

# GAMMAGE & BURNHAM

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August 11, 2008

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[REDACTED]  
[REDACTED]  
[REDACTED]

Re: Neighborhood Meeting

Dear [REDACTED]

As you know, we represent Goltermann Thunder Mountain Ranch Partners ("Goltermann TMR Partners"), which is proposing to rezone Lots 126-127 at the northeast corner of Dry Creek and Thunder Mountain Roads for single-family homes. The purpose of this letter is to outline changes we have made to the plan and notify you that we will be holding another neighborhood meeting to discuss these revisions.

First, we want to let you know that Goltermann TMR Partners have revised the site plan in response to the comments we heard at the neighbor meeting held in June. Of course, we are not suggesting that our revisions are inclusive of every individual comment. We hope that you will be pleased to learn that we have increased the size of all of our lots and reduced the total lot count to six. As a result, our lot sizes are now an average size of .613 acres. Our largest lot, Lot 126, is .68 acres in size and is located at the northeast part of the site. The remaining lots all are .60 acres in size. Our proposed density now nearly matches the .62 acre average size of the TMR lots closest to our property (101-106, 122-130). In addition, we have also increased the building envelope spacing between homes to a minimum of 50 feet. In comparison, the minimum spacing between envelopes in TMR Unit II is 40 feet. We appreciate both the input and patience your community has given us regarding this important site.

We are hosting another neighborhood meeting to discuss these revisions, we hope you can attend. That meeting will be at **6 p.m. on Tuesday, August 26 at the SEDONA COMMUNITY CENTER (2615 Melody Lane)** in the Flynn Room. Please note this is a different location than the June neighbor meeting location. At the last meeting, several people requested that a Goltermann family member attend the next neighborhood meeting. Stephen Anderson and I will be at the meeting to discuss the proposal with all interested neighbors. In addition, James Sullivan, the designer and engineer, and John Goltermann will be there to answer any questions that arise.

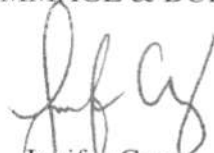
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The neighborhood input received to date has been valuable, and we hope you have seen that we have revised our approach in response to the Neighborhood's input. I hope you can join us on August 26. Please call me at (602) 256-4402 or email me at [jcorey@gbllaw.com](mailto:jcorey@gbllaw.com) if you have questions or need additional information. We look forward to seeing you on August 26!

Sincerely yours,

GAMMAGE & BURNHAM

By



Jenifer Corey  
Land Use Planner

JFC/nrl

Enclosures



5.1/land plan/11/2004 Engineering/128-027-44/Thunder Mountain/Unit II/Phase II/Plat


  
 NORTH


  
 SCALE: 1" = 30'

**Thunder Mountain Ranch**  
 Unit II, Phase II  
 Conceptual Site Plan/Plat


  
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