




# CONCEPTUAL LAND USE MASTER PLAN

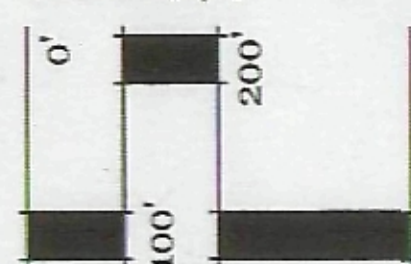
 DEVELOPMENT ENVELOPE

**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: (+/-)



NORTH




1-ZN-2005  
 S-31-05

DATE: 01.19.05  
 JOB: 0425  
 BY: AMS  
 REV: 04.26.05





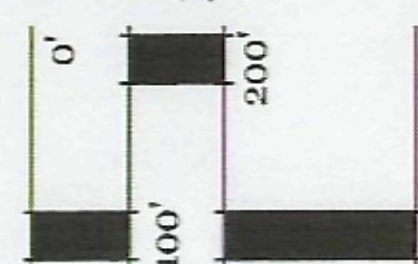
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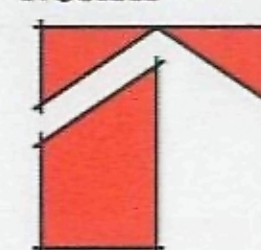
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 5-31-05

DATE: 01.19.05  
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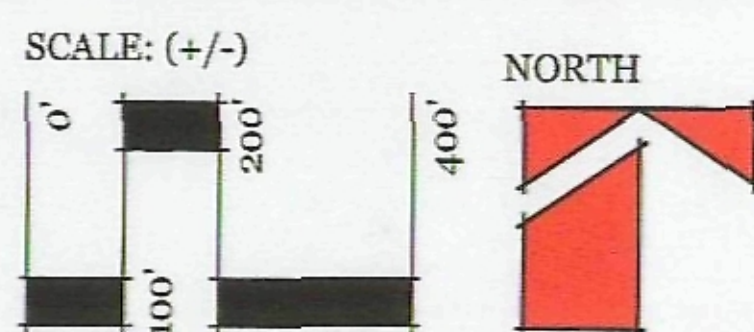




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 DEVELOPMENT ENVELOPE

## CROWN COMMUNITIES SCOTTSDALE, ARIZONA



1-ZN-2005  
10-4-05

Master Planned Communities,  
Land Planning,  
Site Planning & Design,  
Environmental Analysis &  
Landscape Design

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www.lvadestudio.com

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