




PLANNED REGIONAL ROADWAY EXHIBIT w/ AERIAL OVERLAY
OPTION: A
CROWN COMMUNITIES
 SCOTTSDALE, ARIZONA

-  CROWN ROADWAY
-  FUTURE ROADS BY OTHERS
-  EXISTING IMPROVED ROADS

SCALE: (1"=100')

NORTH 

LVA
 Urban Design
 Studio L.L.C.

DATE: 12/21/06
 DRAWN BY: [unreadable]
 CHECKED BY: [unreadable]
 PROJECT NO: 27-AB-2006

27-AB-2006
 12-21-06

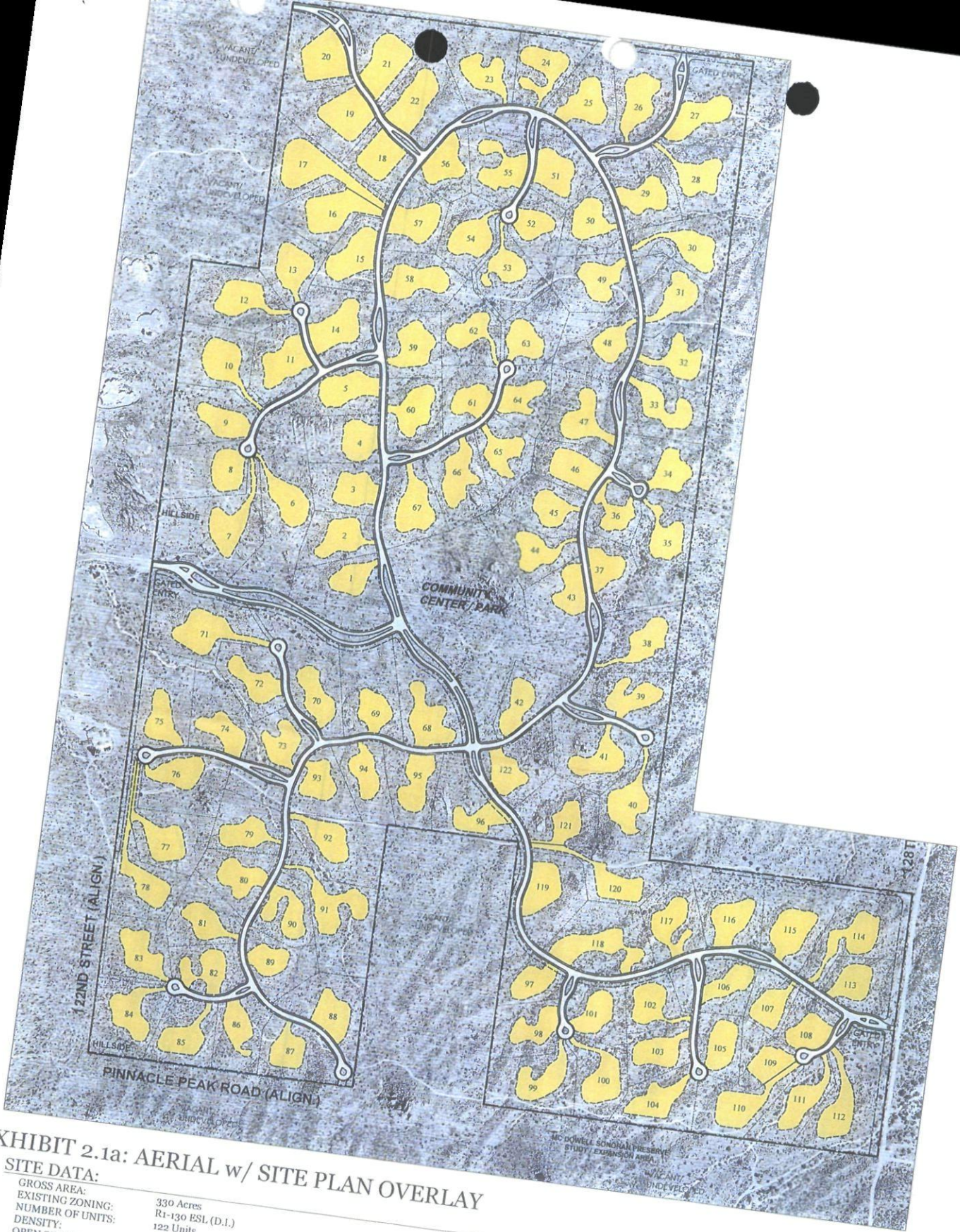



EXHIBIT 2.1a: AERIAL w/ SITE PLAN OVERLAY

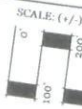
SITE DATA:

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-2005)
 MIN. LOT AREA: 60,000 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



LVA
 Urban Design
 Studio L.L.C.

DATE: 12.12.09
 JOB: 0421.1
 BY: AMB
 REV:



EXHIBIT 2.1: SITE PLAN w/ SURROUNDING PARCEL BOUNDARIES

SITE DATA:

GROSS AREA: 330 Acres
 EXISTING ZONING: R-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)

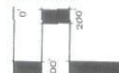
APPROVED AMENDED DEVELOPMENT STANDARDS (ref.#1-ZN-2005)
 MIN. LOT AREA: 49,000 SQ.FT.
 MIN. LOT WIDTH: 150'
 MIN. FRONT SETBACK: 45'
 MIN. SIDE SETBACK: 22.5'
 MIN REAR SETBACK: 45'

PRELIMINARY DEVELOPMENT ENVELOPE

PRELIMINARY PLAT APPLICATION

SERENO CANYON
 SCOTTSDALE, ARIZONA

SCALE (+/-)



NORTH



DATE: 12.13.05
 JOB#: 0423.1
 BY: AHS
 REV:

27-AB-2006

12-21-06

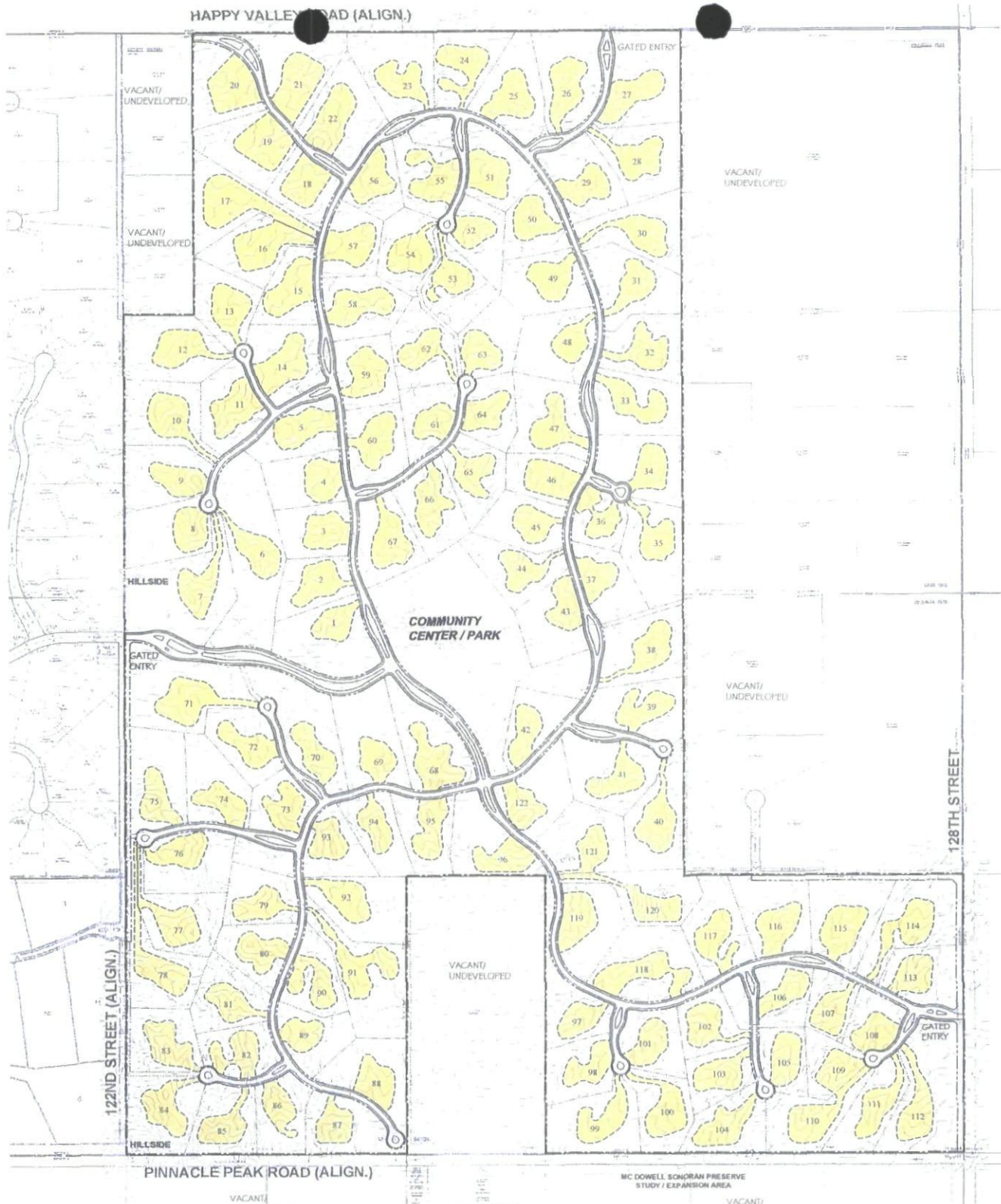


EXHIBIT 2.1b: SITE PLAN w/ TOPO OVERLAY

SITE DATA:

GROSS AREA: 330 Acres
 EXISTING ZONING: R1-130 ESL (D.L.)
 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-2005)

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

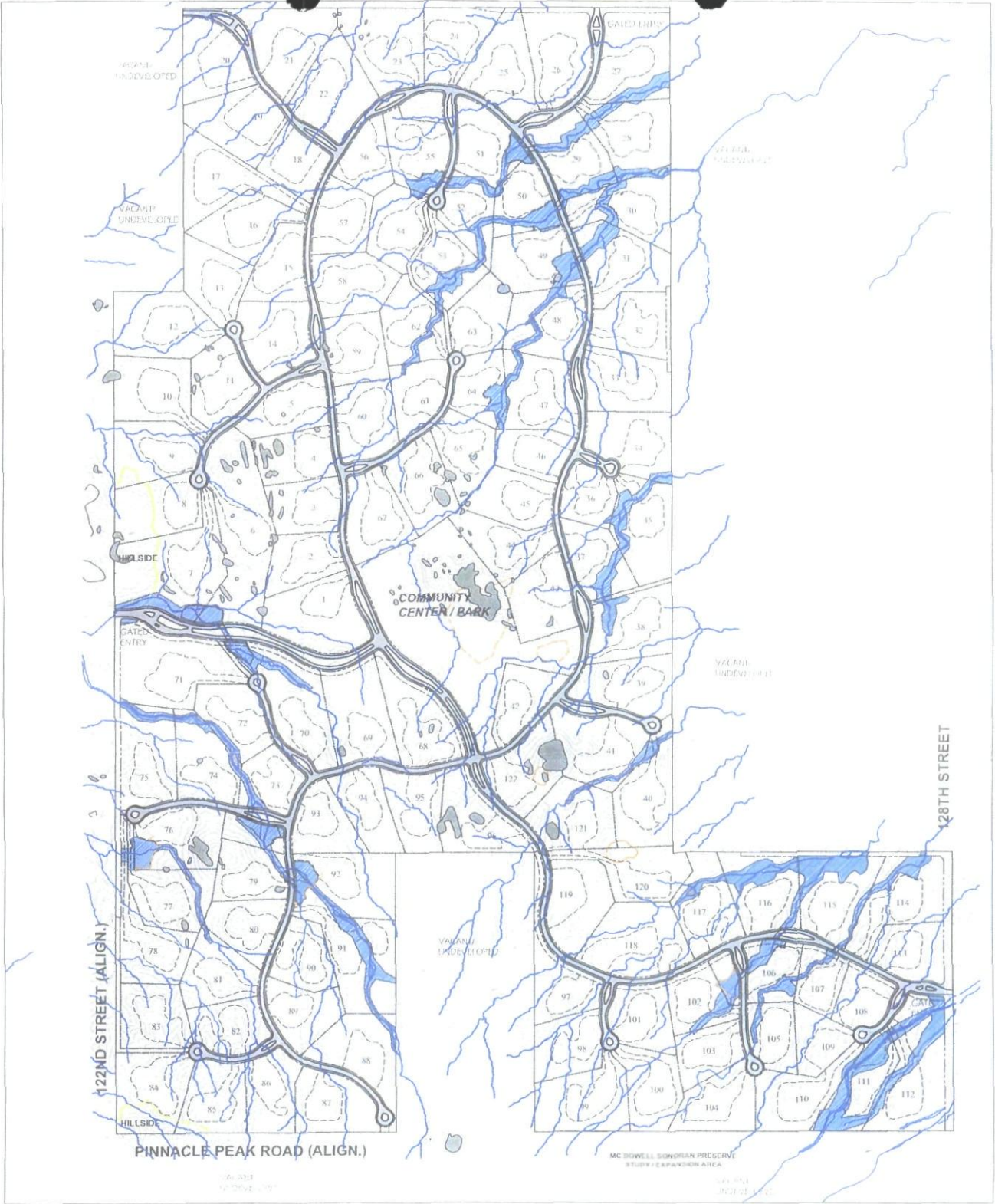
SCALE: (+/-)



NORTH



DATE: 12.13.05
 JOB#: 0423.1
 BY: AMB
 REV:



ENVIRONMENTAL FEATURES EXHIBIT

SITE DATA/LEGEND:

GROSS AREA:	330 Acres
EXISTING ZONING:	R1-130 ES1, (D.F.)
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)

-  WASH EASEMENTS - 50+ CFS
-  BOULDER FEATURES
-  ARCHAEOLOGICAL SITE BOUNDARY
-  HILLSIDE BOUNDARY

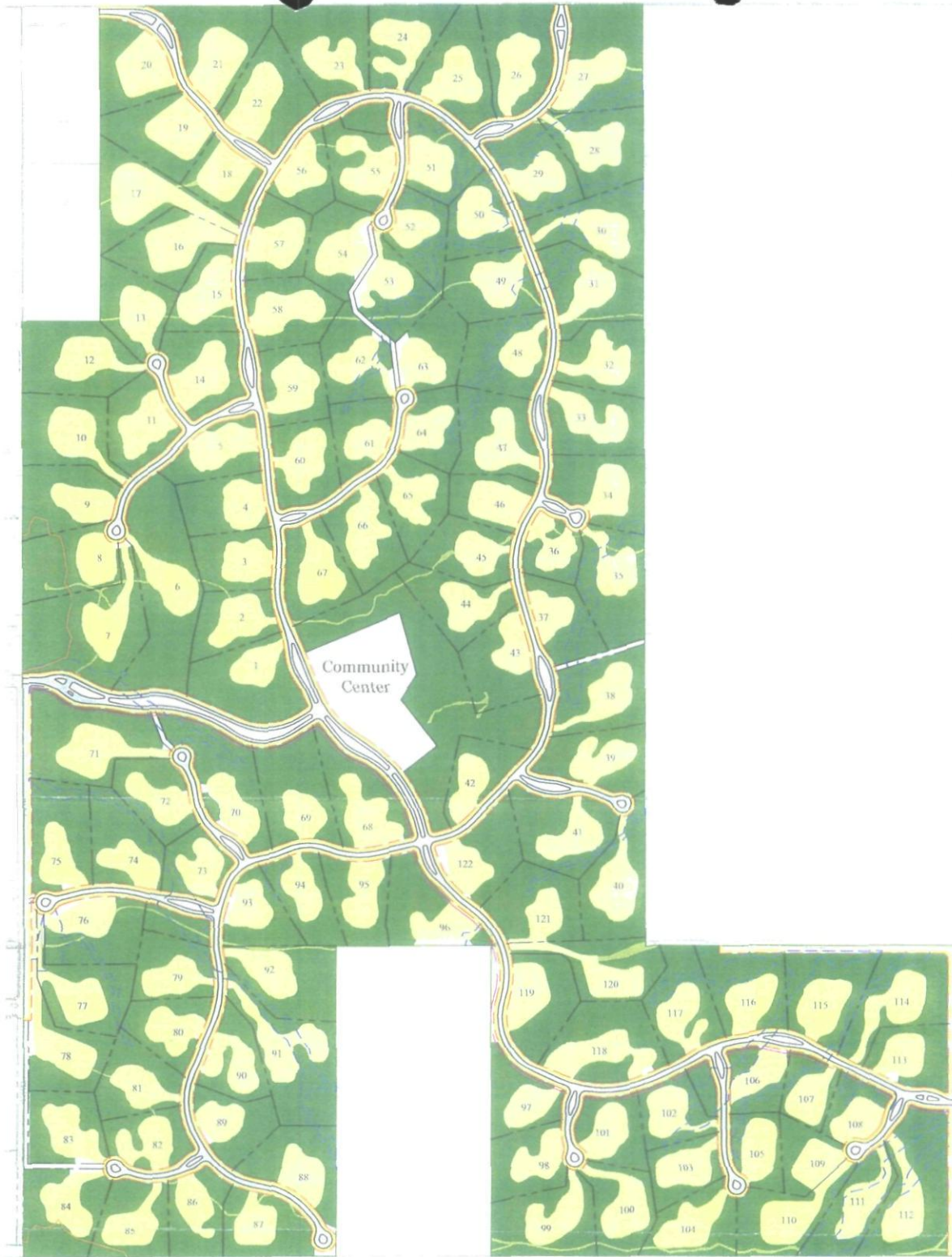
ZONING / PRELIMINARY PLAT APPLICATION

SERENO CANYON
SCOTTSDALE, ARIZONA



DATE:	02/17/06
PROJECT:	27-AB-2006
SCALE:	AS SHOWN
BY:	ST
CHECKED BY:	ST
DATE:	02/17/06

27-AB-2006
12-21-06



GROSS SITE AREA: 330.38 Acres

TOTAL N.A.O.S. REQUIRED (No Density Incentive): 139.09 Acres (42.1% of Total Site Area)

TOTAL N.A.O.S. REQUIRED (With Density Incentive): 205.00 Acres (62.0% of Total Site Area)

TOTAL N.A.O.S. PROVIDED: 205.00 Acres (62.0% of Total Site Area)

- LEGEND:
- Development Envelope
 - N.A.O.S. - Undisturbed Areas
 - N.A.O.S. - Revegetated Areas
 - 100-Year Floodplain Boundary
 - ESLO Hillside Boundary

EXHIBIT 4.1 - NATURAL AREA OPEN SPACE (N.A.O.S.) ANALYSIS PLAN (SHEET 1 of 2)

SERENO CANYON
SCOTTSDALE, ARIZONA

SCALE 1"=40'

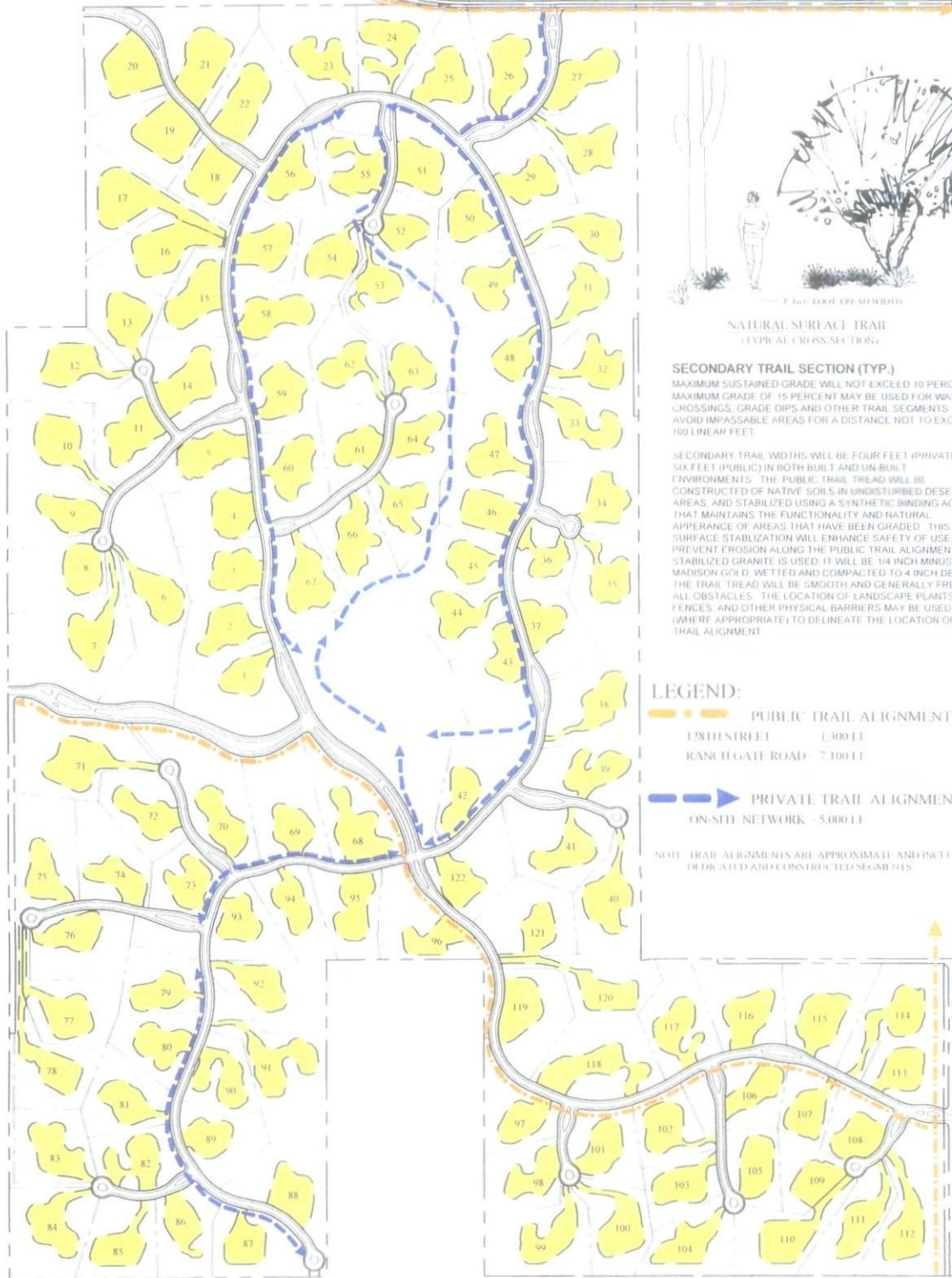
NORTH

LVA
Urban Design
Studio, Inc.

DATE: 12.09.05
2006
0425
BY: STA

27-AB-2006
12-21-06

CONCEPTUAL TRAILS CIRCULATION PLAN



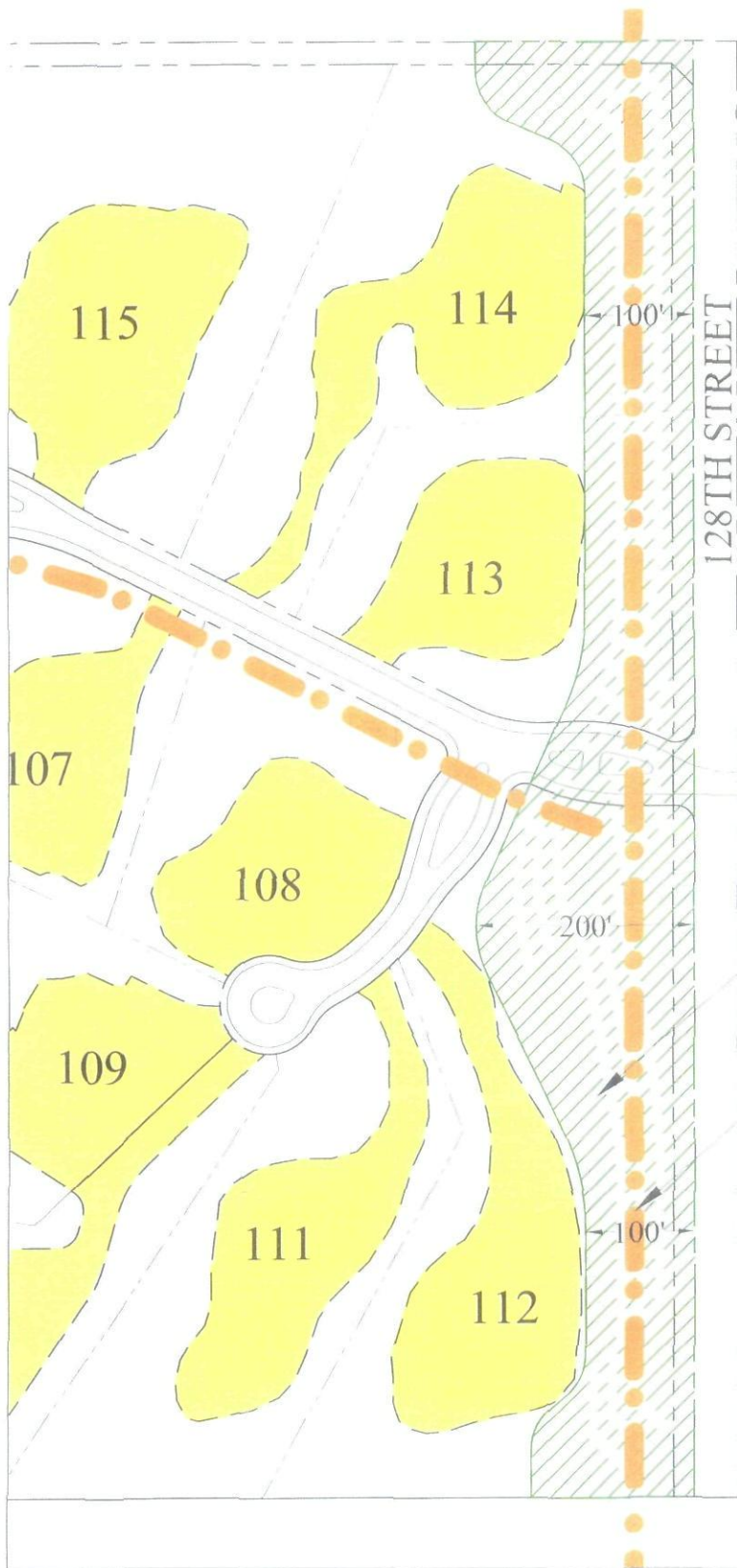
MC DOWELL SONORAN PRESERVE
STUDY / EXPANSION AREA

SERENO CANYON
SCOTTSDALE, ARIZONA

27-AB-2006
12-21-06



DATE	12-11-05
DESIGNER	LVA
CLIENT	MC DOWELL
PROJECT	CONCEPTUAL TRAILS CIRCULATION PLAN
SCALE	AS SHOWN
PROJECT NO.	27-AB-2006
DATE	12-21-06



PRIVATE VEHICLE GATE w/
w/ NON-GATED PUBLIC
TRAIL ACCESS

SCENIC CORRIDOR EASEMENT
- MINIMUM WIDTH: 100'
- AVERAGE WIDTH: 129'

CONCEPTUAL PUBLIC TRAIL
ALIGNMENT TO BE CONSTRUCTED
BY APPLICANT

LEGEND:

- PUBLIC TRAIL ALIGNMENT (4' WIDE)
- 128TH STREET = 1,300 LF

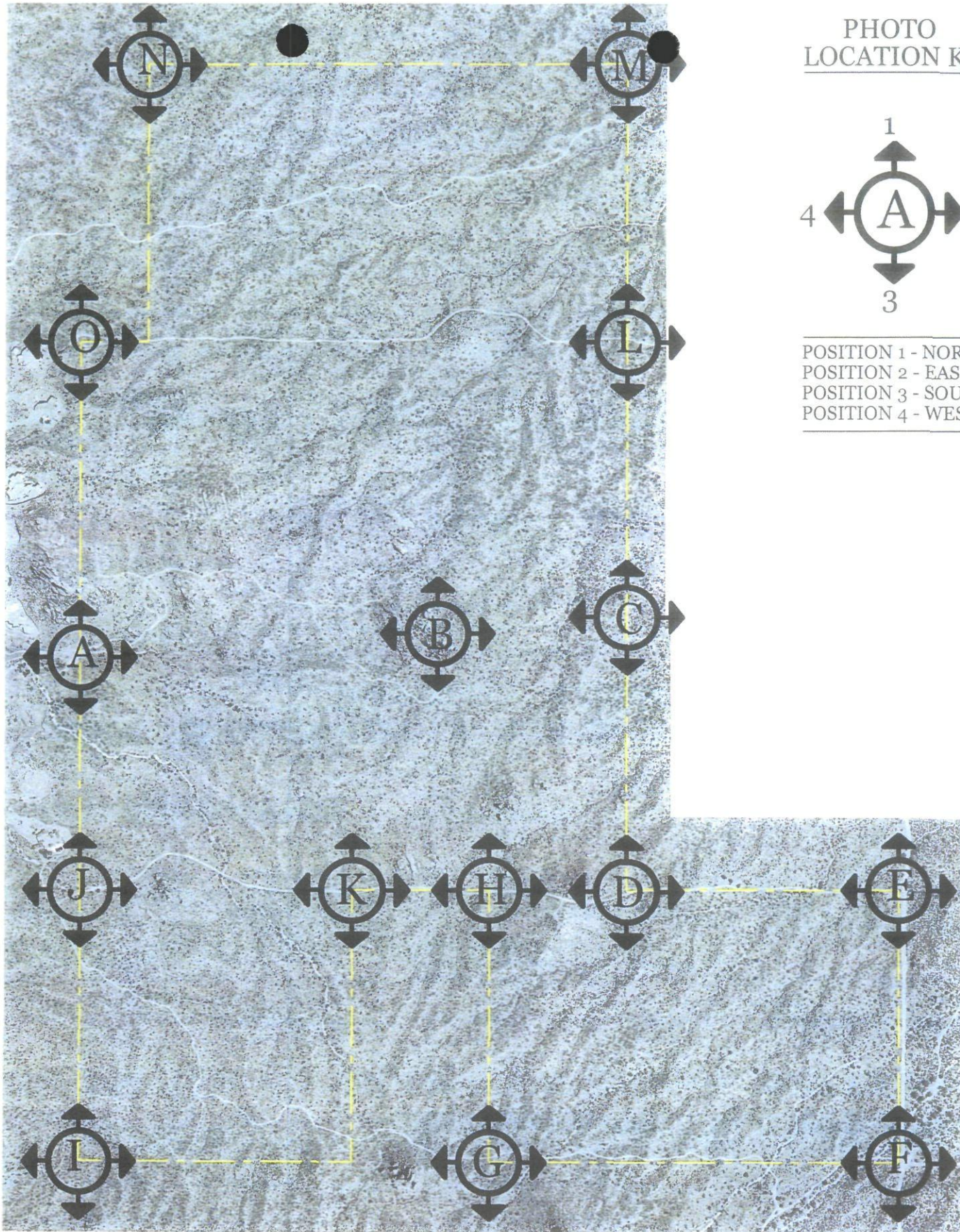
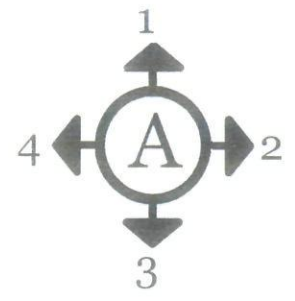


PHOTO LOCATION KEY



POSITION 1 - NORTH
 POSITION 2 - EAST
 POSITION 3 - SOUTH
 POSITION 4 - WEST

EXISTING CONDITIONS PHOTO EXHIBIT: KEY MAP

CROWN COMMUNITIES
 SCOTTSDALE, ARIZONA

SCALE: (+/-)
 NOT TO SCALE

NORTH

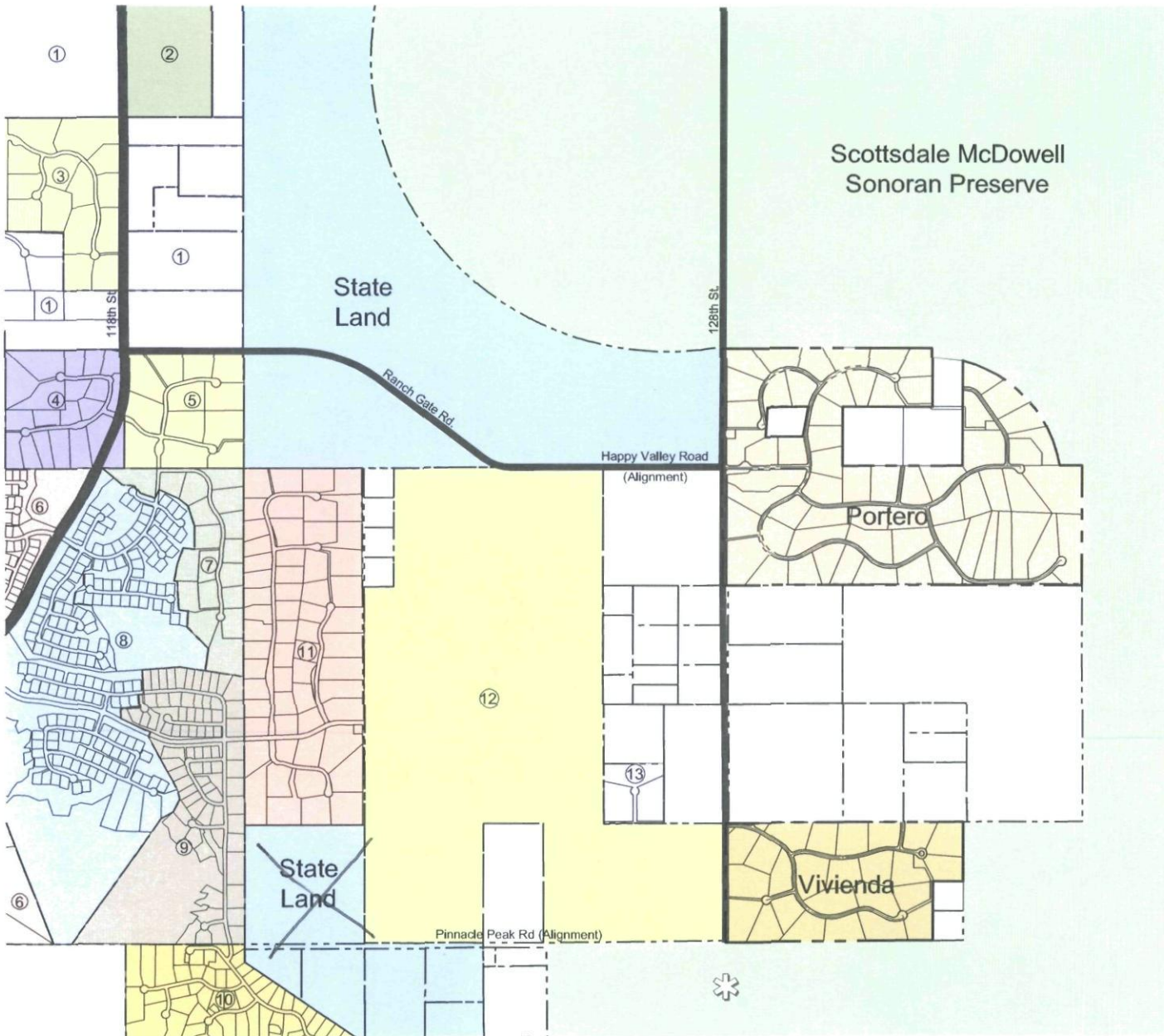
LVA
 Urban Design
 Studio L.L.C.

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

10000 East Main Street
 Suite 1000, Scottsdale, AZ 85258
 Phone: (480) 990-1000
 Fax: (480) 990-1001
 www.lvaaz.com

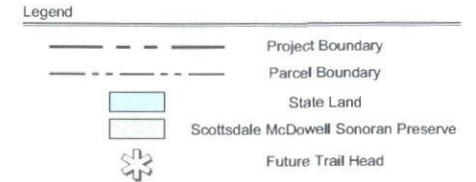
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 DCS: [blank]
 BY: [blank]
 AMS: [blank]
 REV: 11.23.04

27-AB-2006
 12-21-06



Portero and Vivienda

Scottsdale, AZ
Context Aerial



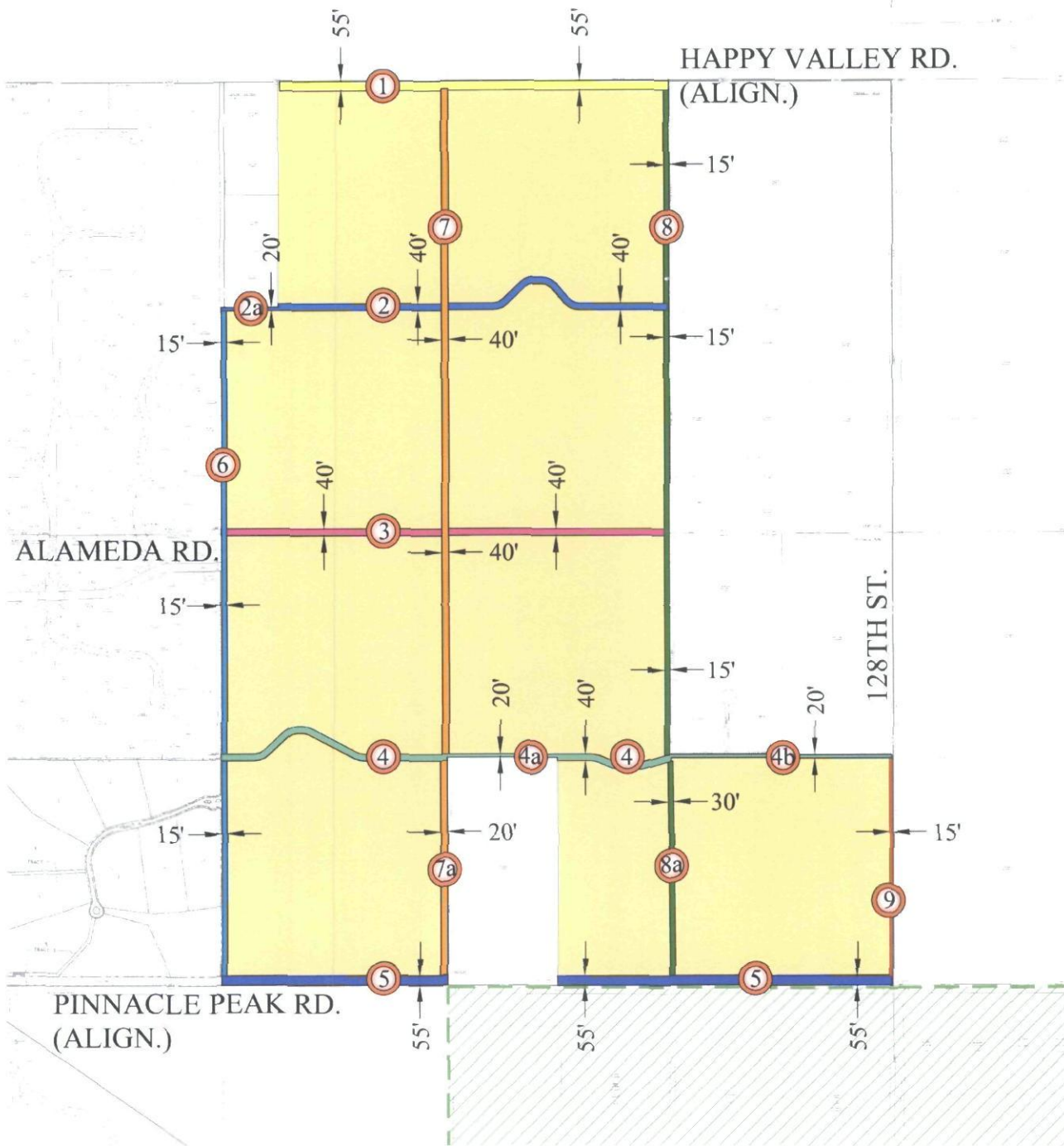
Project Names:

- ① Goldie Brown
- ② Cantabrica
- ③ Yearling Estates
- ④ Boulder Mountain
- ⑤ Troon Canyon Estates
- ⑥ Troon Ridge Estates
- ⑦ Estates At Desert Crest
- ⑧ Desert Crest At Troon
- ⑨ Saguard Canyon At Troon
- ⑩ Troon Highlands
- ⑪ Sonoran Crest
- ⑫ Sereno Canyon
- ⑬ Goldie Brown

7740 North 16th Street
Suite 102
Phoenix, AZ 85020
P 602.567.1900
F 602.567.1901
Engineers
Surveyors
Contract Management
November 22, 2006
CMX Project Number: 7196
Project Manager: L. Dever
Designed By: A. Parquis
Graphics By: N.A.
Drawn By: S. Pordillo

CMX
CONTRACT MANAGEMENT
EXCELLENCE

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SERENO CANYON ABANDONMENTS

SITE AREA
 McDOWELL SONORAN PRESERVE

- | | |
|--|--|
| <ul style="list-style-type: none"> ① ABANDON SOUTH 55' EASEMENT ② ABANDON FULL 40' EASEMENT ②a ABANDON SOUTH 20' EASEMENT ③ ABANDON FULL 40' EASEMENT ④ ABANDON FULL 40' EASEMENT ④a ABANDON NORTH 20' EASEMENT ④b ABANDON SOUTH 20' EASEMENT | <ul style="list-style-type: none"> ⑤ ABANDON NORTH 55' EASEMENT ⑥ ABANDON EAST 15' EASEMENT ⑦ ABANDON FULL 40' EASEMENT ⑦a ABANDON WEST 20' EASEMENT ⑧ ABANDON WEST 15' EASEMENT ⑧a ABANDON FULL 30' EASEMENT ⑨ ABANDON THE WEST 15' OF THE WEST 55' EASEMENT |
|--|--|

SERENO CANYON
SCOTTSDALE, ARIZONA

27-AB-2006
2nd: 2/16/2007

SCALE: (-)

0 500' 1000'

NORTH

LVA
Urban Design
Studio L.L.C.

DATE: 12.3.05
JOB: 0425.1
BY: [Signature]
REV: 2.7.07



POSITION 1: LOOKING NORTH



POSITION 2: LOOKING EAST



POSITION 3: LOOKING SOUTH



POSITION 4: LOOKING WEST

EXISTING CONDITIONS PHOTO EXHIBIT: LOCATION A

CROWN COMMUNITIES

SCOTTSDALE, ARIZONA



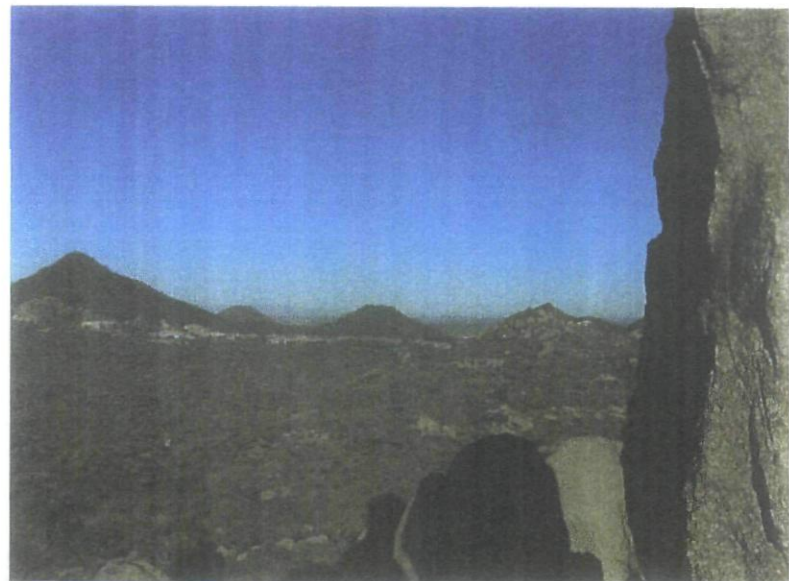
POSITION 1: LOOKING NORTH



POSITION 2: LOOKING EAST



POSITION 3: LOOKING SOUTH



POSITION 4: LOOKING WEST

EXISTING CONDITIONS PHOTO EXHBIT: LOCATION B

CROWN COMMUNITIES

SCOTTSDALE, ARIZONA



POSITION 1: LOOKING NORTH



POSITION 2: LOOKING EAST



POSITION 3: LOOKING SOUTH



POSITION 4: LOOKING WEST

EXISTING CONDITIONS PHOTO EXHBIT: LOCATION C

CROWN COMMUNITIES

SCOTTSDALE, ARIZONA



POSITION 1: LOOKING NORTH



POSITION 2: LOOKING EAST



POSITION 3: LOOKING SOUTH



POSITION 4: LOOKING WEST

EXISTING CONDITIONS PHOTO EXHBIT: LOCATION D

CROWN COMMUNITIES

SCOTTSDALE, ARIZONA



POSITION 1: LOOKING NORTH



POSITION 2: LOOKING EAST



POSITION 3: LOOKING SOUTH



POSITION 4: LOOKING WEST

EXISTING CONDITIONS PHOTO EXHBIT: LOCATION E

CROWN COMMUNITIES

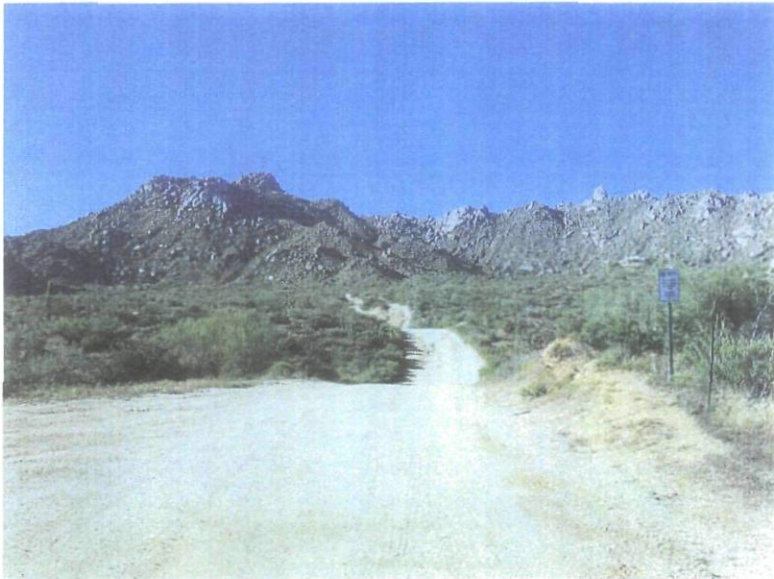
SCOTTSDALE, ARIZONA



POSITION 1: LOOKING NORTH



POSITION 2: LOOKING EAST



POSITION 3: LOOKING SOUTH



POSITION 4: LOOKING WEST

EXISTING CONDITIONS PHOTO EXHBIT: LOCATION F

CROWN COMMUNITIES

SCOTTSDALE, ARIZONA



POSITION 1: LOOKING NORTH



POSITION 2: LOOKING EAST



POSITION 3: LOOKING SOUTH



POSITION 4: LOOKING WEST

EXISTING CONDITIONS PHOTO EXHBIT: LOCATION G

CROWN COMMUNITIES

SCOTTSDALE, ARIZONA



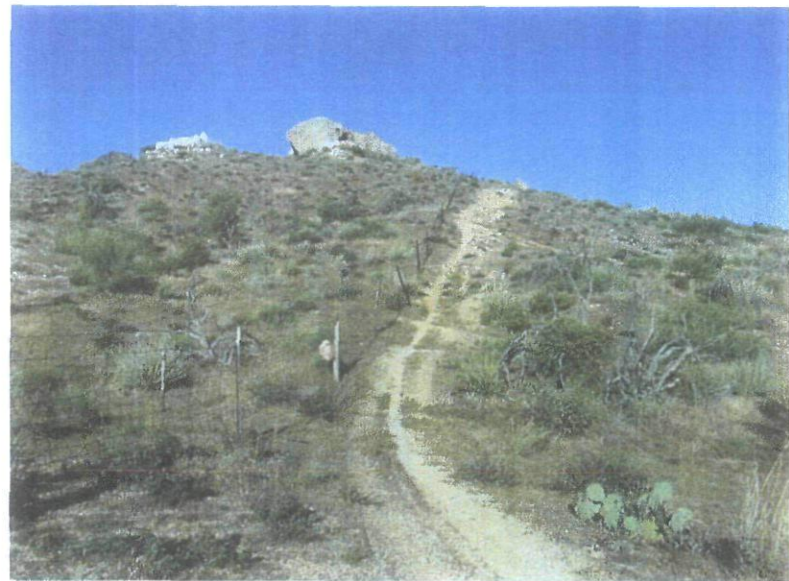
POSITION 1: LOOKING NORTH



POSITION 2: LOOKING EAST



POSITION 3: LOOKING SOUTH



POSITION 4: LOOKING WEST

EXISTING CONDITIONS PHOTO EXHBIT: LOCATION H

CROWN COMMUNITIES

SCOTTSDALE, ARIZONA



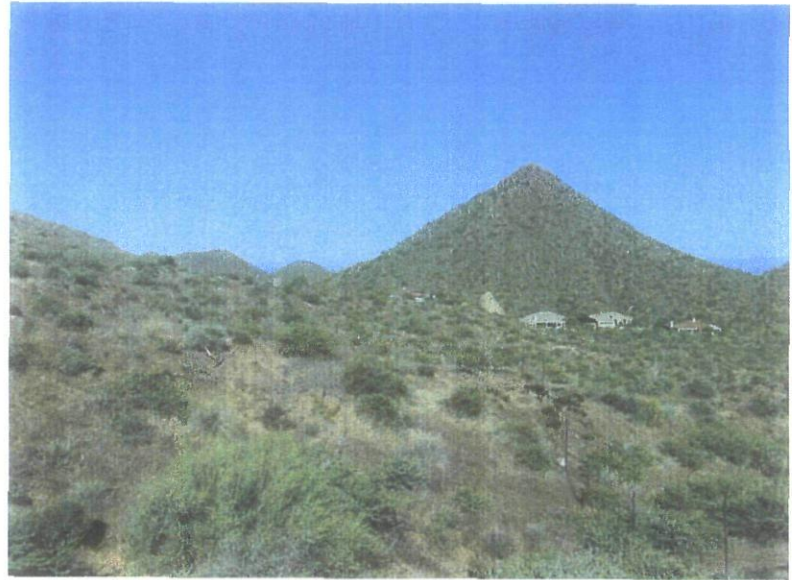
POSITION 1: LOOKING NORTH



POSITION 2: LOOKING EAST



POSITION 3: LOOKING SOUTH



POSITION 4: LOOKING WEST

EXISTING CONDITIONS PHOTO EXHBIT: LOCATION I

CROWN COMMUNITIES

SCOTTSDALE, ARIZONA



POSITION 1: LOOKING NORTH



POSITION 2: LOOKING EAST



POSITION 3: LOOKING SOUTH



POSITION 4: LOOKING WEST

EXISTING CONDITIONS PHOTO EXHBIT: LOCATION J

CROWN COMMUNITIES

SCOTTSDALE, ARIZONA



POSITION 1: LOOKING NORTH



POSITION 2: LOOKING EAST



POSITION 3: LOOKING SOUTH



POSITION 4: LOOKING WEST

EXISTING CONDITIONS PHOTO EXHIBIT: LOCATION K

CROWN COMMUNITIES

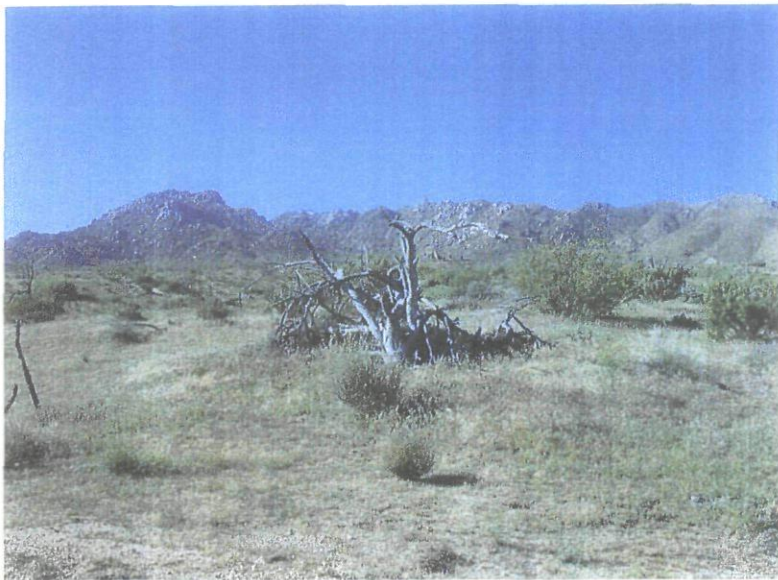
SCOTTSDALE, ARIZONA



POSITION 1: LOOKING NORTH



POSITION 2: LOOKING EAST



POSITION 3: LOOKING SOUTH

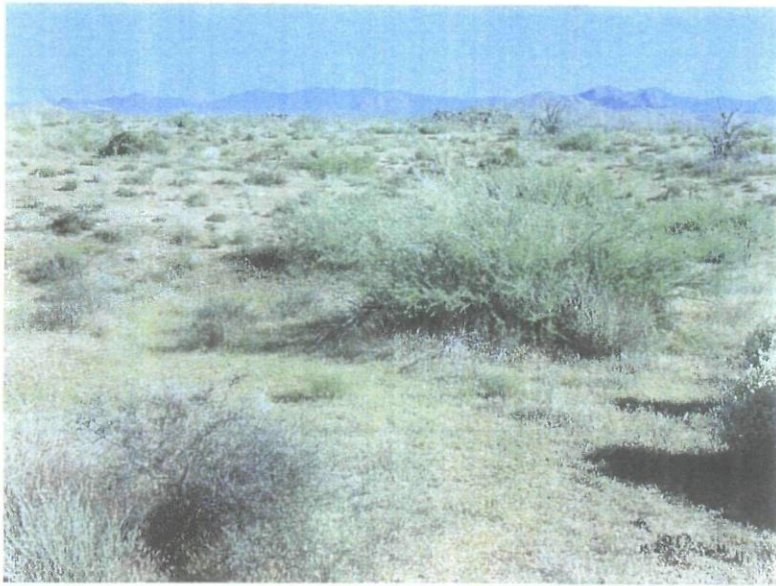


POSITION 4: LOOKING WEST

EXISTING CONDITIONS PHOTO EXHBIT: LOCATION L

CROWN COMMUNITIES

SCOTTSDALE, ARIZONA



POSITION 1: LOOKING NORTH



POSITION 2: LOOKING EAST



POSITION 3: LOOKING SOUTH



POSITION 4: LOOKING WEST

EXISTING CONDITIONS PHOTO EXHBIT: LOCATION M

CROWN COMMUNITIES

SCOTTSDALE, ARIZONA



POSITION 1: LOOKING NORTH



POSITION 2: LOOKING EAST



POSITION 3: LOOKING SOUTH



POSITION 4: LOOKING WEST

EXISTING CONDITIONS PHOTO EXHBIT: LOCATION N

CROWN COMMUNITIES

SCOTTSDALE, ARIZONA



POSITION 1: LOOKING NORTH



POSITION 2: LOOKING EAST



POSITION 3: LOOKING SOUTH

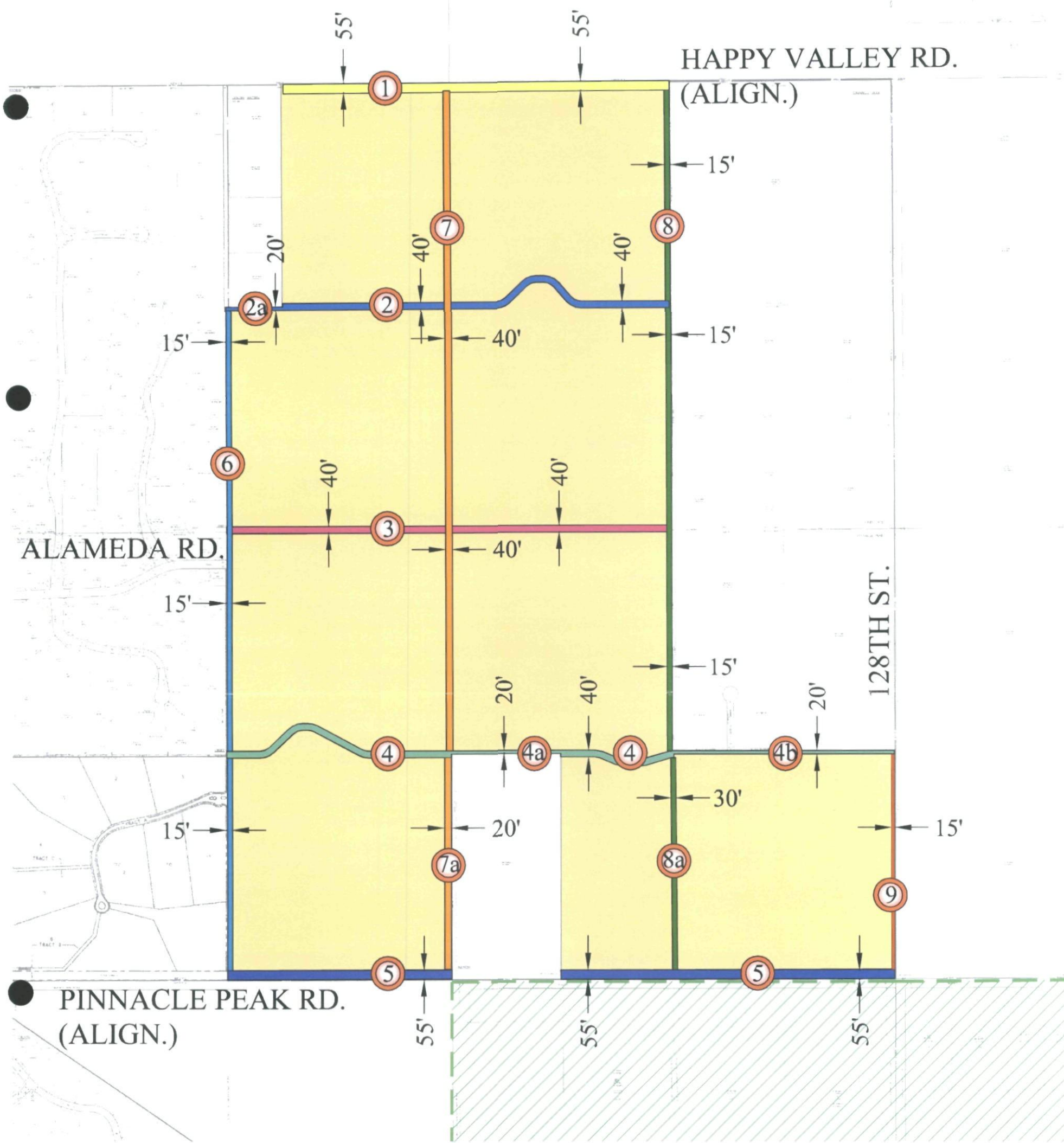


POSITION 4: LOOKING WEST

EXISTING CONDITIONS PHOTO EXHIBIT: LOCATION O

CROWN COMMUNITIES

SCOTTSDALE, ARIZONA



SERENO CANYON ABANDONMENTS

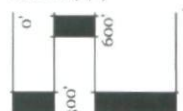
SITE AREA
 McDOWELL SONORAN PRESERVE

- | | |
|-------------------------------|---|
| ① ABANDON SOUTH 55' EASEMENT | ⑤ ABANDON NORTH 55' EASEMENT |
| ② ABANDON FULL 40' EASEMENT | ⑥ ABANDON EAST 15' EASEMENT |
| ②a ABANDON SOUTH 20' EASEMENT | ⑦ ABANDON FULL 40' EASEMENT |
| ③ ABANDON FULL 40' EASEMENT | ⑦a ABANDON WEST 20' EASEMENT |
| ④ ABANDON FULL 40' EASEMENT | ⑧ ABANDON WEST 15' EASEMENT |
| ④a ABANDON NORTH 20' EASEMENT | ⑧a ABANDON FULL 30' EASEMENT |
| ④b ABANDON SOUTH 20' EASEMENT | ⑨ ABANDON THE WEST 15' OF THE WEST 55' EASEMENT |

27-AB-2006
 2nd: 2/16/2007

SERENO CANYON
 SCOTTSDALE, ARIZONA

SCALE: (+/-)



NORTH



Master Planner, Consultant
 and Planning
 Site Planning & Design
 Environmental & Land Use
 Landscape Design
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 Phoenix, Arizona 85006
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 Fax: (602) 998-7331
 www.lva.com

DATE:
 12.13.05
 JOB:
 9425.1
 BY:
 EB
 REV:
 2.7.07