

February 3, 2017

Re: Estates on Hayden – 34303 N. Hayden Rd. Scottsdale, AZ 85266

Dear Neighbor/Landowner:

We are planners and landscape architects working on a new project adjacent to or near your home.

The new project will be requesting Preliminary Plat approval to create a 7-lot single-family home community within the current R1-43 ESL zoning district. The community will be located on a +/- 10 acre parcel at the northeast corner of Hayden Road and Olsen Road alignment.

As seen on the enclosed site plan (on back), five lots within the project will take access from Hayden Road and the remaining two homes will be accessed from 81<sup>st</sup> Street. The site plan has been designed to preserve and emphasize a major wash that bisects the property. Much of the site will remain as Natural Area Open Space (N.A.O.S).

The applicant team is committed to keeping you informed as the project progresses. If you have any questions about this new community, please feel free to contact me by email ([astedman@lvadesign.com](mailto:astedman@lvadesign.com)) or by phone, (480) 994-0994. You may also contact Jesus Murillo with the City of Scottsdale at (480) 312-4211 and reference pre-application #987-PA-2016.

Sincerely,



Alex Stedman,  
Senior Planner



LEGEND	
	SITE BOUNDARY
	DEVELOPMENT ENVELOPES
SITE DATA	
SITE AREA (GROSS):	10.0 AC (+/-)
SITE AREA (NET):	9.2 AC (+/-)
CURRENT ZONING:	R1-43 ESL
PROPOSED # OF LOTS:	7
DENSITY:	0.7 DU/AC
PROPOSED DEVELOPMENT STANDARDS:	
	<b>R1-43 ESL</b>
MINIMUM LOT AREA:	32,250 SQ. FT.
MINIMUM LOT WIDTH:	113'
FRONT SETBACK:	30'
SIDE SETBACK:	15'
REAR SETBACK:	26'

**LVA** urban design studio  
 land planning • development entitlements • landscape architecture  
 170 south oak avenue • tempe, arizona 85281 • 480.994.0994

## ESTATES ON HAYDEN CONCEPTUAL SITE PLAN

SITE PLAN IS PRELIMINARY & REQUIRES GRADING  
 & DRAINAGE ANALYSIS BY PROJECT ENGINEER.

APPROX. SCALE: 1" = 50'  
  
 1667 DRAWN BY: PR 1/30/17

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