



Grand Canyon Junction Survey Results

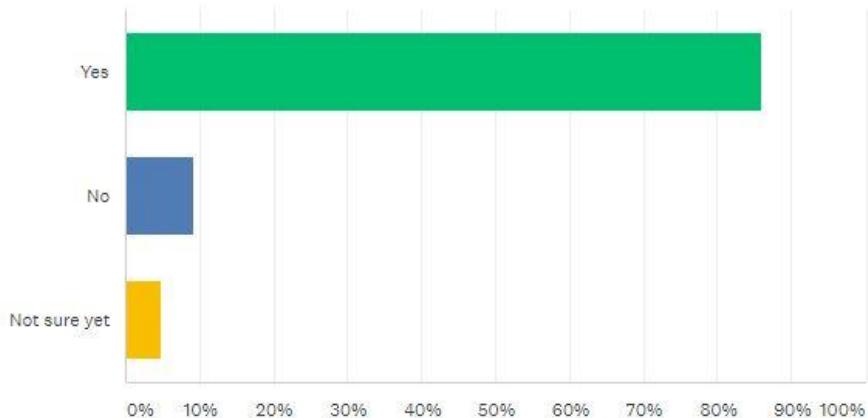
Nov 8, 2020

This is a summary of the Survey results and the Letters of Support the Grand Canyon Junction Coalition has received from 10/1/2020 to 11/08/2020.

As of now, the survey indicates a significant majority of respondents favor the name change –

Are you in favor of renaming the area at the junction of Hwy 180 and SR 64 "Grand Canyon Junction"?

Answered: 805 Skipped: 0



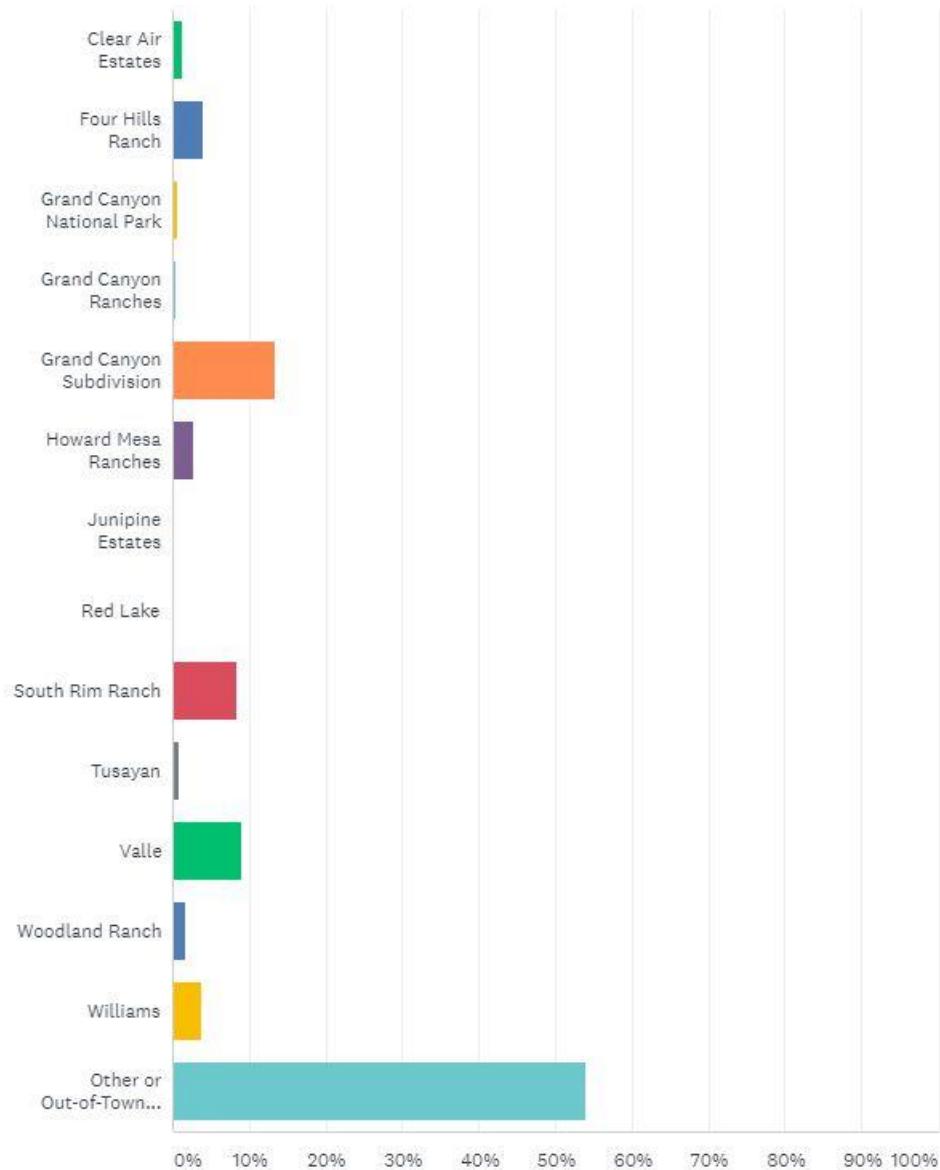
ANSWER CHOICES	RESPONSES
Yes	86.09%
No	9.19%
Not sure yet	4.72%
TOTAL	805



Almost half of the respondents are from locations in the region, but many are property owners who reside outside the region –

Where are you from?

Answered: 796 Skipped: 9

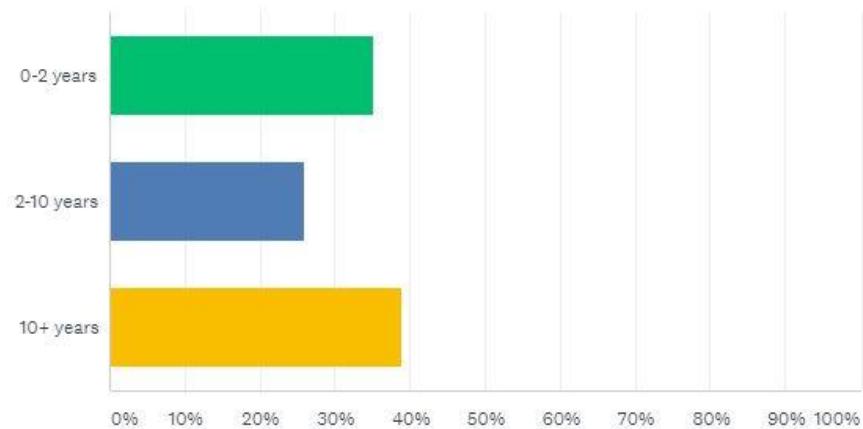




Those living in the region include new residents as well as residents who have lived here over a decade –

If you reside in the area between Williams and the Grand Canyon, how long have you lived here?

Answered: 265 Skipped: 540





Following are the survey responses by location, the comments and feedback for both "Yes" and "No" responses, and the letters of support provided by the community.

Grand Canyon Junction Survey Results – Counts

Location Response Count - Alphabetical

Location	Yes	No	Not Sure	Total
<i>Clear Air Estates</i>	10	0	0	10
<i>Four Hills Ranch</i>	26	4	1	31
<i>Grand Canyon National Park</i>	5	0	0	5
<i>Grand Canyon Ranches</i>	3	1	0	4
<i>Grand Canyon Subdivision</i>	90	10	7	107
<i>Howard Mesa Ranches</i>	17	3	2	22
<i>Junipine Estates</i>	0	0	0	0
<i>Red Lake</i>	0	0	0	0
<i>South Rim Ranch</i>	55	7	4	66
<i>Tusayan</i>	6	1	0	7
<i>Valle</i>	45	22	4	71
<i>Woodland Ranch</i>	11	2	1	14
<i>Williams</i>	27	2	1	30
<i>Other or Out-of-Town</i>	392	19	18	429
<i>No Location Identified</i>	6	3	0	9
Totals	693	74	38	805

Location Response Count - by Total, High to Low

Location	Yes	No	Not Sure	Total
<i>Other or Out-of-Town</i>	392	19	18	429
<i>Grand Canyon Subdivision</i>	90	10	7	107
<i>Valle</i>	45	22	4	71
<i>South Rim Ranch</i>	55	7	4	66
<i>Four Hills Ranch</i>	26	4	1	31
<i>Williams</i>	27	2	1	30
<i>Howard Mesa Ranches</i>	17	3	2	22
<i>Woodland Ranch</i>	11	2	1	14
<i>Clear Air Estates</i>	10	0	0	10
<i>No Location Identified</i>	6	3	0	9
<i>Tusayan</i>	6	1	0	7
<i>Grand Canyon National Park</i>	5	0	0	5
<i>Grand Canyon Ranches</i>	3	1	0	4
<i>Junipine Estates</i>	0	0	0	0
<i>Red Lake</i>	0	0	0	0
Totals	693	74	38	805



Grand Canyon Junction Survey Results - Percentages

Location Responses - Percent of the Totals, Alphabetical

Location	Yes	No	Not Sure	Total
Clear Air Estates	1%	0%	0%	1%
Four Hills Ranch	4%	5%	3%	4%
Grand Canyon National Park	1%	0%	0%	1%
Grand Canyon Ranches	0%	1%	0%	0%
Grand Canyon Subdivision	13%	14%	18%	13%
Howard Mesa Ranches	2%	4%	5%	3%
Junipine Estates	0%	0%	0%	0%
Red Lake	0%	0%	0%	0%
South Rim Ranch	8%	9%	11%	8%
Tusayan	1%	1%	0%	1%
Valle	6%	30%	11%	9%
Woodland Ranch	2%	3%	3%	2%
Williams	4%	3%	3%	4%
Other or Out-of-Town	57%	26%	47%	53%
No Location Identified	1%	4%	0%	1%
Totals	100%	100%	100%	100%

Location Response Percentages of the Totals - by Total, High to Low

Location	Yes	No	Not Sure	Total
Other or Out-of-Town	57%	26%	47%	53%
Grand Canyon Subdivision	13%	14%	18%	13%
Valle	6%	30%	11%	9%
South Rim Ranch	8%	9%	11%	8%
Four Hills Ranch	4%	5%	3%	4%
Williams	4%	3%	3%	4%
Howard Mesa Ranches	2%	4%	5%	3%
Woodland Ranch	2%	3%	3%	2%
Clear Air Estates	1%	0%	0%	1%
No Location Identified	1%	4%	0%	1%
Tusayan	1%	1%	0%	1%
Grand Canyon National Park	1%	0%	0%	1%
Grand Canyon Ranches	0%	1%	0%	0%
Junipine Estates	0%	0%	0%	0%
Red Lake	0%	0%	0%	0%
Totals	100%	100%	100%	100%



Grand Canyon Junction Survey Results - Percentages

Response Percentages Within Location - by "Yes" Responses

Location	Yes	No	Not Sure
<i>Other or Out-of-Town</i>	57%	26%	47%
<i>Grand Canyon Subdivision</i>	13%	14%	18%
<i>South Rim Ranch</i>	8%	9%	11%
<i>Valle</i>	6%	30%	11%
<i>Williams</i>	4%	3%	3%
<i>Four Hills Ranch</i>	4%	5%	3%
<i>Howard Mesa Ranches</i>	2%	4%	5%
<i>Woodland Ranch</i>	2%	3%	3%
<i>Clear Air Estates</i>	1%	0%	0%
<i>No Location Identified</i>	1%	4%	0%
<i>Tusayan</i>	1%	1%	0%
<i>Grand Canyon National Park</i>	1%	0%	0%
<i>Grand Canyon Ranches</i>	0%	1%	0%
<i>Junipine Estates</i>	0%	0%	0%
<i>Red Lake</i>	0%	0%	0%

Response Percentages Within Location - by "No" Responses

Location	Yes	No	Not Sure
<i>Valle</i>	6%	30%	11%
<i>Other or Out-of-Town</i>	57%	26%	47%
<i>Grand Canyon Subdivision</i>	13%	14%	18%
<i>South Rim Ranch</i>	8%	9%	11%
<i>Four Hills Ranch</i>	4%	5%	3%
<i>Howard Mesa Ranches</i>	2%	4%	5%
<i>No Location Identified</i>	1%	4%	0%
<i>Williams</i>	4%	3%	3%
<i>Woodland Ranch</i>	2%	3%	3%
<i>Tusayan</i>	1%	1%	0%
<i>Grand Canyon Ranches</i>	0%	1%	0%
<i>Clear Air Estates</i>	1%	0%	0%
<i>Grand Canyon National Park</i>	1%	0%	0%
<i>Junipine Estates</i>	0%	0%	0%
<i>Red Lake</i>	0%	0%	0%



Grand Canyon Junction Survey Results – “Yes” Comments

Ten-Year Vision from “Yes” Votes, by Location

10-Year Vision	Location
Most importantly I would like to see the open spaces retained and not overdevelop the area. However, I would like to see more homes in the area. I would prefer to avoid incorporating unless it becomes necessary for infrastructure, but there are precious few places left that aren't under bureaucratic control. Expanding the FLG airport and encouraging environmentally responsible development and travel/tourism	Clear Air Estates
the best of off grid living	Clear Air Estates
We live in Texas, and my wife owns a 5 acre plot in Clear Air Estates, which she has never seen. She bought it when she was young. Our son lives in Payson, Az., and he tried to view the property for us, but he couldn't find a way into the area where the property is. All the roads said private property and no trespassing. We would like to know if there is any development going on at all in the area. My wife is always getting offers for the property from different companies, and we would like to know how much it is worth.	Clear Air Estates
Would love to see a few more services provided. Would love the ability to tie into a town water & electricity source.	Clear Air Estates
â€¢Incorporated township â€¢Lots no smaller than 10 acres â€¢Better eye appeal; less trailer living â€¢Better infrastructure â€¢More â€œthings to doâ€¢ â€¢More tourism â€¢Dark sky priority/enforcement	Four Hills Ranch
Continue to be a environmental friendly region near the Grand Canyon	Four Hills Ranch
Continued undisturbed scenic views and perhaps a bit more clean industry (green energy manufacturing) to provide more good jobs.	Four Hills Ranch
Historically presented as a old time town architecture would be best.	Four Hills Ranch
I don't have a desire to see the area's population grow or to bring in more grid utilities. However, I would like to see improvement to the existing structures (i.e. gas stations, hardware store, motel, and raptor park). I'd like to see the existing residents improve their quality of life through economic prosperity. Finally, I'd like to see the commercial and residential structures rely even more on solar and wind power.	Four Hills Ranch
I would like to see any "improvements" to be guided by Frank Lloyd Wright's vision of working with nature . . . not destroying it to "get the most bang for the buck" developer mentality.	Four Hills Ranch



Retain country atmosphere but have more and nicer opportunities for lodging, restaurants and shopping. Including grocery and pharmacy. A more welcoming view for travelers on 64. More nice attractions like Raptor Ranch and Planes of Fame.	Four Hills Ranch
Better image	Grand Canyon National Park
Economic development	Grand Canyon National Park
It would be great for the area to have more recognition and people can have more of an opportunity to make a living in this area.	Grand Canyon National Park
I've lived in the area for 20 years and little to nothing has changed in Valle in that time. Its time for the area to benefit from the tourism of the more than 5 million visitors per year. The name change will drive economic development in area and create more jobs and industry.	Grand Canyon National Park
Emerging power grid.	Grand Canyon Ranches
I would like to see more paved roads off the main highway. This would be great when it rains.	Grand Canyon Ranches
The development taking place on hwy 180 and 64 should not be a bunch of temporary sheds	Grand Canyon Ranches
as a developed area for housing, with designated streets, lighting, and signage. more local businesses, shopping, electricity, and water.	Grand Canyon Subdivision
a rise in land prices	Grand Canyon Subdivision
A safer highway on Highway 64 it is a very dangerous road with all of the constant out of towners tourist	Grand Canyon Subdivision
Development as a gateway area to South Rim.	Grand Canyon Subdivision
Electricity and water made more available to the area.	Grand Canyon Subdivision
I have an acre off Lowell near town. Part of the charm has been the remoteness but it is building up. Should help increase property values.	Grand Canyon Subdivision
I want the change!... But wonder why no one has ever done a Public Report for the GCS unit 10? Any one know? I am bound up by A.R.S. 32-2101 & A.R.S. 32-2183 and can not sell any of my properties without one. Others are probably in the same boat in the other subdivisions if there is no Public Report done. This could be a hinderance to development. I would like to see the area promoted. A huge RV resort with club house, dump station, swimming pool, etc would be one of the first things I would like to see in the area. More people than ever are Rving and going Fulltime in their RVs. Trailer Village is too full all the time and	Grand Canyon Subdivision



there is not that many accommodations for the larger over 40ft Class A rigs and 5th wheels.	
I would like something like a Grand Canyon information center in the area.	Grand Canyon Subdivision
I would like the area to be developed with small Eco friendly hotels, restaurants, and small stores. Provide electricity and roads to main areas, this creates jobs.	Grand Canyon Subdivision
I would like to see growth in tourism trades, local facilities and much needed affordable housing which all creates greater opportunity for the locals economic success and community pride.	Grand Canyon Subdivision
I would like to see more economic growth to support tourism & more available retirement communities like Green Valley south of Tucson. Eventually I will be returning to my home state & to GC Junction	Grand Canyon Subdivision
I would like to see more economic growth. Time to make this area more like the gateway to Grand Canyon	Grand Canyon Subdivision
I would like to see some development, but don't think it will happen regardless of the name	Grand Canyon Subdivision
I'd like to see increased utility services to the residential parcels, hotels/motels for canyon visitors, and restaurants and boutique stores. The area should be similar to West Yellowstone, a tourist hub and stop on your way to the park.	Grand Canyon Subdivision
If we change to Grand Canyon Junction it will be a complete game changer for this town. It will be like springdale, Virgin, La verkin town outside zion...This will be the Springdale, Virging, La Verkin town outside of grand canyon ...It will be best for the town	Grand Canyon Subdivision
Like the idea of the name change. In the next 10 years would prefer the area stay rural. Would like a small convenient store that has affordable prices for food and supplies for locals. These small convenient stores seem to do well in other small towns in Northern Arizona.	Grand Canyon Subdivision
Like to see the road redone, people who built farther down from my property has created their own road through my property and other properties to get to their house.	Grand Canyon Subdivision
more developed	Grand Canyon Subdivision
More developed	Grand Canyon Subdivision

Grand Canyon Junction Coalition



More economic growth, development/upgrade of roads, power grid extended.	Grand Canyon Subdivision
More growth in area.	Grand Canyon Subdivision
More Growth.	Grand Canyon Subdivision
More homes and commercial development.	Grand Canyon Subdivision
more jobs	Grand Canyon Subdivision
More opportunities for travelers going to the Grand Canyon. Can be a destination or stay over location.	Grand Canyon Subdivision
More prosperity to the area	Grand Canyon Subdivision
More prosperous without compromising the environment. Keeping the area smaller, but add things that would bring new business and prosperity to the area.	Grand Canyon Subdivision
More utilities to property owners. More recognition of Gateway to the Grande Canyon.	Grand Canyon Subdivision
Need to bring in water and utilities to grow the area	Grand Canyon Subdivision
not too much development - keep the open land	Grand Canyon Subdivision
paved roads. clearly marked street names. running water for all. jobs.safety.low crime. good schools.	Grand Canyon Subdivision
Power and water services made available.	Grand Canyon Subdivision
Provide basic utilities.	Grand Canyon Subdivision
Technically we are in Williams, but much closer to Valle. I like that a lot of the area is off grid but if the area grew economically then property becomes more valuable, and we could possibly have amenities like water or sewer.	Grand Canyon Subdivision
Water	Grand Canyon Subdivision
Water would be great- more activity, businesses if possible	Grand Canyon Subdivision
Would like it to be an incorporated city.	Grand Canyon Subdivision
Would like property value to increase.	Grand Canyon Subdivision
A small grocery store (not a gas station) and a few more restaurants (not a gas station).	Howard Mesa Ranches
Fewer shack houses	Howard Mesa Ranches
Grand Canyon Junction will further tie Williams to the Grand Canyon thus creating more revenue and aid in building our great community.	Howard Mesa Ranches



Grow into another (like Williams) western town for locals to enjoy and tourists to enhance the community	Howard Mesa Ranches
I don't see it as a destination, only a stop to/from GC. However as I mentioned, a grocery store and restaurants would be awesome.	Howard Mesa Ranches
I would like to see a major grocery store. Even a post office would be great. I am much closer to Valle than Williams. I think that this area would benefit from these things and changing the name is a start.	Howard Mesa Ranches
More developed	Howard Mesa Ranches
N/A	Howard Mesa Ranches
airport should become international .	Other Location
Focus on showcasing sustainable, off grid, low impact building practices and lifestyles for both residential and commercial interests.	Other Location
I would like to see Valle become a mix of a small bustling town and a tourist hub. I hope that the revenue brought in by travelers would aid in development of community programs, parks, schools, farmers markets, etc. while also maintaining a "countryside" element to the town. A place to get away but that is still connected to the surrounding parks and geography.	Other Location
A bit more economic growth and extension of services.	Other Location
A good drinking water source for residents.	Other Location
Able to bring water to the individual parcels	Other Location
Addition of restaurants and a hotel.	Other Location
Again, I would hope the area would be more developed.	Other Location
Allan Withers	Other Location
area must evolve from the old land scam days	Other Location
Area of nice custom homes, not tract homes. A shopping center not located near homes. I have 2 lots located in Valle and maybe build a home on one and continue to retire there.	Other Location
as a booming area !!!!!	Other Location
As it was 10 years ago convenience stores were open Steakhouse were open affordable places to stay while visiting the Grand Canyon and a gateway to Snowball.	Other Location
As the Gateway to the Grand Canyon, economic development is a natural benefit that can be developed over time. In 10 years, I would like to infrastructure that would support tourism and elevate the local economy.	Other Location



Be more accommodations such as B&B, hotel, or even camp ground, or restaurants.	Other Location
Better access roads that are maintained. Promote businesses which will support the community. Better protocols from law enforcement & Medical/ fire response times.	Other Location
Better access to utilities, like water.	Other Location
Better and more affordable access to water will enable residential and business development, probably related to tourist and hospitality industries.	Other Location
better roads access to Clear Air Estates	Other Location
Better roads/access.	Other Location
Bring in water and electric	Other Location
Bring water to the area I own a lot. Grand Canyon Subsivsion	Other Location
Carefully developed with a well thought out plan. Not too crowded, limited, controlled signage that does not distract from the natural surroundings.	Other Location
Charles McCollister	Other Location
Controlled development, preserving the off-grid rural flavor of the area.	Other Location
Developed and services extended throughout the area	Other Location
Developed into an attractive area that brings people from all over the world.	Other Location
developed into retirement community	Other Location
Developed more with higher property values	Other Location
Developed strategically, with extreme sensitivity to impact on natural resources and indigenous cultural pride and identity.	Other Location
Development and economic growth	Other Location
Development with strip mall stores, guest cottages.	Other Location
Distribution of utilities to the properties.	Other Location
Do I want the area to be different, or the name of the area? Of course I want the area to grow into a big tourist attraction area, but I also want an "attractive" name. I'm not totally crazy about Grand Canyon Junction, to be honest.	Other Location
Economic and residential development. Ability for owners of lot to be able to connect to utilities. The lack of available power and water is hindering development	Other Location



Economic development bring prosperous growth with responsible family centered values for a strong healthy community.	Other Location
Economically growing and developed.	Other Location
Electric and paved roads to the East of the junction parcels.	Other Location
established stick built homes,cabins,cottages but all in good taste representing what Grand Canyon Junction could be; a preview of charm into the Grand Canyon . oh, also some unique restaurants and local shops representing the charm of GCJ.	Other Location
Fresh water and sewer lines would help develop the community.	Other Location
Further development	Other Location
GCJ could be the next big vacation spot! There are already other places with Glamping - GCJ can do that. People can be in the middle of Williams, Grand Canyon and Flagstaff. What a great base for visitors.	Other Location
Give greater impact to the fact it is so close to the Grand Canyon.	Other Location
Good water supply and more amnesties	Other Location
Grand Canyon Junction is so much more descriptive of the area. I envision a thriving town with an 'old west' flavor...artsy, catering to tourists.	Other Location
Great location for more reasonably priced accommodation and restaurants. Many families can't afford to stay farther north.	Other Location
Greater development leading to better access to utilities (electric, water, natural gas) and more readily available to South Rim Ranch area.	Other Location
Greater development would be helpful.	Other Location
Have it's own post office, more stores/restaurants	Other Location
Have more commercial and residential entities.	Other Location
Haven't been there in many, many years so I don't know what the current situation is. However, more development is probably needed.	Other Location
Higher land values, more Mexican restaurants, maybe a nice Walmart	Other Location
Higher property values	Other Location
I am reluctant to wish for more development as we recently purchased the 36-acre lot to escape the hustle and bustle of CA for our retirement option. I am also concerned about the airport becoming a noise issue...the peace and quiet is the main reason for my attraction to this area.	Other Location



I bought in 1965 hoping to retire there when it developed more. It hasn't much. I would like to see the area grow.	Other Location
I don't know enough to make that vision	Other Location
I hope it will be a great welcoming area for tourists where there are unique stores, unique hotels, and great restaurants so tourists can enjoy staying there while visiting the Grand Canyon.	Other Location
I like it how it is but I've always thought the name was odd. If anything, I would like to see more local shops with unique items from the area.	Other Location
I like it the way it is for the most part, small and useful for being in the middle of nowhere. Too much commercialization of the area would take away from the ambiance, and adventurous feeling of being in a little oasis in the middle of nowhere.	Other Location
I like to see it as another option to staying in Williamsâ€™s with thriving businesses and a unique experience for tourists, with lodging options hopefully themed to the area, a place for special events, and someplace you would definitely send a postcard from! With photo taking opportunities that reflect the region of the west they are visiting.	Other Location
I live in Long Island New York. I own property in Valle. I would like to see the area built up....homes and businesses. It is a beautiful part of the US that most people would love.	Other Location
I own 2 large scenic lots in the area and would like to see less haphazard development and see more planned housing and commercial development. I would like a small town look. Given the strategic location of â€œGrand Canyon Junctionâ€. it seems that the local leaders could encourage a better planned development centered on serving some of the millions of visitors that converge on the Grand Canyon. I would love to retire in the area if there was a thriving community around me.	Other Location
I think that this area could be another great gateway for the Grand Canyon, in addition to Tusayan.	Other Location
I was past down property from my father's father father. I hope this place continues to grow and get better.	Other Location
I wish to see the area vibrant with commercial and recreational businesses. As well as housing opportunities , while retaining its americana/rustic history.	Other Location
I would hope that there is more development in the area. I own a 1 and 1/2 acre lot, but haven't decided what to do with it. I think a new more descriptive name for the area would make it more attractive for development.	Other Location



I would like it to be a more economically viable community, yet keeping it open as it is.	Other Location
I would like it to be attractive, adventures like horse back riding and trails. Ranch style homes with horse stable, rock shop, restaurant. open modernise airstrip for fly ins . small class A hospital with expansion capabilities. all buildings and area with code standards to be maintain, Information center about surrounding areas.	Other Location
I would like more economic growth to increase the value of the surrounding properties.	Other Location
I would like my property value to finally increase	Other Location
I would like the area to be a welcoming and comfortable environment for travelers to stop by briefly or overnight on the way to the Grand Canyon. Seeing more accomodations, restaurants, and shopping advantages would be a bonus.	Other Location
I would like the area to have basic conveniences (grocery store, hardware store, fuel station, doctor and dental facilities), more utilities and better roads.	Other Location
I would like to see a nice campground built on some of the property. Full hookups and ammenities like swimming pool, activities for all, and a reasonable price per night or monthy rate. Area needs restaurant and grocery store.	Other Location
I would like to see a significant increase in "planned and controlled" development in the area in the next 10 years.	Other Location
I would like to see a town instead of what it is now.	Other Location
I would like to see homes and business's in the area	Other Location
I would like to see more businesses that support tourism in this area. Also would be nice to have some residential homes developed in and around this area too.	Other Location
I would like to see more homes built in the area. Stores and such would be nice.	Other Location
I would like to see more residences, more small businesses, and more businesses related to, and in support of, the nearby airport.	Other Location
I would like to see that area start to develop including an international airport nearby!	Other Location
I would like to see the roads improved within the area which would promote further development	Other Location
I would like to see water, electricity, some restaurants, roads developed	Other Location
I would love to see a growth in environmental connection to the area. All while steadily growing a smaller city fit for tourism and retirement.	Other Location



I would love to see a small city grow here. Seems like a good location for ranching/farming opportunities as well as the obvious tourist traffic that should be capitalized on. And if any of the plans for the Canyon area actually take hold it seem very likely that a small community could thrive there.	Other Location
I would love to see that my land has purpose	Other Location
I would love to see the area built up, with housing developments.	Other Location
I'd like to see the area continue to be rural with widely spaced lots.	Other Location
I'd like the beauty, solitude, privacy and rural lifestyle to still be the same.... but it would be good to have a few more amenities, such as a few more stores, medical clinic, better roads, etc. It would be great if property values would increase.	Other Location
I'd like to the area leverage its proximity to The Grand Canyon see more economic development of the area and capital investment	Other Location
I'd like to see availability of all utilities to the area which will greatly improve property values and tax revenues.	Other Location
I'd like to see increased economic development in the area over time.	Other Location
I'd like to see it as a gateway to Grand Canyon National Park!	Other Location
I'd like to see more roads and water lines so that septic becomes obsolete.	Other Location
I'd like to see the area develop and have more power lines extended to promote growth	Other Location
I'd love to see a community with homes , schools and retail businesses.	Other Location
If not there yet, legal access to the Clear Air Estates Subdivision.	Other Location
If the area wishes to develop, it should survey and install community wells in the yet-undeveloped residential lots toward the east, on Valle Road. Lack of water is the biggest reason that people won't build seasonal/recreational, vacation or permanent homes in the area.	Other Location
In 10 years I would like to see the area expand with more homes and ranchers but first the town must grow and modernize. You start with an In n out.	Other Location
In 10 years most won't know what Petticoat Junction was, so the names OK. Making it a destination before and or after visiting the Grand Canyon. Perhaps having a place to park your car and taking a tour bus from there.	Other Location
intended reference to the Grand Canyon will bring a renewed interest to stay at a "junction" where tourists can spend time in Williams, Flagstaff, and the GC and drive back and forth between those points. BUT, the need to rid our beautiful area of the incredibly ugly, eyesores and dilapidated excuses for housing needs to be handled now! The name change cannot make a blighted area whole again.	Other Location



The allowance of such detritus has invited less than desirable characters, and it is worsening. The name change could truly be fool's play if the community cannot manage and clean itself up. No viable restaurants/hotels/motels enterprise in general will commit to an area that, in essence, is a burgeoning homeless camp/criminal hideaway/drug base.	
It can become a good place to stop for food or lodging because of its proximity to the South Rim.	Other Location
It's a great area needs recognition as well as development opp.	Other Location
Keeping a "Grand Canyon" flavor would be a +.	Other Location
Leo Kusber	Other Location
Let it grow up into a great area where tourists and residents can enjoy the area.	Other Location
Like to see the addition of some services that will benefit local residents.	Other Location
Limited residential/commercial development. No billboards or other advertisements that would ruin the appeal of the area.	Other Location
Livable	Other Location
Maintain access to property by maintaining roadway.	Other Location
More attractions, like a zoo or amusement park , souvenirs stores, restaurants, hotels etc.	Other Location
More cabins / camping for overnight Grand Canyon visitors, more small business, but still open, quiet and sparsely populated overall.	Other Location
More commercial investment along with infrastructure such as better roads.	Other Location
More destinations	Other Location
more developed	Other Location
More developed so as to make it attractive to build homes and lives in the area.	Other Location
more developed with houses, stores, services, etc.	Other Location
More developed.	Other Location
More Developmen	Other Location
More development (residential and commercial)	Other Location
More development for local economy	Other Location
More development to attract tourism.	Other Location
more development.	Other Location



More development...more small businesses and more housing.	Other Location
More eateries and motel/hotels.	Other Location
More economic and infrastructure development to increase land values.	Other Location
More economic development in this area. Road condition improvement. I have owned the property in the area since 1975. It has declined in improvements since then.	Other Location
More economic growth	Other Location
More family homes.	Other Location
More growth	Other Location
More home and commercial development	Other Location
More housing and commercial development	Other Location
More infrastructure including paved roads and utilities.	Other Location
more neighborhoods and economic development	Other Location
More of everything. Capitalizing on the Grand Canyon attractions for visitors	Other Location
More populous, more tourism, more establishments and homes but all the while keeping it's nature/natural charm that the area is known for.	Other Location
more residential growth	Other Location
More tourism to improve the local economy	Other Location
more tourist more hotels more jobs	Other Location
more water access	Other Location
My family purchased land in 1967, and I have seen the area "change" over the years. At one time we considered starting a motorcycle repair shop on 180. I always thought water was an issue, if the population increases will water continue to be available to all residents?	Other Location
My property is about 7 miles north of the "junction" itself but I would be interested if there was a bit more availability of affordable groceries / necessities near by as well as better cell service/internet available.	Other Location
N/A	Other Location
Not developed much more. I don't want to see it grow much larger than the area right around the crossroads.	Other Location



Not sure yet? However, water is a scarce resource and especially in this area I would hope any expanded development would happen with keeping this foremost in mind.	Other Location
Please reference #2.	Other Location
Populated!!	Other Location
power to the property	Other Location
Slightly more developed	Other Location
Slightly more developed.	Other Location
Some form of area appropriate signage/marker that makes a positive and eye-appealing statement announcing the "Grand Canyon Junction" name as you enter/exit the designated area from both highways 180 and SR 64.	Other Location
Some kind of development, make sure there is water. Let's get it green By this I mean trees make it beautiful. My parents bought this in the seventies with the hopes of it growing. I now own it, I'm still waiting.	Other Location
Start housing development	Other Location
Still off-grid and unincorporated, rapid growth is not always a good thing	Other Location
The new name will help identify the area and help revitalize the area. It will give us a world renown name	Other Location
Themed shopping that fits the Junction persona.....as in "Petticoat"	Other Location
There needs to be domestic piped in water, cell service, garbage/recycling service.	Other Location
Though it's a tough one, I wish that water could be readily available for the area. That would make the land valuable.	Other Location
To have water, electricity, Phone service and waste disposal	Other Location
Unknown at this time	Other Location
Upscale hotels, restaurants, entertainment venues. Somewhere to go after seeing the "Canyon" that is fun for adults and kids.	Other Location
Utilities and paved streets.	Other Location
Want it to remain mostly wilderness with very little housing or commercial real-estate.	Other Location
Water line. More industrie.	Other Location



Water needs to be available for development for more restaurants, motels, and residential	Other Location
Water would be nice. Also maybe do something, ANYTHING with the Flintstones area. The Airplane place is really well done but nobody ever goes in there, sadly.	Other Location
Water! A publicly provided water system funded by property taxes and use fees.	Other Location
Water, power and internet would increase development in area. my land is in a lovely spot but lack of some utilities make housing expensive.	Other Location
Water. Find the Water	Other Location
Water/electricity. Services	Other Location
water/sewer and power to subdivision	Other Location
water?	Other Location
We have a lot in the Clear Air Estates w/no access. The lot currently has no "real" value. Anything to help the region grow economically would be good for our descendants.	Other Location
We have an opportunity to make this "The Grand Canyon Gateway" Done right it could be in the top five US destination locations.	Other Location
we love the small town feel. a little growth would be fine, but nothing that would attract a box store or walmart	Other Location
We would like to see property values increase as we own property in the area.	Other Location
We would like to see this become a stopping point for tourists for fuel, food, perhaps lodging and gift shopping.	Other Location
We'd love to see the area built up with more communities.	Other Location
well planned residential areas which do not conflict with commercial areas but both are important to our area's growth and protection of its natural resources.	Other Location
When we bought land in 1969 we actually hoped by now the area would be developed but sadly it never took off like other areas around North Arizona. The location is perfect because people are driving through to the Grand Canyon. I know many years ago there was "talk" of an amusement park there but nothing came of it. Maybe our grandchildren might benefit in our investment!	Other Location
Would like to see additional development in the area both in commercial and residential.	Other Location
Would like to have a developed commerce with hotels, restaurants and attractions to provide a less expensive option to staying in the park or close to it.	Other Location



\$\$\$	South Rim Ranch
Additional commerce, business. Better water service to homeowners	South Rim Ranch
affordable, residential housing for Tusayan, Valle, and Grand Canyon workforces. Grocery, and other essential retail outlets, & restaurants and lodging for tourists. Commercial flights to the airport with ground transportation available to the Grand Canyon. Of course along with this would come increased property values.	South Rim Ranch
Controlled growth would be good, possibly bringing more amenities for local residents and help property values	South Rim Ranch
Currently, Valley is kind of an armpit. There is also a monopoly on the surrounding businesses. It would be nice to see some more variety and a little bit more to attract tourists as well as provide more for the people in the surrounding communities.	South Rim Ranch
easier access to sites at South Rim Ranch, Better Roads etc....	South Rim Ranch
Grocery and pharmacy. Restaurants and lodging.	South Rim Ranch
I would like to have a grocery store and more things to do.	South Rim Ranch
I would like to see A post office and our own zip code. Water piped into the area. Better Cell and Internet, free area WiFi. Investments utilizing the airport. Area zoning to control development. And something I do not want to see...Wind Turbines! Solar power generation is OK.	South Rim Ranch
I would like to see it stay the same	South Rim Ranch
I would like to see some growth. Like a supermarket and a hardware store. I'm happy that it is small and has just enough stuff.	South Rim Ranch
I would love to see additional economic development and growth for the area, increased available resources (grocery, restaurants, shopping), increased tourism as a primary entry point to the Grand Canyon.	South Rim Ranch
I would love to see more development in the area.	South Rim Ranch
I'd love to see more options for necessities, groceries etc. And also some dining options for locals would be fantastic. There's enough tourism that it could become a stop along the way to the Grand Canyon.	South Rim Ranch
I'd like to be able to sell my property for the same amount or more as when I bought it almost 20 years ago.	South Rim Ranch
I'd like to see a little more development (a restaurant or two, etc) at the junction but NOT the kind of overdevelopment that has ruined so many other places. Electric power through South Rim Ranch and a local water delivery business would be nice too! :)	South Rim Ranch



I'd like to see a well stocked grocery store in the area.	South Rim Ranch
Increased basic (water, electricity) services	South Rim Ranch
It doesn't need to change as far as I'm concerned.	South Rim Ranch
It would be great if the area would have more business store front catering to tourists.	South Rim Ranch
It would be nice if we were our "own town" and not just a forgotten outlier of Williams. Our area is prime area. We need restaurants and shopping.	South Rim Ranch
Love it just the way it is.... spacious, quite, and LOVELY.	South Rim Ranch
Not so Juncker looking.	South Rim Ranch
Our own zip code	South Rim Ranch
Since it is a tourist attraction there is a needed for Food Courts of multiple Restaurants, Hotels, Novelty Shops and Gas Stations.	South Rim Ranch
Some growth to bring jobs to the area.	South Rim Ranch
to see moderate development take place.	South Rim Ranch
We have property at South Rim Ranch. I can see the name change benefiting the Ranch.	South Rim Ranch
We would like to see more development in the area and think the name change may be a good intensive. We hope to make our retirement home on South Rim Ranch soon and would like to see more growth in the area.	South Rim Ranch
Would like to see a new Zipcode & Post Office for our area. More economic growth for the area.	South Rim Ranch
Would like to see some more development including municipal services and infrastructure.	South Rim Ranch
Hopefully the town while have developed into something slightly larger, not just a gas station and a Flintstones Bedrock in the middle of no where.	Tusayan
Improved development and popularity. Better services for residents and visitors.	Tusayan
A hub for off grid living, unique architecture where the American Dream is alive and well, all fueled by tourism.	Valle
All local restaurants and shops!! No chains.	Valle
Change zoning statutes so nice businesses would be able to open	Valle



Electricity accessibility to the area down the HWY 180 and other utilities as well. The area could be revitalized by the property owners using and improving their property. It would be a factor for others to come to the area for tourism and permanent. The area economy would benefit from the improvements.	Valle
Greater economic potential for both Valle (Grand Canyon Junction)	Valle
Greater knowledge and tourism funds	Valle
I don't want it to become too developed.	Valle
I own a lot in Valle and I would like to see the area more connected to the Grand Canyon as its the Gateway town to getting there. Hopefully more development can follow and bring more prosperity to the area.:))	Valle
I support the change because I believe as the area grows itâ€™s a much better much more descriptive name.	Valle
I would like to see greater economic development. It would be great to have a theme park/festival area, more business opportunities and residential housing developments.	Valle
I would like to see more grow with infrastructure, roads, connections for sewer and electricity, and retail supporting the local residents.	Valle
I would like to see the area thriving as a vacation destination.	Valle
I'd like to see some development in the area, I've heard rumors of an amusement park or other entertainment venue.	Valle
I'm for changing, and I recognize all the benefits but I don't want us to have corporations. I want it to stay small town, small business.	Valle
Make this town the gateway to Grand Canyon, motels, activities, shops, and what makes Arizona wonderful, jobs, improvements, and economic growth.	Valle
More awareness to the area will hopefully add growth for better access for local commerce.	Valle
More businesses and places to visit for people going to grand canyon. Direct people to airport museum or help with raptor ranch plans. Have a small grocery store and not just the monopoly of chevron. I know it is just a pass though junction, but more people might stay at hotel and rv park if advertised. And make it a friendly place to stop. Some locals in the area can be very negative and rude to visitors I have noticed?!	Valle
More development and investment in the area to improve life of current residents.	Valle
More streets paved and safety in numbers - more people living there	Valle



Not at all	Valle
Would like it to be focal point for visitors to the Grand Canyon with a thriving economy	Valle
I think that area should grow and prosper enough to get running water and utilities out to the properties of the area.	Williams
I would like to see it grow with places to stay (bed & breakfasts places, more constructed activities which will also bring more educators for tours to the area.	Williams
I would like to see more residential and business development in the area. More infrastructure development to provide basic utilities to the many lots available for homes in the area might also help.	Williams
I would like to see the area grow economically.	Williams
It should be a pretty area with services for Grand Canyon visitors. All other Parks have nice little towns around them for visitors to spend time and tax dollars for the local area. It promotes county spending for local employees, may be a school.	Williams
It would be nice to see further development	Williams
judicious development	Williams
Just clean and tidy it up a little bit. Not too much bc the rural appeal must remain.	Williams
a small active business area and community	Woodland Ranch
I enjoy the area as it is now.	Woodland Ranch
more utilities available to area resident, water and electric to be specific	Woodland Ranch
Need a fire department to service the residents of the area.	Woodland Ranch
road improvement into Woodland Ranch	Woodland Ranch



Grand Canyon Junction Survey Results – “No” Comments

Reasons from “No” Responses

If you think the name should remain Valle, why?	Location
It has always been Valle. I bought property here for the remoteness. You are only trying to rename it to sell townhouses or something. Grand canyon junction is a stupid name and sounds like a tourist grab. Leave Valle alone.	Four Hills Ranch
It's been Valle for years. How about FIXING the road to the Grand Canyon instead of changing the intersection of 180/64?! It needs to be wider.	Four Hills Ranch
Changing the name may lead to future development and issues that the local residence may not know anything about	Grand Canyon Ranches
Because it's been named that for ages. Most of us out here don't want ANY INTERFERENCE FROM DEVELOPERS AND OUTSIDERS! WE MOVED HERE TO ESCAPE THE BULLSHIT OF CITY LIFE ; OF TAXATION; OF ASSHOLE ENFORCEMENT OFFICERS, IF THERE IS SNOW ON THE GROUND, OR YOUR FUCKING GRASS IS TOO HIGH AND FROM DEVELOPERS FORCING YOU OFF YOUR LAND, FOR THEIR FUCKING GAIN!	Grand Canyon Subdivision
I know Valle depends greatly on tourism, but I don't want history being changed for the sake of marketing.	Grand Canyon Subdivision
It has always been Valle, you just don't rename towns.	Grand Canyon Subdivision
It is important to remember, and honor, the previous occupants of this land. We, as a people, need to keep every reminder that there were others here before us. Changing the name is a disrespect to the culture and history, of those that came before (and are still here). This seems like a "whitewashing" of our history, in the guise of "economic gain". Some "economic gains" are not worth the disrespect, and diminish our decency as a human culture. As an actual property owner in the vicinity, I can foresee no actual economic gains by a name change. It is completely unnecessary, except for "branding purposes".	Grand Canyon Subdivision
Keep it simple. No bs	Grand Canyon Subdivision
I don't mind the name Valle at all. I think Grand Canyon Junction could be confusing for people not from the area, plus it sounds corny and like a tourist trap.	Howard Mesa Ranches
Changing the name serves no useful purpose at all. Some of the benefits listed, may be useful if you bought as an investment and plan on reselling. These people are not planning on living there so they should not have a voice in whether to change the name.	Other Location
Anything "Junction" sounds silly... Here in Florida we have, Yee Ha Junction... Silly isn't it... Another "Junction" that comes to mind is, "Petticoat Junction" remember how silly that TV series was? The word "Valle" means Valley in French... I think we should be focusing on how to Make Valle Great Again...	Other Location
As a landowner in Valle, I am strongly opposed to renaming this area. The name Valle has much more character and a history behind it, and I do not want that to change. It takes away the uniqueness of the area and ties it to commercial/tourism interests only.	Other Location



Because that was it's name when you got here.	Other Location
First off Valle is not Valley but Vi-Ey but there's not much to be done on how it is said. Valle loosely means valley. I actually find charm in this name and I don't see a name change as an improvement. There seems to be a push these days to change names to be more in tune but I don't see it that way. My 2 cents worth.	Other Location
Grand Canyon Junction is just too long of a name. People will abbreviate it anyway and it will be meaningless.	Other Location
Grand Canyon Junction, sounds RIDICULOUS!, CHEESY AND LIKE A TOURIST TRAP. You are missing a huge opportunity to market an old area with a great name Valle is an inviting name, and well known.	Other Location
history	Other Location
I want Valle to be it's "own" place, not a leftover from the Grand Canyon. Advertising it's the junction to the Grand Canyon. For me I would think Grand Canyon Junction, oh that's part of the Grand Canyon. Been there, done that. I want Valle to be special on its own merits and the Grand Canyon to be the leftover. Paved	Other Location
If you change the name to Grand Canyon Junction, a first time tourist would think or say, "So where is the Grand Canyon?"	Other Location
It just seems silly to do this. I do not see the purpose.	Other Location
Its already a landmark.	Other Location
It's easier, and every time there's a name change of a town or area there's issues over the correct name for years and years	Other Location
Junction sounds rather obsolete and out of date. Your postcard mentions prosperity and vision for the future. "Junction" does not convey that. Right on your postcard...Grand Canyon Gateway.	Other Location
Please don't change our precious history	Other Location
Moving to the area of Valle is peaceful and quite, everything that Development, economic or otherwise is NOT.	South Rim Ranch
It describes the area for what it is. I don't need more people here. Honestly, rename it Jackass Flats. That would get people here too, and it's a lot more fun.	South Rim Ranch
It is the name and there is no reason to rename it.	South Rim Ranch
Just leave it alone! You're all just trying to make money. Shame on you. Valley is a great name. No need to change it. I've been out there for only 13 years. Leave the whole area just the way it is, remote. Why do you want to change it? Tell me...	South Rim Ranch
The history of "VALLE JUNCTION" helped attract me to the area. I would get no benefits whatsoever with a name change,	South Rim Ranch
It's already confusing with the Grand Canyon inn. If you rename tourists will be confused. It's a cheap shot to rename.	Tusayan
A name change will not facilitate change, look at the Valle Plan that was completed back in the early 90's. Nothing more was ever accomplished, even with all the data completed then.	Valle
Because it's the birthplace of many and they should be respected enough to be able to retain the name of their birthplace.	Valle



Because not everything needs to change with the times. Keep it old school how itâ€™s been. Itâ€™s a strong little name for a strong little community. Keep it that way. Donâ€™t wash it out and let it get lost with a â€œGrand Canyon â€œ name on it because thereâ€™s a ton of â€œGrand Canyonâ€ locations. Itâ€™ll get confusing	Valle
Grand Canyon Junction sounds like it is just to make the area more marketable for rentals. I would like to know who is proposing the name change, as I have never heard of the Grand Canyon Coalition before and what proposals are in place for the actual residents of Valle, not just the tourists. Tourism is a major part of the economy here but if the focus is just to make the area more profitable for those who come in, buy up the land, put up rentals, then the locals are left with little to nothing.	Valle
I believe the name should remain the same because that's what it's always been. Everyone knows where Valle is and why after all of these years would you want to mess with something that's not broken? Leave it alone and let the residents be.	Valle
I grew up here my whole life and not a single resident has ever called this the junction. If you want to make this change you clearly donâ€™t understand why we live out here. We donâ€™t want a commercialized town. If you want it to be marketable move to Phoenix!	Valle
I have lived here for over 23 years and think that it is crude and greedy to rename a whole town just so some businesses can make more money off of it.	Valle
I think the name should remain Valle, because it's been named Valle for so long.	Valle
I think the name should remain Valle. As a local resident of this area for over 15 years, I know that this is just a political move, just as people trying to change the name of Tusayan, several years ago. Why should a few of the families here be able to decide what's been even before them. There's a history in the name Valle. Leave it alone.	Valle
In honor of Doris Valle & husband, keep VallÃ© VallÃ©. Add an accent mark if there is to be a change	Valle
In the time I've been there I've seen the traffic and development around my property increase greatly. I bought there because of its solitude and peacefulness. I oppose anything that will increase growth.	Valle
It has been known as Valle for 50 yrs or more and should remain as such for the cultural heritage	Valle
It has been my home for 25 years and it's allways been Valle long before I got here. changing it now makes no sense	Valle
It would confuse people into thinking we were closer to the grand canyon than we are. It's been Valle for years and it is a unique name for the place I grew up. Instead of being a tourist stop extension of the grand canyon.	Valle
Itâ€™s the original name, itâ€™s also appealing, Grand Canyon junction is tacky, Valle has an attractive name.	Valle
Leave well enough alone. I don't want to see any more outside developers coming in and destroying the beauty of the area.	Valle
Look around, it fits the area perfectly. Iâ€™m here because of the area not because of the tourist trap potential.	Valle



Grand Canyon Junction Coalition

None of the possible "benefits" listed above will benefit me and/or most of the Valle residents. If the change occurs, who will pay for new checks to be printed with the new name, current accounts to have the name change made, etc.	Valle
History.	Williams
The area on 180 and 64 within miles east, north and south of the actual junction of those 2 roads is getting to look more and more like a squatter's village with random shacks and trailers dotting the roadside. I think it would be a better idea to get all that cleaned up first and develop some of the goals from the 1999 plan before dignifying the area with a name that includes 'Grand Canyon.' Giving it a new name is not going to change the decades long way in which the countryside has been used or denigrated and actually could be off-putting to travelers/visitors to Grand Canyon National Park who arrive at this junction and think, "is this all there is?....or is this what we expect the south rim to look like?"	Woodland Ranch
I don't really see how people could confuse "The Valley" in Phoenix with Valle, AZ. The really must be clueless. More importantly, while it's great to have conveniences, development would mean more traffic and roads, more people and the problems that come with all that. Taxes would increase, wildlife would be impacted, there would be more noise and people transitioning in and out and years from now, the area will be the same as any other. If people want development, there are many developed places to live already. I thought people lived in Valle and surrounding areas because they wanted something different and wanted to be away from the same old rat race.	
I feel that to minimize confusion in mail, licensing and location in general, the long established name of Valle should be kept. A name that has long standing should not be changed simply for the sake of change.	



Grand Canyon Junction Letters of Support Appendix