



December 22, 1994

Jesse Terry, President  
Tonto Hills Improvement Association  
42012 N. La Plata Road  
Cave Creek, AZ 85331

Re: Desert Mountain, Phase II, Unit 18 (Parcel 14B)

Dear Mr. Terry:


In 1989, Desert Mountain Properties zoned a parcel of land within Desert Mountain adjacent to your homesite in Tonto Hills. This parcel was originally zoned R1-18 with a maximum density of 1.2 homes per acre. In 1993, Desert Mountain updated its master plan zoning to allow a portion of this parcel to become a golf course, while the remaining area continued under its R1-18 zoning with the same density limitations.

Desert Mountain Properties is pleased to present the Preliminary Plat for this area. The parcel consists of only 97 custom homesites on 123.4 acres for a very low density of 0.78 homes per acre. This significant reduction in density from what is allowed by zoning will result in a village of custom homes compatible with our neighbors at Tonto Hills. In addition, all buffers, setbacks and stipulations established as part of the original zoning will remain in tact. These refinements of our master plan result in a lower density subdivision with lots ranging in size from 1/2 acre to 1 1/2 acres with greater open space.

Per our zoning stipulations, we are sending you a copy of the Preliminary Plat and notifying you of our submittal to the City of Scottsdale. We are scheduled to submit the revised Preliminary Plat to the City of Scottsdale on December 22, 1994 and have attached a copy of the Preliminary Plat with this letter.

Desert Mountain is committed to environmentally sensitive development, and we feel our proposed site plan for Unit 18 is an improvement for us, as well as our neighbors at Tonto Hills. If you have any questions please give me a call at 488-0785 and I'd be happy to discuss any concerns you may have.

Sincerely,

  
JT Elbracht  
Manager of Design and Land Planning

Enclosure

c: Lynne Lagarde  
Tom Sloat  
Don Hadder  
Zoning File: #10-Z-89  
Preliminary Plat File: #88-PP-94

**Desert Mountain Properties**

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