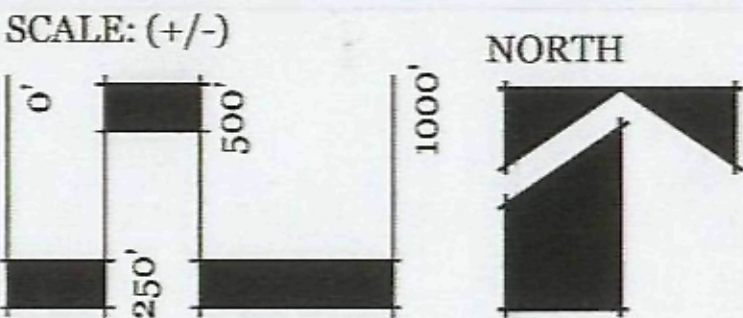




CONCEPTUAL LAND USE PLAN W/ CONTEXT AERIAL

|                      |                                   |
|----------------------|-----------------------------------|
| SITE DATA:           |                                   |
| GROSS AREA:          | 130 Acres                         |
| EXISTING ZONING:     | R1-130 ESL                        |
| PROPOSED ZONING:     | R1-130 ESL (DI):                  |
| NUMBER OF UNITS:     | 121 Units (Requires CoS Approval) |
| DENSITY:             | 0.37 Du/Ac                        |
| OPEN SPACE REQUIRED: | 139 Acres (42%)                   |
| OPEN SPACE PROVIDED: | 207 Acres (63%)                   |

CROWN COMMUNITIES  
SCOTTSDALE, ARIZONA

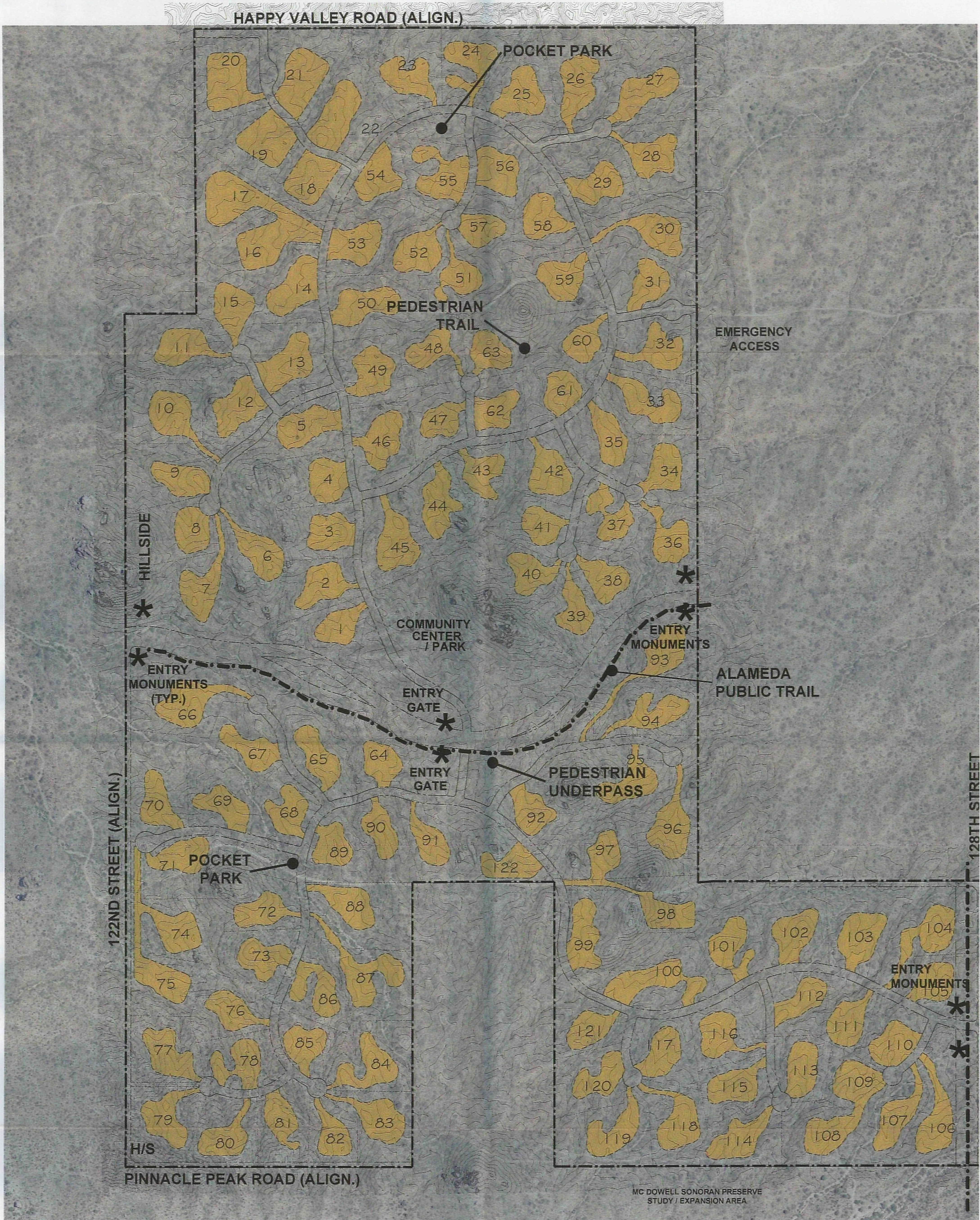


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07.12.04  
JOB:  
0425  
BY:  
AMS  
REV:  
12.22.04





# CONCEPTUAL LAND USE PLAN W/ AERIAL & TOPO

## SITE DATA:

|                      |                                   |
|----------------------|-----------------------------------|
| GROSS AREA:          | 330 Acres                         |
| EXISTING ZONING:     | R1-130 ESL                        |
| PROPOSED ZONING:     | R1-130 ESL (DI)                   |
| NUMBER OF UNITS:     | 122 Units (Requires CoS Approval) |
| DENSITY:             | 0.37 Du/Ac                        |
| OPEN SPACE REQUIRED: | 139 Acres (42%)                   |
| OPEN SPACE PROVIDED: | 205 Acres (62%)                   |

- DEVELOPMENT ENVELOPE
- PROPOSED PUBLIC TRAIL ALIGNMENT

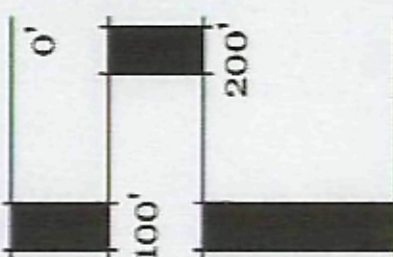
|                                   |                                       |
|-----------------------------------|---------------------------------------|
| BASE DENSITY:                     | 330.38 Acres x 0.31 Du/Ac = 102 Units |
| DENSITY INCENTIVE:                |                                       |
| Required NAOS:                    | 139 Acres (42%)                       |
| Additional Provided NAOS:         | 66 Acres = 20% (max. allowed)         |
| 20% x 0.31 (base density) = 0.062 |                                       |
| 0.062 x 330.38 = 20 Units         |                                       |
| Total Units = 122 Units           |                                       |
| Total NAOS Provided:              | 205 Acres (62%)                       |

LOTS, ENVELOPES, STREETS & AMENITIES SUBJECT TO CHANGE

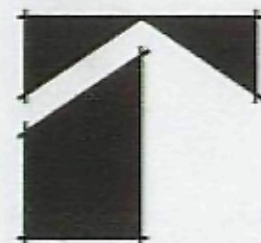
# CROWN COMMUNITIES

## SCOTTSDALE, ARIZONA

SCALE: (+/-)



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DATE  
07:  
JOI  
042  
BY:  
AM  
REV.  
05.09.05





#### SITE DATA:

GROSS AREA: 330 Acres  
 EXISTING ZONING: R1-130 ESL  
 PROPOSED ZONING: R1-130 ESL (DI)  
 NUMBER OF UNITS: 122 Units (Requires CoS Approval)  
 DENSITY: 0.37 Du/Ac  
 OPEN SPACE REQUIRED: 139 Acres (42%)  
 OPEN SPACE PROVIDED: 205 Acres (62%)

DEVELOPMENT ENVELOPE  
 PROPOSED PUBLIC TRAIL ALIGNMENT

BASE DENSITY:  
 $330.38 \text{ Acres} \times 0.31 \text{ Du/Ac} = 102 \text{ Units}$   
 DENSITY INCENTIVE:  
 Required NAOS: 139 Acres (42%)  
 Additional Provided NAOS: 66 Acres = 20% (max. allowed)  
 $20\% \times 0.31 \text{ (base density)} = 0.062$   
 $0.062 \times 330.38 = 20 \text{ Units}$   
 Total Units = 122 Units  
 Total NAOS Provided: 205 Acres (62%)

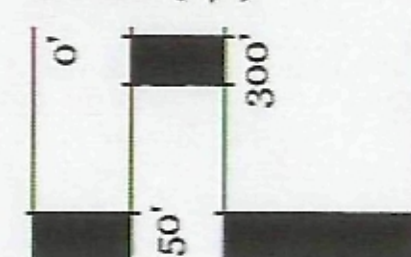
\*LOTS, ENVELOPES, STREETS & AMENITIES SUBJECT TO CHANGE

#### CONCEPTUAL LAND USE PLAN W/ SURROUNDING PROPERTY CONTEXT:

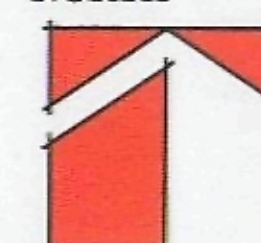
# CROWN COMMUNITIES

## SCOTTSDALE, ARIZONA

SCALE: (+/-)



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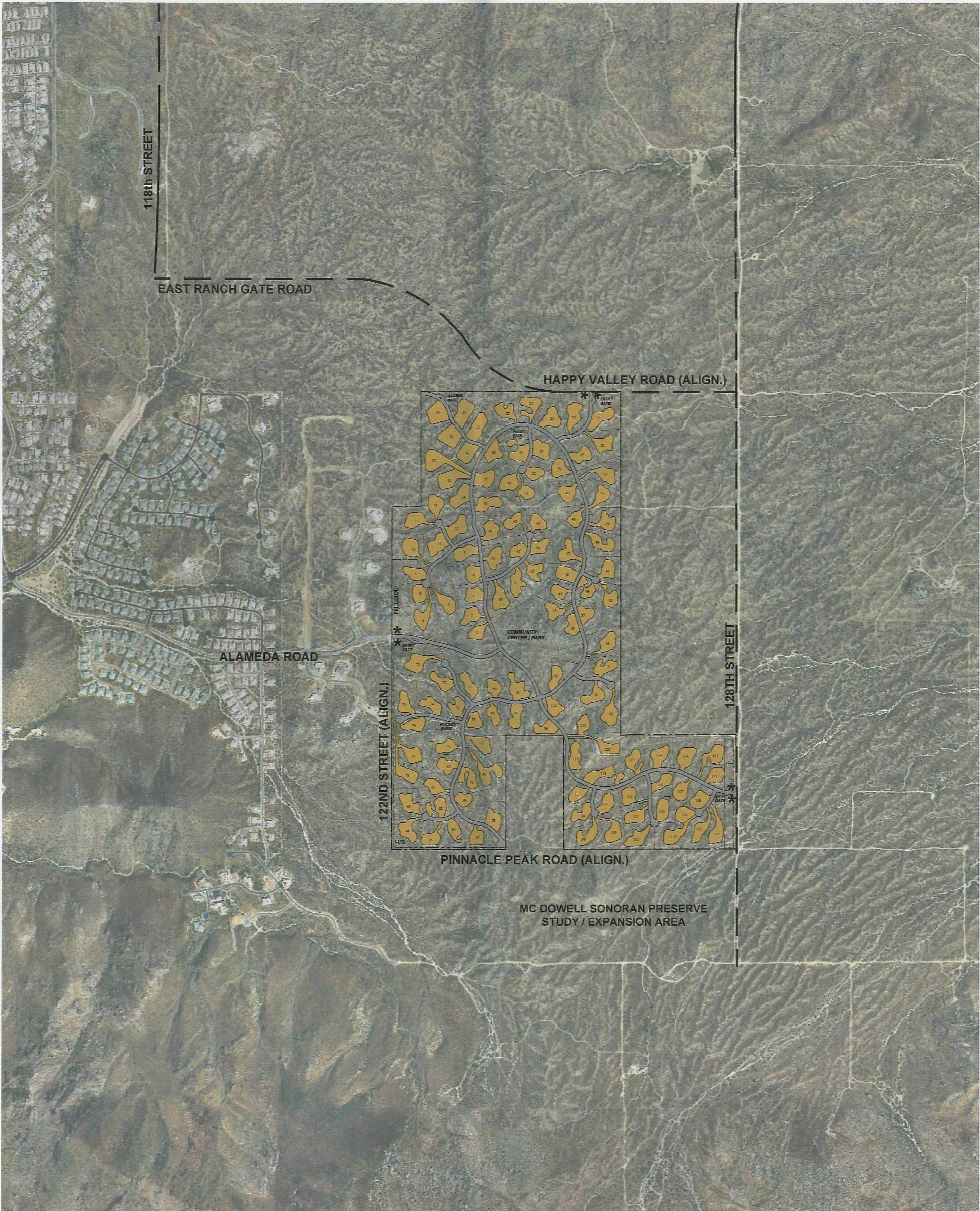
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 0425  
 BY:  
 AMS  
 REV:  
 08.09.05

1-ZN-2005  
 5-31-05





CONCEPTUAL LAND USE PLAN W/ CONTEXT AERIAL

SITE DATA:

|                      |                                   |
|----------------------|-----------------------------------|
| GROSS AREA:          | 330 Acres                         |
| EXISTING ZONING:     | R1-130 ESL                        |
| PROPOSED ZONING:     | R1-130 ESL (DI)                   |
| NUMBER OF UNITS:     | 122 Units (Requires CoS Approval) |
| DENSITY:             | 0.37 Du/Ac                        |
| OPEN SPACE REQUIRED: | 139 Acres (42%)                   |
| OPEN SPACE PROVIDED: | 205 Acres (62%)                   |

- DEVELOPMENT ENVELOPE
- PROPOSED STREET ALIGNMENTS

|                             |                                       |
|-----------------------------|---------------------------------------|
| BASE DENSITY:               | 330.38 Acres x 0.31 Du/Ac = 102 Units |
| DENSITY INCENTIVE:          |                                       |
| Required NAOS:              | 139 Acres (42%)                       |
| Additional Provided NAOS:   | 66 Acres = 20% (max. allowed)         |
| 20% x 0.31 (base density) = | 0.062                                 |
| 0.062 x 330.38 =            | 20 Units                              |
| Total Units =               | 122 Units                             |
| Total NAOS Provided:        | 205 Acres (62%)                       |

LOTS, ENVELOPES, STREETS & AMENITIES SUBJECT TO CHANGE

CROWN COMMUNITIES  
SCOTTSDALE, ARIZONA

SCALE: (+/-)

0' 250' 500' 1000'

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DA:  
07:  
JCI  
042  
BY:  
AM  
RE:  
09:





### SITE DATA:

GROSS AREA: 330 Acres  
 EXISTING ZONING: R1-130 ESL  
 PROPOSED ZONING: R1-130 ESL (DI)  
 NUMBER OF UNITS: 122 Units (Requires CoS Approval)  
 DENSITY: 0.37 Du/Ac  
 OPEN SPACE REQUIRED: 139 Acres (42%)  
 OPEN SPACE PROVIDED: 205 Acres (62%)



DEVELOPMENT ENVELOPE



PROPOSED STREET ALIGNMENTS

BASE DENSITY: 330.38 Acres x 0.31 Du/Ac = 102 Units  
 DENSITY INCENTIVE:  
 Required NAOS: 139 Acres (42%)  
 Additional Provided NAOS: 66 Acres = 20% (max. allowed)  
 $20\% \times 0.31$  (base density) = 0.062  
 $0.062 \times 330.38 = 20$  Units  
 Total Units = 122 Units  
 Total NAOS Provided: 205 Acres (62%)

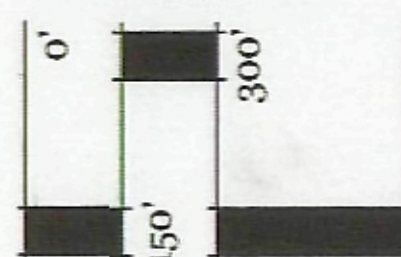
\*LOTS, ENVELOPES, STREETS & AMENITIES SUBJECT TO CHANGE

## CONCEPTUAL LAND USE PLAN W/ SURROUNDING PROPERTY CONTEXT:

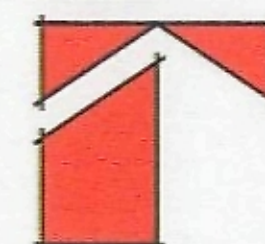
# CROWN COMMUNITIES

## SCOTTSDALE, ARIZONA

SCALE: (+/-)



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