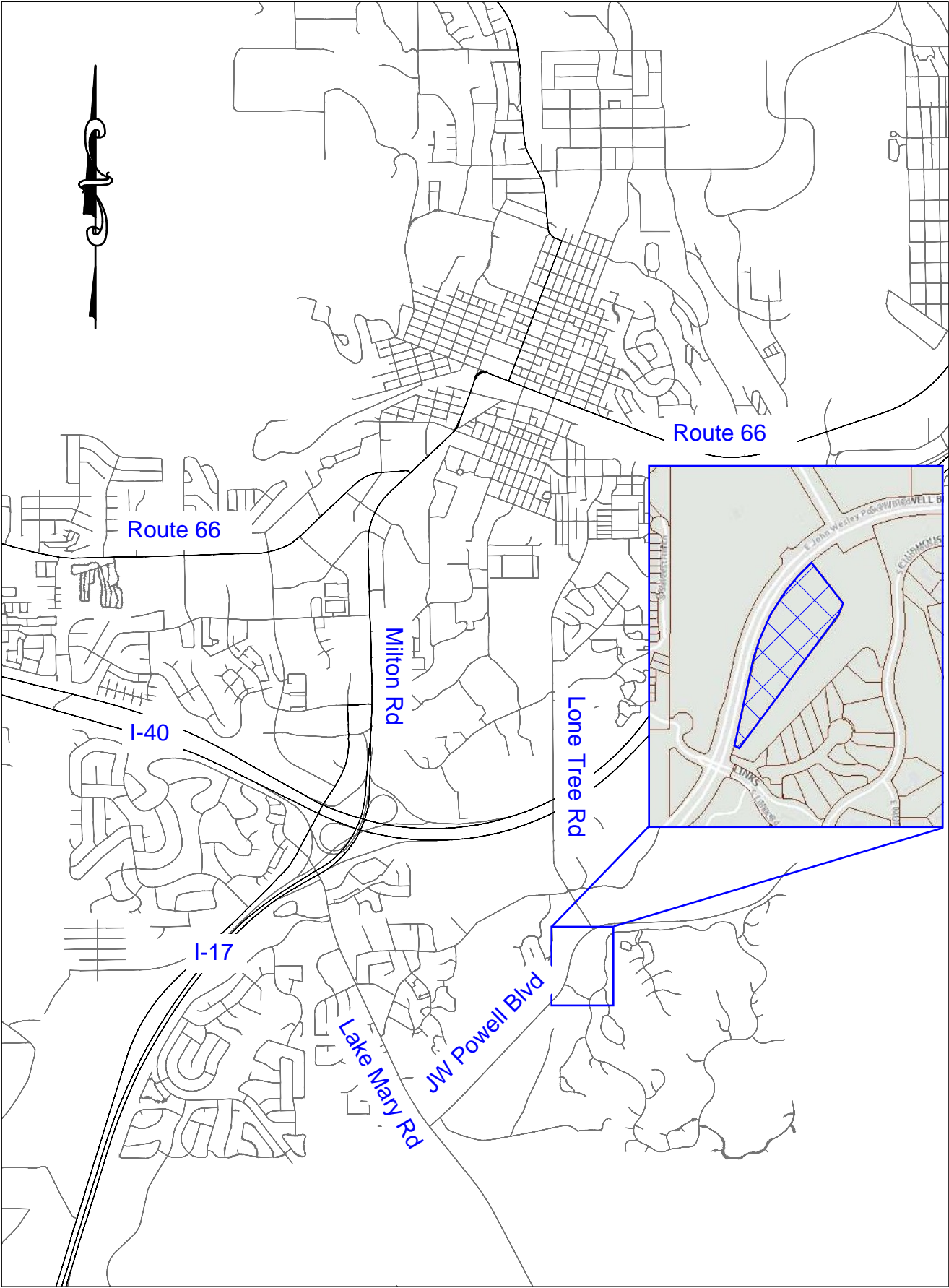


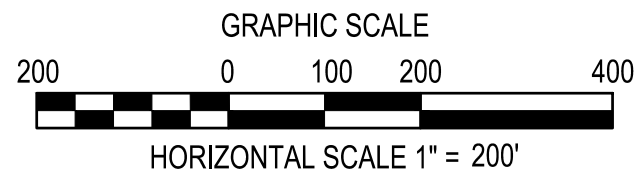
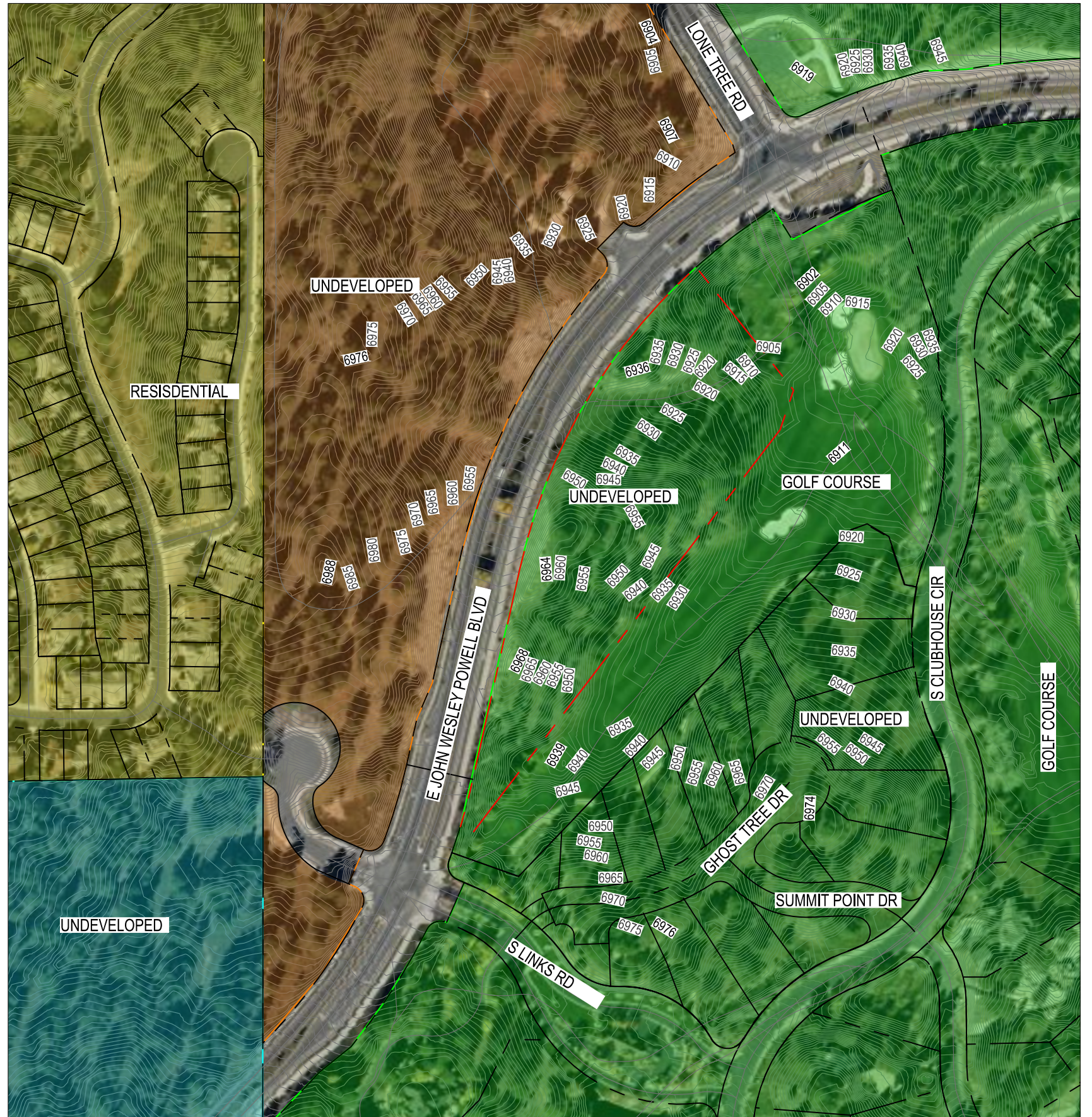
Pine Canyon Tract 25 Zoning Amendment

Figure 1: Vicinity Map



LEGEND

- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- SINGLE-FAMILY RESIDENTIAL
- RURAL RESIDENTIAL
- PROPERTY BOUNDARY



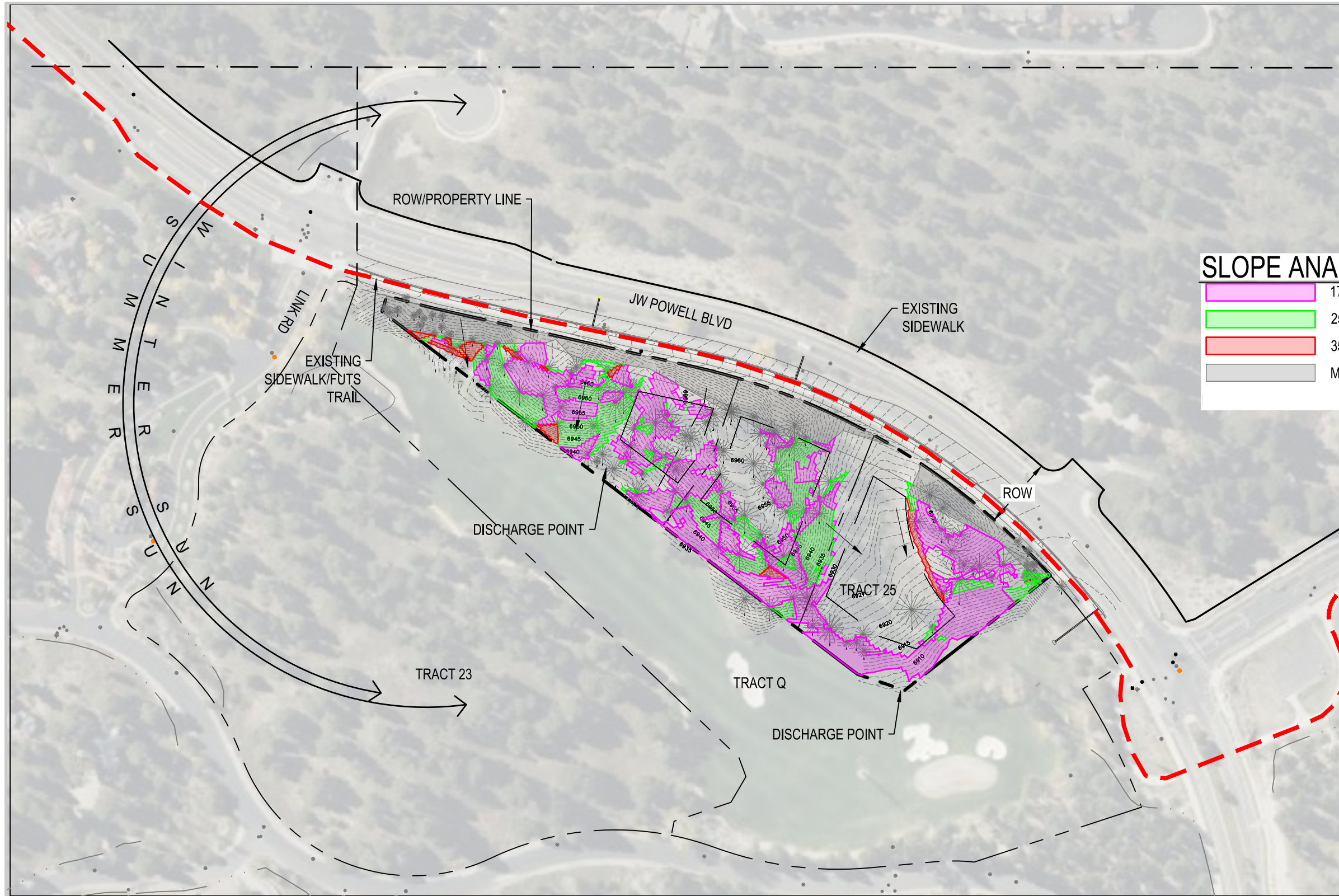
PINE CANYON TRACT 25 CONTEXT ANALYSIS MAP



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 120 N. BEAVER STREET SUITE 100, FLAGSTAFF, AZ 86001
 PH.(928) 779-1500

WLB No. 322013A001

SCALE: 1" = 200'
 JUNE 2025
 PAGE C2.0



LEGEND

| | |
|--|--------------------|
| | MAJOR CONTOUR (5') |
| | MINOR CONTOUR (1') |
| | EXISTING BOUNDARY |
| | VALVES |
| | HYDRANT |
| | TREES |
| | FUTS TRAIL |

NOTES:
EXISTING USE: UNDEVELOPED

SLOPE ANALYSIS LEGEND

| | |
|--|--|
| | 17-25 (CITY REQUIREMENT: 70% PROTECTION) = 1.21 AC |
| | 25-35 (CITY REQUIREMENT: 80% PROTECTION) = 0.66 AC |
| | 35+ (CITY REQUIREMENT: 100% PROTECTION) = 0.07 AC |
| | MANMADE (CITY ROADWAY, JWP CONSTRUCTION) = 0.66 AC |

TOTAL SITE AREA = 4.31 AC

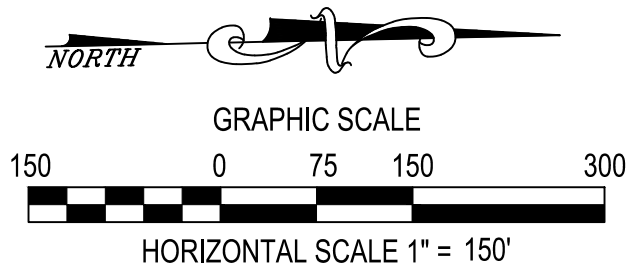
NOTE:
DETAILED PROTECTION OF RESOURCES
DEPENDANT UPON FUTURE FINAL SITE LAYOUT
DESIGN

SOLAR ORIENTATION OR ASPECT:
SOLAR EXPOSURE FROM THE EAST, WEST, AND SOUTH.

EXISTING OR NATIVE VEGETATION TYPES:
THE PROPERTY IS COVERED BY NATIVE PONDEROSA
PINES TREES, ESPECIALLY ON THE HILL PORTIONS OF
THE SITE. SOME NATIVE GRASS CAN BE FOUND IN THE
AREAS NOT COVERED BY THE PONDEROSA PINE TREE
CANOPIES.

CLIMATIC CONSIDERATIONS:
THE SITE WILL TAKE ADVANTAGE OF THE SOUTHERN
AND WESTERN SOLAR EXPOSURE IN ORDER TO MINIMIZE
THE BUILDUP OF SNOW AND ICE AND REDUCE WINTER
MAINTENANCE FOR THE DRIVEWAYS.

SUBSURFACE CONDITIONS:
ACCORDING TO USDA WEB SOIL SURVEY, THE MAJORITY
OF THE SITE IS A TORTUGAS-DAZE COMPLEX AND A
TORTUGAS COBBLY AND GRAVELLY LOAM, WITH A HSG
RATING OF D. THE NORTHERN PART OF THE SITE IS A
JACQUES CLAY LOAM WITH A HSG RATING OF C.



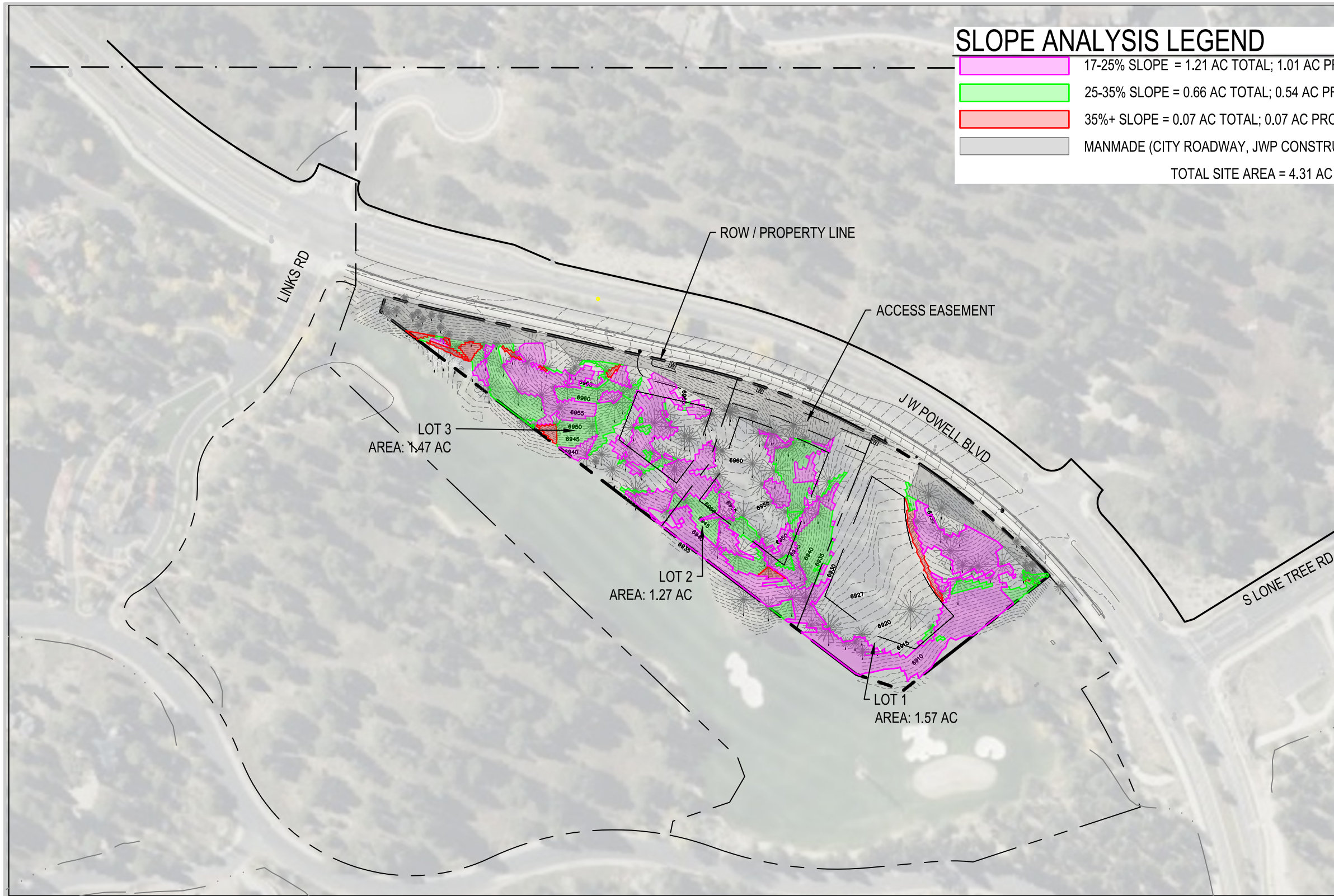
SLOPE ANALYSIS LEGEND

- 17-25% SLOPE = 1.21 AC TOTAL; 1.01 AC PROTECTED (0.85 AC; 70% MINIMUM PER CITY REQUIREMENTS)
- 25-35% SLOPE = 0.66 AC TOTAL; 0.54 AC PROTECTED (0.54 AC; 80% MINIMUM PER CITY REQUIREMENTS)
- 35%+ SLOPE = 0.07 AC TOTAL; 0.07 AC PROTECTED (100% MINIMUM PER CITY REQUIREMENTS)
- MANMADE (CITY ROADWAY, JWP CONSTRUCTION) = 0.66 AC

TOTAL SITE AREA = 4.31 AC

NOTE:

- DETAILED PROTECTION OF RESOURCES DEPENDANT UPON FUTURE FINAL SITE LAYOUT DESIGN
- ESTIMATED NUMBER OF LOTS: 1-4
- TREE PRESERVATION TO MEET MINIMUM REQUIREMENTS AND EVALUATED WITH FUTURE DESIGN



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PINE CANYON TRACT 25 SLOPE ANALYSIS AND RESOURCE PROTECTION

