

Rachel,

In regards to:

Cases#: Z2008073 and related case #: S2008015 --- Property Location: Gavilan peak area, New River 85087. 130.694 acres. Owner: Gavilan Peak Estates. The zone request ask to change from Rural-43 to Residential R1-35. The S case asks for approval of the subdivision plan.

The New River/Desert Hills Community Association board has a quorum to **recommend denial** with the following additional comments

- The board opposes the change to increase the zoning to a higher density (R-35); it is too intense for our area.
- The proposed 73 units where the water source is not guaranteed is unwise and could create harm to the surrounding residents.
- There is no paved access and therefore there are dust and PM10 problems.
- Much of the area has greater that 15% slope and therefore should be inaccessible or unbuildable areas.
- This type of development is too intense for our area and we do not support it.

Please see our consultant's analysis attached.

Sincerely yours,

Ann Hutchinson  
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