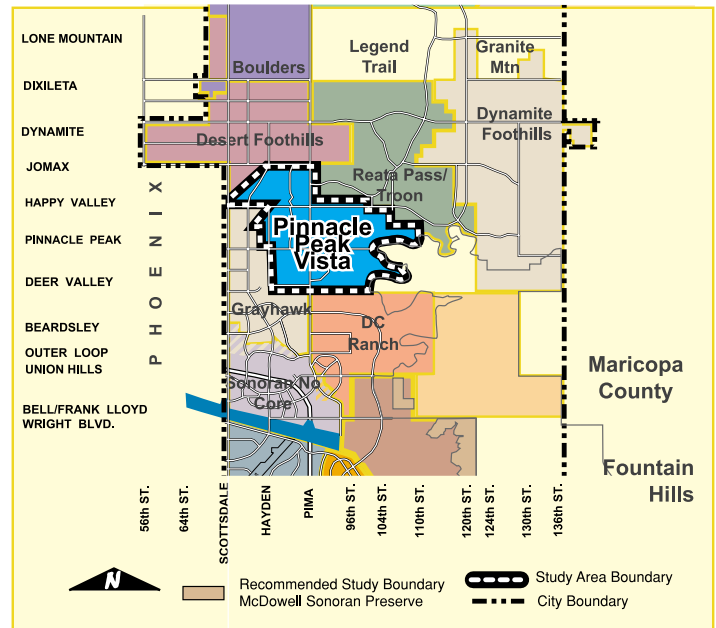


PINNACLE PEAK VISTA CHARACTER AREA

General Description of the Area:

The area is an irregularly shaped neighborhood roughly bounded by Jomax and Happy Valley Roads on the north, Desert Highlands/Troon/McDowell Mountains on the east, Deer Valley Road section line on the south, and Hayden Road on the west. This area lies within two school districts (Paradise Valley and Scottsdale) while one portion is not in a school district.



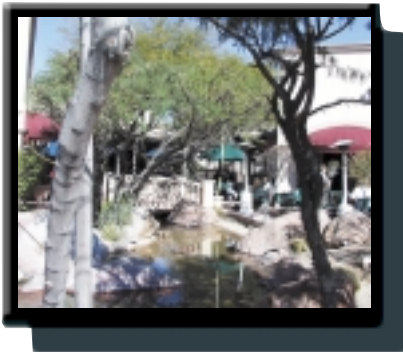
Overview of the Area:

This area includes many of the oldest neighborhoods in the northern part of the city. Between one-third and one-half of the area was laid out in the county prior to annexation by Scottsdale in the early 1980's. Concepts such as landscape material limitations, common natural tracts, and desert sensitive design technologies were first tried in this area.



Character Features and Elements:

The area has some of the best “valley” views and is highly influenced by the presence of the McDowell Mountains and other mountains such as Pinnacle Peak and Troon. The area is dominated by low density, custom single family homes located in small to medium-sized subdivisions. Roughly two-thirds of these subdivisions have public streets and no perimeter walls, while the remaining one-third are gated and have perimeter walls. The most dominant landmark within the area is the cluster of businesses at the intersection of Pinnacle Peak and Pima Roads. Around half of the non-residential uses and most of the single family homes have a “Mediterranean/Mission” design character, while most other single family homes tend to be “Santa Fe/Pueblo” in style. Those neighborhoods that existed before the area was annexed into the city tend to have Eucalyptus, Pine and Olive trees, while later neighborhoods typically have native and desert landscaping.



How This Area Fits into Community:

This area predominantly features upscale single family neighborhoods. The functional and visual core of the area is at the intersection of Pima and Pinnacle Peak Roads. The area appears to have a “resort”, open character which reinforces the upscale, desert oriented lifestyle. Since much of the smaller developments began in the County, infrastructure is not consistent with city standards and will need upgrading as surrounding areas continue to fill in.