

GAMMAGE & BURNHAM

A PROFESSIONAL LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

EIGHTEENTH FLOOR

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OF COUNSEL:

November 5, 2008

WRITER'S DIRECT LINE

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[REDACTED]

Re: Thunder Mountain Ranch / Goltermann Family Property

Dear [REDACTED]

Let me begin by thanking those of you who attended either of our neighborhood meetings over the past months. We appreciate your time and interest. To those of you who were unable to attend, please feel free to contact us with your questions and comments as well. We are continuing our efforts to process a development proposal for the 3.68 acre parcel owned by the Goltermann family at the northeast corner of Dry Creek Road and Thunder Mountain Road.

The primary purpose of this letter is to let you know that we have recently filed our formal application with the City of Sedona to rezone the property to Planned Residential Development to allow for the sale of six custom home lots. As we have reported at our meetings, we expect the public review process at the City to take at least a few months, with hearings likely to start in the New Year. A copy of the site plan we submitted to the City is enclosed with this letter.

I also want to take a moment to address some of the questions that arose during our last neighborhood meeting.

- You may note that our site plan indicates an easement around the existing Thunder Mountain Ranch signage. The Goltermann family wants to work out appropriate arrangements to allow the Thunder Mountain Ranch HOA to continue to maintain that signage.
- You may note that our site plan has increased the building envelope setbacks to forty (40) feet along our west perimeter, including adjacent to Dry Creek Road, in response to input at our last community meeting.

- Although it may not be legible on our site plan, there is a one foot vehicular access prohibition that restricts access to the site to two locations: the shared driveway off Thunder Mountain Road for five of the lots, and a driveway location to be determined by the homeowner at Lot 126.
- For those of you who reside (or own property) in Thunder Mountain Ranch, we are pleased to report that as far as we can determine, no part of this proposal will trigger any need to change or amend the CC&Rs again. This is in response to another question that arose at our last neighbor meeting. The driveway maintenance agreement and the Goltermann's offer to waive most of their unique Declarant's rights can all be accomplished by the unilateral recording of separate instruments by the Goltermanns. As we have noted since the beginning of our efforts, the people who purchase these lots will need to bring their individual home designs to the HOA's Architectural Review Committee for review and approval.

We will let you know when the City confirms our hearing schedule. In the interim, please feel free to contact Jenifer Corey, the Land Use Planner in our office working on this proposal, at 602-256-4402, or me at the number indicated above. Thank you again for your continued interest.

Sincerely,

GAMMAGE & BURNHAM



By

Stephen W. Anderson

SWA/nrl
Enclosure

AREA STATISTICS

TOTAL PROJECT AREA 148,899.17 SF = 3.38 ACROSS
 Total Coverage Area 66,006 SF = 1.51 AC
 Road Extension Coverage 3,117 SF = 0.07 AC
 Open Space 79,776 SF = 1.81 AC

Average Lot Area 1,267.14 SF
 Average Frontage 66.4 FT

LOT STATISTICS

LOT	SQ FT	ACF	ENVELOPE (FEET)	ENV. AREA (SQ FT)
126	27,589	0.63	15,979	15,979
127	26,726	0.61	15,493	15,493
144	26,726	0.61	15,493	15,493
145	26,726	0.61	15,493	15,493
146	26,726	0.61	15,493	15,493
147	26,726	0.61	15,493	15,493

LINE	LENGTH	AREA	PERIMETER
1	15.979	15.979	15.979
2	15.493	15.493	15.493
3	15.493	15.493	15.493
4	15.493	15.493	15.493
5	15.493	15.493	15.493
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PRELIMINARY
CONSTRUCTION



GOLTERMANN - TRM2 LOT 126 & 127
 PRELIMINARY GRADING, DRAINAGE AND PAVING PLAN

DATE: 10/17/2008
 DRAWN BY: J. L. L. SEC
 PROJECT NO: 08-0124-08

SCALE: 1" = 30'
 SHEET: 3 OF 10

FOR OFFICIAL USE ONLY



WAITING FOR THIS LEGAL TO REFERENCE WIDTH THEREIN
 DRY CREEK ROAD
 50' WIDE PER 'R' OF OFFICIAL RECORDS PAGE 48
 Top & Part (b) shown 100' wide for Dry Creek Road

CURRENT LOTS

LOT	AREA (AC)	ENVELOPES (SF)
126	1.12 AC	18,131
127	2.56 AC	86,585
TOTAL	3.68 AC	104,716 SF

NEW LOTS

LOT	AREA (AC)	AREA (SF)	ENVELOPES (SF)	40% MAX LOT COVERAGE (SF)
126	0.68	29,620.8	12,407	11,848
127	0.60	26,136	10,267	10,454
144	0.60	26,136	11,684	10,454
145	0.60	26,136	10,612	10,454
146	0.60	26,136	12,027	10,454
147	0.60	26,136	10,404	10,454
TOTAL	3.68 AC	160,300.8 SF	67,401 SF	64,118 SF
AVG.	0.613 AC	26,716.8 SF	11,233 SF	10,686 SF