PROPOSED SETBACKS

1.CORNER SIDE STREET SETBACK IS 13' FOR LOCAL STREETS AND 20' FOR COLLECTOR AND ARTERIAL STREETS UNLESS THERE IS AN ADJACENT TRACT WITH A MINIMUM OF 5' WIDTH. WHICH REQUIRES A MINIMUM 8' SETBACK.

2. MINIMUM SIDE YARD SETBACK WILL BE 5'. THE TOTAL OF TWO SIDE YARDS ON ONE LOT SHALL BE 13'. NON-STRUCTURAL ARCHITECTURAL FEATURES SUCH AS FIREPLACES, BAY WINDOWS AND POP-OUTS MAY ENCROACH NOT MORE THAN 3' INTO SIDE YARD SETBACK WITH A MIN. 5' SETBACK FROM THE PROPERTY LINE.

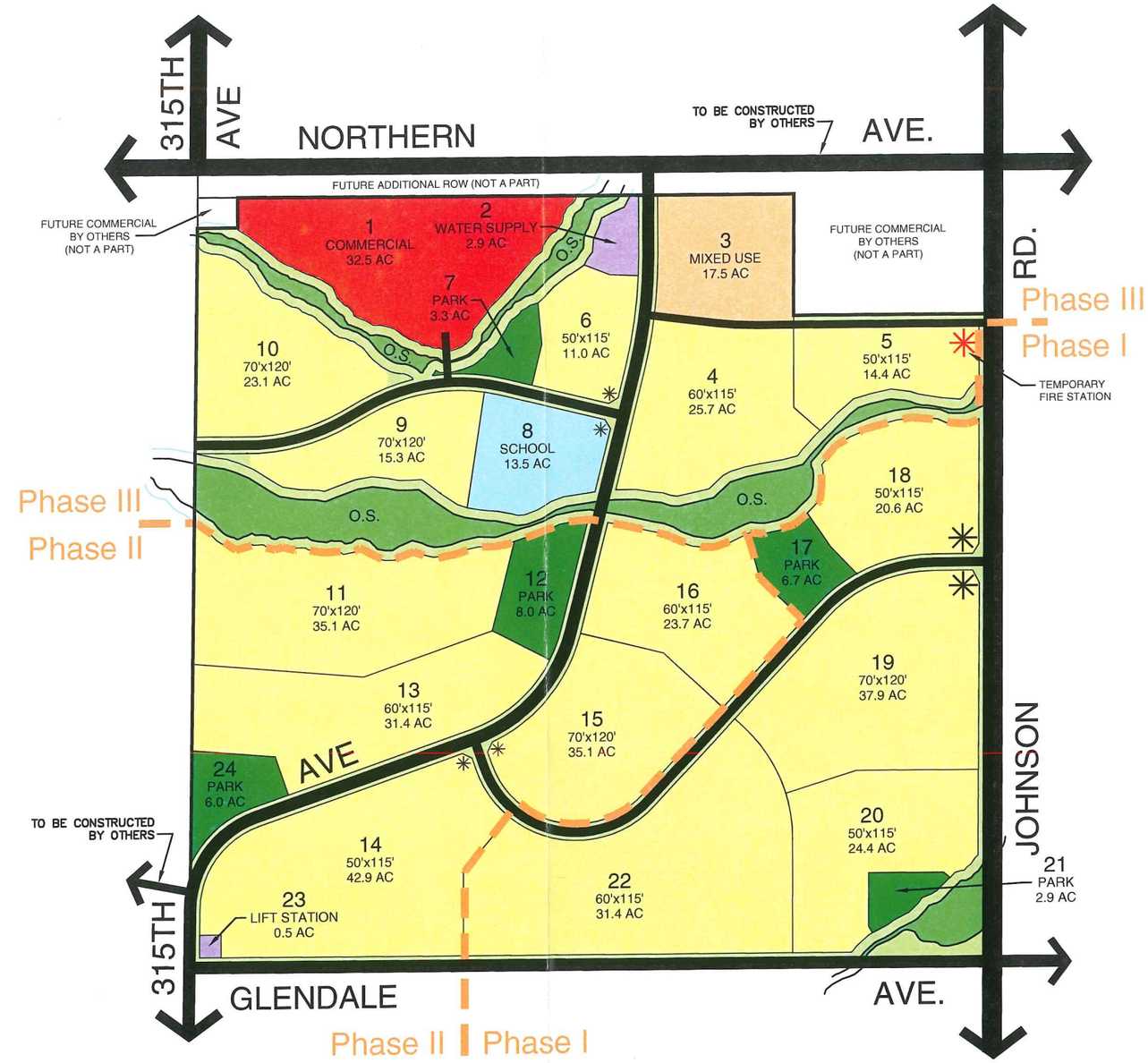
3. ALL STRUCTURES (EXCEPT SIDE ENTRY GARAGES) SHALL MAINTAIN A MINIMUM FRONT YARD SETBACK OF 18' FROM THE PROPERTY LINE. FRONT YARD SETBACKS WILL BE STAGGERED A MINIMUM OF 3' WITH NO MORE THAN 2 ADJACENT LOTS HAVING THE SAME SETBACK. VERTICAL OPENING GARAGES SHALL MAINTAIN A 20' SETBACK, MEASURED FROM THE BACK OF CURB. FOR SIDE ENTRY GARAGES, THE MINIMUM FRONT YARD SETBACK WILL BE 12' MEASURED FROM THE PROPERTY LINE.

4. MINIMUM REAR YARD SETBACK IS 20'. MINIMUM 30' REAR SETBACK REQUIRED ADJACENT TO ARTERIAL STREETS, ELECTRICAL TRANSMISSION EASEMENTS AND COMMMERCIAL DISTRICTS UNLESS A MINIMUM 10' LANDSCAPE TRACT IS PROVIDED, WHICH WOULD STILL REQUIRE A 20' REAR SETBACK.

NOTE:
PATIO COVERS MAY ENCROACH UP TO 10' FROM REAR PROPERTY LINE. THE MAXIMUM WIDTH FOR THE PATIO ENCROACHMENT IS 50% OF LOT WIDTH.

LEGEND

- 3 PARCEL NUMBER
- MAJOR ENTRY FEATURE
- MINOR ENTRY FEATURE
- PHASE LINE
- SINGLE FAMILY RES.
- MIXED USE
- SCHOOL
- COMMERCIAL / EMPLOYMENT
- PARK
- UTILITY INFRASTRUCTURE
- OPEN SPACE
- WASH



LAND USE ALLOCATION BY ACREAGE

Land Use			Acreage
Gross Area			593.05
Gross Residential density (DU/Ac) (b)			3.50
Open space	tracts	6.15	
	parks	25.43	
	washes	56.15	
Total open space			87.73
Gross residential area			424.38
School			13.00
Roads			33.60
Utility infrastructure			3.40
Commercial/Employment			32.50

Notes
(a) If Parcel 1 reverts to Medium High Density, then no fewer than 360 units are allowed for this parcel.
(b) Gross Residential area includes local roads and parcel landscape tracts.

EXHIBIT D
MONTIERE
LAND USE PLAN (REVISED)

SCALE: 1" = 400'
0 200' 400' 800' 1200'

NORTH

DAVID EVANS AND ASSOCIATES, INC.
2141East Highland Avenue Suite 200 Phoenix, Arizona. 85016
(602) 678-5151
(FAX) 678-5155

DATE: 07-18-06
PROJECT NO. : WESP0001

SURVEYING ▫ PLANNING ▫ LANDSCAPE ARCHITECTURE ▫ URBAN FORESTRY ▫ STRUCTURAL ENGINEERING ▫ HYDROGRAPHIC SURVEYING ▫ GEOGRAPHIC INFORMATION SYSTEMS ▫ TELECOMMUNICATIONS ▫ ENVIRONMENTAL ENGINEERING ▫ AVIATION SERVICES ▫ TRANSPORTATION PLANNING AND DESIGN ▫ ECONOMIC ANALYSIS ▫ RIGHT-OF-WAY ▫ BRIDGE ENGINEERING ▫ NATURAL RESOURCES ▫ WATER RESOURCES ▫ ARCHITECTURE ▫ TRAFFIC ENGINEERING

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