FEBRUARY 4, 2024 ... and again, MARCH 19, 2024 w/many more signatures.

Kelsey Schattnik

Senior Planner/Development Services Dept.

City of Apache Junction

Dear Ms Schattnik:

We the undersigned, are writing to voice our concerns about the 2-story, high density, 270-unit rental home development referred to as "Silveray" which is proposed for the land on the east side of Goldfield Rd south of Hwy 60. We are all residents of Golden Vista Resort, an over 55-age community directly across the street from the proposed development.

Of course, this large 2-story development would greatly obstruct our views of the Superstition Mountains but we are opposed to this high density rental development for a number of reasons for "the common good."

The development would be built on currently pristine undeveloped land which affords beautiful views of the Superstition Mtns. These views are enjoyed not only by us and other surrounding age-55+ communities but by so many Apache Junction locals & visitors alike, as is evidenced by the many vehicles that sometimes pull over to the side of Goldfield Rd, flashers on, for a quick minute, to appreciate and snap a couple cellphone photos of the unobstructed view of these majestic mountains. This even includes busy tradespeople in their company trucks and vans. The greater the lightshow on the mountains or dramatic the cloud formations are, the greater the number of people that stop for a moment of awe. When there is the infrequent snow on the mountain it can become a parade of appreciators! Once this exquisite land parcel is given over for development it would be lost forever to the public domain.

Our Q is this: Would it be possible for the City of Apache Junction to put forth an appeal for would-be benefactors to come forward with donated funds so the City could purchase this land, assuming the City has no funds to do so, for a public park?!

This beautiful parcel of land could then be slowly groomed into a relatively low-maintenance park as more funds might come available. Development of the park could be done in phases. Initially a contest might be held for area landscape architects and students of that discipline to submit master plans for the park in exchange for name recognition only over the years.

Once a Master Plan is approved, Phase #1 could be a recontouring of the shallow drainage ravine into a retention pond that would benefit wildlife and enhance the future park. Phase #2 might be grading and paving of both a one-way roadway with a wide designated bicycle lane winding around the inside park perimeter; separate pedestrian-only paved walkways would meander thru the grounds. This way all park users would enjoy their own spaces. The roadway and walking paths could be done for the most part using the existing natural contours of the land. To keep maintenance costs low only indigenous plants, trees and flora would be planted. There would be NO athletic or children's play facilities for the same reason. No lights would be needed for this

dusk-to-dawn park where the single entry gate and separate exit gate would be locked & unlocked by police at the appropriate times on their regular rounds.

Phase #3 might be restrooms and a few shaded picnic pavilions, all placed to minimize obstruction of mountain views from Goldfield Rd. Over a 20-year period, let's say, this pedestrian friendly park could become a jewel in the City of Apache Junction Parks system with many city residents coming out of their way to enjoy a peaceful walk here while communing with nature. Currently there is nothing like it within miles.

However, if a park is completely out of the question for this exquisite land parcel, we would implore the City Planning & Zoning Departments, etc, to limit the zoning to single story, owner occupied homes. Even if it is a high density community like the recently completed project at the Hwy 60 exit at Goldfield Rd they would no doubt sell out quickly for the developers given the fantastic views the homeowners would enjoy.

The undeveloped strip of land running parallel to Hwy 60 and to the east of the Chevron gas station could remain zoned commercial for future restaurants, offices and the like. With the high visibility they would have from the highway these commercial enterprises should be quite successful.

Finally, the key issue here is the need to limit any residential development to single story in keeping with the surrounding over-55 communities; a 2-story development would attract families with children and teens, not at all in keeping with the makeup of the immediate neighborhoods. A 2-story development, therefore, would also mean much greater water usage and higher traffic levels; already on February & March wkds of the Renaissance Festival we have chaotic traffic backed up on Goldfield Rd, Baseline and Hwy 60. And that is already destined to get worse with the 1,000(+?!) residences being built south of Baseline at Ironwood and beyond.

On behalf of all of us we thank you for your careful consideration to these matters.

Sincerely,

Thomas F. Lange, et al

Thomas F. Lange

3710 S Goldfield Rd, #489

(2) STEVE BREITBACH #488

Print name
DIANE BREITBACH #488

(3) Annette Braun #490

PRINT NAME
Gary Braun 490

Sandra VanLishout

4 Print Name: Sandra VanLishout Lot # 718

5 Print Name: JAMES WELLER Lot # 718 & 745

6 Print Name: DENNIS FMOND Lot # 477

7 Print Name: Marcia Bass Lot # 389

8 Print Name: Patrick Bass Lot # 389

9 Print Name: Ken Stith Lot # 483

10 Print Name: Elaine Stith Lot # 483

11 Print Name: Todd Walker Lot # 470

12 Print Name: Norman M. Cleveland Lot # 274

13 Print Name: NANCIE HINELINE Lot # 544

(14) Print Name: Jeanne Mitchell Lot # 251

(15) Print Name: Ron Ward Lot # 474

(16) Print Name: Jackie Ward Lot # 474

(17) Print Name: Steve Anderson Lot # 383

(18) Print Name: Sue Anderson Lot # 383

(19) Print Name: Beverly Chandler Lot # 470

(20) Print Name: Fred Denninger Lot # 429

(21) Print Name: Wendy Holmes Lot # 698

(22) Print Name: [illegible] Lot # 695

(23) Print Name: Kathleen Day Sweda Lot # 731

(24) Print Name: John R. Swedda Lot # 731

(25) Print Name: SALLY CRAIGER Lot # 386

(26) Print Name: Mike Craiger Lot # 386

(27) Print Name: GLEN RUSSELL Lot # 197

(28) Print Name: Carole Krass Lot # 301

(29) Print Name: Dale Krass Lot # 301

(30) Print Name: Theresa Russell Lot # 197

(31) Print Name: Kathy Nelson Lot # 240

(32) Print Name: Cindy Ecklund Lot # 48

(33) Print Name: Larry Ecklund Lot # 48

(34) Print Name: SANDI McCARTHY Lot # 1041

(35) Print Name: Wilbert McCarthy Lot # 1041

(36) Print Name: Cathy Bengtson Lot # 667

(37) Print Name: Joe Bengtson Lot # 667

(38) Print Name: Lisa Goulet Lot # 677

(39) Print Name: MARIA EMOND Lot # 477

(40) Print Name: DENNIS EMOND Lot # 477

(41) Print Name: Sandra Barrington Lot # 1441

(42) Print Name: Leslie Ponder Lot # 974

(43) Print Name: Tom Ponder Lot # 974

(44) Print Name: Danjoh Lange Lot # 567

(45) Print Name: Terry & Vickie Sheemaker Lot # 896

(46) Print Name: Candy DeBroux Lot # 482

(47) Print Name: Daniel S Dehmer Lot # 482

(48) Print Name: Rhona Woodley Lot # 921

(49) Print Name: DARRELL WOODLEY Lot # 921

(50) Print Name: Jerry & Yvette Snyder Lot # 336

(51) Print Name: Grant Josephine Nelson Lot # 479

(52) Print Name: ARNT & DAVE Lot # 473

(53) Print Name: Pete & Pat Fontana Lot # 706

(54) Print Name: Betty Cross Lot # 317

(55) Print Name: MARILYN MCBRIDE Lot # 226

(56) Print Name: Judy Lange Lot # 567

(57) Print Name: BOB WITTMANN Bob Wittman Lot # 532

(58) Print Name: BARB WITTMANN Barb Wittman Lot # 532

(59) Print Name: Betty Erickson Lot # 23

(60) Print Name: Mary Mahoney Lot # 340

(61) Print Name: Jeff Floyd Lot # 912

(62) Print Name: Anita Virlee Lot # 46

(63) Print Name: Cindi Straud Lot # 31

64 Print Name: Marilynn Walters Lot # 25

65 Print Name: CAROL DECORTE Lot # 481

66 Print Name: Tom Sutton Lot # 959

67 Print Name: Debbie Petcovic Lot # 478

68 Print Name: Jackie Robertson Lot # 1067

69 Print Name: Diana Solidny Lot # 1068

70 Print Name: Sue Bridges Lot # 4

71 Print Name: Mike Ward Lot # 358

72 Print Name: GARY Houghton Lot # 808

73 Print Name: MICHAEL DAVID MYERS Lot # 852 & 827

74 Print Name: AL GERADS Lot # 345

75 Print Name: Cynthia Roesler Lot # 1059

76 Print Name: Gary Roesler Lot # 1043

77 Print Name: Mary Kielkopf Lot # 463

78 Print Name: William Kielkopf Lot # 463

79 Print Name: Christeen Leeper Lot # 91

80 Print Name: Donald Garlock Lot # 350

81 Print Name: Mary Ann Garlock Lot # 350

82 Print Name: Pat Ruba Lot # 796

83 Print Name: SHARON BACHTOLD Lot # 302

84 Print Name: Donna Ritter Lot # 471

85 Print Name: Rhonda Weibauer Lot # 135

86 Print Name: Jolene Pooley Lot # 333

87 Print Name: Patricia Colville Lot # 710

88 Print Name: Roger Clark Lot # 372

89 Print Name: Shirley Fae Krauser Lot # 257

90 Print Name: Doug + Chari Hamilton Lot # 1010

91 Print Name: BERNIE BACHTOLD Lot # 502

92 Print Name: Janet Fossen Lot # 95

93 Print Name: Lot #

(94) Print Name: Lynn Taylor Lot # 988
Dick DeNardo

(95) Print Name: Lori DeNardo Lot # 645

(96) Print Name: Dan Nestel Lot # 353
BETTY L. ERICKSON

(97) Print Name: RICHARD M. ERICKSON Lot # 23

(98) Print Name: Sharon Lidstrom Lot # 881

(99) Print Name: Harry Brettingen Lot # 881

(100) Print Name: LARRY AMBERG Lot # 510

(101) Print Name: Lisa Amberg Lot # 510

(102) Print Name: Sue Davis Lot # 997

(103) Print Name: Karen Eastin Lot # 699

104 Print Name: Annette Heyza Lot # 205

105 Print Name: Clement Heyza Lot # 205

106 Print Name: Brenda Davis Lot # 861

107 Print Name: Cynthia Daley Lot # 495

108 Print Name: Marian Bowen Lot # 15

109 Print Name: JoAnn Lindhorst Lot # 593

110 Print Name: Boyd + Karen Nelson Lot # 642

111 Print Name: Roger Schultz Lot # 466

112 Print Name: Roxanne Schultz Lot # 466

113 Print Name: Marlene Kucera Lot # 469

114 Print Name: Carol Frohrib Lot # 52

115 Print Name: Phillip Soliday Lot # 1068

116 Print Name: Eileen Fredenburg Lot # 874

117 Print Name: Deborah Pesta Lot # 863

118 Print Name: Dorothy Watkins Lot # 871

119 Print Name: Robert Stone Lot # 875

120 Print Name: Paul Schmeil Lot # 360

121 Print Name: Marylin Schmeil Lot # 360

122 Print Name: Ellen Way Lot # 885

123 Print Name: Mary Blankers Lot # 304

124 Print Name: Martha Anderson Lot # 784

125 Print Name: Signe Horis Lot # 84

126 Print Name: Rock Bridges Lot # 4

127 Print Name: HAROLD DOLL Lot # 987

128 Print Name: Kim Doll Lot # 987

129 Print Name: Darlene Olson Lot # 305

130 Print Name: Sandy Roslin Lot # 643

131 Print Name: MIKE ROSLIN Lot # 643

132 Print Name: Larry Day Lot # 885

133 Print Name: Jerry Blankers Lot # 304

(134) Print Name: Lanny Alderman Lot # 261

(135) Print Name: John R Campbell Lot # 578

(136) Print Name: Kenneth Billings Lot # 961

(137) Print Name: Evalyine Billings Lot # 961

(138) Print Name: Donna Krill Lot # 905

(139) Print Name: Dorri Seemann Lot # 905

(140) Print Name: Catherine Nichols Lot # 973.

(141) Print Name: GARY HOUGHTON Lot # 808

(142) Print Name: ANNA VANTASSEL Lot # 476

(143) Print Name: Vicki Burke Lot # 474

144 Print Name: Glenda K. ROACH Lot # 486

145 Print Name: Debbie Miller Lot # 348

146 Print Name: Jean Gutzman Lot # 231

147 Print Name: Greg Gutzman Lot # 231

148 Print Name: Ramona Gutzman Lot # 245

149 Print Name: Billie Nolton Lot # 497

150 Print Name: D A NOLTON Lot # 498

151 Print Name: J.A. WELCH Lot # 134

152 Print Name: JIM & ELAINE DERKOWITSCH Lot # 496/91

153 Print Name: Michele Newman Lot # 513

154 Print Name: _____ Lot # _____

155 Print Name: Robert Albers Lot # 252

156 Print Name: Greg Hanson Lot # 747

157 Print Name: Susan Hanson Lot # 747

158 Print Name: Miriam Jandahl Lot # 9

159 Print Name: Bruce Smith + Jane Smith Lot # 562

160 Print Name: Juanita Duncan Lot # 378

161 Print Name: DIANE ALBERS Lot # 252

162 Print Name: DWIGHT FAST Lot # 314

163 Print Name: RITA FAST Lot # 314

164 Print Name: Constance Y. Wigley Lot # 364

165 Print Name: Darrell Stratmann Lot # 613

166 Print Name: Beverly Stratmann Lot # 613

167 Print Name: Germund Nilson Lot # 158

168 Print Name: Susan Nilson Lot # 158

169 Print Name: Carolyn King Lot # 332

170 Print Name: Tim Nolte Lot # 542

171 Print Name: Lot #

172 Print Name: Lot #

173 Print Name: Lot #