MONTERRA HILLS

PLANNED AREA DEVELOPMENT DISTRICT (PAD) #11

Oro Valley, Arizona

AMENDMENT HISTORY

There have been no amendments pertaining to the Monterra Hills PAD as of January 10, 2003:

Monterra Hills PAD #11

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MONTERRA HILLS
PLANNED AREA DEVELOPMENT DISTRICT (PAD)

Section 1.1 INTRODUCTION

The purpose of the PAD, is to adopt modifications to Oro Valley development standards to bring them in line with those of Pima County's SR, TR (with conditions), CB-i (with conditions), CR-4, CR-4 (with conditions) and CR-i (with restrictions) which are the standards the site will be developed under. This will assure consistency of development standards throughout the site.

The attached map, Exhibit A, identifies the location of the Monterra Hills Development which is approximately 339 acres in size, located along the south side of Tangerine Road. The subject property is abutted on the northeast by the Tangerine Hills Subdivision, to the southeast by the Tangerine Meadows Subdivision. The property is bounded on the south by Naranja Drive. Adjacent to the west lies State land. Along the northwest corner lies a section of the Copper Creek Subdivision. Rancho Vistoso, Neighborhood 7, lies directly to the north.

The 339 acre parcel referenced above was originally platted in 1986 with existing Pima County Suburban Ranch (SR) zoning.

The underlying district within the PAD (see Exhibit B) will be TZ. Within the TZ District are four sub-areas:
Monterra Hills, Lots 1-187; Monterra Estates, Lots 1-22; Monterra Ridge, Lots 1-166; and Monterra Knolls, Lots 1-1 69, a commercial business parcel and a multi-family residential parcel. This underlying district will utilize Pima County development standards as required by the preannexation agreement and detailed below.

Section 1.2 STATEMENT OF INTENT

To provide for development under standards described herein.88

Section 1.3 UNDERLYING ZONING DISTRICTS

Development in this PAD shall be governed by the TZ district described below. The regulations of development not addressed by the TZ district will be governed by the appropriate provisions of the Oro Valley Zoning Code Revised.

A. TZ-4 MIXED DWELLING TYPE ZONE:

Monterra Hills, Lots 1-187, Monterra Ridge, Lots 1-166 and Monterra Knolls, Lots 1-169.

Sec. 101 Permitted uses.

1. Uses permitted:

   a. Single dwelling;

   b. Duplex dwelling;

   c. Multiple dwelling;

   d. Recreational facilities;

   e. Temporary manufactured or mobile housing;

   f. Private school;

   g. Temporary real estate office;

Sec. 102 Conditional uses.

None.

Sec. 103 Development Standards - General

1. Minimum site area: Seven thousand square feet.

2. Minimum site setbacks:

   a. Front: Twenty feet;
   b. Side: Ten feet each;
   c. Rear: Ten feet.
   d. Where this PAD district abuts RI Zones, a minimum twenty foot landscaped buffer yard is required. If natural vegetation conditions warrant, the Planning and Zoning Director may allow the buffer yard to remain as natural open space.

3. Average area per dwelling unit:

   a. Single detached dwelling: Seven thousand square feet;
   b. Duplex or multiple dwellings: Three thousand square feet;

4. Maximum lot coverage: Fifty percent (for main buildings)

5. Minimum setback requirements: None. Zero lot-line sitting of dwelling units on individual lots is permissible, subject to Oro Valley Building Codes.

6. Building height limitation: Thirty-four feet; and

a. In all areas restricted by the hillside development zone, no building shall exceed two stories;

b. In areas adjacent to scenic routes within two hundred feet of property line, no buildings shall exceed twenty-our feet.

7. Minimum distance between main multiple dwelling buildings: Ten feet.

Sec. 104 Development Standards - Accessory Structures.

1. Permitted coverage: Maximum five percent of the individual lot area.

2. Height limitation: Twelve feet.

3. Minimum setback requirements:

a. From main building(s): Seven feet;

b. From property lines: In accordance with applicable Oro Valley Building Codes.

Sec. 105 Additional Zoning Stipulation for Monterra Knolls, Lots 1-169.

1. Rezoning Conditions.

a. No building permit issued without certificate of compliance.

b. Recording an acceptable plat that will provide the necessary rights-of-way for roads and drainage.

c. Submittal of a development plan if determined necessary by the appropriate Town agencies.

d. Conformance with Chapter 18.81 (Grading) of the Pima County Zoning Code.

e. Recording the necessary development related covenants as determined appropriate by the various Town agencies.

f. Recording a covenant to the effect that there will be no further subdividing or lot splitting without the written approval of the Town Council.

g. Wastewater Management Condition:

A suitable arrangement with the Pima County Wastewater Management Department regarding sanitary facilities.

h. Flood Control Conditions:

(1) Recording a covenant holding the Town of Oro Valley harmless in the event of flooding.

(2) The property owner must comply with the detention/retention conditions and restrictions as stated in the Floodplain Management Ordinance since the property lies within a Critical Basin

(3) The property owner must contribute his "fair share" of financial contributions toward off-site drainage improvements as determined the plan review process.

(4) The property owner comply with the Flood Control Policies stated within the Rancho Vistoso South Neighborhood Plan, and when completed the Highlands (Phases II & III) Basin Management Plan. This plan will be subject to the approval of the Flood Control District. The property owner will comply with the findings and approved solution of the Basin Management Study and if necessary, contribute financially to a regional solution or reduce the overall number of lots permitted in the rezoning to allow adequate space for on-site local detention.

(5) On-site retention of the increase in the five (5) year event will be required because of the requested land use and density.

(6) No encroachment into 100-year floodplain for roads shall be permitted for the purpose of reclaiming land for development.

i. Transportation Conditions:

(1) Access to the subject property from Tangerine Road shall need written approval by Arizona Department of Transportation prior to the adoption of a Zoning Ordinance.

(2) A written certification from the Arizona Department of Transportation stating satisfactory compliance of all its requirements shall need to be submitted to the Department of Transportation prior to the issuance of the Zoning Ordinance.

(3) Adherence to the Pima County Hillside Development Overlay Zone.

(4) Dedication of 150 feet for the south half right-of-way for Tangerine Road adjoining the subject property. In addition, an 80-foot building setback will be required.

(5) The property owner shall conform to adhere to all provisions of the bridge and road financing agreement adopted by the Board of Supervisors on May 5 and 6, 1986 (Resolution No. 1986-71 and No. 1986-72).

(6) Provision of all necessary improvements on Naranja Drive as determined by the Pima County Department of Transportation and Flood Control District.

j. Adherence to Chapter 18.73 (Landscaping) of the Pima County Zoning Code.

k. Tentative plat or development plan when filed per Chapter 18.69 (PCZC) must adhere to the preliminary development plan as presented at public hearing. Note that provision of bufferyards required by Chapter 18.73 (PCZC) in the TZ-TR and TZ-CB-1 areas may reduce the areas shown to be developed in the preliminary development plan.

l. Concurrent with tentative plat or development plan submittal, a preservation study and plan for all saguaros and large trees (those with a trunk diameter over 4 and under 18 inches, measured three feet above the ground), shall be prepared by an independent horticulturist and submitted to the Town Planning and Zoning Department. For saguaros, this study shall cover the entire area proposed for development, for large trees, it shall cover the areas proposed for development which are also shown as having "high density vegetation" on Exhibit II of the site analysis. The developer shall covenant to preserve or relocate on-site all saguaros and large trees that are so recommended by the preservation plan. Each lot shall have desert landscaping. Salvaged vegetation, vegetation that is indigenous to the site, should be used on-site in bufferyards and in front yards of lots.

m. No site disturbance within the 100-year floodplain of Highland Wash, and its main tributary, except where necessary for retention and detention required by the Flood Control District, for the recreation trail along Highlands Wash, and for road crossings of the main tributary wash. Grading limits and undisturbed areas shown on Exhibit 30 of the site analysis shall also be adhered to.

n. No encroachment of lots is permitted at all within the existing 100-year floodplain of Highlands Wash and its main tributary. No bank protection is permitted in those same areas, except where required by Flood Control District adjacent to road crossings.

o. Adherence to Chapter 18.61 (HDZ) of the Pima County Zoning Code is required. No commercial zoning is permitted on any parcel having an average cross slope of fifteen percent or greater, or on any building envelope containing individual slopes of fifteen percent or greater.

p. Sewer lines shall be located in public rights-of-way or public access easements only, not in functional open space except for the sewer route shown on Exhibit 43 of the site analysis.

q. TZ-TR zoned area is restricted to residential development, in conformance with the Rancho Vistoso South Neighborhood Plan.

r. At least four marked access points to the Highlands Wash trail system shall be provided from the TZ-4 area, including at least one from the northern TZ-4 portion.

s. The developer shall covenant to revegetate, using large trees and other plant materials transplanted from other parts of the site, the top of the prominent ridge in the south-central portion of the site (shown as "HDZ natural area" on the preliminary development plan). The plant density shall approximate medium-density vegetation cover as described in the section I-D and Exhibit II of the site analysis.

2. Time limits, extensions and amendments of conditions.

a. Time extension granted (12/21/93) with the expiration date of July 7, 1996, and subject to the original standard and special conditions.

b. No building permits shall be issued based on the rezoning approved by this Ordinance until all conditions of Section 501-A are satisfied as determined by the Planning and Zoning Director.

c. The rezoning conditions of Section 501-A may be amended or waived by resolution of the Town Council in accordance with Article 3-1 of the Oro Valley Zoning Code Revised.

B. TZ-1 SINGLE RESIDENCE ZONE:

Monterra Estates, Lots 1-22.

Sec. 201 Permitted uses.

1. Uses permitted:

a. Single dwelling;

b. College or governmental structure;

c. Community service agency;

d. Temporary manufactured or mobile housing;

e. Private school;

f. Temporary real estate office;

g. Library;

h. Playground or athletic field;

i. Museum.

Sec. 202 Conditional uses.

1. Club or lodge;

2. Community stable.

Sec. 203 Development Standards - General

1. Minimum lot area: Thirty-six thousand square feet.

2. Minimum yard setbacks:

   a. Front: Thirty feet;

   b. Side: Ten feet each;

   c. Rear: Forty feet.

   d. Where this PAD district abuts RI Zones, a minimum twenty foot landscaped buffer yard is required. If natural vegetation conditions warrant, the Planning and Zoning Director may allow the buffer yard to remain as natural open space.

3. Minimum area per dwelling unit: Thirty-Six thousand square feet.

4. Minimum lot width: One hundred feet.

5. Minimum setback requirements: None. Zero lot-line sitting of dwelling units on individual lots is permissible, subject to Oro Valley Building Codes.

6. Building height limitation: Thirty-four feet; Maximum of two stories.

   Minimum distance between main buildings: Twenty feet. Sec. 411 Development Standards - Accessory Structures.

Sec. 204 Development Standards – Accessory Structures.

1. Permitted coverage: One-third of the total area of the rear and side yards.

2. Height limitation: Twenty-four feet.

3. Minimum setback requirements:

   a. From main building(s): Seven feet;
   From front lot line: Sixty feet;
   From side and rear lot lines: A) Four feet if building is not used for poultry or animals, B) Fifty feet if building is used for poultry or animals, and C) All horses, cattle, sheep, goats, or other similar animals must be confined within a stock-tight fence in an area no less than four hundred square feet per animal. Such fenced-in area shall be set back ten feet from the rear where it abuts an SR, TZ- 1, and TZ-2 zone, and forty feet from the rear where it abuts a zone other than SR. TZ- 1 and TZ-2, and forty feet from a side property line. A setback of ten feet shall be permitted on the side yard where the adjacent property owners have a written recorded agreement to this effect, but, in no event, shall a corral be closer than fifty feet to any residence or living quarters in an abutting property.

Sec. 205 Additional Zoning Stipulations.

1. Rezoning Conditions.

   a. No further subdividing or lot splitting without the written approval of the Town Council.

   b. Grading for TZ-1 area allowed only for house pads, driveways, streets and utilities.

   c. Adherence to the Pima County Hillside Development Overlay Zone.

   d. Adherence to Chapter 18.61 (HDZ) of the Pima County Zoning Code is required. No commercial zoning is permitted on any parcel having an average cross slope of fifteen percent or greater, or on any building envelope containing individual slopes of fifteen percent or greater.

C. TZ-TR MULTI-FAMILY RESIDENCE ZONE

Sec. 301 Permitted uses.

1. Uses permitted:

   a. Single dwelling;

   b. Duplex dwelling;

   c. Multiple dwelling;

d. Recreational facilities;

e. Temporary manufactured or mobile housing;

f. Private school;

g. Temporary real estate office;

h. College or governmental structure;

i. Community service agency;

j. Library;

k. Playground or athletic field;

l. Museum.

m. Hospital or sanatorium;

n. Clinic or dispensary;

o. Professional or semi-professional office;

p. Motel or hotel, together with the following accessory uses located on the premises and having no exterior entrance closer than one hundred feet to a public street:

(1) Retail shops,

(2) Personal services,

(3) Recreational facilities,

(4) Restaurant,

(5) Beverage service;

q. Administrative, engineering, scientific research, design or experimentation facility, and such processing and fabrication as may be necessary thereto, provided:

(1) All such operations be completely housed within buildings located on a site of no less than ten thousand square feet,

(2) All such buildings shall set back not less than twenty-five feet from any property line abutting a residential zone,

(3) A dust-proofed off-street parking area be provided for all such vehicles incidental to said operation,

(4) One additional such parking space be provided for each three persons regularly employed on said premises,

(5) Buffering and screening is provided in accordance with Landscaping, Buffering and Screening Standards,

(6) There is no manufacturing or warehousing of goods for sale at wholesale or retail, and

(7) Any activity conducted on said premises shall be free of dust, noxious smoke, fumes, odors or unusual vibrations or noise.

r. Agriculture and horticulture, flower and vegetable gardening, nursery or greenhouse used only for propagation and culture and not for retail sales:

s. The keeping of small animals, such as rabbits, chickens, but not for commercial purposes, provided not more than twenty-four such animals per eight thousand square feet of lot area are kept;

t. Community storage garage, provided:

(1) Said garage is used for the storage of private passenger vehicles only, and

(2) The entrances and exits for said garage are on a public alley or directly abut a public street;

u. Transitional use where side of lots abuts a business or industrial zone: Any residential use permitted in TZ-4, including TZ-4 area and yard requirements, provided such uses extends not more than one hundred feet or two lots, whichever is the lesser, from the zone boundary.

Sec. 302 Conditional uses.

None.

Sec. 303 Development Standards - General

1. Minimum lot or site area:

a. Single-family detached dwelling unit (lot): Four thousand five hundred square feet;

b. Duplex or multiple dwelling unit (site): Ten thousand square feet.

2. Minimum lot or site setbacks:

a. Single-family detached dwelling unit (lot):

(1) Front: Twenty feet;

(2) Side: None. Zero lot-line siting of dwelling units on individual lots is permissible, subject to Building Codes;

(3) Rear: Ten feet.

b. Duplex or multiple dwelling unit (site):

(1) Front: Twenty feet;

(2) Side: Seven feet each;

(3) Rear: Twenty-five feet.

c. Where this PAD district abuts RI Zones, a minimum twenty foot landscaped buffer yard is required. If natural vegetation conditions warrant, the Planning and Zoning Director may allow the buffer yard to remain as natural open space.

3. Minimum area per dwelling unit:

a. Single-family detached dwelling: Four thousand five hundred square feet;

b. Duplex or multiple dwellings: One thousand square feet.

4. Minimum lot or site width:

a. Single-family detached dwelling unit (lot): Forty feet;

b. Duplex or multiple dwelling unit (site): Sixty feet.

5. Building height limitation:

a. Thirty-four feet; and

b. In areas restricted by the hillside development zone (HDZ), no building shall exceed two stories;

c. In areas adjacent to scenic routes within two hundred feet of a property line, no building shall exceed twenty-four feet;

d. For all conditionally approved rezonings that do not have an ordinance for TZ-TR, if a third story is requested within the thirty-four foot height limit, approval shall be requested at a noticed Town Council public hearing.

6. Minimum distance between main buildings: Fourteen feet.

Sec. 304 Development Standards - Nonresidential.

1. Minimum lot area: None

2. Minimum lot width: Sixty feet.

3. Minimum yard requirements:

   a. Front: Twenty feet;

   b. Side: Seven feet each;

   c. Rear: Twenty-five feet.

4. Height limitation:

   a. Thirty-four feet; and

   b. In areas restricted by the hillside development zone (HDZ), no building shall exceed two stories;

   c. In areas adjacent to scenic routes within two hundred feet of a property line, no building shall exceed twenty-four feet;

   d. For all conditionally approved rezonings that do not have an ordinance for TZ-TR, if a third story is requested within the thirty-four foot height limit, approval shall be requested at a noticed Town Council public hearing.

5. Minimum distance between main buildings: Fourteen feet.

Sec. 305 Development Standards - Detached Accessory Buildings.

1. Permitted coverage: Forty percent of the minimum rear yard area plus fifty percent of any additional space in the rear of the principal building.

2. Maximum height: Twenty-four feet.

3. Minimum distance requirements:

   a. To main buildings: Seven feet;

   b To front lot line: Sixty feet;

   c. To side lot lines: Four feet;

   d. To rear lot line:

      (1) Four feet if building is not used for poultry or animals,

      (2) Fifteen feet if building is used for poultry or animals.

Sec. 306 Additional Zoning Stipulations.

REFER TO SEC. 105 . REZONING CONDITIONS A.1-19 & B.1-3.

D. TZ-CB1 COMMERCIAL BUSINESS ZONE

Sec. 401 Performance Standards.

1. All uses shall be conducted wholly within a completely enclosed building unless otherwise specified and any use operating as a store, shop, or business shall be a retail establishment. All products produced on the premises shall be sold at retail on the premises.

2. Performance standards:

   a. Noise and vibration: No noise or vibration shall be permitted which is discernible beyond the lot line to the human sense of feeling for three minutes or more in duration in any one hour of the day between the hours of seven a.m. and seven p.m., or of thirty seconds or more duration in any one hour during the hours of seven p.m. to seven am.;

   b. Smoke: No emission of smoke from any source shall be permitted;

   c. Odors: No emission of odorous gases or other matter shall be permitted in such a manner as to create a nuisance or hazard beyond the property lines;

   d. Fly ash, dust fumes, vapors, gases and other forms of air pollution;

   e. Liquids and solid waste: No wastes shall be discharged in the streets, drainageways or any property which is dangerous to the public health and safety, and no waste shall be discharged in the public sewage system which endangers the normal operation of the public sewage system.

   f. Certifications: The Zoning Inspector shall not issue a permit for any use until the applicant has provided the required number of plans showing the certificates of the department of transportation and flood control district, traffic engineer, and health department director certifying that said use complies with all laws and regulations under their jurisdiction, and the zoning inspector has determined that the use complies with this section.

Sec. 402 Permitted Uses.

1. Any use as permitted in Section 121 TZ-TR.

2. The following uses, as restricted in Section 131:

   a. Air conditioning, heating, and ventilating fixtures or supplies:

Retail, all within enclosed building;

b. Antique store;

c. Apparel store;

d. Art needlework or hand-weaving establishment;

e. Art gallery or store;

f. Business and professional offices;

g. Business schools;

h. Hospital for animals including boarding and lodging, provided that there are no open kennels maintained, and provided all activities will be conducted in soundproof buildings;

i. Medical or dental offices including laboratory;

j. Museum;

k. Optician;

l. Parks, playgrounds and community buildings other than, hospitals

m. School, private, operated as a commercial enterprise;

n. Studio for professional work or teaching of any form of commercial or fine arts;

o. Automobile parts store;

p. Bicycle store;

q. Book store, excluding adult book store;

r. Camera store;

s. Candy store;

t. Clothing store;

u. Craft shop conducted in conjunction with retail business which may include ceramics, mosaics, fabrics, jewelry, leather goods, silk screening, dress designing, sculpturing and wood carving;

v. Delicatessen

w. Department store;

x. Drug store;

y. Electronic equipment store;

z. Fabric store;

aa. Florist;

bb. Furniture store;

cc. Gift shop;

dd. Grocery store or supermarket within a shopping center;

ee. Gun shop;

ff. Hobby or toy store;

gg. Home improvement store;

hh. Ice cream store;

ii. Music store;

jj. Restaurants, not including sale of alcoholic beverages or drive-in or drive-through types;

kk. Sporting goods store;

ll. Stationery store;

mm. Swimming pool supply store;

nn. Variety store;

oo. Photograph studio;

pp. Post office;

qq. Printing, lithography, publishing or photostating establishment;

rr. Private clubs not including alcoholic beverages;

ss. Shoe repair;

tt. Banks and financial institutions;

uu. Churches;

vv. Hardware

Sec. 403 Conditional Uses.

1. Feed store: Including sales and outdoor storage of hay. The applicable fire district shall receive written notice of the conditional use application and of all public hearings.

Sec. 404 **Development Standards - Nonresidential**

1. Minimum lot area: None.

2. Minimum lot width: None

3. Minimum yard requirements:

   a. Front: Twenty feet, which may be used to meet off-street parking requirements, or as part of an off-street parking lot;

   b. Side: None;

   c. Rear: Twenty-five feet, except for a corner lot, which may be used to meet off-street parking requirements, or as a part of an off-street parking lot.

4. Maximum building height: Thirty-four feet.

5. Minimum distance between main buildings: None.

Sec. 405 **Development Standards - Residential**

1. Minimum lot area: Ten thousand square feet.

2. Minimum lot area per dwelling unit: One thousand square. feet

3. Minimum lot width: Sixty feet.

4. Minimum yard requirements:

   a. Front: Twenty feet, which may be used to meet off-street parking requirements, or as part of an off-street parking lot;

   b. Side: Seven feet;

   c. Rear: Twenty-five feet, except for a corner lot, which may be used to meet off-street parking requirements, or as a part of an off-street parking lot.

5. Building height limitations:

   a. Maximum building height: Thirty-four feet.

   b. In areas restricted by the hillside development zone (HDZ), no building shall exceed two stories;

   c. In areas adjacent to scenic routes within two hundred feet of a property line, no building shall exceed twenty-four feet;

   d. For all conditionally approved rezonings that do not have an ordinance for TZ-CB-1, if a third story is requested

within the thirty-four foot height limit, approval shall be requested at a noticed Town Council public hearing.

6. Minimum distance between main buildings: Fourteen feet.

Sec. 406 Development Standards - Detached Accessory Buildings

1. Permitted coverage: Forty percent of the required rear yard and any additional space within the buildable area.

2. Maximum building height:

   a. Within the required rear yard: Twenty-four feet;

   b. Within the buildable area: Two stories or thirty-four feet.

3. Minimum distance requirements:

   a. To main building: Seven feet;

   b. To front lot line: Twenty feet;

   c. To side lot lines: None;

   d. To rear lot line: Four feet.

   e. Where this PAD district abuts RI Zones, a minimum twenty foot landscaped buffer yard is required. If natural vegetation conditions warrant, the Planning and Zoning Director may allow the buffer yard to remain as natural open space.

Sec. 407 Additional Zoning Stipulations.

REFER TO SEC. 105 . REZONING CONDITIONS A.1-19 & B.1-3.

E. TZ-144 SINGLE-FAMILY RESIDENCE ZONE

Sec. 501 Permitted uses.

1. Uses permitted:

   a. Single dwelling;

   b. Agriculture.

Sec. 502 Conditional uses.

1. Library;

2. Playground or athletic field;

3. Veterinary Hospital;

4. Swimming school;

5. Commercial riding stable;

6. Club or lodge;

7. Commercial kennel;

8. Community stable;

9. Museum;

10. Private or parochial school;

11. Residential substance abuse diagnostic and treatment facility;

Sec. 503 Development Standards - General

1. Minimum site area: One hundred forty-four thousand square feet.

2. Minimum lot area per dwelling unit: One hundred forty-four thousand square feet.

3. Minimum setback requirements:

   a. Front: Fifty feet;

   b. Side: Ten feet each;

      When adjacent to street: Twenty feet;

   c. Rear: Fifty feet.

   d. Where this PAD district abuts RI Zones, a minimum twenty foot landscaped buffer yard is required. If natural vegetation conditions warrant, the Planning and Zoning Director may allow the buffer yard to remain as natural open space.

4. Maximum building height: Thirty-four feet.

5. Maximum lot coverage by structures: Thirty percent.

6. Minimum distance between main buildings: Twenty feet.

Sec. 504 Development Standards - Accessory Structures.

1. Permitted coverage: Ten percent of the total area of the rear and side yards.

2. Height limitation: Twenty-four feet.

3. Minimum distance requirements:

   a. From main building(s): Seven feet;

   b. From front lot line: One hundred feet.

c. To side and rear lot lines if building is not used for poultry or animals:

(1) Not adjacent to streets: Ten feet;

(2) When adjacent to streets: Fifty feet.

d. To side and rear lot lines if building is used for poultry or animals:

One hundred feet.

Sec. 505 Grading Standards

The Pima County Grading Ordinance and Standards in effect as of July 31, 1994 shall govern grading activities within this PAD.

EXHIBIT A
MONTERRA HILLS LOCATION MAP

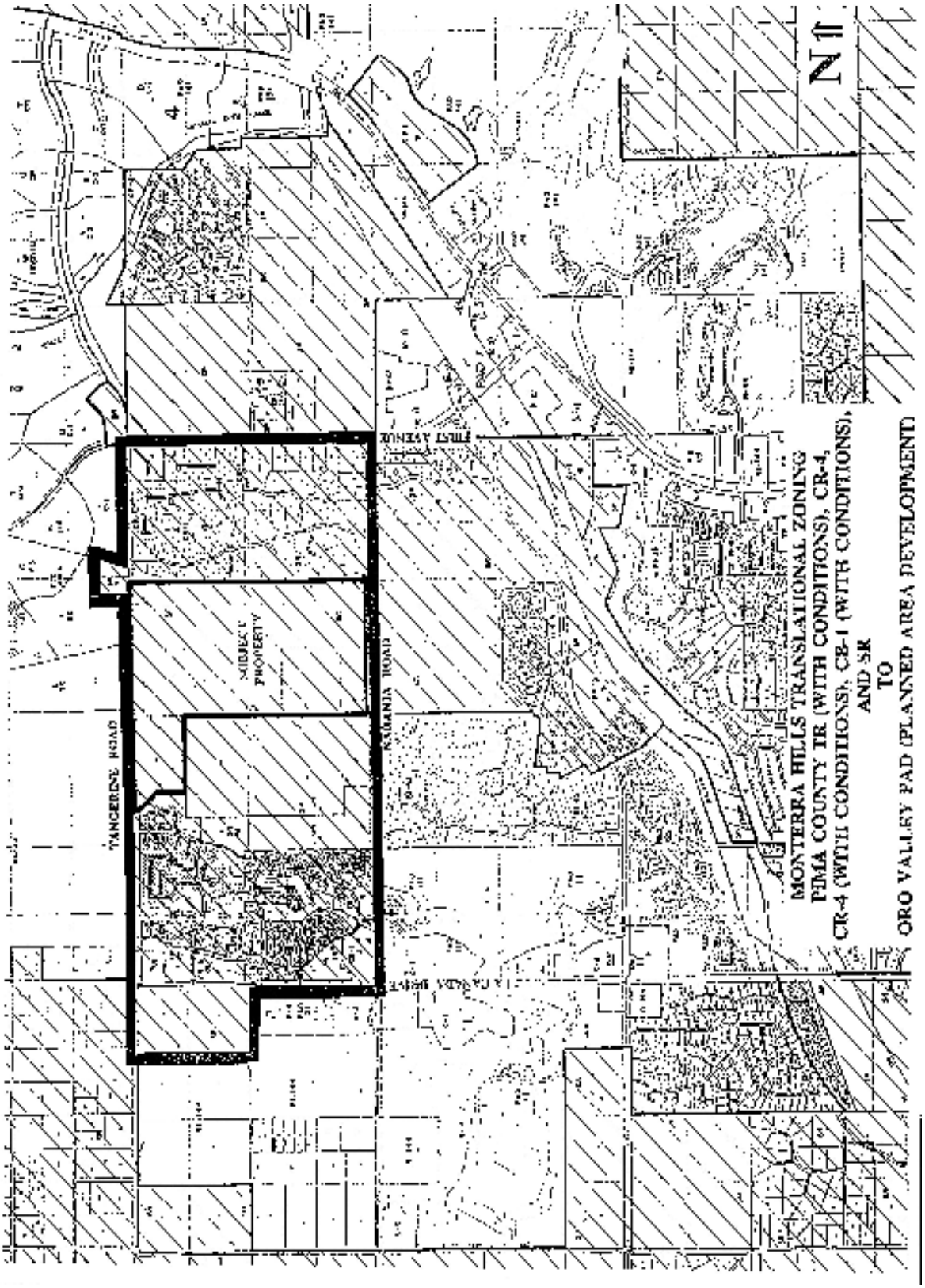

EXHIBIT B
MONTERRA HILLS PLANNED AREA DEVELOPMENT DISTRICT

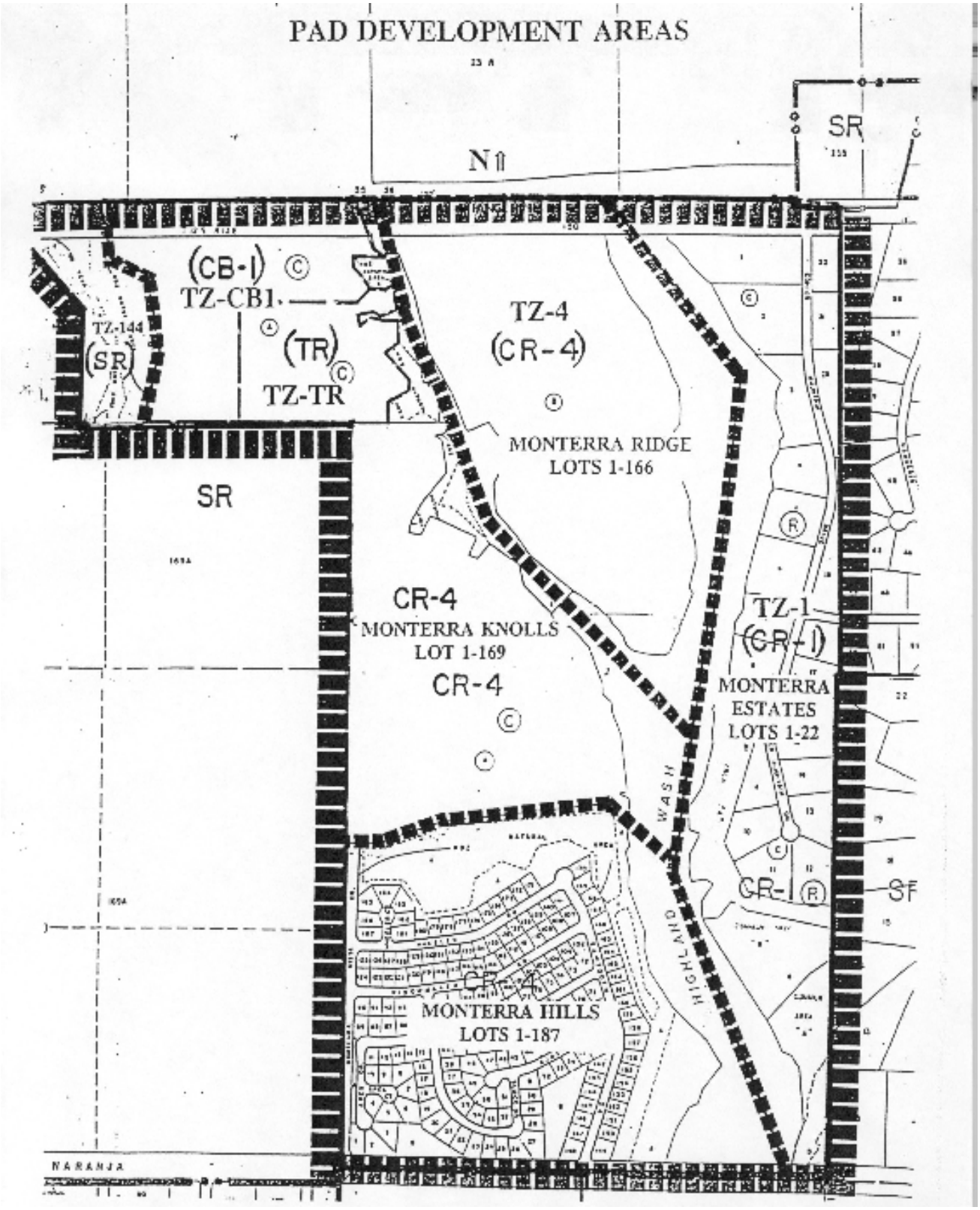

EXHIBIT C
MONTERRA HILLS LEGAL DESCRIPTION

EXHIBIT "A" LEGAL DESCRIPTION

(1) MONTERRA HILLS, Lots 1-187,.Blocks A, B, C, and Common Areas A, B, C, and D, being a subdivision of a portion of Section 1 and 2, T-12-S, R-13-E, G.&S.R.M., Pima County, Arizona, as recorded in Maps & Plats, Book 42, Page 30, Pima County, Arizona;

(2) MONTERRA ESTATES, Lots 1-22 and Common Areas A and B, being a resubdivision of Block C and Common Area D in MONTERRA HILLS Lots 1-187, Blocks A, B, and C, and Common Areas A, B, C, and D, as recorded in Maps & Plats, Book 42, Page 30, being a portion of Section 1 and 2, T-12-S, R-13-E, G.&S.R.M., Pima County, Arizona, as recorded in Maps & Plats, Book 45, Page 22, Pima County, Arizona;

(3) MONTERRA RIDGE, Lots 1-166 and Common Area A, being a resubdivision of Block B, MONTERRA HILLS Lots 1-187, Blocks A, B, and C, and Common Areas A, B, C, and D, as recorded in Maps & Plats, Book 42, Page 30, being a portion of Section 1 and 2, T-12-S, R-13-E, G.&S.R.M., Pima County, Arizona, as recorded in Maps & Plats, Book 46, Page 34, Pima County, Arizona; and,

(4) MONTERRA KNOLLS, Lots 1-169, Block A and Common Areas A and B, being a resubdivision of a portion of Block A, MONTERRA HILLS Lots 1-187, Blocks A, B, and C, and Common Areas A, B, C, and D, as recorded in Maps & Plats, Book 42, Page 30, being a portion of Section 1 and 2, T-12-S, R-13-E, G.&S.R.M., Pima County, Arizona, as recorded in Maps & Plats, Book 46, Page 33, Pima County, Arizona.