



Pre-Application Questionnaire

copy

816 - PA - 2007

Date: _____

Project No.: 816 - PA - 2007

Coordinator: _____

Cost Center (COS Projects Only): _____

Project Name: Sereno Canyon; revision to approved pre-plat of phase 4

Location: NEC 124th & Pinnacle Peak Road Zip Code: 85255

Current Zoning: R1-130 ESL Parcel Number(s): 217-01-001 A Quarter Section: 45-58

Is this property owned by the State Land Department? No Yes

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Gross Lot Size: 876,374 Sq Ft / 20 AC Building Height: 24' max

Net Lot Size: _____ Sq Ft / _____ AC Current Use: vacant

Compliance Order Issued? No Yes By whom? _____

For what reason? _____

Case Type:

- Preliminary Plat* Development Review Master Sign Program
- General Plan Amendment Rezoning Use Permit
- Variance Zoning Interpretation Appeal Interpretation
- Text Amendment Abandonment Staff Approval
- ESLO Wash Modification ESLO Hardship Exemption Don't Know/Exploring Options
- Other: revision to approved pre-plat to include 20 more acres (22-PP-05)

Handwritten notes: CMM 10/15, 10/24, 130, CD3, COS

*Planning water features? No Yes Call Water Resources at 480-312-5659 for additional requirements.

Owner Contact: _____

Company: Crown Community Development

Phone: 630-851-5490 Fax: 630-898-0480

E-mail: _____

Address: 1751 A Diehl Rd. Naperville, Ill 60563

Applicant Contact: Tom Rief

Company: Land Development Services, L.L.C.

Phone: 480-946-5020 Fax: 480-946-5041

E-mail: Tom@ldservices.net

Address: 5635 - N. Scottsdale Road #130 85250

Tom Rief
Applicant Signature

10/12/07
Date

Planning and Development Services Department 2-PP-2008

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 1st: 1/25/08

* OK to submit
Andrew Chi
10/12/07



Pre-Application Questionnaire

Project Narrative

Date: _____

Project No.: 816 - PA - 2007

Coordinator: _____

Cost Center (COS Projects Only): _____

Provide a detailed descriptive narrative of the site layout.

- Describe the site circulation, parking and design, drainage, architecture, and proposed land use.
- What improvements and uses currently exist on the property?
- Explain how your proposal is compatible with the surrounding area.
- Are there any unusual characteristics that may restrict or affect your development?

Target Date to Begin Construction: _____

Please type or print narrative in the space below. Provide as much detail as possible; use a separate sheet if necessary.

This request is to amend the approved preliminary plat for Sereno Canyon: Phase 4 (22-PP-05). The owners have acquired a 20 acres out parcel located in the southern portion of the Sereno Canyon property. (aka HHL)

The application is for 6 single family lots with amended development standards to allow design flexibility & preservation of natural features. These new lots will be incorporated into the Sereno Canyon Community. All utilities will connect will connect to the planned improvements in Phase 2 & 4 of Sereno Canyon.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088