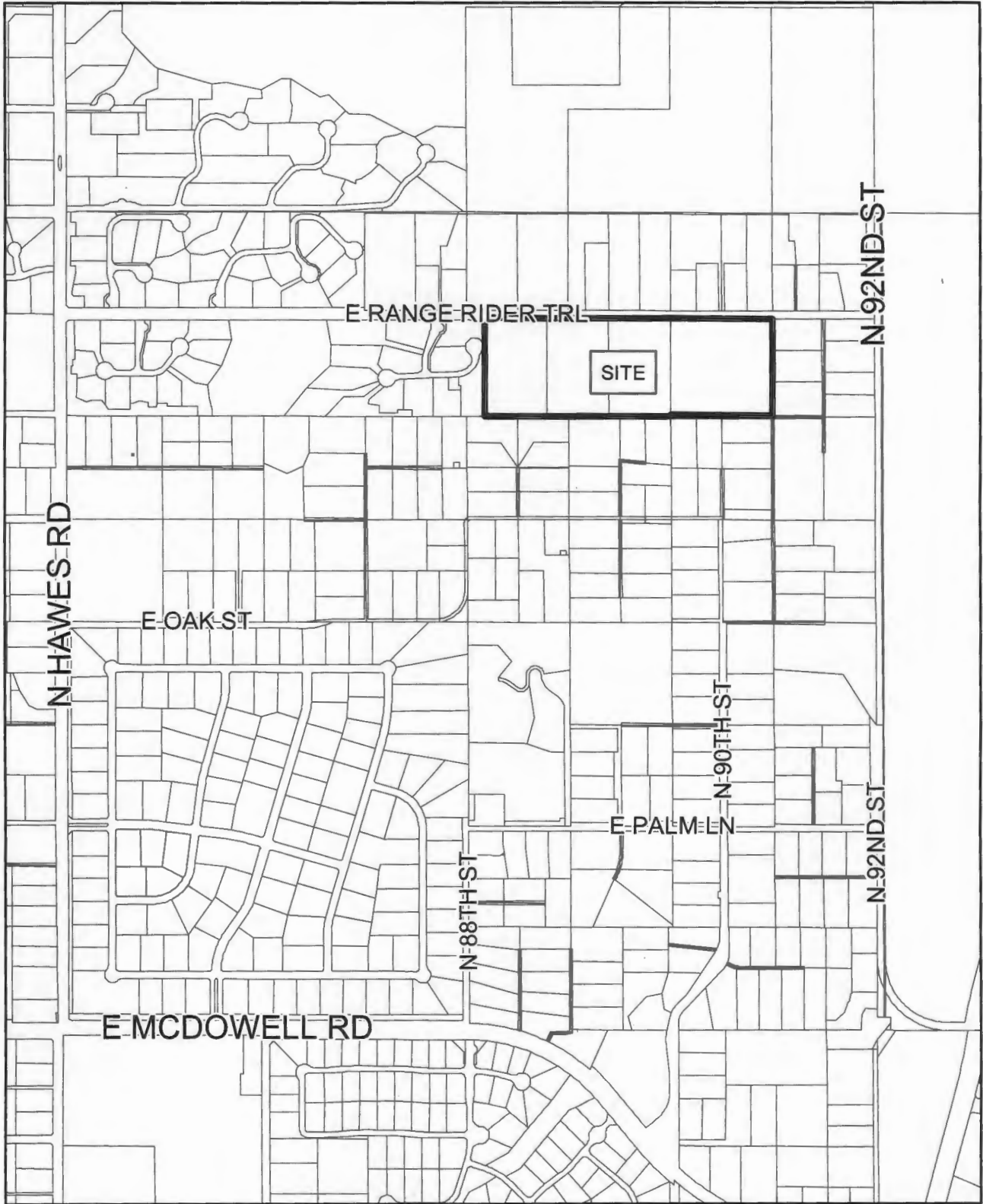


PLANNING AND ZONING VICINITY MAP



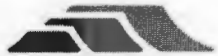
Z13-013

Z13-013

Z13-013

Z13-013

Z13-013



mesa·az

Planning and Zoning Board

Case Information

ZONING CASE#: **Z13-013** PLN2012-00499
LOCATION/ADDRESS: The 8800 to 8900 blocks of East Range Rider Trail (south side)
GENERAL VICINITY: Located north of McDowell Road and East of Hawes Road
ZONING REQUEST: Rezone from RS-35 to RS-35 PAD. Also consider the preliminary plat of "Range Rider".
PURPOSE: This request is to accommodate the development of an 18 lot single residence subdivision.
COUNCIL DISTRICT: District 5
OWNER: Land Holdings Investment Co., LLC
APPLICANT: Paul Dugas, Pinnacle Ridge Holdings, LLC
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NUMBER(S): 219-24-010G, 219-24-010F, and 219-24-010E
PARCEL SIZE: 17.09± acres
EXISTING ZONING: Maricopa County R1-35
GENERAL PLAN DESIGNATION: Low Density Residential 0-1 dwelling units/acre (LDR 0-1)
CURRENT LAND USE: Undeveloped

SITE CONTEXT

NORTH: (across Range Rider Trail) Single-residence – zoned Maricopa County R1-35
EAST: Single-residence – zoned Maricopa County R1-35
SOUTH: Single-residence – zoned Maricopa County R1-35
WEST: Single-residence– zoned RS-35PAD "Granite Mountain at Las Sendas" subdivision

STAFF RECOMMENDATION: Approval with conditions. Denial
P&Z BOARD RECOMMENDATION: Approval with conditions. Denial
PROPOSITION 207 WAIVER SIGNED: Yes No

PROJECT DESCRIPTION/ ZONING REQUEST

The request is for a rezoning from RS-35 to RS-35 PAD and approval of a Preliminary Plat to accommodate the development of an 18-lot, gated residential subdivision named "Range Rider". This proposed subdivision is located in the 8800 block of East Range Rider Trail, which is north and east of Hawes and McDowell Roads. The property is in the Desert Uplands and, therefore, will be required to comply with all requirements for preservation of the natural desert as required in the Desert Uplands Development Standards.

The proposed 18 custom home lots range in size from 30,594 square-feet to 37,136 square-feet. The development sets aside roughly 1.8 acres of natural area open space (NAOS). Based on this, the applicant is proposing to permanently disturb up to 50% of each lot, which is consistent with the Subdivision Regulations, Desert Uplands Guidelines, 9-6-5(H)(1).

The request for the PAD overlay will allow for the private streets and gating of the development. The private streets will not be lit. The entry gates to the community will be lit with lighting designed to avoid light pollution and still safely illuminate the entry area. Although this is proposed to be a PAD, the applicant has not requested any deviations to the setbacks for the RS-35 zoning district.

The site has several natural features that the developer has proposed to preserve. These features include rock outcroppings and a significant wash. Non-404 washes may be diverted to allow for the building pads to be created, but will be redirected to new retention areas or to locations where they currently leave the property.

The landscape palette for the development will be from the Preferred Plan List from the Desert Uplands Ordinance. The applicant will also complete a Native Plan Preservation Plan that includes an inventory of salvageable plants from disturbed areas. The plan will also include a re-vegetation plan for those salvaged materials.

The applicant has committed that this subdivision will be annexed into either the Las Sendas Community Association or the Mountain Bridge Community Association and will not be a stand-alone 18 lot subdivision with a private street to maintain. Therefore, the homes in this subdivision would also have access to the community amenities provided to those master associations, whichever is selected.

Planned Area Development (PAD)

In a PAD, variations from conventional development requirements may be authorized by the City Council when projects offer amenities, features or conditions that compensate for such variations.

The PAD is being requested to accommodate the request for a gated subdivision with private streets. This typically allows the applicant to be more creative in their street design, provide streets that do not require lighting, and preserve more of the natural desert through decreased street widths.

Staff is supportive of the requested modifications to the zoning code.

SCHOOLS

The subject site would be in the attendance boundary of the following schools, which are within the Mesa Unified School District:

- Red Mountain High School
- Fremont Junior High School
- Las Sendas elementary School

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan, which included mailing written notifications to property owners within 1000-feet of the subject property and registered neighborhoods within 1-mile of the property. The applicant also held a neighborhood meeting on February 27, 2013.

At the writing of this staff report staff had not received any phone calls or inquiries regarding this request.

GENERAL PLAN

The Mesa 2025 General Plan designation for this site is Low Density Residential 0-1 du/acre. This land use category identifies locations where large-lot, single family detached residential is desirable. The target density for these areas is 0.6 du/ac. The use of building envelopes is required for the residential development of the Desert Uplands areas of Mesa.

The following Mesa 2025 General Plan Goals, Objectives, and Policies are supportive of the proposed land use:

Goal LU-1: Develop a land use pattern throughout the City that creates orderly municipal growth, achieves compatibility with surrounding communities, and is consistent with other plans and programs of the City.

Objective LU-1.1: Create the most advantageous economic and environmental balance of build-out land uses based on community and regional characteristics.

Policy LU-1.1a: Continue to evaluate the appropriate mix of land uses to achieve the desired mix of residential, employment, and public uses.

Objective LU-1.3: Ensure that the land use pattern throughout the community is compatible with the provisions of all elements of the General Plan and the corresponding master plans prepared by the City.

Goal LU-2: Support the diverse and dynamic sub-areas within the City of Mesa by reinvesting in those neighborhood communities that exhibit unique character or history.

Objective LU-2.1: Promote Mesa's unique identity by encouraging the revitalization, preservation, or development of community sub-areas throughout the City.

Policy LU-2.1e: Maintain and enhance the architectural character of the Desert Uplands Sub-Area through continued enforcement of existing Desert Uplands Development Standards and grading plans.

STAFF ANALYSIS

Concerns:

Staff has had concerns throughout the review of this proposal with the long cul-de-sac crossing the 404-wash. There have also been concerns raised with the topography of lots 1 and 2 and the amount of disturbance to the existing drainage patterns that will be necessary to create the building pads. It does not seem that this is best design to mitigate disturbance on the property. Staff has suggested to the applicant that they consider alternative designs with two cul-de-sacs that would protect the entire wash by eliminating the need to cross the wash. This may have reduced the lot count, but could also have allowed the wash to become more of a feature of the development. Additional natural open space could also have been preserved by not gating the entrance, however staff understands that the applicant wishes to maintain consistency with what has been built in similar nearby Las Sendas subdivisions.

The applicant has not provided alternative designs and has chosen to move forward with the single cul-de-sac. The applicant contends that the wash will have to be disturbed with a crossing to install utilities and that the addition of the private street will not be a significant amount of additional disturbance to the wash. Staff would still prefer a more creative use of the property, but will support the proposal as designed.

CONCLUSION:

The applicant is requesting to rezone the site from RS-35 to RS-35 PAD and consideration of a Preliminary Plat for "Range Rider". This request will allow the development of a single residence custom lot subdivision.

Staff is supportive of the request. This request is in conformance with the General Plan and the Desert Uplands Guidelines. The addition of this site to the Las Sendas Community Association or the Mountain Bridge Community Association will help to ensure a quality development with numerous amenities. Staff is recommending approval subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative provided (without guarantee of lot yield, building count, lot coverage).
2. Compliance with the Desert Uplands Development Standards.
3. Full compliance with all City development codes and regulations.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
5. All street improvements and street frontage landscaping to be installed in the first phase of construction.
6. All offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. Compliance with the Residential Development Guidelines.
9. View fences shall comply with the City of Mesa pool fence barrier regulations.
10. Compliance with the Native Plant Preservation Ordinance #3693 requiring submittal of a Native Plan Preservation Plan.
11. Compliance with Ordinance #3694 requiring a grading permit.



THE ESTATES

(Aka Range Rider) Re-Zoning and Annexation Case

PROJECT NARRATIVE & DESCRIPTION

(Revised February 6th, 2013)

Land Holdings Investment Co., LLC (Owner), and Pinnacle Ridge Holdings, LLC, (Developer) are happy to propose RS-35 PAD zoning with (18) building envelope Custom Home Lots for the (3) Six Acre Parcels, (18) Acres Total to be known as The Estates. The Estates is currently still in Maricopa County and has R1-35 County Zoning. The Estates is proposed to be annexed into the City of Mesa along with this Zoning request.

We are proposing (18) building envelope lots. Lots range in size from 30,598 sq. ft. to 37,133 sq. ft. These large format lots will follow the guidelines of the Desert Uplands Ordinance and will be allowed to permanently disturb up to 50% of each lot. Building setbacks will conform with the setbacks in R1-35 zoning, those being 30' front and rear yard building setbacks and 30' of total side yard setbacks with 10' being the minimum side yard setback allowed. The new community will be serviced by City of Mesa water, sewer and gas.

The Estates will be annexed into either the Las Sendas Community Association or the Mountain Bridge Community Association and will not be a stand alone (18) lot HOA.

Annexation into the City of Mesa is also being requested. Currently the subject Parcels and all of the surrounding Properties are Located in Maricopa County and are County Zoned R1-35. The (3) Subject lots are vacant desert lots with no improvements or structures located on them. City of Mesa Sewer, Water and Gas are located at the SWC and NWC of the Subject Parcels. The following Parcels and their Owners are in favor of the Annexation into the City of Mesa.

APN # 219-24-010G
APN # 219-24-010F
APN # 219-24-010E

Gary L. & Lilia D. Underwood
Ricky L. & Patricia Ann Blandford
Land Holdings Investment Co, LLC



Walls will be constructed along Range Rider Trail on its south side as previously approved and constructed at Granite Mountain at Las Sendas. These walls will be of various heights and textures and will not exceed 4 feet in height. Also the walls will meander with the grade and have breaks in them for wild life and washes. Parts of the walls will be masonry, with other parts consisting of berming and landscaping to naturally blend in with the desert. These walls are not meant to wall off the subdivision, but instead create a soft sense of boundary.

Non-404 washes may be diverted to enable the formation of building pads providing that the washes are directed to the same locations that they currently leave the property on the south boundary line or to newly construction retention basins. Individual lot grading and drainage plans will be submitted as part of the buyers building permit application for review by the City of Mesa

The landscape palette for this community will be from Preferred Plant list of the Desert Uplands Ordinance. A native Plant Inventory will be completed and all salvageable trees will be salvaged and replanted in the community after improvements have been completed.

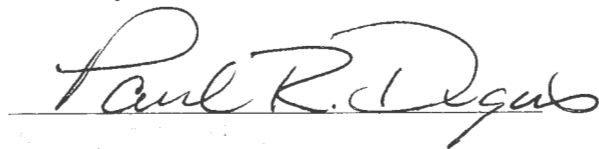
Private streets will not be lighted. Entry areas will be lighted and lighting can be designed to avoid light pollution and still safely aluminate the entry areas should the City of Mesa request dark skies.

Great care has been taken to preserve the natural features of the community. Hillsides and large outcroppings will be conserved as open space open and totaling approximately (2) acres of this new community.

The proposed community would have one distinct Entry Location The entrance features of the community will have decorative concrete brick surface treatments along with an area for special monumentation. The community will have private streets to allow for a less than the typical right of way area, which in turn allows for additional open space behind the homes and reduces the impact of the development in this sensitive part of the desert. In addition to providing greater security and privacy, the private streets also allow for more variation in street scene and configuration.

Land Holdings and Pinnacle Ridge Holdings are committed to building a quality community in relationship with the existing desert, maintaining the prestige and natural beauty of the area along with preserving the city and mountain views.

Sincerely,

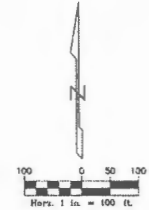
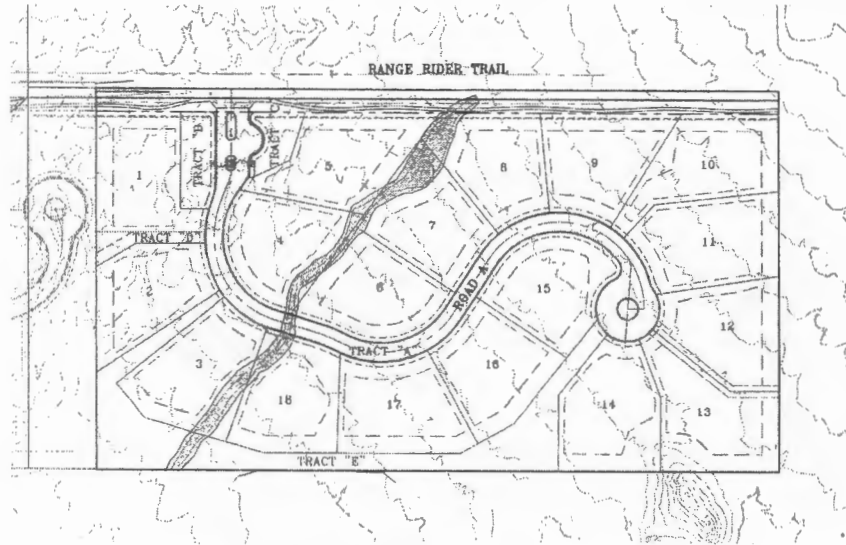
A handwritten signature in black ink that reads "Paul R. DeGus". The signature is written in a cursive, flowing style and is positioned above a horizontal line.

Director of Land Development
Pinnacle Ridge Holdings, LLC

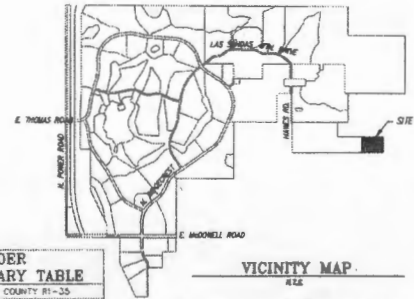
NOTES

- ROADWAYS, EXCEPT RANGE RIDER TRAIL, TO BE PRIVATE STREETS.
- ALL UTILITIES TO BE PLACED UNDERGROUND.
- REFUSE COLLECTION FROM PRIVATE STREETS ON AN INDIVIDUAL BASIS.
- A DRIVE TO BE DEDICATED ADJACENT TO INTERIOR PRIVATE STREETS.
- THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.
- THIS SUBDIVISION IS WITHIN 5 MILES OF FALCON FIELD AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- HOUSES TO BE A MAXIMUM OF 20,000 SQUARE FEET.
- ALL THE HOMES IN THIS SUB-DIVISION SHALL HAVE A RESIDENTIAL FIRE SPRINKLER SYSTEM DUE TO THE INCREASE FIRE HYDRANT SPACING CREDIT.
- A PRIVATE BOOSTER PUMP FOR DOMESTIC WATER MAY BE REQUIRED ON SOME LOTS.
- FIRE LINES AND HYDRANTS TO MEET CITY OF MESA REQUIREMENTS.
- PROPOSED STREET LIGHT SPACING ALONG RANGE RIDER TRAIL WILL BE 400'.
- PROPOSED WATER ON MIDLAND PRESSURE ZONE.
- DEFLECTION/RETENTION WILL BE PROVIDED BY CONSTRUCTION OF ONLINE AND OFFLINE BASINS.
- ALL DRIVEWAY ENTRANCES ON RANGE RIDER TRAIL SHALL BE PER CITY OF MESA STD. DET. W-42.1 OR W-42.2.
- NO WALLS SHALL BE CONSTRUCTED ALONG THE SOUTHERN AND EASTERN BOUNDARIES. WALLS ARE PERMITTED ALONG RANGE RIDER TRAIL AND PRIVATE YARD AREAS.
- EASEMENT ENCUMBRANCES SHALL BE SHOWN ON THE FINAL PLAT FOR ALL 404 WASHES.
- ALL DISTURBED AREAS IN THE TRACTS AND BASINS TO BE REVEGETATED.

**RANGE RIDER
PRELIMINARY PLAT**
A PROPOSED SUBDIVISION OF A PORTION
OF THE N.E. 1/4 OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LOT	LOT SIZE (SF)	BUILDABLE AREA (SF)	LOT COVERAGE (SQ)
1	33,138	17,704	21,540
2	30,598	17,993	18,880
3	36,734	19,854	23,877
4	32,455	18,847	21,098
5	35,423	19,313	22,060
6	32,445	18,776	21,060
7	37,892	15,471	21,250
8	31,581	16,748	20,520
9	32,747	19,189	21,288
10	34,180	19,083	22,217
11	38,548	24,488	23,788
12	32,982	20,281	21,425
13	37,133	20,403	24,136
14	35,375	21,070	22,894
15	33,091	17,870	21,510
16	32,391	19,435	21,054
17	33,825	18,074	21,836
18	32,558	15,421	21,183



EXISTING ZONING	COUNTY R1-35
PROPOSED ZONING	RS-35 PAD
ZONING CASE #	PS12-38
TOTAL NUMBER OF LOTS	18
TOTAL NET AREA	744,388 SQFT 17.08 AC
DENSITY	1.05 DU/NET ACRES
OPEN SPACE	81,845 SQFT 1.88 AC
AVERAGE LOT SIZE	33,843 SQFT 0.77 AC
MINIMUM LOT SIZE	30,598 SQFT 0.70 AC

TRACT NO.	SQ. FT.	ACRES	USE
A	25884	1.30	DRYATIC STREET
B	10,090	0.23	OPEN SPACE
C	8007	0.18	OPEN SPACE
D	9228	0.12	OPEN SPACE, L.S.E., D.E.
E	58,722	1.37	OPEN SPACE, RETENTION, L.S.E., D.E.

OWNER / DEVELOPER

SONORAN DESERT HOLDINGS L.L.C.
c/o PAUL DUGAS
3321 EAST BASELINE ROAD
CRESCENT, ARIZONA 85024
PHONE No. (480) 892-4492
FAX No. (480) 892-5108

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
2051 W. NORTHERN AVE.
PHOENIX, ARIZONA 85021
PHONE: (602) 335-8500
FAX: (602) 928-2251
CONTACT: DARRELL D. SMITH, P.E.

BENCHMARK

BRASS CAP IN HAND HOLE AT THE CENTERLINE INTERSECTION OF WADSWELL & POWER ROAD
C.O.M. ELEV=1553.84
WOOD/PATEL ELEV=1554.08

BENCHMARK EQUATION
TO OBTAIN CITY OF MESA DATUM, ADD
0.22 FEET TO THE PLAN ELEVATIONS.

PUBLIC UTILITIES

WATER CITY OF MESA
SEWER SALT RIVER PROJECT
ELECTRIC US WEST COMMUNICATIONS
TELEPHONE CITY OF MESA
CABLE TV COR. COMMUNICATIONS
WASTE DISPOSAL CITY OF MESA

LEGEND

- SUBDIVISION BOUNDARY LINE
- PROPERTY LINE
- - - - PUBLIC UTILITY AND FACILITY EASEMENT
- PROPOSED SEWER LINE W/MANHOLE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- NATURAL GROUND CONTOUR
- 404 WASH
- PROPOSED CULVERTS
- PUBLIC UTILITY AND FACILITIES EASEMENT
- EASEMENT
- CENTERLINE
- PROPERTY LINE
- EXISTING FIRE HYDRANT
- RANGE RIDER PRESSURE ZONE
- MIDLANDS PRESSURE ZONE
- NATURAL AREA OPEN SPACE
- OUTCROPPINGS TO BE PROTECTED

DATE

DESCRIPTION

REV.

RANGE RIDER
PRELIMINARY PLAT
COVER SHEET

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING

EXPRES 06-30-13

WOOD/PATEL
CIVIL, ENVIRONMENTAL,
HYDROLOGICAL,
LAND SURVEYING,
CONSTRUCTION MANAGEMENT

2051 W. Northern Ave.
Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com

ENGINEER *D.S.*
DESIGNER *G.C.*
CAD TECHNICIAN *M.C.*
SCALE (HORIZONTAL) *1"=100'*
SCALE (VERTICAL) *1"=100'*
DATE *7/2/13*
JOB NUMBER *123841*
SHEET *1 OF 4*



LHI Company

THE ESTATES

(AKA RANGE RIDER)

RANGE RIDER TRAIL EAST OF HAWES ROAD

Citizen Participation Plan

(Revised)

February 6th, 2013

Purpose: This citizen participation plan is designed to ensure that citizens, property owners, and neighborhood associations in the vicinity of The Estates on Range Rider Trail, which is located East of the SEC of Hawes and Range Rider Trail are informed of our application to Annex & Re-Zone the Parcel from R1-35 Maricopa County Zoning to RS-35-PAD City of Mesa Zoning.

Contact: Paul Dugas
Land Holdings Investments Co., LLC (Owner)
Pinnacle Ridge Holdings, LLC (Developer)
3321 E. Baseline Road
Gilbert, AZ 85234
Ph: 480-892-4492
Fax: 480-892-5106
paul@blandfordhomes.com

Pre-Application Meeting: A pre-application meeting was held on 10/29/2012 with City of Mesa staff. Staff reviewed the Estates (aka Range Rider) proposal and recommended that affected residents and nearby registered neighborhoods be contacted.

Action Plan: Members of the community affected by or interested in this application will be informed of the details of the request through a mailed invitation for an organized neighborhood meeting (Mailing list will be attached to the neighborhood meeting report.)

1. A contact list of citizens, neighborhood associations and agencies will be developed including:
 - Registered neighborhood associations within one mile of the project site
 - Registered homeowners associations within one mile of the project site
 - Interested neighbors within 1000 feet from the site.
2. A neighborhood meeting will be scheduled for interested neighborhood groups and citizens.
3. A Presentation will be made to these individuals and associations at the neighborhood meeting to keep them abreast of any developing changes in the plan.
4. All neighborhood contact materials, such as sign-in lists, comments, meeting notes and petitions will be copied to the City of Mesa.

Schedule:

Pre-Application Meeting:	October 29 th , 2012
Neighborhood Meeting:	February 27 th , 2013
Formal Application Submittal:	December 4 th , 2012
Second Formal Submittal:	February 12 th , 2013
Submittal of Citizen Participation Report:	March 6 th , 2013
Planning & Zoning Commission Hearing:	March 20 th , 2013
Council Hearing:	May 6 th , 2013





The Estates Neighborhood Meeting Summary
(Located on Range Rider Trail)

Wednesday, February 27, 2013: 6:00 PM – 7:15 PM
Mountain Bridge Owner's Club, Multi-Purpose Room, Mesa, AZ 85207

Blandford Homes Representatives:

Meeting Facilitator / Owner Representative: Paul Dugas, Land Holdings Investment Co., LLC, Gilbert, AZ

Neighborhood Attendees:

Homeowners within 1,000 feet of The Estates, and HOA's within a mile.
See enclosed Neighborhood Sign In Sheet

City of Mesa Representative:

None.

Purpose:

Objective of neighborhood meeting was to inform homeowners nearby the proposed development of a new Land Holdings Investment Co., LLC (18 Lot) subdivision in effort to obtain feedback on the proposed land use entitlement modifications for the 18-acre property. The property is generally located East of the SEC of Hawes Road and E Range Rider Trail, and on the South side of Range Rider Trail.

All questions 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:

Land Holdings Investment Co., LLC (Owner), and Pinnacle Ridge Holdings, LLC, (Developer) are happy to propose RS-35 PAD zoning with (18) building envelope Custom Home Lots for the (3) Six Acre Parcels, (18) Acres Total to be known as The Estates. The Estates is currently still in Maricopa County and has R1-35 County Zoning. The Estates is proposed to be annexed into the City of Mesa along with this Zoning request.

We are proposing (18) building envelope lots. Lots range in size from 30,598 sq. ft. to 37,133 sq. ft. These large format lots will follow the guidelines of the Desert Uplands Ordinance and will be allowed to permanently disturb up to 50% of each lot. Building setbacks will conform with the



setbacks in R1-35 zoning, those being 30' front and rear yard building setbacks and 30' of total side yard setbacks with 10' being the minimum side yard setback allowed. The new community will be serviced by City of Mesa water, sewer and gas.

The Estates will be annexed into either the Las Sendas Community Association or the Mountain Bridge Community Association and will not be a stand alone (18) lot HOA.

Annexation into the City of Mesa is also being requested. Currently the subject Parcels and all of the surrounding Properties are Located in Maricopa County and are County Zoned R1-35. The (3) Subject lots are vacant desert lots with no improvements or structures located on them. City of Mesa Sewer, Water and Gas are located at the SWC and NWC of the Subject Parcels. The following Parcels and their Owners are in favor of the Annexation into the City of Mesa.

APN # 219-24-010G	Gary L. & Lilia D. Underwood
APN # 219-24-010F	Ricky L. & Patricia Ann Blandford
APN # 219-24-010E	Land Holdings Investment Co, LLC

Walls will be constructed along Range Rider Trail on its south side as previously approved and constructed at Granite Mountain at Las Sendas. These walls will be of various heights and textures and will not exceed 4 feet in height. Also the walls will meander with the grade and have breaks in them for wild life and washes. Parts of the walls will be masonry, with other parts consisting of berming and landscaping to naturally blend in with the desert. These walls are not meant to wall off the subdivision, but instead create a soft sense of boundary.

Non-404 washes may be diverted to enable the formation of building pads providing that the washes are directed to the same locations that they currently leave the property on the south boundary line or to newly construction retention basins. Individual lot grading and drainage plans will be submitted as part of the buyers building permit application for review by the City of Mesa

The landscape palette for this community will be from Preferred Plant list of the Desert Uplands Ordinance. A native Plant Inventory will be completed and all salvageable trees will be salvaged and replanted in the community after improvements have been completed.

Private streets will not be lighted. Entry areas will be lighted and lighting can be designed to avoid light pollution and still safely aluminate the entry areas should the City of Mesa request dark skies.

Great care has been taken to preserve the natural features of the community. Hillsides and large outcroppings will be conserved as open space open and totaling approximately (2) acres of this new community.

The proposed community would have one distinct Entry Location The entrance features of the community will have decorative concrete brick surface treatments along with an area for special monumentation. The community will have private streets to allow for a less than the typical right of way area, which in turn allows for additional open space behind the homes and reduces the impact of the development in this sensitive part of the desert. In addition to providing greater

security and privacy, the private streets also allow for more variation in street scene and configuration.

Land Holdings and Pinnacle Ridge Holdings are committed to building a quality community in relationship with the existing desert, maintaining the prestige and natural beauty of the area along with preserving the city and mountain views.

- Mr. Dugas opened for questions from the audience:

1. *Why will the sewage system and electrical be carried to the East?*

Response: The city of Mesa requires these improvements to be continued to our easterly property line so that future development to the East is able to hook up to these utility lines.

2. *Will the trails that currently are being used by pedestrian and equestrians remain open for public use?*

Response: The trails will not remain open, they will be encompassed by individual lot owners and not be open to the public.

3. *Will there be street lights?*

Response: This property is located in the Desert Uplands Sub Area of Mesa and no street lights will be installed along Range Rider Trail. One light will be installed at the entry to the Community to illuminate the keypad for the gate as was done in the adjacent Communities. There will not be any lighting on the private streets.

4. *Will there be walls surrounding the entire subdivision?*

Response: There will not be walls around the entire Community or around the exterior of the lots. Walls may be constructed in the immediate rear yards of the homes for privacy, but will only be located inside of the 50% disturbance area of each lot. A meandering short landscape wall will be constructed along and parallel to Range Rider trail to match the walls located and constructed to the West.

5. *Will the homes and lots be sold together, or can one simply buy an empty lot?*

Response: The lots will only be sold with the home. Lots will not be sold individually without a home.

6. *A county resident from the north asked what Blandford Homes will do about the water drainage flowing over the road.*

Response: The water will be redirected where it meets the road and will be carried underneath the street to solve the drainage issue. This is what was done directly west on the North side of Range Rider Trail. This work is done under the Approval of Maricopa County and the City of Mesa.

7. *Will there be nice city/ mountain views for these new homeowners?*

Response: Yes, there will be very nice views.

8. *What is the status of the application for development for this subdivision?*

Response: A formal Zoning and Annexation has been submitted to the City of Mesa. The first Public Hearing will be March 20th, 2013 at the Planning and Zoning Board. Notifications will be sent to you by March 6th.

9. *What sizes of homes are they compared to the surrounding houses?*

Response: The home sizes will vary from 3,000-5,500 sq. ft. while sitting on 30,600-37,000 sq. ft. lots. An accurate survey and platting will be completed.

10. *Is a fence or wall permitted to surround the entire subdivision?*

Response: No, a fence or wall is not permitted by the City of Mesa surrounding the entire Community due to the property being building envelope lots and the Desert Uplands Sub Area.

11. *Will this community have reserve funds for future improvements?*

Response: The community will either be annexed into Las Sendas or Mountain Bridge and will be a part of that larger HOA. There are reserve funds in those Community Associations to fund future repairs and or improvements.

12. *What will the exterior paints colors be?*

Response: The will be the same approved Desert color palette that exist in the Las Sendas or Mountain Bridge Communities.

13. *When is the start date for building?*

Response: No Start date has been decided at this point. The start date could be within a year or later.

14. *Will we be notified of a zoning meeting?*

Response: Yes, all parties involved will be notified next week regarding the March 6th, 2013 Planning & Zoning Board Public Hearing.

15. *Will the CC&R's be enforced by the Las Sendas HOA*

Response: Which ever Community Association that the Estates is annexed into will enforce that Communities Associations Rules and Bylaws.

- With no further questions or comments from the group, Mr. Dugas thanked those who attended and invited the remaining attendees to come forward to view the plans in closer detail.

With no further questions or comments, the neighborhood meeting concluded at approximately 7:15 p.m.

END

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

Paul R. Dugas
Director of Land Development
Land Holdings Investment Co, LLC

March 6th, 2013
Date