

GPA & PAD Rezoning Citizen Participation Report

P-23-63-PZ

Silveray on Goldfield

Submitted to:



City of Apache Junction, Arizona

Submitted on behalf of:

Olsen Recker/Guadalupe Properties LLC
4915 E. Baseline Rd. #105
Gilbert, AZ 85234

Prepared by:

Iplan Consulting



3317 S. Higley Road, Suite 114-622
Gilbert, AZ 85297

November 2023

PURPOSE

The purpose of this Citizen Participation Plan is to document and inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of the application and for the ongoing process and actions related to this request. Iplan Consulting, on behalf of the property ownership, has initiated a Major General Plan Amendment (GPA) and Planned Development (PD) rezoning request to amend the existing land use classification and zoning designation for an 18-acre property located on the east side of Goldfield Road just south of the US60 Highway in southeast Apache Junction. The intent of the proposed entitlements is to build a multi-family community on the subject property.

Site Aerial



CONTACT

All questions and/or comments related to this proposal should be directed to:

Iplan Consulting – Greg Davis

3317 S. Higley Rd. #114-622

Phone: (480) 227-9850

Email: Greg@iplanconsulting.com

NOTIFICATION

In order to provide effective citizen participation in regard to this application, the following actions will be taken to provide adequate opportunity to adjacent landowners or any other potentially affected individuals, agencies, or organizations to learn of and address any and all real or perceived impacts this proposed overlay may have on individuals, properties, or the community:

- A. A contact list was created and submitted to the City for all property owners within 300 feet of the site for the purpose of mailing Public Hearing notifications.
- B. A neighborhood meeting was held on 10/24/2023. The meeting was held at the Desert Vista RV Resort Community Room and was open to the public. A meeting notification letter was sent out to all property owners within 300 feet of the site notifying residents of the meeting time/date, a general description of the requests being made, as well as contact information should they not be able to attend. A summary of the meeting is included in this report.
- C. A second meeting was held with the residents of the Dolce Vita community on 11/06/2023. The Dolce Vita residents were notified of the meeting by the Community Management since this is a rental neighborhood. About 100 residents attended and a summary of the meeting is included in this report.
- D. A Notice of Public Hearing sign(s) will be posted per City regulations on the property at least 15-days prior to the Planning and Zoning Commission hearing(s) and remain posted through the City Council hearing(s).
- E. A Notice of Public Hearing letter will be sent out by the City Staff to all property owners within 300 feet of the site notifying residents of the meeting per City regulations which is at least 15-days prior to the Planning and Zoning Commission hearing(s).

SCHEDULE

Formal Filing – 07/21/2023

Citizen Participation Plan Initial Submittal – 07/21/2023

Neighborhood Meeting Notification – 10/09/2023

Public Neighborhood Meeting – 10/24/2023

Dolce Vita Community Meeting – 11/06/2023

Citizen Participation Final Report – 11/10/2023

Notice of Public Hearing Sign Posting & Mailing – TBD

Planning and Zoning Commission Meeting – TBD

City Council Hearing – TBD

ATTACHMENTS

Notification Map - 300-foot radius

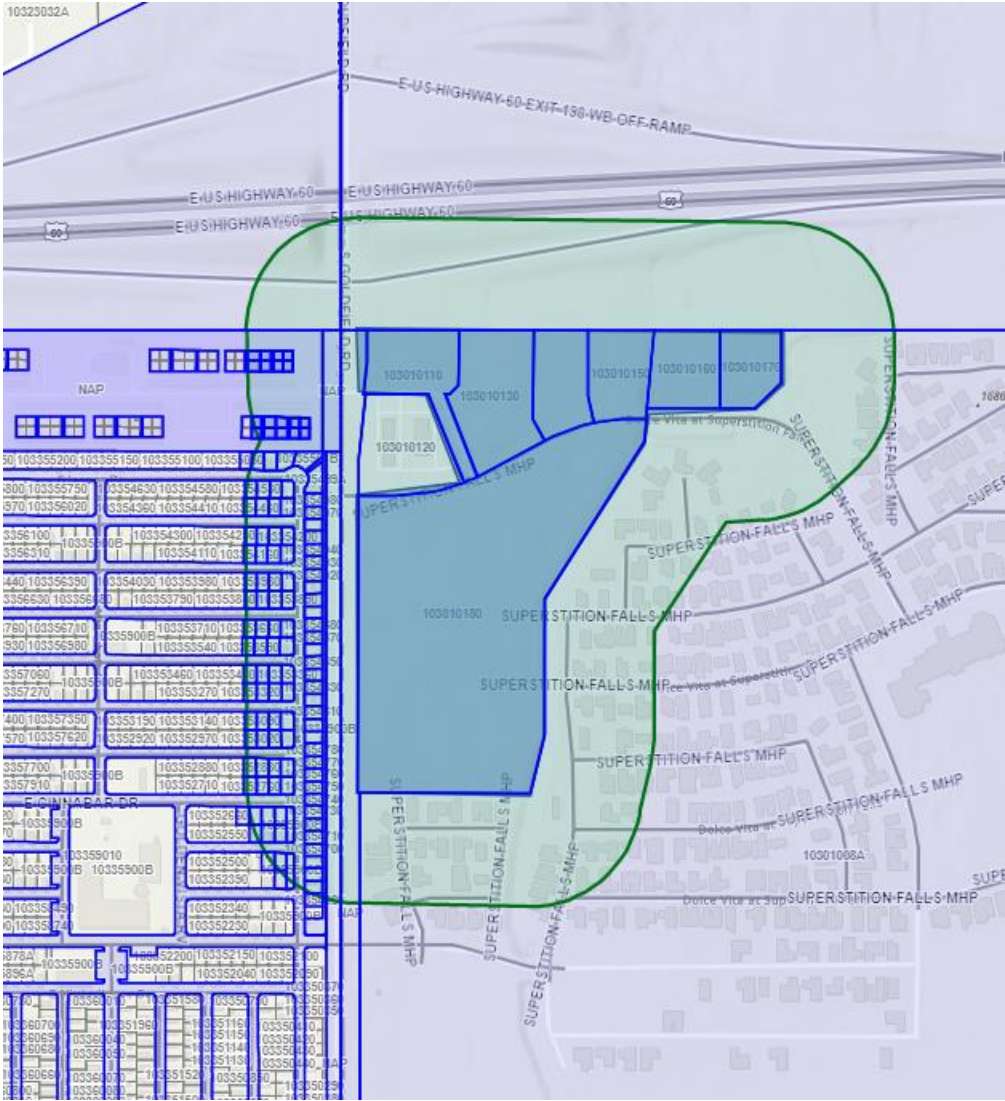
Notification List - 300-foot radius

Neighborhood Meeting Invitation Letter

Neighborhood Meeting Summary

Dolce Vita Meeting Summary

Silveray on Goldfield - 300' Buffer Map



SUTHERLAND BEVERLY & LEDI...
14571 CROSS LAKE RD
PINE CITY, MN 55063

WARD RONALD J & JACQUELIN...
921 S ALEXANDER ST
GREENVILLE, MI 48838

ELMSTRAND KATHLEEN M LIV ...
445 LAKE AVE
WHITE BEAR LAKE, MN 55110

MILLBRAND DEE & EUGENE JR
3710 S GOLDFIELD RD LOT 258
APACHE JUNCTION, AZ 85119

MCCUBBIN RICHARD D TR
3323 COUNTY ROAD 338
NEW BLOOMFIELD, MO 65063

PETERSON DAVID A
3710 S GOLDFIELD RD LOT 467
APACHE JUNCTION, AZ 85119

GIAUQUE PAULA J FAM LIV TRU...
4453 S MCKECHNIE LOOP
PALMER, AK 99645

SHERETTE MICHAEL & JANET
3710 S GOLDFIELD RD LOT 276
APACHE JUNCTION, AZ 85119

HAGEN DAVID A & LINDA K TRS...
PO BOX 460
CASCADE, ID 83611

HUPPERT PAUL A & BERNICE E...
4255 S MCKECHNIE LOOP
PALMER, AK 99645

RABBITT SUSAN
3710 S GOLDFIELD RD LOT 277
APACHE JUNCTION, AZ 85119

OSTBERG CHARLES J & JANIC...
3710 S GOLDFIELD RD #468
APACHE JUNCTION, AZ 85119

ARNT DAVID & CAROL
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WOODBURY, MN 55129

KUNERT DAVE & LINDA
30 N 1400TH AVE
ORION, IL 61273

HALVERSON STEVEN D & LAUR...
W5904 FRONTAGE RD
MENASHA, WI 54952

DUEY WILLIAM P & JERRE ANN ...
12910 E 54TH ST
KANSAS CITY, MO 64133

BORNE PAUL T & MARGARET F
3133 CHARTER OAK RD
EDGEWOOD, KY 41017

GARDNER BARRY & RONDA
3445 E CLEVE BUTCHER RD
BLOOMINGTON, IN 47401

BURKE VICKI & VAN TASSEL AN...
12653 HARRIET LAKE RD
HIBBING, MN 55746

GUTZMAN RAMONA
1023 S EGAN AVE APT 2
MADISON, SD 57042

HUPPERT PAUL A & BERNICE E...
4255 S MCKECHNIE LOOP
PALMER, AK 99645

OSWALD TIMOTHY J & DIANNA ...
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BISMARCK, ND 58503

FOLKERS MARK E
18612 SPRINGCREST DR
MINNETONKA, MN 55345

ARNT CAROL J REV TRUST
5483 WOODBURY DR
SAINT PAUL, MN 55129

STOCKWELL JOHN VICTOR & ...
114 N WESTCHESTER DR
COLUMBIA CITY, IN 46725

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LOVE MICHAEL W & CHERYL A
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GRANGER, IA 50109

EMOND DENNIS D & MARIA
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POLK CITY, IA 50226

LANDON SAMUEL G & TAMMAR...
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PRIOR LAKE, MN 55372

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3517 ROAD 84 TRLR 109E
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SNYDER JERRY N & YVETTE V
9414 N NORMANDIE LN
SPOKANE, WA 99218

MERRIGAN STEVEN D
3710 S GOLDFIELD RD UNIT 18...
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KING JAMES & CAROLYN
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BLANKERS JERRY A LIVING TR...
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RATHDRUM, ID 83858

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GURNEE, IL 60031

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602 MARYSLAND AVE
DANVERS, MN 56231

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MESA, AZ 85209

OEPPING VERNON R TRS
4028 LITTLE VALLEY RD
ESTES PARK, CO 80517

SCHMEIL PAUL F & MARYLIN L ...
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SPANAWAY, WA 98387

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108 SLEEPY HOLLOW ST
GRAND FORKS, ND 58201

STITH KENNETH & ELAINE TRU...25
GANDESA WAY
HOT SPRINGS VILLAGE, AR 71909

GOOD ANN G TRS
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SHERIDAN, MT 59749

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PINE CITY, MN 55063

KASTE LON & SHELLEY
5838 COUNTY ROAD 12A
PISEK, ND 58273

WONG DEAN D & REBECCA A
20525 UNIVERSITY AVENUE EX...
CEDAR, MN 55011

SCHMEIL PAUL F ETAL TRUSTE...
17303 SPANAWAY LOOP RD S U...
SPANAWAY, WA 98387

LOPEZ DONALD & THERESA
1723 COUNTY ROAD 29
FORT LUPTON, CO 80621

WYMA RICHARD LEE & GWEND...
3710 S GOLDFIELD RD 417
APACHE JUNCTION, AZ 85119

STEWART ALAN W
521 KAISER RD NW
OLYMPIA, WA 98502

BASS MARCIA ANN & PATRICK ...
251 RAINBOW DR # 15148
LIVINGSTON, TX 77399

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NEW LONDON, MN 56273

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ALBUQUERQUE, NM 87119

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GOLD BAR, WA 98251

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FARMINGTON, MN 55024

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VANLEEUEW ROBERT C REV LI...
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GURNEE, IL 60031

BREITBACH STEPHEN T & DIAN...
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HAZEL GREEN, WI 53811

ROHDE BARBARA J
23756 ARENA DR HART RANCH...
RAPID CITY, SD 57702

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SHAMONG, NJ 08088

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EAST GRAND FORKS, MN 56721

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HAMILTON, OH 45013

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INNISFIL , ON L9S 2B2
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PENTICTON, BC V2A 7S3
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RODERICK LEWIS & SHEILA
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APACHE JUNCTION, AZ 85119

FAHRNOW JUDITH M TRUST
3270 S GOLDFIELD RD APT 207
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205 52312 RANGE ROAD 223
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CANADA

MADGE JAMES A
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153 THAMESVIEW CRES
ST MARYS, ON N4X 1C4
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KINNAN FAMILY LTD PSHIP
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3034 ARTHUR ST NE
MINNEAPOLIS, MN 55418

STURDEFANT JOHN L
3710 S GOLDFIELD RD LOT 451
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3270 S GOLDFIELD RD APT 107
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SORENSEN VERDON N & B LEE...
1 SIMPSON PL
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WEST POINT, IA 52656

FASSLER JOHN A TRUST
86 PALMYRA RD UNIT
STERLING, IL 61081

KELSEY STEPHEN L
6863 HANNEGAN RD APT A
EVERSON, WA 98247

OLSEN RECKER/GUADALUPE P...
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MESA, AZ 85206

KLOCKE DOUGLAS & PAULA
2965 HARRIS AVE
ROCKWELL CITY, IA 50579

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3710 S GOLDFIELD RD LOT 500
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MHC DOLCE VITA LLC
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SCHMITT RICKY A & BETH A RE...
1640 FAIRSIDE DR
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NOTT BRENDA ELIZABETH & M...
411 100 SAGHALIE RD
VICTORIA, VI V9A 0A1
CANADA



Silveray on Goldfield Neighborhood Meeting Summary:

Golden Vista RV Resort – October 24, 2023

Attendees:

Applicant: Greg Davis – Iplan Consulting
Jason Barney – Property Owner
John Hartman – Property Owner
City: Kelsey Schattnik – City Planner
Neighbors: See sign-in sheets

Meeting started at approximately 10:05 AM.

Mr. Davis welcomed everyone, explained that the purpose of this meeting was to present the proposal of the landowners to modify the General Plan classification and the rezoning designation to allow for the development of a multi-family residential project. Mr. Davis explained what the current GP/zoning permitted in terms of uses (i.e. regional hospital, restaurants, hotels, offices, etc.) and then described the proposed multi-family project including access, circulation, open space/amenities, architecture, and then walked through several of the typical concerns brought up in similar projects. Mr. Davis then explained the approval processes and the expected timeframes associated with each phase of the process before asking if any of the attendees had any questions or comments. Below is a summary of questions and answers portion of the meeting. Please note that this list is meant to capture the most pertinent questions of the neighborhood, but similar questions, comments, and/or discussions have been combined or omitted and the responses have been summarized for brevity.

Q: Question

R: Response

Q: What is the water source for the project?

R: Mr. Davis replied that although water is a hot issue right now in the state, this site is already accounted for by the City which is the water provider. Furthermore, the proposed residential use will need much less water than the current approved uses.

Q: What does the Traffic Analysis take into account? Does it include all the homes planned to the south?

R: Mr. Davis replied that the traffic study looks at both existing and planned traffic generation and compares how the current use will compare to the proposed use and then makes recommendations based on the ability for the local roads to accommodate the projected traffic.

Q: What road improvements will be made?

R: Mr. Davis replied that the City will dictate what improvements need to be made and we expect some level of improvements for Goldfield Road.

Q: Please clarify where the entries and exits are? We prefer them north of our entry.

R: Mr. Davis went back to the appropriate slide and pointed them out. All of our access points are north of the existing access point for Golden Vista.

Q: Will this property have an HOA? How will it be kept nice?

R: Mr. Davis replied that the project will have a POA and the owners have the incentive and responsibility to maintain the property to a high degree.

Q: Can you make the units along Goldfield single story?

R: Mr. Davis replied that the product proposed is only two story. He also reiterated that the current zoning allows 45-feet (3 or 4 stories) and by proposing 2-stories was a fair compromise.

Q: We would like to see this site be a City Park. Can the City buy it?

R: Mr. Barney replied that a lot of work goes into locating City parks and this is not the right place for one. He also stated that the current plans were not for a park and thus the proposal never contemplated that use. Mr. Davis stated that City parks need to be more centralized to serve the most residents.

Q: Can the project be built as a golf course?

R: Mr. Barney stated that was not a viable use here on only 18 acres.

Q: Can you have the project open space along Goldfield?

R: Mr. Barney replied that the open space needs to serve the project residents, thus needs to be centralized.

Q: How will this affect property values?

R: Mr. Barney replied that although any/every project can have some impact on property values, this proposal would likely protect them more than the current commercial zoning. Mr. Davis stated that since our project was a rental product, no appraiser would use our project to establish land values for their homes.

Q: Can you change the gray color with an earth tone or paint a mural of the mountain on the buildings along Goldfield?

R: Mr. Davis replied that we can look at changing the building colors to be more earthen tones.

Q: What is the distance between buildings?

R: Mr. Davis replied that the front setback was 20-feet and distance between buildings was 10-feet.

Q: Can these be re-rented as AirB&Bs?

R: Mr. Davis replied that no, these are end user rentals only and no tenant can sublet for that purpose.

Q: What is the minimum rental length?

R: Mr. Davis replied that these are intended to be long-term rentals which are typically one-year in length.

Q: Are these rentals subsidized?

R: Mr. Davis replied that no, these are market-rate rental homes.

Q: Will the project contribute to the City for parks and road/sidewalk maintenance?

R: Mr. Davis replied that yes, the project will pay impact fees to the City as well as pay taxes for on-going road maintenance.

Q: Are pets allowed?

R: Mr. Davis replied that yes, pets are allowed and the project includes amenities for them.

Q: Can you bring in a nice restaurant?

R: Mr. Barney replied that they don't believe a high end restaurant would choose this location over the US60/Signal Butte commercial center or the future one to the east at US60/North-South freeway.

Q: Can you use your influence to get ADOT to widen US 60 to account for the future N/S freeway?

R: Mr. Barney mentioned his involvement with the Pinal Partnership group and their efforts to work with ADOT to make that happen. He said getting that done will happen, but it is likely decades away.

Q: Will there be a sound wall along US 60?

R: Mr. Davis replied that as of now, no sound wall is planned, but that would look into that further.

Q: The project is too dense. Can you build something else.

R: Mr. Davis shared that the project, at ~15 DU/acre was lower than many multi-family projects and the site is retaining 15% open space in addition to the parking and drive aisles, and with only 2-story buildings, we disagree. Furthermore, the Golden Vista RV resort is actually denser at almost 25 DU/acre.

Q: Can you use bushes or cacti instead of trees along Goldfield (to preserve the view)?

R: Mr. Davis replied that the ownership would be fine with that but it was the City's call.

Q: Can you use build something temporary along Goldfield to demonstrate the proposed height?

R: Mr. Davis replied that we probably can't build anything, but we could use color balloons to illustrate the heights discussed today.

Q: If you sell to someone else, what happens to the proposal?

R: Mr. Davis replied that, if approved, the zoning would remain in place for whomever bought the land and if they wanted to change it, they would have to go back through the entire rezoning process.

Seeing no other questions or comments, Mr. Davis thanked everyone for attending the meeting, reminded them that his and the City Planner's contact information was available and then adjourned the meeting.

Meeting adjourned at approximately 11:22 AM.

Project: Silveray on Goldfield
Time Started: 10:00am

Meeting Date: 10/24/2023
Time Ended: :

Location: Golden Vista RV Park

ATTENDANCE SIGN-IN

NAME - (please print)	ADDRESS	EMAIL (Optional)
RAOBY & ROVIA JENSEN	#485	RAOBYJENSEN@GMAIL.COM
DARREN CARPENTER	#940 & #971	DARREN.B.CARPENTER@gmail
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DON WILLIAMS	#308	
Kari Scoville	354	
Gina Sward	#906	
Ken Wallace	#692	
Jan Ward	#358	
Betty Schmitt	#503	
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Jill Gardner	101	
Deanne Lynch	6	
Alan Davis	421	awally33@msu.com
Eary Maske	653	

NAME - (please print)	ADDRESS	ZIP
Eileen Fredenburg	37105 Goldfield RD Lot 874, Apache Junction, AZ	85119
Deborah Peet	# 863	85119
Dorothy Watkins	# 871	85119
Lynn Lindeman	# 35	
Marcia Bass	# 389	85119
PETER FONTANA	# 766	
PAT Fontana	# 766	
Carroll Johnson	# 35	
Robert Albers	# 252	
ALLAN JEWELL	# 253	
Marianne Albers	# 252	
Shelley May	# 814	
Lynn May	# 814	
Tim Boutey	222	
DAL/NOVA CHILDRESS # 8		
Dorothy Joyce Wilvers 949		
Len Street	Lot 669	85119

Scott Taylor
Lynn Taylor

Lot 988
Lot 160

papascotttaylor@gmail.com
staylor@gmail.com

85119

NAME - (please print)	ADDRESS	ZIP
PAUL BREUKLANDER	Lot #67	85119
ROBERTA BREUKLANDER	Lot #67	85119
CONNIE Wisley	Lot #364	85119
Jeanne Mitchell	lot 251	85119
Judy Zumwalt	# 1051	85119
SHERRY Hanson	# 897	85119
ELINE HANSON	# 897	85119
Germund Nilson	# 158	85119
susan Nilson	# 158	85119
Marianne Copping	Lot 335	85119
Robert Witt	LOT # 172	85119
MICHAEL MYERS	LOT 852	85119
MARY JANE DODGE	Lot 119	85119
Janet Fossen	Lot #95	85119
Gale Fossen	Lot #95	85119
Donna Keefer	Lot #931	85119
HARLEY KLATT	LOT # 235	85119
Darlene Piekkola	Lot #72	85119
John Piekkola	Lot 72	85119
Carol Lanzhof	Lot 770	85119

NAME - (please print)	ADDRESS	EMAIL
Arnette Hepp	# 205	85119
DAN + Sherry KNOX	# 349	
Kathy Meyers	# 999	85119
Stacy Meyers	# 425	
Bridget Gruffs	# 894	
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PATY Holmes	# 828	pschouv@gmail.com
Dwight + Rita Faust	# 314	
Jeff + Melanie Baxter	Golden Vista Lot 590	jeffmelbaxter@gmail.com
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Danny + Julie	SCHWARZWALTER # 223	dschwarzwalter
Sherry May	# 804	SMAY526@YAHOO.COM
Marge + Tony Schwartz	3710 S. Goldfield Rd. # 807 A.J.	marge_schwartz@yahoo.com
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Silveray on Goldfield Neighborhood Meeting Summary:

Dolce Vita – November 06, 2023

Attendees:

Applicant: Greg Davis – Iplan Consulting
John Hartman – Property Owner
City: Kelsey Schattnik – City Planner
Neighbors: ~100 (undocumented)

Presentation Started at approximately 10:05AM

Mr. Davis welcomed everyone, explained that the purpose of this meeting was to present the proposal of the landowners to modify the General Plan classification and the rezoning designation to allow for the development of a multi-family residential project. Mr. Davis explained what the current GP/zoning permitted in terms of uses (i.e. regional hospital, restaurants, hotels, offices, etc.) and then described the proposed multi-family project including access, circulation, open space/amenities, architecture, and then walked through several of the typical concerns brought up in similar projects. Mr. Davis then explained the approval processes and the expected timeframes associated with each phase of the process before asking if any of the attendees had any questions or comments. Below is a summary of questions and answers portion of the meeting. Please note that this list is meant to capture the most pertinent questions of the neighborhood and that similar questions, comments, and/or discussions have been combined or omitted and the responses have been summarized for brevity.

Q: Question

R: Response

Q: Is this a rental project?

R: Mr. Davis replied that yes, this is a for-rent residential project.

Q: What will the rents be?

R: Mr. Davis replied that the actual rents won't be known until the project is closer to opening and guessed that they would start at \$1,000 or so. Mr. Hartman corrected Mr. Davis stating they would be quite a bit higher than that, likely above \$1,800 a month.

Q: Who owns Resort Blvd.?

R: Mr. Hartman replied that our group owns Resort Blvd. and Dolce Vita gains access via easement.

Q: What road improvements will be made?

R: Mr. Davis replied that the City will dictate what improvements need to be made based on our Traffic Report and we expect some level of improvements for Goldfield Road and potentially Resort Blvd.

Q: Can you move the access points to the west?

R: Mr. Davis went back to the appropriate slide and pointed the access points out noting that most were already pretty far west which the exception of the northeast parcel which is cut-off from the rest of the project thus needs its own access points.

Q: How can you ensure people will not park along Resort Blvd.?

R: Mr. Davis replied that the project will have a POA that will prohibit parking along Resort Blvd. and the owners have the incentive to keep the entry road open and attractive.

Q: Can you make the units along the perimeter single story?

R: Mr. Davis replied that the product proposed is only two story noting that most have the garage on the lower level requiring a two-level design. He also reiterated that the current zoning allows 45-feet (3 or 4 stories) and by proposing 2-stories was a fair compromise.

Q: Can you prohibit children from living here?

R: Mr. Davis replied that he didn't believe it was legal to do that here and that the project was not designed to be attractive to families as there is very limited family services in the area.

Q: Can you move the playground?

R: Mr. Davis said they would look at that and could potentially move it to the west open space area.

Q: Can you move the primary amenity area? That will be a party area.

R: Mr. Davis replied that the primary amenity area needs to serve the project residents, thus needs to be centralized and that the pool facility will close at 10pm to minimize its use as a party location.

Q: Will the construction traffic use Resort Blvd.?

R: Mr. Davis replied that the construction traffic would mostly come from Goldfield Road as we are on the hook for maintenance of Resort Blvd. so will work to minimize use of that road for construction traffic.

Seeing no other questions or comments, Mr. Davis thanked everyone for attending and then adjourned the meeting.

Meeting adjourned at approximately 10:58 AM.