

# Goldfield Ranch Homeowners' Association

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On March 24, 2009, in a community meeting hosted by the Goldfield Ranch Homeowners' Association, Grayhawk Development presented their preliminary plans to develop parcels 13 and 14 in phase III (80 acres between The Preserve and the 600 acres of Yavapai Nation privately owned land). The first step in that process is to obtain a change of zoning. We appreciate Grayhawk's openness and willingness to keep us abreast of the situation.

However, we, the Board of Directors of The Goldfield Ranch Homeowners Association (GHRA), believe we must strongly oppose Grayhawk's request for a change of zoning from R190 (our current one home per 4.36 acres) to R43 (one home per one acre). We believe that any increase in density within the Goldfield Ranch area will provide a "foot in the door" for allowing similar rezoning of any of the larger parcels scattered throughout Goldfield Ranch. A further probability is that Grayhawk's property, if rezoned, will become a more desirable buy for The Preserve or The Yavapai Nation.

As we all know, Goldfield Ranch is a very unique "island in the desert", which has no commercial or dense residential areas. This provides us with the ambience of a rural community, something critical to maintain. To do this, we must fight to maintain our current R190 zoning, both within Goldfield Ranch and the contiguous private land of The Yavapai Nation.

This situation is different from the one we faced with The Preserve. All to be developed parcels above a certain size require a Master Plan approved by the county. The Preserve received their master plan in 1996 and there is nothing we can do to change this. Smaller parcels, such as Grayhawk's, do not require a master plan. This step is skipped and the developer goes directly to the zoning phase.

In addition to maintaining the character of Goldfield Ranch, we are concerned what a higher density population will do to our water supply. We have been told by some sources that the underground aquifer is sufficient for denser populations and by other sources that it is a limited aquifer that could be drawn down by too much use. We believe we should be conservative in this regard when there is no clear-cut substantiation of how much water there is.

We will keep you informed via email and/or meetings, of Grayhawk's actions as they progress through the county's system. As always, we invite, encourage and value your input. It is vitally important that we all join together to prevent this requested change of zoning. Whereas The Preserve was a "done deal", with little chance for alteration, this is not a done deal. We must rally our forces to stop this!

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