

The Reserve at Stone Canyon - Pre-Application Narrative

The Reserve at Stone Canyon is a proposed 69.5± acre single family residential project to include attached and detached single family residential lots. The total number of proposed lots/units is 94, distributed between three adjacent properties in Stone Canyon. The following narrative has been prepared to describe the proposed development of each property.

Please refer to the Location Map for the location of each property.

Proposed Development

A. Phase 1 - The South Property (Stone Canyon 8, Blocks 3 and 4; tax parcels 219-04-2330 and 2340).

This property consists of 18.4± acres. This property is zoned Low Density Residential in the Rancho Vistoso PAD and the General Plan designates this property as Low Density Residential and currently allows for the proposed use.

Pryce Homes is proposing a plat with 23 detached single family residential lots on this property.

B. Phase 2 - The East Property (tax parcel 219-20-002B).

This property consists of 16.5± acres. This property is zoned R1-144 and the General Plan designates this property as Resort/Golf Course (RGC). It is not part of the Rancho Vistoso PAD.

The East Property is proposed to have 24 detached single family residential lots. This proposed use will require both a Non-Major General Plan Amendment and a rezoning.

General Plan Amendment: Non-Major General Plan Amendment from Resort/Golf Course to Low Density Residential. This proposed amendment is Non-Major since the site is less than 40 acres.

Rezoning:

The proposed rezoning is to add this property to the Rancho Vistoso PAD and rezone it to Low Density Residential as specified in the PAD.

C. A. Phase 3 - The Northwest Property (tax parcels 219-19-196C and 219-05-010B).

This property consists of 35± acres located in the Rancho Vistoso PAD. It is subject to the Resort District of the Rancho Vistoso PAD. The General Plan designates this property as Resort/Golf Course (RGC).

The Northwest Property is proposed to have 47 single family attached homes. This property allows attached residential by right and no rezoning or general plan amendment will be required.

Please refer to the Conceptual Site Plan for proposed local streets, lots, areas of 25% slopes, open space areas and the optional recreation area.