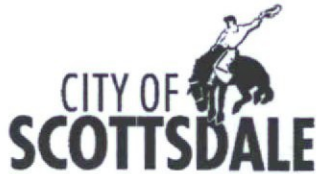


**Correspondence Between  
Staff and Applicant  
Approval Letter**



## Planning & Development Services

7447 East Indian School Road  
Scottsdale, Arizona 85251

November 8, 2018

51-DR-2017  
Oscar Dominquez  
Toll Brothers  
8767 E Via De Ventura  
Scottsdale, AZ 85259

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No:** 51-DR-2017 Sereno Canyon Phase 4 - Mountain House Lodge, Villas and Cottages

The Development Review Board approved the above referenced case on November 1, 2018. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
  - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Jesus Murillo, 480-312-7849.
- Table: "About Fees"
  - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

**Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.**

Sincerely,

Jesus Murillo  
Senior Planner  
jmurillo@scottsdaleAZ.gov

## About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> <li>▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Commercial, foundation, addition, tenant improvement/remodel</li> <li>▪ Apartments/Condos</li> <li>▪ Engineering site review</li> <li>▪ Signs</li> <li>▪ Plat fees</li> <li>▪ Misc. Plan Review</li> <li>▪ Lot Tie/Lot Split</li> <li>▪ Pools &amp; Spas</li> <li>▪ Recordation</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Commercial addition, remodel, tenant improvement, foundation only, shell only</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> <li>▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, standard plans</li> <li>▪ Engineering site review</li> <li>▪ Misc. plan reviews</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, detached structure, standard plans</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins



Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 12/22/17  
Contact Name: Roger Theis  
Firm Name: \_\_\_\_\_  
Address: 11201 N. Tatum Blvd. #250  
City, State, Zip: Phx 85028

RE: Application Accepted for Review.

729-PA-2016

Dear Mr. Theis :

It has been determined that your Development Application for Sereno Canyon has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Doris McClary  
Title: Sr. Planner  
Phone Number: (480) 312-4214  
Email Address: Dmcc197 @ScottsdaleAZ.gov

51-DR-2017  
12/22/2017





SWABACK PARTNERS pllc  
Architecture • Planning • Interior Design

Vernon D. Swaback FAIA, FAICP  
John E. Sather AIA, AICP  
Jon C. Bernhard AIA  
Michael D. Wetzel AIA  
Jeffrey M. Denzak ASLA, APA

Project: Sereno Canyon Phase 4  
Project Address: Sereno Canyon - Scottsdale, AZ  
Developer: Toll Brothers  
City of Scottsdale Planner contact: Jesus Murillo

Attn: Elisa Klein  
Re: Sereno Canyon Phase 4 water features

Elisa:

All parties involved in the development of Sereno Canyon agree to comply with the Water Conservation Ordinance Sec. 49-242 for all proposed water features within the property. The proposed water features at the future 128<sup>th</sup> St entry will be over 120' minimum from the roadway and obscured with terrain and desert landscape.

APPROVED  
Date: 12/19/17  
Case #: \_\_\_\_\_  
Signature: 

Regards,

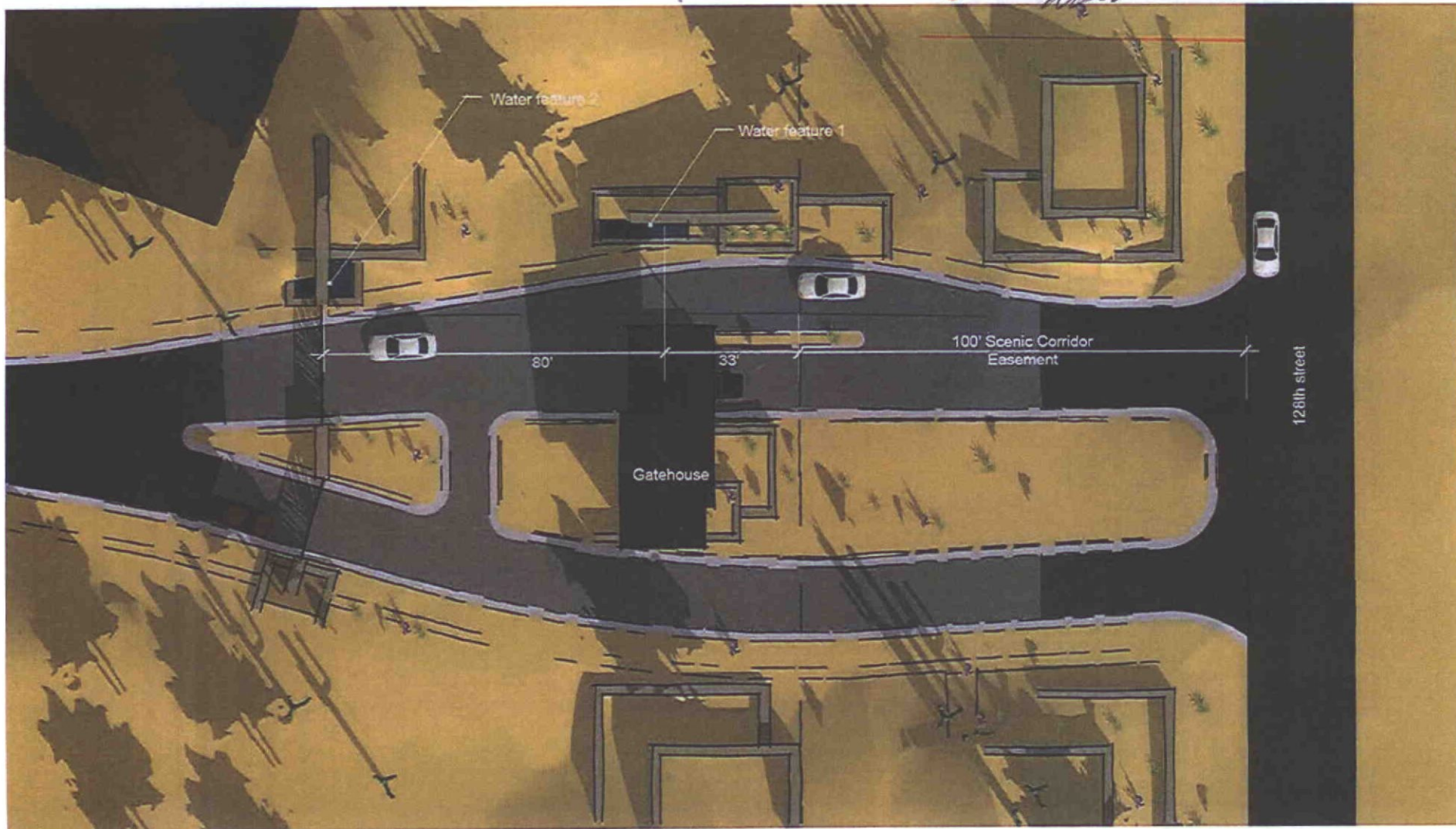
  
Chris McKibben PLA|ASLA

APPROVED

Date: 12/19/17

Case #: \_\_\_\_\_

Signature *[Handwritten Signature]*





APPROVED

Date: 12/19/17

Case #: \_\_\_\_\_

Signature [Handwritten Signature]



ENTRY CHARACTER SKETCH

Toll Brothers

SERENO CANYON

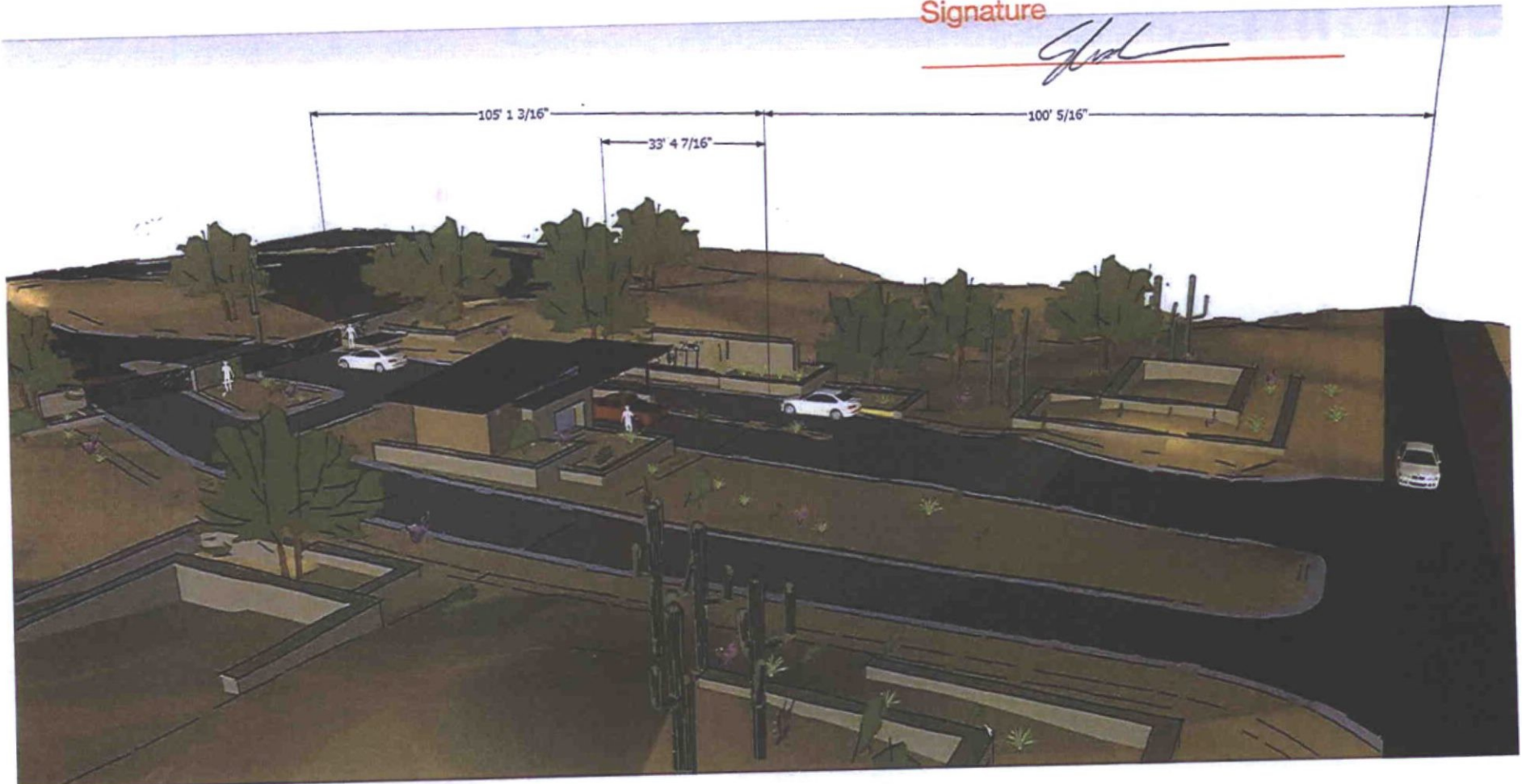
SWABACK PARTNERS  
Architecture • Planning • Interior Design

APPROVED

Date: 12/19/17

Case #: \_\_\_\_\_

Signature [Handwritten Signature]



ENTRY OVERALL VIEW

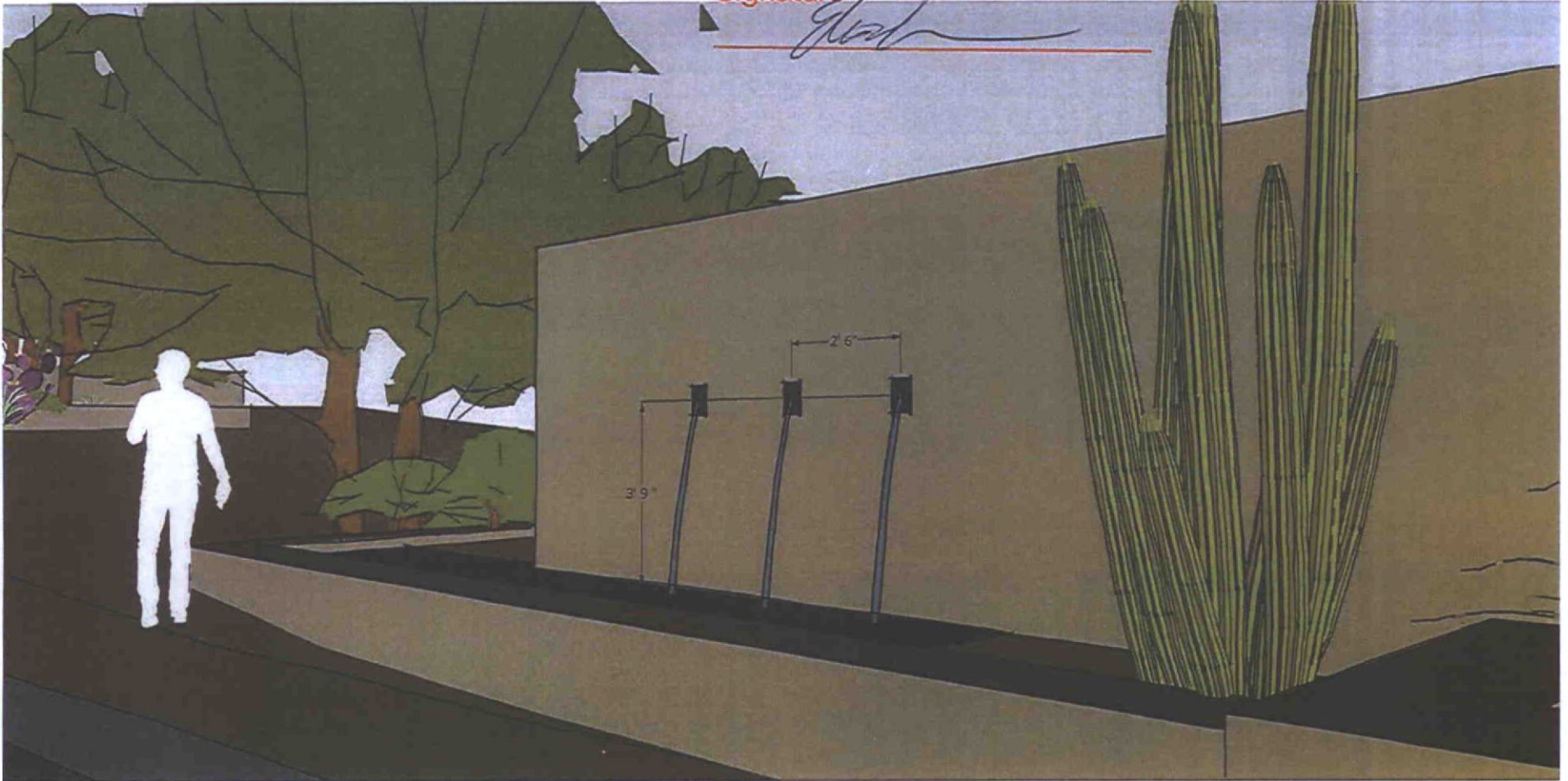


APPROVED

Date: 12/19/17

Case #: \_\_\_\_\_

Signature [Handwritten Signature]

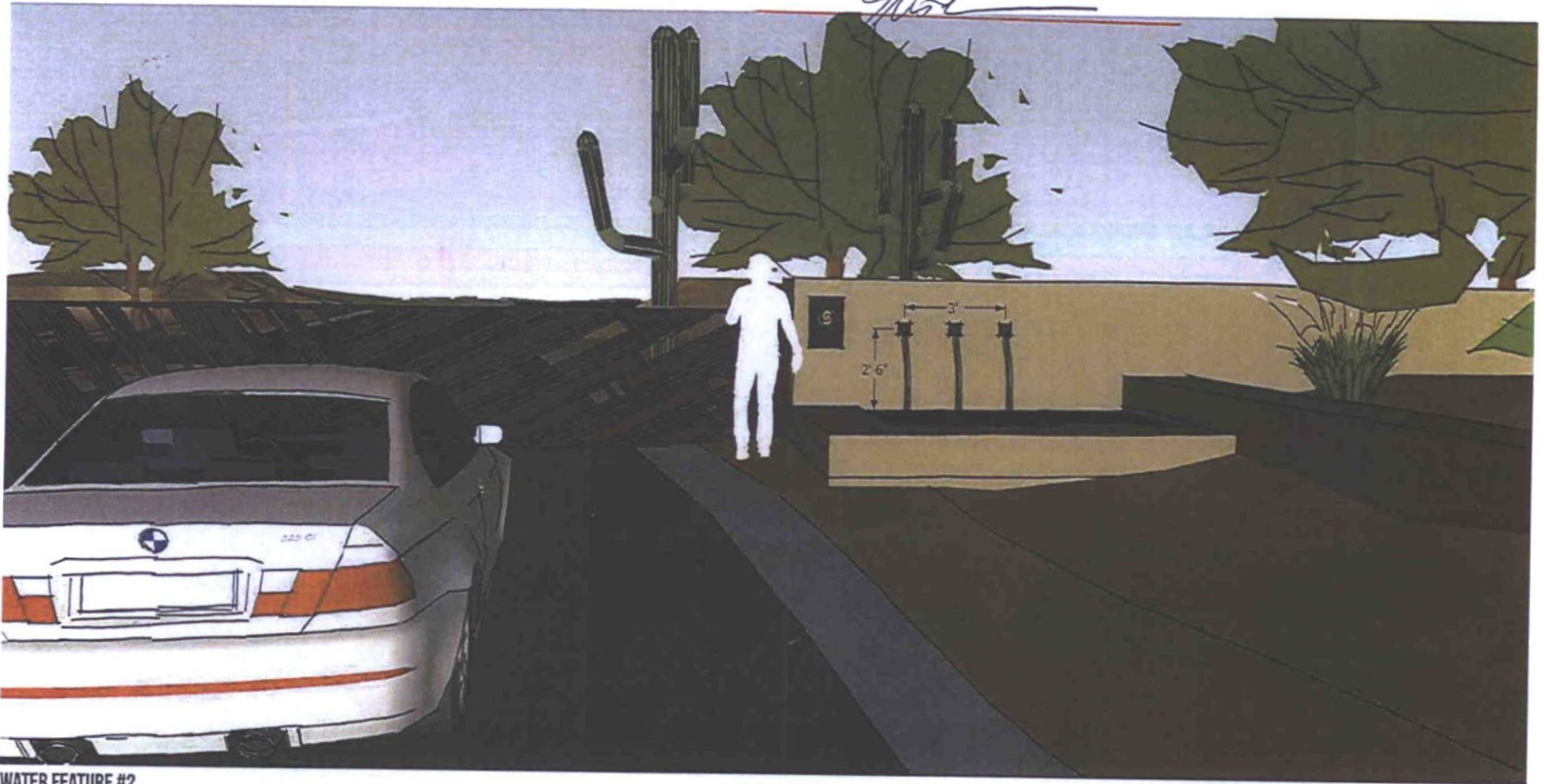


WATER FEATURE #1

Date: 12/19/17

Case #: \_\_\_\_\_

Signature \_\_\_\_\_



WATER FEATURE #2