



*Pinnacle Ridge Holdings, LLC*

## **Canyon Preserve at Mountain Bridge Parcel 17/18**

### **Neighborhood Meeting Summary**

Thursday December 15<sup>th</sup>, 2016: 6:00 PM – 7:00 PM

Mountain Bridge Owners Club

8730 East Mountain Bridge Drive, Mesa AZ 85207

#### **Pinnacle Ridge Holdings, LLC Representative:**

Meeting Facilitator / Owner Representative: Paul Dugas, Pinnacle Ridge Holdings, LLC, Gilbert, AZ

#### **Neighborhood Attendees:**

Various Neighbors and Homeowners{See attached sign-in sheet(s)}

#### **City of Mesa Representative:**

None

#### **Purpose:**

Objective of neighborhood meeting was to inform Neighbors of the Canyon Preserve at Mountain Bridge Subdivision and the re-zoning from RS-35-PAD to RS-15-PAD PAD. This neighborhood meeting was conducted with the adjacent property owners and Homeowners Associations (HOA), and is in compliance with the public participation provisions for the City of Mesa's Citizen Participation Program.

All question and comments are numbered and in italicized font, while responses to questions and comments of the meeting attendees are identified in a **red color typeface**.

#### **Presentation Summary:**

- Mr. Dugas indicated that the requested modifications can be summarized into the following components:

Re-Zoning of the 30.46 +/- acre Canyon Preserve at Mountain Bridge property located on the east side of N Ellsworth Road and south of McKellips Road from RS-35-PAD to RS-15-PAD PAD to create a (63) lot subdivision. The Vintage Collection of Homes is being developed for Parcel 1/3 in Mountain Bridge and will be the product for Canyon Preserve at Mountain Bridge and will be part of the Mountain Bridge Community Association.



- 1) *We own the two vacant lots directly to the east in the County. What will be built in front of our lots*

*Response:* Directly west of your lots will be undisturbed open space and a retention basin, there will be no homes directly west of your lots.

- 2) *Will you be building on the mountain?*

*Response:* No, we will not be building on the mountain. Where the mountain turns steep, which is the 15% slope line and is the limits of our home building. The foothills up to there will be regraded and balanced out more.

- 3) *What will the Homes be like at Canyon Preserve?*

*Response:* The homes will be our new Vintage Home Collection that we are building at the Sanctuary at Mountain Bridge. The homes will all be single story and have 1700, 1900 and 2000 square feet of living area and two stall 20'X 22' garages. Models will be opening early in February 2017.

- 4) *What will the price ranges of these homes be at?*

*Response:* The prices can vary due to the market at the time we build the community. Most likely the base pricing will start in the mid \$300,000.00 range and then increase with the bigger homes and the options buyers chose to add to their homes.

- 5) *How much of a buffer will remain from the dirt County Road to the homes that back up to the County lots to the East?*

*Response:* The buffer of desert from the dirt County Road will range from 60' to as much as 180'.

- 6) *Will you have any accessing onto the County Road causing traffic in front of our homes and lots?*

*Response:* No, we will not be accessing 92<sup>nd</sup> street. Our access will only be from Ellsworth Road. Also we will not be improving 92<sup>nd</sup> Street and will pay the City of Mesa an "In lieu Fee" in the event that the City would want to improve the road in the future. The likely hood of that is unlikely due to the odd angle of approach at McLellan Road and the mountain to the north.

7) *What will happen to the major rock outcroppings along Ellsworth Road and on the East side of the property?*

*Response:* All the major rock outcroppings in the buildable area are being preserved and left natural.

8) *We live in Sierra Heights, how will this affect the storm water drainage that comes from the east side of Ellsworth Road and crosses to McLellan and towards our subdivision?*

*Response:* Actually it will lessen the impact and volume of the storm water due to the fact that we will have to retain all of our onsite water up to and during a 100 year storm.

9) *When will you start development of the site?*


*Response:* This Community is not on the immediate horizon to be built. I would anticipate a start of development to be no earlier than the beginning of 2018.

With no further questions or comments, the meeting concluded at approximately 6:45 p.m.

END

I HEREBY VERIFY THAT THE NEIGHBORHOOD MEETING SUMMARY ABOVE IS AN ACCURATE DEPICTION OF THE MEETING PROCEEDINGS.

  
Signature

  
Date

Paul R Dugas  
Pinnacle Ridge Holdings, LLC  
Name (printed)

1/3/17  
Date