

Here is an update of information from discussions I have had with Trammel this week. Responses from Trammel are in italics.

This is the response to the request for the stipulations that they have put together. The file is also attached.

*Good Morning, Don*

*Attached are the draft stipulations that our team has put together. It would be nice if we had some input from Colinas del Norte prior to the neighborhood meeting on August 9, but I don't want your committee to feel rushed. If you can, let me know when you think we might receive comments and/or additional stipulations from Colinas del Norte, so we can convey that to the City of Phoenix while we're working through their review process.*

*Thanks for your help in coordinating between our team and your homeowners. Let me know if you need anything else or have any questions regarding the attached stipulations.*

Response to specifics about the buildings and density. Jack the Density is something that the committee/we can use to show the difference between the surrounding communities at X,Y, and Z and the proposed density of Trammel Crow and how far apart those are.

*The buildings don't have a specific height, but we are required to be less than 30 feet. I will e-mail the architect and get the dimensions for you.*

*The buildings are proposed to be 30'-0" in height. The building footprint is 110' x 76'.*

*The density of the project as proposed is 6.57 dwelling units per gross acre.*

*I asked if we can go see what has been submitted to the City.*

*Residents can go to the City of Phoenix and see what was submitted. It is all a matter of public record.*

This is related to letter that was just sent out to those on the list.

*The neighborhood meeting in August is most likely going to be on August 9. Possibly at the Carefree Highway Community Church. The time and location are NOT confirmed yet. I hope to get that confirmed today or tomorrow, then a letter will be sent. The letter will be sent directly to property owners within 600' of the project, as well as those who*

*signed in at the meetings we've been to, and the HOA. I would except that the letter will be mailed before the end of the week. Let me know if you have any other questions. I will also get back with you on the building dimensions. Thanks.*

Site Elevations and public hearing process.

*Attached are the elevations and site plan that you asked for. We submitted the applications to the City of Phoenix on Friday. We anticipate that our first public hearing by the Desert View Village Planning Committee will not be until September.*

*Before that hearing we will have a neighborhood meeting in which all property owners within 600' of our site will be invited as well as all neighborhood associations within 1 mile. That meeting will likely be the week of August 7 or 14. This is already in place*