



NOTIFICATION OF APPLICATION – FIRST NOTIFICATION LETTER

December 19, 2007

Dr. Tacy C. Ashby, Ed.D.
Superintendent
Cave Creek Unified School District

The purpose of this letter is to inform you that an application has been made to the City of Scottsdale to request approval of a preliminary plat on 20 acres of property, which is located on the northwest corner of the 126th Street alignment and the Pinnacle Peak Road alignment.

The subject property is bounded on the eastern, northern, and western edges by the approved Sereno Canyon project. This subject property is currently vacant and undisturbed. The application is being submitted by LVA Urban Design Studio, LLC on behalf of Crown Communities.

Submitted under the name Sereno Canyon 4B, the application requests the subdivision of the property into 6 single-family custom homesites, utilizing the existing R1-130 (ESL) zoning. Sereno Canyon 4B is proposed as a private community with a single point of access, entering from the eastern edge of the property via the approved Sereno Canyon private roadway network. Internal roadways will generally conform to the natural contours of the existing site. Development envelopes for each homesite have been established to identify the natural and developable areas of each lot, with an emphasis on protecting existing wash corridors. Please reference the attached preliminary site plan for an illustrative description of the project.

The applicant has not received an indication from the City of Scottsdale as to when this project may be presented to the City's Design Review Committee for approval consideration. When the scheduling of this case does occur, the city will mail notifications to all of the property owners within 750' of the property. In the meantime, please feel free to contact myself (Alex Stedman, LVA) if you have any questions or concerns at (480) 994-0994. You may also contact Greg Williams with the City of Scottsdale Planning Department at (480) 312-2542 and reference case # 22-PP-2005.

Sincerely,



Alex Stedman

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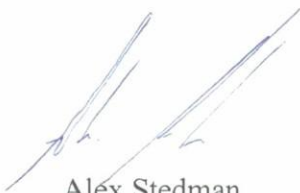
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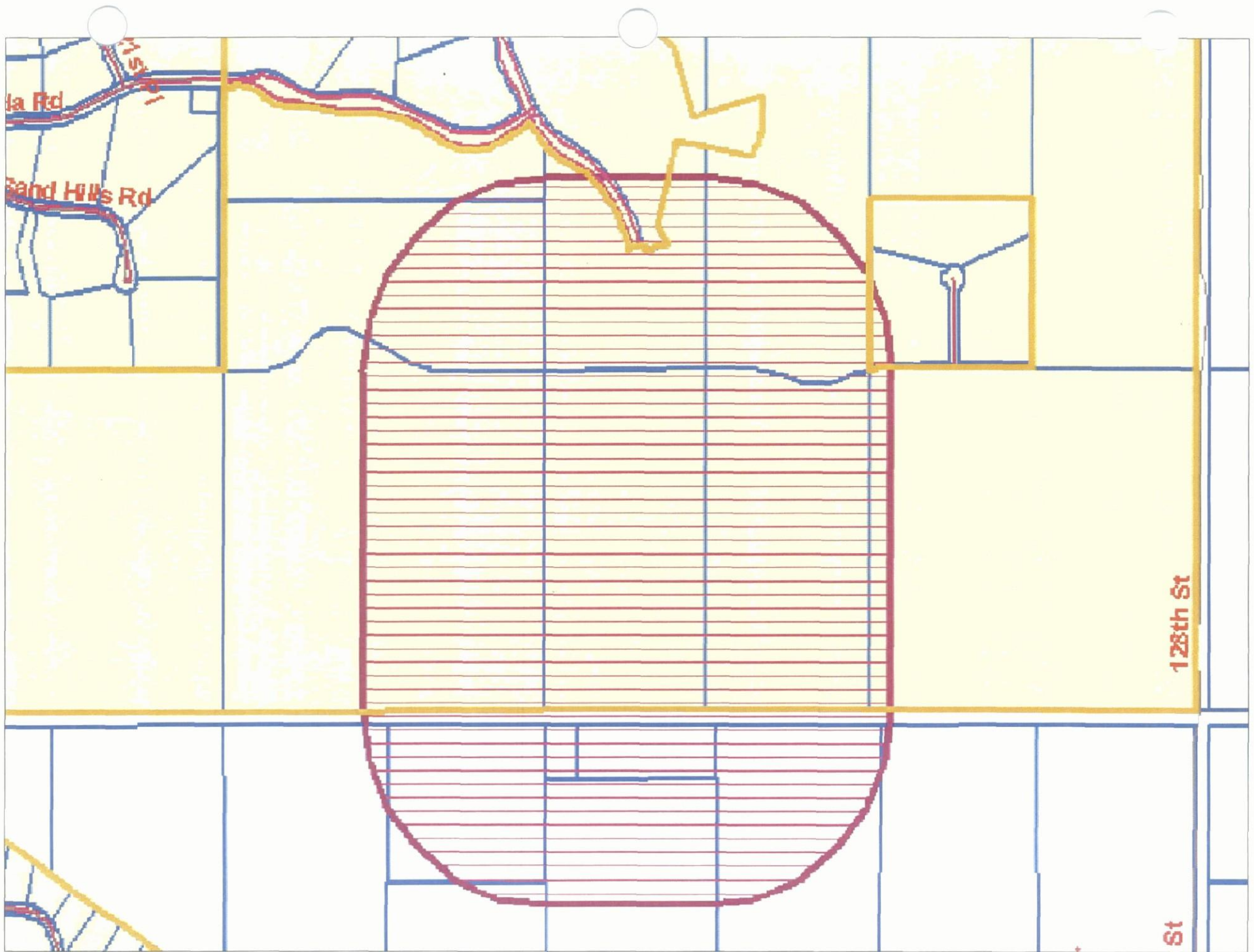
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Sincerely,



Alex Stedman



750' NOTIFICATION AREA

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GBD 40 LLC
1722 W MCKINLEY
PHOENIX, AZ 85007 USA
Parcel: 217-01-104
Parcel: 217-01-017-F
Parcel: 217-01-105
Parcel: 217-01-017-A
Parcel: 217-01-106

MCDOWELL MOUNTAIN BACK BOWL LLC
1751A W DIEHL RD
NAPERVILLE, IL 60563 USA
Parcel: 217-01-010
Parcel: 217-01-012
Parcel: 217-01-011-B
Parcel: 217-01-016-E
Parcel: 217-01-015-A
Parcel: 217-01-160
Parcel: 217-01-156
Parcel: 217-01-016-C

○
BELSHER ELIZABETH S TR ETAL
4919 E GRANDVIEW LN
PHOENIX, AZ 85018 USA
Parcel: 217-09-019-C

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 217-09-017-A Parcel: 217-09-018-D

Parcel: 217-09-018-F
Parcel: 217-09-018-G

HHL PROPERTIES LIT PARTNERSHIP
1900 MURRAY AVE STE 203
PITTSBURG, PA 15217 USA
Parcel: 217-01-011-A

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SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD NO 100
SCOTTSDALE, AZ 85251 USA
Parcel: 217-09-018-A
Parcel: 217-09-017-B