



SERENO CANYON

Phase 2A Re-Plat Narrative

Sereno Canyon 350-acre property is located at the northwest corner of the E. Pinnacle Peak Road and N. 128th Street, the site stretches from E. Pinnacle Peak, north, to E. Ranch Gate Road. The existing subdivision has a portion of the site adjacent to N. 128th Street, and N. 122nd Street as its western boundary. Primary access serving the proposed single-family development will be provided by N. 125th Place.

Related Cases on the 350-acre 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 City Council approved re-plat of residential subdivision with amended standards, and including Natural Area Open Space plan, water and wastewater reports, and the storm water management report.

2725-19 Sereno Canyon Phase 2A Final Plat (Book 1520, Page 10 M.C.R.)

The proposed replat will modify lots 36A, 37A, 61A and 62A as recorded per Book 1520, Page 10 of M.C.R. and conform to the approved Case 19-PP-2013 documents and stipulations. Mariposa Grande Drive roadway and associated Tract will be extended up to the Sereno Canyon western boundary to provide future access to Parcel 217-01-013. Existing site improvements comprise of E Mariposa Grande Drive, N. 123rd Street on the east and E. Alameda Rd. on the north. Proposed improvements in support of the Phase 2AA Plat contains E. Mariposa Grande Drive from Cul-de-Sac west to Sereno Canyon property boundary, waterlines, fire hydrants, sewer lines, culverts, landscape areas and irrigation lines.