



McDOWELL MOUNTAINS

SCOTTSDALE
AIRPARK

SCOTTSDALE
QUARTER

DC RANCH

McDOWELL
SONORAN
PRESERVE

TOM'S THUMB
TRAILHEAD

Pinnacle Peak (Align)

SERANO CANYON
TOLL BROTHERS

128th St

PHASE 2A

TAYLOR MORRISON

Ranch Gate Rd

SHEA HOMES

NOT PART

DAVID WEEKLEY HOMES

SHEA HOMES/
DAVID WEEKLEY
HOMES

PHASE 1A

PHASE 1C

PHASE 1B

McDOWELL
SONORAN
PRESERVE

134th St (Align)

McDOWELL
SONORAN
PRESERVE



Master Site Plan

- 443 Planned units on 462 Acres
- Mix of R1-18, R1-35, R1-43 and R1-70 Lots
- Over 50% natural open space
- Connections to the McDowell Sonoran Preserve
- Natural wildlife corridors

- R1-18 = 18,000 sq ft (13,500 sq ft min.)
- R1-35 = 35,000 sq ft (26,250 sq ft min.)
- R1-43 = 43,000 sq ft (1 acre-32,250 sq ft min.)
- R1-70 = 70,000 sq ft (52,500 sq ft min.)

UTILITIES

- Power: Arizona Public Service (APS)
- Water: City of Scottsdale
- Sewer: City of Scottsdale
- Gas: Southwest Gas

SCHOOLS

- Desert Sun Elementary (K-5)
- Sonoran Middle School (6-8)
- Cactus Shadows High School (9-12)





Phase 1 Detail

162 Lots

- R1-18 = 18,000 \pm (13,500 \pm min.)
- R1-35 = 35,000 \pm (26,250 \pm min.)
- R1-43 = 43,000 \pm (1 acre-32,250 \pm min.)
- R1-70 = 70,000 \pm (52,000 \pm min.)

SIZE

Section	R1-18	R1-35	R1-43	R1-70	Total Lots
1A	0	9	15	2	26
1B	0	27	8	0	35
1C	0	17	2	0	19
1D	40	11	0	0	51
1E	29	0	2	0	31
2A	31	0	8	0	39

ZONING

Zoning	Min.Lot Size	Min. Width	Min. Front S/B	Min. Side S/B	Min. Rear S/B	Grading
R1-18 ESL	13,500 SF	90'	26.25'	7.5'	22.5'	Eligible for Mass Grading; Does not require individual single lot permits
R1-35 ESL	26,250 SF	101.25'	30'	11.25'	26.25'	Lots less than 35,000SF do not require side yard NAOS; could provide opportunity to grade from "lot to lot" and help to combine grading for multiple lots (up to 8 every 90 days).
R1-43 ESL	32,250 SF	112.5'	30'	15'	26.25'	Lots less than 35,000SF do not require side yard NAOS; could provide opportunity to grade from "lot to lot" and help to combine grading for multiple lots (up to 8 every 90 days).
R1-70 ESL	52,500 SF	187.5'	45'	22.5'	45'	Individual lot grading required