



SERENO CANYON

Parcel H Narrative

Sereno Canyon Phase 4, Parcel H 6.65-acre property is located at the northwest corner of the E. Pinnacle Peak Road and N. 128th Street. The proposed subdivision has a portion of the site adjacent to N. 128th Street, and it has Parcel I as its western boundary. Primary access serving the proposed single-family development will be provided by N. 125th Place.

Related Cases on Sereno Canyon property includes:

36-ZN-1984, 113-ZN-1984, 11-TA-2003#3, 1-ZN-2005, 1-ZN-2005#2, 22-PP-2005, 2-PP-2008, 2-PP-2008#2, 10-GP-2011, 16-ZN-2011, 19-PP-2013, 16-PP-2017 & 51-DR-2017.

16-PP-2017 City Council approved Preliminary Plan for Parcel H for residential units, including Natural Area Open Space plan, water and wastewater reports, and the storm water management report.

The proposed final plat conforms to the approved Case 16-PP-2017 documents and stipulations. Parcel D site improvements comprise of N. 127th Street, Casitas del Rio Drive., waterlines, fire hydrants, sewer lines, culverts, detention basins, landscape areas and irrigation lines.