

Town Triangle – Existing Conditions

Site Characteristics:

The existing site is triangular in shape and devoid of much vegetation. It is generally isolated from the nearby residential homes. It borders the City of Scottsdale and Scottsdale Road along its east side. There is an existing block wall and landscaping along Scottsdale Road. This block wall is located within the jurisdiction of the City of Scottsdale. The south side of the site borders the unimproved right-of-way of Northern Avenue and the Indian Bend Wash. The northwest side of the site borders the Camelback Golf Club and part of the Indian Bend Wash. Presently, approximately two-thirds of the site lies within the floodway of Indian Bend Wash. Although in the floodway, the site was graded and raised in elevation sometime between the years of 1997 and 2000 based on aerial information. The site itself is relatively flat and drops in elevation along its south and northwest sides. Development on the site will require a letter of flood map revision through the Federal Emergency Management Agency (FEMA). The FEMA application will require both the City of Scottsdale and the Town of Paradise Valley to review the application for completeness.

General Plan:

The 2012 General Plan Land Use Map designates the subject property as “Low Density Residential” at up to one single-family home per acre. The subject site is not located within a Development Area. The adjoining properties south and northwest of this site are designated as “Private Open Space” per the Town’s General Plan. This adjoining land consists of the Indian Bend Wash, a portion of the Camelback Golf Club fairway, and a landscape tract of Cheney Estates located in the floodway. Also, Mobility Policy 4.4.1.2 of the General Plan discourages the installation of private roadway gates.

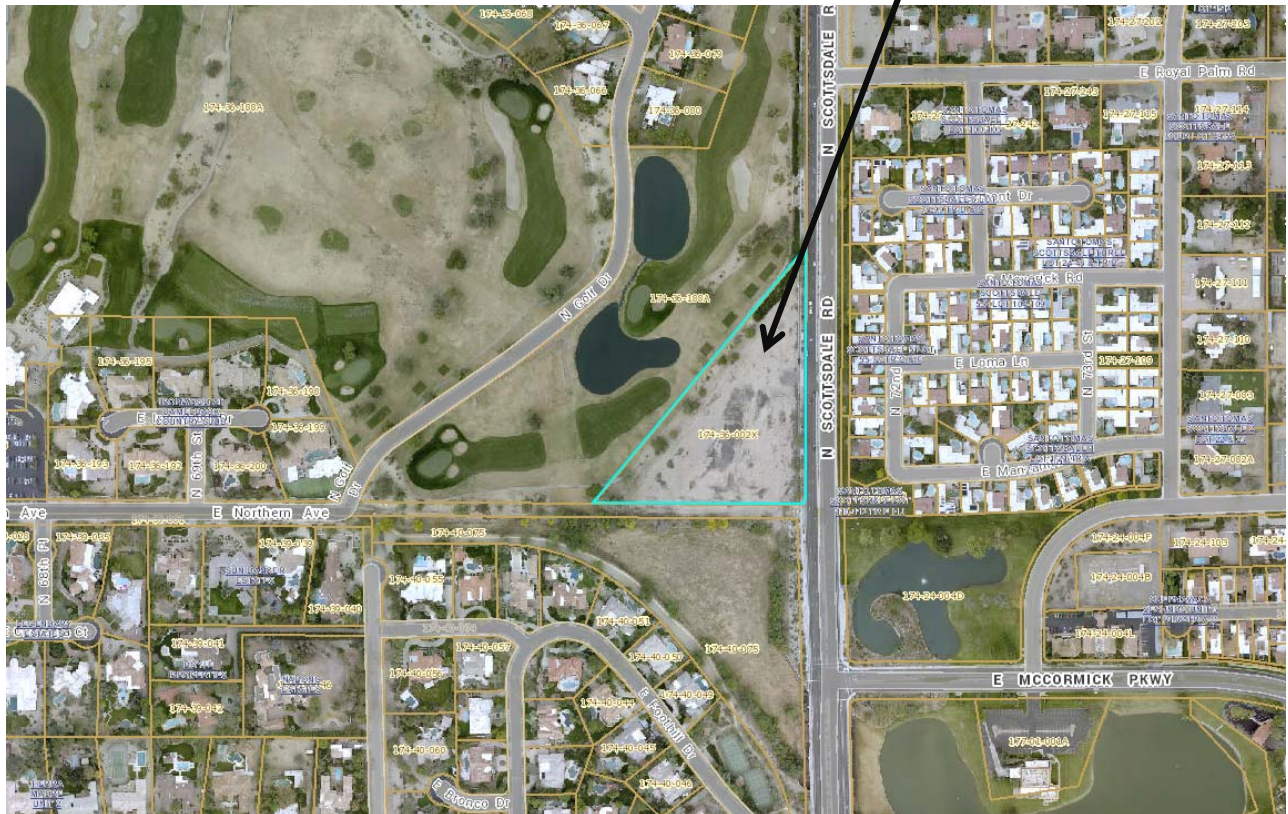
Zoning:

The subject property is currently zoned R-43 and is limited to one single-family house per acre. The subject site is not designated hillside. The adjacent property to the south is Cheney Estates which has both R-35 and R-18 Cluster Plan (CP) zoning. The lot sizes vary between 16,464 square feet to 1.1 acre in size. The zoning of the property to the northwest of this site is Special Use Permit – Resort. It is the golf course of Camelback Golf Club. The Scottsdale development of Santo Tomas due east of this site is zoned R1-10 PRD, allowing a minimum lot size of less than 10,000 square feet as it is a planned residential development.



AERIAL MAP

Subject Property

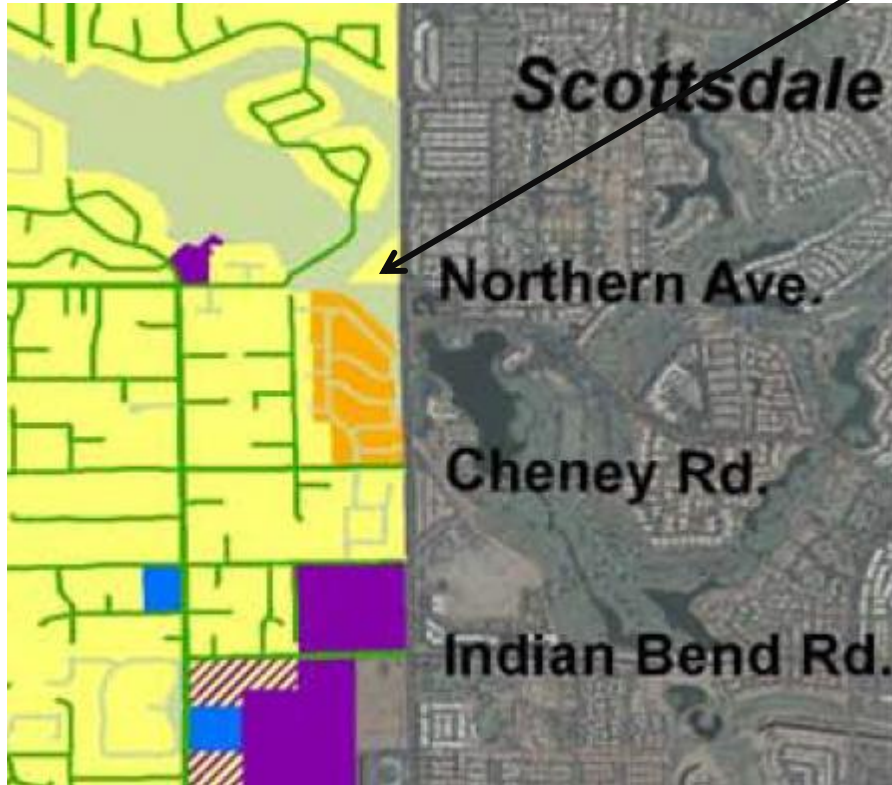


Property at Northwest Corner of Northern Ave Alignment and Scottsdale Rd
Parcel No. 174-36-002X



GENERAL PLAN

Subject Property



Legend

- | | |
|--|---------------------|
| Low Density Residential OR Resort/Country Club | Private Open Space |
| Private Open Space OR Resort/Country Club | Public Open Space |
| Very Low Density Residential | Medical Office |
| Low Density Residential | Public/Quasi Public |
| Medium Density Residential | Resort/Country Club |

Town Triangle, LLC

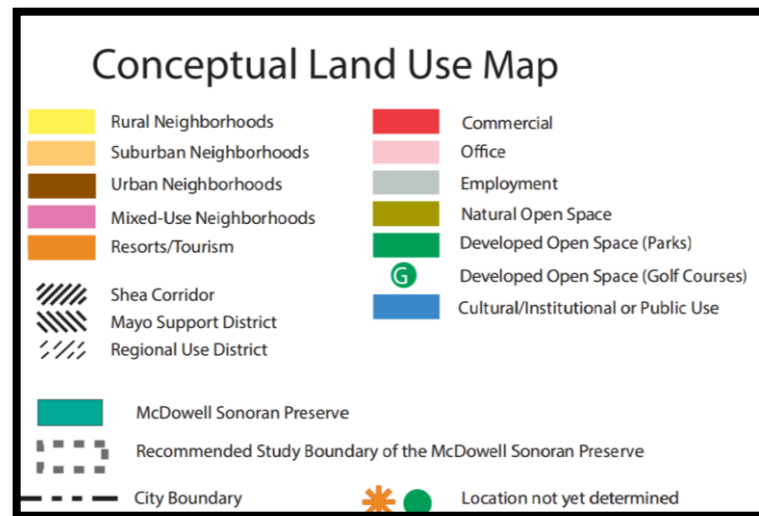
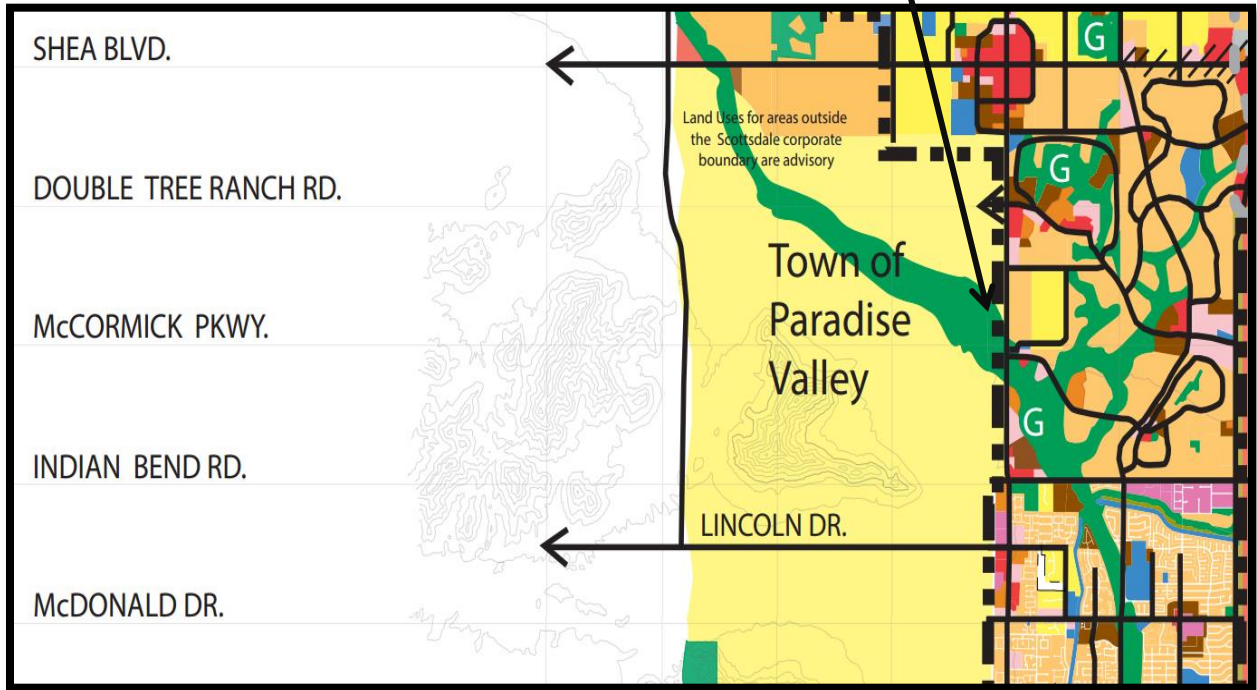
Northwest Corner of Northern Ave Alignment and Scottsdale Rd



GENERAL PLAN

City of Scottsdale

Subject Property



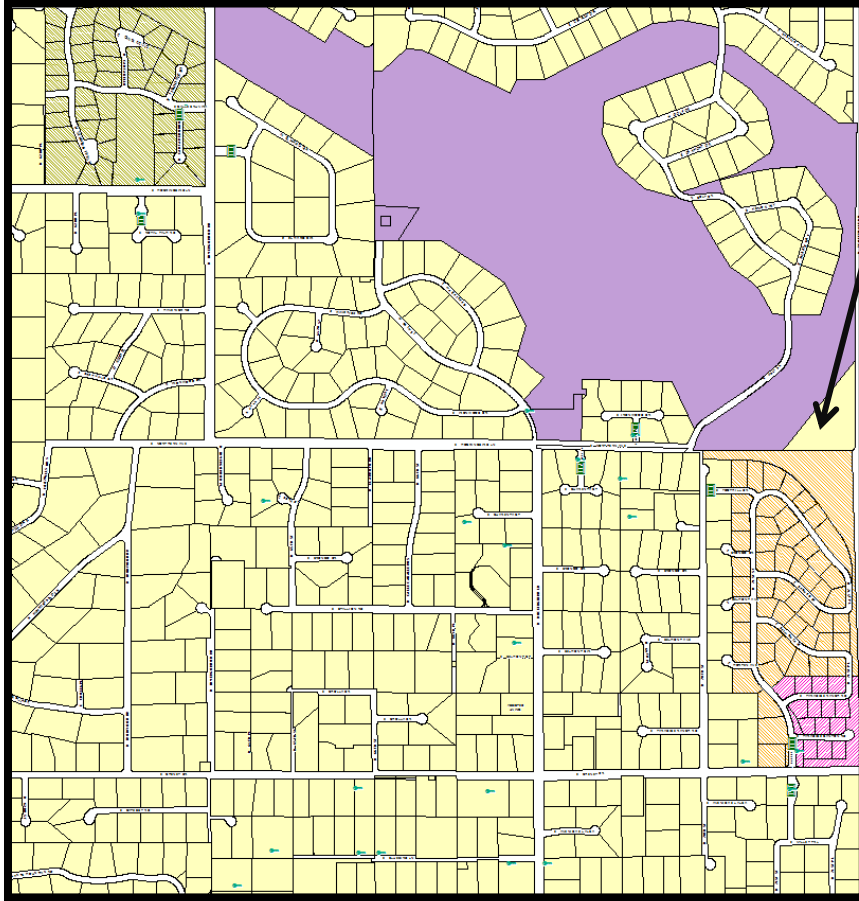
Town Triangle, LLC

Northwest Corner of Northern Ave Alignment and Scottsdale Rd



ZONING

Subject Property



| Zoning | |
|--------|--------|
| | R-43S |
| | R-10 |
| | R-18 |
| | R-18A |
| | R-18CP |
| | R-35 |
| | R-35A |
| | R-35CP |
| | R-43 |
| | R-43CP |
| | R-175 |
| | SUP-O |
| | SUP-P |
| | SUP-R |
| | OSP |

Town Triangle, LLC

Northwest Corner of Northern Ave Alignment and Scottsdale Rd