



4900 North Scottsdale Road
Suite 1200
Scottsdale, AZ 85251

December 15, 2022

Re: Bell & 94th - Preliminary Plat Notification
Northeast corner of Bell Road & 94th Street

Dear Neighbor/Landowner:

We are a land planning and landscape architecture firm working with the property owner on a new residential community near your property. The 40-acre community will consist of fifty-five (55) single family residential homes. The property is located on a vacant site at the northeast corner of Bell Road and 94th Street, directly across the street from the new Bell94 Sports Complex.

We are reaching out to inform you that we intend to submit for the review and approval of the preliminary plat and design review for the proposed community. The community will take access from a single gated entry off 94th Street and has been designed in conformance with the existing underlying R1-7 PCD zoning that has been in place since 1986. Homesites within the community will be larger than the allowed 7,000 square foot minimum, with typical lots generally in excess of 9,000 square feet. The community has been designed to preserve the existing wash that extends through the property and meaningful natural desert open space buffers have been provided along all sides of the development. We believe that this proposal will be a great contribution to the area as a high-quality community that is compatible with adjacent neighborhoods. A copy of the preliminary site plan has been provided with this letter for reference.

If you should have any comments or concerns regarding this preliminary plat request, please contact me by email (astedman@rviplanning.com) or by phone at (480) 994-0994. You may also contact Meredith Tessier with the City of Scottsdale at mtessier@scottsdaleaz.gov or by phone at (480) 312-4211 and reference pre-application #308-PA-2022.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Stedman', is written over a light blue circular stamp.

Alex Stedman
RVi Planning + Landscape Architecture
(480) 994-0994
astedman@rviplanning.com