

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 | | | | | |

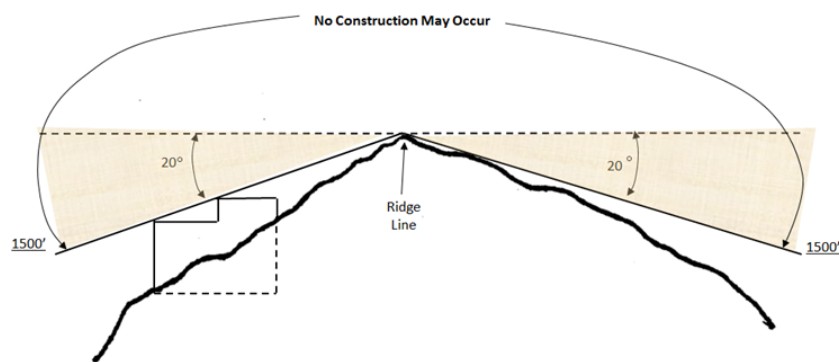
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|---|----------------------|--|--|--|--|
| | | Exhibit B | | | |
| | | | | | |
| Example Project: 1 Acre Lot with 20% Slope | | | | | |
| | Disurbance | Notes | | | |
| Paradise Valley | 19.88% or 8,660 s.f. | Excludes liveable area under roof & attached 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 | | | | <p>All Buildings Shall Be Setback an Average of 300 ft Horizontally and a Minimum of 200 ft From a Protected Ridge.</p> <p>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</p> |

FIGURE 4 – RIDGE LINE TWENTY DEGREE DELINEATION



Viewpoints - Protected Ridges

