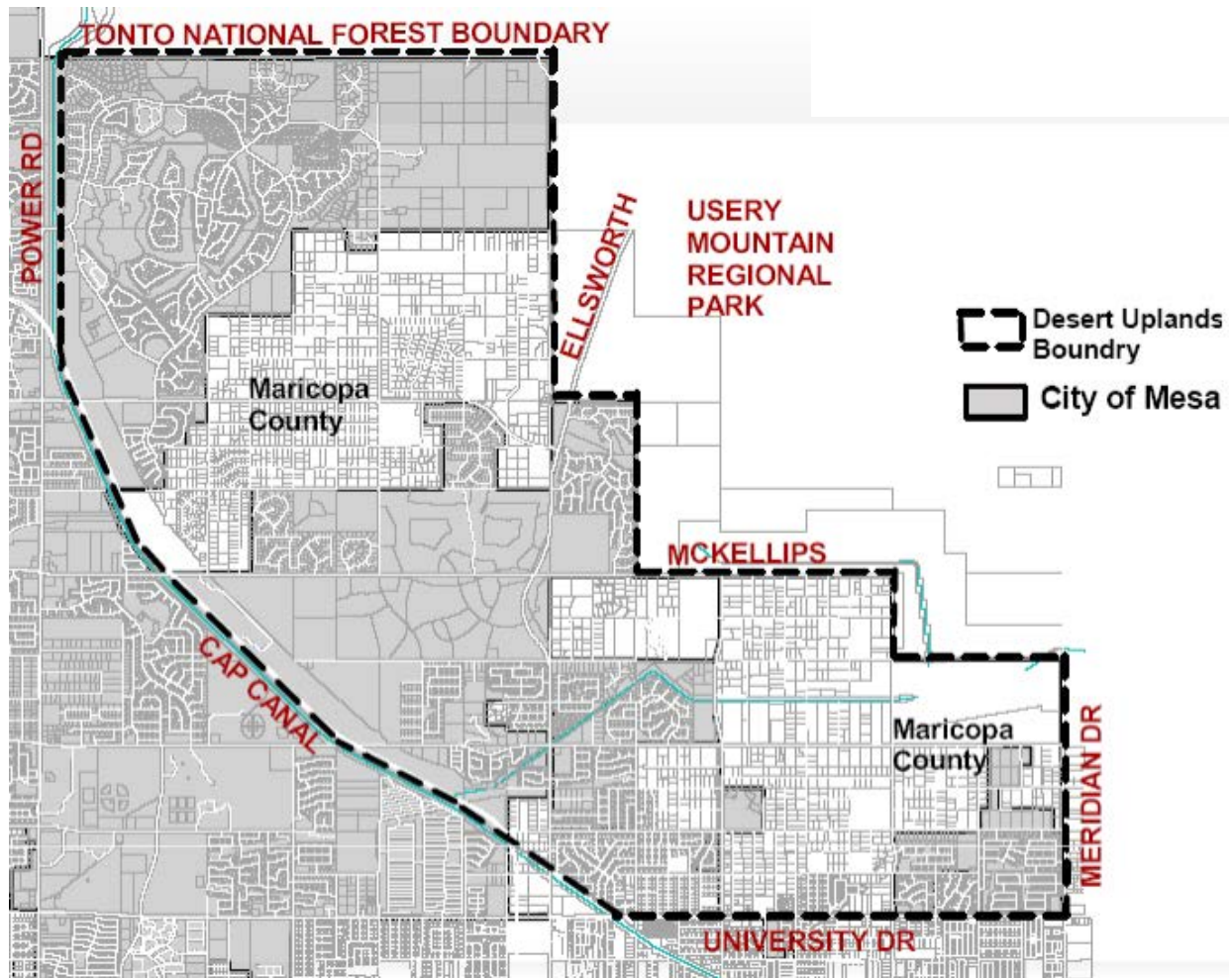




PLANNING DIVISION
Phone:(480) 644-2385
mesaaz.gov/planning

DESERT UPLANDS DEVELOPMENT STANDARDS FOR BUILDING ENVELOPE LOTS



Subdivisions in Desert Uplands Area
subject to Building Envelope requirements

Anasazi Estates

Madrid

Boulder Views

Mountain Estates at Las Sendas

Copper Canyon at Las Sendas

Mountain Preserve at Las Sendas

Diamond Point at Las Sendas

Pinnacle Hills at Las Sendas

Eagle Canyon at Las Sendas

Pinnacle Ridge at Las Sendas

Estrella Vista Estates

Rock Canyon at Las Sendas

Granite Mountain

Savona

Hermosa Estates

The Estates at Desert Shadows
(Lots 16-61, 65-67 only)

Hermosa Estates II

The Summit at Las Sendas

Hidden Canyon at Las Sendas

Walking Stick at Las Sendas

La Atalaya at Las Sendas

Estates at Las Sendas

Subdivisions with non-standard Building Envelope requirements

- **Copper Canyon at Las Sendas:** Administrative Approval on file for revision to calculation of disturbance area, which allows maximum 58% building envelope for lots less than 35,000 sq. ft.
- **Diamond Point at Las Sendas:** Administrative Approval on file for revision to calculation of disturbance area, which allows maximum 58% building envelope for lots less than 35,000 sq. ft.
- **Eagle Canyon at Las Sendas:** Maximum 50% building envelope for lots 1-12, 17-18, 22-30; maximum 70% building envelope for lots 13-16, 19-21. All lots may increase disturbance area by maximum 10% for temporary construction access, subject to plan approval.
- **Granite Mountain:** Maximum 65% building envelope for all lots. Subdivision approved with increased building envelope area based on natural area open space (NAOS) preserved within subdivision as allowed with revised Desert Uplands Ordinance #4233.
- **Hidden Canyon at Las Sendas:** Administrative Approval on file for revision to calculation of disturbance area, which allows maximum 58% building envelope for lots less than 35,000 sq. ft.
- **La Atalaya at Las Sendas:** Administrative Approval on file for revision to calculation of disturbance area, which allows maximum 61% building envelope for all lots. *Approved under 1989 Ordinance.*
- **Madrid:** Administrative Approval on file for revision to calculation of disturbance area and matrix to establish maximum building envelope for each lot. To be reviewed per existing PAD approval unless letter is provided from HOA requesting lot be reviewed per current ordinance. *Approved under 1989 Ordinance.*
- **Pinnacle Hills at Las Sendas:** Administrative Approval on file for revision to calculation of disturbance area, which allows maximum 58% building envelope for lots less than 35,000 sq. ft.
- **Pinnacle Ridge at Las Sendas:** Administrative Approval on file for revision to calculation of disturbance area, which allows maximum 58% building envelope for lots less than 35,000 sq. ft.
- **Rock Canyon at Las Sendas:** Administrative Approval on file for revision to calculation of disturbance area, which allows maximum 58% building envelope for lots less than 35,000 sq. ft.
- **Savona:** Maximum building envelope varies per lot and shall not exceed 40% of lot area + 5,000 sq. ft. To be reviewed per existing PAD approval unless letter is provided from HOA requesting lot be reviewed per current ordinance. *Approved under 1989 Ordinance.*
- **The Estates at Desert Shadows:** Lots 16-61, 65-67 only. Administrative Approval on file for revision to calculation of disturbance area and matrix to establish maximum building envelope for each lot. To be reviewed per existing PAD approval unless letter is provided from HOA requesting lot be reviewed per current ordinance. *Approved under 1989 Ordinance.*
- **The Summit at Las Sendas:** Administrative Approval on file for revision to calculation of disturbance area, which allows maximum 58% building envelope for lots less than 35,000 sq. ft.

Desert Uplands Development Standards for Building Envelope Lots

This packet is intended to provide information about submitting complete construction documents for plan review in order to minimize the number of submittals prior to permit issuance, and to aid in the field inspection process.

The *Definitions and Desert Uplands Development Standards of the Subdivision Regulations* §9-6-1 and §9-6-5 of the Mesa City Code were amended on July 12, 2004 with Ordinance #4233. This amendment modifies development standards for the RS-35 zone and lower density residential lots within the Desert Uplands Area.

How does this amendment of the ordinance affect requirements for construction permit issuance?

The construction plans may be submitted, processed and approved as in the past, but the construction permit will not be issued until a separate Temporary Protective Fence permit is issued and inspected according to the approved site plan. The Temporary Protective Fence permit is processed as part of the construction plan review and does not require separate application. Temporary Protective Fence permit is issued only after construction plans and site plan are approved. After the fence inspection is approved, the applicant may obtain the building construction permit at the Building Safety Permit Services Center. The applicant shall provide documentation (i.e. a copy of the inspection report or orange card) showing the fence inspection has been completed and approved by the Zoning Inspector.

How does this amendment of the ordinance affect requirements for individual lot development?

- A maximum of 50% of the total lot area may be disturbed (final disturbance for all permanent improvements after revegetation)
- Work Access Areas: A maximum of 10% additional disturbance area may be allowed for temporary construction access and drainage reroute*
- Driveway/Utility Exception Areas: A maximum of 10% additional disturbance area may be allowed for the portion of a single driveway (maximum width 16') that extends beyond the 30' front building setback*; and, utility lines/trenches (if utilities are located directly adjacent to or under the driveway)*
- The 10' required building envelope setback from the property line may be temporarily disturbed during construction*

* A Landscape revegetation plan is required and shall provide revegetation of all Work Access Areas and Driveway/Utility Exception Areas. Provide a detailed revegetation plan showing the disturbed area completely revegetated with cacti, trees, shrubs, salvaged plants from the lot, and hydro-seed mix and may be supplemented with plants from the Preferred Desert Uplands Plant List. Revegetation and restoration of disturbed areas shall be designed to blend with the surrounding undisturbed desert area with similar plant density, quantity, and plant species.

Desert Uplands Building Envelope Lots

Checklist of additional documents/information needed during plan review:

- ___ 1. Provide a fully dimensioned architectural site plan including:
Property lines and dimensions, minimum building setbacks, actual building setback, permanent building envelope line, dimension from property lines to building envelope line, temporary fence location, easements, driveways, utility lines, hvac units, sidewalks, privacy fences, retaining walls, pool/spa, landscape or yard areas, storage and staging areas.
- ___ 2. Provide a fully dimensioned civil site plan or grading plan.
Civil site plan or grading plan shall include all of the above, and shall identify all proposed grading, existing and proposed contour lines, and drainage facilities existing and proposed. (Separate civil and architectural site plans are not required, but must consistently show all building envelope and temporary fence information if both are provided. Grading plan is preferred, and may be required by other plan review disciplines.)
- ___ 3. Provide detailed calculations of all disturbance areas expressed in square feet and percentage of lot area. Calculations shall separately show all permanent disturbance areas including: pad area, private yard areas (front, side, rear), driveways, utilities, temporary construction access or grading areas, material storage and staging area. Utility or driveway exception areas need to be separately identified.
- ___ 4. Identify temporary protective fence location. Fencing is typically provided in 10'-0" wide panels and shall be shown in a realistic manner, avoiding angles and curves. Provide dimensions from all property lines to temporary protective fence in multiple locations to account for changes in direction, and dimensions from structures to the temporary protective fence.

All disturbance or construction areas, storage and staging areas, access during/after construction, construction vehicle parking, equipment storage, salvage plant material, port-a-johns, and trash bins shall be located within the temporary protective fence.
- ___ 5. A minimum workspace of six feet (6'-0") shall be provided between all structures and temporary fence.
- ___ 6. A landscape revegetation plan showing restoration/revegetation of all disturbance areas including temporary construction access, utility trenching and graded areas of the lot. Landscape revegetation plan shall include: botanical and common name for each plant species, plant size, and quantity. Temporary access areas, grading, and driveway or utility exception areas shall be revegetated with plants from Preferred Desert Uplands Plant List only. Include the following note on the Landscape Plan:

"Disturbed areas shall be revegetated with cactus, trees, shrubs and hydro-seed mix, and designed to blend with the surrounding undisturbed area using plants salvaged from the lot or supplemented with plants from the Preferred Desert Uplands Plant List."
- ___ 7. Provide a minimum ten-foot (10'-0") wide area around utility lines/trenches.
- ___ 8. Provide a minimum ten-foot (10'-0") distance between back of pool and temporary protective fence.
- ___ 9. Retaining walls, screen walls, view fences, and combination walls/fences exceeding five (5'-0") in height (measured from finished grade) need to be terraced, stepped back, and constructed to reflect changes in topography. Provide landscape material in terraced areas.
- ___ 10. Provide a copy of the HOA Architectural Review Committee Approval letter and/or plans.
- ___ 11. Any additional information that helps demonstrate compliance with City of Mesa ordinance requirements.

The above list is intended to offer basic submittal requirements for development on a lot within a Building Envelope subdivision. Each lot has unique circumstances that may require other documents or information.

Include the following notes typed verbatim on the site plan or civil site plan:

DESERT UPLANDS GENERAL NOTES:

1. All improvements, including driveways and utility trenching, shall be located within the building envelope and temporary protective fence, occupying not more than 50% of the total lot area. There shall be a minimum 10' setback from any property line to the permanent building envelope line that shall remain undisturbed except for the allowed driveway, utility trenching, and temporary construction access area.
2. All areas to be protected from disturbance shall be fenced in the field prior to any plant removal, grading, or construction. Areas outside of the fenced building envelope shall remain in an undisturbed state, both during and after construction. Any construction or disturbance outside of the approved building envelope and temporary protective fence may be subject to a Notice of Violation.
3. Temporary protective fencing shall not be installed until the Temporary Protective Fence location is approved and a separate permit is issued. Temporary Protective Fence location shall be inspected and approved by a Zoning Inspector prior to any plant removal, grading, trenching, or construction on the lot. Call 480-644-2240 to schedule a Temporary Protective Fence inspection to be performed by Zoning Inspection staff.
4. Any disturbance outside the fenced building envelope during the course of construction is considered a variation to the approved building envelope and site plan. Additional plan review and permit fees are required for an addendum change to the approved plans. Provide a revised site plan and construction plans for review that include all proposed changes. Provide a landscape revegetation plan for all disturbed areas that include plants from the [Preferred Desert Uplands Plant List](#) and hydro-seed mix. The submittal shall be made to the Building Safety office at 55 N. Center St. Plan review approval and addenda permit shall be obtained prior to making any changes in the field. Changes in the field without first obtaining approval or required permit could delay final inspection approval.

What information is needed for changes to a previously constructed Building Envelope Lot?

Any proposed changes to the building envelope, changes to approved construction plans, proposed remodel or addition, pool/spa, privacy fence, gas line, or any other change that may affect the approved building envelope requires Planning & Zoning review and approval to verify compliance with Desert Uplands Ordinance #4233.

To simplify the plan review process, provide a copy of the original City of Mesa stamped approved site plan, which should include the approved building envelope and disturbance area calculations. By using the original approved site plan, we can determine if the proposed changes are within the approved building envelope, if changes to the building envelope or disturbance area calculations are necessary, and if the proposed changes comply with the Desert Uplands ordinance.

If the original City of Mesa stamped approved site plan cannot be provided, a new site plan will be required and must show the entire property, building envelope line, all disturbance areas existing and proposed, temporary protective fence location, all dimensions as required on a site plan, easements, utility locations, any new grading areas, any new temporary construction access areas, driveways, walkways, and all existing and proposed structures (Refer to submittal checklist for plan review earlier in this packet.) Provide disturbance area calculations that separately identify all of the above areas. If the building envelope is being increased or decreased in size, specifically identify which areas are changing and quantity of increase/decrease, and new total building envelope area.

Desert Uplands Building Envelope Lots Temporary Protective Fence Inspections

The protective fence shall not be installed at the site until a Temporary Protective Fence Permit is obtained. The fence permit will only be issued after the construction plans are reviewed and approved. The construction permit for the home will not be issued until the zoning inspector approves the protective fence location and the fence permit is finalized.

The applicant shall provide the approved site plan on-site during the inspection. The Temporary protective fence shall be placed according to the City of Mesa approved construction documents.

Signs shall be placed on both sides of the Temporary Protective Fence 100' apart to read in English: "Protected Area – Do Not Remove Fence" and in Spanish: "No Se Permite Quitar El Cerco – Area Protegida." Signs need to be durable, colorfast materials.

A minimum of 6'0' distance shall be provided between the temporary construction fence and structures. Chain link fencing is the only allowed fence material for the required temporary protective fence.

Temporary Protective Fence Location Shall be staked by a Surveyor or Engineer

The applicant shall provide the Zoning Inspector a letter sealed by the surveyor or engineer stating the stakes and temporary protective fencing were installed according to the City of Mesa approved construction documents.

If the fence is in compliance, the inspector will take digital photos of the site to include in the inspection file. If the fence is not in compliance, a correction notice will be issued. The fence must be relocated according to the approved plan or as indicated by the correction notice, and a second inspection may be requested and performed. If the deficiencies relating to the fence location are egregious violations, a Notice of Violation will be issued.

Building Construction Permit will not be issued until the Temporary Protective Fence Permit is Approved/Finalized

After the fence inspection is approved, the applicant may obtain the building construction permit at the Building Safety Permit Services Center. The applicant shall provide documentation (i.e. a copy of the inspection report or orange card) showing the fence inspection has been completed and approved by the Zoning Inspector.

Pad Certification

The Building and Zoning Inspectors will continually monitor the project during construction. During the Building Inspector's first footing inspection, the applicant shall provide pad certification to ensure compliance with the approved construction drawings. (Pad certification is required if the building pad is approved to be built above the natural mean grade of the lot)

Certification of Temporary Protective Fence Sample Letter:

(date)

Attention: City of Mesa Zoning Inspections

I, _____ do hereby certify that the temporary protective fence installed at _____ (address) _____, Lot # _____, Subdivision Name: _____ has been located and installed as per the City of Mesa approved construction drawings permit # _____, plans dated: _____ and approved by the City of Mesa on: _____.

Print: First, Middle, and Last Name

Signature

Registrant's Seal:

PREFERRED DESERT UPLANDS PLANT LIST

Recommended Local Sonoran Desert Native Plants

TREES

	BOTANICAL NAME	COMMON NAME
1.	ACACIA CONSTRICTA	WHITETHORN ACACIA
2.	ACACIA GREGGII	CATCLAW ACACIA
3.	ACACIA FARNESIANA (SYN. ACACIA SMALLII AND SYN. ACACIA MINUTA)	SWEET ACACIA
4.	BURSERA MICROPHYLLA	ELEPHANT TREE
5.	CANOTIA HOLACANTHA	CRUCIFIXION THORN
6.	CELTIS PALLIDA	DESERT HACKBERRY
7.	CELTIS RETICULATA	NETLEAF HACKBERRY
8.	PARKINSONIA FLORIDA	BLUE PALO VERDE
9.	PARKINSONIA MICROPHYLLA	FOOTHILL PALO VERDE
10.	CHILOPSIS LINEARIS	DESERT WILLOW
11.	OLNEYA TESOTA	IRONWOOD
12.	PROSOPIS VELUTINA (SYN. PROSOPIS JULIFLORA)	VELVET MESQUITE
13.	PROSOPIS PUBESCENS	SCREWBEAN MESQUITE
14.	QUERCUS TURBINELLA	SCRUB OAK
15.	FRANGULA CALIFORNICA (SYN. RHAMNUS CALIFORNICA)	CALIFORNIA BUCKTHORN
16.	RHAMNUS CROCEA	HOLLYLEAF BUCKTHORN
17.	RHUS OVATA	SUGAR SUMAC
18.	VAUQUELINIA CALIFORNICA	ARIZONA ROSEWOOD

SHRUBS

	BOTANICAL NAME	COMMON NAME
1.	ABUTILON PALMERI	INDIAN MALLOW
2.	ACACIA ANGUSTISSIMA	FERN ACACIA
3.	ACACIA GREGGII	CATCLAW ACACIA
4.	ALOYSIA WRIGHTII	WRIGHT'S BEE BRUSH
5.	AMBROSIA AMBROSIODES	CANYON RAGWEED
6.	AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE
7.	AMBROSIA DUMOSA	WHITE BURSAGE
8.	ANISACANTHUS THURBERI	DESERT HONEYSUCKLE
9.	AQUILEGIA CHRYSANTHA	GOLDEN COLUMBINE
10.	ARCTOSTAPHYLOS PUNGENS	POINTLEAF MANZANITA
11.	ASCLEPIAS LINARIA	PINELEAF MILKWEED
12.	ASCLEPIAS SUBULATA	DESERT MILKWEED
13.	ATRIPLEX CANESCENS	FOURWING SALTBUSH
14.	BACCHARIS GLUTINOSA	SEEP-WILLOW
15.	BACCHARIS SAROTHROIDES	DESERT BROOM (MALE)
16.	BEBBIA JUNCEA	SWEET BUSH
17.	BERBERIS HAEMOTOCARPA	RED BARBERRY
18.	BRICKELLIA COULTERI	COULTER'S BRICKELLIA
19.	CALLIANDRA ERIOPHYLLA	FAIRY DUSTER
20.	CELTIS PALLIDA	DESERT HACKBERRY

PREFERRED DESERT UPLANDS PLANT LIST (Page 2)

SHRUBS (CONTINUED)

	BOTANICAL NAME	COMMON NAME
21.	CERCOCARPUS MONTANUS	MOUNTAIN MAHOGANY
22.	COURSETIA GLANDULOSA	BABY BONNETS
23.	DODONAEA VISCOSA	HOPBUSH
24.	ENCELIA FARINOSA	BRITTLEBUSH
25.	ENCELIA FRUTESCENS	GREEN BRITTLEBUSH
26.	EPHEDRA VIRIDIS	JOINT-FIR/MORMON TEA
27.	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH
28.	ERIOGONUM FASCICULATUM	FLATTOP BUCKWHEAT
29.	ERIOGONUM WRIGHTII	WRIGHT BUCKWHEAT
30.	FOUQUIERIA SPLENDENS	OCOTILLO
31.	GUTIERREZIA SAROTHRAE	SNAKEWEED
32.	HIBISCUS COULTERI	DESERT ROSE MALLOW
33.	HYPTIS EMORYI	DESERT LAVENDER
34.	JUSTICIA CALIFORNICA	CHUPAROSA
35.	KRAMERIA GRAYI	WHITE RATANY
36.	LARREA TRIDENTATA	CREOSOTE BUSH
37.	LOTUS RIGIDUS	DEER-VETCH
38.	LYCIUM ANDERSONII	ANDERSON WOLFBERRY (THORNBUSH)
39.	LYCIUM EXSERTUM	LITTLELEAF WOLFBERRY
40.	LYCIUM FREMONTII	FREMONT WOLFBERRY
41.	MIMOSA BIUNCIFERA	WAIT-A-MINUTE BUSH
42.	NOLINA MICROCARPA	BEARGRASS
43.	PLUMBAGO SCANDENS	PLUMBAGO
44.	RHUS TRILOBATA	THREE LEAF SUMAC
45.	SIMMONDSIA CHINENSIS	JOJOBA
46.	TRIXIS CALIFORNICA	TRIXIS
47.	VIGUIERA DELTOIDEA VAR. PARISHII	GOLDEN EYE
48.	ZIZYPHUS OBTUSIFOLIA	GRAY THORN

CACTI, SUCCULENTS AND ACCENT PLANTS

	BOTANICAL NAME	COMMON NAME
1.	AGAVE TOUMEYANA	TOUMEY AGAVE
2.	AGAVE CHRYSANTHA	GOLDEN-FLOWERED AGAVE
3.	CARNEGIEA GIGANTEA	SAGUARO
4.	DASYLIRION WHEELERI	DESERT SPOON/SOTOL
5.	ECHINOCEREUS ENGELMANNII	HEDGEHOG CACTUS
6.	FEROCACTUS CYLINDRACEUS	COMPASS BARREL CACTUS
7.	FEROCACTUS WISLIZENII	FISHHOOK BARREL CACTUS
8.	MAMMILLARIA GRAHAMII	FISHHOOK PINCUSHION CACTUS
9.	OPUNTIA ACANTHOCARPA	BUCKHORN CHOLLA
10.	OPUNTIA BIGELOVII	TEDDY BEAR CHOLLA
11.	OPUNTIA FULGIDA	CHAINFRUIT CHOLLA
12.	OPUNTIA LEPTOCAULIS	DESERT CHRISTMAS CACTUS
13.	OPUNTIA PHAECANTHA	PRICKLY PEAR
14.	YUCCA BACCATA	BANANA YUCCA
15.	YUCCA ELATA	SOAP TREE YUCCA

PREFERRED DESERT UPLANDS PLANT LIST (Page 3)

VINES

	BOTANICAL NAME	COMMON NAME
1.	CUCURBITA DIGITATA	COYOTE GOURD VINE
2.	JANUSIA GRACILIS	SLENDER JANUSIA

ANNUALS, PERENNIALS, GROUNDCOVERS, WILDFLOWERS

	BOTANICAL NAME	COMMON NAME
1.	ARGEMONE PLEIACANTHA	PRICKLY POPPY
2.	ARTEMISIA LUDOVICIANA	PRAIRIE SAGEBRUSH
3.	BAILEYA MULTIRADIATA	DESERT MARIGOLD
4.	CALOCHORTUS KENNEDYI	DESERT MARIPOSA LILY
5.	CHAENACTIS STEVIOIDES	ESTEVE'S PINCUSHION
6.	DATURA WRIGHTII	SACRED DATURA
7.	DELPHINIUM PARISHII	DESERT LARKSPUR
8.	DICHELOSTEMMA PULCHELLUM	BLUE DICKS
9.	ERIASTRUM DIFFUSUM	WOOLSTAR/PRICKLY STARS
10.	ERIGERON DIVERGENS	NATIVE FLEABANE
11.	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
12.	ESCHSCHOLZIA MEXICANA	MEXICAN GOLD POPPY
13.	HIBISCUS DENUDATUS	PALEFACE ROSE-MALLOW
14.	LASTHENIA CALIFORNICA	GOLDFIELDS
15.	LAYIA GLANDULOSA	WHITE TIDY TIPS
16.	LESQUERELLA GORDONII	BLADDERPOD MUSTARD
17.	LESQUERELLA PURPUREA	PURPLE BLADDERPOD
18.	LINUM LEWISII	BLUE FLAX
19.	LUPINUS SPARSIFLORUS	DESERT LUPINE
20.	MACHAERANTHERA ASTEROIDS	PURPLE ASTER
21.	MACHAERANTHERA GRACILIS	YELLOW SLENDER ASTER
22.	MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY
23.	MENTZELIA INVOLUCRATA	BLAZING STAR
24.	MIMULUS CARDINALIS	SCARLET MONKEY FLOWER
25.	MIMULUS GUTTATUS	YELLOW MONKEY FLOWER
26.	MIRABILIS MULTIFLORA	COLORADO FOUR O'CLOCK
27.	OENOTHERA CAESPITOSA	WHITE EVENING PRIMROSE
28.	ORTHOCARPUS PURPURASCENS	OWL'S CLOVER
29.	PECTIS PAPPOSA	CHINCHWEED
30.	PENSTEMON BARBATUS	SCARLET BUGLER
31.	PENSTEMON EATONI	FIRECRACKER PENSTEMON
32.	PENSTEMON PSEUDOSPECTABILIS	CANYON PENSTEMON
33.	PENSTEMON SUBULATUS	BEARDTONGUE
34.	PERITYLE EMORYI	ROCK DAISY
35.	PHACELIA CAMPANULARIA	DESERT BLUEBELLS
36.	PHACELIA CREMULATA	SCORPIONWEED
37.	PHACELIA DISTANS	WILD HELIOTROPE
38.	PHLOX TENUIFOLIA	DESERT PHLOX
39.	PLATYSTEMON CALIFORNICUS	CREAM CUPS
40.	PROBOSCIDEA PARVIFLORA	DEVIL'S CLAW
41.	PSILOSTROPHE COOPERI	COOPER'S PAPER FLOWER
42.	RAFINESQUIA NEOMEXICANA	DESERT CHICORY
43.	SALVIA COLUMBARIAE	CHIA
44.	SENNA COVESII	DESERT SENNA
45.	SPHAERALCEA AMBIGUA	DESERT GLOBE MALLOW

PREFERRED DESERT UPLANDS PLANT LIST (Page 4)

ANNUALS, PERENNIALS, GROUNDCOVERS, WILDFLOWERS (CONTINUED)

	BOTANICAL NAME	COMMON NAME
46.	STACHYS COCCINEA	TEXAS BETONY
47.	STEPHANOMERIA PAUCIFLORA	DESERT STRAW
48.	THYMOPHYLLA PENTACHAETA	GOLDEN DOGWEEED
49.	ZAUSCHNERIA LATIFOLIA	HUMMINGBIRD FLOWER

GRASSES

	BOTANICAL NAME	COMMON NAME
1.	ARISTIDA PURPUREA	PURPLE THREEAWN
2.	MUHLENBERGIA DUMOSA	BAMBOO-MUHLY
3.	MUHLENBERGIA RIGENS	DEER GRASS
4.	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA
5.	MUHLENBERGIA PORTERI	BUSH MUHLY

ACCEPTABLE DESERT UPLANDS PLANT LIST*

Allowable Drought Tolerant Plants – Not Native To Local Area

**Plants on this list shall not be used for revegetation of temporary work access or grading areas. Revegetation/restoration areas shall be from Preferred Desert Uplands Plant List only.*

TREES

	BOTANICAL NAME	COMMON NAME
1.	ACACIA ABYSSINICA	ABYSSINIAN ACACIA
2.	ACACIA ANEURA	MULGA
3.	ACACIA CAVENIA	CAVEN'S ACACIA
4.	ACACIA MILLEFOLIA	SANTA RITA ACACIA/MILFOIL WATTLE
5.	ACACIA PENNATULA	FERNLEAF ACACIA
6.	ACACIA OCCIDENTALIS	SONORAN CATCLAW ACACIA
7.	ACACIA SCHAFFNERI	TWISTED ACACIA
8.	ACACIA STENOPHYLLA	SHOESTRING ACACIA
9.	ACACIA WILLARDIANA	WHITE BARK ACACIA/ PALO BLANCO
10.	CAESALPINIA CACALACO	CASCALOTE
11.	CAESALPINIA PLATYLOBA	CURLY PAELA
12.	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE
13.	CONDALIA GLOBOSA	BITTER CONDALIA
14.	DALEA SPINOSA	SMOKE TREE
15.	EBENOPSIS EBANO	TEXAS EBONY
16.	HAVARDIA PALLENS	APES-EARRING/TENAZA
17.	LEUCAENA RETUSA	GOLDENBALL LEAD TREE
18.	LYSILOMA MICROPHYLLA VAR. THORNERI	FERN OF THE DESERT
19.	PARKINSONIA (SYN. CERCIDIUM) HYBRID 'DESERT MUSEUM' OR OTHER SELECTIONS	HYBRID PALO VERDE
20.	PARKINSONIA PRAECOX	PALO BREA
21.	PITHECELLOBIUM MEXICANUM	MEXICAN EBONY
22.	PROSOPIS ALBA	ARGENTINE MESQUITE
23.	PROSOPIS CHILENSIS	CHILEAN MESQUITE
24.	PROSOPIS GLANDULOSA VAR. TORREYANA	HONEY MESQUITE

ACCEPTABLE DESERT UPLANDS PLANT LIST (Page 2)

SHRUBS (CONTINUED)

	BOTANICAL NAME	COMMON NAME
1.	ACACIA CRASPEDOCARPA	LEATHER LEAF ACACIA
2.	ACACIA RIGENS	NEEDLE WATTLE
3.	ALOYSIA GRATISSIMA SYN. ALOYSIA LYCIOIDES	BEE BRUSH
4.	ATRIPLEX HYMENELYTRA	DESERT HOLLY
5.	ATRIPLEX LENTIFORMIS	QUAIL BRUSH
6.	ATRIPLEX NUMMULARIA	OLD MAN SALTBUUSH
7.	ATRIPLEX POLYCARPA	DESERT SALTBUUSH
8.	ATRIPLEX TORREYI VAR. GRIFFITHSII	GRIFFITH'S SALT BUSH
9.	BUDDLEJA MARRUBIFOLIA	WOOLLY BUTTERFLY BUSH
10.	BURSERA FAGAROIDES	FRAGRANT BURSERA
11.	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE
12.	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE
13.	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
14.	CAESALPINIA PUMILA	COPPER BIRD OF PARADISE
15.	CALLIANDRA CALIFORNICA	RED FAIRY DUSTER
16.	CASSIA GOLDMANNII	GOLDMAN'S CASSIA
17.	CONDALIA GLOBOSA	BITTER CONDALIA
18.	CORDIA PARVIFOLIA	LITTLELEAF CORDIA
19.	DALEA BICOLOR VAR. ARGYREA	SILVER DALEA
20.	DALEA FORMOSA	FEATHER DALEA
21.	DALEA PULCHRA	BUSH DALEA
22.	DALEA VERSICOLOR, VAR. SESSILIS (SYN., DALEA WISLIZENI)	WEeping DALEA
23.	EYSENHARDTIA ORTHOCARPA	KIDNEYWOOD
24.	FALLUGIA PARADOXA	APACHE PLUME
25.	FORESTIERA NEOMEXICANA	DESERT OLIVE
26.	JATROPHA CARDIOPHYLLA	LIMBER BUSH
27.	JUSTICIA CANDICANS	HUMMINGBIRD BUSH
28.	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
29.	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE
30.	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE
31.	LYCIUM BERLANDIERI	BERLANDIER'S WOLFBERRY
32.	LYSILOMA CANDIDA	PALO BLANCO
33.	MAYTENUS PHYLLANTHOIDES	MANGLE DULCE
34.	MIMOSA DYSOCARPA	VELVET POD MIMOSA
35.	PITTOSPORUM PHILLYRAEOIDES	WEeping PITTOSPORUM
36.	RUELLIA CALIFORNICA	RUELLIA
37.	RUELLIA PENINSULARIS	DESERT RUELLIA
38.	SALVIA FARINACEA	MEALY CUP SAGE
39.	SALVIA GREGGII	AUTUMN SAGE
40.	SALVIA CHAMAEDRYOIDES	MEXICAN BLUE SAGE
41.	SENECIO SALIGNUS	WILLOW LEAF GROUNDSEL
42.	SENECIO ARIZONICUS	ARIZONA GROUNDSEL
43.	SENNA ARTEMISIOIDES	FEATHERY CASSIA
44.	SENNA BIFLORA	TWO-FLOWERED CASSIA
45.	SENNA CANDOLEANA	NEW ZEALAND CASSIA
46.	SENNA NEMOPHILA	DESERT CASSIA
47.	SENNA PHYLLODINEA	SILVER-LEAF CASSIA
48.	SENNA PURPUSII	BAJA CALIFORNIA SENNA
49.	SENNA STURTII	STURT'S CASSIA

ACCEPTABLE DESERT UPLANDS PLANT LIST (Page 3)

SHRUBS (CONTINUED)

	BOTANICAL NAME	COMMON NAME
50.	SENNA WISLEZENII	SHRUBBY CASSIA
51.	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL
52.	TECOMA STANS VAR. ANGUSTATA	ARIZONA YELLOW BELLS
53.	TETRACOCCUS HALLII	HALLS' TETRACOCCUS

CACTI, SUCCULENTS AND ACCENT PLANTS

	BOTANICAL NAME	COMMON NAME
1.	AGAVE ARIZONICA	ARIZONA AGAVE
2.	AGAVE DESERTI	DESERT AGAVE
3.	AGAVE SPECIES	AGAVE/CENTURY PLANTS
4.	AGAVE MURPHEYI	MURPHEY AGAVE
5.	HESPERALOE PARVIFLORA	RED YUCCA
6.	OPUNTIA FICUS-INDICA	INDIAN FIG
7.	YUCCA SPECIES	YUCCA

ANNUALS, PERENNIALS, GROUNDCOVERS, WILDFLOWERS

	BOTANICAL NAME	COMMON NAME
1.	BAHIA ABSINTHIFOLIA	BAHIA
2.	SWAINSONA FORMOSA	STURT'S DESERT PEA
3.	DYSSODIA PENTACHAETA	GOLDEN DYSSODIA
4.	ERODIUM TEXANUM	FILLAREE
5.	NOLINA BIGELOVII	BIGELOW NOLINA
6.	PENSTEMON SPECIES	PENSTEMON
7.	PLANTAGO INSULARIS	INDIAN WHEAT
8.	VERBENA SPECIES	VERBENA
9.	ZINNIA ACEROSA	DESERT ZINNIA

PROHIBITED DESERT UPLANDS PLANT LIST

	BOTANICAL NAME	COMMON NAME
1.	PALMAE	ALL PALMS
2.	PINUS	ALL PINES
3.	CUPRESSUS	CYPRESS
4.	CHAMAECYPARIS	FALSE CYPRESS
5.	JUNIPERUS	JUNIPER
6.	CEDRUS	CEDAR
7.	OLEA EUROPAEA	OLIVE TREES
8.	NERIUM OLEANDER	OLEANDERS
9.	THEVETIA SPECIES	THEVETIA
10.	PENNISETUM SETACEUM	FOUNTAIN GRASS
11.	CITRUS	CITRUS

THE USE OF TURF IS DISCOURAGED IN ORDER TO RETAIN THE DESERT CHARACTER AND TO CONSERVE WATER RESOURCES.

Sample Disturbance Area Calculations	
Lot Area	29,943 sf
Maximum Allowed Building Envelope (50%)	14,971 sf
Footprint of Home (livable, garage, storage, patios, porches)	5,922 sf
Driveway	1,150 sf
Front yard (courtyard/walkways/landscaped area)	2,072 sf
Side yards	648 sf
Rear Yard/Swimming Pool Area	4,245 sf
Utility Line Trenches	900 sf
Actual Permanent Building Envelope (49.8%)	14,937 sf
Maximum Temporary Work Access & Drainage Reroute (10%)	2,994 sf
Actual Work Access & Drainage Reroute (9.7%)	2,910 sf
Landscape Revegetation/Desert Restoration*	(2,910 sf)
Maximum Roof Area Allowed (30%)	8,982 sf
Livable Area Covered	3,948 sf
Entry/Rear Patio	890 sf
Garage/Storage/Mechanical Room	1,084 sf
Actual Roof Area (19.8%)	5,922 sf

* Area to be revegetated with plants from the Desert Uplands Preferred Plant List only.

---<--- Temporary Protective Fence
 --- Building Envelope
 X...-X- Fence / Envelope

P Protected Area

B.E. Building Envelope

Keep the Building Envelope 10'-0" from the property line. Exceptions: work-access areas: driveway; utility trenching.

2 Extend fence to the side property line and to

the curb to fully protect undisturbed areas

3 Work Access Area: Allow 6'-0" clear between temporary fence and improvements

4 Revegetated "Work Access" area

5 Revegetated "Redirected Drainage" Area

6 Allow 10'-0" clear for utility trenching

7 Existing Culvert

8 Sewer Tap

9 Street

10 Curb

11 Keep Construction traffic off protected areas by extending fence along the street

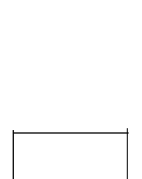
12 Revegetate disturbed areas within 10'-0" of side property line

Envelope Lot Sample Site Plan

This is an example of the information required to show compliance with

the Desert Uplands Development Standards for Building Envelope Lots. Some of the additional information required on a site plan has been omitted from this sample for clarity

Disturbance Area Calculations



See Sample

- Call out rear yard fence with gate
- Call out retaining walls
- Note dimensions between:
 - temp. protective fence and improvements
 - temp. protective fence and property line
- Show construction access to (future) pool

