT BE CONSTRUCTED UPON THESE EASEMENTS.
8. A PERPETUAL NON-EXCLUSIVE 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 AREAS OVER WHICH NO MOTORIZED VEHICLE OF ANY NATURE, MAY ENTER OR CROSS.

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

1. A PERPETUAL NON-EXCLUSIVE EASEMENT, OVER UPON AND ACROSS EACH OF THE SEVERAL TRACTS AND OTHER AREAS DESIGNATED ON THE "PRIVATE DRAINAGE EASEMENT" OR "P.D.E." FOR PURPOSES OF WATER DRAINAGE, RETENTION AND DISCHARGE TO, ON, ACROSS AND FOR THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON AND FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND REPAIRING THE PIPES, CHANNELS, CULVERTS, RETENTION AREAS AND OTHER DRAINAGE FACILITIES NOW OR HEREAFTER LOCATED HEREON.
2. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS EACH OF THE SEVERAL AREAS DESIGNATED ON THE PLAT AS "WALL EASEMENT" OR "W.E." FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING AND REPLACING WALLS.



OWNER
MCDOWELL MOUNTAIN BACK BOWL, LLC

OWNER WARRANTS TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS PLAT, AND THAT EVERY EASEMENT, EASEMENT HOLDER OR OTHER PERSON HAVING ANY INTEREST IN THE PROPERTY ADVISED TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO OR JOINED IN THIS PLAT, AS EVIDENCE BY THE INSTRUMENTS HERON ARE RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF:

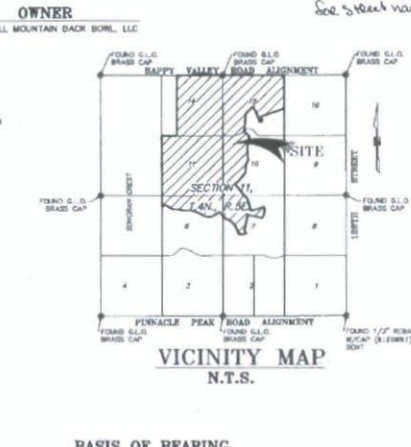
MCDOWELL MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS OWNER, HAS HEREBY CAUSED ITS RESPECTIVE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.

MCDOWELL MOUNTAIN BACK BOWL, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: HENRY CROWN AND COMPANY,
A DELAWARE CORPORATION, ITS MANAGER
BY: *Thomas R. Gettings*
ITS Authorized Rep.

ACKNOWLEDGMENT
STATE OF Arizona
COUNTY OF Maricopa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF January, 2007, BY Thomas R. Gettings, THE Authorized Rep. OF MCDOWELL MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

Thomas R. Gettings
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/21/09



BASIS OF BEARING
THE BASIS OF BEARING IS A STRAIGHT LINE CALCULATED BETWEEN THE NORTHWEST CORNER OF SECTION 11 AND THE SOUTHWEST CORNER OF SECTION 11, T.4N., R.5E., USING A BEARING OF SOUTH 00°03'01" 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 TEN (10) 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 RE-TRACED.

THOMAS R. GETTINGS
REGISTERED LAND SURVEYOR #27239
WOOD, PATEL & ASSOCIATES, INC.
2001 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021

APPROVALS
APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS 26th DAY OF January, 2007 BY
Mary Mynors MAYOR
ATTEST BY *Candy Jagger*
CITY CLERK

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

BY: *Michael J. ...* 3/22/2007 DATE
CITY 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. 2007-001 AND ZONING CASE(S) NO. ... AND ALL CASE RELATED STIPULATIONS.

BY: *...* 3/21/2007 DATE
PROJECT COORDINATOR

TRACT SUMMARY TABLE	
TRACT	PURPOSE
1	PRIVATE STREET, R.L.E., S.L.E., P.S.V.A.E., P.U.E., P.D.E.
2	P.U.E., S.L.E., P.V.D.E.
3	H.A.O.S., P.U.E., P.V.D.E.
4	COMMUNITY CENTER

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 1.
 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 WOOD, WIRE OR REMOVABLE SECTION FENCING, AND MUST OTHERWISE COMPLY WITH ALL APPLICABLE COVENANTS, CONDITIONS AND RESTRICTIONS.
 4. ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER U-28.
 5. THE MAINTENANCE OF THE SURFACE AREA OF ANY EASEMENT WHICH LIES WITHIN THE BOUNDARY OF A SUBDIVISION LOT IS THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER UNLESS MAINTENANCE OBLIGATIONS ARE SEPARATELY RECORDED INSTRUMENT, ASSUMED BY THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 1.
 6. THOSE AREAS DESIGNATED AS TRACTS "B", "C" AND "D" ARE TO BE CONVEYED AS COMMON AREA TO THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 1 AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 1. IN THE ORDINARY COURSE 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 RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY FOR SAME MAINTENANCE.
 7. 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.
 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 COULD RESULT IN 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 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. TABLE SPECIFYING 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.
 10. REFERENCE TO THE "PROPERTY OWNERS ASSOCIATION" REFER TO THE PROPERTY OWNERS ASSOCIATION CREATED OR TO BE CREATED PURSUANT TO THE APPLICABLE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SERENO CANYON PHASE 1.
 11. THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 1 IS RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE PERMETER WALL, DRAINAGE STRUCTURES AND FACILITIES, AND DRAINAGE EASEMENT AREAS.
 12. THE PUBLIC UTILITY AND ROADWAY EASEMENTS SHOWN ON GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE, RECORDED IN BOOK 191, PAGE 26, M.C.R. ARE SHOWN HEREON AND ARE IN THE PROCESS OF BEING ABANDONED PER CITY OF SCOTTSDALE ABANDONMENT CASE #27-AB-2006.

BOOK 910 PAGE 18
OFFICIAL RECORD OF MARICOPA COUNTY RECORDS
2007-0370697

TOTAL NUMBER OF LOTS = 46
ZONING = R1-130 ESL
ACREAGE = 134.2567 ACRES

SERENO CANYON PHASE 1
FINAL PLAT



WOOD/PATEL
CIVIL ENGINEERS
HYDROLOGISTS
LAND SURVEYORS
8054 West Northern
Suite 300
Phoenix, AZ 85021
Phone: (602) 338-8600
Fax: (602) 338-8600

CHECKED BY: *...*
SCALE: 1"=40'
DATE: 02-05-07
JOB NUMBER: 052634
SHEET: 1 OF 10

ATTACHMENT #10

1-27-2005 113-DR-2005 27-27 5827-06

PLANNING COMMISSION REPORT



MEETING DATE: June 13, 2007

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Sereno Canyon Community Center- 21-UP-2005

REQUEST

Request to approve a conditional use permit for a community center on an 11.2 +/- acre parcel.

Key Items for Consideration:

- This will be a private facility located at the center of a large private, gated community.
- This site protects the most significant environmental and other resource features within the Sereno Canyon development.

Related Policies, References:

- 1-ZN-2005
- 22-PP-2005
- Dynamite Foothills Character Area Plan

OWNER

LVA Urban Design Studio LLC
480-609-6766

APPLICANT CONTACT

Tom Rief
Land Development Services LLC
480-946-5020

LOCATION

24095 N. 124th Street

BACKGROUND

Zoning.

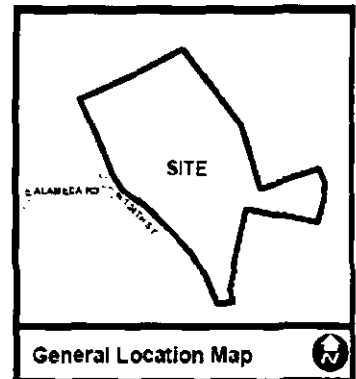
The site is zoned R1-130 (Single Family Residential) ESL (Environmentally Sensitive Lands overlay). The R1-130 zoning district allows for residential neighborhood uses and the ESL overlay provides processes and regulations that retain the general character of the desert setting and protect key environmental features.

General Plan.

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes uses typical to residential areas. The subject property is also located within the area of the Dynamite Foothills Character Area Plan.

Context.

The Sereno Canyon subdivision is located between the Happy Valley Road alignment on the north and the Pinnacle Peak Road alignment on the south,



between N. 122nd Street and N. 128th Street. This site is within the Upper Desert Landform and has rolling, rocky terrain interspersed with several rock knobs. This site was burned extensively in the Rio fire over a decade ago and still shows signs of damage from that event.

Adjacent Uses or Zoning: This site is wholly contained within the Sereno Canyon development. The following notes describe the setting outside of the 330+ acre Sereno Canyon subdivision.

- North Vacant State Lands zoned R1-130 ESL
- South Vacant lands zoned R1-130 ESL, most of which are within the Desert Preserve
- East Vacant lands zoned R1-130
- West Existing subdivision zoned R1-70 ESL and R1-130 ESL as well as some vacant land zoned R1-130 ESL

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The purpose of this request is to permit a relatively small community center that will serve the future residents within the Sereno Canyon subdivision. The site is a commonly held tract at the center of the new development. It will be connected by an internal trail system to the residential areas within this large subdivision and will be a short distance from the main entry gate.

The proposed community center will include workout and changing rooms, a lap pool and whirlpools and associated patio areas. The conceptual building design and materials reflect the forms and colors of the adjacent rock knob. The parking area will not be paved with asphalt and at this time they are considering the use of pavers in an earth-tone color.

Development Information.

- Existing Use: Vacant land
- Proposed Use: One recreation/community building.
- Parcel Size: 11.7 acres
- Building Height Allowed: 24 feet
- Building Height Proposed: 15 feet
- Floor Area: Approximately 1,700 square feet
- Open Space: 8.1 acres

IMPACT ANALYSIS

Traffic.

This use will serve residents internal to the residential subdivision and will generate no off-site traffic.

Parking.

9 spaces are required, 20 spaces are provided.

Water/Sewer.

Water and sewer services are being provided as part of the overall Sereno Canyon development.

Police/Fire.

The nearest fire station is located about two miles to the northwest near the intersection of Alma School Road and Dynamite Boulevard.

Open space, scenic corridors.

Most of this site is an open space tract that protects key environmental features. The Sereno Canyon project was approved with a density incentive that required the dedication of an additional 60 acres of NAOS across the development. The creation of this community center was anticipated in the original site plan applications for the subdivision, therefore, no change in the required NAOS will result from this proposal.

Policy Implications.

This use is allowed in this zoning district subject to the granting of a conditional use permit. The use will serve a private community and, therefore, will have no implications outside of this development.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 - 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - *The pool areas will be a significant distance from the nearest homes, which in many cases will be on the other side of ridges from this site. Any lighting for this use will be low level landscape lighting and security lighting on the building, all of which will meet the city's standards for this low ambient lighting area.*
 - 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - *This use will not draw additional traffic from outside of the subdivision.*
 - 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - *This is a use common to residential areas.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - *This use is in support of the residential neighborhood surrounding it and will be integrated into its desert setting.*
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
 - *There are no specific criteria for this type of use.*

Community Involvement.

There was substantial public involvement during the incentive process for the subdivision and the community center was identified on the plans at that time.

Community Impact.

This will provide limited recreation facilities for the future residents of the Sereno Canyon subdivision.

**STAFF
RECOMMENDATION**

Recommended Approach:

Staff recommends approval, based upon the findings that this use meets the applicable criteria contained in the Zoning Ordinance for use permits, subject to the attached stipulations.

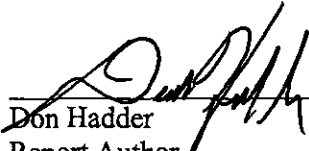
**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

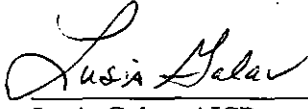
STAFF CONTACT(S)

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

APPROVED BY



Don Hadder
Report Author



Lusia Galav, AICP
Director, Current Planning

ATTACHMENTS

1. Stipulations
2. Additional Information
3. Applicant's Narrative
4. Context Aerial
- 4A. Aerial Close-Up
5. Land Use Map
6. Zoning Map
7. Citizen Involvement
8. City Notification Map
9. Site Plan
10. Sereno Canyon Plat

STIPULATIONS FOR CASE 21-UP-2005

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform with the conceptual site plan submitted by Land Development Services, LLC and dated 3/21/2007. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **PEDESTRIAN ACCESS.** With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access to the commercial and recreational areas on and adjacent to the site.

ENVIRONMENTAL DESIGN

1. **NATURAL AREA OPEN SPACE (NAOS)-IDENTIFICATION.** With the Development Review Board submittal, the developer shall submit a plan for the site identifying the required NAOS and a table identifying, as to each lot and tract, the required amount of NAOS, the percentage of slope, and the type of land form.
2. **NATURAL AREA OPEN SPACE-DEDICATION, CONVEYANCE AND MAINTENANCE.** With the Development Review Board submittal, the developer shall submit documents, to the satisfaction of city staff, showing that all required NAOS shall be dedicated or conveyed in conformance with the Scottsdale Revised Code and permanently maintained as NAOS.
3. **BOULDERS AND BEDROCK OUTCROPS.** With the Development Review Board submittal, the developer shall submit a plan identifying all boulders larger than four (4) feet in diameter and all bedrock outcrops.
4. **HEIGHT OF NON-INDIGENOUS PLANT MATERIAL.** Non-indigenous plant material which has the potential to reach a mature height greater than 12 feet shall not be planted on the site. A plant list that complies with this stipulation is subject to Development Review Board approval. The developer shall state this stipulation on the final plans.
5. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source shall be 16 feet above natural grade at the base of the light standard except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

CIRCULATION

1. **PEDESTRIAN CIRCULATION PLAN.** With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.
2. **MULTI-USE TRAIL.** Before any certificate of occupancy is issued for the site, the developer shall construct multi-use trails as shown on the submitted preliminary plat. The trails shall be contained within a minimum 15-foot wide public access easement. The alignment of the trail shall

be subject to approval by the city's Equestrian Coordinator prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks.

DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-year, 6-hour storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.

ADDITIONAL INFORMATION FOR CASE 21-UP-2005

PLANNING/DEVELOPMENT

1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes and wash crossings,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - e. Master Environmental Design Concept Plans.
2. **BOULDER AND ROCK OUTCROPS PROTECTION.** The protection and maintenance of boulder and rock outcrops shall be subject to Development Review Board approval.

ENGINEERING

1. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

SERENO CANYON

USE PERMIT APPLICATION PROJECT NARRATIVE

Project Overview

This application is a request for conditional use permit approval for the Sereno Canyon Community Center. The 11.2 acre Community Center site is designed as the centerpiece of the Sereno Canyon planned community, a 330-acre custom home community located east of 122nd Street between the Pinnacle Peak Road and Happy Valley Road alignments and is zoned as R1-130 ESL. The community is planned for 122 homes at a density of approximately one unit per three acres. The proposed community center will provide recreational and social amenities exclusively for residents of the community.

Location/Access

The Sereno Canyon Community Center will be located near the geographic center of the planned community with direct access through the western boundary gate at the Alameda Road terminus. Alternative access points along the periphery of the community are located off of Happy Valley Road and 128th Street. The community center is positioned at the intersection of two internal local roadways, providing efficient access from all portions of the community. Use of the community facility will be limited exclusively to residents of the Sereno Canyon community and their guests. Therefore, traffic generation associated with the community center will not exceed the volumes described in the Circulation Master Plan related to projected trips per day (see attached report). Internally, the Sereno Canyon community is projected to generate approximately 1,168 trips per day including guest trips.

Property Characteristics

The community center parcel is currently undeveloped natural desert. The property is scarred by a series of historic jeep trails that will either be revegetated or improved as recreational trails or parking lot area. The site generally slopes away in all directions from the central boulder feature and hillside located at the center of site. The community center improvements will be west of this area and will minimally disturb only the lower slopes of the boulder feature area. The site is also crossed by a series of small, ephemeral washes that have been identified as conveying less than 50 cfs and are not determined to be jurisdictional by the Army Corps of Engineers. The entire Sereno Canyon planned community was encompassed by a wildfire approximately 10-15 years ago and on-site vegetation types, sizes and densities do not reflect those typical of a mature Sonoran Desert environment. Vegetation recovery has been slow and small shrubs and grasses currently dominate the existing landscape.

Description of Use

The community center is proposed as a single level structure with approximately 5,900 square feet of gross floor area. Nearly 3,800 square feet of this area is conditioned space, with the remaining area comprised of unconditioned space under roof, shade trellis patio areas and a ramada amenity. The maximum structure height is identified as 23'-0" and architectural features will not exceed the Environmentally Sensitive Land Ordinance maximum building height requirement of 24'-0". The center will provide areas for residents to exercise, convene with other residents and host functions or meetings. Indoor facilities include offices, locker rooms/restroom, meeting/dining areas, fitness center and catering facilities. Outdoor amenities include a lap pool, spa facilities, children's recreation area, an exercise patio, ramada, event lawn and patio area.

On-site access includes two driveway locations. The primary entry directs traffic to the front of the community center structure, providing a drop-off area and accessible parking spaces surrounding a round-a-bout element. Traffic can also bypass the drop-off area and enter the parking area to the south. The parking area was designed to ingrain within the existing natural setting of the site, exhibiting an organic design coupled with a large

landscape median and well-spaced parking areas. Additional parking has been provided to accommodate trailhead parking at the southern end of the lot. 47 spaces have been provided in the primary lot, exceeding the requirement by 17 spaces in accordance with City of Scottsdale requirements. Accessible ramps and detached sidewalk facilities located between the Community center and the parking lot will guide residents and guest safely and efficiently. The secondary ingress/egress location is located at the southwestern corner of the parking lot to provide an alternative access point.

The community center will serve as a trailhead location for a network of internal private trails that are distributed throughout the community. These trails will seek to minimize disturbance to natural desert areas by aligning with existing jeep trails to the greatest extent possible. Trailhead locations will provide users with bench seating elements and improved staging areas for small group that may gather at these facilities. Trails will vary in width depending on conditions.

The community center and its associated improvements have been orientated to promoted viewsheds to the surrounding natural features and blend with the topography of the site. The community center seeks to capture the dramatic setting of the large boulder feature immediately east of the center by orienting the building and the amenities in this direction.

Because the community center facility is located in an area regulated by the Dark Skies Ordinance, on-site lighting will be restricted in overall intensity. The applicant will seek to incorporate down-lighting and low-elevation (bollard style) lighting throughout the facility and parking areas. The community center's exterior walls, landscape and pathway areas will be lit with indirect accent lighting throughout. Operations at the community center will be limited primarily to daytime and evening hours to reduce noise and light impacts to adjacent residential areas. Outdoor activities and events will be subject to regulations outlined by the community's CC&R's. The developer of the community center will agree to turn off all exterior parking lot, site and exterior mounted

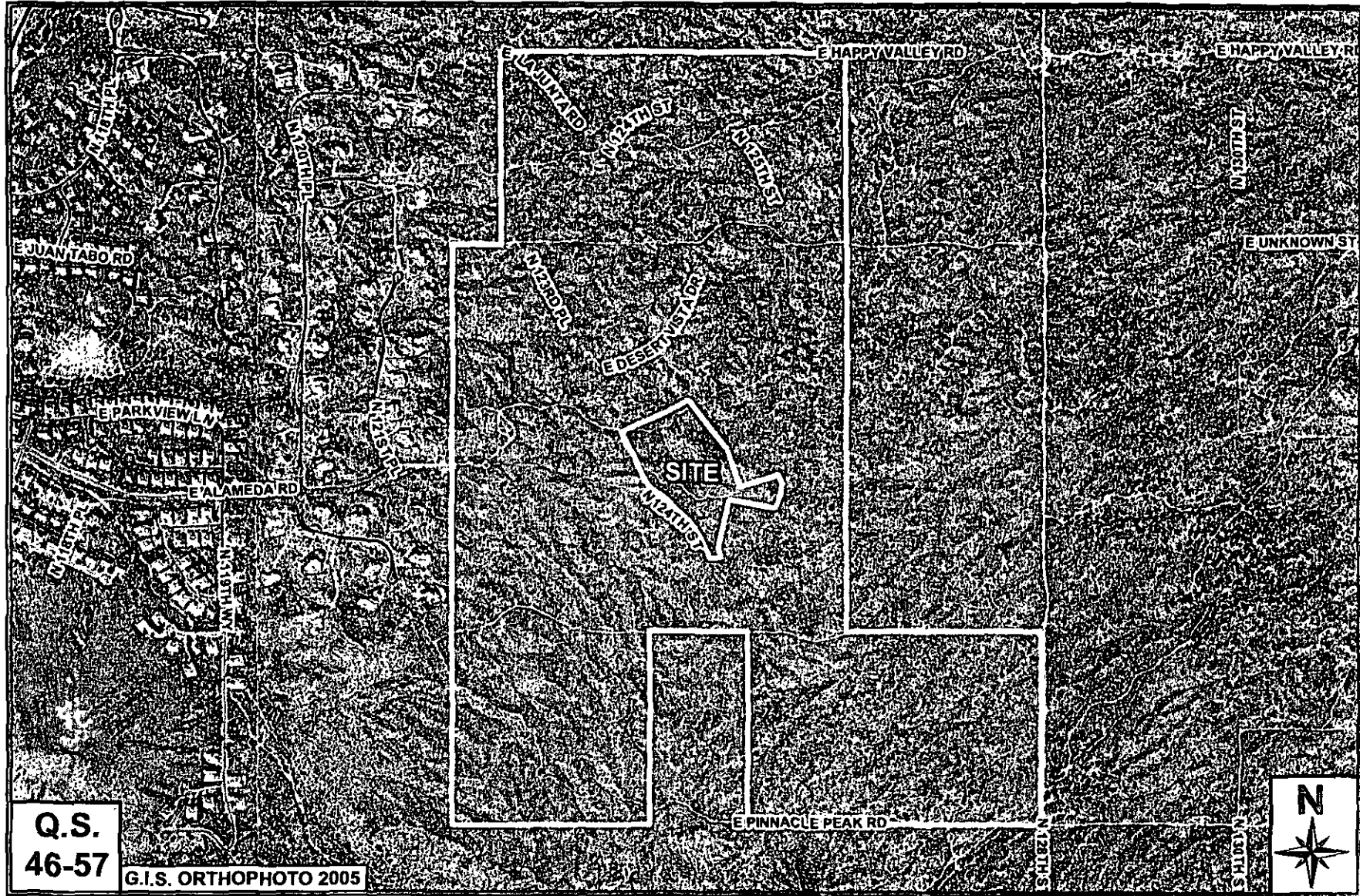
lighting (excluding security lighting) no later than 10 p.m or one hour after the conclusion of business hours, whichever occurs latter.

Compatibility with Adjacent Uses

The proposed community center is surrounded by open space and low-density residential uses. On-site improvements will be limited to the western edge of the parcel, thereby establishing large portions of the site as undisturbed open space. The most proximate residential uses are situated north and west of the facility (approx. 300 feet). Zoning throughout the entire Sereno Canyon Planned Community is R1-130 ESL. To further protect adjacent residential uses, the community center design will establish substantial setbacks that exceed City of Scottsdale Requirements. In addition, improvement edges will be enhanced with landscape screening that will seek to reduce the visual impacts of building improvements, parking, outdoor activity and amenity areas.

Conclusion

The proposed Sereno Canyon Community Center will serve as the focal point for the overall planned community. The facility has been designed to compliment the character of the planned community by offering passive and active recreational opportunities for community residents, as well as to offer a high-quality architectural element that establishes a foundation for development within the Sereno Canyon community. The applicant believes that the development of the community center is compatible with the surrounding residential community and will not be detrimental to the public health, safety or welfare of the residents. In addition, the central location of the community center and the provision for exclusive use by community residents significantly reduces the impacts of the proposed facility on properties outside of Sereno Canyon.



Q.S.
46-57

G.I.S. ORTHOPHOTO 2005

Sereno Canyon Community Center

21-UP-2005

ATTACHMENT #4

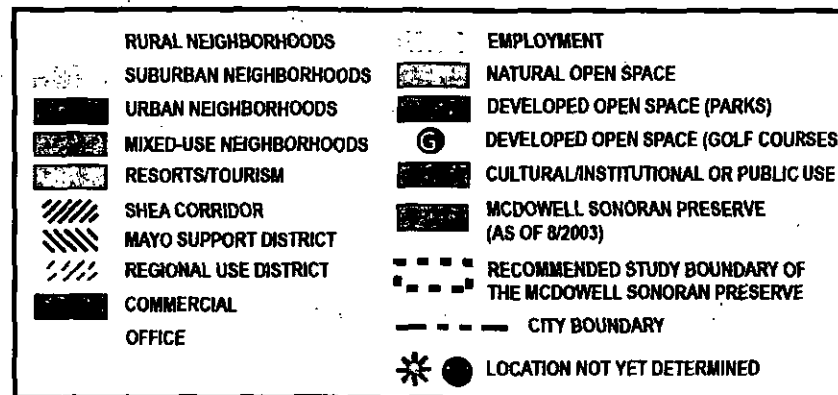
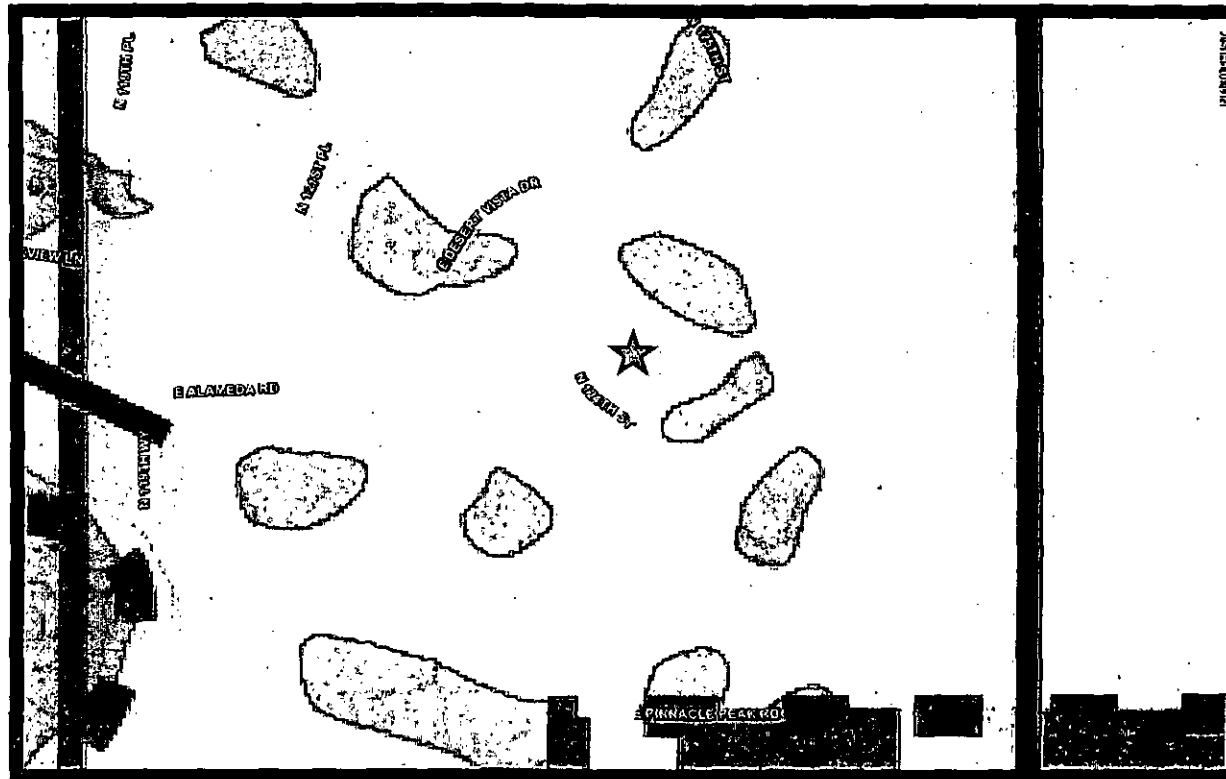


Sereno Canyon Community Center

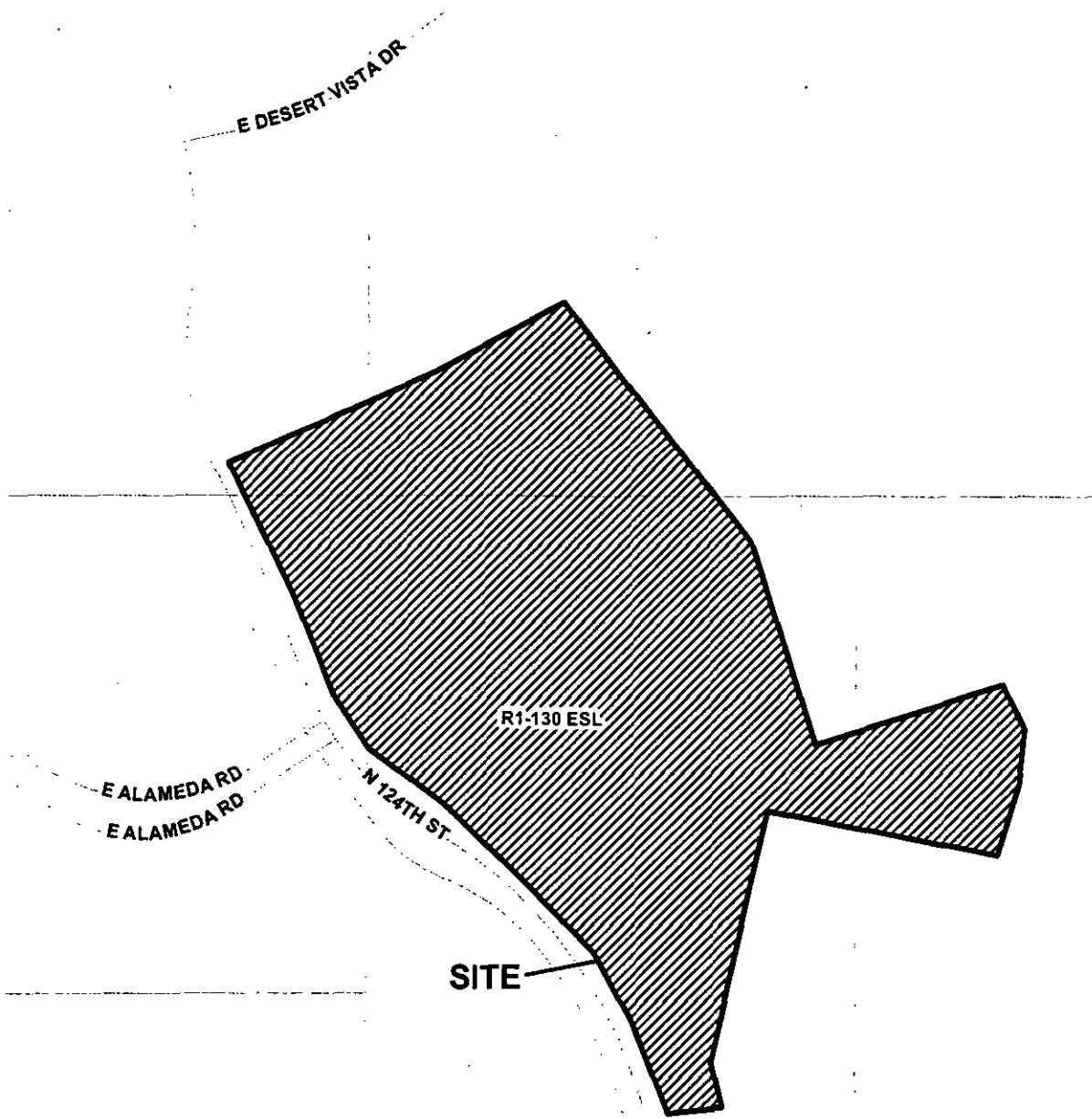
21-UP-2005

ATTACHMENT #4A

General Plan



21-UP-2005
ATTACHMENT #5



21-UP-2005

ATTACHMENT #6



CITIZEN OUTREACH REPORT

"Crown Communities"

10/3/2005

Case # 214-PA-2004

This neighborhood involvement plan is being performed in association with an application for Density Incentive for Open Space for Crown Communities' project located at 118th Street and Alameda Road Pass, a collection of 122 custom home sites. Crown Communities and its design team have created a master planned community with large open desert areas characteristic of the north Scottsdale area. As part of the request, a Community Outreach plan was drafted and will be ongoing throughout the approval process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue through process. Communication with impacted and interested parties will take place with verbal, written, electronic, and door-to-door contact.

The Crown development project team has been busy conducting significant outreach in the community to date. We have been meeting with residential neighbors to inform them about the proposed project and to gather their input.

On November 23, 2004 a notification letter about the project was sent to property owners within 750 feet of the project (see attached letter). This letter announced a neighborhood open house, which was held on December 2, 2004. We had several calls from neighbors with questions about the project and had six neighbors attend the open house (see attached sign-in sheet).

The team has done extensive work door to door in the broader neighborhood, distributing flyers with contact information concerning the project to those who were not available to meet with us or who may have missed the open house. As a result, approximately 160 signatures of support have been gathered.

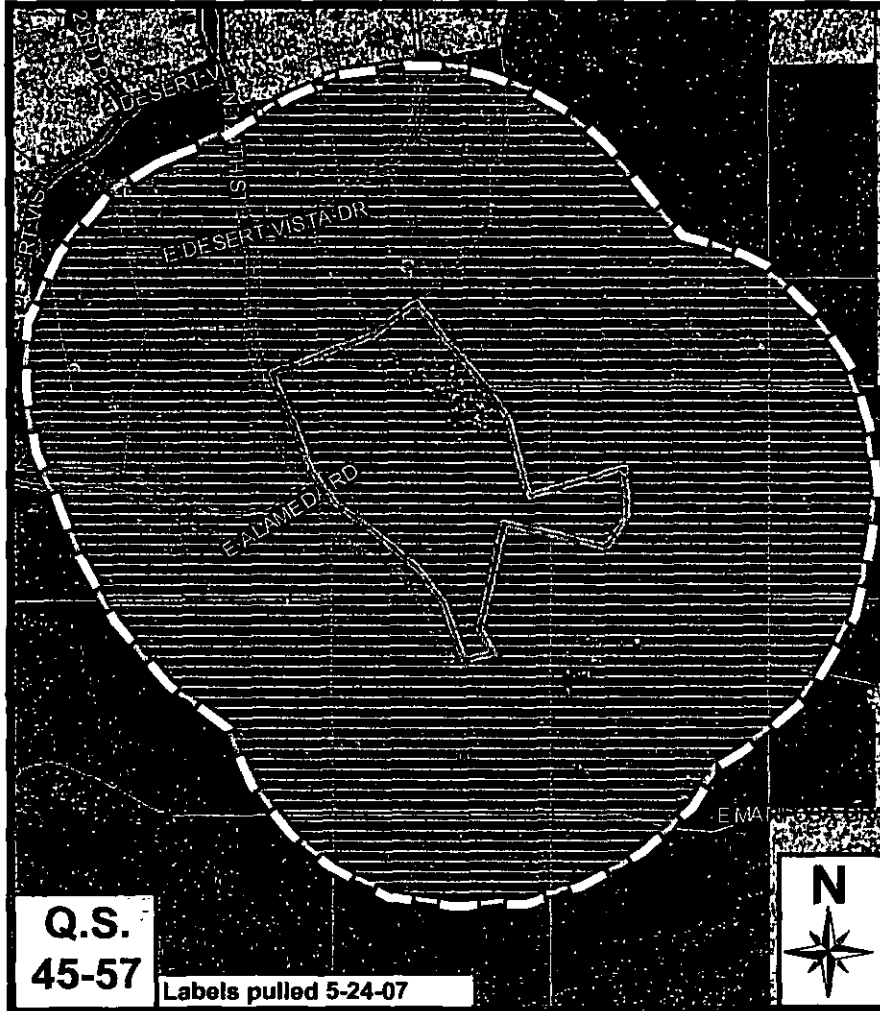
On June 1, 2005 another notification letter about the project was sent to property owners within 750 feet of the project (see attached letter). This

ATTACHMENT #7

21-UP-2005

10-21-05

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary

Properties within 750-feet

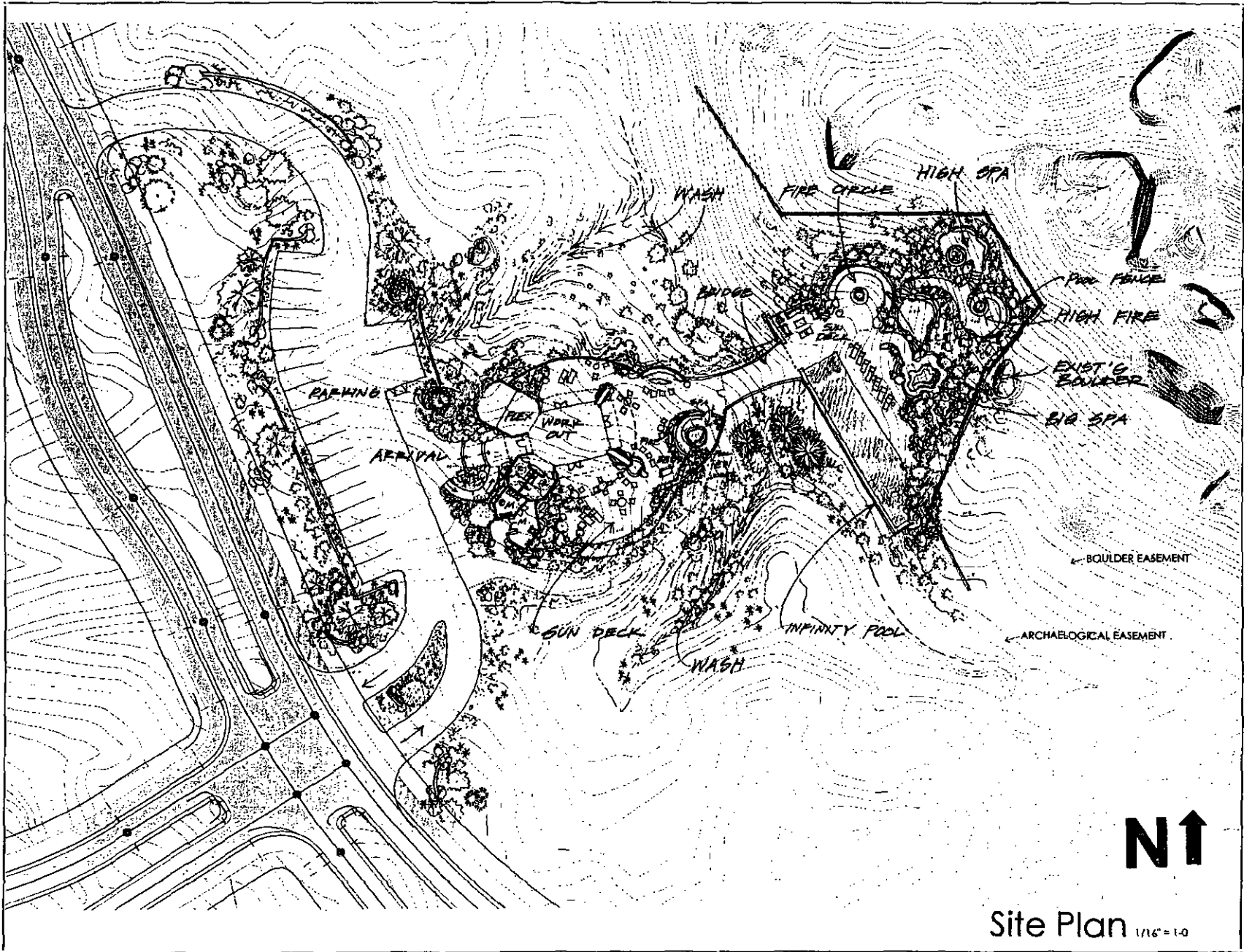
Additional Notifications:

- Interested Parties List
- Adjacent HOAs

Sereno Canyon Community Center

21-UP-2005

ATTACHMENT #8



Craig
Wickersham Inc.
Architects
1921 N. 7th Street
Littleton, CO 80120
303.474.4744

NO.	DESCRIPTION	DATE

Sereno Canyon
Crown Community Development

PRELIMINARY
DESIGN FOR
CONSTRUCTION

Scale: 1/16" = 1'-0"
Sheet: A1.3
Date: XXXX

Site Plan 1/16" = 1'-0"

21-UP-2005
2nd: 3/21/2007

FINAL REPLAT FOR SERENO CANYON PHASE 1
A REPLAT OF A PORTION OF PARCEL NO.'S 6, 7, 10, 14 AND 15 AND
ALL OF PARCEL 11 OF THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE,
RECORDED IN BOOK 191, PAGE 26, MARICOPA COUNTY RECORDS,
ALL LYING WITHIN SECTION 11, T.4N., R.5E., OF THE G.&S.R.M.,
MARICOPA COUNTY, ARIZONA

DEDICATION
 STATE OF ARIZONA
 COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS THAT MICHELL MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS OWNER HAS SUBMITTED UNDER THE NAME OF "SERENO CANYON PHASE 1" A REPLAT OF A PORTION OF PARCELS NO. 6, 7, 10, 14 AND 15 AND ALL OF PARCEL 11 OF THE GOLDIE BROWN PINNACLE PEAK RANCH, AS SAME ARE SHOWN HEREON IN THE PUBLIC RECORDS OF MARICOPA COUNTY RECORDS, ALL LYING WITHIN SECTION 11, T.4N., R.5E. OF THE G.&S.R.M. AND NEAR MERIDIAN, MARICOPA COUNTY, STATE OF ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND DIVIDES THE INTERESTS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT.

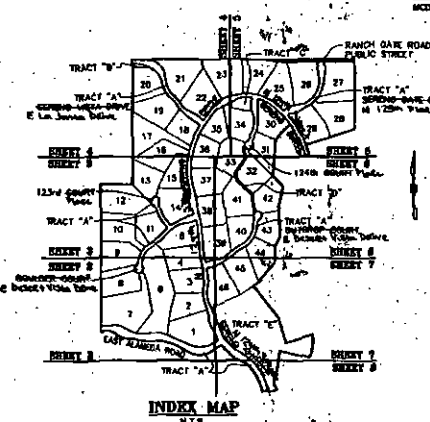
PRIVATE STREETS LOCATED WITHIN THE AREA SHOWN HEREON AS TRACT "A" ARE HEREBY DEDICATED PRIVATE ACCESSORIES FOR THE EXCLUSIVE USE OF OWNERS AND THEIR TENANTS, GUESTS AND VISITORS AND THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON AND ITS ASSIGNS, AND ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT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

MICHELL 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:

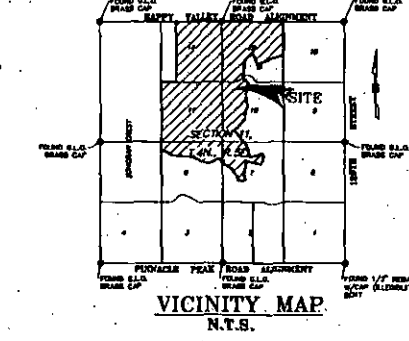
- RANCH GATE ROAD IN SET AS SHOWN HEREON FOR USE AS A PUBLIC STREET. MAINTENANCE SHALL BE THE ADJACENT PROPERTY OWNERS RESPONSIBILITY UNTIL SUCH TIME THE STREETS ARE APPROVED TO CITY OF SCOTTSDALE STANDARDS AND ACCEPTED BY THE CITY OF SCOTTSDALE.
- A PERPETUAL NON-EXCLUSIVE EASEMENT OVER UPON AND ACROSS TRACTS "A" AND "B" WITHIN EASEMENT AREAS AS ELSEWHERE SPECIFIED ON THIS PLAT AS "SEWER LINE EASEMENT" OR "S.L.E." FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, AND REPAIRING OR REPLACING ANY EXISTING OR RELATED FACILITIES TOGETHER WITH ACCESS RELATED TO THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPLACEMENT, OR REPAIR OF ANY UTILITY LINE OR RELATED FACILITIES PROVIDED, 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 IMMEDIATELY REPAIR OR REPLACE ANY PIPING, CHANNELS, CUTTERS, OR STRUCTURES DISTURBED WITH STANDARD ASPHALT OR CONCRETE, ONLY.
- A PERPETUAL NON-EXCLUSIVE 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 NON-EXCLUSIVE EASEMENT OVER UPON AND ACROSS EACH OF THE SEVERAL AREAS DESIGNATED ON THE PLAT AS "SIGHT DISTANCE EASEMENT" OR "S.D.E." FOR THE PURPOSE OF MAINTAINING VISIBILITY WITHIN EACH AREA.
- A PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT OR "P.U.E." UPON, OVER, AND ACROSS TRACTS "A", "B" AND "C" WITHIN EASEMENT AREAS AS ELSEWHERE SPECIFIED ON THIS PLAT FOR THE PURPOSE OF PROVIDING ELECTRICITY, WATER, SEWERAGE, TELECOMMUNICATIONS, FIBER OPTIC, 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 PIPING, CHANNELS, CUTTERS, OR STRUCTURES DISTURBED WITH STANDARD ASPHALT OR CONCRETE ONLY.
- A PERPETUAL NON-EXCLUSIVE 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, CUTTERS, RETENTION AREAS AND OTHER DRAINAGE FACILITIES NOW OR HEREAFTER LOCATED THEREON.
- A PERPETUAL NON-EXCLUSIVE EASEMENT OVER UPON AND ACROSS EACH OF SEVERAL AREAS DESIGNATED ON THE PLAT AS "BOULDER EASEMENTS" OR "B.L.E." FOR THE PURPOSE OF PRESERVING THE BOULDER FEATURES IN THEIR NATURAL STATE. IMPROVEMENTS MAY NOT BE CONSTRUCTED UPON THESE EASEMENTS.
- A PERPETUAL NON-EXCLUSIVE 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 RETRYING AREAS OVER WHICH NO MOTORIZED VEHICLE OR ANY NATURAL MAY ENTER OR CROSS.

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

- A PERPETUAL NON-EXCLUSIVE EASEMENT OVER UPON AND ACROSS EACH OF THE SEVERAL TRACTS AND OTHER AREAS DESIGNATED ON THE PLAT AS "PRIVATE DRAINAGE EASEMENT" OR "P.V.D.E." FOR PURPOSES OF WATER DRAINAGE, RETENTION AND DISCHARGE TO, ON, ACROSS AND FROM THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON AND ITS ASSIGNS, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND REPAIRING THE PIPES, CHANNELS, CUTTERS, RETENTION AREAS AND OTHER DRAINAGE FACILITIES NOW OR HEREAFTER LOCATED HEREON.
- A PERPETUAL NON-EXCLUSIVE EASEMENT OVER UPON AND ACROSS EACH OF THE SEVERAL AREAS DESIGNATED ON THE PLAT AS "WALL EASEMENT" OR "W.E." FOR THE PURPOSE OF INSTALLING, MAINTENANCE, REPAIRING AND REPLACING WALLS.



OWNER
 MICHELL MOUNTAIN BACK BOWL, LLC



OWNER WARRANTS TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS PLAT, AND THAT EVERY EASEMENT, EASEMENT HOLDER OR OTHER PERSON HAVING ANY INTEREST IN THE PROPERTY, ADVISES TO OR INCORPORATES WITH THE DEDICATIONS, COVENANTS, OR OTHER PROPERTY INTERESTS LOCATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO OR JOINED IN THIS PLAT, AS EVIDENCED BY THE INSTRUMENTS WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDS' OFFICE ON WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HER OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO SIGN GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF:

MICHELL MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS OWNER, HAS HERETOBY CAUSED ITS RESPECTIVE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.

MICHELL MOUNTAIN BACK BOWL, LLC,
 A ILLINOIS LIMITED LIABILITY COMPANY

BY: *Henry Crown*
 A DELAWARE CORPORATION, ITS MANAGER

ACKNOWLEDGMENT
 STATE OF Arizona
 COUNTY OF Maricopa

I, Thomas R. Gettine, REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, AND THE SIGNATURE OF MICHELL MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: 9/20/29

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS 20th DAY OF January 2027

Mary Herrera MAYOR

ATTEST BY: *Carol Jager* CITY CLERK

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

BY: *[Signature]* 1/20/27 DATE
 CITY DEVELOPMENT OFFICER

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPER'S STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 2027-001 AND ZONING CASE(S) NO. AND ALL CASE RELATED SUBDIVISIONS.

BY: *[Signature]* 1/20/27 DATE
 PROJECT COORDINATOR

TRACT SUMMARY TABLE

TRACT	OWNER	PLAT
1	MICHELL MOUNTAIN BACK BOWL, LLC	1
2	MICHELL MOUNTAIN BACK BOWL, LLC	2
3	MICHELL MOUNTAIN BACK BOWL, LLC	3
4	MICHELL MOUNTAIN BACK BOWL, LLC	4
5	MICHELL MOUNTAIN BACK BOWL, LLC	5
6	MICHELL MOUNTAIN BACK BOWL, LLC	6
7	MICHELL MOUNTAIN BACK BOWL, LLC	7
8	MICHELL MOUNTAIN BACK BOWL, LLC	8
9	MICHELL MOUNTAIN BACK BOWL, LLC	9
10	MICHELL MOUNTAIN BACK BOWL, LLC	10
11	MICHELL MOUNTAIN BACK BOWL, LLC	11
12	MICHELL MOUNTAIN BACK BOWL, LLC	12
13	MICHELL MOUNTAIN BACK BOWL, LLC	13
14	MICHELL MOUNTAIN BACK BOWL, LLC	14
15	MICHELL MOUNTAIN BACK BOWL, LLC	15

NOTE: PROPERTY OWNERS ASSOCIATION ENCOMPASSES 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 1.
 - THIS PLAT IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSIGNED WATER SUPPLY.
 - CONSERVED AND UTILITY COMPANIES SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION FENCING, AND MUST OVERLAP CONFORM WITH ALL APPLICABLE COVENANTS, CONDITIONS AND RESTRICTIONS.
 - ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER U-32.
 - 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 SUCH MAINTENANCE, OBLIGATION, USE, BY SEPARATELY RECORDED INSTRUMENT, ASSIGNED BY THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 1.
 - THOSE AREAS DESIGNATED AS TRACTS "T", "U" AND "V" ARE TO BE CONVEYED AS COMMON AREA TO THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 1 AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 1, IN THE DISCREETION, COLLECT AND INCURRED 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 RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY OF SCOTTSDALE FOR MAINTENANCE AND MAINTENANCE.
 - SIGHT DISTANCE EASEMENTS SHALL BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS BETWEEN 3 FEET AND 7 FEET AS DETERMINED BY THE CITY OF SCOTTSDALE.
 - LAND DESIGNATED AS NATURAL OPEN SPACE (N.O.S.) SHALL BE PERMANENTLY MAINTAINED AS NATURAL OPEN SPACE PURSUANT TO THE CITY OF SCOTTSDALE ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE. DESIGNATED N.O.S. AREAS SHALL NOT BE ACCEPTED FOR THE MAINTENANCE, OR PROPERTY OWNERSHIP BY THE CITY OF SCOTTSDALE WITHOUT EXPRESS ACTION BY THE CITY OF SCOTTSDALE'S 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 OF SCOTTSDALE FOR MAINTENANCE AND MAINTENANCE.
 - EACH LOT WILL CONTAIN A MANUALLY BUILDING CONSTRUCTION ENVELOPE. THE AREA OUTSIDE THE BUILDING CONSTRUCTION ENVELOPE IS DESIGNATED AS N.O.S. AND SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT OPEN SPACE. A BUILDING ENVELOPE DOCKET SHOWING THE GENERAL LOCATION OF THE BUILDING CONSTRUCTION ENVELOPE PRELIMINARILY APPROVED BY THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD IS ON FILE AT THE CITY OF SCOTTSDALE. HOWEVER, AT THE TIME IT SETS A BUILDING PERMIT, EACH OWNER WILL BE REQUIRED TO SUBMIT N.O.S. IN ACCORDANCE WITH THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD IS ON FILE AT THE CITY OF SCOTTSDALE. THE BUILDING ENVELOPE DOCKET WILL BE REVIEWED TO SHOW THE LOCATION OF ALL N.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 1.
 - THE PROPERTY OWNERS ASSOCIATION FOR SERENO CANYON PHASE 1 IS RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE PERMETER WALL, SERVICE STRUCTURES AND FACILITIES, AND DRAINAGE EASEMENT AREAS.
 - THE PUBLIC UTILITY AND ROADWAY EASEMENTS SHOWN ON GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, RECORDED IN BOOK 191, PAGE 26, M.C.S. ARE SHOWN HEREON AND ARE IN THE PROCESS OF BEING ABANDONED PER CITY OF SCOTTSDALE ABANDONMENT CASE #27-05-2006.

BOOK 918 PAGE 18

OFFICE RECORDS BY: *[Signature]* 1/20/27 DATE
 CITY CLERK

2027-0010087

DATE: 02-08-27
 ZONING: 02524
 SHEET: 1 OF 10

TOTAL NUMBER OF LOTS = 46
ZONING = R1-130 ESL
ACRAGE = 134.2567 ACRES

SERENO CANYON PHASE 1
 FINAL PLAT



WOOD/PATEL
 Civil Engineers
 1122 North McDowell
 Suite 300
 Phoenix, AZ 85001
 Phone (602) 246-8888
 Fax (602) 246-8888

CHECKED BY: *[Signature]*
 CAD REVISIONS: *[Signature]*
 SCALE: N/A
 DATE: 02-08-27
 ZONING: 02524
 SHEET: 1 OF 10

ATTACHMENT #10

CONTINUANCES

2. 17-ZN-2006 56th St & Carefree Highway

Request by owner to rezone from Single Family Residential District, Environmentally Sensitive Lands (R1-43 ESL) to Central Business District, Environmentally Sensitive Lands (C-2 ESL) on a 11.96 +/- acre parcel located at 5657 E. Carefree Highway.

COMMISSIONER SCHWARTZ MOVED TO CONTINUE CASE 17-ZN-2006 TO THE JULY 11, 2007 HEARING. SECONDED BY COMMISSIONER BARNETT, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SIX (6) TO ZERO (0).

EXPEDITED AGENDA

3. 21-UP-2005 Sereno Canyon Community Center

Request by owner for a conditional use permit for a community center on an 11.2 +/- acre parcel located east of 122nd Street between Pinnacle Peak Road and Happy Valley Road with Single Family Residential, Environmentally Sensitive Lands (R1-130 ESL) zoning.

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

COMMISSIONER BARNETT MOVED TO APPROVE 21-UP-2005, SERENO CANYON COMMUNITY CENTER, ASSUMING IT MEETS THE CONDITIONAL USE PERMIT CRITERIA.

Chairman Steinberg noted a public speaking request and suggested that staff provide a short presentation. Mr. Hadder reviewed the community amenities that would be provided by the enclosed common area facility owned by the Sereno Canyon HOA.

Mr. Joel Bramoweth addressed the Commission in support of the project, noting the benefits of small community centers.

VICE CHAIRMAN HEITEL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0). COMMISSIONER SCHWARTZ WAS RECUSED.

4. 25-AB-2006 The Bank at Boulders

Request by owner to abandon a portion of the Scottsdale Road right-of-way located at 34275 N. Scottsdale Road.

COMMISSIONER BARNETT MOVED TO APPROVE 25-AB-2006, THE BANK AT BOULDERS. SECONDED BY COMMISSIONER SCHWARTZ, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SIX (6) TO ZERO (0).