




**EXHIBIT 4.6: TOPOGRAPHY/AERIAL OVERLAY w/ SITE PLAN**

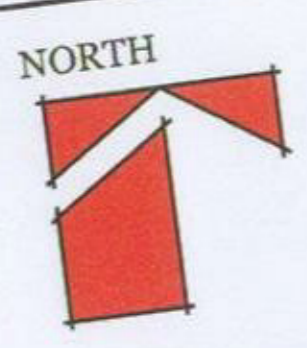
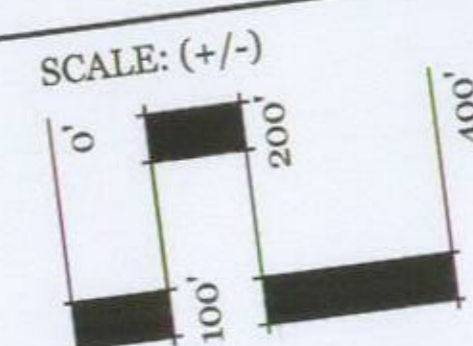
**SITE DATA:**

GROSS AREA:	330 Acres
EXISTING ZONING:	R1-130 ESL (D.I.)
NUMBER OF UNITS:	122 Units
DENSITY:	0.37 Du/Ac
OPEN SPACE REQUIRED:	139 Acres (42% of Gross Site Area)
OPEN SPACE PROVIDED:	189.7 Acres N.A.O.S. at Final Plat Approval
	15.3 Acres Additional N.A.O.S. at Issuance of Individual Bldg. Permits
	205.0 Acres Total N.A.O.S. (62% of Gross Site Area)

APPROVED AMENDED DEVELOPMENT STANDARDS (ref.#1-Z)  
 MIN. LOT AREA: 49,000 SQ.FT.  
 MIN. LOT WIDTH: 150'  
 MIN. FRONT SETBACK: 45'  
 MIN. SIDE SETBACK: 22.5'  
 MIN REAR SETBACK: 45'

 PRELIMINARY DEVELOPMENT ENVELOPE

**PRELIMINARY PLAT APPLICATION**  
**SERENO CANYON**  
 ARIZONA



HAPPY VALLEY ROAD (ALIGN.)



EXHIBIT 2.1b: SITE PLAN w/ TOPO OVERLAY

SITE DATA:

GROSS AREA:	330 Acres
EXISTING ZONING:	R1-130 ESL (D.I.)
NUMBER OF UNITS:	122 Units
DENSITY:	0.37 Du/Ac
OPEN SPACE REQUIRED:	139 Acres (42% of Gross Site Area)
OPEN SPACE PROVIDED:	189.7 Acres N.A.O.S. at Final Plat Approval 15.3 Acres Additional N.A.O.S. at Issuance of Individual Bldg. Permits 205.0 Acres Total N.A.O.S. (62 % of Gross Site Area)

APPROVED AMENDED DEVELOPMENT STANDARDS (ref. #1-ZN-20c)

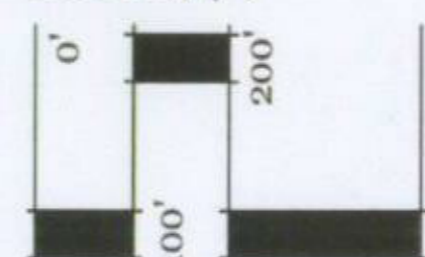
MIN. LOT AREA:	49,000 SQ.FT.
MIN. LOT WIDTH:	150'
MIN. FRONT SETBACK:	45'
MIN. SIDE SETBACK:	22.5'
MIN REAR SETBACK:	45'

PRELIMINARY DEVELOPMENT ENVELOPE

PRELIMINARY PLAT APPLICATION

SERENO CANYON  
PESDALE, ARIZONA

SCALE: (+/-)



NORTH



22-PP-2005/113-DR-2005  
12/21/05

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