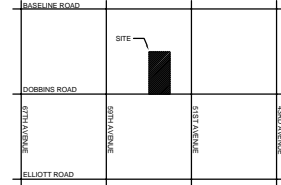


Applicant:  
 Maracay Homes  
 15160 N. Hayden Road, Suite 200  
 Scottsdale, Arizona 85260  
 Phone: 480.970.6000  
 Representative: Jim Osburn

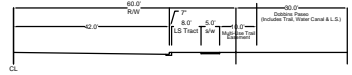
Project Coordination:  
 LVA Urban Design Studio, LLC  
 7502 E. Main Street  
 Scottsdale, Arizona 85251  
 Phone: 480.994.0994  
 Fax: 480.994.7332  
 Representative: Alan Beaudoin

**VICINITY MAP (N.T.S.)**

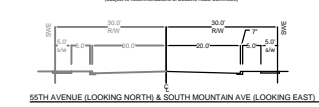


➔ Direction of On-Site Flow  
 Viewfence / Theme Wall Locations  
 \*Typical Wall/View Fencing Height = 6'

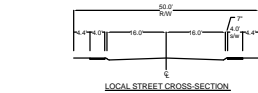
Annexation Area



DOBBIENS ROAD (LOOKING WEST)



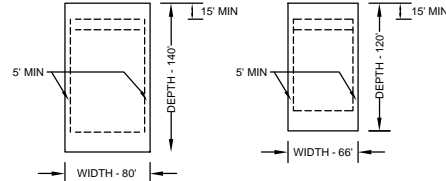
56TH AVENUE (LOOKING NORTH) & SOUTH MOUNTAIN AVE (LOOKING EAST)



LOCAL STREET CROSS-SECTION

**TYPICAL LOT SETBACKS**

TYP. LOT A: 80' x 140'      TYP. LOT B: 66' x 120'



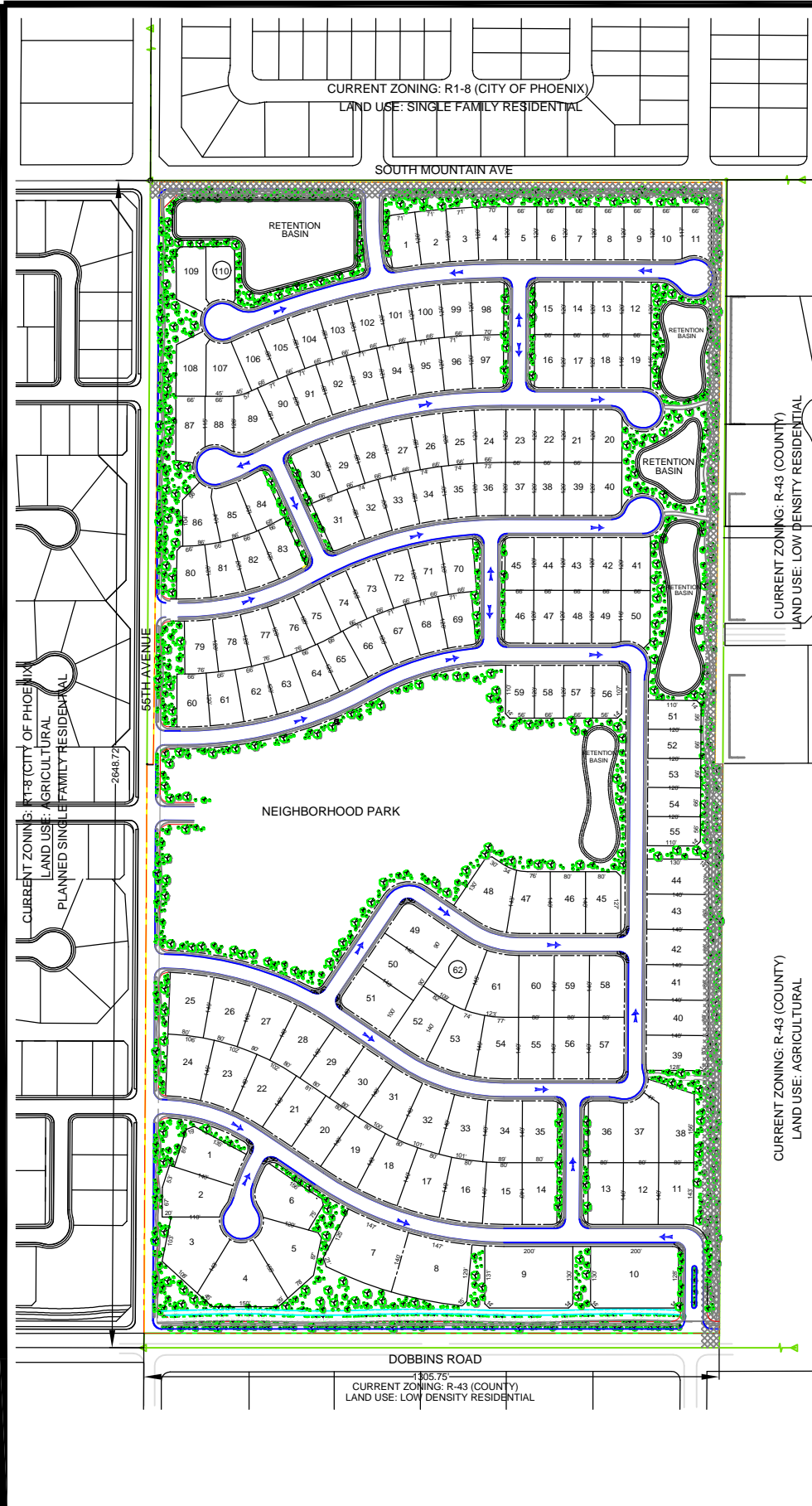
**PROJECT DESCRIPTION**

The proposed conceptual lotting plan proposes 172 single family residential lots on approximately 79 acres. The applicant is requesting the property to be rezoned from the current S-1 district to the R1-18 district. The proposed development will include a diversified product mix (66' x 120' and 80' x 140') and a proposed neighborhood park that will serve the surrounding community. A regional trail network also will provide linkages within the proposed development and to areas throughout the Laveen Village.

**PLAN DATA**

Existing Zoning:	S-1
Proposed Zoning:	R1-18 (PRD Option)
Project Gross Area:	78.9 Acres
- City of Phoenix (Requested Zoning):	75.9 Acres (R1-18)
- Area to be Annexed:	3.0 Acres (R1-18)
Product Type/Unit Count: (AS SHOWN)	Product Type/Unit Count: (APPROVED)
- 66' x 120': 110	- 66' x 120': 113
- 80' x 140': 62	- 80' x 140': 62
- Total Units: 172	- Total Units: 175
- Gross Density: 2.18 Du/Ac	- Gross Density: 2.22 Du/Ac

Total Open Space	20.99 Acres
- Private (HOA) Open Space:	10.97 Acres
- Neighborhood Park Area:	10.02 Acres



CURRENT ZONING: R1-8 (CITY OF PHOENIX)  
 LAND USE: SINGLE FAMILY RESIDENTIAL

SOUTH MOUNTAIN AVE

NEIGHBORHOOD PARK

DOBBIENS ROAD

105.75'  
 CURRENT ZONING: R-43 (COUNTY)  
 LAND USE: LOW DENSITY RESIDENTIAL

CURRENT ZONING: R-43 (COUNTY)  
 LAND USE: LOW DENSITY RESIDENTIAL

CURRENT ZONING: R-43 (COUNTY)  
 LAND USE: AGRICULTURAL

CURRENT ZONING: R1-8 (CITY OF PHOENIX)  
 LAND USE: AGRICULTURAL  
 PLANNED SINGLE FAMILY RESIDENTIAL  
 2648.72'

**LVA**  
 Urban Design Studio L.L.C.  
 Master Planner, Community, Land Planning, Site Planning & Design, Environmental Analysis, Landscape Design  
 1903 East 16th Street  
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 www.lva.com

55th Avenue & Dobbins Road  
 Maracay Homes

SCALE: 1" = 100'  
 NORTH  
 Date: 12/16/02  
 Job No.: 0262  
 Drawn: AMS  
 Revised: 06/23/03  
 08/19/03  
 10/15/03  
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