

March 31, 2014

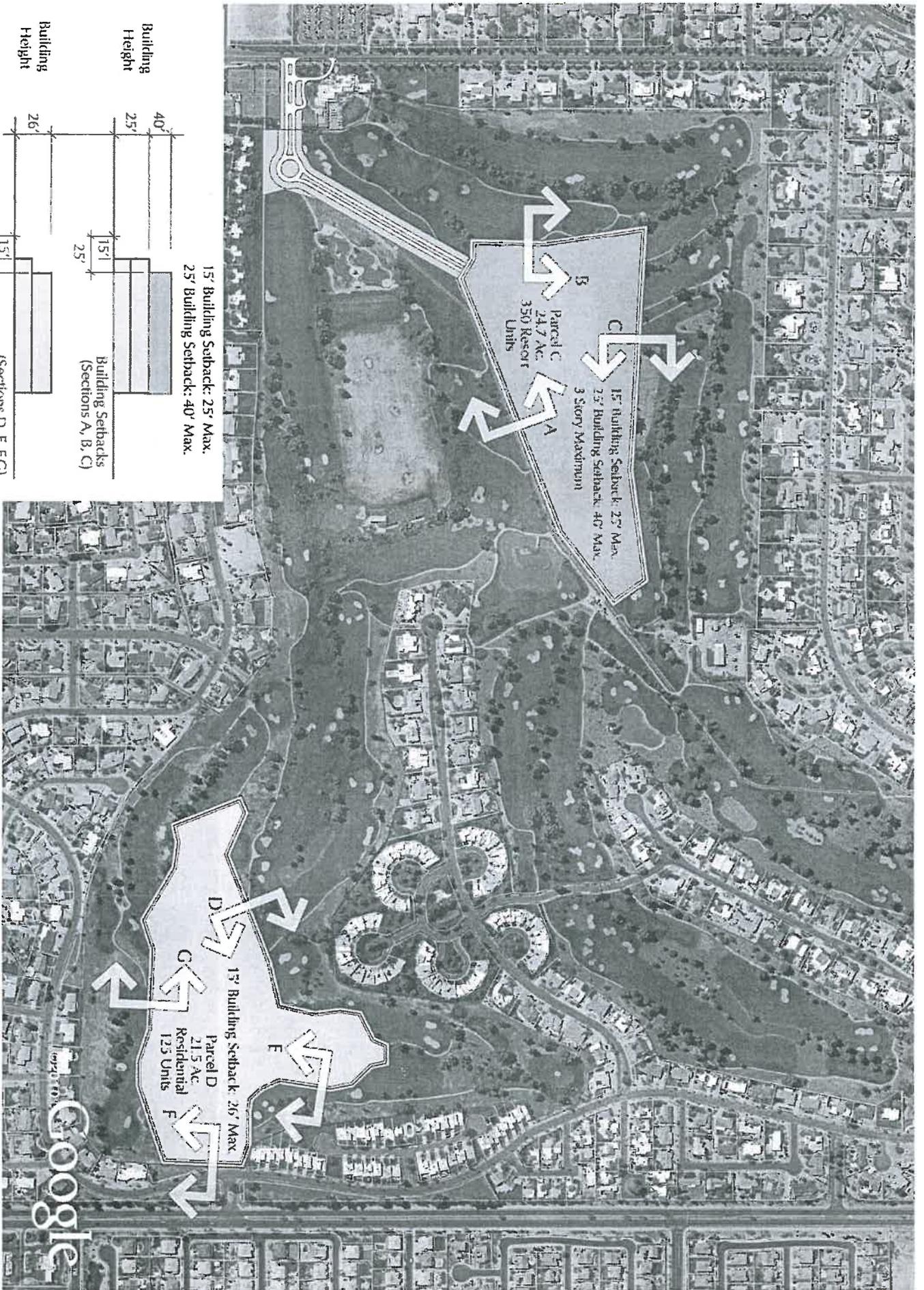
Dear Neighbor,

You are invited to attend the 1st Neighborhood Meeting to learn about two requests to amend the City of Litchfield Park General Plan. The first site is a parcel of approximately 24.7 acres located on a portion of the Wigwam Gold Golf Course in the vicinity of the existing driving range. The property is currently designated for Golf on the City's General Plan. The proposed amendment would change this designation to Resort with the intent to develop approximately 350 resort condominiums. A map identifying the location of the property has been provided on the back side of this letter. The case number associated with our request is GPA-14-03.

The second site is a parcel of approximately 21.5 acres located on a portion of the Wigwam Blue Golf Course as depicted on the attached map. The property is currently designated Golf on the City's General Plan. The proposed amendment would change this designation to Medium Density Residential to allow development of approximately 125 dwelling units. A map identifying the location of this property has been provided on the back side of this letter. The case number for this application is GPA-14-04.

Incidentally, we have filed two additional applications to amend the General Plan for sites west of Litchfield Road. These applications will be discussed in a separate Neighborhood Meeting.

In the near future, we will be filing rezoning cases for the properties as a follow up to our General Plan requests. You should expect to receive a mailing notification for those applications as well. These applications will include a greater level of project detail for the proposed developments.



C: 350 Units
 D: 125 Units

Map of Proposed Change: East Parcels

February 26, 2013
 SCALE: 1" = 50'
 GREEVICKETT

Copies of our applications are available for public review at Litchfield Park City Hall, 214 W. Wigwam Blvd. They are also available on the City's website at:

<http://www.litchfield-park.org/>

As a land owner within 1000 feet of the site, you are being notified about the project and are invited to attend the meeting to learn more about the proposal and ask any questions that you might have. Please note that there will also be future meetings on this proposal and subsequent mailing notifications will alert you to those dates, times, and locations. Our 1st Neighborhood Meeting for cases GPA-14-03 and GPA 14-04 will be held as follows:

Tuesday, April 15, 2014, at 6:00

Sachem Ballroom

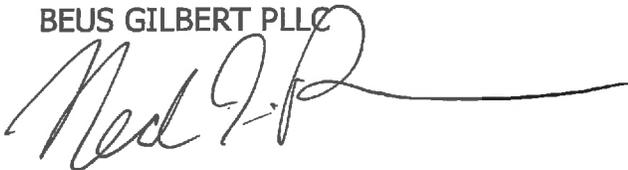
300 E. Wigwam Boulevard

Litchfield Park, AZ 85340

If you have any questions and/or cannot attend the meeting, please contact me at 480-429-3060 or via e-mail at npascoe@beusgilbert.com.

Sincerely,

BEUS GILBERT PLLC



Neal T. Pascoe

Planning Consultant