

Exhibit A

Municipal Hillside Development Comparison

	Paradise Valley	Fountain Hills	Cave Creek	Phoenix	Scottsdale
Hillside Designation (Slope)	Hillside Overlay ¹ 10%+	20%+	15%+	10%+	ESLO Overlay ² 15%+
Maximum Driveway Slope	30%	18%	15%	20%	20%
Allowable Disturbance	60% (max)	40%	50% (max)	35%	50% (max)
Preservation Easement	No	YES	No	No	Yes
Hillside Assurance	Yes	No	No	No	No
Safety Submittals	TBD	No	No	No	No ³

1. Paradise Valley Hillside Development Regulations: Figure 2 (Hillside Development Area)

2. Scottsdale Environmentally Sensitive Land Ordinance (ESLO) Section 6.1060, Table A

3. Scottsdale restricts development on or within 20' of a boulder feature (25' x 20') without a geotech report certifying stability

Exhibit B		
Example Project: 1 Acre Lot with 20% Slope		
	Disurbance	Notes
Paradise Valley	19.88% or 8,660 s.f.	Excludes liveable area under roof & attached garage. Excludes utility cuts and septic areas that are revegetated and driveway credit (50% max)
Fountain Hills	40% or 17,424 s.f.	Includes area under roof and all graging (excludes utility trenches)
Cave Creek	30% or 13,068 s.f.	Includes area under roof and all grading
Phoenix	35% or 15,246 s.f.	Includes area under roof and all grading
Scottsdale	35% or 15,246 s.f.	Includes area under roof and all grading

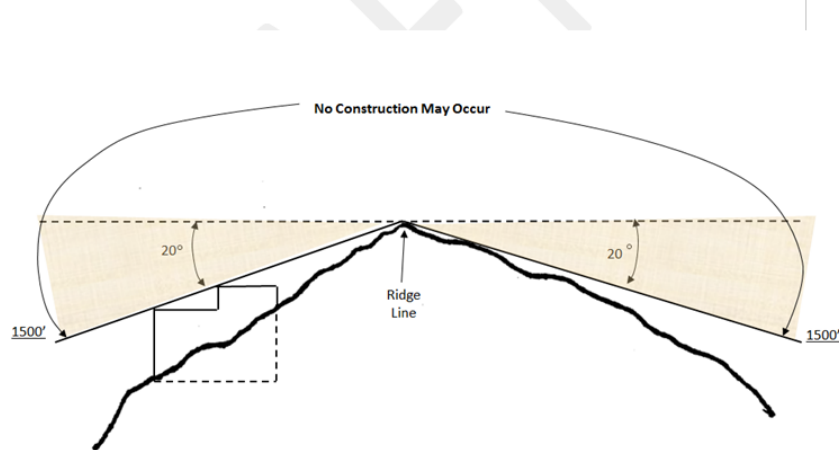
*Scottsdale requires a Natural Area Open Space Easement and Fountain Hills requires a Hillside Protection easement on the undisturbed areas

Exhibit C

Example – Protected Peaks & Ridges

Municipality	Paradise Valley	Fountain Hills	Cave Creek	Phoenix	Scottsdale
Protected Peaks/Ridges	Yes	No	No	No	Yes
Criteria	No Structure May Extend Above a 20 Degree Plane that Angels Below the Primary Ridgeline				All Buildings Shall Be Setback an Average of 300 ft Horizontally and a Minimum of 200 ft From a Protected Ridge. The Maximum Elevation of Any Structure Within 400 ft Horizontally of a Protected Peak or Ridge Shall be at Least 25 ft Below the Elevation of the Nearest Point of the Protected Peak or Ridge

FIGURE 4 – RIDGE LINE TWENTY DEGREE DELINEATION



Viewpoints - Protected Ridges

