

Kelsey Schattnik

From: Annette Braun <abraun2999@gmail.com>
Sent: Tuesday, March 21, 2023 9:32 AM
To: Kelsey Schattnik
Subject: [External] Broadstone Silveray development

Good morning Kelsey,

Gary and I live at 3710 S Goldfield Rd, and are very opposed to 2 story homes in the proposed development across from Goldfield Rd. We have had this property since 2018 and enjoy the views of Superstition Mountains. There are approximately 1000 residents whom enjoy these views from across from this proposed development. Please note our objections to 2 story homes in this development. Thank you.

Gary and Annette Braun

Sent from my iPad

Kelsey Schattnik

From: bdecorte@mi.rr.com
Sent: Wednesday, April 12, 2023 12:23 PM
To: Kelsey Schattnik
Subject: [External] Broadstone Silveray Development

Kelsey,

I am again writing to oppose the Broadstone Silveray proposed development near the southwest corner of the US 60 and S. Goldfield Road. I have recently become aware that there is an underground drainage system running through the property. There is a large circular iron plate at the south end of the property near the La Dolce Vita development and just off the existing sidewalk (which is, by the way, used by many walkers). If the development is approved, I was in hopes that the land would be reduced to level with the sidewalk and street before building SINGLE STORY HOMES on the existing elevated berm. I am concerned with the loss of the mountainous view from Golden Vista, located directly across the street. I purchased my property on the East wall of the resort because of this view and am concerned with the loss of property value if the scenic view is lost.

I have also learned that there is a "wash" located toward the back of the proposed building site.

Please add this letter to my original communication dated March 27, 2023. Thank you for your time and consideration regarding this proposed housing development.

Sincerely,
Carol DeCorte
Golden Vista Resort Lot 481
Apache Junction, AZ 85119

Kelsey Schattnik

From: bdecorte@mi.rr.com
Sent: Monday, March 27, 2023 12:09 PM
To: Kelsey Schattnik
Subject: [External] BROADSTONE SILVERAY DEVELOPMENT

Kelsey,

I am writing to oppose the Broadstone Silvery proposed development near the southwest corner of the US 60 and Goldfield Road. I am a resident and property owner in Golden Vista Resort, directly opposite the proposed planned development. This will directly affect my property value. I purchased this particular property in the resort because of the views of the typical desert area across the street and the spectacular views of Superstition Mountain, Silly Mountain, and the further mountains. I am from Michigan. THIS VIEW IS ARIZONA!! The proposed development will most certainly block most of my view and therefore, decrease the value of my property located on the east wall of the resort. I urge the Apache Junction Planning and Zoning Commission and the City Council to carefully consider the impact this proposed development will have on the neighboring community of Golden Vista and it's resident's property values and views.

I am also concerned about the impact on our water system with the addition of this many new homes needing water. We, in Arizona, are continually reminded of the need to conserve our water usage because of drought conditions in recent years. The increased traffic and noise on Goldfield is also a concern, not to mention the extended period of building disruption on Goldfield and increased difficulty of golden Vista residents exiting our resort through our East Gate and making a left turn. We will also be experiencing increased traffic on Goldfield from new residents in the development south of Baseline Rd as they turn north on Goldfield to access Highway 60.

I understand the proposed development is a mix of 1 story and 2 story homes. If the city should chose to approve development of this land, I would suggest the developer revise their plan and to build the 2 story homes only north of the gas station, and therefore not blocking the Golden Vista entire view, as would happen on the existing proposed map of the community.

Thank you for your time and consideration regarding this proposed building.

Sincerely,
Carol DeCorte
Golden Vista Resort Lot 481
3710 S.Goldfield Rd.
Apache Junction, AZ 85119

Kelsey Schattnik

From: connie wigley <cywig66@gmail.com>
Sent: Thursday, March 23, 2023 4:22 PM
To: Kelsey Schattnik
Subject: [External] Broadstone Silveray Deveopment

I am Connie Wigley and I live at 3710 S Goldfield rd. Apache Junction, AZ.

I oppose any 2 story buildings being built across from Golden Vista Resort. We bought in this area because of the view of the Superstition Mountains and the rural surroundings. This development will cause much more traffic and will put an even greater strain on our water usage.

Sincerely, Connie Y Wigley

Kelsey Schattnik

From: Diane Breitbach <diane.breitbach@gmail.com>
Sent: Friday, March 24, 2023 6:57 AM
To: Kelsey Schattnik
Subject: [External] Broadstone Silveray Development

Hello Kelsey,

I am a resident of Golden Vista Resort at 3710 S Goldfield Rd, Apache Junction, AZ 85119 and I understand that the property across the street from Golden Vista Resort has been sold and the developers are considering constructing one and two story homes. This is very concerning as it will increase traffic immensely in our area. With one and two story homes, that can imply a two or three car household, which causes a huge influx in the already busy streets. During the winter months, we have the added traffic of the Renaissance Festival and this year the LPGA in Gold Canyon. Please consider this valid concern when reviewing planning for this development. Your consideration is greatly appreciated!

Sincerely,

Diane Breitbach

Kelsey Schattnik

From: Glenn Nelson <norskinelson@hotmail.com>
Sent: Thursday, March 23, 2023 10:26 AM
To: Kelsey Schattnik
Subject: [External] Broadstone Silveray Deveopment

We are on the wall of Golden Vista Resort with the mountains toward the east. We are very concerned of the information of the development that is planned to be developed on the east side of Goldfield Road. Our park is a property owned park. We may be temporary, but we have a stake in AZ and what happens locally or even state wide.

We understand that two story houses are planned to be put up. We, my wife and I would prefer to see single level housing. We enjoy the view, have concerns of a two story site that would allow persons of the second story to look down at our park residents/homes, and are concerned of the desired land/home owner that would be coming into the development.

If, and all possible, we would suggest that the homes be a single level.

Another concern for us is internet availability. Our park has struggled to have a reliable internet distribution within the park. We are finding that internet providers are struggling to catch up to the growth. And this can also relate to the cell phone. As a member of the utilities committee, I would like to be informed of plans of these two products and if possible, be provided with conversations or discussions of plans for the area. We are very concerned of a internet provider within the park and if plans for a more reliable provider were combined into the development, this would provide the means to gain a more reliable internet program.

Thank you for your consideration and review of the information above. Glenn and Josephine Nelson Lot 479

Kelsey Schattnik

From: Lanny Aderman <lraderman@yahoo.com>
Sent: Thursday, March 30, 2023 8:10 PM
To: Kelsey Schattnik
Subject: [External] Silvery Development

Hi Kelsey,

I am writing you with hopes that the development planned for the southeast corner of US 60 and Goldfield Rd will be re-considered to limit homes to one story. I understand that 2 story homes are being planned for this development which will really restrict our view of Superstition Mountains. We live in the Golden Vista Resort across the street from the proposed development.

Thank you for considering our request.

Sincerely,

Lanny Aderman

Golden Vista resident.

3/30/23

Sent from Yahoo Mail for iPad

Kelsey Schattnik

From: Pam Oswald <pamoswald@hotmail.com>
Sent: Sunday, March 26, 2023 9:33 AM
To: Kelsey Schattnik
Subject: [External] Proposed Silvery Development along S. Goldfield Rd.

I am contacting you regarding the proposed housing development near the corner of US-60 and Goldfield Rd. We own property in Golden Vista Resort along Goldfield Rd., and enjoy our view of Silly Mountain and the Superstition Mountains. It would be very sad if 2-story homes are built as that would destroy views of the nature and the mountains. Please consider limiting the new homes to 1-story so they don't obstruct views and try to keep all of Apache Junction more rural with scenic views for everyone.

Thank you!

Jim and Pam Oswald

Sent from Mail for Windows

Kelsey Schattnik

From: Ron ward <camper474@hotmail.com>
Sent: Wednesday, March 15, 2023 2:41 PM
To: Kelsey Schattnik
Subject: [External] Broadstone Silveray

Kelsey, We live at 3710 S Goldfield Rd lot 474 and are very apposed to the two story homes planed for the Broadstone development. All the surrounding homes are one story. Two story house's will block the view of the mountain from Goldenvista the view is why we bought in Goldenvista. Thank you.
Sent from my iPhone

Ronald Ward

[External] Silvery Development

Candy DeBroux <cdebroux7@gmail.com>

Sun 4/16/2023 1:57 PM

To: Kelsey Schattnik <kschattnik@apachejunctionaz.gov>

Dear Ms. Schattnik,

I am reaching out as I have heard of a proposed residential development being considered at the southeast corner of South Goldfield Road and Hwy 60. I would like to express my opposition to the development as planned. My husband and I specifically purchased our home in the Golden Vista Resort with our backyard on Goldfield Road so we can enjoy unencumbered views of the Superstition Mountains. To learn a development is being planned across the road from us with TWO STORY homes which will block our views is very disheartening. I strongly believe that any development being considered in this area should be limited to one story construction in line with the other homes in the area. The recently built Goldview subdivision (northwest corner of Hwy 60 and Goldfield Rd is all one story. Golden Vista is all one story. Dolce Vita is all one story. There is no reason two story buildings should be considered in this neighborhood, especially to the EAST of existing one story homes. With the construction currently underway of thousands of new homes in Apache Junction to the south of Baseline Rd, there is ample opportunity for two story homes in those newly developed areas which would not impact existing homeowners. I realize the planning board and developer do not care about my ability to enjoy my backyard views, but please understand this also would inevitably reduce the value of our home (and our neighbors) once our views are gone.

I would also be interested to know what plans are being made to accommodate the additional traffic on Baseline and Goldfield roads created by all these new homes along with water needs for thousands of new residents. We are constantly being reminded of the limited water supply in this area and the need to conserve water which makes me wonder where the water for all these new residents is going to come from.

If this plan is allowed to proceed, I ask that only one story buildings be allowed in the development to preserve the views of the thousands who already live here.

Thank you for your time and consideration of my concern.

Sincerely,

Candace DeBroux

3710 S Goldfield Rd, Lot 482

Apache Junction, AZ

Kelsey Schattnik

From: Sally Craiger <mscraiger@msn.com>
Sent: Monday, March 27, 2023 2:52 PM
To: Kelsey Schattnik
Subject: [External] Broadstone Silveray, US 60 @ Goldfield Rd, AJ, AZ

Good Monday, Kelsey!

We have been year round residents of Golden Vista Resort, 3710 S Goldfield Rd, Lot 386, AJ, AZ for 10 years.

Our primary concerns of the new development are water & traffic. All of AZ is still in major drought yet all we see is building & more building for more residents. Yes, the tax dollars are important but we all need water to survive.

Can Goldfield Rd support the traffic of this large new development? What are AJ's plans for water resources & traffic issues with any new development?

We see the signs have gone up, "New Homes Coming Soon;" is Broadstone Silveray a done deal?

Superstition Vistas, almost building homes, will add hundreds of vehicles to US 60 @ Goldfield Rd.

What's the plan for all of this new growth in AJ?

Please add our concerns to the project case file.

Thank you.

Sally & Mike Craiger
480-869-4153

Kelsey Schattnik

From: Sharon Kinnan <golions78@gmail.com>
Sent: Monday, October 23, 2023 4:57 AM
To: Greg Davis
Cc: Kelsey Schattnik
Subject: Re: [External] Silveray development plan on Goldfield

Good morning Greg,

Thanks for your response.

Sharon

On Sun, Oct 22, 2023, 11:54 PM Greg Davis <greg@iplanconsulting.com> wrote:

Hello Sharon and thanks for reaching out to us about this proposal. No worries about missing the meeting...most of what we will present was in the letter and email is a great way to continue the conversation for any questions you have.

Regarding water, the City of Apache Junction is the water provider and they have accounted for the water to be used for this property in their 100 year Certificate of Assured Water Supply (CAWS). In fact, our proposal will actually reduce the anticipated water (along with sewer and electrical) demand for this property as the site is currently approved for much more intensive uses. The project will be served by a combination of existing and new lines in Goldfield Road and Resort Boulevard. The City requires extensive modelling and testing to ensure existing residents do not see a drop in water pressure and if upgraded lines/equipment are needed to avoid that scenario, they will require us to install them prior to any residents moving into our project. Water is an important issue in much of Arizona and fortunately the City of Apache Junction has planned ahead for properties such as ours to ensure an adequate supply exists for everyone in the City.

Regarding the potential height of the project, we were anticipating the concern over the loss of the views which is why we are limiting our development to 2-stories (30-feet) which is what is permitted on the parcels around our property and we are doing more than just voluntarily limiting the height...we are actually making it a written part of the zoning approval (via the PD overlay) which means that any development, whether it be us or a future project, will have to comply with the 30-foot proposed height limit UNLESS they decide to go through the rezoning process again which will require another complete public process including a new neighborhood meeting and new public hearings. It is certainly possible for some future developer to propose that, but I can tell you from experience it is always much harder politically to increase height allowances in a situation like this where you have existing neighbors who care about their view. We recognize that we will be impacting the view of the Superstitions from some parts of the community since nothing is there today to obscure it (besides the Chevron canopy), but we hope the 30-feet proposed is a fair compromise given it is approved for 45-feet today.

Hopefully I have answered your initial inquiry adequately. If not, or if you have additional questions, please let me know.

Thanks,

Greg Davis

RE: [External] Silveray development plan on Goldfield

Greg Davis <greg@iplanconsulting.com>

Sun 10/22/2023 8:54 PM

To: Sharon Kinnan <golions78@gmail.com>

Cc: Kelsey Schattnik <kschattnik@apachejunctionaz.gov>

Hello Sharon and thanks for reaching out to us about this proposal. No worries about missing the meeting...most of what we will present was in the letter and email is a great way to continue the conversation for any questions you have.

Regarding water, the City of Apache Junction is the water provider and they have accounted for the water to be used for this property in their 100 year Certificate of Assured Water Supply (CAWS). In fact, our proposal will actually reduce the anticipated water (along with sewer and electrical) demand for this property as the site is currently approved for much more intensive uses. The project will be served by a combination of existing and new lines in Goldfield Road and Resort Boulevard. The City requires extensive modelling and testing to ensure existing residents do not see a drop in water pressure and if upgraded lines/equipment are needed to avoid that scenario, they will require us to install them prior to any residents moving into our project. Water is an important issue in much of Arizona and fortunately the City of Apache Junction has planned ahead for properties such as ours to ensure an adequate supply exists for everyone in the City.

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Hopefully I have answered your initial inquiry adequately. If not, or if you have additional questions, please let me know.

Thanks,

Greg Davis

480.227.9850

Greg@iplanconsulting.com

From: Sharon Kinnan <golions78@gmail.com>**Sent:** Sunday, October 22, 2023 3:39 PM**To:** Greg Davis <greg@iplanconsulting.com>**Cc:** kschattnik@apachejunctionaz.gov**Subject:** Silveray development plan on Goldfield

Dear Greg,

Thank you for inviting residents the informational meeting at Golden Vista Oct. 24th. Unfortunately, I am unable to attend. However, I would like to ask a few questions and provide comments on some concerns that were not mentioned in your letter.

The 1st and most important in this day is water. Where will it be coming from and how will this additional need affect existing residents' use?

Second is the elevation. Your letter states that the plan is to VOLUNTARILY limit the height to 30 feet, but voluntarily does not limit what actually can happen and who knows how long it will be before a developer changes plans and chooses to go to 40 foot height. Part of the beauty of this area is the Superstition Mountains and it would be very disappointing to loose that view.

I have copied Kelsey Schattnik in this email to be sure AJ Planning and Zoning is aware of my concerns.

Sincerely,

Sharon Kinnan
Owner at Golden Vista RV Resort

[External] Silvery Development

Lanny Aderman <lraderman@yahoo.com>

Thu 3/30/2023 8:10 PM

To:Kelsey Schattnik <kschattnik@apachejunctionaz.gov>

Hi Kelsey,

I am writing you with hopes that the development planned for the southeast corner of US 60 and Goldfield Rd will be re-considered to limit homes to one story. I understand that 2 story homes are being planned for this development which will really restrict our view of Superstition Mountains. We live in the Golden Vista Resort across the street from the proposed development.

Thank you for considering our request.

Sincerely,

Lanny Aderman

Golden Vista resident.

3/30/23

[Sent from Yahoo Mail for iPad](#)

Kelsey Schattnik

From: Shelley Kaste <lonscaligirl@yahoo.com>
Sent: Saturday, March 25, 2023 3:19 PM
To: Kelsey Schattnik
Subject: [External] Broadstone Silveray Development

Dear Kelsey Schattnik,

My husband and I live in Golden Vista Resort. The reason we chose GV Resort is because it is on the outskirts of town and close to superstition mountains. We enjoy the closeness to trails, the quietness, less traffic and, of course, the Superstition mountains. We purchased our tiny home here knowing that we own the lot and trailer and only pay county taxes and an HOA fee. If a new development goes in across the street, with two story family homes, what does that mean for us here at Golden Vista Resort? It means more noise, less view, more traffic, more property tax and special assessments. I think that would also discourage others from purchasing here, so thus, bringing our resale values down as well. Please let me know if there will be a town hall meeting on the subject, we would like to attend, if we are here.

Thank You,

Shelley Kaste
Golden Vista Resident

Re: [External] Proposed silveray project

Kelsey Schattnik <kschattnik@apachejunctionaz.gov>

Wed 11/8/2023 5:53 PM

To: Sammy <sammygreen46@yahoo.com>

Hi Sammy,

Thank you for reaching out to the City of Apache Junction with your thoughts and concerns regarding the proposed Silvery Development near the southwest corner of the US-60 and Goldfield Road.

I will add this email to the project case file and staff report, which will be passed along to the Planning and Zoning Commission and City Council. I will also ensure that you are on the list to be notified of the public hearings once those are scheduled.

Please feel free to reach out with any additional questions or concerns!

Best,
Kelsey

Kelsey Schattnik, LEED Green Associate

Senior Planner | Development Services Department

City of Apache Junction, AZ

(480) 474-5085

kschattnik@apachejunctionaz.gov

Hours: Monday – Thursday 7am-6pm; closed on Fridays.

From: Sammy <sammygreen46@yahoo.com>**Sent:** Wednesday, November 8, 2023 3:38 AM**To:** Kelsey Schattnik <kschattnik@apachejunctionaz.gov>**Subject:** [External] Proposed silveray project

Kelsey, This area is made up of 55 and over parks and just west is single family

<https://urldefense.proofpoint.com/v2/url?u=http->

[3A_residents.my&d=DwlFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-](https://urldefense.proofpoint.com/v2/url?u=http-3A_residents.my&d=DwlFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-)

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[q4AE2710prbjnfA0timOycv9AFPMEsL0PNDb&s=BmL2NTVT66pdaAegVnoGh_xKVuDoz05uNN5mgkwuD](https://urldefense.proofpoint.com/v2/url?u=http-3A_residents.my&d=DwlFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-q4AE2710prbjnfA0timOycv9AFPMEsL0PNDb&s=BmL2NTVT66pdaAegVnoGh_xKVuDoz05uNN5mgkwuD)

[YM&e= thoughts](https://urldefense.proofpoint.com/v2/url?u=http-3A_residents.my&d=DwlFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-9ig4UGsti-YM&e= thoughts) are to much traffic and vandalism and theft if the proposed project of apartments

move forth. I would like to see a nice 55 and over community or single family homes go in .Rental

property I believe would devalue my property in Golden Vista Resort. If it goes commercial with an

hospital or restaurants the twenty four hour lights would be uncomfortable .It is inevitable to not have

development but something with less hustle and bustle, perhaps a single level strip mall. I'm familiar with

owning rental property and managing property and I don't like what it would become. I don't think

Apache Jct has a police dept to to handle a big rental property like this and then there is fire protection

and water. You have old people out here that like their life style and it would be a big disruption and life

style change. I would like to be on the mailing list for further public meetings on this. Sammy Green, 3710

[External] Correspondence to Commission et al

Michael David Myers <stainedglasspoetry@live.com>

Tue 4/16/2024 5:23 PM

To:Kelsey Schattnik <kschattnik@apachejunctionaz.gov>

April 16, 2024

Dear Mr. Jesse Gage, Ms. Robin Barker, Mr. Ari Kalan, Ms. Sheryl Bigelow, Mr. Richard Cantwell, Mr. Dirk Begeman, Mr. Nick Leftwich, and Ms. Kelsey Schattnik,
In Mr. Tom Lange's April 15, letter he notes the 2023 - 2024 donations that full time and part time Golden Vista residents donated to Apache Junction agencies and groups. In 2022, while I was President of the Stained Glass Club in Golden Vista, I donated handmade stained glass earrings and suncatchers to Arizona Coalition to End Sexual and Domestic Violence. The sale of these items raised \$700 which provided direct service to victims and survivors of sexual and domestic violence. Each year I make stained glass service stars and donate these to Veterans, spouses of Veterans, First Responders, and personnel serving Police and Fire Departments. In addition, one resident in Golden Vista, Mr. Dennis Douglas, spends most of his time in Golden Vista's Workshop making small cars, trailers, and firetrucks from scraps of wood. For the past ten years, Mr. Douglas has sold these at the Annual March Artisan show in Golden Vista. He donates all the money generated to the Paws and Claws Care Center on Baseline. The other groups that Mr. Lange referred to in his letter have made donations every year. Since 2014, these donations total over \$100,000.

Mr. Leftwich's April 9th letter to the Commission states:

"As new developments or rezonings are proposed, Planning Staff, the Planning and Zoning Commission, and the City Council must evaluate the highest and best use of commercial properties..."

After the April 9 meeting, Mr. Lange gave Mr. Leftwich his drawing of the proposed commercial development on 8 acres. Mr. Lange's letter provides detailed information regarding his vision of the "Goldfield Gulch" development.

Please consider that Mr. Lange's vision within those 8 acres IS the highest and best use of that property zoned commercial. When a developer is found, Mr. Lange's commercial vision will be a destination for some and a welcome addition for residents nearby, and all future residents. Tax dollars will be generated for Apache Junction. Please follow the recommendation of Mr. Patrick Roberts, Senior Planner, Pinal County Development Services who stated in his October 17, 2023, letter to Ms. Schattnik, in NOT supporting Silveray:

"Pinal County staff would not offer our support (of the proposed Silveray development). Staff finds the request to convert the 18-acre subject site may detract from prime commercial parcels South of US-60. The location of these parcels having access to an arterial roadway and a major highway offer potential for higher levels of traffic consistent with retail requirements and exceeding the trip generation typical of a

multi-family development. The presence of such roadways may encourage the market area of potential commercial opportunities to support communities that are more distant and may attract revenue to Apache Junction.

Proximity of existing residential uses to the site promotes a pedestrian scaled commercial development that may support existing residential development on both the West and East sides of the proposed development. Such commercial parcels would also support expansion of additional multi-family projects to the South, which are supported at present by the Pinal County Comprehensive Plan. Development of this multi-family project to the south of the General Commercial land-use designated parcels would be consistent with the High Density Residential land-use designation present within the Pinal County Comprehensive Plan. Staff would be amicable toward multi-family development south of the proposal area provided commercial designations remain that would support residential growth.”

If you choose to change zoning to all or part of the 18 acres to high density resident, kindly consider keeping 8 acres zoned commercial and only support a one story owner based residential development for the remaining 10 acres.

I hope each Commissioner will be influenced by the comments and concerns voiced by residents of Golden Vista. Golden Vista contains over 1000 tax paying homeowners in Apache Junction who will be negatively impacted by the proposed Silveray development. Although we have a vested interests in recommending that you do not support the Silveray development, we also believe such action will be the highest and best use of the property, and therefore better for all who live, visit, and will live in Apache Junction in the future.

Before your next meeting, please walk along the sidewalk along Goldfield Road outside Golden Vista, then along the Dolce Vita entrance between the two parcels. With that in mind, please recommend to the City Council not to approve the Silveray development.

Sincerely,

Michael D Myers 3710 S. Goldfield Road #852 Apache Junction AZ 85119

April 15, 2024

Kelsey Schattnik
Senior Planner, Development Services
City of Apache Junction
300 E Superstition Blvd
Apache Junction, AZ 85119

RE: SILVERAY PROJECT

Dear Ms Schattnik:

This letter to you and the Zoning & Planning Commission will serve to update you with a couple followup points re the proposed SILVERAY development project on Goldfield Rd since my earlier letters of February 4 and March 19, 2024 which contained ~ 170 signatures of Golden Vista Resort residents opposed to the development as proposed.

While we are now resigned to the fact that the beautiful pristine parcel of undeveloped land across Goldfield Rd from our resort will not be preserved for a City of Apache Junction Park, we are still hopeful that your imminent zoning change of this parcel can be limited to 1-Story residential as opposed to the 2-Story residential proposed by the SILVERAY developers. We implore both you and the Zoning & Planning Commissioners to please keep in mind that this ~ 18 arce parcel is surrounded on 3 sides by 1-Story owner-occupied (for the most part) over-55 residences.

Our Golden Vista Resort (GVR) has a 20' height restriction placed on homes by the City of Apache Junction. So it begs the question, why should the City now approve a zoning of 30' high 2-Story rental(!) homes directly across Goldfield Rd from us which would significantly block our views of the Superstition Mountains?!

Also, the 270(!) count high density of these proposed rental homes, along with more than a planned combined total of 500+ parking spaces allotted between garages, carports and open-air spaces, significantly would add to the local traffic on Goldfield Rd which already experiences bumper-to-bumper backed up traffice on Renaissance Festival weekends in February & March by those attempting to bypass the backed up traffice on Hwy 60. A single-story residential development would, of course, necessitate a larger footprint for each building thereby reducing the number of residences and hence, the traffic. Single-story residences, whether owner-occupied or rental like the "Havenly Upscale Rental" single story residences currently being built near City Hall, would attract more over-55 residents which would be more in keeping with the current makeup of the surrounding neighborhoods.

Owner-occupied vs rental residences should also be considered for this vacant parcel already surrounded by owner-occupied homes. It is no secret that owners generally take more pride in the appearances of their residences over the long term than do renters. Also, homeowners take more civic pride in their communities as a whole. Just look at the attached list of donations our GVR CHRISTIAN WOMEN'S ASSOCIATION has made to Apache Junction and other nearby areas in 2024 alone! Nearly \$9,000 of the total money raised (\$11,342) from three resort patio sales and weekly can collections was donated to outside causes! Only \$2,500 of the money raised was kept for causes within our own resort. Furthermore, all donated items not sold during the 3 four-hour patio sales were donated to Sunshine Acres Thrift Shop for their help in housing & supporting children and teens from problem homes.

Additionally the GVR VETERAN'S CLUB donated \$6,000 out of \$10,000 raised thru their weekly resort breakfasts to area veteran groups! Both the Arizona Honor Flight Veteran's group as well as the Pinal County Veteran's Center in Casa Grande received \$3,000 each from the GVR Veteran's Club. The GVR Chapel Services donates \$2,000 annually to a needy area student as scholarship \$ to attend a local technical college; GVR Angel Tree Group collects up to \$5,000 annually for kids at Christmastime, these funds are sent to City of Apache Junction who then disperses the funds in part to the Fire & Police depts, 'PAWS' & for school kid's snacks. The GVR Rattler's Musical Group donates \$1,000 annually to Apache Junction high schools for their music programs. Also over 650#'s of food was donated by GVR residents to the Apache Junction Food Bank.

Now, ask yourselves: Would the proposed rental community be as civic-minded and generous?!

Finally, the issue of possibly zoning some of this 18-acre parcel for commercial/retail is a reoccurring topic with Zoning & Planning for both continued tax base income to the City as well as area employment opportunities. The current developers cite 'lack of rooftops', ie, lack of enough nearby bodies/customers for commercial & retail enterprises having little or no interest in this land. Perhaps the developers are only considering 'Big Box Stores' and like commercial enterprises?

Please consider the following vision for what could be an exciting retail corridor development for either the current or other developers: Zone the entire approximately 8-acre parcel of land running parallel to and south of Hwy 60 as "A Planned Condominium RETAIL Hub" with a Western-like 1880's Old Town Theme! With the ~ 1,100 GVR homes already in place plus the Dolce Vitae Resort and the new residential on the other 10 acres of the parcel in question fronting Goldfield Rd and Resort Blvd plus the new developments going up south of Baseline, even only

the year-round local residents of the immediate area and the additional potential customers from surrounding communities generated by the high visibility of this parcel from Hwy 60 should assure year-round customers enough to keep this kind of retail development lucrative!

So many of us year-round residents would like a nearby "destination cluster" of retail establishments that we could walk to, bicycle to, scooter to, etc; places like the following could be successful in a themed Western Old Town such as this . . . maybe 3 'blocks' long with wide covered & railed walkways along the store fronts; the buildings would have manufactured 'weathered wood' storefronts including the false old western upper building facades of varied designs. These would be outlined in various colors of neon to attract motorists along Hwy 60. The walkways and building fronts would be lighted by old-style western & pedestrian friendly lantern lights. There would be parking both along the fronts of these 'Old Town' blocks as well as ample parking behind, accessible by two drive-thru 'streets' dividing the 3-blocks of establishments. An 'architectural' & business 'approval' board/committee would initially approve businesses for this retail/restaurant/commercial corridor in keeping with the 1880's western theme, ie, no cellphone, fast food chain stores, etc, would be allowed to buy into the condo-commercial development unless they could prove they would embrace the Old West theme for their building & enterprise. After sufficient businesses have opened here the developers would relinquish their architectural/approval functions to a self-governing board of existing business condo owners.

Just consider the possibilities!! This "GOLDFIELD GULCH" could have a central Saloon similar to the old western TV show "Gunsmoke", The Longbranch possibly with a Beer Garden on one side and a restaurant on the other; a coffee shop & bakery would open at 6 or 7am to attract people out for a morning walk or a stop before work; a barber shop with lighted red & white pole of course, a hair & nail Salon, an Old Time Ice Cream shop; both a General (Grocery) Store and a Mercantile(Hardware) Store . . . both of these stores would offer more selection than a typical convenience store, but less than the 'Big Box' concerns miles away, tho they could be satellites of those parent stores; a Boot Hill Western Wear; souvenirs & jewelry; a Liquor/Beer & Wine shop with drive-thru; even a bank or S&L with drive thru; (each of the two preceding stores would be located on the ends of the two streets that would pass between the 3 blocks of shops for drive-thru convenience. Perhaps the local Police dept might even fund a satellite "Sheriff's Office" & locate it on the corner opposite the drive-thru liquor store and close to the Saloon, visibility of which alone might help to 'keep the peace'. The police would not need regular hours, they would use the office on a come & go irregular day & night basis as a place to use a

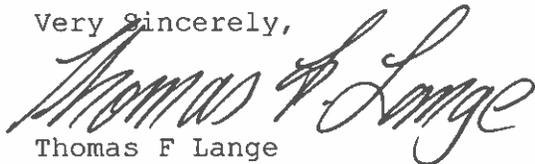
personal staff restroom, write up reports, eat their lunches, even have a short nap in the single jail cell equiped with a single cot as long as a partner is also there for immediate response calls. A "Doc's Urgent Care" would fit right in; as would a Stage Coach Depot Cafe/Deli; an antique or consignment shop would be ideal; a florist; a dry cleaner/tailor/laundry; an "Immigrant's Pizza Parlor." All fun and convenient shops & stores for us local residents and for tourists in the winter season.

The development might be anchored on either side by a smaller but old-style elegant 'Orpheum' Theatre showing low-royalty-cost older movies, even time honored B&W's, both of which would keep ticket costs lower for all those over-55's who miss going to a good movie close by, mattinees included on hot afternoons and evenings without the hassels of modern day purchasing of tickets online, & also catering to those who resist trying to watch DVD's at home due to the hassels of trying to get their TV's back to TV mode. The opposite side of GOLDFIELD GULCH might sport a bowling alley or a roller rink/arcade (also to give area teens a place to go); even an Ice Rink! (The #1,#2,#3 population groups of GVR alone are Minnesotans, Wisconsinites & Canadians respectively!) Each of the 3-block stretches of the establishments could have a central public "Outhouse Alley", known as 'Central, East & West Allies' as well as some restrooms within various establishments. Though different shops would have different opening and closing times as chosen by individual owners, the entire GOLDFIELD GULCH would close down at 11pm leaving only a few parking lot/street/walkway lights for security.

GOLDFIELD GULCH.

"Build it and they will come!"
Both retailers and customers!

Very Sincerely,



Thomas F Lange
3710 S Goldfield Rd, #489
Apache Junction, AZ 85119

920.450.1928

CHRISTIAN WOMEN 2024 DONATIONS

1/18/2024	1112	Otherside Ministries	\$565.00	480-438-2852	PO Box 51261, Mesa Az 85208
2/15/2024	1118	Pinal County HOHP Veterans	\$277.00	520-208-3323	100 E Florence Blvd., Casa Grande, Az
3/4/2024	1122	Golden Vista (pool chairs)	\$1,000.00		
3/11/2024	1123	Golden Vista (Rejuvenation)	\$1,000.00		
3/25/2024	1128	Superstition Community Food Bank	\$500.00	480-983-2995	575 N Idaho Rd #701, Apache Junction Az
3/25/2024	1129	Otherside Ministries	\$500.00	480-438-2852	PO Box 51261, Mesa Az 85208
3/25/2024	1130	CAAFANew Leaf	\$1,000.00	480-969-4024	868 E University Drive, Mesa Az 85203
3/25/2024	1131	Hope Women's Center	\$500.00	602-715-0999	1640 E McDowell Rd., Phoenix Az 85006
3/25/2024	1132	AJ School Dist Project Dental	\$1,000.00	480-288-2955	195 E Superstition Blvd., Apache Junction
3/25/2024	1133	AJ School Dist Project Thrift	\$1,000.00	480-288-2955	195 E Superstition Blvd., Apache Junction
3/25/2024	1134	AJ Police Department	\$500.00	480-982-8260	1001 N Idaho Rd., Apache Junction Az
3/25/2024	1135	Superstition Fire & Medical	\$500.00	480-982-4440	565 N Idaho Rd., Apache Junction Az
3/25/2024	1136	Genesis Project	\$1,000.00	480-225-7757	PO Box 5156, Apache Junction, Az 85178
3/25/2024	1137	Pinal County HOHP Veterans	\$1,500.00	520-208-3323	100 E Florence Blvd., Casa Grande, Az
3/25/2024	1138	Golden Vista (pool chairs)	\$500.00		

YTD 2024 Donations

\$11,342.00