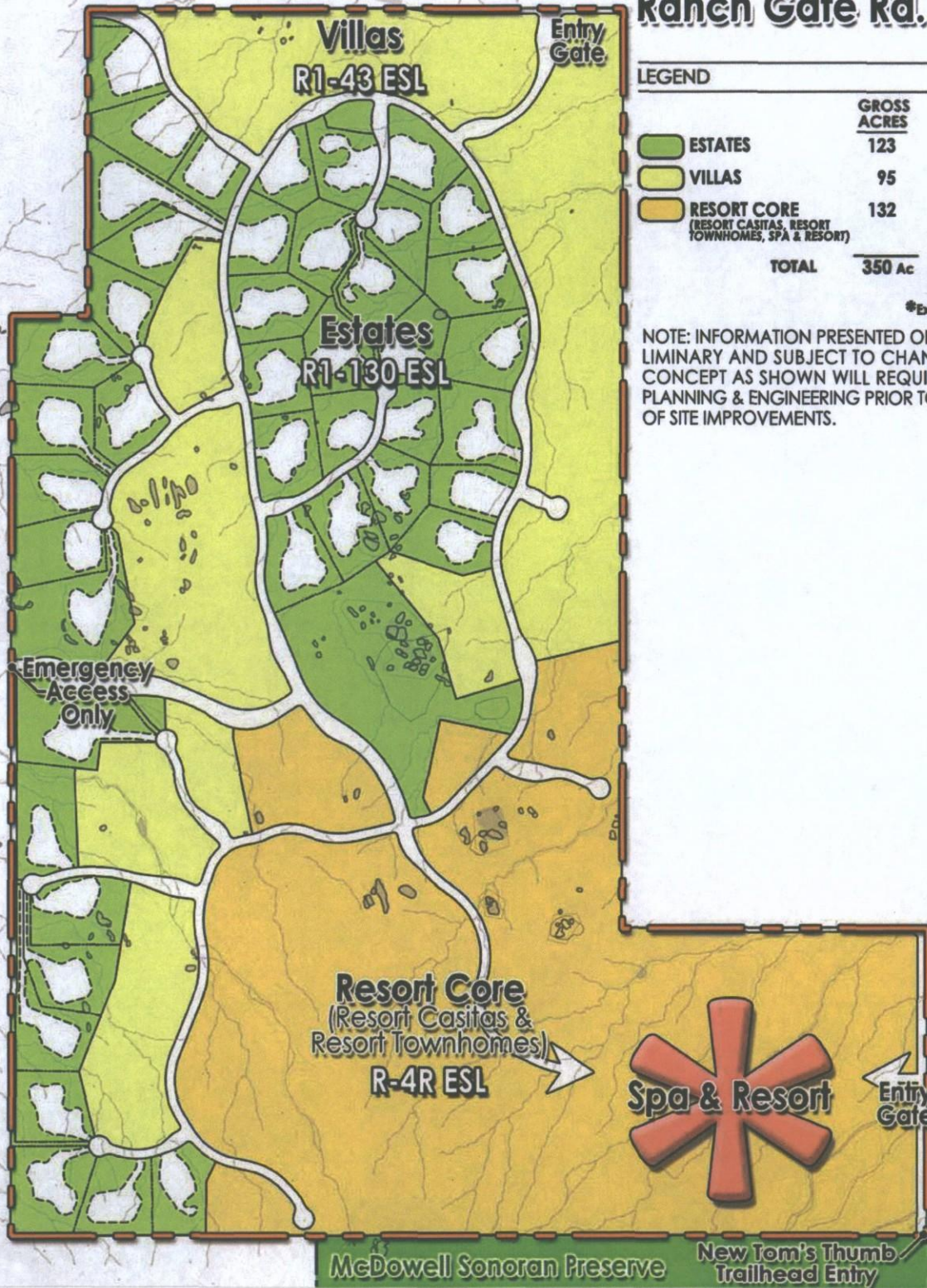


Simulations
Records Packet
Photos
All Graphics (no plans)

CONCEPTUAL LAND USE PLAN

Ranch Gate Rd.



LEGEND

	GROSS ACRES	KEYS/ UNITS	PROPOSED ZONING
ESTATES	123	44	R1-130 ESL*
VILLAS	95	54	R1-43 ESL
RESORT CORE (RESORT CASITAS, RESORT TOWNHOMES, SPA & RESORT)	132	299	R-4R ESL
TOTAL	350 Ac	397 Units	
		1.1 Du/Ac	

*Existing Zoning - No Change

NOTE: INFORMATION PRESENTED ON THIS EXHIBIT IS PRELIMINARY AND SUBJECT TO CHANGE. THIS SITE PLAN CONCEPT AS SHOWN WILL REQUIRE MORE DETAILED PLANNING & ENGINEERING PRIOR TO COMMENCEMENT OF SITE IMPROVEMENTS.

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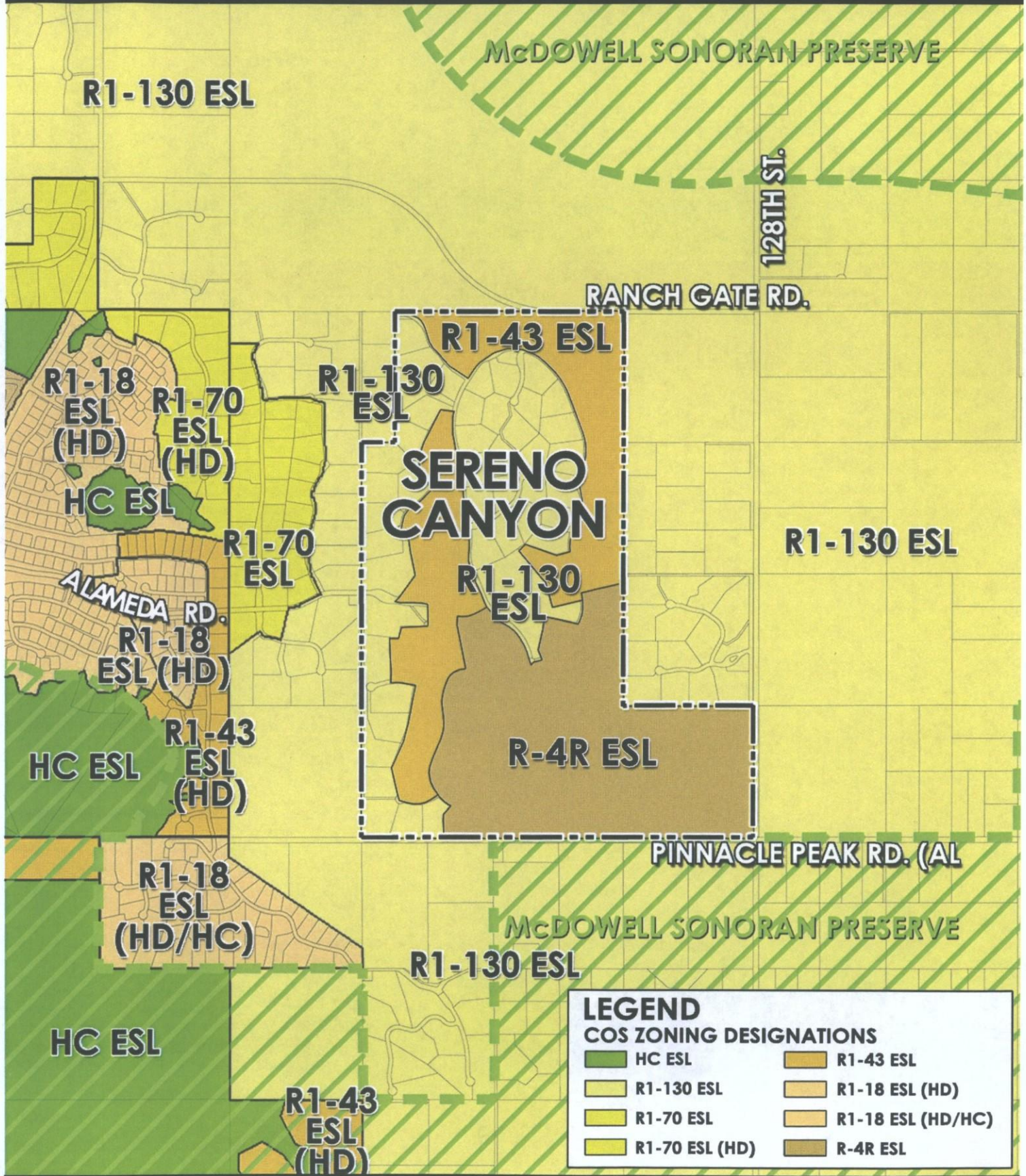
LVA urban design studio
 land planning • engineering • landscape architecture
 120 south oak avenue 4007 e paradise falls dr, #210
 tempe, arizona 85281 tucson, arizona 85712
 phone: 480.994.8994 phone: 520.261.2994
 www.lvadesign.com

SERENO CANYON
 SPA & RESORT

SCALE: +/-
 1/16-MILE
 1/8-MILE
 Date: 08-07-2012
 Project No: 0425.13
 Drawn By: AS
 Revised:
 NORTH

16-ZN-2011
 2nd: 9/21/2012

PROPOSED ZONING PLAN



LEGEND
COS ZONING DESIGNATIONS

HC ESL	R1-43 ESL
R1-130 ESL	R1-18 ESL (HD)
R1-70 ESL	R1-18 ESL (HD/HC)
R1-70 ESL (HD)	R-4R ESL

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 phone: 480.994.0994 phone: 520.261.2994

www.lvadesign.com

SERENO CANYON
 SPA & RESORT

NOT TO SCALE

Date: 08-07-2012
 Project No: 0425.13
 Drawn By: AS
 Revised:

NORTH

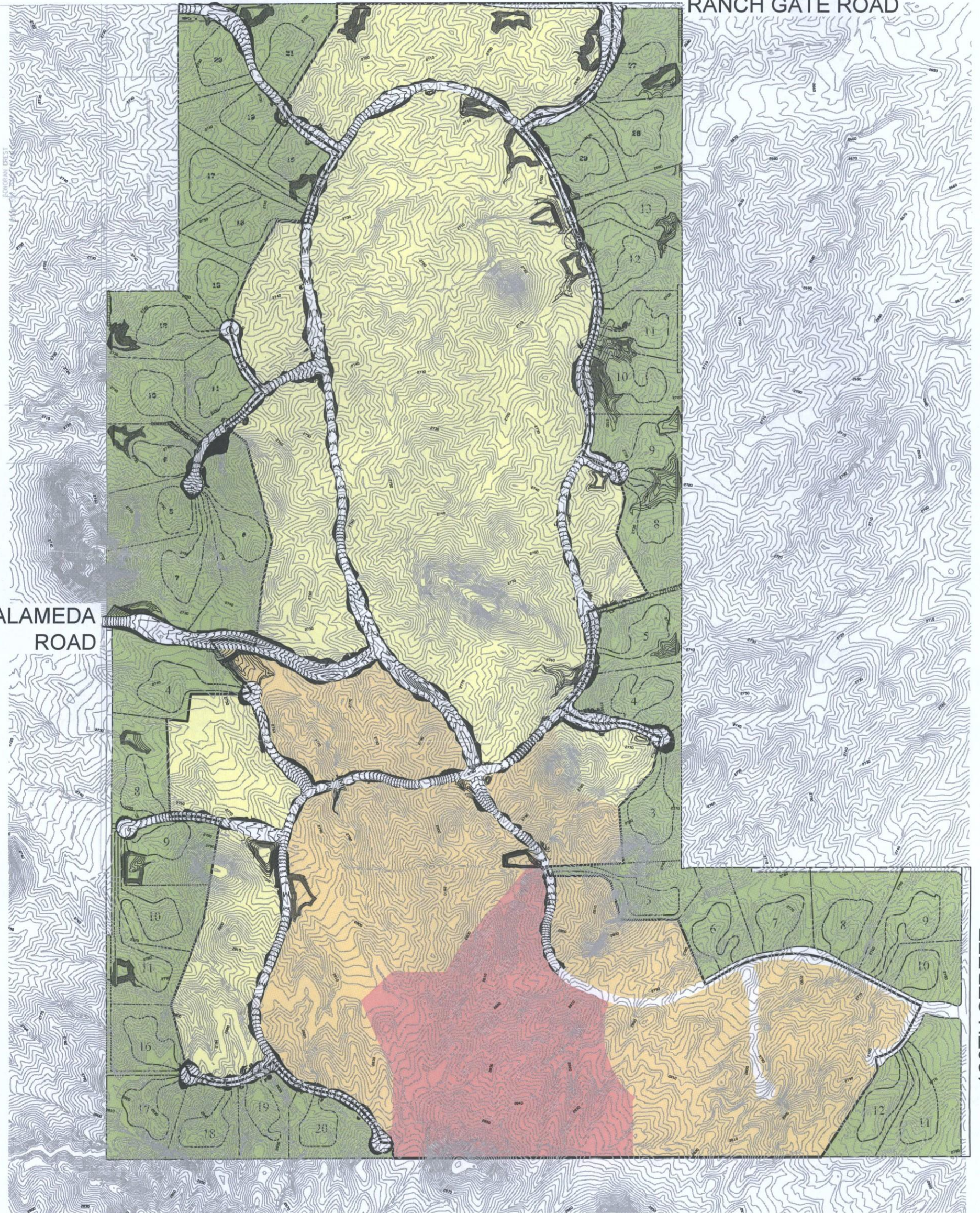
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16-ZN-2011
 2nd: 9/21/2012

RANCH GATE ROAD

ALAMEDA ROAD

128TH STREET



NOTE:

- 1. CUTS AND FILLS FOR FUTURE ROADWAY AND SITE IMPROVEMENTS NOT YET DETERMINED
- 2. ALL CUTS AND FILL TREATMENT WILL BE IN CONFORMANCE WITH E.S.L. DESIGN GUIDELINES

10-GP-2011 & 16-ZN-2011
 2nd: 1/9/2012

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 tempe, arizona 85281 tucson, arizona 85712
 phone: 480.994.0994 phone: 520.261.2994
 www.lvadesign.com

SERENO CANYON
 SPA & RESORT
 INTERNAL ROADWAY CUTS AND FILLS PLAN
 SCOTTSDALE, AZ

Date: 1.06.2012
 Project No: 0425.13
 Drawn By: JMY
 Revised: -
 SCALE: N.T.S.
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ANCHGATE RD.

ASLD

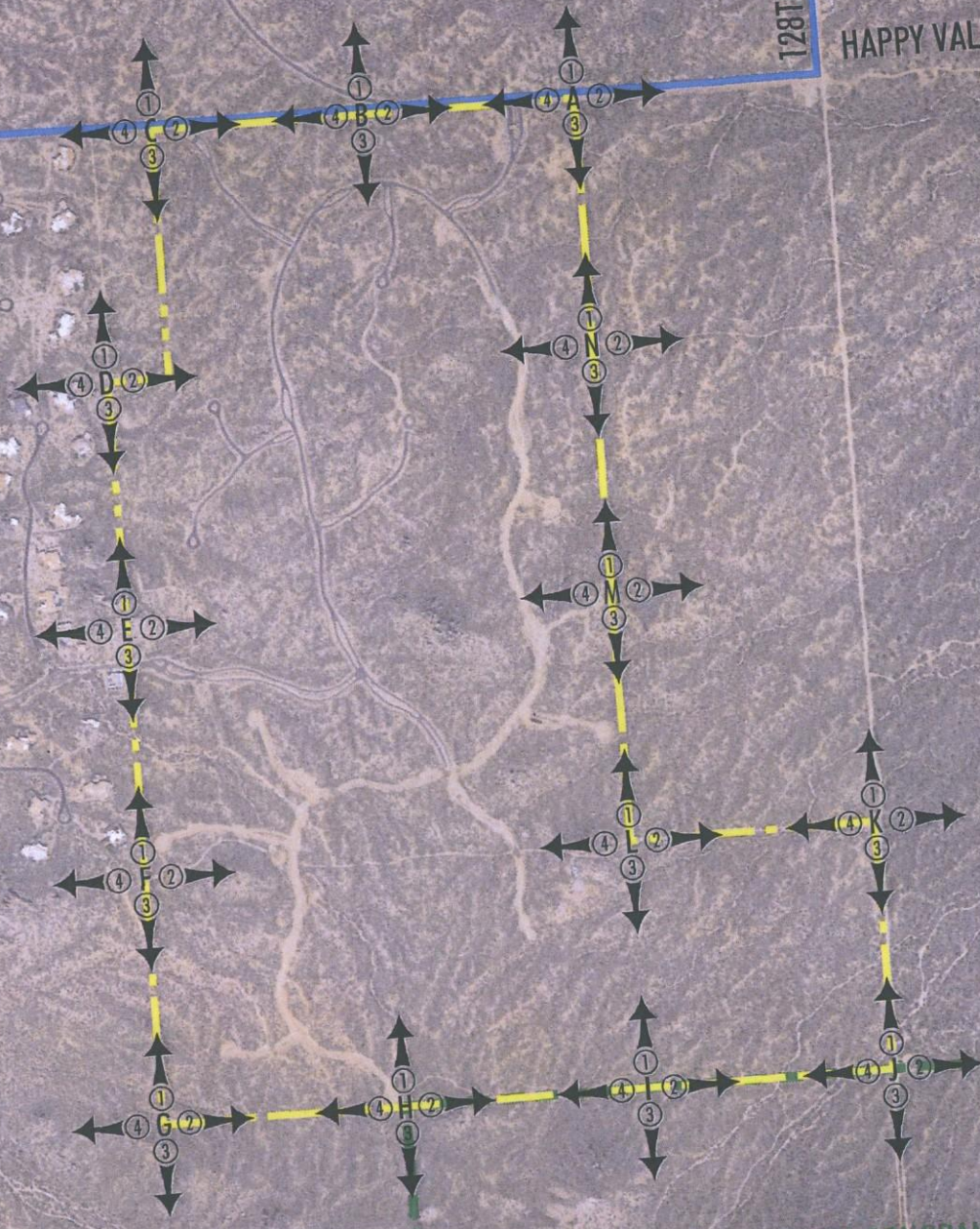
128TH ST.

SCOTTSDALE MCDOWELL SONORAN PRESERVE

HAPPY VALLEY (ALIGN)

PINNACLE PEAK RD. (ALIGN)

SCOTTSDALE MCDOWELL SONORAN PRESERVE



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 tempe, arizona 85281 lucas, arizona 85712
 phone: 480.994.0994 phone: 520.261.2994
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SERENO CANYON PHOTO CONTEXT PLAN -KEY SCOTTSDALE, AZ

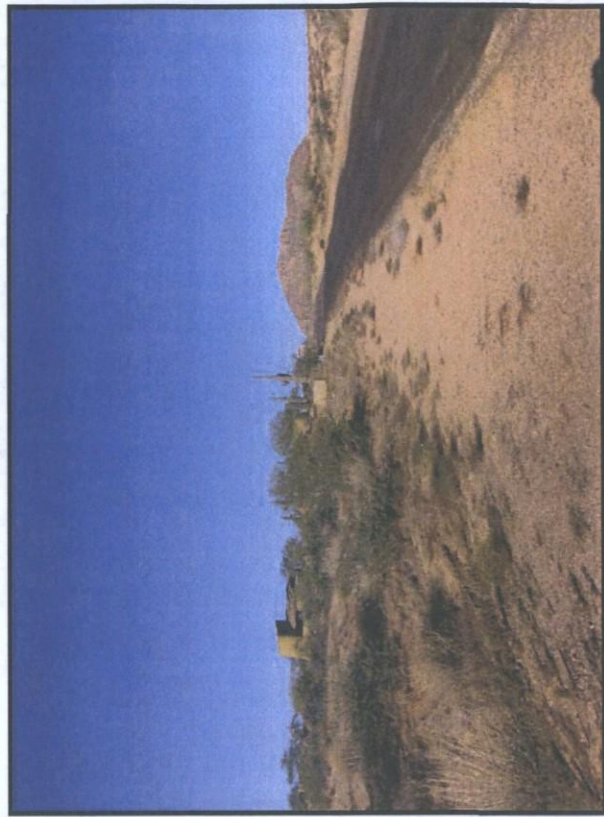
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 DATE: 9.20.2011
 PROJECT NO: 0425.13
 DRAWN BY: KN
 REVISED:
 PAGE 1 OF 15
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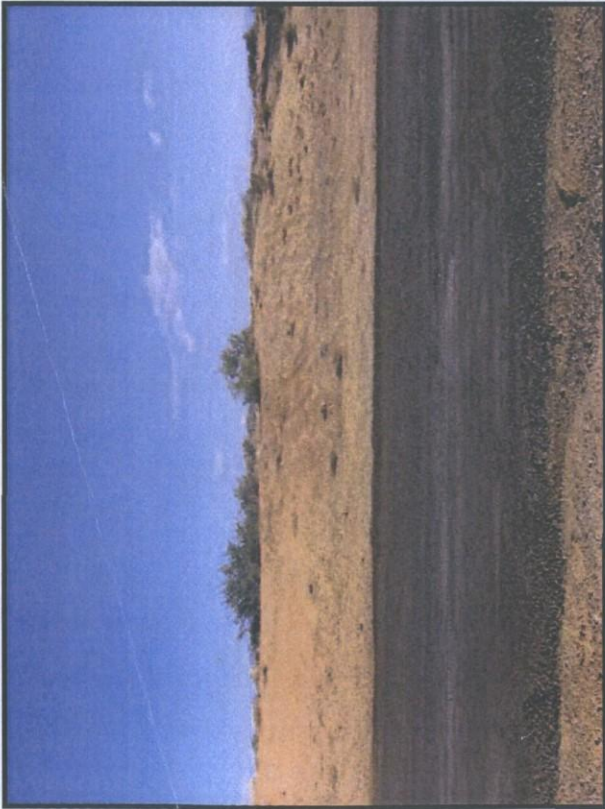




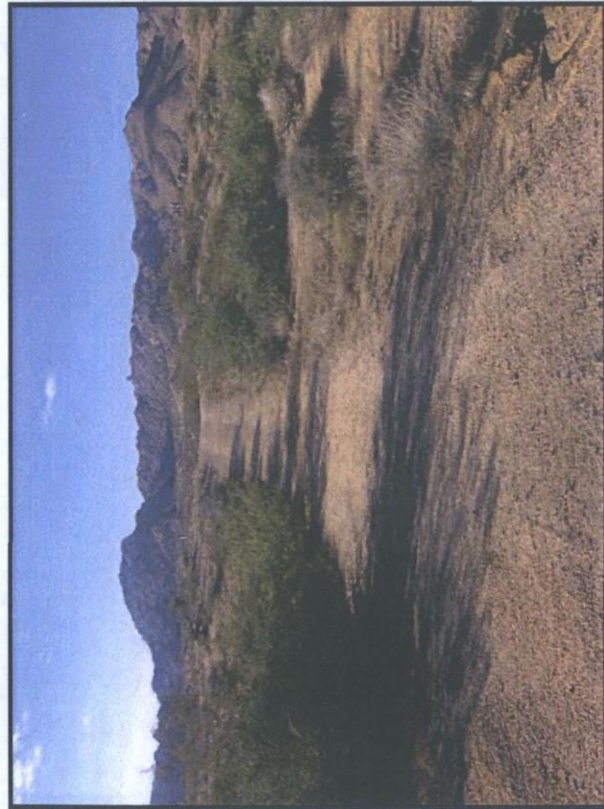
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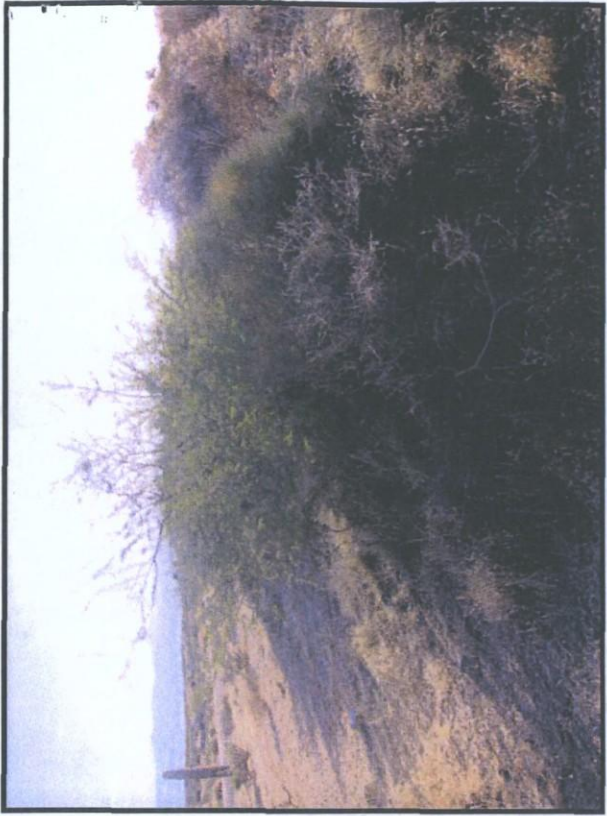
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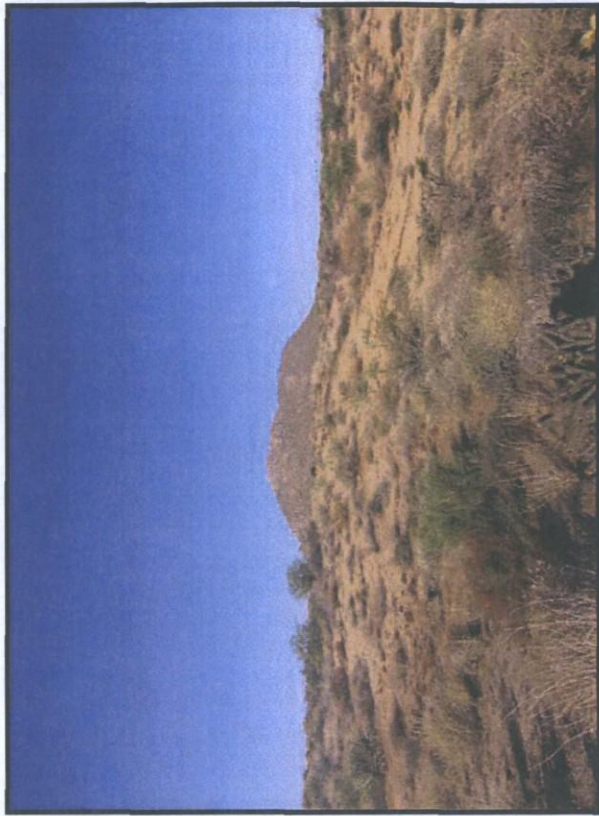
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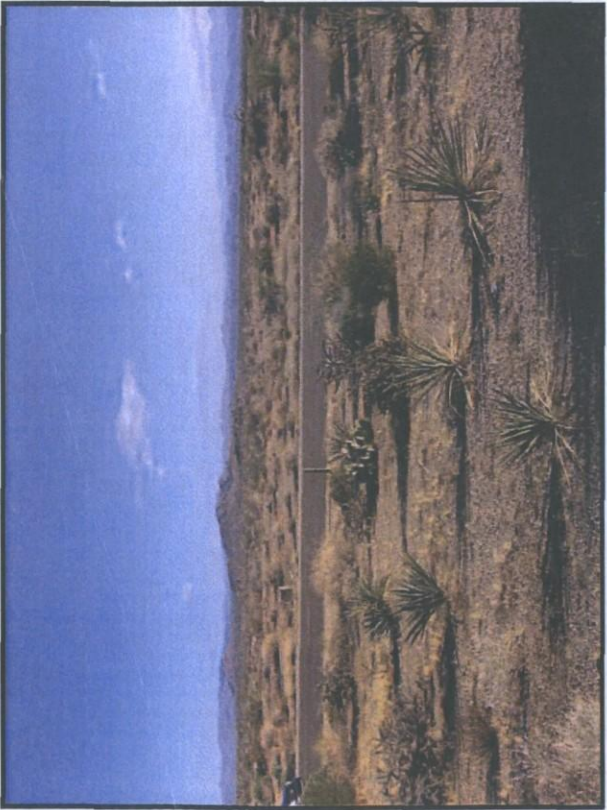
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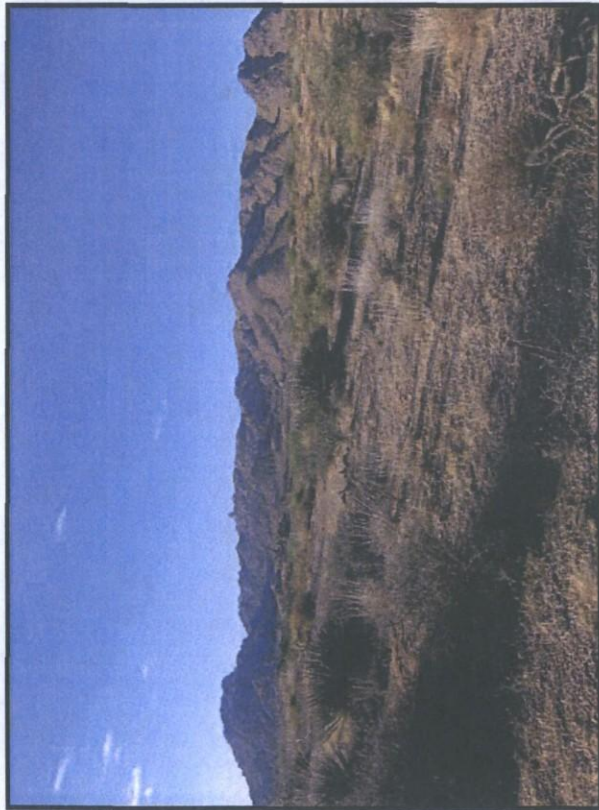
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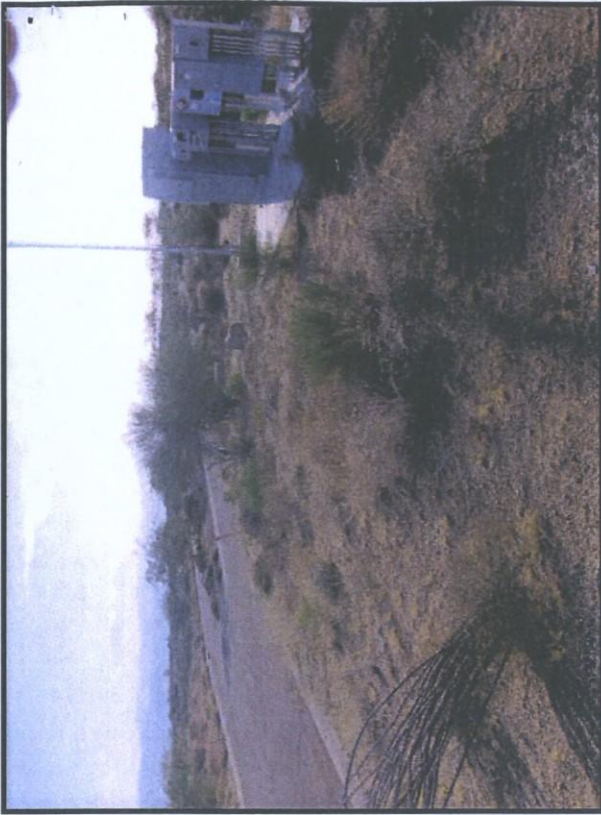
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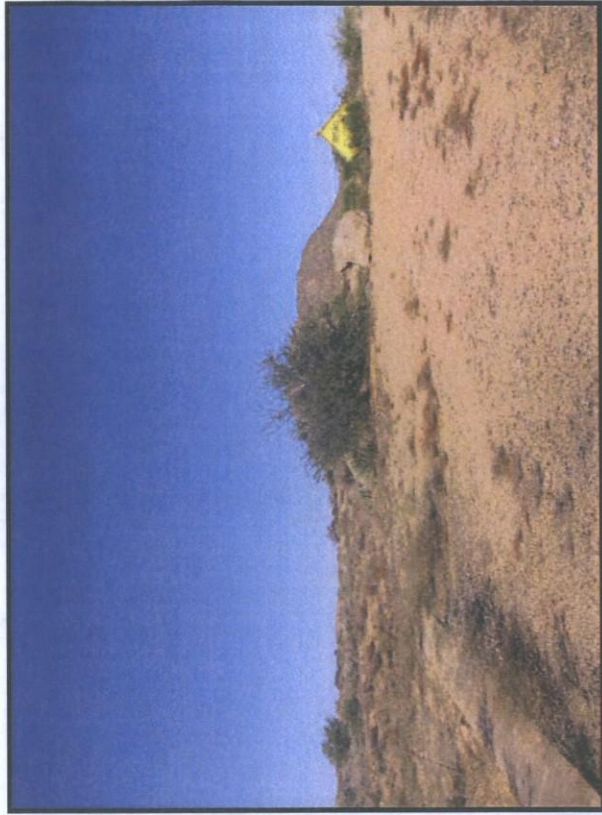
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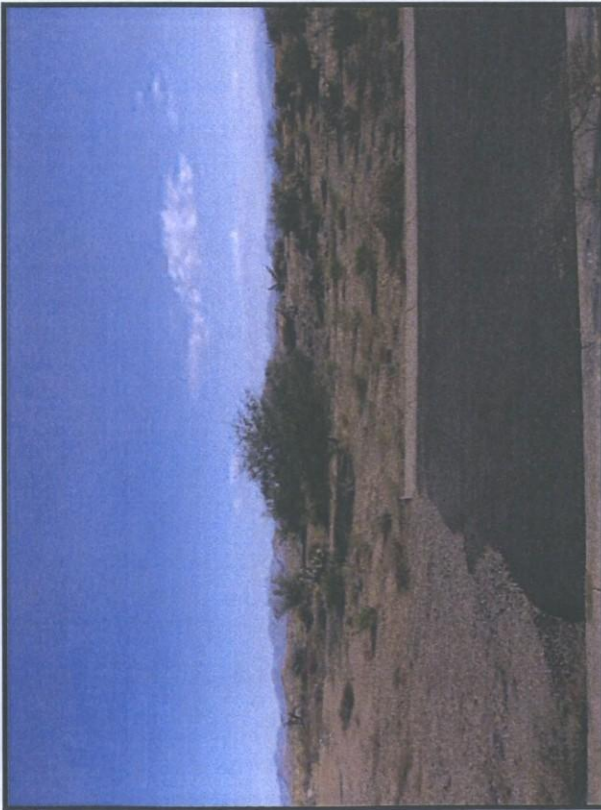
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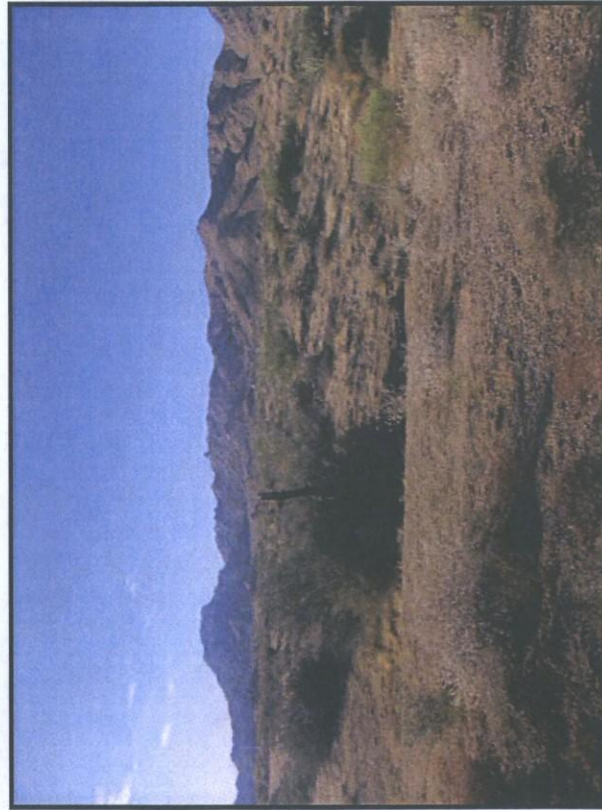
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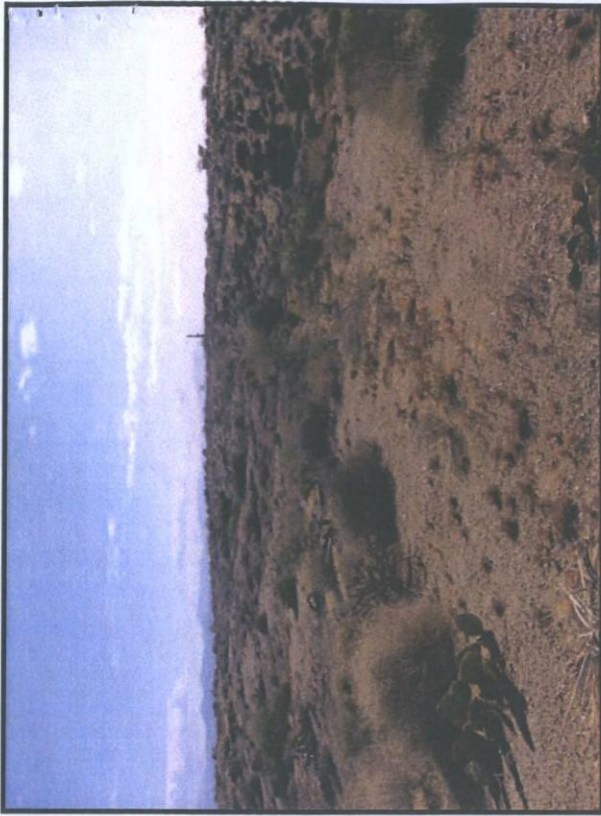
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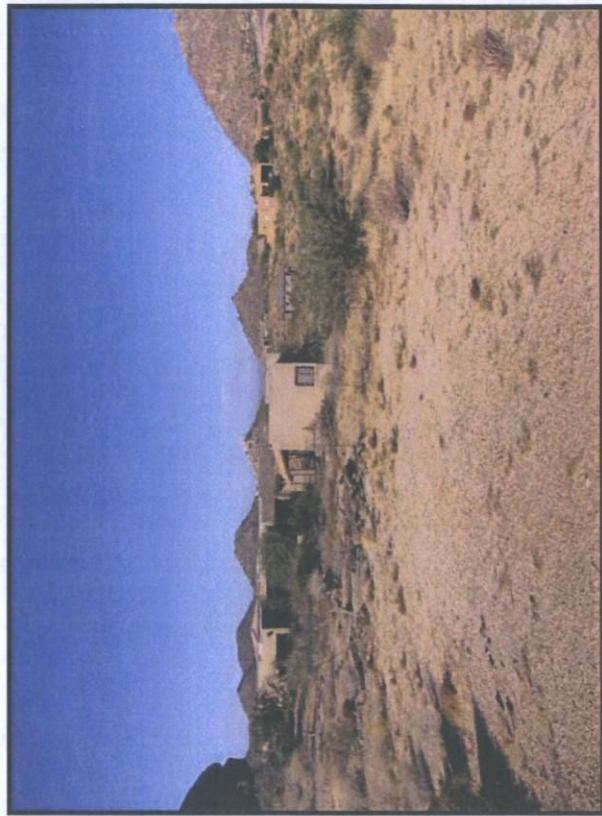
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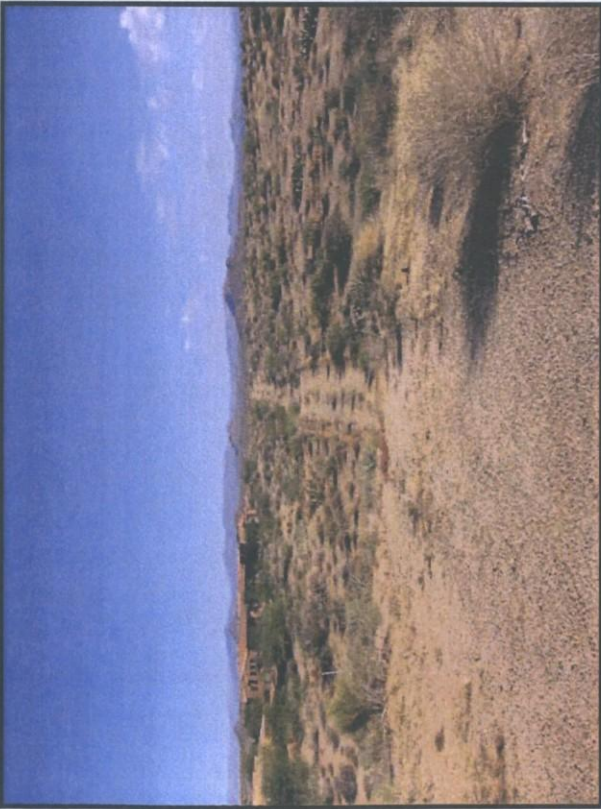
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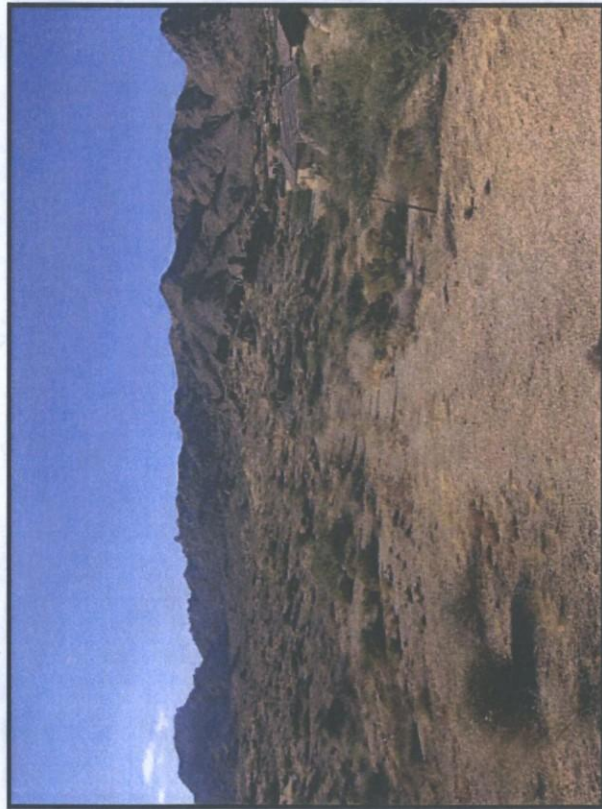
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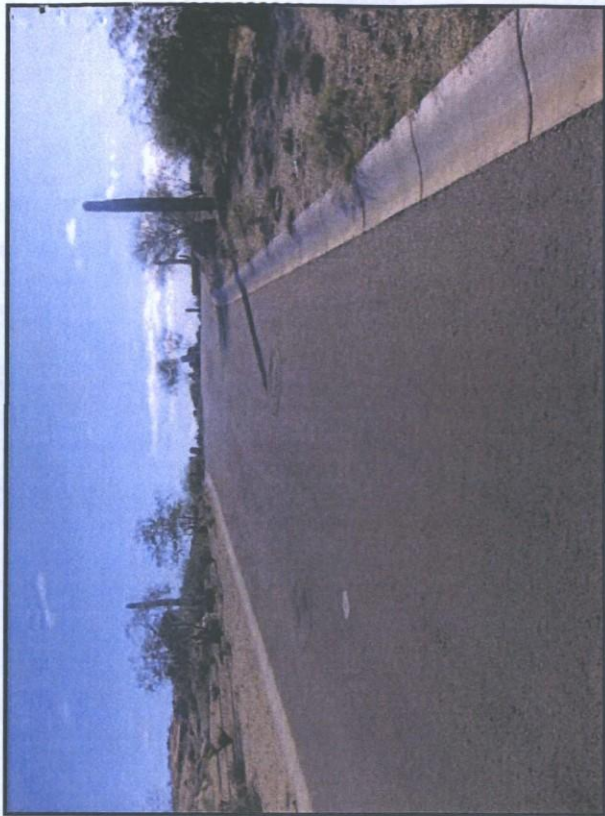
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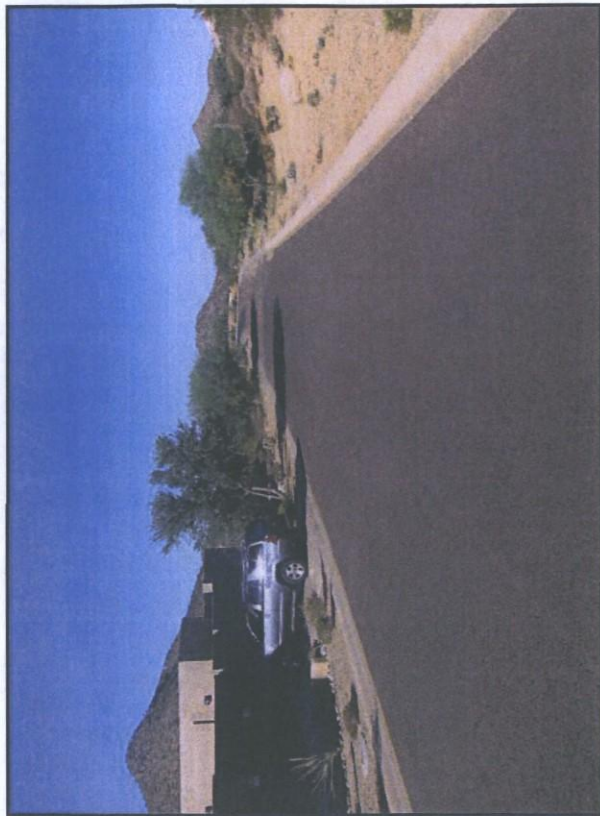
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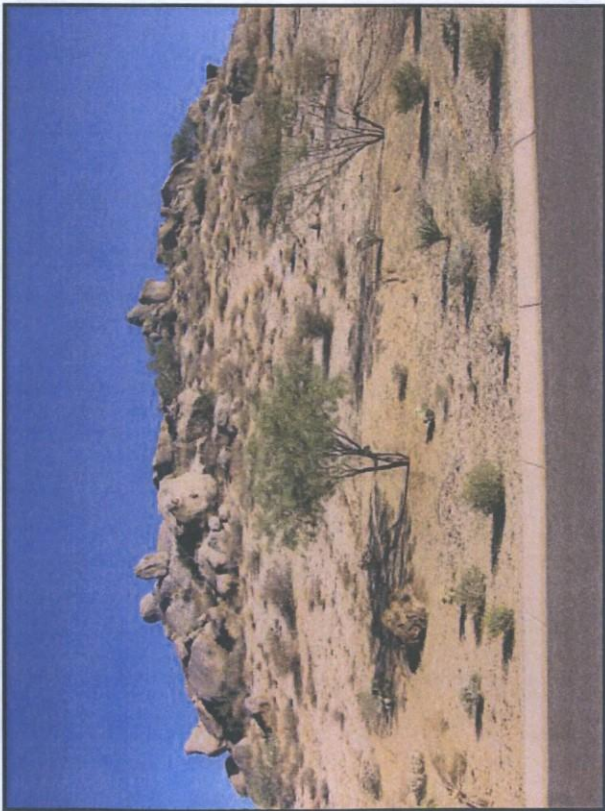
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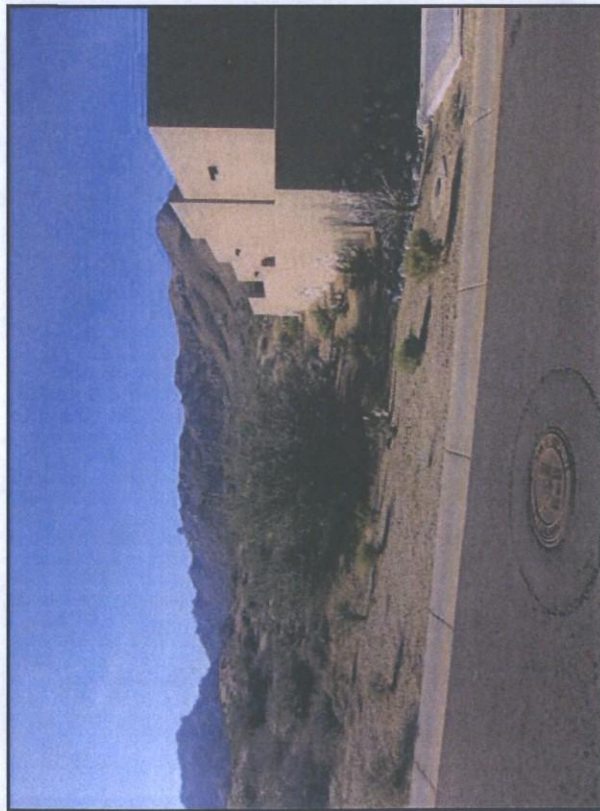
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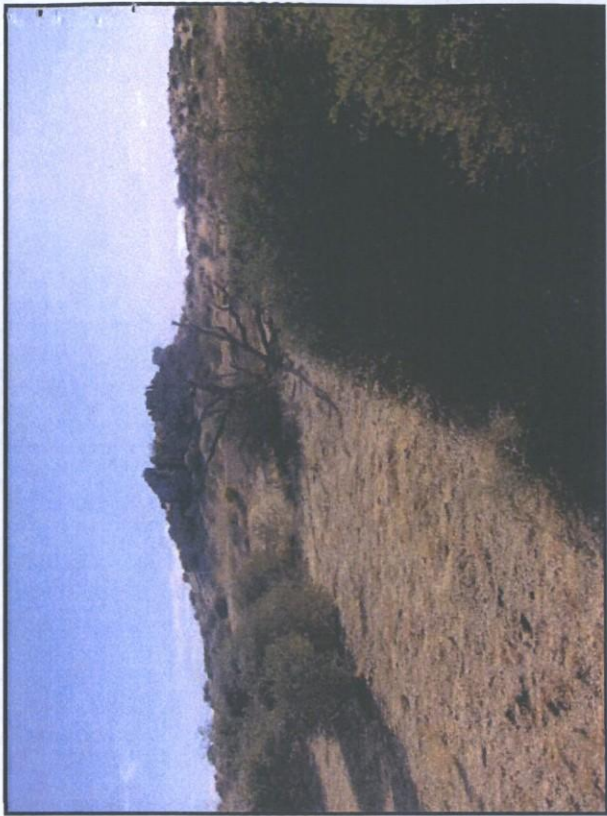
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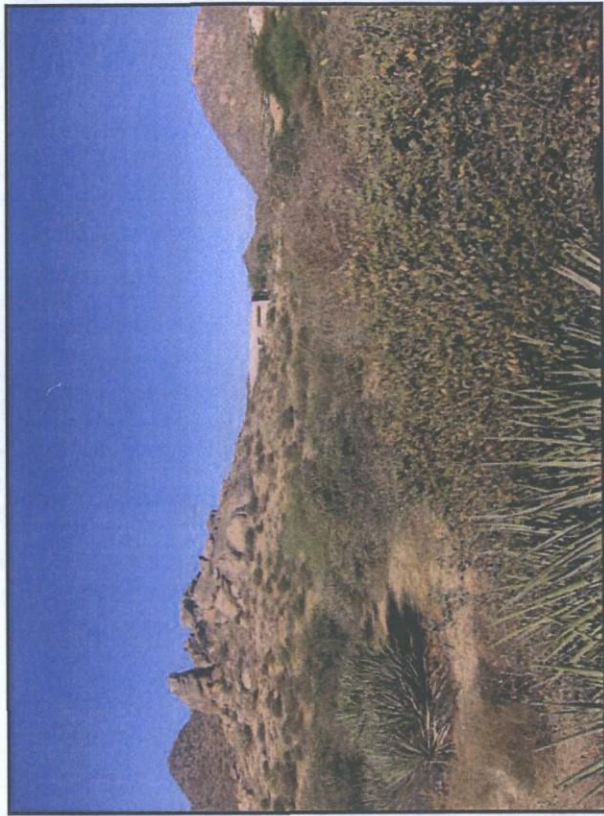
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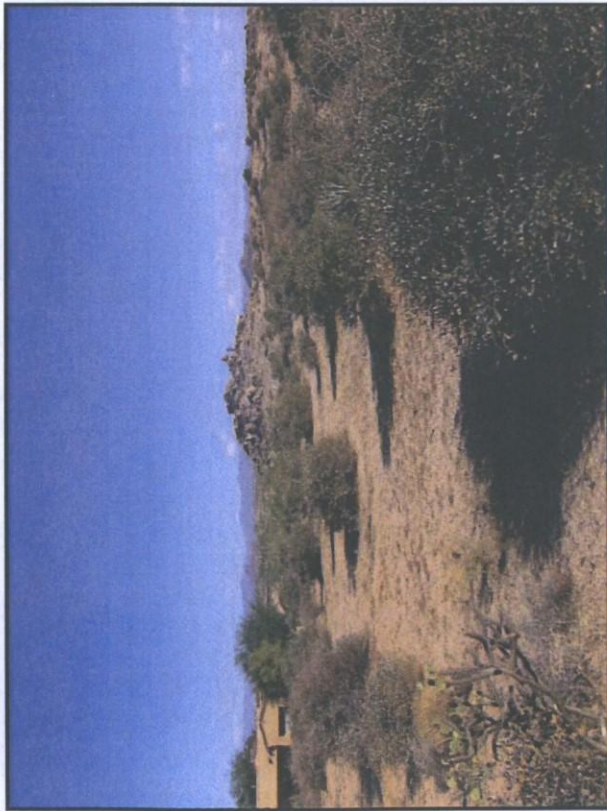
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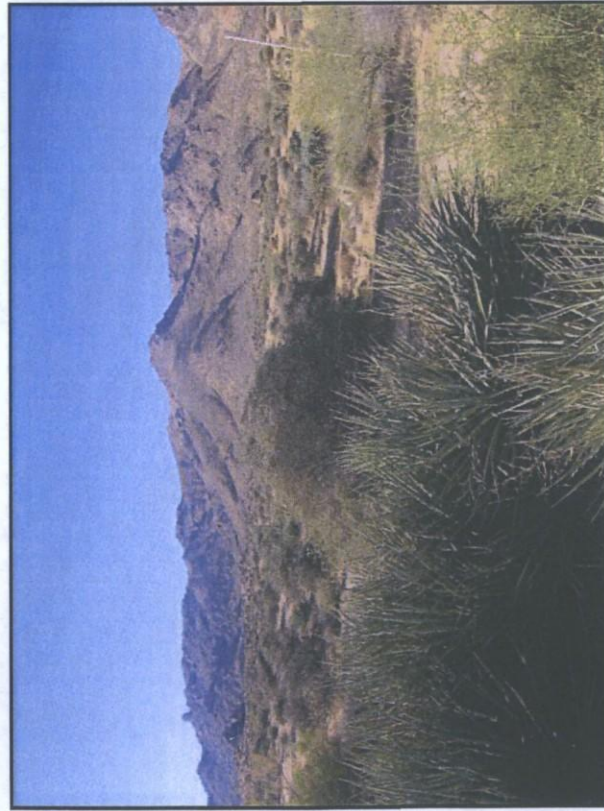
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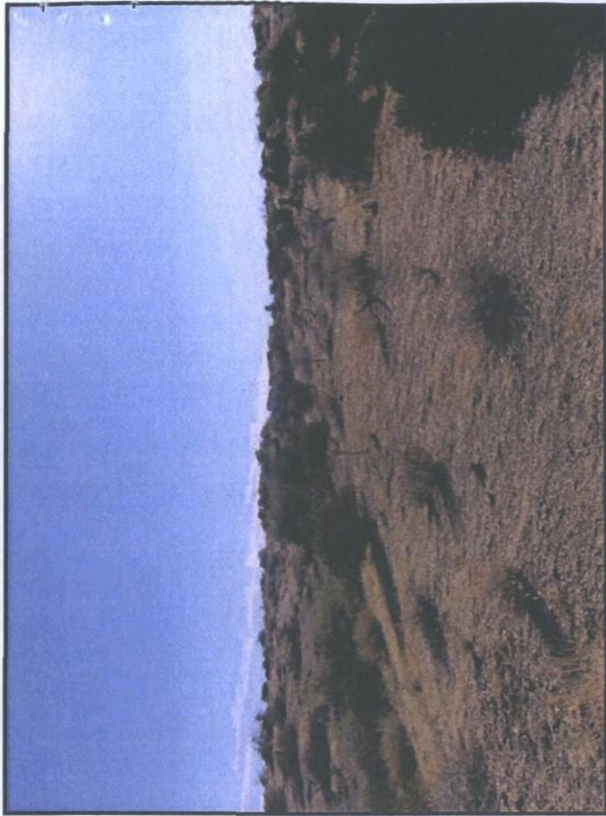
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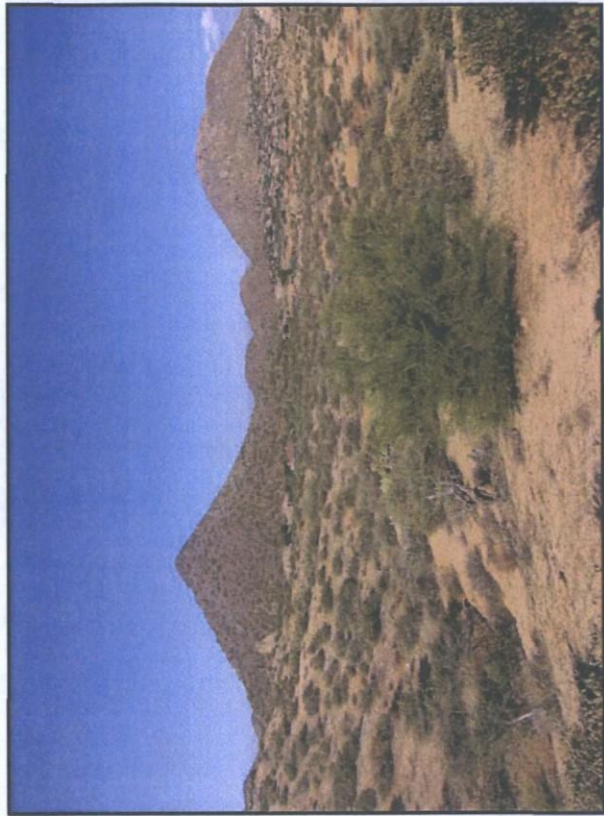
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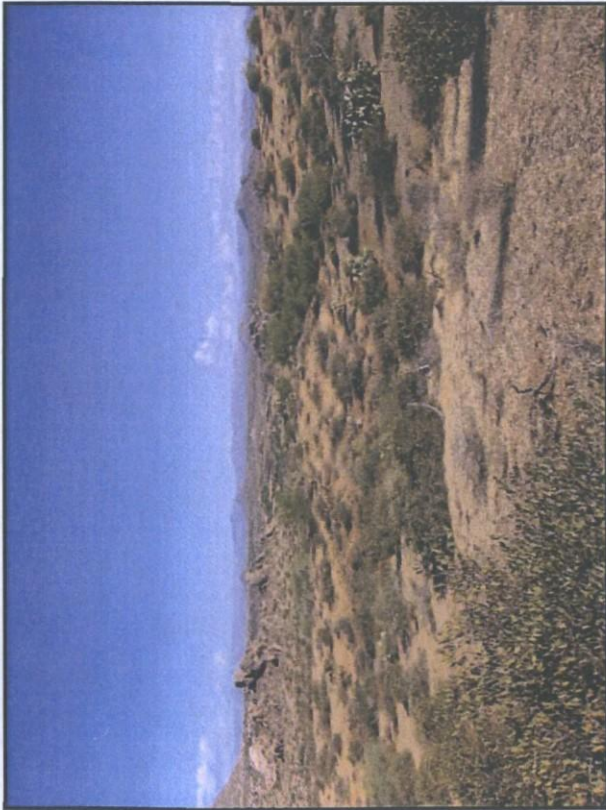
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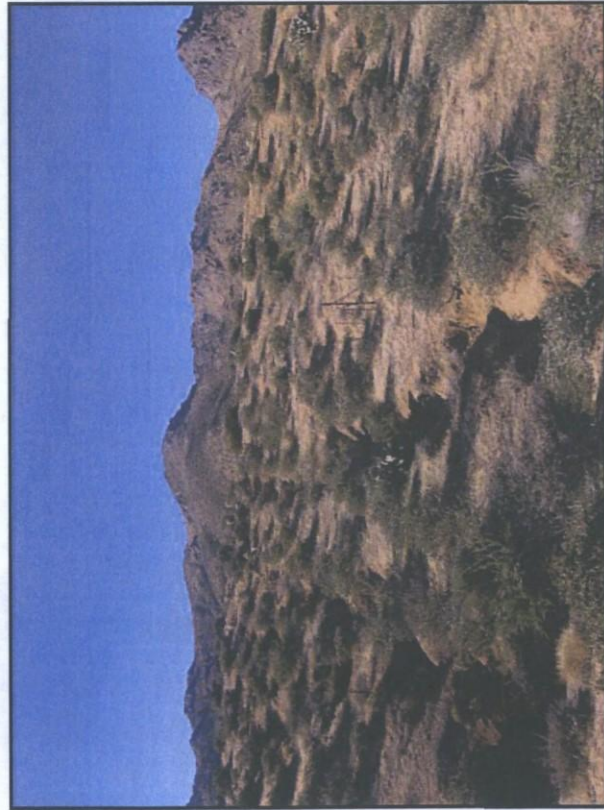
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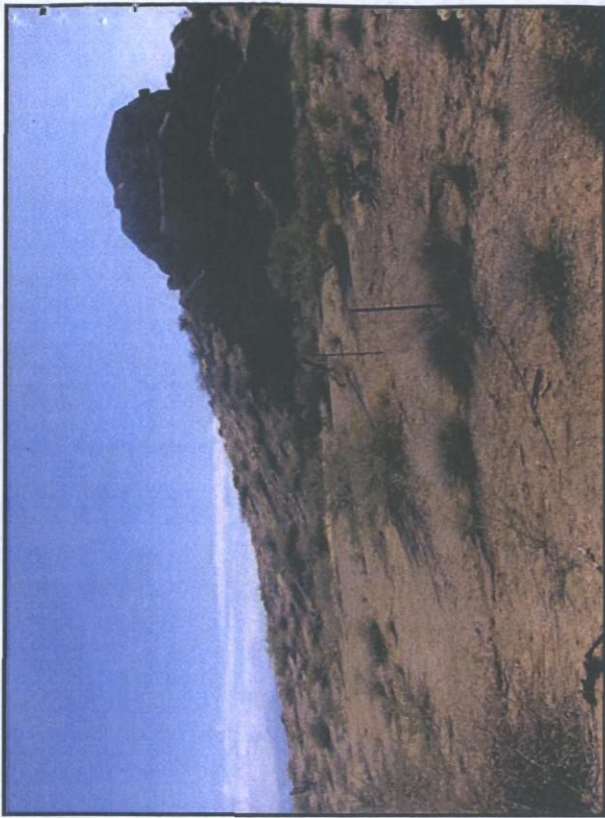
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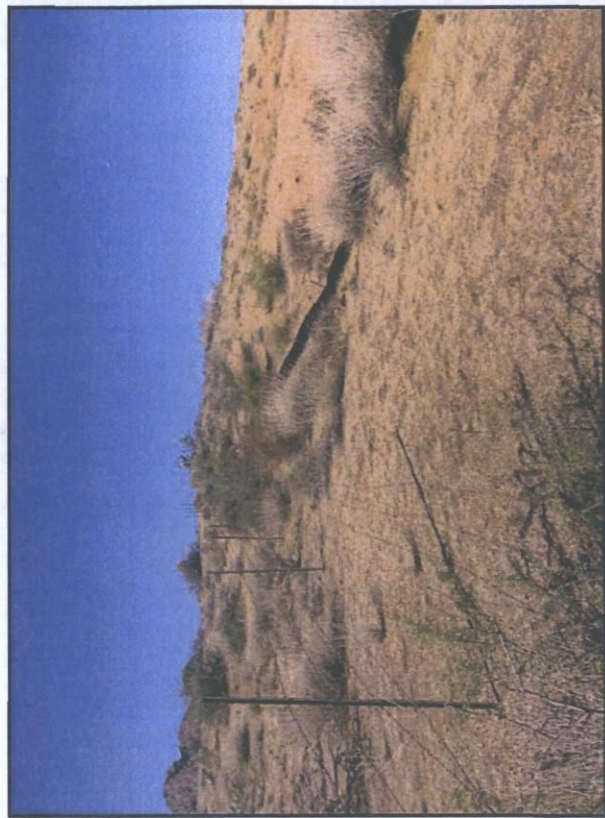
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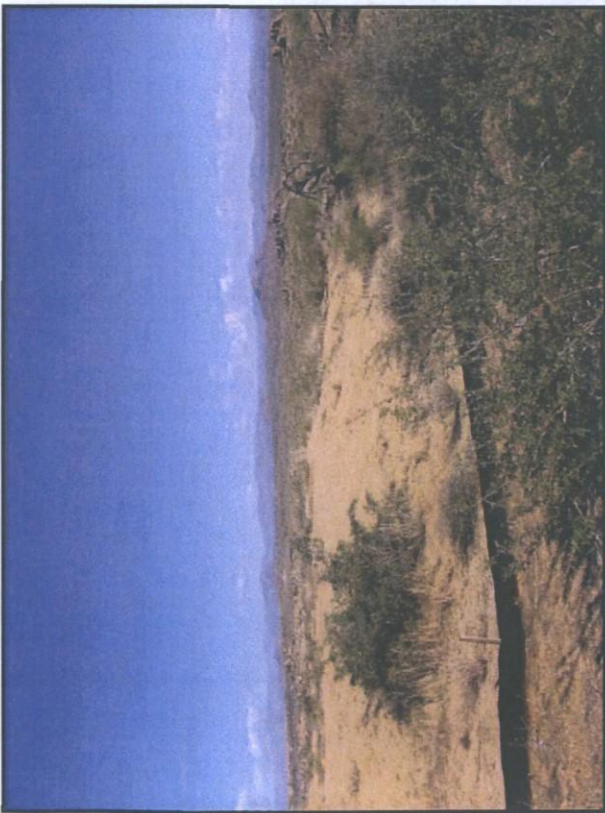
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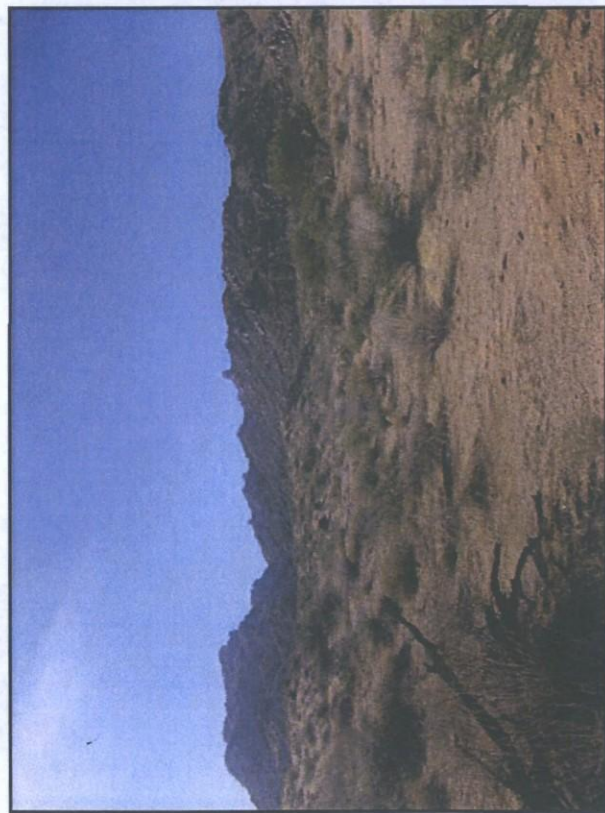
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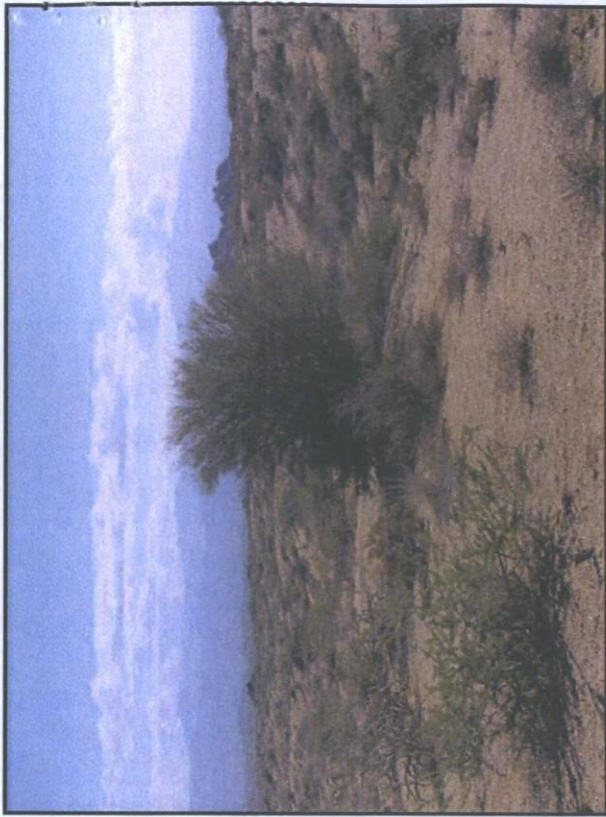
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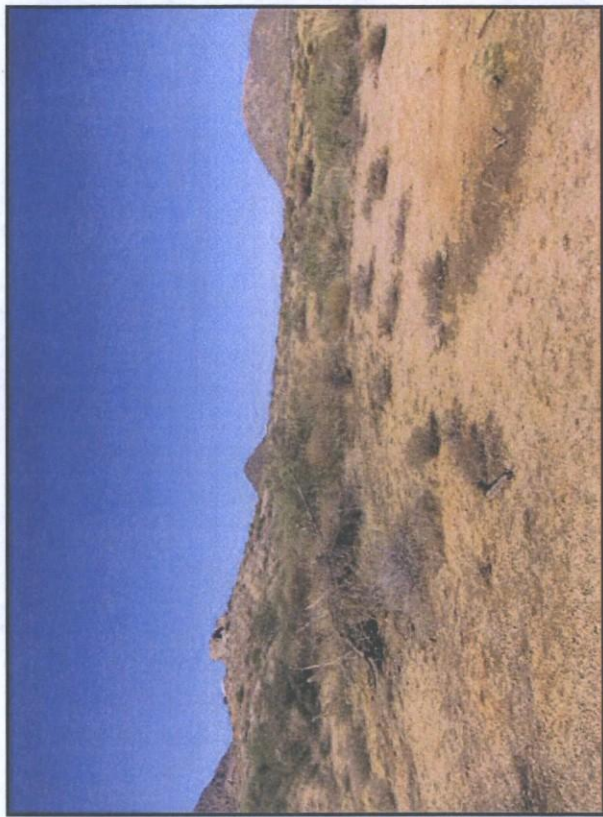
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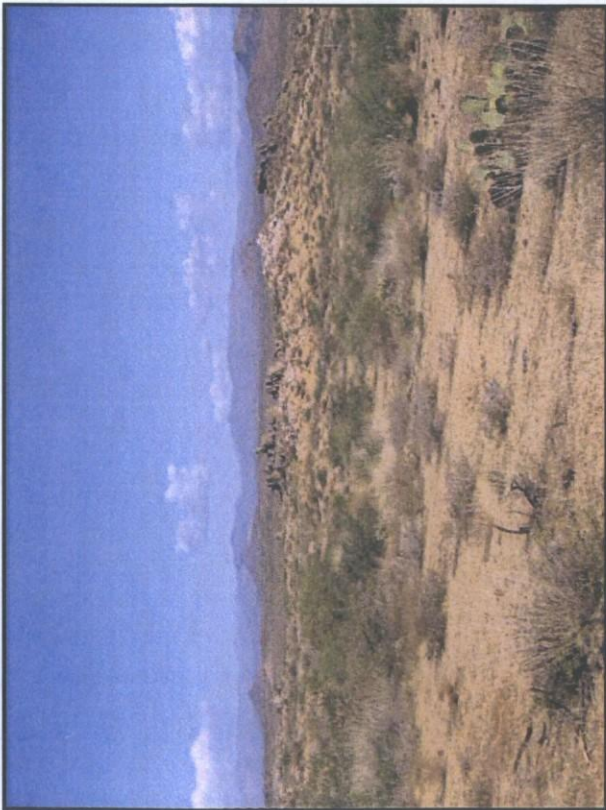
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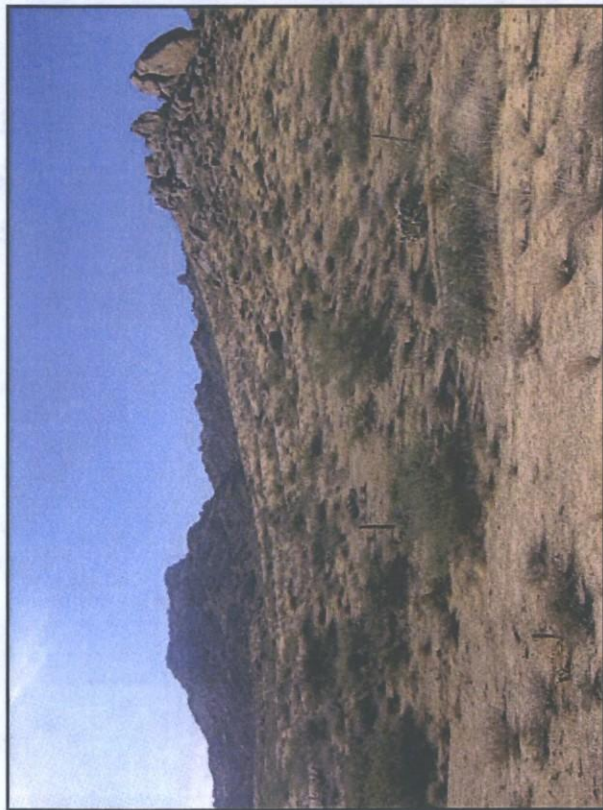
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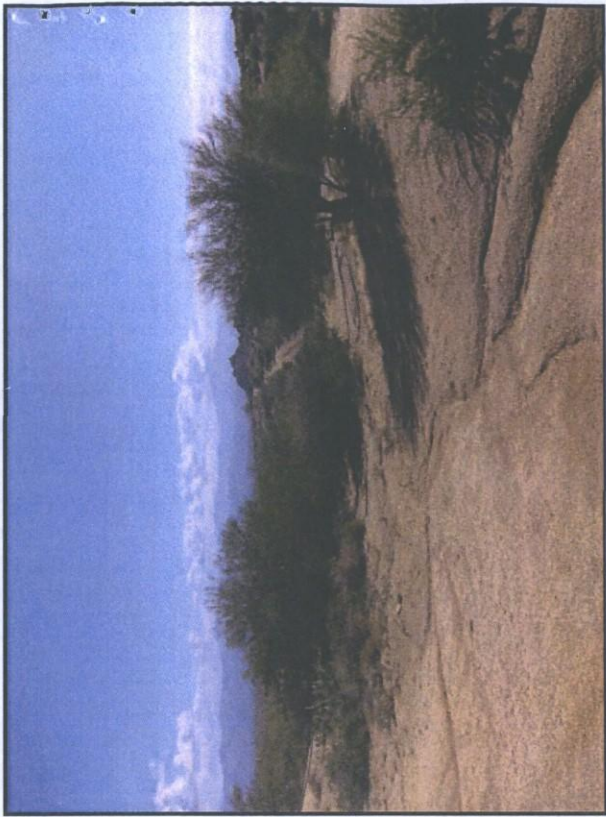
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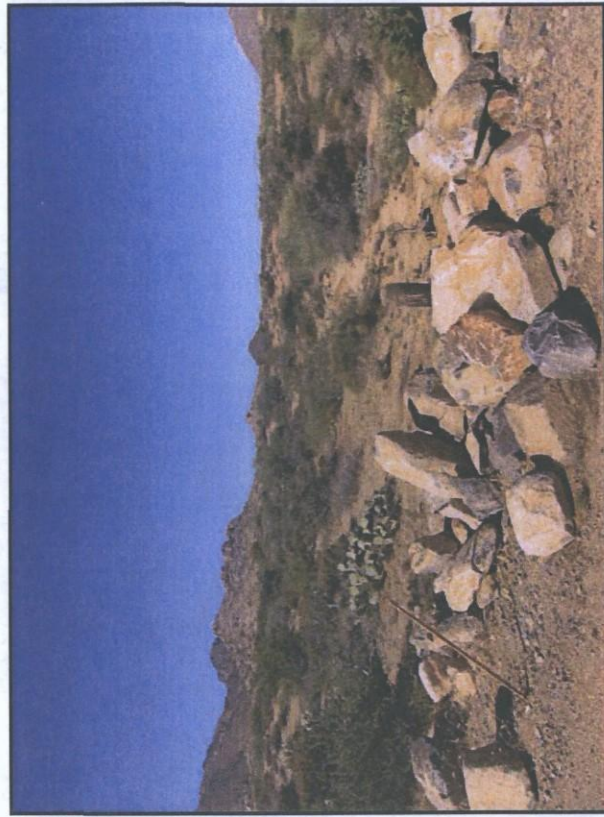
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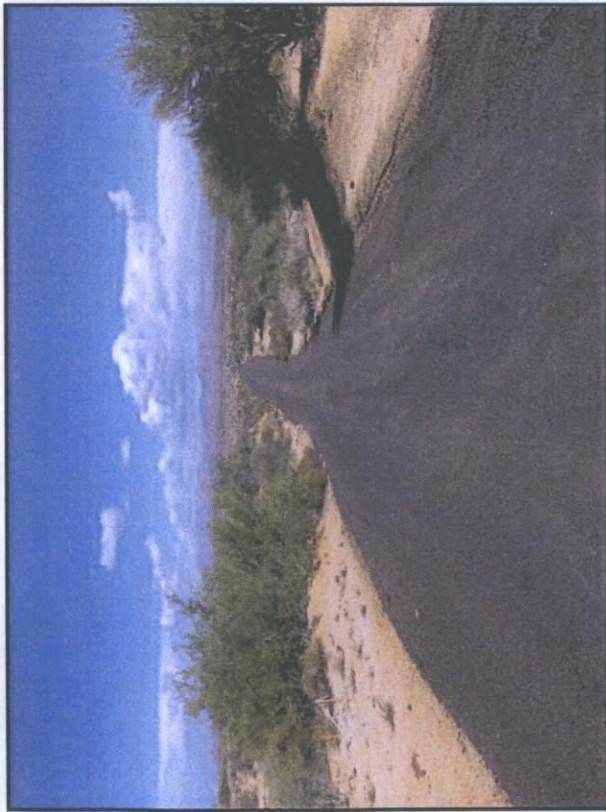
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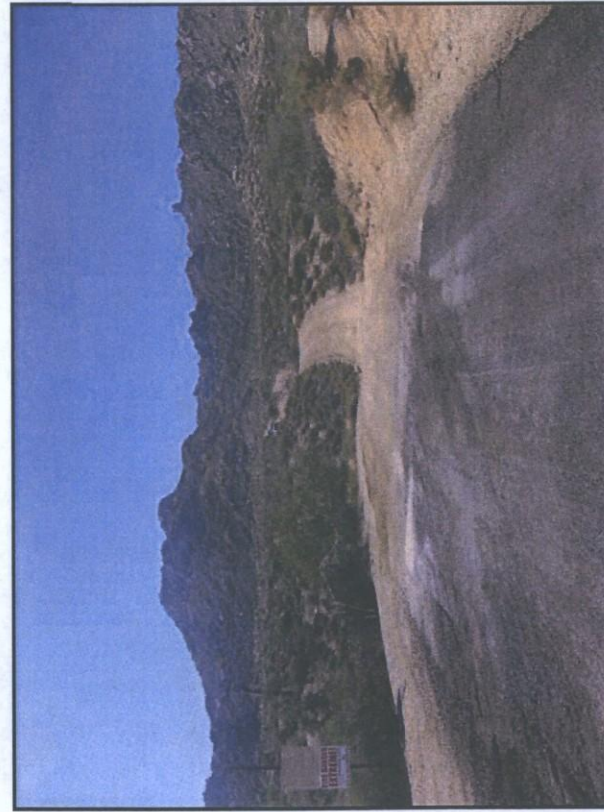
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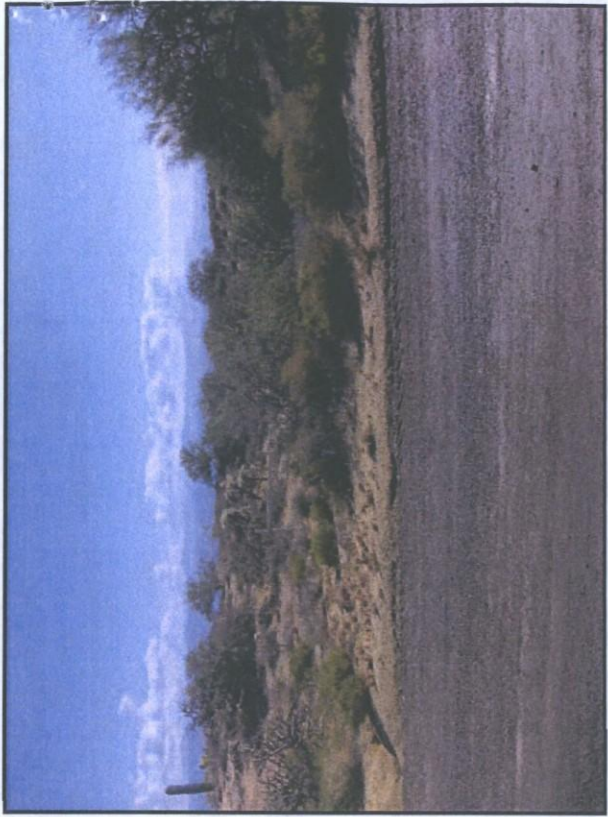
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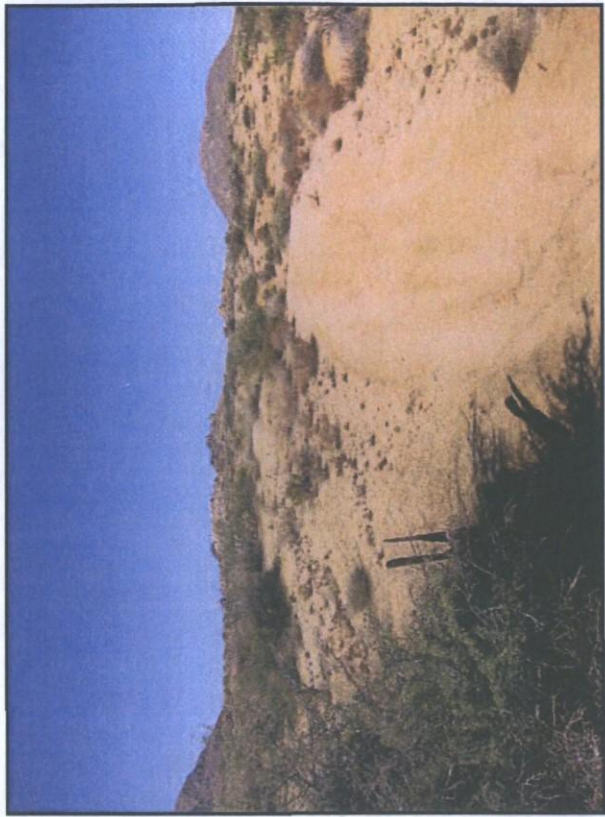
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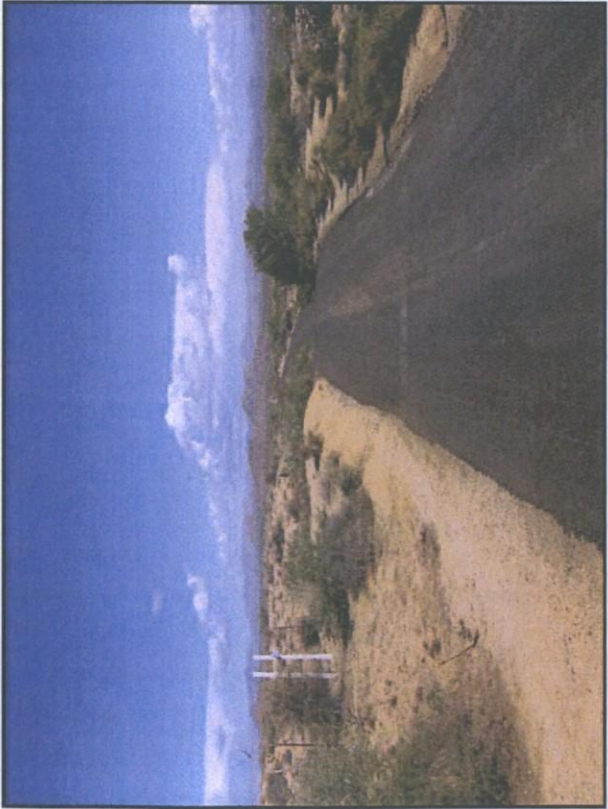
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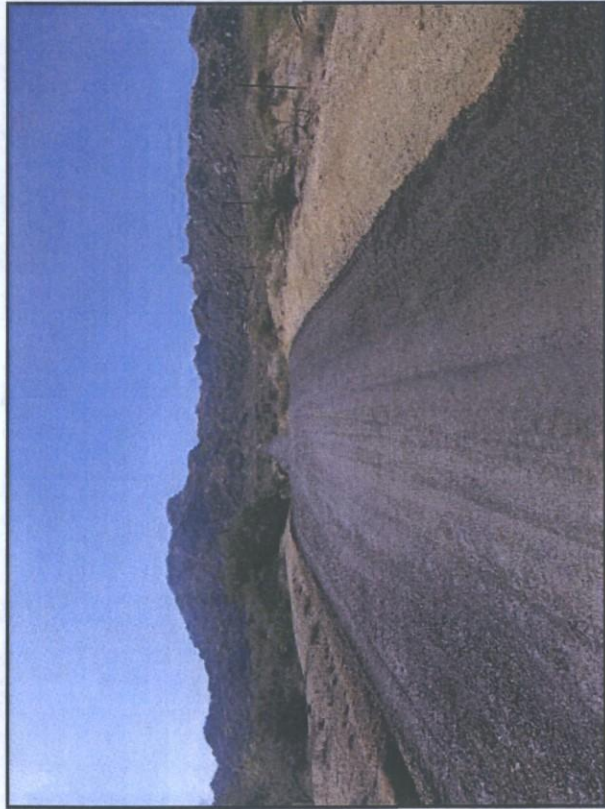
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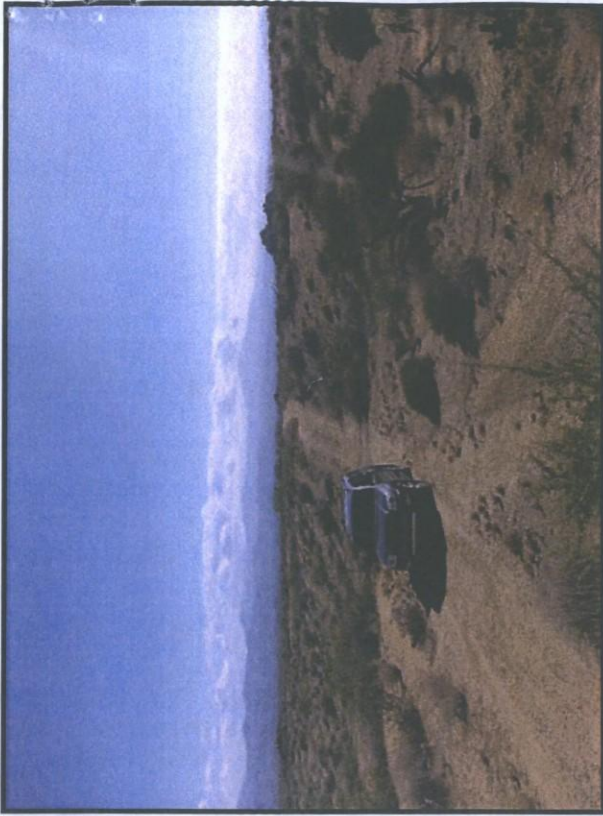
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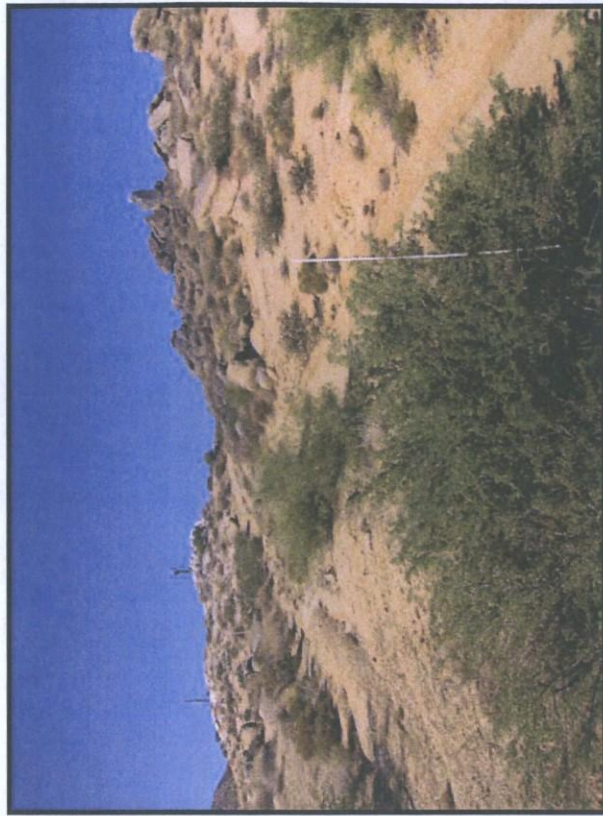
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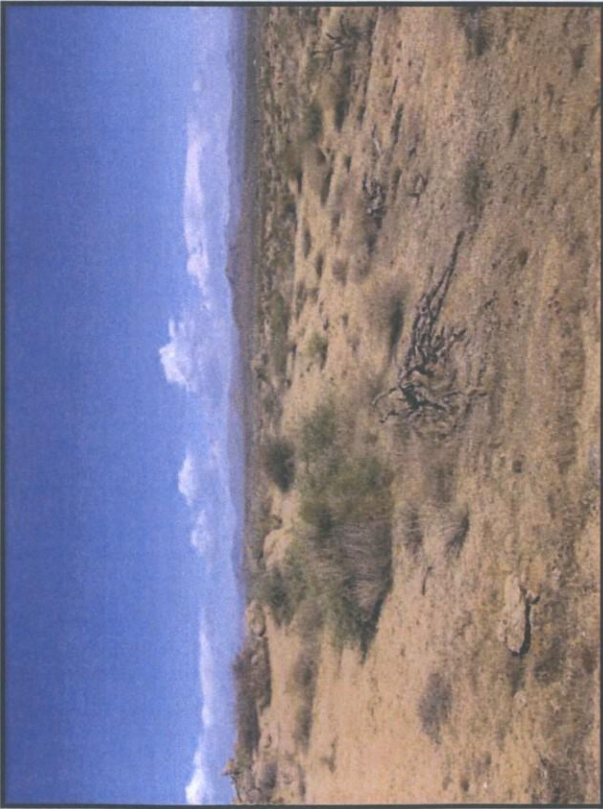
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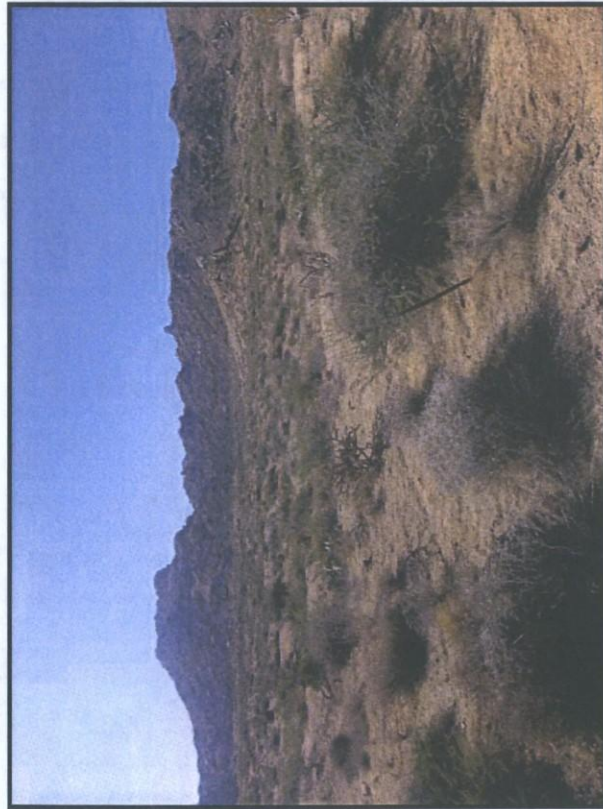
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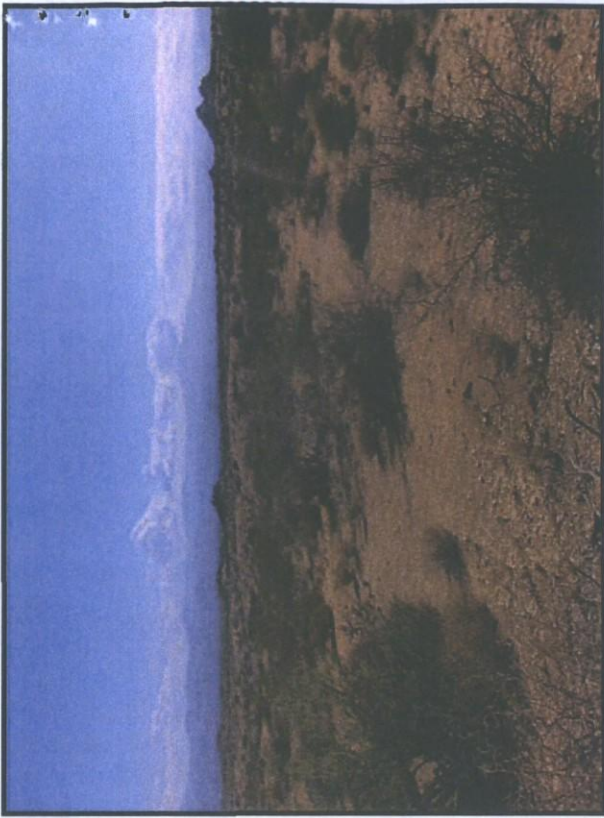
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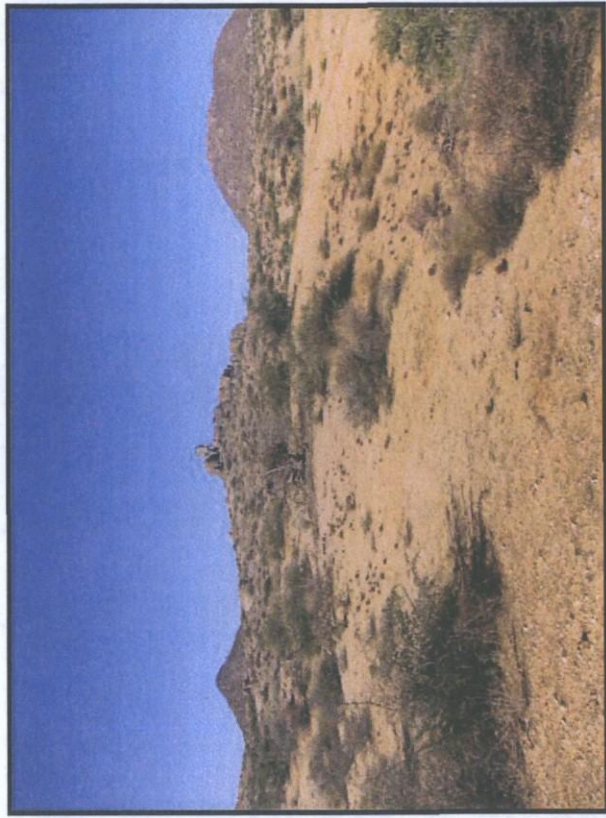
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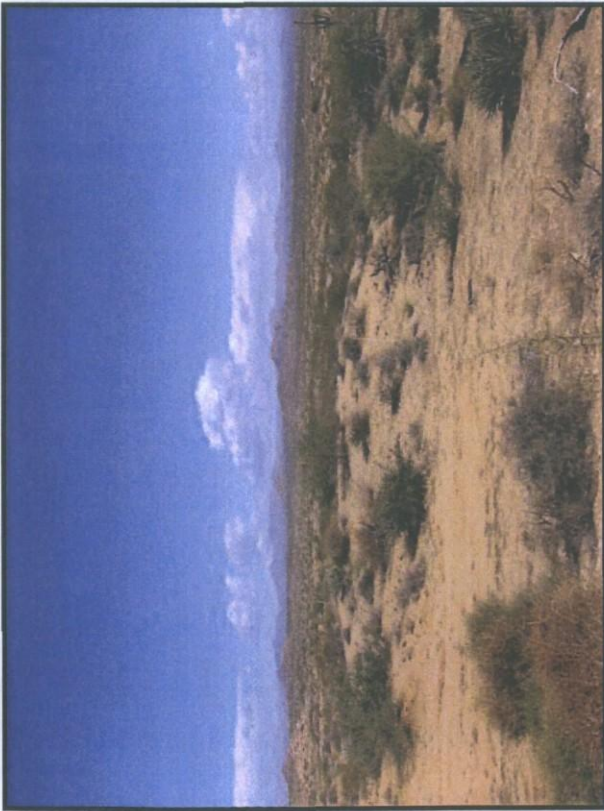
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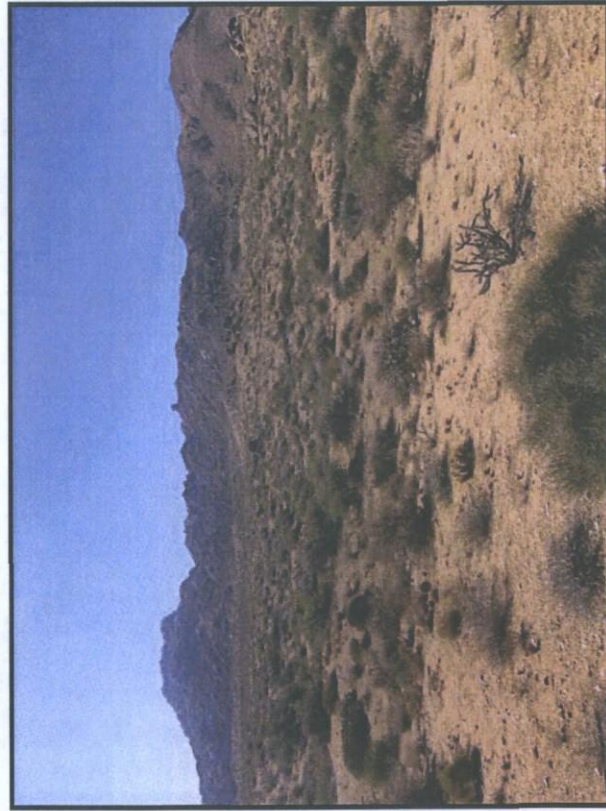
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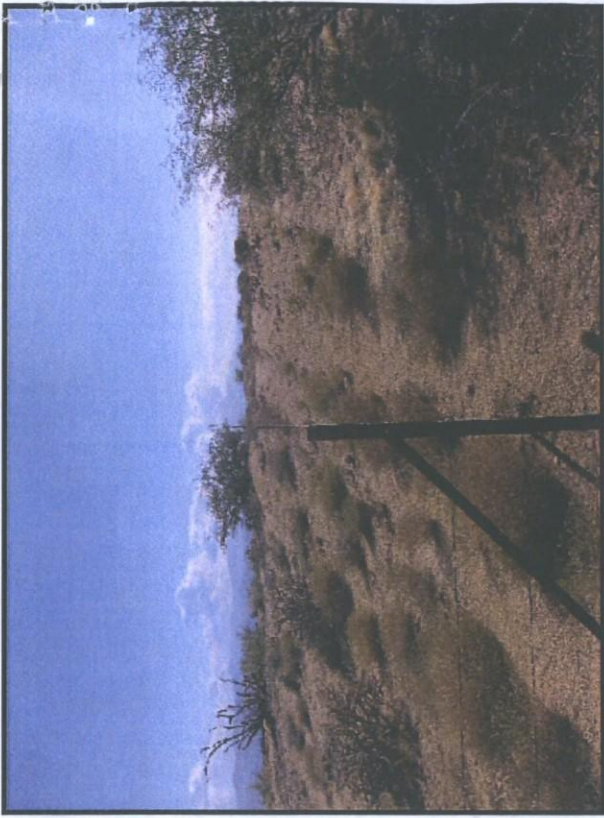
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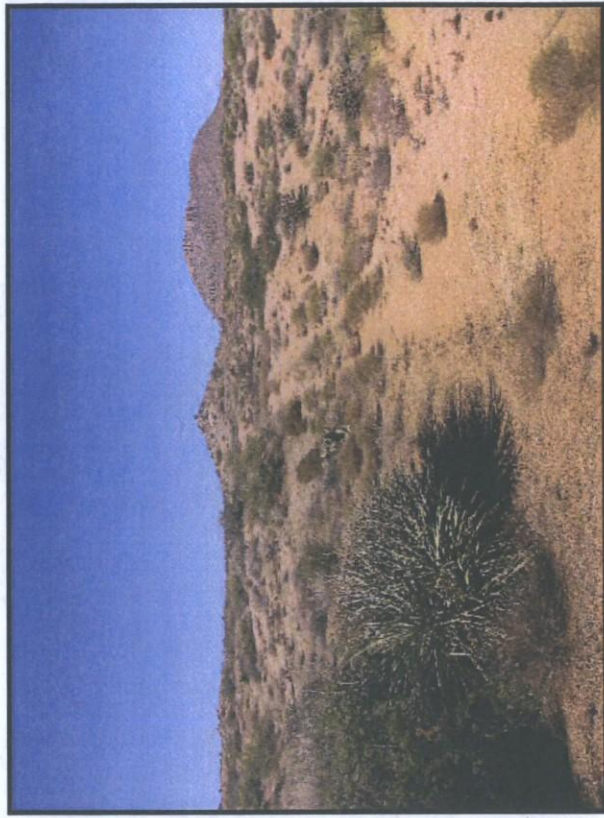
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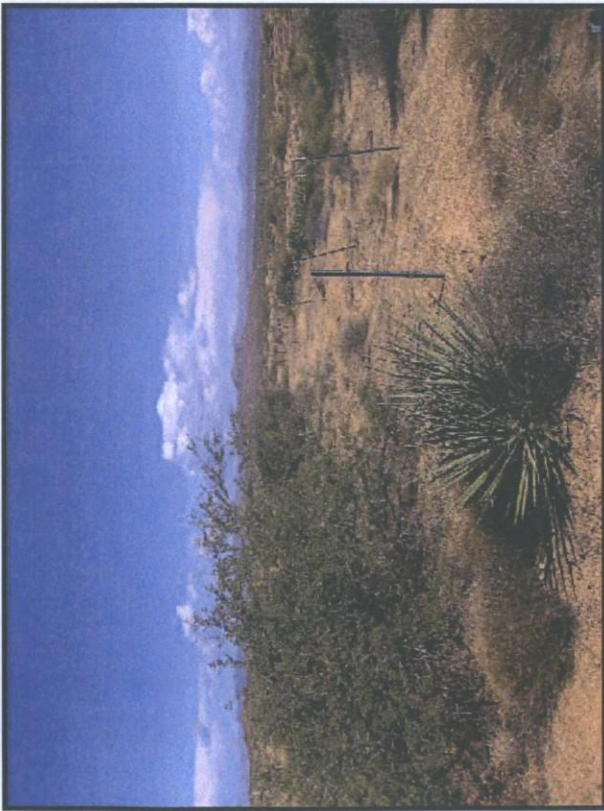
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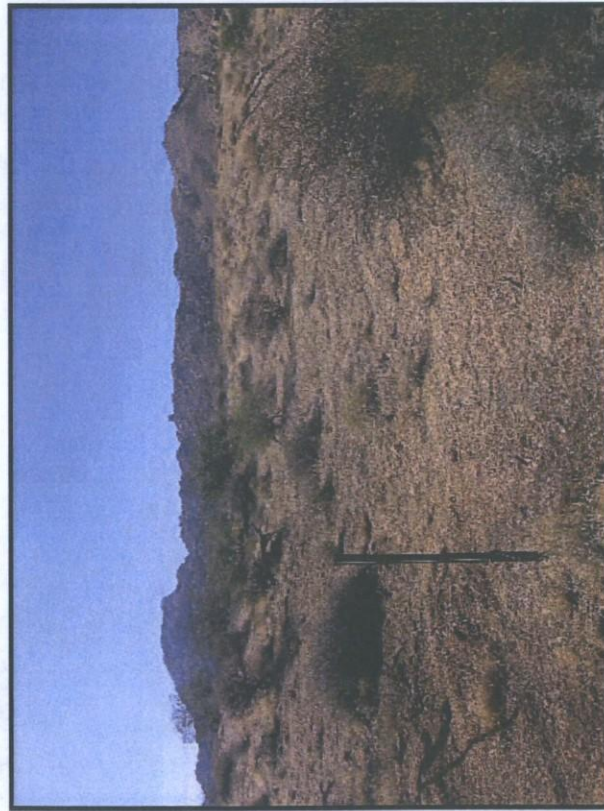
N.2-LOOKING EAST



N.4-LOOKING WEST



N.1-LOOKING NORTH



N.3-LOOKING SOUTH

PROPOSED GENERAL PLAN LAND USE

JOMAX RD.

115TH ST.

118TH ST.

HAPPY VALLEY RD.




















ALAMEDA RD.

RANCH GATE RD.

128TH ST.

PINNACLE PEAK RD. (ALIGNMENT)

LEGEND

	Rural Neighborhoods		Commercial
	Suburban Neighborhoods		Office
	Urban Neighborhoods		Employment
	Mixed-Use Neighborhoods		Natural Open Space
	Resorts/Tourism		Developed Open Space (Parks)
	Shea Corridor		Developed Open Space (Golf Courses)
	Mayo Support District		Cultural/Institutional or Public Use
	Regional Use District		
	McDowell Sonoran Preserve (as of 8/2003)		
	Recommended Study Boundary of the McDowell Sonoran Preserve		
	City Boundary		Location not yet determined

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LVA urban design studio
 land planning • engineering • landscape architecture
 120 south ash avenue 4007 e paradise falls dr, #210
 tempe, arizona 85281 tucson, arizona 85712
 phone: 480.994.0994 phone: 520.261.2994
 www.lva-design.com

SERENO CANYON
 SPA & RESORT

NOT TO SCALE



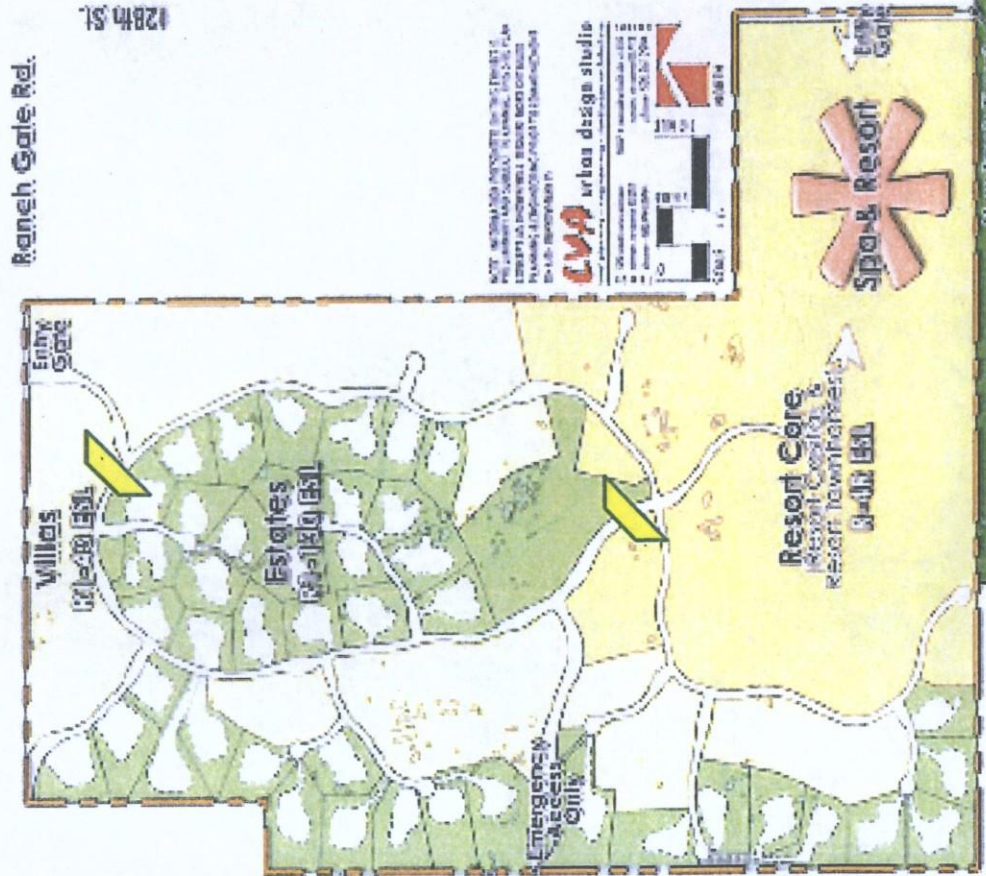
Date: 08-07-2012
 Project No: 0425.13
 Drawn By: AS
 Revised:



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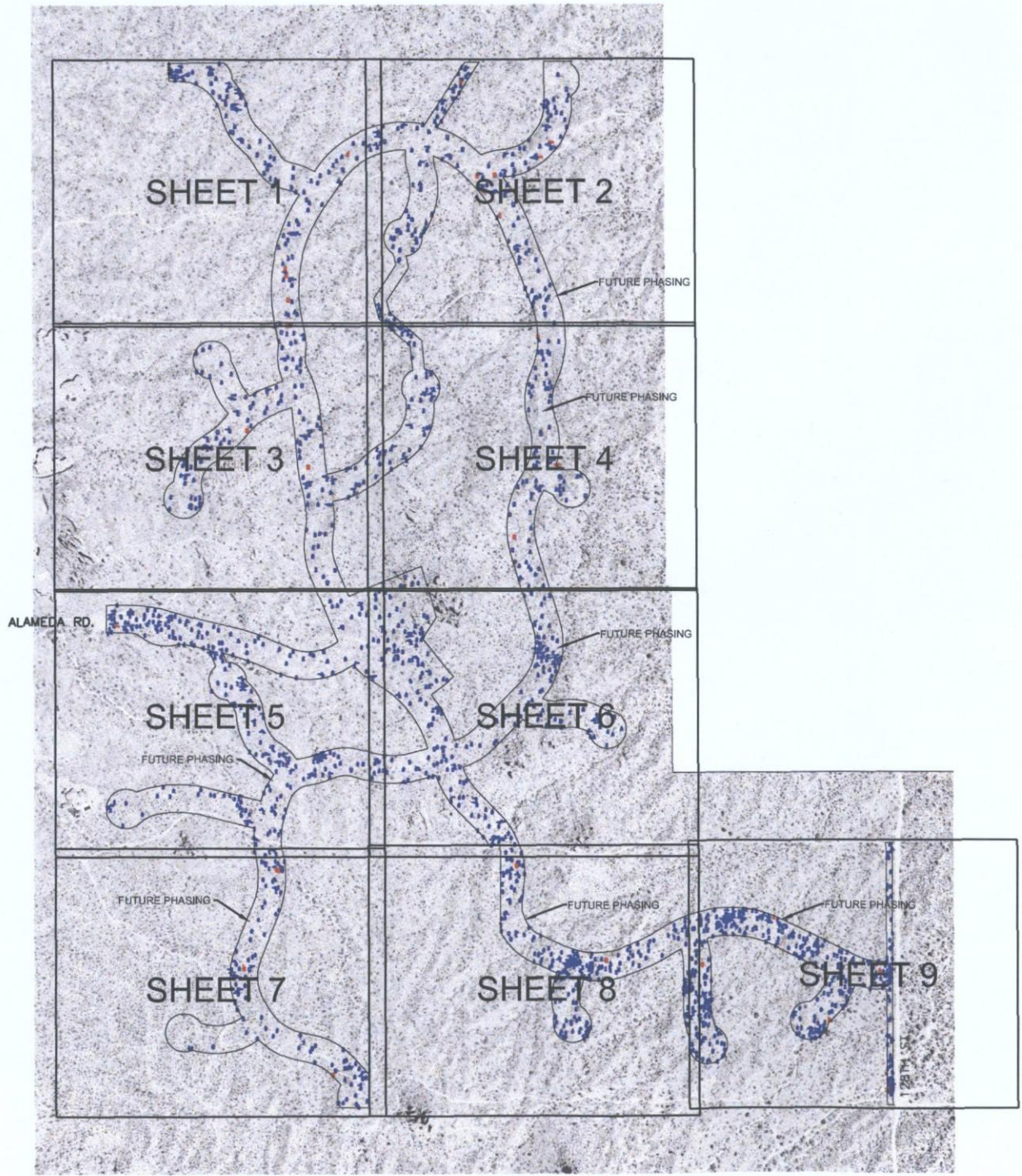
16-ZN-2011
 2nd: 9/21/2012

Gating Proposal



16-ZN-2011
12/3/2012

CROWN COMMUNITY DEVELOPMENT



VICINITY MAP
NTS

LEGEND

- | | |
|-----------------------|----------------------|
| ☒ BARREL CACTUS | ○ SCRUB OAK |
| □ BLUE PALO VERDE | ● STAGHORN CHOLLA |
| ▲ CATCLAW ACACIA | ▲ WHITE THORN ACACIA |
| ○ CHAIN FRUIT CHOLLA | ◆ YUCCA ELATA |
| ○ CREOSOTE | ◆ HACKBERRY |
| ☒ CRUCIFIXION THORN | ○ SAGUARO |
| □ FOOTHILL PALO VERDE | ◆ NATIVE MESQUITE |
| ◆ GREYTHORN | ✱ OCOTILLO |
| ▲ IRONWOOD | ✱ OCOTILLO/BARERDOTE |
| ▲ JUNIPER | ☒ PINON |
| ○ JOJOBA | ○ HEDGEHOG CACTUS |
- BLUE = NON-SALVAGEABLE
 RED = SALVAGEABLE
 BLACK = REMAIN IN PLACE

- PROPERTY BOUNDARY
- LIMIT OF INVENTORY
- FUTURE PHASING

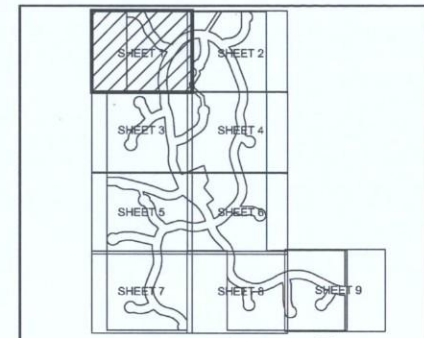
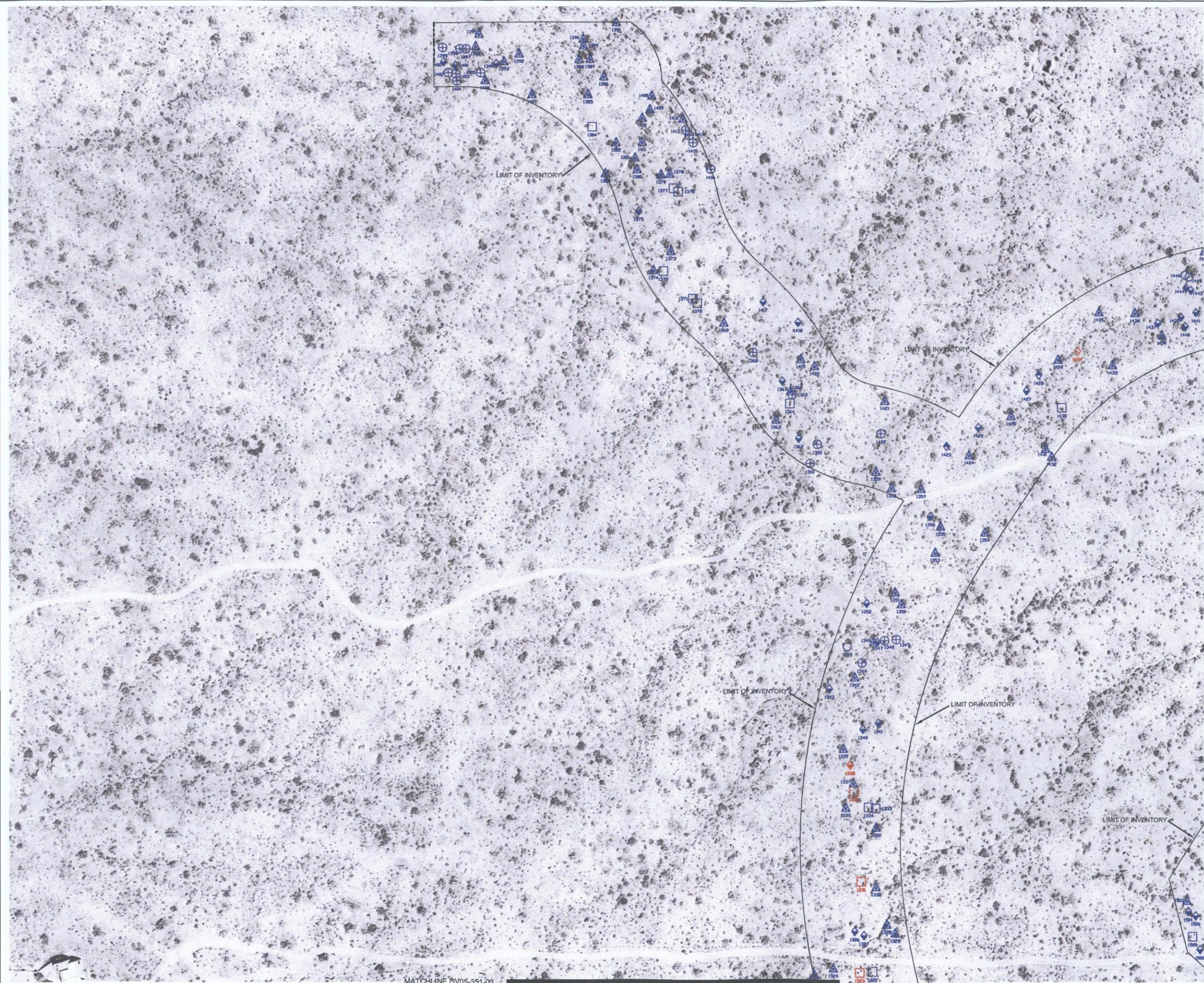
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SERENO CANYON - PHASE I

Drawn by: S. PERKINS	Project Number: DV05-351	Drawing Scale: 1" = 50'-0"	Sheet # of: CS 09
Checked by: P. MARTINEZ	File Code: DV05-351	Drawn by: S. THOMPSON	Date: 02/06/07
			DV05-351-CS



NTS

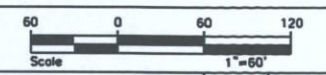


KEY PLAN

LEGEND

- | | |
|-----------------------|----------------------|
| ⊗ BARREL CACTUS | ○ SCRUB OAK |
| □ BLUE PALO VERDE | ● STAGHORN CHOLLA |
| ▲ CATCLAW ACACIA | △ WHITE THORN ACACIA |
| ⊙ CHAIN FRUIT CHOLLA | ⬢ YUCCA ELATA |
| ○ CREOSOTE | ◆ HACKBERRY |
| ⊕ CRUCIFIXION THORN | ○ SAGUARO |
| □ FOOTHILL PALO VERDE | ◇ NATIVE MESQUITE |
| ◆ GREYTHORN | ✱ OCOTILLO |
| △ IRONWOOD | ✳ OCOTILLO/BAREROOT |
| ⊕ JUNIPER | ⊠ PINON |
| ○ JOJOBA | ○ HEDGEHOG CACTUS |
- BLUE = NON-SALVAGEABLE
 RED = SALVAGEABLE
 BLACK = REMAIN IN PLACE

- PROPERTY BOUNDARY
 - - - - - LIMIT OF INVENTORY
 ▨▨▨▨▨ FUTURE PHASING



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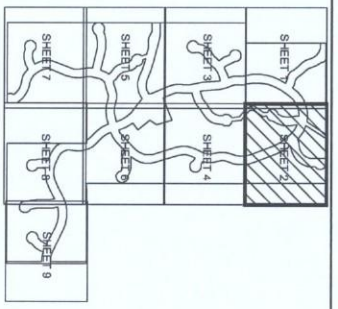
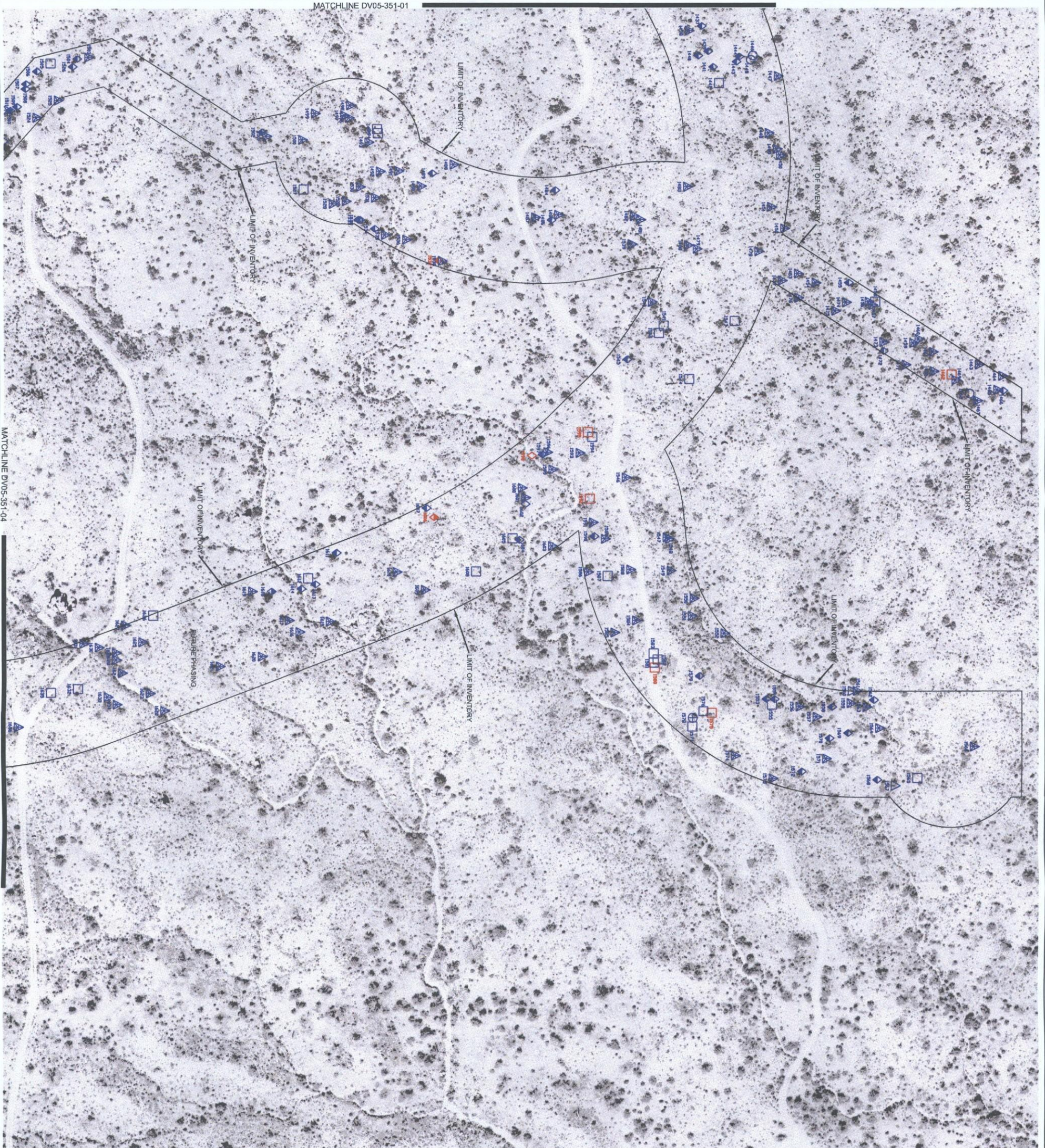
Desierto Verde
Movers and Shapers of Native Trees

**CROWN COMMUNITY DEVELOPMENT
NATIVE PLANT INVENTORY
FOR SERENO CANYON - PHASE I**

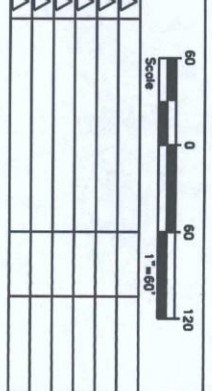
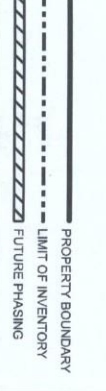
DRAWN BY S. PERKINS	PROJECT NUMBER DV05-351	DATE 02/06/07	SHEET OF 01 09
CHECKED BY P. MARTINEZ	PROJECT NUMBER DV05-351	DATE 02/06/07	
APPROVED BY S. THOMPSON			DV05-351-01

MATCHLINE DV05-351-03

MATCHLINE DV05-351-02

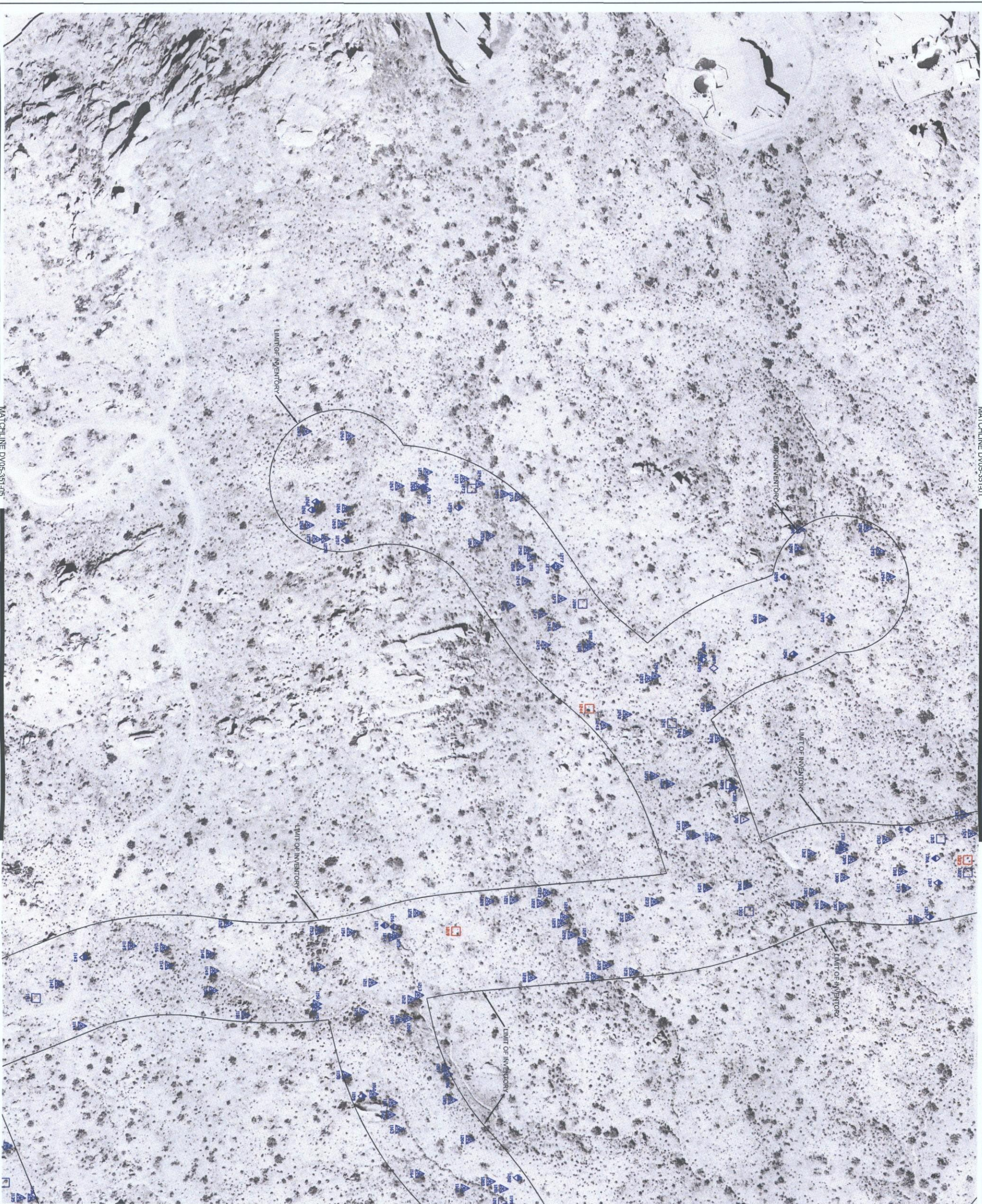


- LEGEND**
- | | |
|------------------------|----------------------|
| ○ BARREL CACTUS | ○ SCRUB OAK |
| ● BLUE PALLO VERDE | ● STAGHORN CHOLLA |
| ▲ CATCLAW ACACIA | ▲ WHITE THORN CHOLLA |
| ○ CHAMM FRUIT CHOLLA | ▲ YUCCA ELATA |
| ○ CREOSOTE | ○ HACKBERRY |
| ⊕ CRUCIFERON THORN | ○ SAGUARO |
| □ FOOTHILL PALLO VERDE | ◇ NATIVE MESQUITE |
| ◇ GREYTHORN | ★ ODOTILLO |
| ▲ IRONWOOD | ★ ODOTILLOBARKROOT |
| ▲ JUNIPER | ■ PINON |
| ○ JOJOLBA | ○ HEDGEHOG CACTUS |
- BLUE = NON-SALVAGEABLE
 RED = SALVAGEABLE
 BLACK = REMAIN IN PLACE

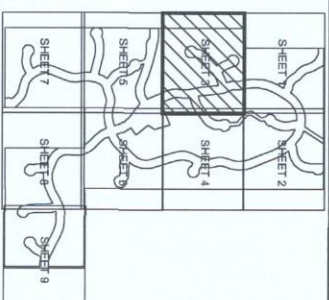


Desierto Verde
Movers and Shapers of Native Trees
 CROWN COMMUNITY DEVELOPMENT
 NATIVE PLANT INVENTORY
 FOR SERENO CANYON - PHASE I

PROJECT	DESERTO VERDE	DATE	02	09
CLIENT	S. FERRINS	PROJECT NUMBER	DV05-351	SCALE
	P. MARTINEZ	DATE	DV05-351	
	S. THOMPSON	DATE	02/06/07	



MATCHLINE DV05-351-04



KEY PLANS

LEGEND

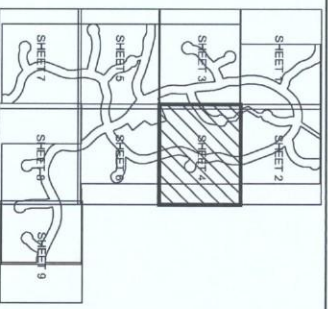
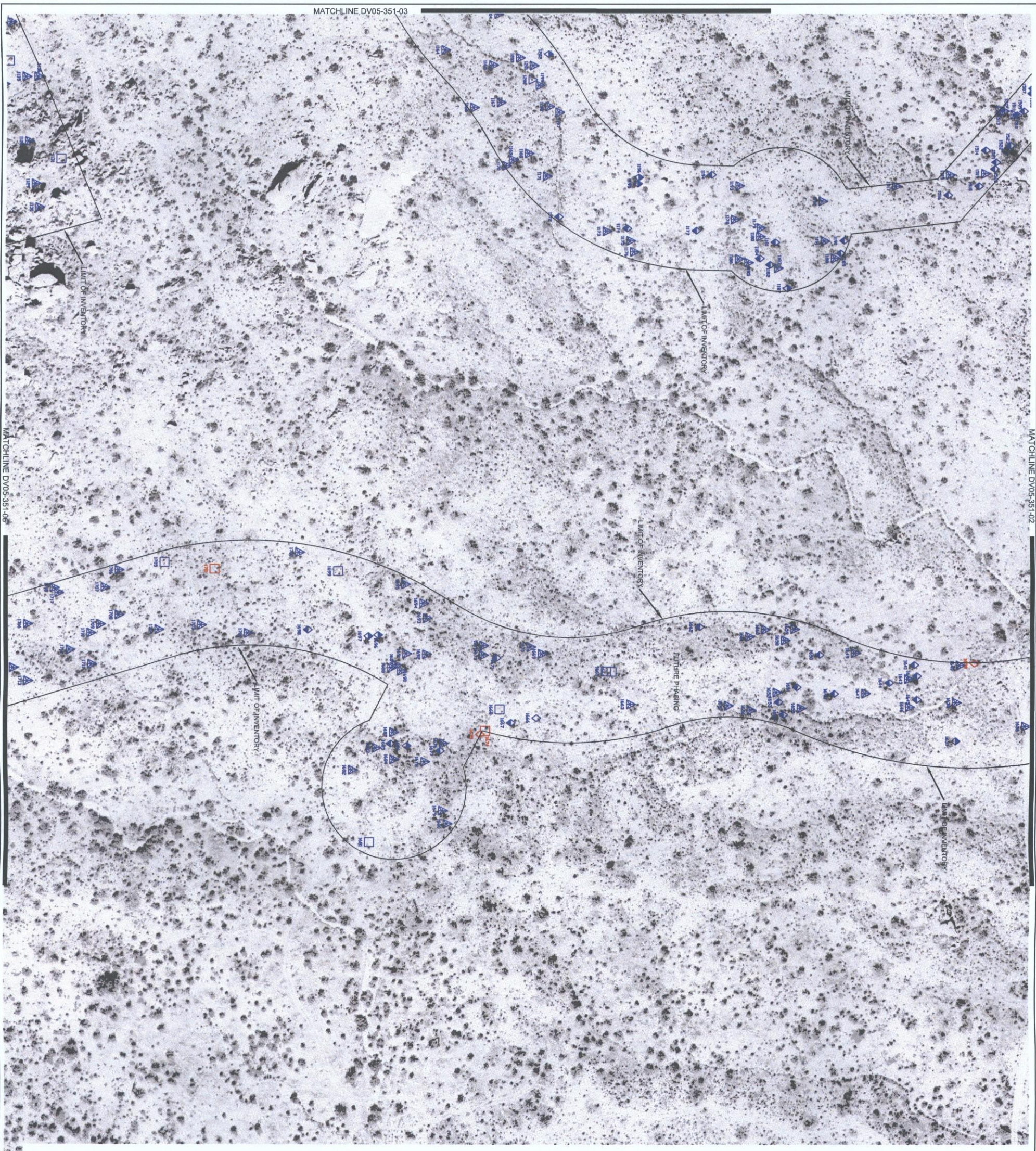
- BARREL CACTUS
 - BLUE PALO VERDE
 - △ CACTILAW ACOKIA
 - CHAIN FRUIT OKOLLA
 - CREOSOTE
 - CREOSOTE THORN
 - FOOTHILL PALO VERDE
 - GREYTHORN
 - △ IRONWOOD
 - ⊠ JUNIPER
 - JOJOLBA
 - SCRUB OAK
 - STAGHORN CHOLLA
 - △ WHITE THORN ACOKIA
 - △ YUCCA ELATA
 - HAONBERRY
 - SAGUARO
 - ◇ NATIVE MESQUITE
 - OCOITILLO
 - ⊠ OCOITILLO BARBECOT
 - ⊠ PINON
 - HEDEROG CACTUS
- BLUE = NON-SALVAGEABLE
 RED = SALVAGEABLE
 BLACK = REMAIN IN PLACE



Desierto Verde
Movers and Shapers of Native Trees

CROWN COMMUNITY DEVELOPMENT
 NATIVE PLANT INVENTORY
 FOR SERENO CANYON - PHASE I

DATE	DESCRIPTION	BY	SCALE
01/11/07	DV05-351	S. PERKINS	1" = 60'
02/02/07	DV05-351	T. MARTINEZ	1" = 60'
02/06/07	DV05-351	S. THOMPSON	1" = 60'



LEGEND

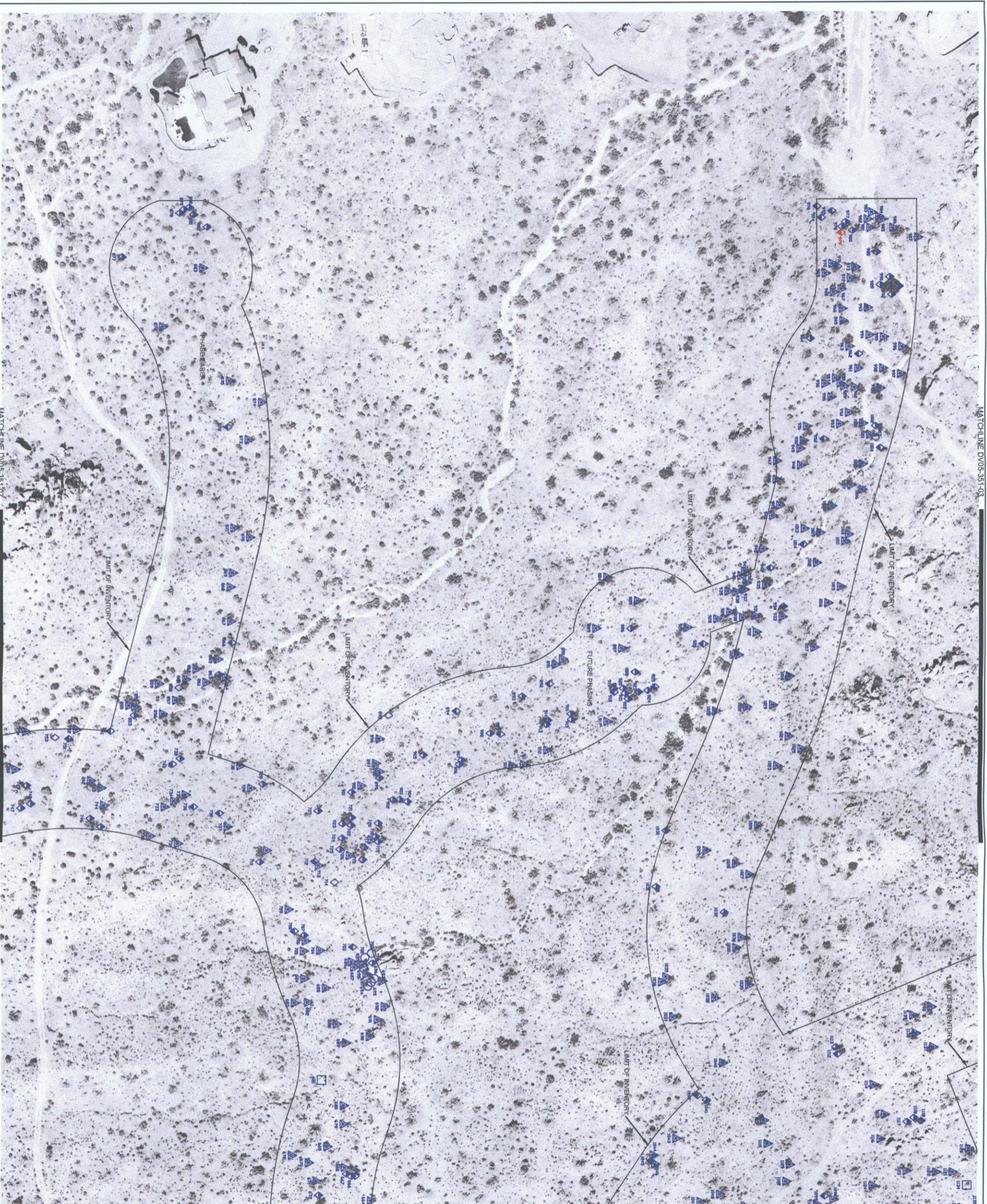
- BARREL CACTUS
 - BLUE PALO VERDE
 - ▲ CATCLAW ACACIA
 - CHAIN FRUIT CHOLLA
 - CREOSOTE
 - ⊕ CRUCIFORM THORN
 - FOOTHILL PALO VERDE
 - △ GREYTHORN
 - △ IRONWOOD
 - ▲ JUNIPER
 - JOUOBA
 - SCRUB OAK
 - STAGHORN CHOLLA
 - ▲ WHITE THORN ACACIA
 - ▲ YUCCA ELATA
 - HACKBERRY
 - SAQUARO
 - NATIVE MESQUITE
 - COOTILLO
 - ★ COOTILLOBARRICOT
 - PINON
 - HEDGECOG CACTUS
- BLUE = NON-SALVAGEABLE
 RED = SALVAGEABLE
 BLACK = REMAIN IN PLACE



Desierto Verde
Movers and Shapers of Native Trees

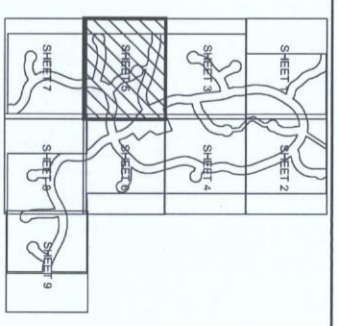
**CROWN COMMUNITY DEVELOPMENT
 NATIVE PLANT INVENTORY
 FOR SERENO CANYON - PHASE I**

PROJECT MANAGER	S. PERKINS	DATE	DV05-351	PROJECT NO.	04	SHEET NO.	09
PROJECT LEADER	P. MARTINEZ	DATE	DV05-351	PROJECT NO.	04	SHEET NO.	09
PROJECT MANAGER	S. THOMPSON	DATE	02/08/07	PROJECT NO.		SHEET NO.	



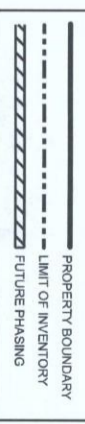
MATCHLINE DV05-351-06

MATCHLINE DV05-351-07



LEGEND

- ◻ BARREL CACTUS
 - ◻ BLUE PALO VERDE
 - ◻ CATCLAW ACACIA
 - ◻ CHAIN FRUIT CHOLLA
 - ◻ CREOSOTE
 - ◻ CRICKETION THORN
 - ◻ FOOTHILL PALO VERDE
 - ◻ GREYTHORN
 - ◻ IRONWOOD
 - ◻ JUNIPER
 - ◻ 10A08A
 - SCRUB OAK
 - ◻ STAGHORN CHOLLA
 - ◻ WHITE THORN ACACIA
 - ◻ YUCCA ELATA
 - ◻ HACKBERRY
 - ◻ SAGUARO
 - ◻ NATIVE MESQUITE
 - ◻ COOTILLO
 - ◻ COOTILLO LEAFROOT
 - ◻ PINON
 - ◻ HEDGEHOG CACTUS
- BLUE = NON-SALVAGEABLE
 RED = SALVAGEABLE
 BLACK = RESAWN IN PLACE



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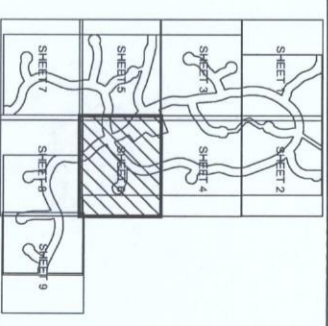
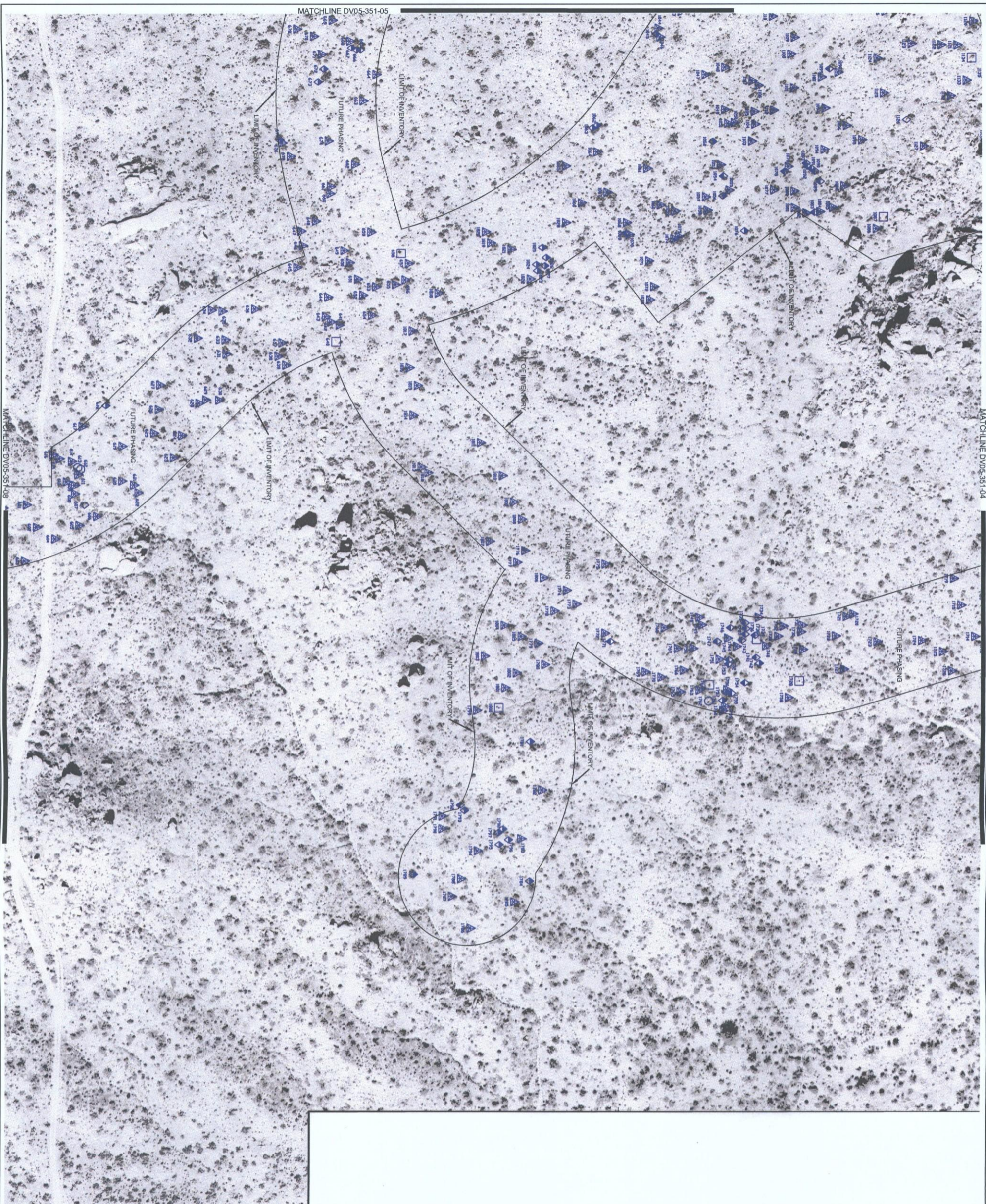
Desierto Verde

Movers and Shapers of Native Trees

CROWN COMMUNITY DEVELOPMENT
 NATIVE PLANT INVENTORY
 FOR SERENO CANYON - PHASE I

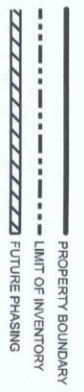
PROJECT:	DESIGN NUMBER:	DATE:	SCALE:
S. PERKINS	DV05-351	11-09-07	1"=60'
P. MARTINEZ	DV05-351		
S. THOMPSON	020607		

DV05-351-05



LEGEND

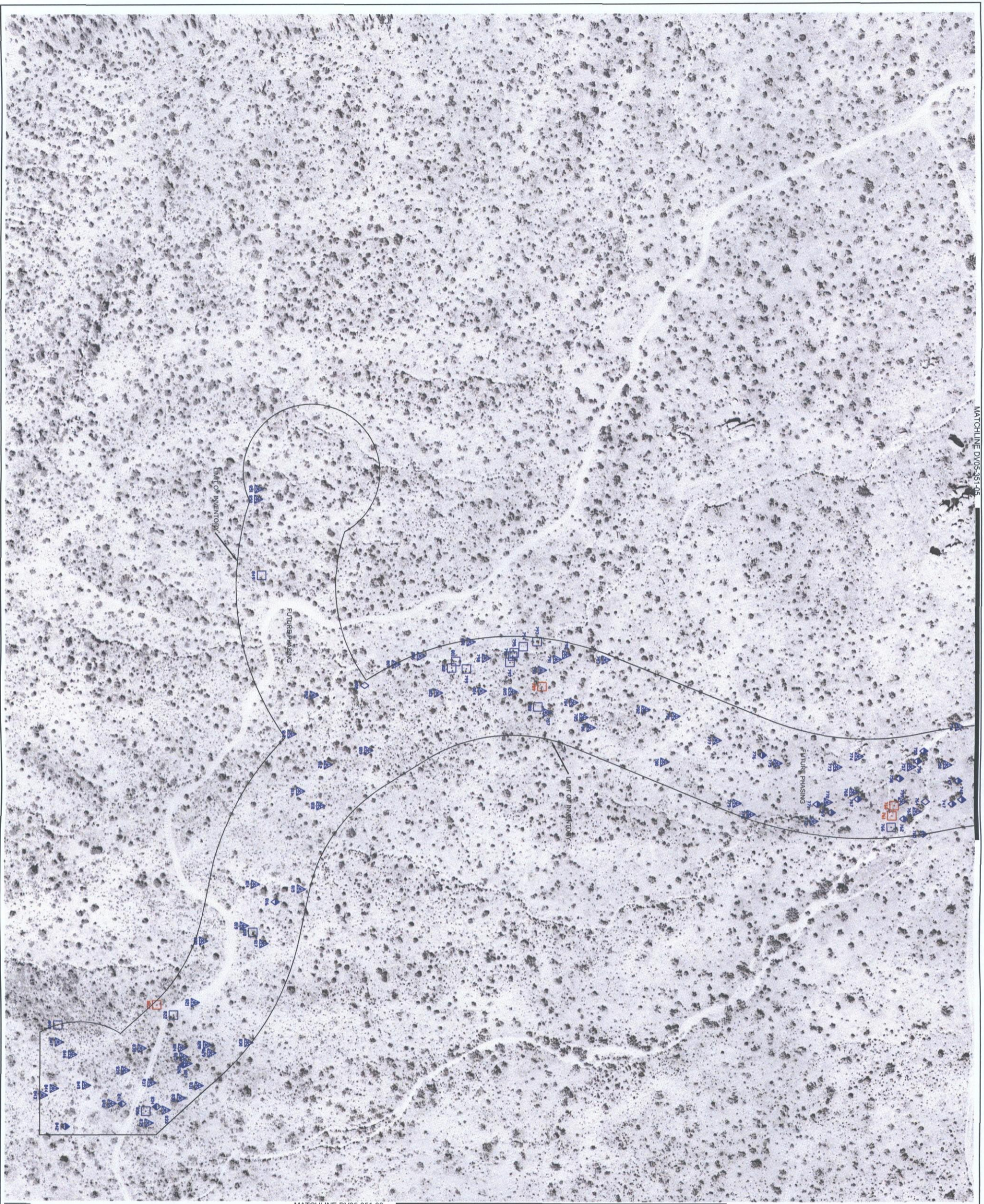
- BARREL CACTUS
- BLUE PALO VERDE
- △ CATCLAW ACACIA
- CHAIN FRUIT CHOLLA
- CREOSOTE
- CREOSOTE THORN
- FOOTBALL PALO VERDE
- △ GREYTHORN
- △ IRONWOOD
- LUMBER
- JOJOLBA
- SCRUB OAK
- STAGHORN CHOLLA
- △ WHITE THORN ACACIA
- △ YUCCA ELMA
- HACKBERRY
- SAGUARO
- ◇ NATIVE MESQUITE
- COCTILLO
- ★ COCTILLO-BASEROOT
- PINON
- HEDERHOG CACTUS
- BLUE-NON-SALVAGEABLE
- RED-SALVAGEABLE
- BLACK-REMAIN IN PLACE



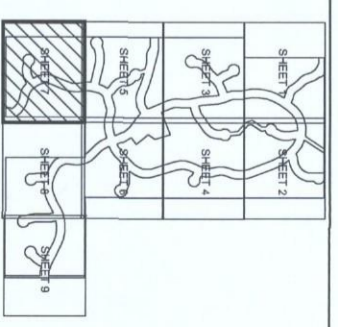
Desierto Verde
Movers and Shapers of Native Trees

CROWN COMMUNITY DEVELOPMENT
 NATIVE PLANT INVENTORY
 FOR SERENO CANYON - PHASE I

DATE	BY	SCALE	PROJECT
10/20/07	S. PERKINS	1" = 60'	DV05-351-06
10/20/07	L. MARTINEZ		DV05-351-06
02/06/07	S. THOMPSON		DV05-351-06



MATCHLINE DV05-351-08



LEGEND

- BARREL CACTUS
- SCRUB OAK
- BLUE PALO VERDE
- STAGHORN CHolla
- CACTILAW ACACIA
- WHITE THORN ACACIA
- CHAIN FRUIT CHolla
- YUCCA ELATA
- OREGONOTE
- HADONBERRY
- CALIFORNIA THORN
- SAGUARO
- FOOTHILL PALO VERDE
- NATIVE MESQUITE
- GREYTHORN
- COCTILLO
- IRONWOOD
- COCTILLO BARERoot
- JUNIPER
- PINON
- JOLOBIA
- HERBERHOG CACTUS
- NON-SALVAGEABLE
- SALVAGEABLE
- REMAIN IN PLACE

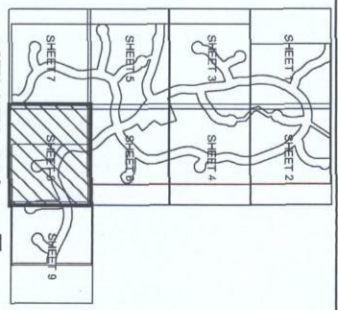
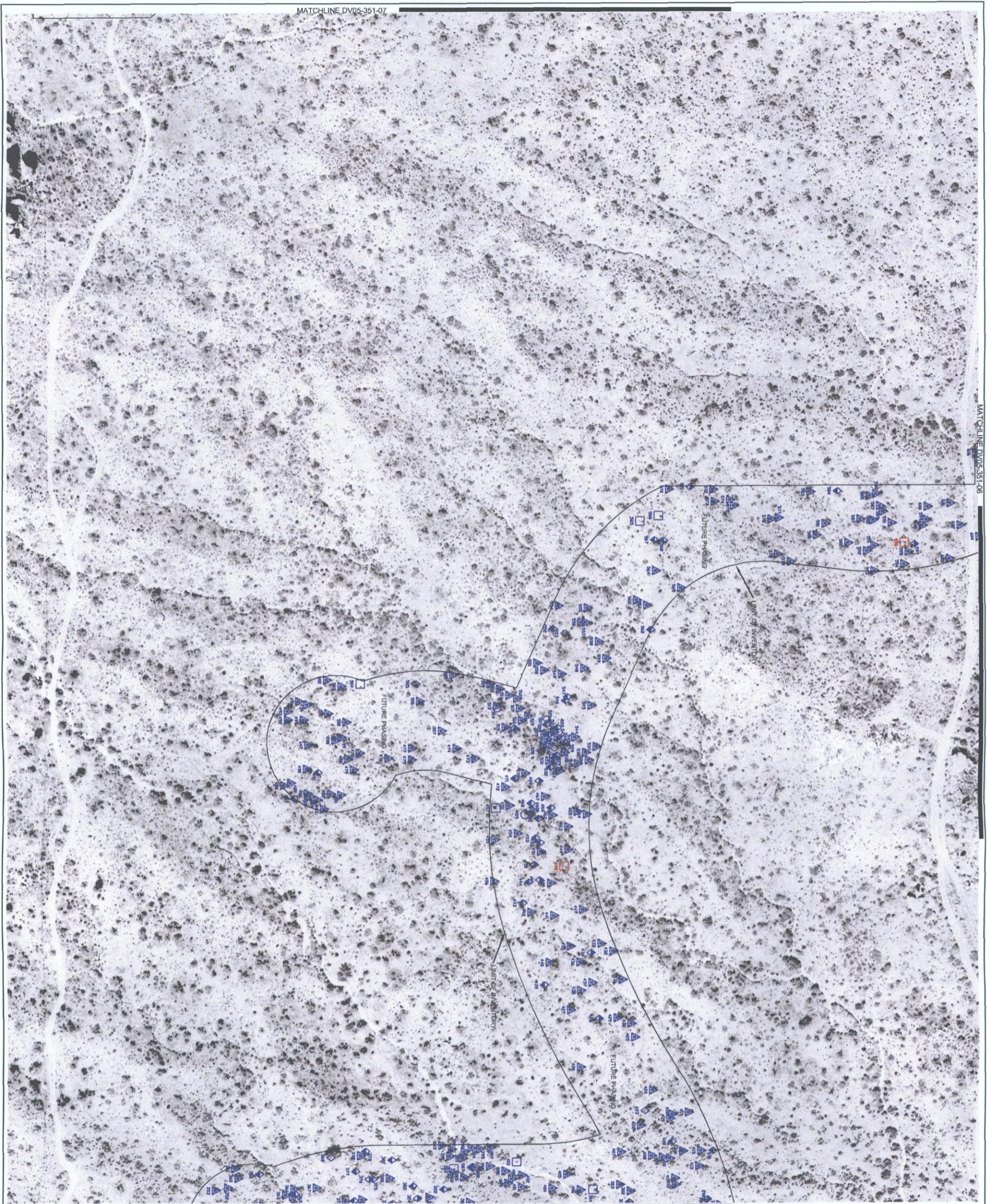


Desierto Verde
Movers and Shapers of Native Trees

**CROWN COMMUNITY DEVELOPMENT
NATIVE PLANT INVENTORY
FOR SERENO CANYON - PHASE I**

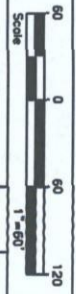
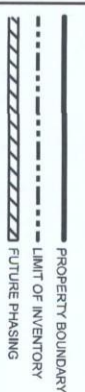
DATE	PROJECT	SCALE	BY	DATE
07/19/08	DV05-351	1"=60'	S. PERKINS	07/19/08
02/06/07	DV05-351	1"=60'	L. MARTINEZ	02/06/07
02/06/07	DV05-351	1"=60'	S. THOMPSON	02/06/07

DV05-351-07



LEGEND

- BARREL CACTUS
- BLUE PALM VERGE
- △ CATCLAW ACACIA
- CHAIN FRUIT CHOLLA
- CREOSOTE
- ⊕ GRUPEXICAN THORN
- FOOTHILL PALO VERDE
- △ GREYTHORN
- △ IRONWOOD
- △ JUNIFER
- JOLOBA
- SCALB OAK
- STAGHORN CHOLLA
- △ WHITE THORN ACACIA
- △ YUCCA ELATA
- ◆ YACONBERY
- SAGUARO
- ◆ NATIVE MESQUITE
- ◆ COOTILLO
- ⊕ COOTILLOBARKROOT
- ⊕ PINON
- ⊕ HEDGEHOG CACTUS
- BLUE - NON-SALVAGEABLE
- RED - SALVAGEABLE
- BLACK - REMAIN IN PLACE



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Desierto Verde
Movers and Shapers of Native Trees

CROWN COMMUNITY DEVELOPMENT
 NATIVE PLANT INVENTORY
 FOR SERENO CANYON - PHASE I

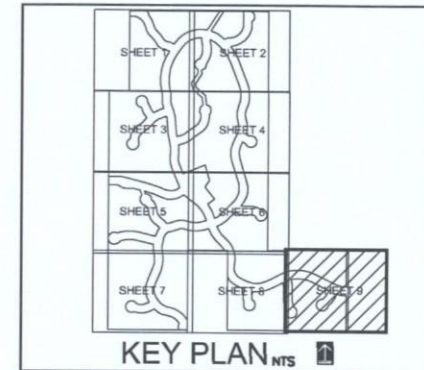
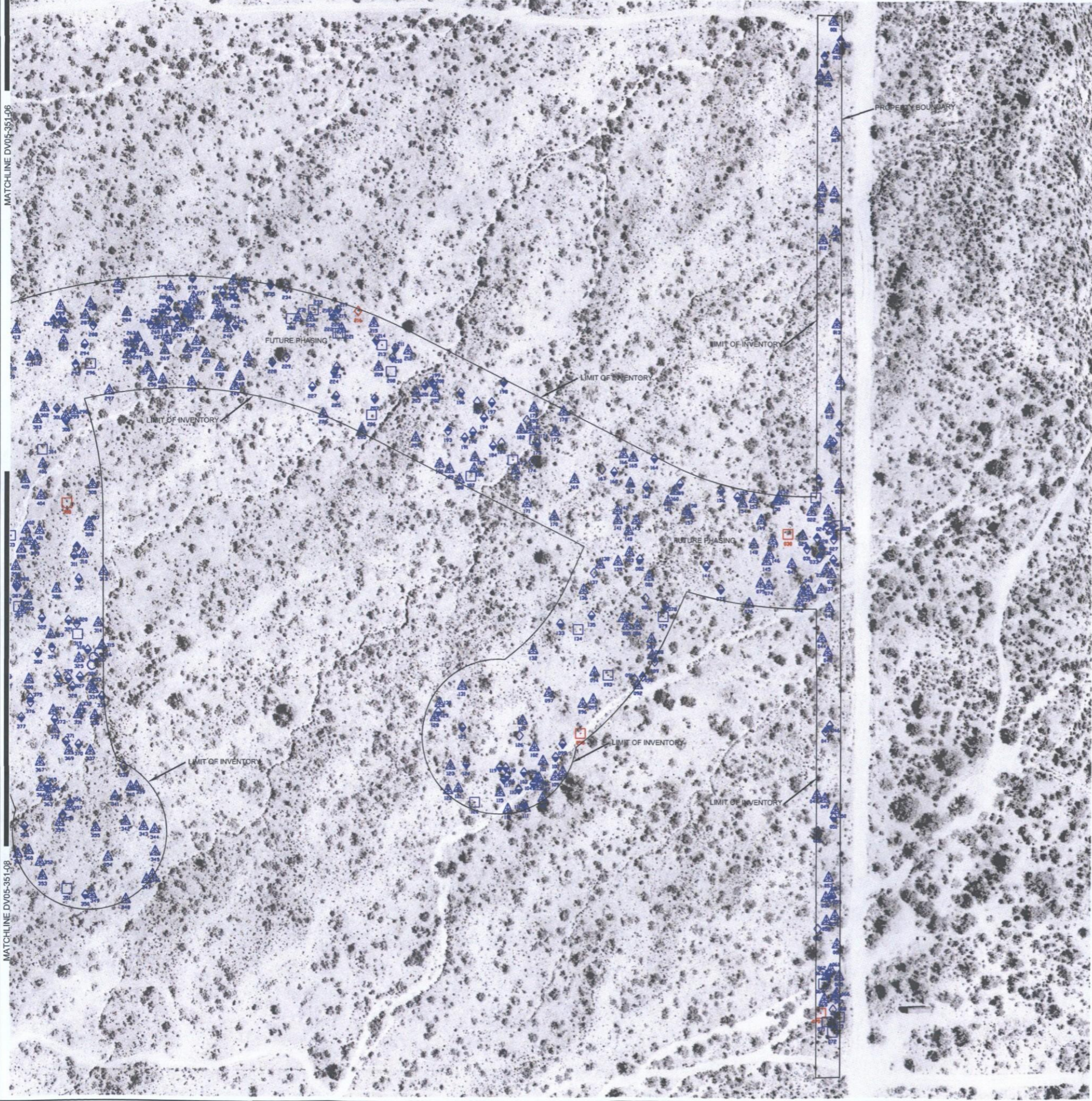
DESIGNED BY	DATE	PROJECT NO.	SCALE	SHEET NO.	TOTAL SHEETS
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P. MARTINEZ	DV05-351				
S. THOMPSON	02/09/07				



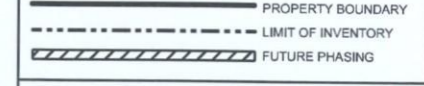
DV05-351-08

MATCHLINE DV05-351-08

MATCHLINE DV05-351-08



- LEGEND**
- ⊗ BARREL CACTUS
 - BLUE PALO VERDE
 - ▲ CATCLAW ACACIA
 - CHAIN FRUIT CHOLLA
 - CREOSOTE
 - ⊕ CRUCIFIXION THORN
 - FOOTHILL PALO VERDE
 - △ GREYTHORN
 - △ IRONWOOD
 - ⊗ JUNIPER
 - JOJOBA
 - SCRUB OAK
 - STAGHORN CHOLLA
 - ▲ WHITE THORN ACACIA
 - ▲ YUCCA ELATA
 - ◆ HACKBERRY
 - SAGUARO
 - ◇ NATIVE MESQUITE
 - ✱ OCOTILLO
 - ✱ OCOTILLO/BAREROOT
 - ⊗ PINON
 - HEDGEHOG CACTUS
- BLUE = NON-SALVAGEABLE
 RED = SALVAGEABLE
 BLACK = REMAIN IN PLACE



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Desierto Verde
Movers and Shapers of Native Trees

CROWN COMMUNITY DEVELOPMENT
 NATIVE PLANT INVENTORY
 FOR SERENO CANYON - PHASE I

DRAWN BY S. PERKINS	PROJECT NUMBER DV05-351	DATE 02/06/07	SHEET OF 09 09
REVISION BY P. MARTINEZ	DATE 02/06/07		
APPROVED BY S. THOMPSON			

DV05-351-09