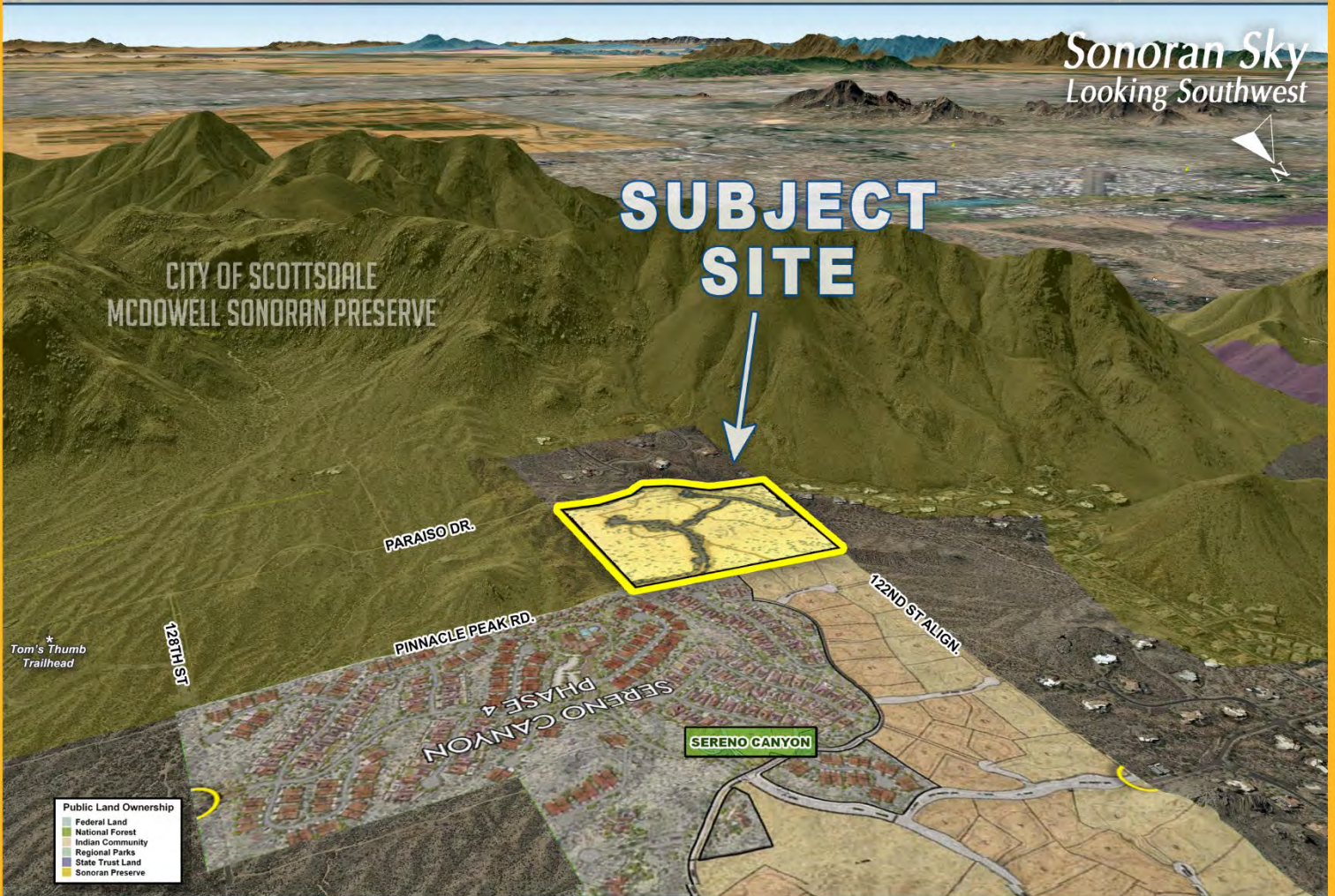


NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

SONORAN SKY

122ND STREET AND PARAISO DRIVE

CITY OF SCOTTSDALE, ARIZONA



Sonoran Sky
Looking Southwest

**SUBJECT
SITE**

CITY OF SCOTTSDALE
MCDOWELL SONORAN PRESERVE

PARAISO DR.

PINNACLE PEAK RD.

122ND ST ALIGN.

128TH ST

*
Tom's Thumb
Trailhead

SERENO CANYON
PHASE 4

SERENO CANYON

Public Land Ownership
Federal Land
National Forest
Indian Community
Regional Parks
State Trust Land
Sonoran Preserve



NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150
SCOTTSDALE · ARIZONA · 85258-2156
OFFICE: 480.367.0700 · FAX: 480.367.8341
WWW.NATHANANDASSOCIATESINC.COM



SONORAN SKY

SCOTTSDALE, ARIZONA

LOCATION:

Located at the northeast corner of 122nd Street Alignment and Paraiso Drive in the City of Scottsdale, Arizona.

SIZE:

±41 Acres

ASSESSOR PARCEL NUMBERS:

217-09-019B 217-09-019C, 217-09-019D and 217-09-019E

ZONING:

R1-130 | City of Scottsdale

**Previously approved preliminary plat for 13 estate lots*

PRICE:

\$110,000 per Acre or \$4,510,000

TERMS:

Cash

UTILITIES:

- Power: APS
- Cable and Telephone: Cox Communications
- Natural Gas: Southwest Gas
- Water: The City of Scottsdale
- Sewer: City of Scottsdale

SCHOOLS:

- Desert Sun Elementary (K-5)
- Sonoran Middle School (6-8)
- Cactus Shadows High School (9-12)

PROPERTY TAXES:

2018 Assessment: \$10,854.84

COMMENTS:

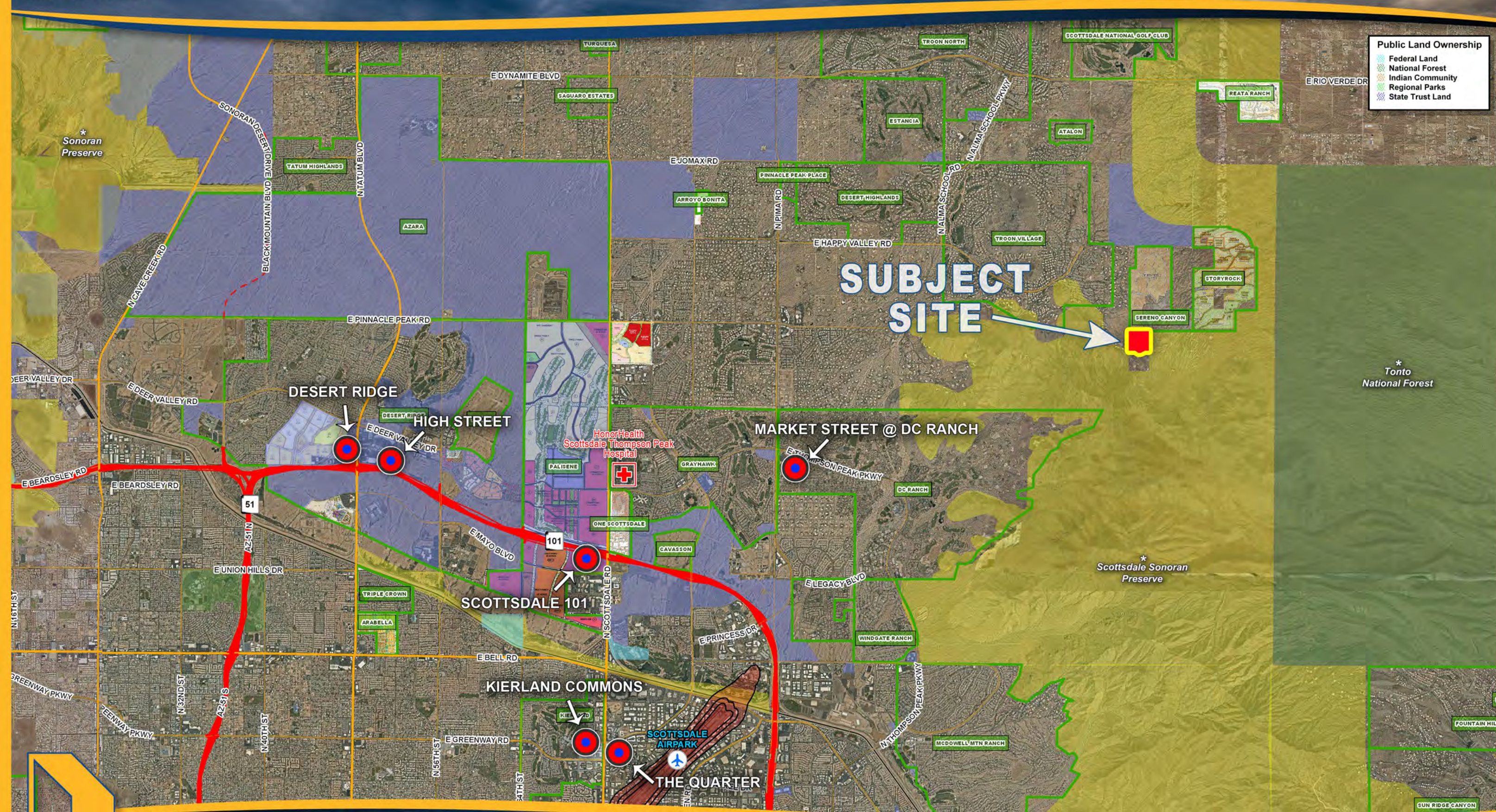
This site is previously approved for 13 estate lots located adjacent to the now Toll Brothers Masterplan of Sereno Canyon. The project has in place a recorded agreement that provides for access through the Toll Brothers project making it an exclusive enclave set above the masterplan. As a development friendly hillside location, Sonoran Sky has 360-degree high Sonoran Desert views as well as unique onsite rock outcroppings.

DUE DILIGENCE: [Click to view](#)

- Engineering Reports
- Final Plat
- Gate Agreement
- Sereno Canyon Access Agreement
- Sonoran Sky Access Agreement
- Legal Description
- Preliminary Plat
- Project Narrative
- Zoning Case PP2006

NORTHEAST VALLEY SUBMARKET

SONORAN SKY



Public Land Ownership

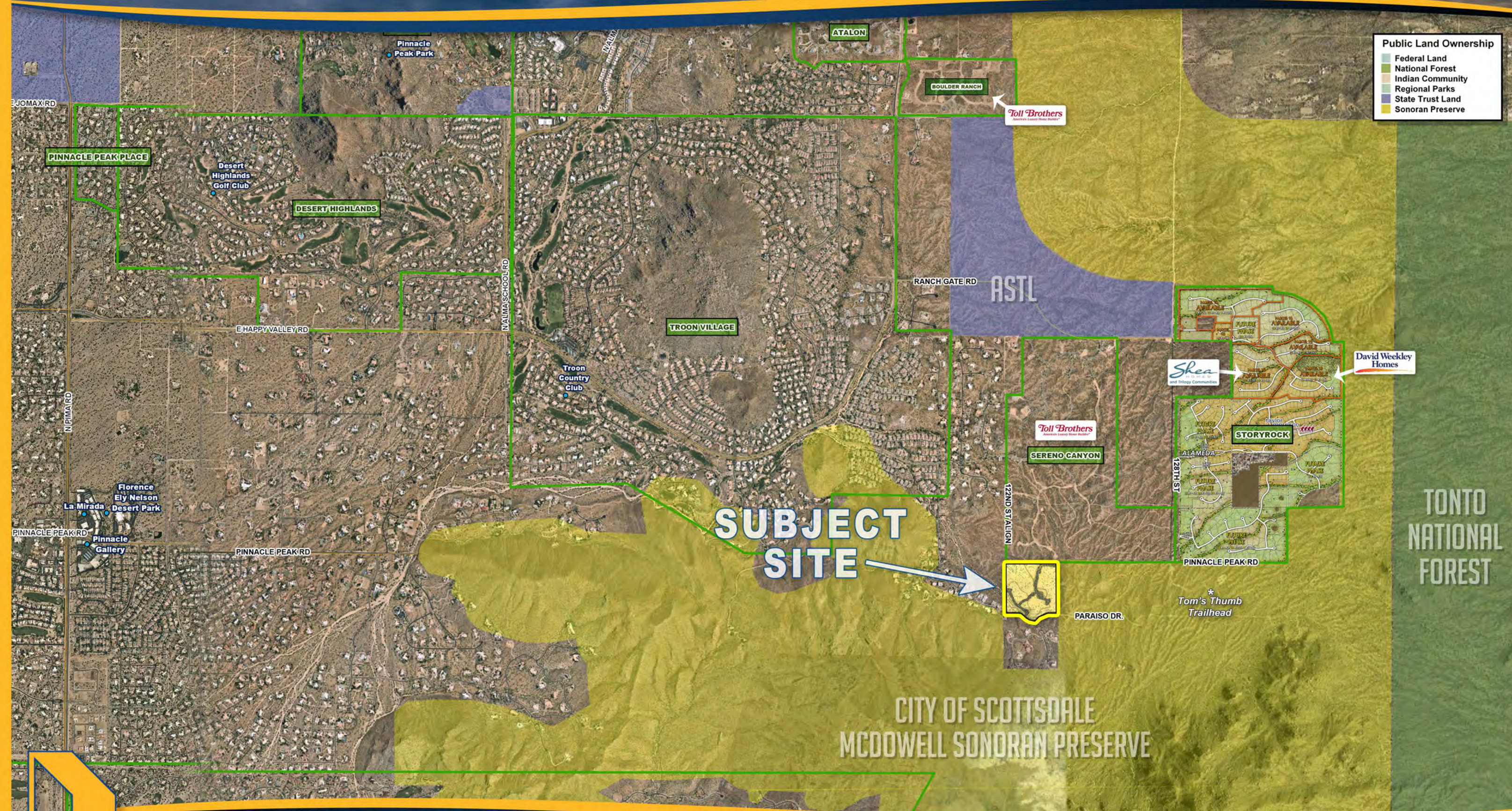
- Federal Land
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SONORAN SKY

CITY OF SCOTTSDALE, ARIZONA



Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land
- Sonoran Preserve

SUBJECT SITE

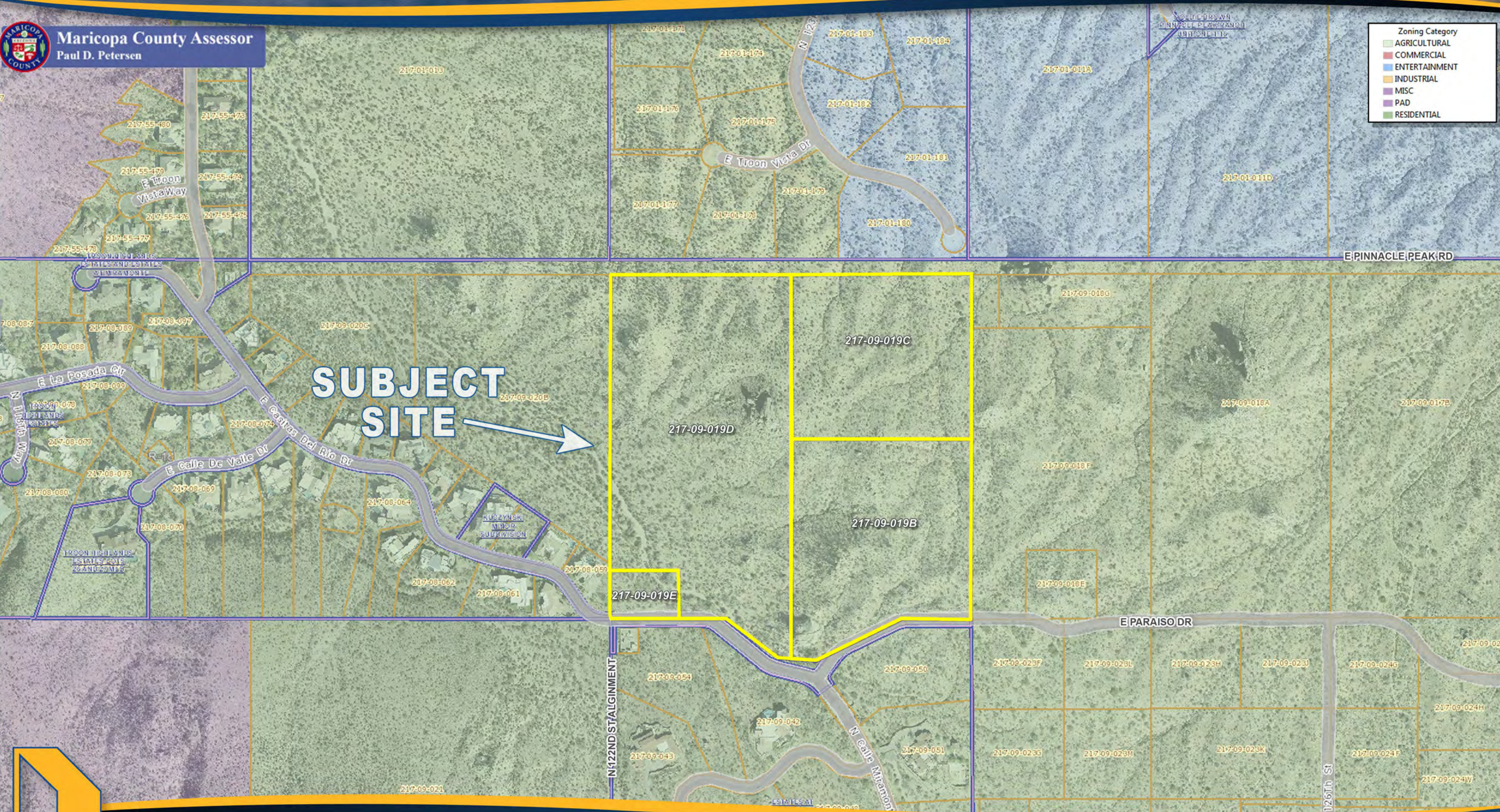
CITY OF SCOTTSDALE
MCDOWELL SONORAN PRESERVE

SONORAN SKY

NEC 122ND STREET ALIGNMENT AND PARAISO DRIVE

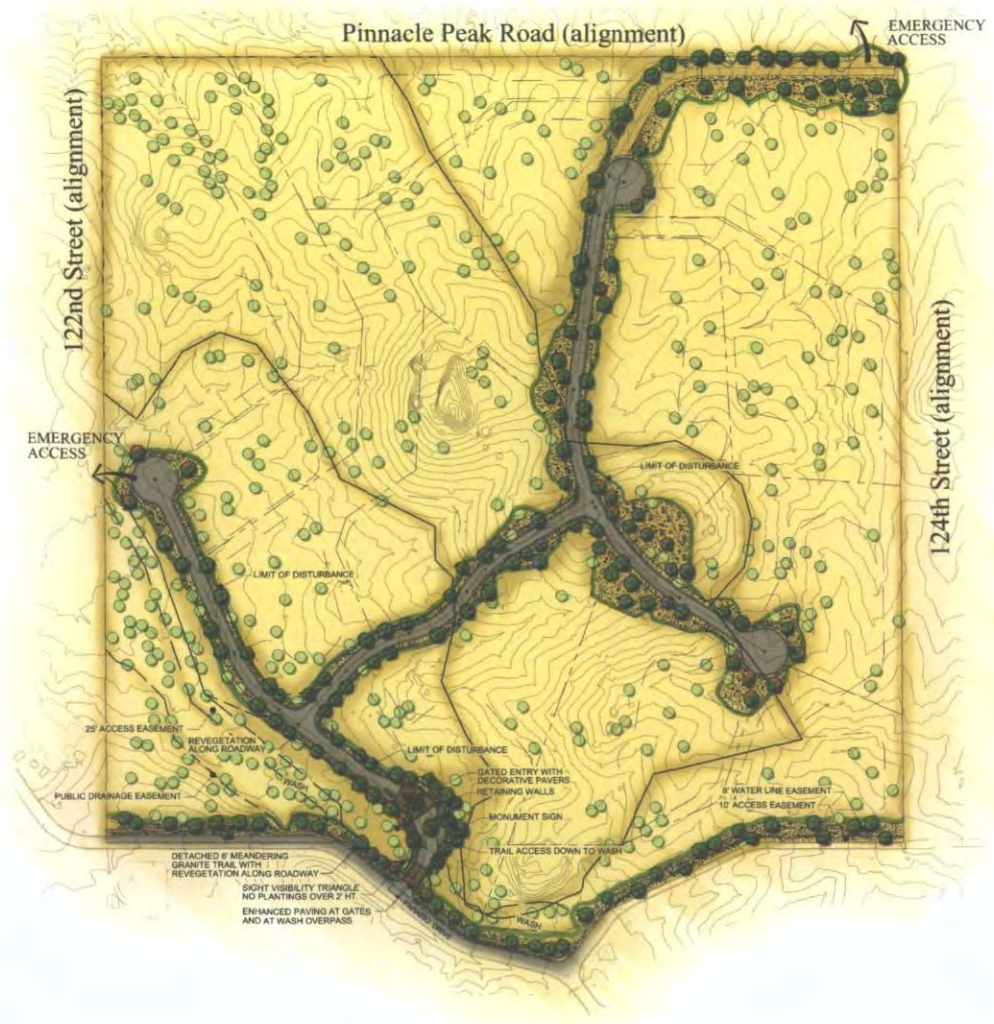
 **Maricopa County Assessor**
Paul D. Petersen

- Zoning Category
- AGRICULTURAL
 - COMMERCIAL
 - ENTERTAINMENT
 - INDUSTRIAL
 - MISC
 - PAD
 - RESIDENTIAL



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- Hopbush
- Bottlebrush
- Mormon Tea
- Turpentine Bush
- Flat-top Buckwheat
- Chuparosa
- Crossvine Bush
- Jobba Bush
- Goldeneye
- Greythorn
- Dodonaea viscosa*
- Encelia farinosa*
- Ephedra sprea*
- Eriogonum fasciculatum*
- Justicia californica*
- Larrea tridentata*
- Simmondsia chinensis*
- Viguiera deltoidea*
- Ziziphus obtusifolia*

- ANNUALS / PERENNIALS / VINES**
- Sand Verbena
 - Desert Marigold
 - Mexican Gold Poppy
 - Goldfields
 - Desert Lupine
 - Purple Aster
 - Blackfoot Daisy
 - Owl's Clover
 - Parry's Penstemon
 - Arizona Penstemon
 - Desert Bluebell
 - Paper Flower
 - Desert Globemallow
 - Abronia villosa*
 - Baileya multiradiata*
 - Eriochloa mexicana*
 - Lachnanthe chrysantha*
 - upinas sparsiflorus*
 - Machaeranthera asteroides*
 - Melampodium leucanthum*
 - Orthocarpus purpurascens*
 - Penstemon parryi*
 - Penstemon pseudospectabilis*
 - Phacelia campanularia*
 - Pulsatrophe cooperi*
 - Sphaeralcea ambigua*

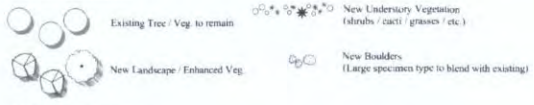
- GRASSES**
- Purple threaveen
 - Needle grama
 - Sideoats grama
 - Arctostida purpurea*
 - Bouteloua aristoides*
 - Bouteloua curtipendula*

LANDSCAPE CONCEPT STATEMENT

The proposed Sonoran Sky development occupies a very unique and interesting parcel of land that lies just north of the McDowell Mountain Preserve. Scattered throughout the project are many boulder features and topographical points of interest that are showcased in the plan shown here. Roads and site features have been designed to meander around natural features and have also aligned view-sheds and traffic sightlines to capitalize on the spectacular views the site has to offer.

As with any new development, roadway scarring and infrastructure improvements will leave behind some disturbed areas that must be addressed. New landscaping is proposed to be installed to revegetate these areas, as well as any other existing construction scarring left behind from previous owners. Enhanced desert landscaping is proposed to be included at the project entry point, intersections, and entry medians. This enhanced landscape treatment will include many plants used in roadway revegetation areas, but will also employ the use of specimen type trees, cacti, and colorful accents to reinforce the landscape hierarchy which gives the viewer a visual cadence and sense of arrival.

LANDSCAPE LEGEND



LANDSCAPE LIGHTING

Low voltage landscape lighting is proposed to be installed at the project entry. All lighting proposed is to have fall cut off glare shields and will be used to only highlight entry monumentation and landscape features. Fixtures selected shall be of a bronze or black finish.

PLANT SIZES (PER ANA STANDARDS)

TREES	MIN CAL. SIZE (SINGLE)	MIN CAL. SIZE (MULTI)
15 GAL.	.75	.50
24" BOX	1.50	1.00
30" BOX	2.00	1.50
36" BOX	2.50	2.00
42" BOX	3.00	2.50
48" BOX	3.50	3.00
54" BOX	4.00	3.50

FIFTY PERCENT OF TREES SHALL BE MATURE. SEE SECTION 10.501 B. ZONING ORDINANCE FOR SIZE REQUIREMENTS

3-PP-2006 #2
5/28/2014

SHEET 1 OF 3

ATTACHMENT #7 CONCEPTUAL LANDSCAPE PLAN