



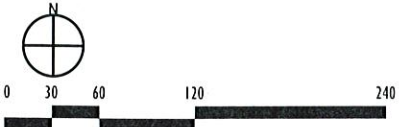
**Area B & C Main Building Setbacks**

Front Yard First Floor	20'
Front Yard Second Floor	25'
Side Yard Lots greater than 15,000 sf	15' each side
Side Yard Lots 10,000 - 15,000 sf	20' total (not less than 5')
Rear Yard First Floor	20'
Rear Yard Second Floor	35'
Lot size greater than 15,000 sf	▲
Single story home with construction limited to a maximum of 20' in height	◻

**Area B & C Accessory Building Setbacks**

Front Yard	10'
Side Yard	5'
Side Yard	10' (that abuts a street)
Rear Yard	10'

Guest Parking:  
2 cars in the driveway at each home



Larger Lots at Perimeter

**CIVTECH, INC**  
Traffic Engineering  
10605 N Hayden Road | Ste 140  
Scottsdale, AZ 85260-5595  
480.659.4250  
contact: Dawn Carter

**CVL CONSULTANTS**  
Civil, Landscape, Planning, & Survey  
4550 N 12th St  
Phoenix, AZ 85014  
602.264.6831  
contact: Ryan Weed

**MASON ARCHITECTS**  
Architecture & Master Planning  
957 Industrial Road | Ste C  
San Carlos, CA 94070  
650.851.8810  
contact: Peter Mason

**NELSEN PARTNERS**  
Mixed-Use Architecture  
15210 N Scottsdale Rd | Ste 300  
Scottsdale, AZ 85254  
480.949.6800  
contact: George A Melara

**WITHEY MORRIS, PLC**  
Land Use & Zoning Attorney  
2525 E Arizona Biltmore Cir | Ste A-212  
Phoenix, Arizona 85016  
602.230.0600  
contact: Jason Morris



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Paradise Valley Special Use Permit Application  
Approved Plans  
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**AREA B**  
Resort Branded Residential Lots  
F-2





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**AREA B**

Resort Branded Residential Lots

F-2