



EXHIBIT 1.10: CONTEXT AERIAL w/ CONTEXT 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)

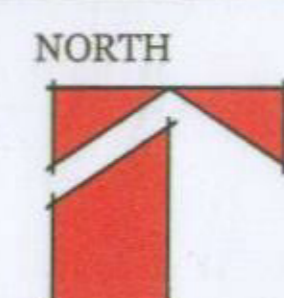
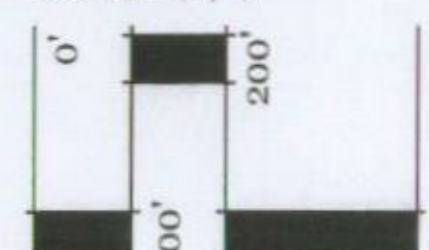
APPROVED AMENDED DEVELOPMENT STANDARDS (ref. #1-ZN-20C)
MIN. LOT AREA: 49,000 SQ.FT.
MIN. LOT WIDTH: 150'
MIN. FRONT SETBACK: 45'
MIN. SIDE SETBACK: 22.5'
MIN REAR SETBACK: 45'

PRELIMINARY DEVELOPMENT ENVELOPE

PRELIMINARY PLAT APPLICATION

SERENO CANYON
SCOTTSDALE, ARIZONA

SCALE: (+/-)



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

Master Planned Communities,
Land Planning,
Site Planning & Design,
Environmental Analysis &
Landscape Design
7994 East Main Street
Scottsdale, Arizona 85254
Phone (480) 994-0994
Fax (480) 994-0722
www.lvaeng.com

DA:
12:
JO:
042
BY:
AM
RE:

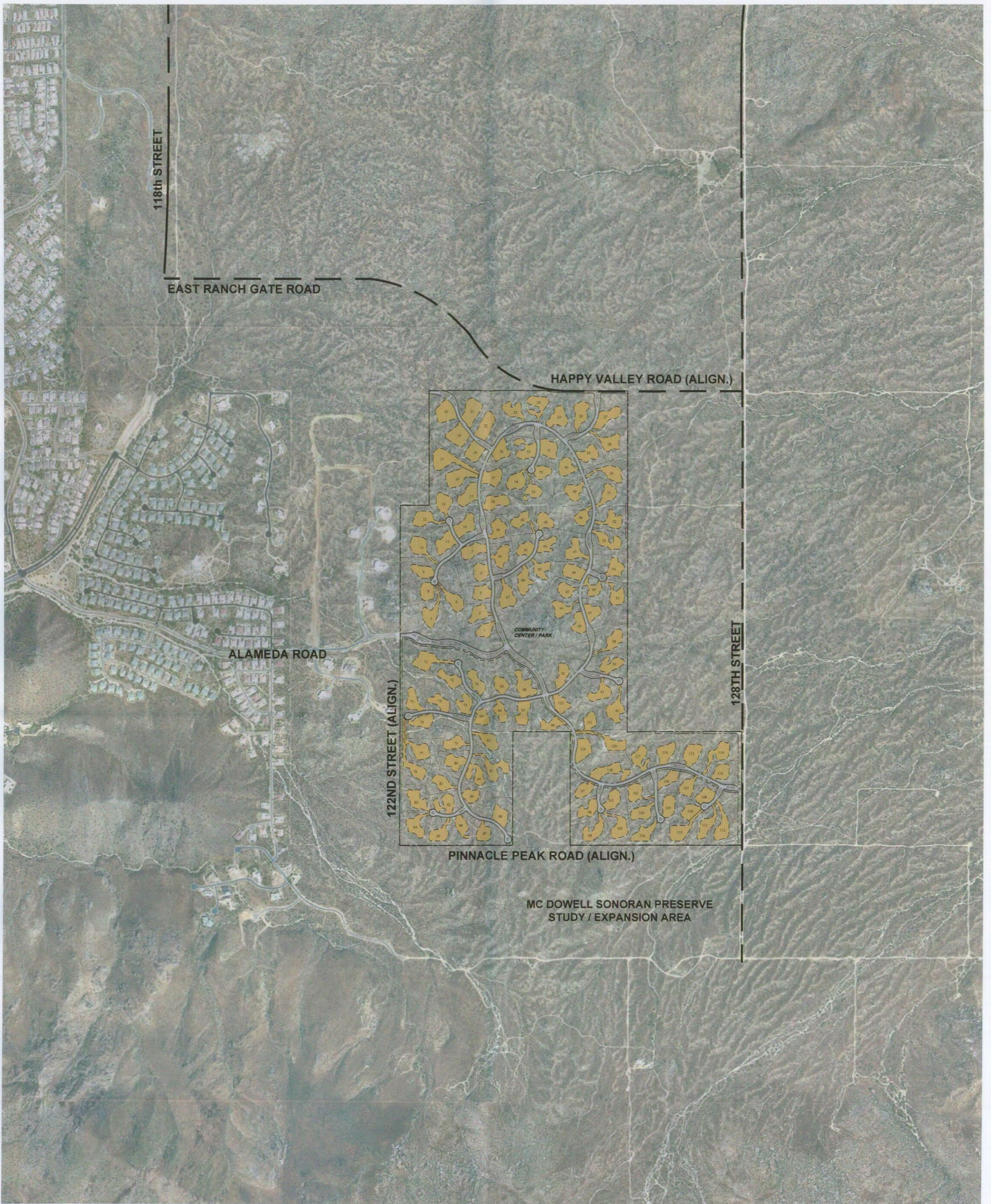


EXHIBIT 1.10: CONTEXT AERIAL w/ CONTEXT SITE PLAN

SITE DATA:

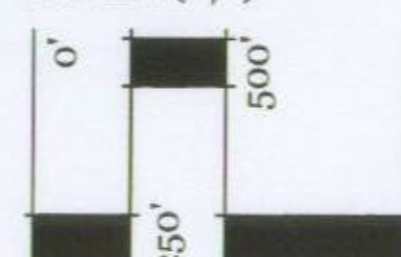
GROSS AREA:	330 Acres
EXISTING ZONING:	R1-130 ESL (D.I.)
NUMBER OF UNITS:	122 Units
DENSITY:	0.37 Du/Ac
OPEN SPACE REQUIRED:	139 Acres (42% of Gross Site Area)
OPEN SPACE PROVIDED:	205 Acres (62% of Gross Site Area)

- DEVELOPMENT ENVELOPE
- PROPOSED STREET ALIGNMENTS

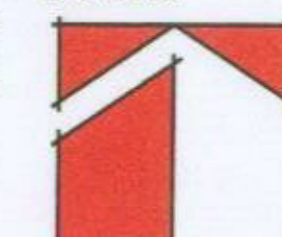
PRELIMINARY PLAT APPLICATION

SERENO CANYON
SCOTTSDALE, ARIZONA

SCALE: (+/-)



NORTH



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

Master Planned Communities,
Land Planning,
Site Planning & Design,
Environmental Analysis &
Landscape Design
7502 East Main Street
Scottsdale, Arizona 85251
Phone: (480) 994-0000
Fax: (480) 994-7038
www.lvaudio.com

DA:
12:
JO:
042
BY:
AM
RE: