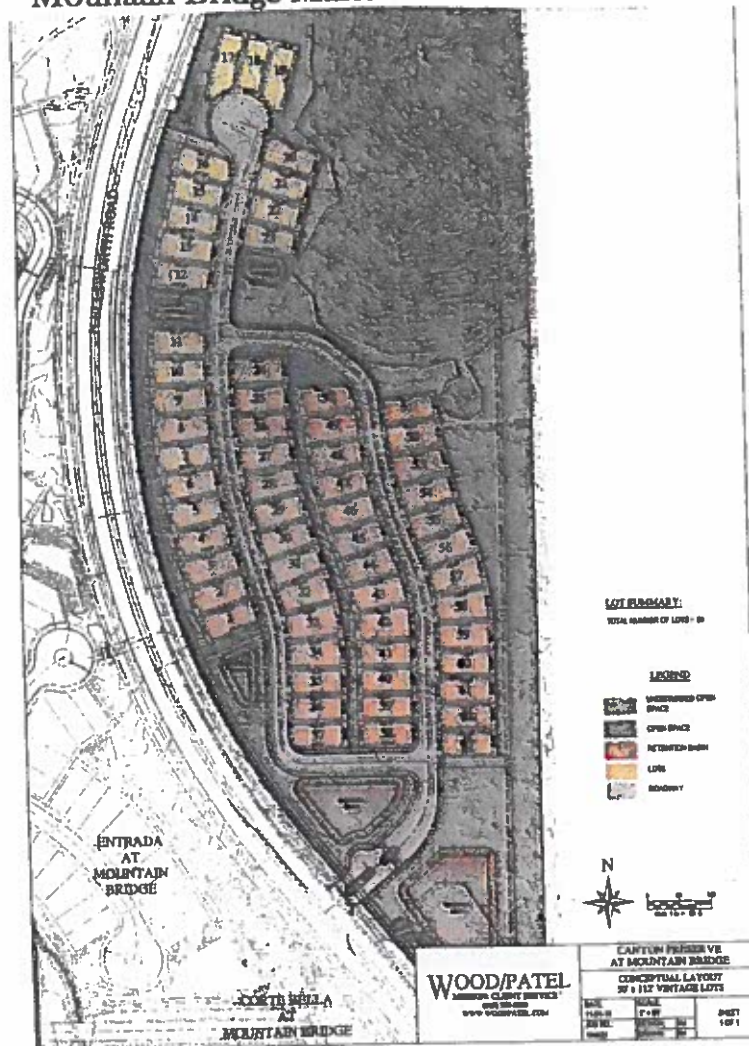


Planned Area Development
Preliminary Plat

Canyon Preserve Parcel 17/18

SEC of McKellips & Ellsworth Roads
Mountain Bridge Master Planned Community



Narrative

Submitted to:
City of Mesa
Planning Division

Project Team

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Narrative
Canyon Preserve at Mountain Bridge
Parcel 17/18

**30.46 gross acres located at the SEC of McKellips and Ellsworth
Roads**

November 23rd, 2016

Project Request

The Canyon Preserve at Mountain Bridge Plan is a proposed residential planned community consisting of the New Vintage Collection of Homes currently going through design review for Mountain Bridge Parcel 1/3. The site includes 30.46 Gross Acres and 29.66 Net Acres located at the SEC of McKellips & Ellsworth Roads in the Mountain Bridge Master Planned Community. Currently the site is zoned RS-35/ RS-9-DMP Conceptual and we are proposing a re-zoning to RS-15-PAD on 29.66 net acres.

Canyon Preserve at Mountain Bridge will be a private gated community with private streets that allow parking on both sides.

The proposed Preliminary Plat with the New Vintage Collection of homes contains (63) single-family lots with 19.32 acres (63%) of open space. Canyon Preserve with 29.66 net acres will have a density of (2.12 DUA)

Improvement Plans have been approved for N. Ellsworth Road Phase 2, (BLD2014-06222). Those plans will be amended to allow a median cut to allow left in and out turning movements at the main entry gate at the south end of Canyon Preserve. This will also allow faster emergency service should it be needed. An emergency access point and gate will be located at the north end of Canyon Preserve.

Canyon Preserve at Mountain Bridge is currently part of the Mountain Bridge Master Planned Community and will have full access to all the Amenities of the Mountain Bridge Master Planned Community. Therefore like all the rest of the Subdivisions in Mountain Bridge individual amenities in Canyon Preserve will not be built.

Architectural Vision

The Architectural focus and vision of Canyon Preserve at Mountain Bridge will evolve from Architectural Styles such as, Andalusian, Country French, Craftsman, Italian Farmhouse, and Spanish Eclectic.

Canyon Preserve will consist of 50' x 112' Lots with home square footages ranging from 1,700 to 2,000 square feet. The new Vintage Collection of Homes are all single story homes with front facing garages and front facing entry doors. The new Vintage Collection of homes will consist of (3) floor plans with each having (5) distinct elevations and paint schemes. Options for front porches or front courtyards are being offered on all elevations. This will allow for a diverse street scene without repetition next to each other or across a street.

Canyon Preserve Lots are a minimum of 50' X 112'. We are proposing front yard setbacks of 11' to front porches or front courtyards, 15' to livable and 18' minimum to a garage door face. Side yard setbacks will be 5' and 5', with a rear set back of 10' to a covered porch and 15' to livable. Lot coverage will be no more that 50%.

Site and Surrounding Area

The site is currently undeveloped native desert. Adjacent properties and land uses are summarized in the following Surrounding Development Table.

Table 1 Surrounding Development Table			
Direction	Existing Use	Zoning District	General Plan Designation
East	Undeveloped Land Maricopa County	RS-43 R-43	Neighborhood Desert Uplands
South	Sierra Heights Subdivision	RS-7-PAD	Neighborhood Desert Uplands
West	Entrada at Mountain Bridge Corte Bella at Mountain Bridge Parcel #16 Commercial Parcel	RS-9-PAD RS-15-PAD NC	Neighborhood Desert Uplands
North	Parcel #29 at Mountain Bridge Sanctuary at Mountain Bridge	RS-15-DMP RS-9-PAD	Neighborhood Desert Uplands

Conclusion

The Canyon Preserve Subdivision will be a vibrant residential community in the City of Mesa and a great addition to the Mountain Bridge Master Planned Community. The development team is committed to ensuring the creation of a high-quality, integrated neighborhood. We look forward to working with the City of Mesa and progressing with this exciting project.

Feel free to contact me with any further questions.

Sincerely,


Paul R Dugas

Director of Land Development
Pinnacle Ridge Holdings, LLC