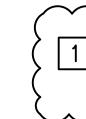


LOT #	PAD ELEVATION	NATURAL GROUND + 19'	19' UMBRELLA - PAD ELEV		\frown	
(#)	(FT)	(FT)	(FT)	19 HOIVIE ACCEPTABLE		
(#)	(11)	(11)			()
					$\boldsymbol{\boldsymbol{\succ}}$	
35	31.98	59.84	27.86	YES		THI
36	29.04	56.38	27.34	YES		
37	26.64	53.53	26.89	YES		RE'
38 63	24.29 <u>-43.39</u> 44.20	50.89 62.00	<u>26.60</u> <u>18.61</u> 17.80	YES NO, BE LIMITED TO ^{17.1}	8010 61	0.79 * < D EN
63	<u>-43.39</u> +4.20 <u>-45.71</u> 46.50		-18.61 17.00	NO, LIMITED TO	18.89	
65	<u>-48.04</u> 48.90		-20.94 20.08	YES	10.00	EXI
66	-51.48 52.30	1	-19.01 18.19	NO, LIMITED TO	18.19	0.18 * ON
67	-54.48 55.30		<u>-15.58</u> 14.79	NO, BE LIMITED TO 15	-15.58 -	2.91 * / 2,1
68	55.58	84.69	29.11	YES /) 🔪 bei
69	53.28	80.79	27.51	YES) на
70	50.95	75.85	24.90	YES		
71	48.09	70.46	22.37	YES		
72	45.23	65.52	20.29	YES		K EXI
88 89	44.97 47.72	64.81 69.21	19.84 21.49	YES YES		
90	50.47	74.16	23.69	YES		ARI
90	52.97	80.40	23.09	YES		
92	55.28	86.39	31.11	YES		1.
93	54.65	85.40	30.75	YES		
94	50.68	80.03	29.35	YES		
95	48.36	74.77	26.41	YES 🔪		
96	46.03	70.62	24.59	YES		
97	43.29	67.16	23.87	YES		
108	52.34	69.31	16.97	NO, BE LIMITED TO		1.62 *)
109 110	54.81 57.29	73.15 77.36	18.34 20.07	NO, BE LIMITED TO	18.34	0.25 * 2.
110	59.84	81.58	21.74	YES		
112	61.99	86.35	24.36	YES		3.
113	51.99	86.48	34.49	YES		J.
114	59.85	81.98	22.13	YES		
115	57.29	77.52	20.23	YES		
116	53.79	72.30	18.51	NO, BE LIMITED TO	18.51	4.
127	52.12	73.64	21.52	YES		
128	53.51	77.18	23.67	YES		
129 130	56.26 56.26	80.48	24.22 27.95	YES YES		CR
130	56.16	81.34	25.18	YES		AB AB
132	54.70	78.39	23.69	YES		
133	52.84	75.19	22.35	YES		CR(EXI
134	50.68	71.99	21.31	YES		ZOI
141	53.41	75.32	21.91	YES		FUI
142	55.56	78.68	23.12	YES		GRI
143	57.79	82.71	24.92	YES		
144	59.61	85.61	26.00	YES		
145 146	61.13 58.49	90.63 87.02	29.50 28.53	YES YES		HOI
146	56.61	84.09	28.53	YES		
147	54.32	81.33	27.48	YES		
149	51.79	78.97	27.18	YES		
150	56.81	85.33	28.52	YES		
151	59.18	88.11	28.93	YES		
152	61.95	90.79	28.84	YES		4
153	55.79	94.00	38.21	YES		4
154	56.08	93.03	36.95	YES		
155 156	57.55 61.19	87.88 84.13	30.33 22.94	YES YES		4
156	64.83	89.81	22.94	YES		
157	70.29	91.61	24.38	YES		
158	66.78	86.57	19.79	YES		
160	64.35	83.55	19.20	YES		
161	61.42	81.24	19.82	YES		
100	58.50	78.58	20.08	YES		
162		74.07	19.01	YES		1
163	55.96	74.97				
163 164	55.28	79.32	24.04	YES		
163						



 $\sim\!\!\sim\!\!\sim\!\!\sim\!\!\sim\!\!\sim\!\!\sim$ 4/28/17 Amendment is to allow for exceptions to the height regulations of the Northwest Mesa Escarpment Plan on 5 lots.



* HEIGHT OF HOME WILL BE BETWEEN 15' - 19' SEE TABLE 1 THIS SHEET

|1|

THIS REQUEST SEEKS AN EXCEPTION TO THE NORTHWEST MESA ESCARPMENT PLAN'S IMPACT AREA HEIGHT RESTRICTION. THE NORTHWEST MESA ESCARPMENT PLAN (NWMEP) POLICY #12, STATES THAT APPLICATIONS TO ALLOW EXCEPTIONS TO THE 15 FOOT HEIGHT LIMIT WILL BE REVIEWED AS SITE PLAN SUBMITTALS ON A CASE-BY-CASE BASIS BY THE EPC. THE FOLLOWING DEMONSTRATES THAT THE IMPACT ON THE PROPOSED DEVELOPMENT ON VIEWS TO AND FROM THE ESCARPMENT WILL BE AS, OR LESS THAN, THE IMPACT IF THE 15 FOOT HEIGHT LIMIT (FROM EXISTING OR NATURAL GRADE) WERE MET. THE PLAN REFERENCES ADDENDIX C AND N FOR GUIDANCE REGARDING THE IMPACT TO VIEWS. BOTH OF THESE AFFEINDICES FOCUS EXTENSIVELY ON THE VIEW TO THE ESCARPMENT FACE. IN THIS LOCATION, THE ESCARPMENT FACE IS OVER 2,100 FEET TO THE WEST AND 800'-1000' TO THE NORTH WITH THE BASE OF THE ESCARPMENT BEING 30 FEET ABOVE TO THE WEST AND 10 FEET ABOVE TO 40 FEET BELOW (WITH MORE THAN HALF OF IT BEING 25 TO 40 FEET BELOW) THE MONUMENT PROPERTY LINE.

IN ORDER TO DEMONSTRATE THAT THE EXCEPTION FOR THE REQUESTED LOTS WILL BE "AS, OR LESS THAN, THE IMPACT OF A 15 FOOT HOUSE, WE HAVE PROVIDED A TABLE SHOWING THE EXISTING AND PROPOSED GRADES FOR ALL 66 LOTS WITHIN THE IMPACT AREA. WE ARE REQUESTING AN EXCEPTION TO ALLOW UP TO 19 FEET IN HEIGHT FOR 60 OF THE 66 LOTS. WE ARE REQUESTING SITE SPECIFIC EXCEPTIONS FOR 5 OF THE LOTS, AND NO EXCEPTION FOR THE REMAINING 1 LOT. THE FOLLOWING FACTORS ADD TO OUR JUSTIFICATION:

- THE ESCARPMENT FACE IS SIGNIFICANT DISTANCE FROM THE PROPERTY LINE AND IS APPROXIMATELY 30 FEET IN ELEVATION HIGHER TO THE WEST THAN THE PROPERTY. TO THE NORTH THERE IS AN EXISTING RIDGE WITHIN THE NATIONAL MONUMENT SITE, BETWEEN THE ESCARPMENT FACE AND THE PROPERTY LINE, WHICH IS IN MOST CASES 10 TO 20 FEET HIGHER THAN THE PROPERTY BOUNDARY AND IMPEDES THE VIEW OF THE ESCARPMENT FACE ON ITS OWN. THE RIDGE IS 40 TO 70 FEET HIGHER THAN THE BOTTOM OF THE ESCARPMENT FACE. THUS THE RIDGE WITHIN THE MONUMENT IMPEDES A SIGNIFICANT PORTION OF THE NORTH ESCARPMENT FACE.
- THE PROPERTY SLOPES DOWN FROM NORTH TO SOUTH AT AN APPROXIMATE 6 TO 7 PERCENT SLOPE.
- 3. THE MAJORITY OF THE DEVELOPMENT ADJACENT TO THE MONUMENT BOUNDARY IS A ROADWAY WITH NO LOTS FRONTING IT WHICH PROVIDES A GREATER BUFFER FROM THE MONUMENT PROPERTY LINE TO THE CLOSEST HOMES WITHIN THE SUBDIVISION.
- 4. A MAJORITY OF THE LOTS ARE BEHIND THE FIRST ROW OF LOTS NEAREST TO THE MONUMENT BOUNDARY AND LOWER THAN THE FIRST ROW OF LOTS WHICH MEET THE HEIGHT RESTRICTIONS AT 19'.

CROSS-SECTION A-A, ALL BUT ONE OF THE LOTS (72) ARE BELOW THE 15' UMBRELLA (15' ABOVE NATURAL GRADE) WITH A 19' HEIGHT. LOT 72, WILL BE LIMITED TO A HEIGHT OF 15'.

CROSS-SECTION B-B DEMONSTRATES THAT EVENTHOUGH LOT 145 (WHICH IS LOCATED IN A EXISTING DEEP SWALE) IS ABOVE 15' UMBRELLA, A 26' HOME BUILT OUTSIDE THE 350' IMPACT ZONE WOULD BE HIGHER IN ELEVATION THAN A 19' HOME AT THE CURRENT PAD ELEVATION. FURTHERMORE IT SHOWS THAT THE EXISTING RIDGE WITHIN THE NATIONAL MONUMENT IS FAR GREATER IN HEIGHT AND BLOCKS THE VIEW OF THE NORTH ESCARPMENT FACE.

CROSS-SECTION C-C ARE BELOW THE 19' UMBRELLA (19' ABOVE NATURAL GRADE) WITH THREE LOTS (142, 143 AND 144) BELOW THE 15' UMBRELLA (15' ABOVE NATURAL GRADE) WITH A 19' HOMF.

DEL WEBB PHASE 2 @ MIREHAVEN



NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 1 of 3

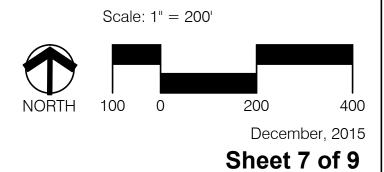
Prepared For:

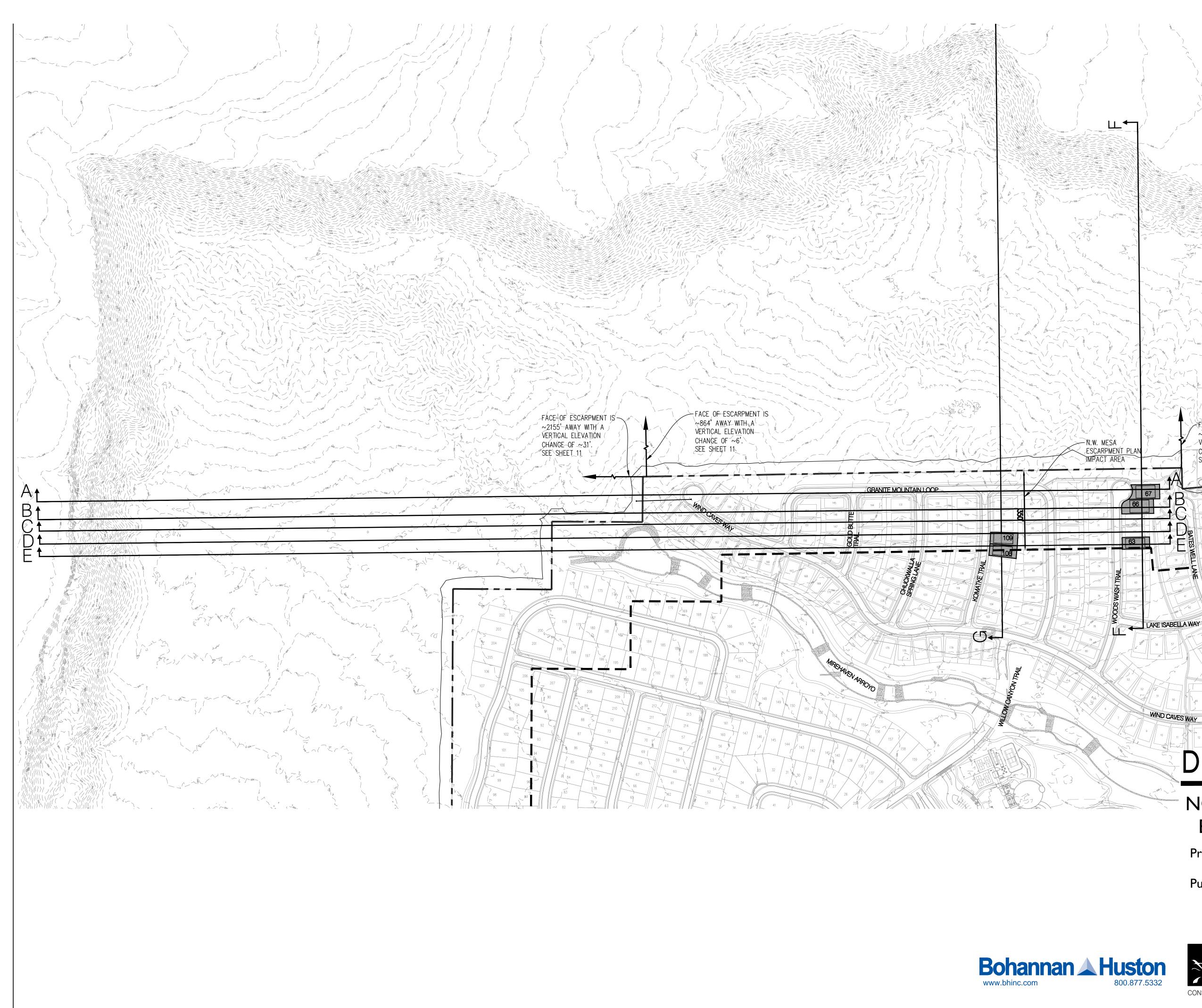
Pulte Group

Prepared By:

Consensus Planning, Inc. Bohannan Huston, Inc.







Fri, 28-Apr-2017 - 10:19:am, Plotted by: YPADILLA P:\20160158\CDP\Plans\General\EPC\20160158_view_corridor_DelWebbPh2- Individual Lots.dwg THIS REQUEST SEEKS AN EXCEPTION TO THE NORTHWEST MESA ESCARPMENT PLAN'S IMPACT AREA HEIGHT RESTRICTION. THE NORTHWEST MESA ESCARPMENT PLAN (NWMEP) POLICY #12, STATES THAT APPLICATIONS TO ALLOW EXCEPTIONS TO THE 15 FOOT HEIGHT LIMIT WILL BE REVIEWED AS SITE PLAN SUBMITTALS ON A CASE-BY-CASE BASIS BY THE EPC. THE FOLLOWING DEMONSTRATES THAT THE IMPACT ON THE PROPOSED DEVELOPMENT ON VIEWS TO AND FROM THE ESCARPMENT WILL BE AS, OR LESS THAN, THE IMPACT IF THE 15 FOOT HEIGHT LIMIT (FROM EXISTING OR NATURAL GRADE) WERE MET. THE PLAN REFERENCES APPENDIX C AND N FOR GUIDANCE REGARDING THE IMPACT TO VIEWS. BOTH OF THESE APPENDICES FOCUS EXTENSIVELY ON THE VIEW TO THE ESCARPMENT FACE. IN THIS LOCATION, THE ESCARPMENT FACE IS OVER 2,100 FEET TO THE WEST AND 800'-1000' TO THE NORTH WITH THE BASE OF THE ESCARPMENT BEING 30 FEET ABOVE TO THE WEST AND 10 FEET ABOVE TO 40 FEET BELOW (WITH MORE THAN HALF OF IT BEING 25 TO 40 FEET BELOW) THE MONUMENT PROPERTY LINE.

IN ORDER TO DEMONSTRATE THAT THE EXCEPTION FOR THE REQUESTED LOTS WILL BE "AS, OR LESS THAN, THE IMPACT OF A 15 FOOT HOUSE, WE HAVE PROVIDED A TABLE SHOWING THE EXISTING AND PROPOSED GRADES FOR ALL 68 LOTS WITHIN THE IMPACT AREA. WE ARE REQUESTING AN EXCEPTION TO ALLOW UP TO 19 FEET IN HEIGHT FOR 63 OF THE 68 LOTS. WE ARE REQUESTING SITE SPECIFIC EXCEPTIONS FOR 5 LOTS. THE FOLLOWING FACTORS ADD TO OUR JUSTIFICATION:

- 1. THE ESCARPMENT FACE IS SIGNIFICANT DISTANCE FROM THE PROPERTY LINE AND IS APPROXIMATELY 30 FEET IN ELEVATION HIGHER TO THE WEST THAN THE PROPERTY. TO THE NORTH THERE IS AN EXISTING RIDGE WITHIN THE NATIONAL MONUMENT SITE, BETWEEN THE ESCARPMENT FACE AND THE PROPERTY LINE, WHICH IS IN MOST CASES 10 TO 20 FEET HIGHER THAN THE PROPERTY BOUNDARY AND IMPEDES THE VIEW OF THE ESCARPMENT FACE ON ITS OWN. THE RIDGE IS 40 TO 70 FEET HIGHER THAN THE BOTTOM OF THE ESCARPMENT FACE. THUS THE RIDGE WITHIN THE MONUMENT IMPEDES A SIGNIFICANT PORTION OF THE NORTH ESCARPMENT FACE.
- 2. THE PROPERTY SLOPES DOWN FROM NORTH TO SOUTH AT AN APPROXIMATE 6 TO 7 PERCENT SLOPE.
- 3. THE MAJORITY OF THE DEVELOPMENT ADJACENT TO THE MONUMENT BOUNDARY IS A ROADWAY WITH NO LOTS FRONTING IT WHICH PROVIDES A GREATER BUFFER FROM THE MONUMENT PROPERTY LINE TO THE CLOSEST HOMES WITHIN THE SUBDIVISION.
- 4. A MAJORITY OF THE LOTS ARE BEHIND THE FIRST ROW OF LOTS NEAREST TO THE MONUMENT BOUNDARY AND LOWER THAN THE FIRST ROW OF LOTS WHICH MEET THE HEIGHT RESTRICTIONS AT 19'.

DEL WEBB PHASE 2 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 1 of 5

Prepared For:

FACE OF ESCARPMENT IS

~1029 AWAY WITH A

-VERTICAL ELEVATION

CHANGE OF ~- 35'.

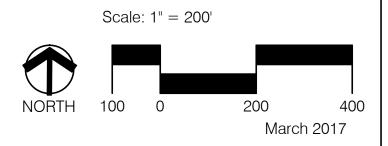
SEE SHEET 11

Pulte Group

Prepared By:

Consensus Planning, Inc. Bohannan Huston, Inc.





ESCARPMENT PLAN C 0.91' C 1.84' C 1.95' C 1.89' C 1.87'/C 1.75' C 1.51' C 1.63' C 1.66' C 1.66' C 1.66' C 1.66' C 1.66' C 1.72' C 2.40' C 3.76' C 4.31' C 3.41' C 3.41' C 3.69' C 3.76' C 4.86' C 3.63' C 3.41' C 4.08' C 4.86' C 3.63' C 4.56' C 6.03' C 6.89' C 6.85' C 6.71' C 5.13' C 3.44' C 2.34' C 1.84' C 1.93' C 2.11' C 4.07' C 4.31' C 3.41' C 1.87' 33' C 4.14' C 4.57' C 4.58' C 4.58' C 4.58' C 4.61' C 4.99' C 5.45' C 5.77' C 5.39' C 4.73' C 4.97' C 5.40' C 5.41' C 6.09' C 7.41' C 8.75' C 11.04' C 9.84' C 7.88' C 8.13' C 8.67' C 8.72' C 9.12' C 8.35' C 7.18' C 8.40' C 9.23' C 9.12' C 8.56' C 7.08' C 5.68' C 5.53' C 6.72' C 8.49' C 5.41' C 4.41' C 4.33C 10.85C 12.51' C 14.75C 14.84C 13.56C 11.97' C 4.33C 10.85C 12.51' C 14.75C 14.84C 13.56C 11.97' C 4.33C 10.85C 12.51' C 5.40' C 5.41' C 8.72' C 8.49' C 5.41' C 8.72' C 8.35' C 7.18' C 8.40' C 9.23' C 9.12' C 8.35' C 7.18' C 8.40' C 9.23' C 9.23' C 9.22' C 9.23' C 9.23' C 9.12' C 8.35' C 7.18' C 8.40' C 9.23' 37' C 7.49' C 7.77' C 7.85' C 7.77' C 7.85' C 7.77' C 7.68' C 8.21' C 9.13' C 10.02 & 8.80' C 8.00' C 8.32' C 8.96' C 9.22' C 10.98 12.87 13.69 C 12.52 C 11.24' C 12.48 C 13.60 C 12.52 C 11.29' C 12.44 C 12.61' C 12.48 C 13.60 C 11.29' C 13.67 C 13.69 C 12.52 C 11.24' C 12.48 C 13.60 C 12.52 C 11.24' C 12.48 C 13.60 C 11.29' C 13.67 C 13.69 C 13.67 C 13.69 C 13.67 C 13.69 C 13.67 C 13.69 C 13.69 C 13.67 C 13.69 C 13.67 C 13.69 C 13.67 C 13.69 C 13.69 C 13.69 C 13.69 C 13.69 C 13.67 C 13.69 C 13.67 C 13.69 C 13.67 C 13.69 C 13.67 C 13.69 C 13.67 C 13.69 C 13.67 C 13.69 C 13.67 C 13.69 C 13.67 C 13.69 .89¢ 13.21° 13.29℃ 12.89℃ 12.69℃ 12.58℃ 12.98℃ 13.50℃ 12.74℃ 12.49℃ 12.68℃ 13.04℃ 13.59℃ 13.68℃ 15.73℃ 15.68℃ 15.73℃ 15.73℃ 15.68℃ 15.73℃ 15.73℃ 15.73℃ 15.73℃ 15.73℃ 15.73℃ 15.73℃ 15.73℃ 15.68℃ 15.73℃ 15.73℃ 15.68℃ 15.73℃ 15.75℃ 15.73℃ 15.75℃ 2.57 13.84 14.42 13.05 12.66 13.78 12.66 13.78 15.37 15.97 15.97 15.97 15.97 15.97 13.84 14.42 13.05 12.35 12.66 13.78 12.65 13.41 14.43 15.37 15.37 12.65 13.41 14.43 15.37 15.37 12.65 13.41 14.43 15.37 15.37 12.65 13.41 14.43 15.37 15.37 12.65 13.41 14.43 15.37 1 7°C 8.55°C 8.16°C 9.14°C 9.70°C 10 020 10.41°C 10 58°C 10.07°C 9.53°C 9.40°C 9.27°C 8.86°C 8.35°C 9.01°C 15.97°C 16.55°C 16.40°C 14.92°C 14.14°C 12.34°C 10.91°C 9.86°C 9.21°C 10.23°C 11.73°C 13.16°C 12.39°C 41.04°C 9.51°C 7.98°C 6.79°C 6.25°C 17.40°C 6.92°C 5.82°C 4.57°C 2.56° $\frac{112}{112}$ $46' + 10.30'_{c} 8.41' + 7.93' + 2.61'_{c} 7.61'_{c} 7.61'_{c} 7.61'_{c} 8.24'_{c} 8.82'_{c} 4.33'_{c} 7.12'_{c} 8.94'_{c} 8.83'_{c} 6.20'_{c} 6.33'_{c} 7.12'_{c} 6.20'_{c} 6.33'_{c} 7.12'_{c} 6.20'_{c} 6.33'_{c} 6.73'_{c} 7.12'_{c} 6.20'_{c} 6.33'_{c} 7.12'_{c} 6.20'_{c} 6.33'_{c} 7.93'_{c} 7.93'_{c} 7.94'_{c} 7$ $5.50^{+}C_{-}4.88^{+}C_{-}4.68^{+}C_{-}4.50^{+}C_{-}3.89^{+}C_{-}3.44^{+}C_{-}10^{+}C_{-}10^{+}C_{-}12.64^{+}C_{-}14.34^{+}C_{-}14.06^{+}C_{-}12.54^{+}C_{-}11.15^{+}C_{-}12.54^{+}C_{-}11.15^{+}C_{-}5.63^{+}C_{-}5.63^{+}C_{-}5.54^{+}C_{-}6.14^{+}C_{-}8.09^{+}C_{-}7.61^{+}C_{-}6.72^{+}C_{-}$ C 3.78´C 4.28´C 4.69´C 5.39´C 5.51´IC 5.531C 6.851C 7.28C -36' (8.62' (7.10' (6.52' () 9.73' (6.73' (6.73' (6.73' (2.46' (2.46' (2.82' (3.24' (3.72' (2.84' (3.84' (3.84' (3.84' (3.84' (3.75' (3.75' (3.10' (2.84' (3.84' (3.84' (3.75' (3.10' (2.89' (3.75' (3.10' (2.84' (3.84' (3.75' (3.10' (2.89' (3.75' (3.10' (2.89' (3.75' (3.10' (2.89' (3.75' (3.10' (2.89' (3.75' (3.10' (2.89' (3.75' (3.10' (2.89' (3.75' (3.10' (3.105.09<mark>' C 1.41' C 1.14' C 0.93' C 0.70' C</mark> 0.<u>32' O 0.24'</u> e 9. 30' C 9.15' C 9.55' C 9.16' C 8.01' C 8.67' C 9.33' C 8.65' C 5.86' C 4.37' C 3.98' C 3.89' C 3.91' C 4.24' C 6.24' C 6.34' C 6.38' C 6.27' C 5.29' C 4.32' C 4.99' C 5.31' C 4.47' C 1.93' C 1.57 5.96' C 5.25' C 5.46' C 5.60' C 5.59' 'C 0.9<mark>9'C 1.14'C 1.59'C 2.02'C 2.18'</mark>C 16' C 5.53' C 5.87' C 5.85'C 5.43'C 5.43'C 5.85'C 5.91'C 5.96'C 2.13'C 5.96'C 2.46'C 2.84'C 3.01'C 2.98'C 4.83'C 5.19'C 5.10'C 5 53'C 6.9 4.78' C 4.16' C 4.65' C 4.65' C 4.68' C 4.85' C 1.01' C 0.85' C 0.85' C 0.85' C 0.85' C 1.28' C 4.11' C 4.44' C 3.76 C 0.67' C 0.42' C 0.20' F 0.20'14'C 6.1 + 4.65' C 4.12' C 4.20' C 3.94' C 3.75' F 0.23' F 0.60' F 0.54' F 0.41' F 0.40' C 3.40' C 3 F 0.11' F_0.26' F_0.43' F_0.59' F 12' ¢ 5.41' C 3.72'C 3.10'C 3.43'C 3.77'C 3.72'C 3.6 ´C 6.98'C 6.67'C 6.12'C 5.46'C β.02 C 6.75'C 623'C 3.51'C 1.42'C 1.09'C 0.72'C 0.40'C 0.57'C 2.54'C 2.53'C 2.70'C 2.76'C 2.03'C 1.34 C 3.4 C 3.4 β'C 2.83'C 1.13'C 1.28 0.76'F 1⁄.10'C 7∵ 2.40° C-1.88° C 2.19° C 2.52° C <u>C 0.30' C 0.10' F 0.08' F 0.10'</u> 'F 1.53'F 1.68'F 1.85'F 2.02'F 2.20'F 2 35°C 5.75°C (\$ 139°C 4.77°C 4.08°C 4.18°T C 6.19°C 15177°C 14.13°C 2.88°C 2.56°C 2.09°C 1.69°C 1.43°C 1.23°C 0.93°C 0.90°C 0.84°C 0.31°F 0.03°C 1.08°C 3.06°C 2.43°C 0.13°F 0.14° 4.58'C 4.20'C 3.41'C 2.74'C β.89'C 5.59'C 5.21'C 3.30'C 1.61'C 929'C 0.82'C 0.32'C I'F 0.96'F 1.17'F 1.30'F 1.56 F 8 C 4.97'C \$.03°C 4.67'C 4.67'C 3.51'C 2.84'C 3.33°C 4.51'C 3.99'C 256'C 1.51'C 1.30'C 1.18'C 0.73'C 0.27'F 0.05'F 0.52'F 0.79'F 0.90'F 1.12'F 1.33'C 1.42'C 1.42'C 0.71'F 1.95'F 2.2 .45' C 0.13' C 0.19' C 0.10' F).78' F 1.09' F 1.03' F 1.005 F 1.49' 72' F_0.69' F 0.73' F 0.70' F 0.62 05'C 1.00'C 0.76 7' F 2.62' F 2.78' F 2. F 3.08' F 4.07' f (4.03' F 3.98' F 3.9 F 3.86'C 4.96'C 4.99'C 4.87'C 4.69'C 4.22' C 3.61'C 3.62 C 4.53'C 3.62 C 4.53'C 3.62 C 4.53'C 1.62'F 0.97'F 1.50'F 1.64'F 1.75'F 0.15'F 0.15'F 0.15'F 0.61'F 1.01'F 1.36'F 1.60'F 1.92'C 4.22'C 3.61'C 3.62 C 4.22'C 3.61'F 0.54'F 2.71'F 2.91' F 4.56' F 5.28' F 5.28' F 5.24' F - 0.32'F 0.94'F 0,999'F 1.04'F 1.0 4.96'-C 3.85'C 3.90'C 3.58'C 3.40'C 3.11'C 2.50'C 3 2.96 C 4.27'C 3.63'C 1.96'C 0.12'F 0.40'F 0.62'F 0.74'E 0.93'F 1.29'F 1.96'F 2.39'F 2.73'F 3.09'F 3.42'F 0.58'F 0.38'F 0.96'F 3.83'F 4.10' F 0.18' F 0141' (7 0.82' F 1.20' 02 F 2.34' F 1.82' F 1.31' F 0.83' F 1.04' F 1.26' F 112' F 0.67 F 1.23' F 4.96' F 5.31 C 2.77' C 2.82' C 2.31' C 2.17' C 1.88' C 1.29' C 1 71' C 3.94' C 8.30'/C 1.17' F 1.02' F 1.54' F 1.77' F 1.96' F 2.11'F 2.11'F C/0.39'C Q 1 **5** - F-1.09 F 1.62' F 3.31' F 3.76' F 4.06' F 4. 1.70' F 4.48' F 4.67' F 4.69' F 4.70 F 1.49' F 1.74 1.45'F 1.90'F 🛛 '/C 1.00' C 0/.19'/F 99'F 2.40'F 2.67'F 2.58'F 2. 8/C 2.69'C 2.73'C 2/78'C 2.52'C 2.45'C 2.02'C 1.41' C 1.66' C 3.32'C 2.125'F 0.98'F 1.52'F 2.00'F 2.25' F 2.65 F 2.32' F 2.98'F 3.42'F 3.83'F 4.16'F 4.62' F 1.99' F 1.52' F 2.06' F 4.63' F 5.09' (5) 43' F 5.85' I ⁻ 5.63' F 5.87' F 5.90' F 5.91 2 35' F 1.94' F 2.51' F 5.94' F 6.46' F 6.81' F 7.24' c 0.82'c 0.40'c 0.13'_{F9}0.17'F 0.50'F C 1.60' C 1.66' C 1.71' C 1.26' C 1.06' C 0.60' F 0.01' C 0.52' C 3.00' C 2.40' C 0.49' F 2.02' F 2.57' F 3.12' F 3.55' F 3.45' F 4.14' F 4.52' F 4.76' F 5.02' F 5.3 90'C/0.49'C 0.44'/F 77' F 2.99' F 3.12 65'F 0.93'F 1.17'F 1.49' 4.42' F 4.85' A 5.05' F 5.12' F 2 66' F 2.28 F 2.96' F 4.58 F 5.01' F 5.38' F 5.81' F .6**2'**/C/0.43'C 0.1/ <mark>3</mark> C 2.67 C 2.67 C 2.67 C 2.52 C 2.26 C 2.01 C 1.90 C 2 09 C 2.67 C 2.67 C 123 77' F 3.91' F 6.43' F/ 6.49' C 1.66' C 1.68' C 1.70' C 1.17' C 0.49' C 0.53' C 0.19' C 1.09 C 1.05' F 1.95' F 2.19' F 2.54' F 3.09' F 3.58 F 3.04' F 3.75' F 4.14'/FO4.38' F 4.78' F 5.42' F 3.09' F 2.74 F 5.46' F 5.96' F 6.38' D 8.75' F 7.16' F c 1.11' c 0.74' c 0.50' c 0.27' c 3.31' 6 1.11' C 0.72' C 0.74' F 0.05' F 0.67' F 0.97' F 1.40' C 0.24' C 1.88' C 1.29' F 1.37' F 3.26' F 3.61' F 4.10' F 4.40' F 3.87 F 4.29' F 5.29' F 5.56' F 5.96' F 6.60' F 2.8' F 3.18' F 3.98' F 7.10' F 7.75' F 8.11' F 8.48' F 4.86' F 5.35' F 3.79' F 6.05' F C 2.34'C 2.30'C 2.36'C 2.24'C 1.80'C 1.40'C 1.47'F 1.29'). #4' C 1.40' 🕼 Ø.90' F 2.55' F 4.55' F 4.71' F 4.86' F 5.23' F (5.35' F 1.98' F 2.55' F 2.98' F 3.28' F 3.55' F 3.79' F 🛛 4.49' F 3.48' F 4.47' F 6.81' F 7.09' F 7.43' F 7.77



	5360			
C 3.91' C 1,95' C 4.23'C 4.51'	C 7,51° C 4.18° F 0.29' F 0.13' C 0.46' J	¢/0.80' C 0.09'		
3'C 3.25'C 3.22'C 3.52'C 5.38'	C 3.07' C 4.93' C 3.96' C 2.37' C 1.08' C C 7.28' C 8.51' C 6.78' C 3.39' C 1.05' F	- 0.98 [°]	/	
F 0.32' F 2.17' F 3.28' F 3.57'	C 1.55' C 2.48' C 5.94' C $4.31'$ C 2.64' F F 3.87' F 3.63' C $3.99'$ C $5.69'$ C $2.40'$ C F 6.06' F 6.87' C 2.7' C $5.56'$ C $3.13'$ C		54'	6.18'0 6.94
C 0.58'F 0.78'É 2.13'F 3.39'	F 7.21' F 7.81' C 3.06' C 3.93' C 2.68' C F 5.10' C 4.94' C 4.43' C 4.87' C 4.78' C F 4.56' C 6.84' C 6.85' C 5.07' C 6.39' C	8.33' C 9.09' C 9.78' C	95'C 12.37'C 11.20'C 9.94' C	8.04 ¹ C 5.73
<u> </u>	F 4.69' C 7.83' C 8.35' C 5.86' C 6.81' C C 2.68' C 8.24' C 8.32' C 7.86' C 7.94' C	\$ 42'C 8.21'C 8.55'C 9.	28°C 9.46°C 8.84°C 7.73°C	6.32'C 5.00
<u>'F_0.37' F_0.61' F</u> 1.09' F 1.67' 'C_0.87' C_0.61' C_0.19' F 0.73'	C 10.88C 9.09' C 7.94' C 10.18'C 8.70' C C 11.32'C 12 47C 10.85C 9.34 C 7.79' C C 11.32'C 12.02C 10.28C 8.77' C 7.28' C	C 6.36 C 5.91' C 6.79' C 7. C 5.79' C 4.61' C 604 C 6.79 C 7.	46'C 8.25'C 5.45'C 3.74 [*] C 66'C 6.9 0'C 6.28'C 4.99'C	2.61' C 1.47
<u>C 1.43' C 0.72' C 0.04' F</u> 1.00'	C 11.12 C 13.32 C 12.41'C 10.91'C 9.31' C C 10.50 C 10.23 C 11.33'C 9.86' C $\frac{3}{8.39}$ C C 9.51' C 10.30 C 10.23 C $\frac{3}{10.23}$ C $\frac{3}{8.86'}$ C $\frac{3}{7.97'}$ C	C 6.87' C 5.35' C 5.29' C 7.	63' C 7.01' C 4.85' C 2.00' C	0.17 2.09' C 0.17
' F 1.82' F 2.45' F 3.07' F 3.63' ' F 0.96' F 1.64' F 2.23' F 2.82'	C 8.84' C 10.32C 11.14'C 10.19'C 9.19' C 8.35' C 10.37C 10.22C 9.32' C 8.31' C	C 8.12' C 6.79' C 6.22' C 6. C 7.23' C 6.10' C 5.60' C 6.	78' C 6.74' C 5.54' C 3.11' C 63' C 6.37' C 5.61' C 2.17' C	2.42'C 1.55 31 1.48'C 0.79
; F 3.79' F 4.00' F 4.52' F 4.91	C 7 51' C $9.85'$ C $11.17'$ C $10.25'$ C $9.25'$ C C 7.09' C $9.49'$ C $10.42'$ C $9.29'$ C $8.32'$ C C $6.3'$ C $9.18'$ C $9.69'$ C $8.49'$ C $7.59'$ C	87.24' C 6.13' C 5.01' C 6.	44' C 6.42 C 5.70' C 3.84 ' C	2.95'C 2.27
' P 4.32' F 4.60' F 4.98' F 5.12 3 <u>5 5.59' F 5.98' F</u>	6 5.16' C 8.59' C 10.49C 10.05'C 9.15'	5 8.26 C 7 .17' G 5.85' C 5 .	81'C 6.43'C 5.71'C 3.29'C	

DEL WEBB PHASE 2 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT **EXCEPTION JUSTIFICATION PART 2 of** 5

Prepared For:

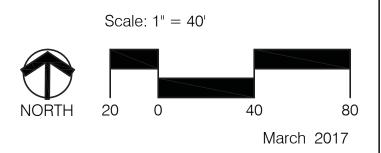
Pulte Group

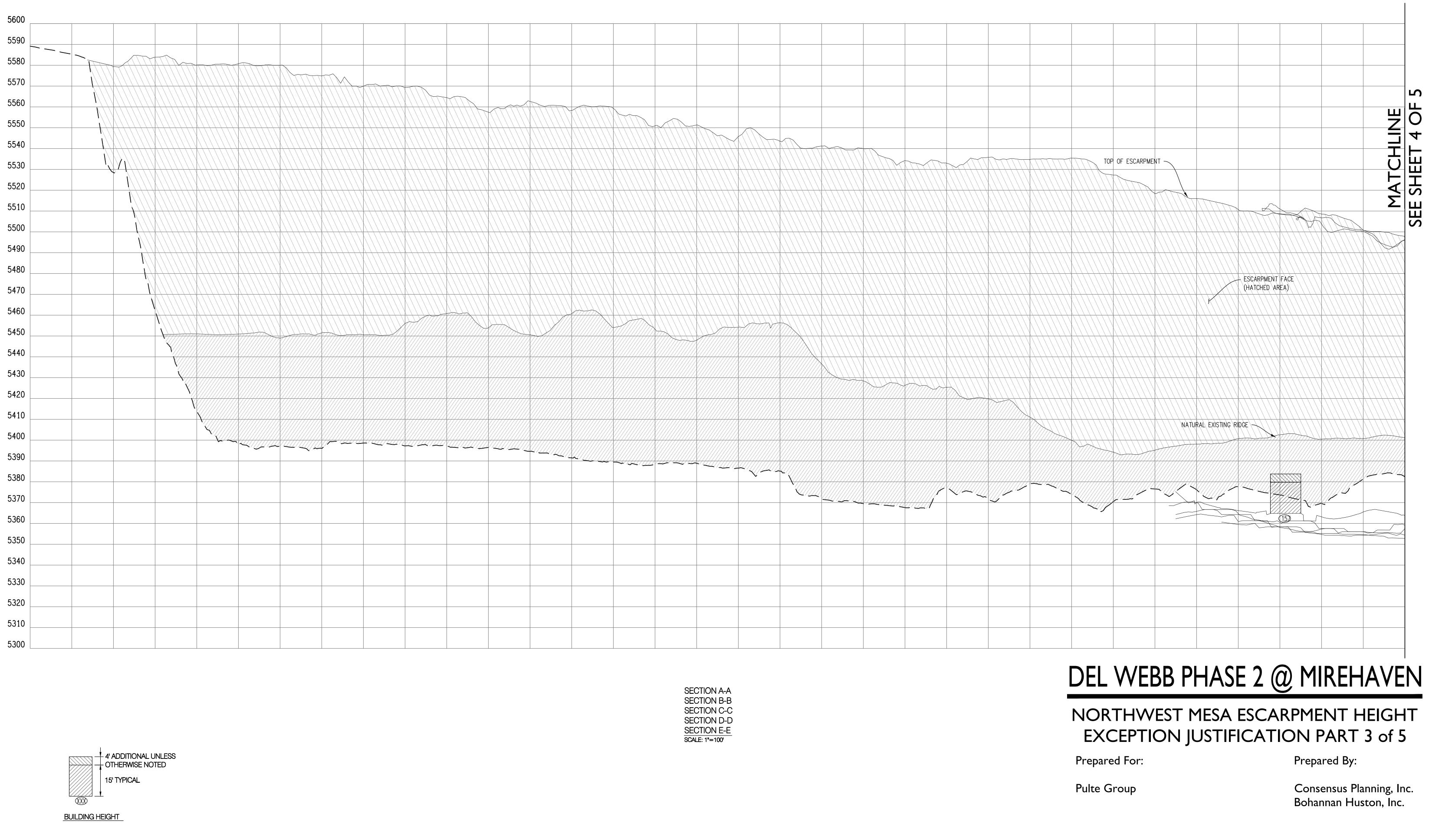
58

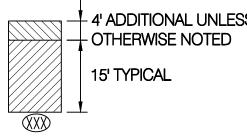


CONSENSUS PLANNING, INC. Planning / Landscape Architecture 302 Eighth Street NW Albuquerque, NM 87102 (505) 764–9801 Fax 842–5495 e-mail: cp@consensusplanning.com Prepared By:

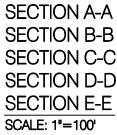
Consensus Planning, Inc. Bohannan Huston, Inc.





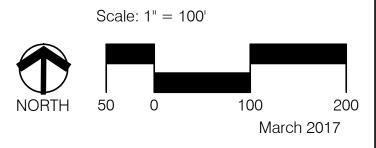


Fri, 28-Apr-2017 - 10:22:am, Plotted by: YPADILLA P:\20160158\CDP\Plans\General\EPC\20160158_view_corridor_DelWebbPh2- Individual Lots.dwg

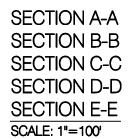




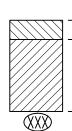












4' ADDITIONAL UNLESS OTHERWISE NOTED

BUILDING HEIGHT

DEL WEBB PHASE 2 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 4 of 5

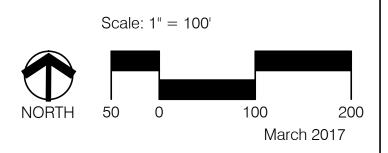
Prepared For:

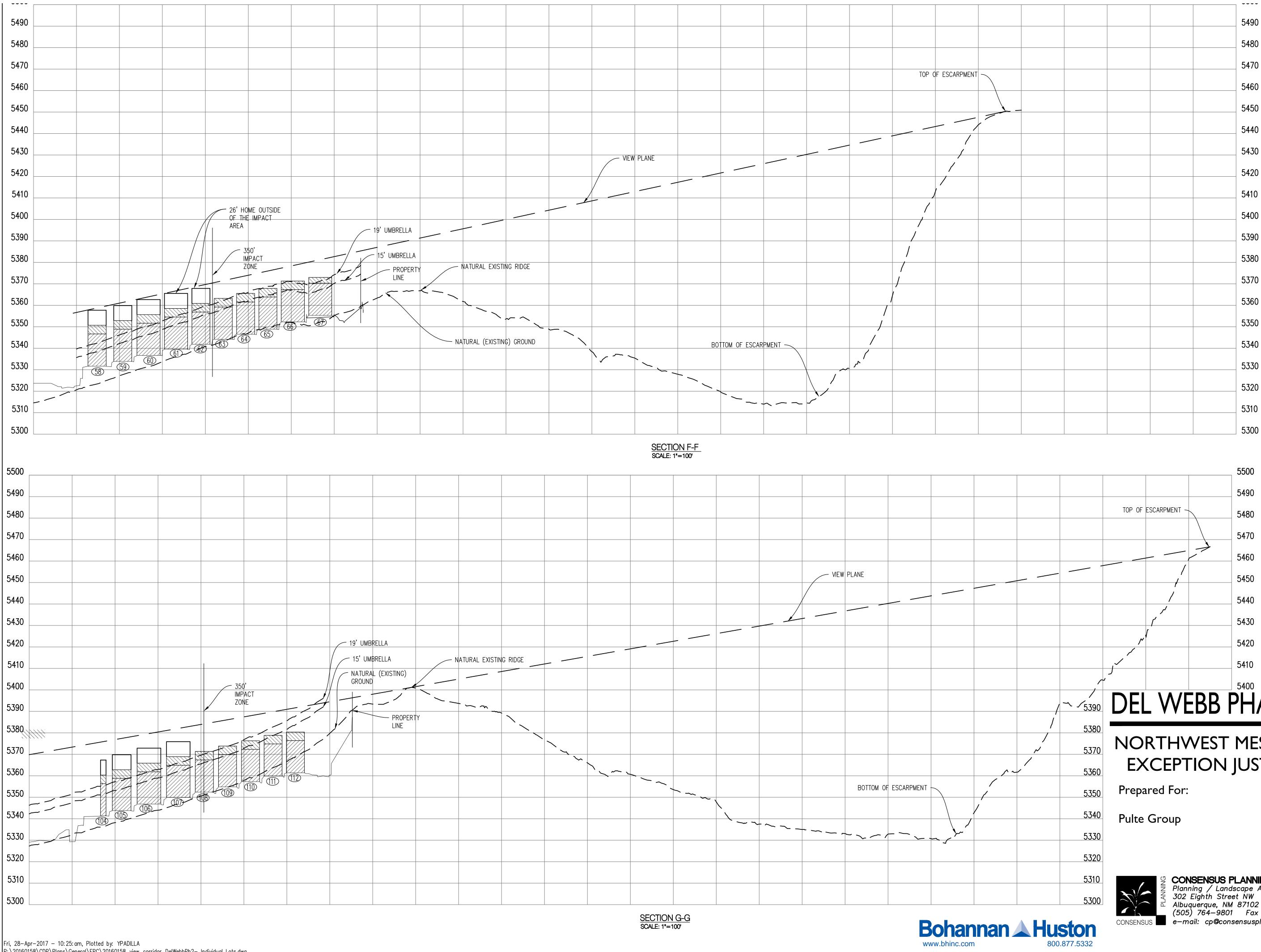
Pulte Group

Prepared By:

Consensus Planning, Inc. Bohannan Huston, Inc.



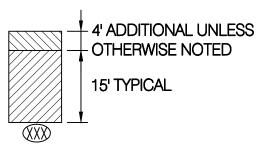




P:\20160158\CDP\Plans\General\EPC\20160158_view_corridor_DelWebbPh2- Individual Lots.dwg



		5490
		5480
		5470
		5460
		5450
		5440
		5430
		5420
		5410
		5400
		5390
		5380
		5370
		5360
		5350
		5340
		5330
		5320
		5310
		5300



BUILDING HEIGHT

The state of the s

NORTHWEST MESA ESCARPMENT HEIGHT **EXCEPTION JUSTIFICATION PART 5 of 5**

CONSENSUS PLANNING, INC. Planning / Landscape Architecture 302 Eighth Street NW Albuquerque, NM 87102 (505) 764–9801 Fax 842–5495 e-mail: cp@consensusplanning.com

Prepared By:

Consensus Planning, Inc. Bohannan Huston, Inc.

