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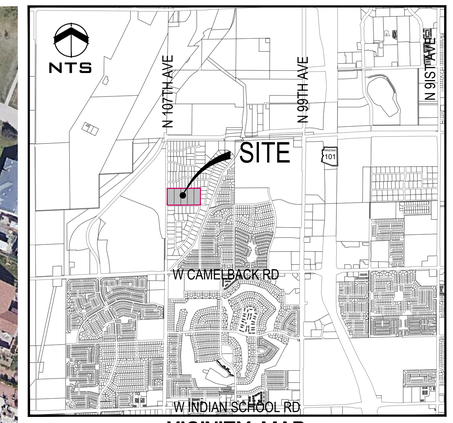

VICINITY MAP
NTS

APPLICANT

HILLSTONE HOMES
2440 W. MISSION LANE, #15
PHOENIX, ARIZONA 85021
CONTACT: LOU TURNER
PHONE: (602)595-5120

CONSULTANT

LAND SOLUTIONS INC,
4121 W ORAIBI DRIVE
GLENDALE, ARIZONA 85308
CONTACT: DAVID MAGUIRE
PHONE: (602)841-1945

PROJECT INFORMATION

PROJECT NAME: CAMELBACK ESTATES
PROPERTY ADDRESS: NE CORNER OF MISSOURI AVE. AND 107TH AVE.
ASSESSOR PARCEL NUMBER: 102-16-002D, 102-16-002E, 102-16-002F, 102-16-002G AND 102-16-002H
TOTAL GROSS AREA: 20.0
TOTAL NET AREA: 19.67
EXISTING ZONING: RE-35
PROPOSED ZONING: R1-18
MIN. LOT SIZE: 90' X 120'
PROPOSED LOT COUNT: 41
PROPOSED DENSITY: 2.05 DU/AC
PROPOSED COMMON AREA: 2.5 ACRES
PROPOSED COMMON AREA (% OF GROSS): 12.5%
PROPOSED DEVELOPMENT OPTION: PRD
PROPOSED STREETS: PRIVATE ACCESSWAY

LEGEND:

1 PHOTOGRAPH NUMBER & DIRECTION OF VIEW

PROJECT BOUNDARY

CAMELBACK ESTATES

PHOENIX, ARIZONA

CONTEXT PLAN

80 40 0 80
SCALE: 1" = 80'

PROJ #2396
OCTOBER 22, 2021
SCALE: 1"=80'
NORTH

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

This plan is conceptual and subject to change through the planning and development process.

U:\2300\2396\2396.0101 Hillstone Homes\PLANNING\ENTITLEMENT\SITE DEVELOPMENT PRE-APP\1ST SUBMITTAL\EXHIBITS\2396 – CP01.dwg 10/22/2021 8:03 AM