



Oct. 23, 2018

Yavapai County Development Services  
Tammy DeWitt, Senior Planner  
[tammy.dewitt@yavapai.us](mailto:tammy.dewitt@yavapai.us)

Re: planned Rojo Grande Ranch development

Dear Ms. DeWitt,

I am the president of the Red Rock Rural Community Association. In 2014 we conducted an extensive survey of the residents of the Loop Road, Dry Creek area and the residents of Sedona Shadows/Sunset Hills. We asked questions concerning their vision for future development in their neighborhoods.

We called the survey results our Vision Statement for the Red Rock/89A Corridor/Dry Creek area. This was submitted in December 2014 to Yavapai County as a supplement to the Yavapai Comprehensive Community Plan. You may read it in entirety here:

<http://www.rrrca.org/rural/images/VisionStatement2014.pdf>

Our survey respondents showed specific concerns on increased traffic, loss of night sky and scenic beauty changes (page 8) when it comes to future development. Those surveyed prefer single family homes on lots over clustered single family homes with surrounding open space (page 12). There was strong opposition to multi-family development and timeshares. Bottom line: neighbors want to preserve the scenic beauty of the area and prefer small developments.

We are not anti-development, but the enormity of this proposed development of almost 700 homes at Rojo Grande is not what the majority of our neighbors would like to see.

Sincerely,

Nanette Armstrong, President  
RRRCA  
P.O. Box 3086 Sedona, AZ 86340  
[nancearmstrong@gmail.com](mailto:nancearmstrong@gmail.com)

*rrrca.org*

*The mission of the Red Rock Rural Community is to maintain the rural lifestyle of the region and to protect the riparian area of Oak Creek, which the state has designated a unique and scenic waterway. We are advocates for responsible development that respects the water supply, the roadways and the scenic beauty of the area.*