



EXHIBIT 2.1a: AERIAL w/ SITE PLAN 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)

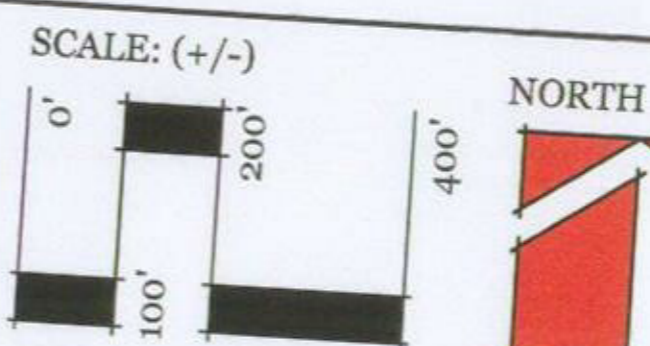
APPROVED AMENDED DEVELOPMENT STANDARDS (ref. #1-ZN-20C)

- 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
SCOTTSDALE, ARIZONA



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12/21/05

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