

May 8, 2024

To whom it may concern,

Residential Pursuits Investments, LLC is currently processing Design Review and Preliminary Plat applications for a 12 lot, single-family home community. It is an approximately 1.67-acre site, located near the northwest intersection of Hayden Road and Oak Street, just west of the SRP Substation. The Preliminary Plat includes adjustments to 4 lots from our adjacent community, 26 Oaks. The intention is to add the 12 new lots to 26 Oaks, thereby creating one cohesive community of 38 lots. Attached please find a copy of the Site Plan for your reference. (Project Number: 43-PA-2024).

Please be advised that hearings before the Development Review Board, Planning Commission and City Council are planned to review the details of this project. Specific meeting and hearing dates have not yet been set. A sign will be posted at the property in the future with these meeting dates in accordance with City of Scottsdale requirements.

You are welcome to attend these hearings to learn about the case and make your opinions known. Please confirm the meetings with the City of Scottsdale before attending as they are subject to change.

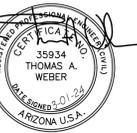
I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me (602) 478-0662 or [CBrown@arcadiacapitalllc.com](mailto:CBrown@arcadiacapitalllc.com). You may also reach the City of Scottsdale Project Coordinator, Jeff Barnes, at (480) 312-2376 or [jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov). After submittal, project information will be available at: <https://eservices.scottsdaleaz.gov/eServices/Cases>.

Sincerely,



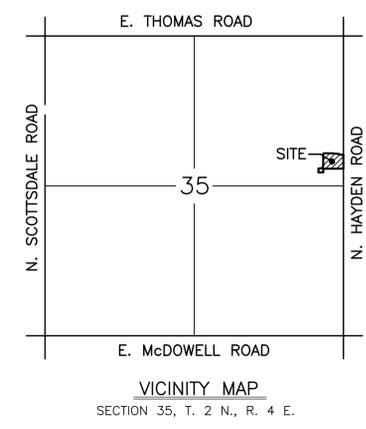
Chris Brown

**PRELIMINARY PLAT**  
**38 OAKS**  
 2340 N. HAYDEN ROAD



Revised

Date  
03-01-24  
As-Built  
Job No.  
240206

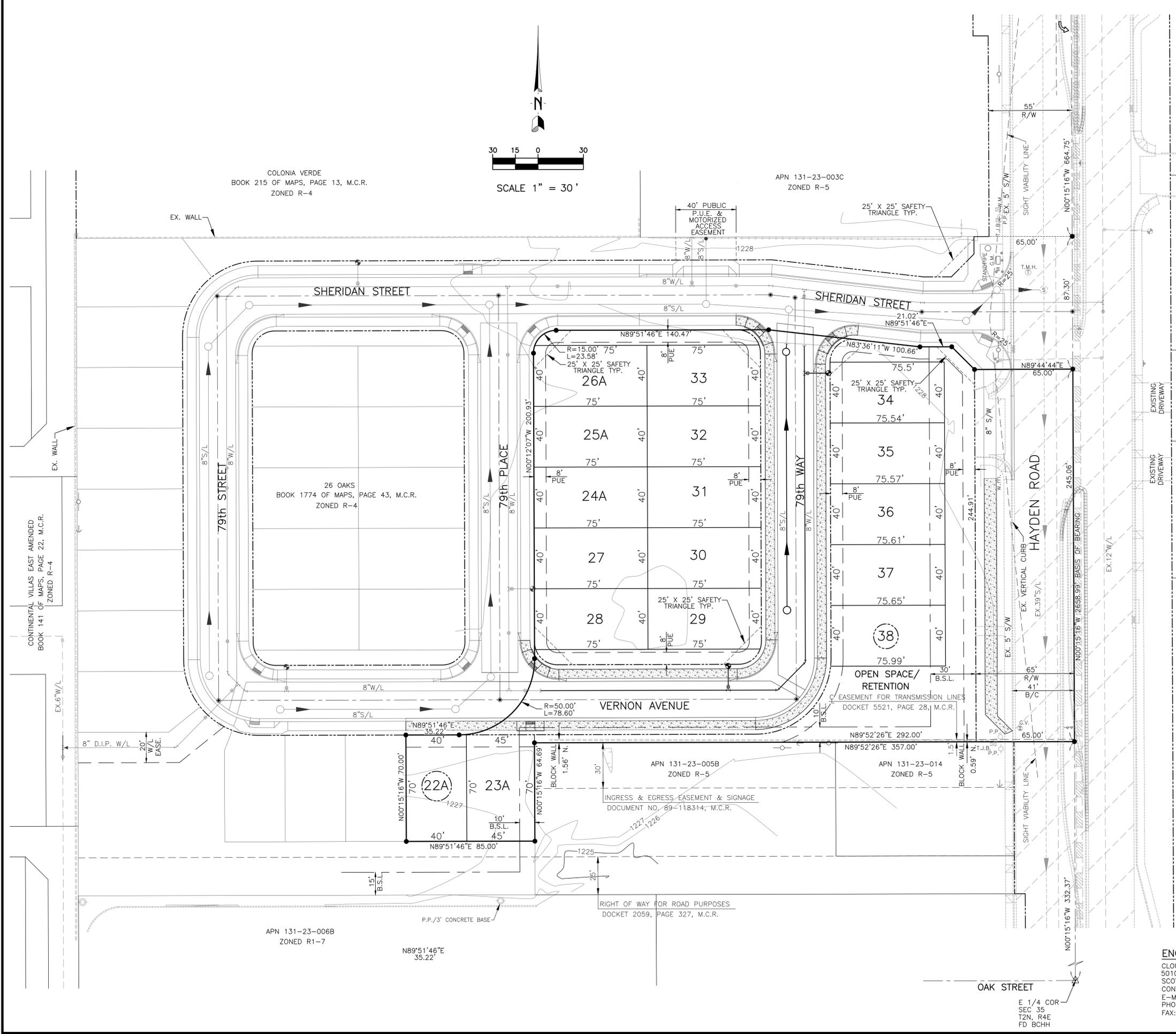
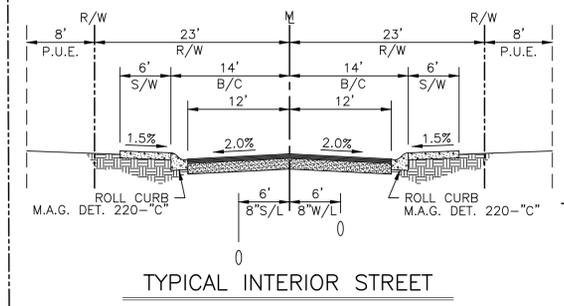


**SITE SUMMARY**

ASSESSOR PARCEL NO: 131-23-008C  
 EXISTING ZONING: R-4  
 GROSS AREA: 2.305 Ac., 100,391,5870 S.F.  
 NET AREA: 1.939 Ac., 84,467,4376 S.F.  
 LOTS: 17  
 LOT COVERAGE: 7.37 D.U. PER ACRE

**LEGEND**

- INDICATES PROPERTY CORNER
- R/W INDICATES RIGHT-OF-WAY
- B/C INDICATES BACK OF CURB
- B.S.L. INDICATES BASIC SETBACK LINE
- S/W INDICATES SIDEWALK
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- ⊕ INDICATES FIRE HYDRANT



COLONIA VERDE  
 BOOK 215 OF MAPS, PAGE 13, M.C.R.  
 ZONED R-4

SCALE 1" = 30'

APN 131-23-003C  
 ZONED R-5

26 OAKS  
 BOOK 1774 OF MAPS, PAGE 43, M.C.R.  
 ZONED R-4

CONTINENTAL VILLAS EAST AMENDED  
 BOOK 141 OF MAPS, PAGE 22, M.C.R.  
 ZONED R-4

APN 131-23-005B  
 ZONED R-5

APN 131-23-014  
 ZONED R-5

APN 131-23-006B  
 ZONED R1-7

RIGHT OF WAY FOR ROAD PURPOSES  
 DOCKET 2059, PAGE 327, M.C.R.

**ENGINEER**

CLOUSE ENGINEERING INC.  
 5010 E. SHEA BLVD SUITE 110  
 SCOTTSDALE, AZ 85254  
 CONTACT: JEFF GILES  
 E-MAIL: jgiles@clouseaz.com  
 PHONE: (602) 395-9300  
 FAX: (602) 395-9310

**DEVELOPER**

RESIDENTIAL PURSUITS INVESTMENTS, LLC  
 7600 E. DOUBLETREE RANCH ROAD, STE #130  
 SCOTTSDALE, AZ 85258  
 CONTACT: CHRIS BROWN  
 E-MAIL: cbrown@arcadicapitalllc.com  
 PHONE: 602-478-0662

OAK STREET

E 1/4 COR  
 SEC 35  
 T2N, R4E  
 FD BCHH