

Case Research



Development Review

Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 12 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Development Review Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>1515.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

Planning and Development Services

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

Development Review Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Certificate of No Effect / Approval Application (form provided) <input type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input checked="" type="checkbox"/> Copies of Previous Archeological Research - 1 copy
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided) <ul style="list-style-type: none"> <input type="checkbox"/> Airport Data Page <input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form <input type="checkbox"/> Heliport (requires a Conditional Use Permit)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. ESLO Wash Modifications Development Application (application provided) IF APPLICABLE <ul style="list-style-type: none"> • The ESLO Wash Modifications Development Application is to be submitted concurrently with this Development Review Application.

PART II -- REQUIRED PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Application Narrative <ul style="list-style-type: none"> • 8 ½" x 11" – 4 copies` 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>

Planning and Development Services Division

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

Development Review Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>31. Hardscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>32. Transitions Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>33. Parking Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>34. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>35. Pedestrian and Vehicular Circulation</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>36. Bikeways & Trails Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>37. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy, (quality suitable for reproduction) • 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

Planning and Development Services Division

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

Development Review Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>46. Exterior Lighting Site Plan (including exterior building mounted fixtures)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>47. Exterior Lighting Photometric Analysis (policy provided)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>48. Manufacturer Cut Sheets of All Proposed Lighting</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>49. Cultural Improvement Program Plan</p> <p>_____ Conceptual design of location</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) • 1 – copy of the approval letter for the artwork design from Scottsdale Cultural Council (Scottsdale Public Art) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>50. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>51. Master Thematic Architectural Character Plan</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>52. Drainage Report (information provided)</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>53. Master Drainage Plan</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets

Planning and Development Services Division

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

Development Review Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	60. Revegetation Site Plan, including Methodology and Techniques <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	61. Cuts and Fills Site Plan <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	62. Cuts and Fills Site Cross Sections <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	63. Environmental Features Map <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	64. Geotechnical Report 8-1/2" x 11" - 1 copy of the Geotechnical Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	65. Unstable Slopes / Boulders Rolling Map <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	66. Bedrock & Soils Map <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	67. Conservation Area, Scenic Corridor, Vista Corridor Plan <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	68. Other: <hr/> <ul style="list-style-type: none"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 1/2" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)

Planning and Development Services Division

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



Development Applications Process

Enhanced Application Review

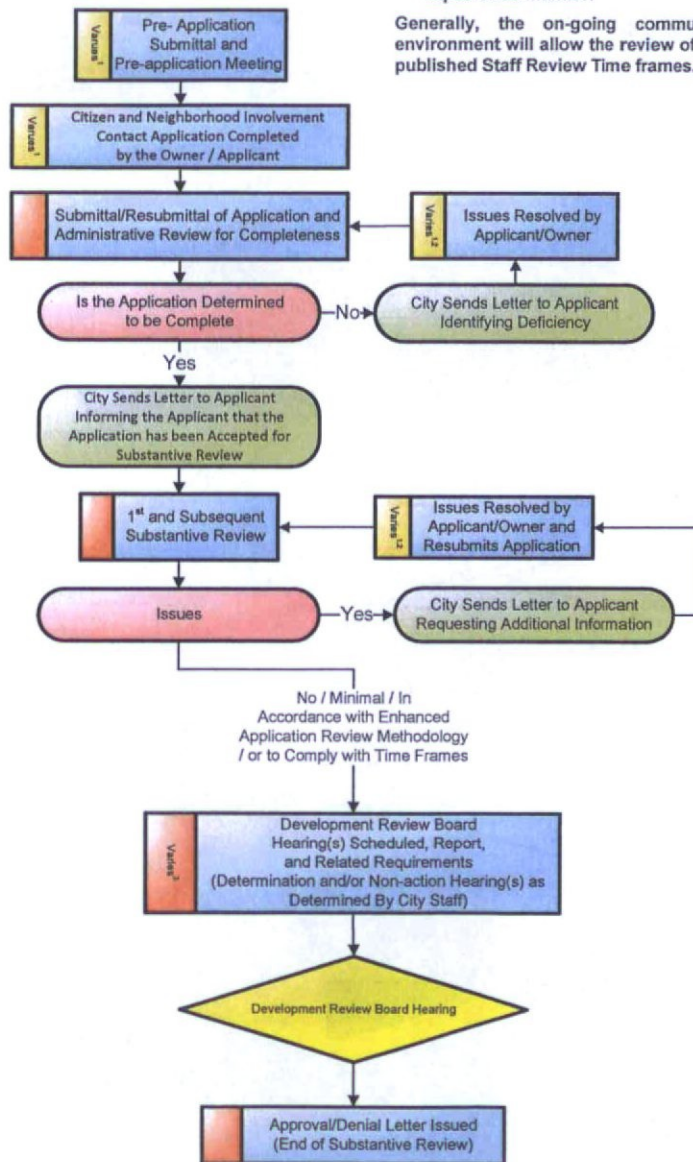
Development Review (DR and PP)

Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.



Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/ applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 50 percent

Time Line

Administrative Review 15 Staff Working Days Per Review	Substantive Review 95 Total Staff Working Days, Multiple Reviews In This Time Frame ^{2,3,4}	Public Hearing Process Time Frames Vary ²	Approval/Denial Letter Issued
---	---	---	-------------------------------

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 84251 • Phone: 480-312-7000 • Fax: 480-312-7088



Development Review

Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 12 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Development Review Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ 2000.00 <u>1515.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

Planning and Development Services

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

Development Review Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>31. Hardscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>32. Transitions Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>33. Parking Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>34. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>35. Pedestrian and Vehicular Circulation</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>36. Bikeways & Trails Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>37. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy, (quality suitable for reproduction) • 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

Planning and Development Services Division

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

Development Review Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>60. Revegetation Site Plan, including Methodology and Techniques</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>61. Cuts and Fills Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>62. Cuts and Fills Site Cross Sections</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>63. Environmental Features Map</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>64. Geotechnical Report</p> <p>8-1/2" x 11" - 1 copy of the Geotechnical Report including full size plans/maps in pockets</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>65. Unstable Slopes / Boulders Rolling Map</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>66. Bedrock & Soils Map</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>67. Conservation Area, Scenic Corridor, Vista Corridor Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>68. Other:</p> <hr/> <p><input type="checkbox"/> 24" x 36" – _____ copy(ies), folded</p> <p><input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction)</p> <p><input type="checkbox"/> 8 1/2" x 11" – _____ copy(ies) (quality suitable for reproduction)</p> <p><input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)</p>

Planning and Development Services Division

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



Development Applications Process

Enhanced Application Review

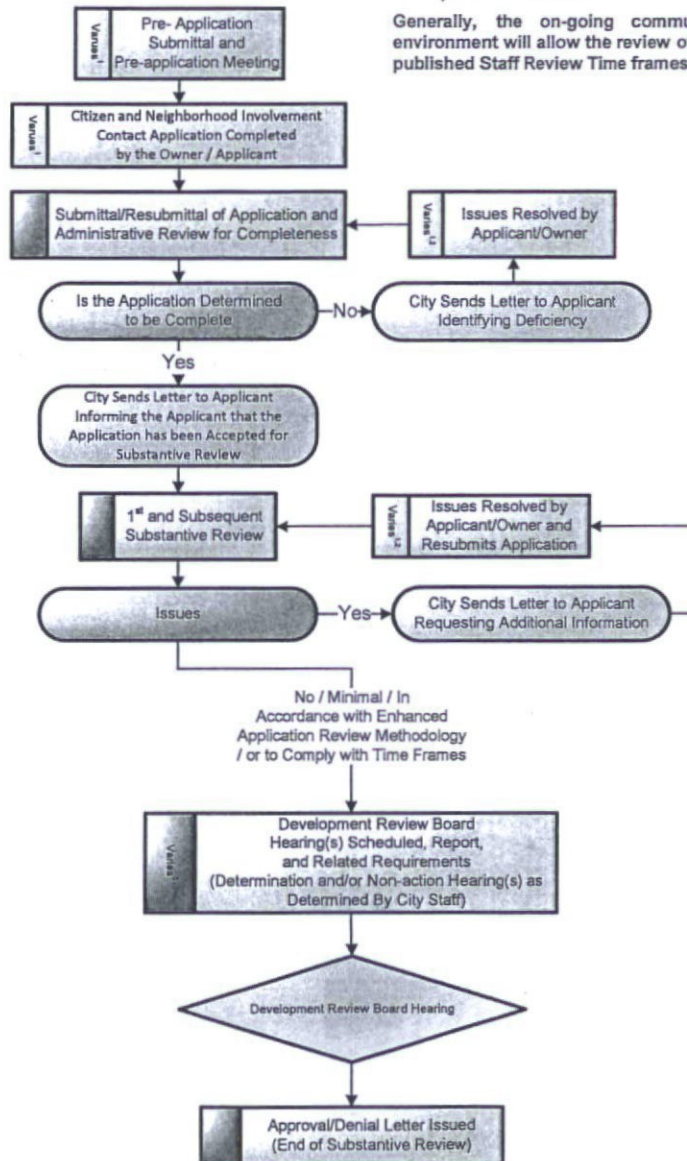
Development Review (DR and PP)

Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.



Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 50 percent

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial Letter Issued
95 Staff Working Days, Multiple Reviews in This Time Frame ^{2,3,4}	95 Total Staff Working Days, Multiple Reviews in This Time Frame ^{2,3,4}	Time Frames Vary ³	

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 84251 • Phone: 480-312-7000 • Fax: 480-312-7088



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:


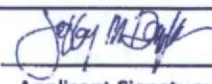
The completed Pre-Application Request form and all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

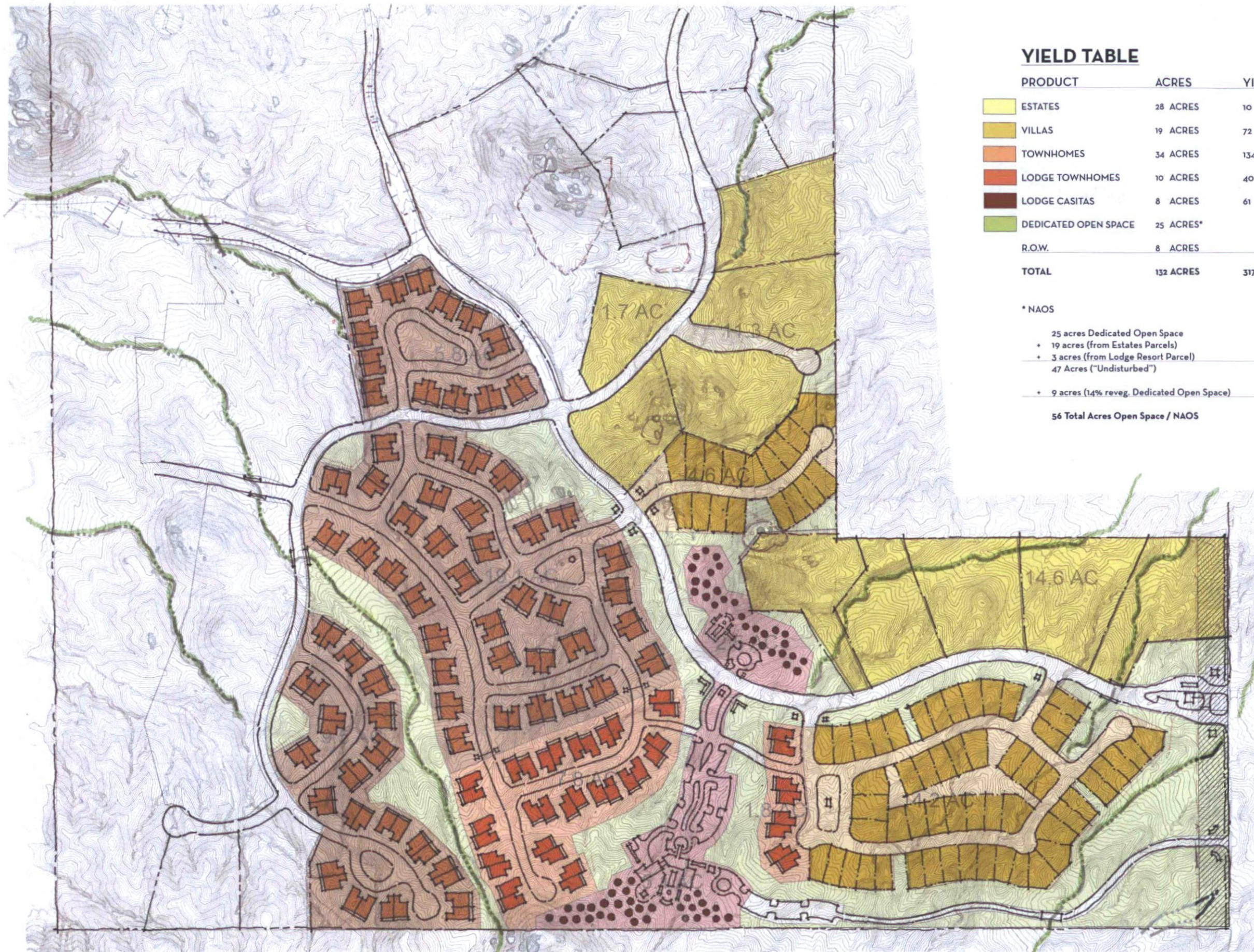
<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: Sereno Canyon	
Property's Address: NWC of E. Pinnacle Peak and N. 128th Street, Between N. 122nd and N. 128th street APN: 217-01-010 (and similar)	
Property's Zoning District Designation: R1-120ESL/R1-43 ESL/R-4R	
Property Details:	
<input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: Marvin Bailey	Applicant: Jeff Denzak
Company: McDowell Mtn. Back Bowl LLC	Company: Swaback Partners, pllc
Address: 1751 A W. Diehl Road, Naperville, IL 60563	Address: 7550 E. McDonald Drive, Scottsdale, AZ 85250
Phone: 630.851.5490 Fax: 312.395.7501	Phone: 480.367.2100 Fax: 480.367.2101
E-mail: mbailey@crowm-chicago.com	E-mail: jdenzak@swabackpartners.com
 Owner Signature	 Applicant Signature
Official Use Only Submittal Date: 9.14.2016	Application No.: 729 -PA- 2016
Project Coordinator: _____	



YIELD TABLE

PRODUCT	ACRES	YIELD
ESTATES	28 ACRES	10
VILLAS	19 ACRES	72
TOWNHOMES	34 ACRES	134
LODGE TOWNHOMES	10 ACRES	40
LODGE CASITAS	8 ACRES	61
DEDICATED OPEN SPACE	25 ACRES*	
R.O.W.	8 ACRES	
TOTAL	132 ACRES	317 UNITS

*** NAOS**

- 25 acres Dedicated Open Space
- + 19 acres (from Estates Parcels)
- + 3 acres (from Lodge Resort Parcel)
- 47 Acres ("Undisturbed")

- + 9 acres (14% reveg. Dedicated Open Space)

- 56 Total Acres Open Space / NAOS**

Pre-Application Narrative

09.14.16

Potential Development Context

Toll Brothers, one of the nation's premier builders of communities and homes, has entered into an agreement with McDowell Mountain Back Bowl LLC, to purchase the Sereno Canyon project and all remaining parcels associated with the development of the property. Toll Brothers has carefully reviewed all the current entitlement documentation associated with the project and has retained Swaback Partners to assist with overall design and a refined vision. Prior to the final execution of the sales transaction between the two parties, Toll Brothers would like to get additional formal feedback from the City of Scottsdale staff based on recent discussions and considerations.

The Project Current Vision

Toll Brothers' long tradition of creating hand crafted communities perfectly aligns with the intent of Sereno Canyon and its development potential. In addition to building special homes, Toll Brothers has built numerous award-winning communities across the country. This commitment encompasses all aspects of resort style master plan living, including community clubs and the full range of amenities.

In the case of Sereno Canyon, Toll Brothers would expand that traditional range of community amenities to include a boutique lodge as part of the signature feature of the community.

The majority of (undeveloped) existing estate lots (44 total) and most recently entitled detached villa lots (up to 54 total) would be developed in a similar manner to Toll Brothers' other high-end master planned communities. These may be built out in association with other builder partners as well.

Resort Core

In line with the current entitlements, the 132 acre resort core is envisioned to include a boutique resort, communitywide traditional amenities, and a range of resort style units with a certain portion to be part of a "resort rental pool". The breakdown of unit types and totals have not been finalized but will likely include the following:

- Lodge Casitas
- Lodge Townhomes
- Resort Townhomes
- Resort Villas
- Resort Estates

Final total figures for the resort units will not go beyond the 299 (assuming the dedicated lodge casitas are calculated at 70% of a "unit") total figure previously approved. Beyond the dedicated resort casitas (currently envisioned as stand-alone small bunkhouses strategically nestled amongst the rock outcroppings in close proximity to the main resort complex), the mix of villas and or townhomes that are part of the resort unit "pool" have not been determined/ finalized.

The Lodge

The main resort complex is envisioned as contemporary rustic desert lodge- *The Lodge at Sereno Canyon*. The preliminary plan calls for an approximately 10,000 square foot main building complex with major elements including; a bar & grill oriented intimate restaurant (open to the public), modest spa and wellness center, fitness and exercise wing and multi-use great room. The lodge is envisioned to be located near the southern boundary of the 132 acre parcel in order to take advantage of mountain preserve views to the south and west as well as provide easy access to community members, guests and visitors. The two-story building would be designed in a U shaped configuration, surrounding an outdoor terrace, event lawn, pools, boulder patios, hot tub and desert gardens. The lodge casitas will be carefully scattered just beyond the lodge center to provide a true feeling of being one with the desert. Additional casitas will be located on a small knoll just north of the lodge at the Mountain House (a private club amenity pool house). The main lodge facilities will be offered to Sereno Canyon home owners as part of their community amenity package.

Convenient Public Access and Trail Connections

While Sereno Canyon is envisioned as a luxury oriented gated community, any final land plan, master plan and lodge design will be organized in such a manner to provide public access to lodge visitors and restaurant guests. A stand-alone secondary entry drive for public access, along with a public trail connection, will be located near the southern boundary of the property off of 128th Street. The drive and trail will provide easy and convenient direct access to the lodge and restaurant. While the details remain to be worked out, the intent is to balance the privacy between public accessibility (daily visitors to the restaurant) and the security of home owners and lodge overnight patrons. As part of the overall community design, Toll Brothers is committed to incorporating an attractive and convenient trail system that provides easy access to and from the lodge for visitors who may travel from the Tomb's Thumb City Trailhead and from other routes throughout the Preserve and surrounding areas.

Pre-Application Narrative

09.14.16

Potential Development Context

Toll Brothers, one of the nation's premier builders of communities and homes, has entered into an agreement with McDowell Mountain Back Bowl LLC, to purchase the Sereno Canyon project and all remaining parcels associated with the development of the property. Toll Brothers has carefully reviewed all the current entitlement documentation associated with the project and has retained Swaback Partners to assist with overall design and a refined vision. Prior to the final execution of the sales transaction between the two parties, Toll Brothers would like to get additional formal feedback from the City of Scottsdale staff based on recent discussions and considerations.

The Project Current Vision

Toll Brothers' long tradition of creating hand crafted communities perfectly aligns with the intent of Sereno Canyon and its development potential. In addition to building special homes, Toll Brothers has built numerous award-winning communities across the country. This commitment encompasses all aspects of resort style master plan living, including community clubs and the full range of amenities.

In the case of Sereno Canyon, Toll Brothers would expand that traditional range of community amenities to include a boutique lodge as part of the signature feature of the community.

The majority of (undeveloped) existing estate lots (44 total) and most recently entitled detached villa lots (up to 54 total) would be developed in a similar manner to Toll Brothers' other high-end master planned communities. These may be built out in association with other builder partners as well.

Resort Core

In line with the current entitlements, the 132 acre resort core is envisioned to include a boutique resort, communitywide traditional amenities, and a range of resort style units with a certain portion to be part of a "resort rental pool". The breakdown of unit types and totals have not been finalized but will likely include the following:

- Lodge Casitas
- Lodge Townhomes
- Resort Townhomes
- Resort Villas
- Resort Estates

Final total figures for the resort units will not go beyond the 299 (assuming the dedicated lodge casitas are calculated at 70% of a "unit") total figure previously approved. Beyond the dedicated resort casitas (currently envisioned as stand-alone small bunkhouses strategically nestled amongst the rock outcroppings in close proximity to the main resort complex), the mix of villas and or townhomes that are part of the resort unit "pool" have not been determined/ finalized.

The Lodge

The main resort complex is envisioned as contemporary rustic desert lodge- *The Lodge at Sereno Canyon*. The preliminary plan calls for an approximately 10,000 square foot main building complex with major elements including; a bar & grill oriented intimate restaurant (open to the public), modest spa and wellness center, fitness and exercise wing and multi-use great room. The lodge is envisioned to be located near the southern boundary of the 132 acre parcel in order to take advantage of mountain preserve views to the south and west as well as provide easy access to community members, guests and visitors. The two-story building would be designed in a U shaped configuration, surrounding an outdoor terrace, event lawn, pools, boulder patios, hot tub and desert gardens. The lodge casitas will be carefully scattered just beyond the lodge center to provide a true feeling of being one with the desert. Additional casitas will be located on a small knoll just north of the lodge at the Mountain House (a private club amenity pool house). The main lodge facilities will be offered to Sereno Canyon home owners as part of their community amenity package.

Convenient Public Access and Trail Connections

While Sereno Canyon is envisioned as a luxury oriented gated community, any final land plan, master plan and lodge design will be organized in such a manner to provide public access to lodge visitors and restaurant guests. A stand-alone secondary entry drive for public access, along with a public trail connection, will be located near the southern boundary of the property off of 128th Street. The drive and trail will provide easy and convenient direct access to the lodge and restaurant. While the details remain to be worked out, the intent is to balance the privacy between public accessibility (daily visitors to the restaurant) and the security of home owners and lodge overnight patrons. As part of the overall community design, Toll Brothers is committed to incorporating an attractive and convenient trail system that provides easy access to and from the lodge for visitors who may travel from the Tomb's Thumb City Trailhead and from other routes throughout the Preserve and surrounding areas.

Pre-Application Narrative

09.14.16

Potential Development Context

Toll Brothers, one of the nation's premier builders of communities and homes, has entered into an agreement with McDowell Mountain Back Bowl LLC, to purchase the Sereno Canyon project and all remaining parcels associated with the development of the property. Toll Brothers has carefully reviewed all the current entitlement documentation associated with the project and has retained Swaback Partners to assist with overall design and a refined vision. Prior to the final execution of the sales transaction between the two parties, Toll Brothers would like to get additional formal feedback from the City of Scottsdale staff based on recent discussions and considerations.

The Project Current Vision

Toll Brothers' long tradition of creating hand crafted communities perfectly aligns with the intent of Sereno Canyon and its development potential. In addition to building special homes, Toll Brothers has built numerous award-winning communities across the country. This commitment encompasses all aspects of resort style master plan living, including community clubs and the full range of amenities.

In the case of Sereno Canyon, Toll Brothers would expand that traditional range of community amenities to include a boutique lodge as part of the signature feature of the community.

The majority of (undeveloped) existing estate lots (44 total) and most recently entitled detached villa lots (up to 54 total) would be developed in a similar manner to Toll Brothers' other high-end master planned communities. These may be built out in association with other builder partners as well.

Resort Core

In line with the current entitlements, the 132 acre resort core is envisioned to include a boutique resort, communitywide traditional amenities, and a range of resort style units with a certain portion to be part of a "resort rental pool". The breakdown of unit types and totals have not been finalized but will likely include the following:

- Lodge Casitas
- Lodge Townhomes
- Resort Townhomes
- Resort Villas
- Resort Estates

Final total figures for the resort units will not go beyond the 299 (assuming the dedicated lodge casitas are calculated at 70% of a "unit") total figure previously approved. Beyond the dedicated resort casitas (currently envisioned as stand-alone small bunkhouses strategically nestled amongst the rock outcroppings in close proximity to the main resort complex), the mix of villas and or townhomes that are part of the resort unit "pool" have not been determined/ finalized.

The Lodge

The main resort complex is envisioned as contemporary rustic desert lodge- *The Lodge at Sereno Canyon*. The preliminary plan calls for an approximately 10,000 square foot main building complex with major elements including; a bar & grill oriented intimate restaurant (open to the public), modest spa and wellness center, fitness and exercise wing and multi-use great room. The lodge is envisioned to be located near the southern boundary of the 132 acre parcel in order to take advantage of mountain preserve views to the south and west as well as provide easy access to community members, guests and visitors. The two-story building would be designed in a U shaped configuration, surrounding an outdoor terrace, event lawn, pools, boulder patios, hot tub and desert gardens. The lodge casitas will be carefully scattered just beyond the lodge center to provide a true feeling of being one with the desert. Additional casitas will be located on a small knoll just north of the lodge at the Mountain House (a private club amenity pool house). The main lodge facilities will be offered to Sereno Canyon home owners as part of their community amenity package.

Convenient Public Access and Trail Connections

While Sereno Canyon is envisioned as a luxury oriented gated community, any final land plan, master plan and lodge design will be organized in such a manner to provide public access to lodge visitors and restaurant guests. A stand-alone secondary entry drive for public access, along with a public trail connection, will be located near the southern boundary of the property off of 128th Street. The drive and trail will provide easy and convenient direct access to the lodge and restaurant. While the details remain to be worked out, the intent is to balance the privacy between public accessibility (daily visitors to the restaurant) and the security of home owners and lodge overnight patrons. As part of the overall community design, Toll Brothers is committed to incorporating an attractive and convenient trail system that provides easy access to and from the lodge for visitors who may travel from the Tomb's Thumb City Trailhead and from other routes throughout the Preserve and surrounding areas.



Pre-Application Request

Development Application Type:
Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> General Plan Amendment (GP)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivision (PP)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Adult Care (AC)
<input type="checkbox"/> Variance (BA)		<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MN)		<input checked="" type="checkbox"/> Other: Based on City's recommendation (Randy Grant)

Submittal Requirements: (fees subject to change every July)

Pre-Application Fee: \$ _____
(No fees are charged for Historic Preservation (HP) properties.)

Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required when requested by Staff)

Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

Site / Context Photographs

- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
- Photos shall be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph shall include a number and direction.
- Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Photos shall be provided 8 ½ x 11 paper, max. two per page.



Other _____

- **The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.**
- **Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.**

Additional Submittal Information

- Site Plan
- Subdivision plan
- Floor Plans
- Elevations
- Landscape plans
- H.O.A. Approval letter
- Sign Criteria Regulations & Language
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Areal of property that includes property lines and highlighted area abandonment request.
- One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services

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



Affidavit of Authority to Act as the Property Owner

1. This affidavit concerns the following parcel of land:

- a. Street Address: NWC of E. Pinnacle Peak and N. 128th Street, Between N. 122nd and N. 128th street
- b. County Tax Assessor's Parcel Number: 217-01-010 (and similar adjacent)
- c. General Location: Northwest Corner of E. Pinnacle Peak Rd. & 128th street
- d. Parcel Size: 350 acres +/-
- e. Legal Description: Sereno Canyon

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.

3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.

4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.

5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.

6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.

7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)	Date	Signature
<u>Marvin Bailey</u>	<u>09.01</u> , 20 <u>16</u>	<u></u>
_____	_____, 20__	_____
_____	_____, 20__	_____
_____	_____, 20__	_____

Planning and Development Services

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



Affidavit of Authority to Act as the Property Owner

1. This affidavit concerns the following parcel of land:

- a. Street Address: NWC of E. Pinnacle Peak and N. 128th Street, Between N. 122nd and N. 128th street
- b. County Tax Assessor's Parcel Number: 217-01-010 (and similar adjacent)
- c. General Location: Northwest Corner of E. Pinnacle Peak Rd. & 128th street
- d. Parcel Size: 350 acres +/-
- e. Legal Description: Sereno Canyon

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.

3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.

4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.

5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.

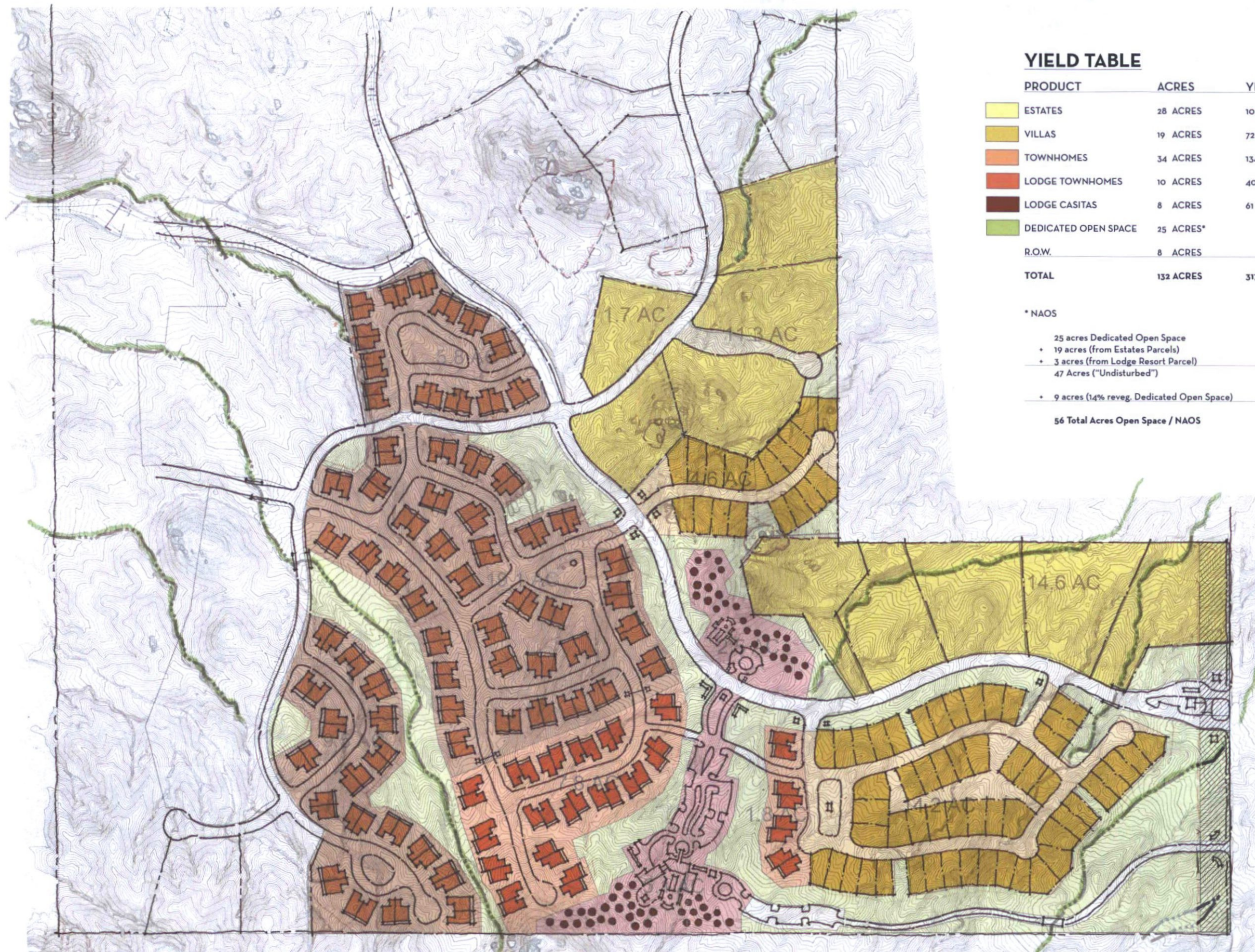
6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.

7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)	Date	Signature
<u>Marvin Bailey</u>	<u>09.01</u> , 20 <u>16</u>	<u></u>
_____	_____, 20__	_____
_____	_____, 20__	_____
_____	_____, 20__	_____

Planning and Development Services

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

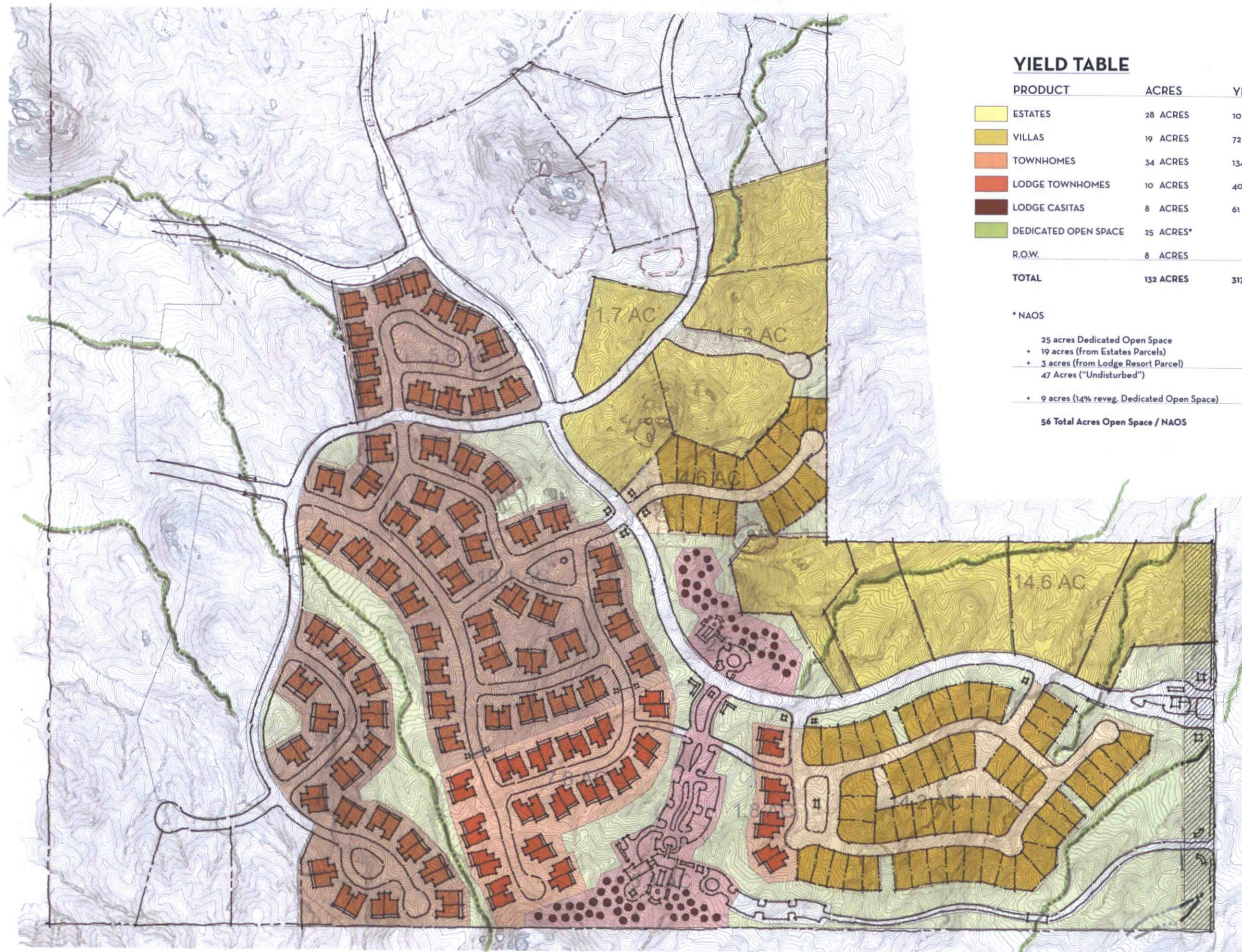


YIELD TABLE

PRODUCT	ACRES	YIELD
ESTATES	28 ACRES	10
VILLAS	19 ACRES	72
TOWNHOMES	34 ACRES	134
LODGE TOWNHOMES	10 ACRES	40
LODGE CASITAS	8 ACRES	61
DEDICATED OPEN SPACE	25 ACRES*	
R.O.W.	8 ACRES	
TOTAL	132 ACRES	317 UNITS

* NAOS

- 25 acres Dedicated Open Space
 - 19 acres (from Estates Parcels)
 - 3 acres (from Lodge Resort Parcel)
 - 47 Acres ("Undisturbed")
 - 9 acres (14% reveg. Dedicated Open Space)
- 56 Total Acres Open Space / NAOS**

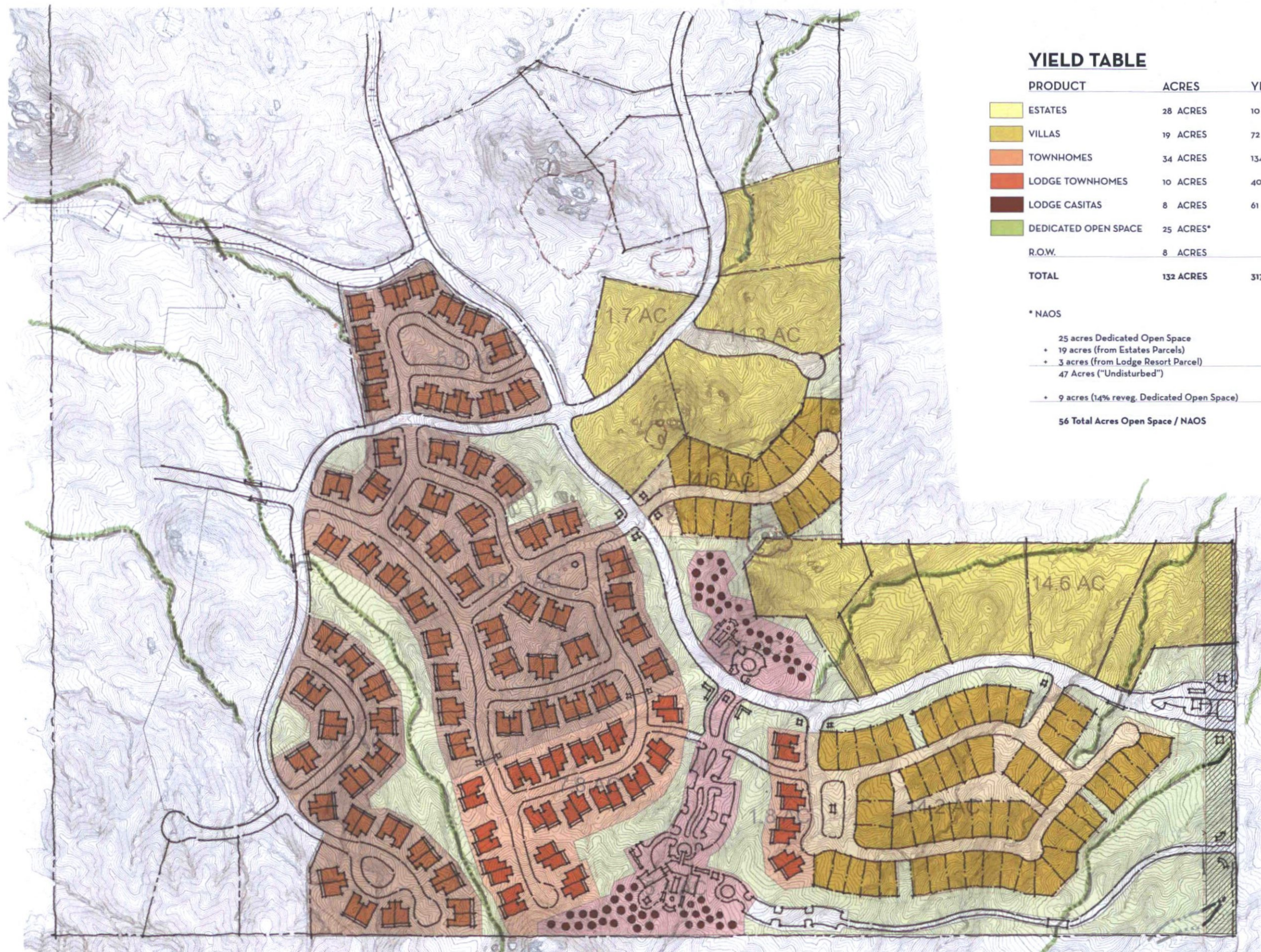


YIELD TABLE

PRODUCT	ACRES	YIELD
ESTATES	28 ACRES	10
VILLAS	19 ACRES	72
TOWNHOMES	34 ACRES	134
LODGE TOWNHOMES	10 ACRES	40
LODGE CASITAS	8 ACRES	61
DEDICATED OPEN SPACE	25 ACRES*	
R.O.W.	8 ACRES	
TOTAL	132 ACRES	317 UNITS

* NAOS

- 25 acres Dedicated Open Space
 - + 19 acres (from Estates Parcels)
 - + 3 acres (from Lodge Resort Parcel)
 - 47 Acres ("Undisturbed")
 - + 9 acres (14% reveg. Dedicated Open Space)
- 56 Total Acres Open Space / NAOS**



YIELD TABLE

PRODUCT	ACRES	YIELD
ESTATES	28 ACRES	10
VILLAS	19 ACRES	72
TOWNHOMES	34 ACRES	134
LODGE TOWNHOMES	10 ACRES	40
LODGE CASITAS	8 ACRES	61
DEDICATED OPEN SPACE	25 ACRES*	
R.O.W.	8 ACRES	
TOTAL	132 ACRES	317 UNITS

* NAOS

- 25 acres Dedicated Open Space
- 19 acres (from Estates Parcels)
- 3 acres (from Lodge Resort Parcel)
- 47 Acres ("Undisturbed")

- 9 acres (14% reveg. Dedicated Open Space)

- 56 Total Acres Open Space / NAOS**

CONTEXT AERIAL
8 PROPOSED SITE IMPROVEMENTS
WITH ASSESSORS OVERLAY



SWABACK PARTNERS pllc
Planning, Architecture, and Interior Design
Scottsdale, Arizona | 480.367.2100

Toll Brothers

SERENO CANYON PHASE 4
RESORT CLUB DRB Package

CONTEXT AERIAL

12.22.2017 | D.R.B. REVIEW

51-DR-2017
12/22/2017