

24 January 2019

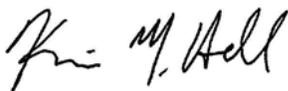
City of Tucson Development Services
201 North Stone Avenue
Tucson, Arizona 85701

The following letter is intended to demonstrate the measures being incorporated to meet the Architectural Variation Plan (AVP) requirements of the Flexible Lot Development (FLD) standards for the MOUNTAIN ENCLAVE SUBDIVISION development:

- 1. There will be three (3) different unit types that each have three (3) different architectural elevation options for a total of nine (9) different models within the community.*
- 2. Models have been designed so that each model has the capacity to fit on each lot. As homes are sold, limitations will be placed on each remaining lot to ensure compliance with the FLD architectural variation requirements (see item #4).*
- 3. Each of the nine (9) elevations are designed with a different footprint and upper floor living area configuration with relation to the garage, which will provide varying roof lines and varying living areas. As the front door serves as the front wall of the house, zero (0) percent of the units are designed with garages that protrude from or are flush with the front wall of the living area or front porch of the house. This design ensures compliance with the fifty (50) percent FLD garage forward requirement (Section 8.7.3.M.1.c.3 – UDC).*
- 4. A management schedule will be put in place by the builder to ensure that elevations do not repeat more often than one (1) in every four (4) (Section 8.7.3.M1.c.1 – UDC). At time of each specific lot construction plan submittal, elevations and color specifics will be provided to City staff for compliance review.*
- 5. A variety of colors will also be available for each unit, and will be used to ensure architectural variation, while also ensuring compliance with item #4.*
- 6. Along with this AVP submittal, a Privacy Mitigation Plan (PMP) is also being implemented to provide sufficient privacy to the adjacent, existing single-family, single-story residences to the north and east of the property.*

These responses are intended to supplement the Architectural Variation Plan Package submittal to the City of Tucson. If there are any questions, please feel free to contact the undersigned.

Sincerely,
Cypress Civil Development



Kevin M. Hall, PE
Principal



Elevation A

Elevation B

Elevation C

Plan 1

Scale: 1/4" = 1'-0"





Elevation A



Elevation B



Elevation C

Plan 2

Scale: 1/4" = 1'-0"





Elevation A

Elevation B

Elevation C

Plan 3

Scale: 1/4" = 1'-0"

