

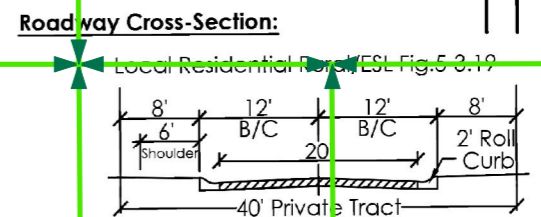
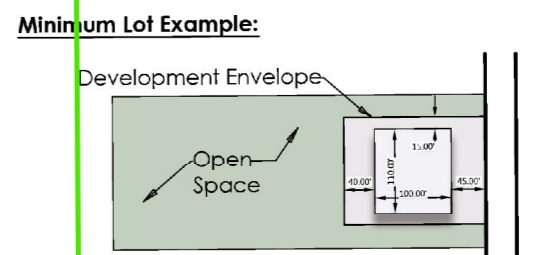
**EAST CALLE DE VALLE DRIVE**

**EAST BLACK ROCK ROAD**

**SITE DATA:**

Location: North of the E. Paraiso Dr. & N. Calle Miramonte intersection  
 APN's: 217-09-019B, -019C, -019D, -019E  
 ESL Landform: Upper Desert and Hillside  
 Character Area: Dynamite Foothills  
 Gross Area: 17.4121 Acres  
 Net Area: +/- 38.10 Acres  
 General Plan Land Use Designation: Rural Neighborhoods - Allows up to one (1) dwelling unit per acre (41 lots)  
 Zoning: R1-130 ESL (0.31 du/ac)  
 Allowed/Proposed Units: 13 Lots  
 Res. NAOs (Per slope analysis): 22.64 Ac. (+/-54.9%)  
 Proposed NAOs: 22.64 Ac. (+/-54.9%)  
 Current Use: Vacant  
 Proposed Use: Single-Family Residential Services  
 Sewer: City of Scottsdale  
 Water: City of Scottsdale  
 Fire: City of Scottsdale  
 Electric: Arizona Public Service  
 Phone/Cable: Cox Communication  
 Gas: Southwest Gas

Setback Standards 50',  
 Min. setbacks: Front: 45', Rear: 45', Sides: 23'  
 Allowed/Proposed Building Height: Maximum 24' from natural grade  
 Allowed/Proposed Wall Height: Varies



Note: This plan is conceptual & requires detailed base mapping, site planning, detailed engineering and construction.