

*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 wks 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 Van Lishout Lot # 718

⑤ Print Name: JAMES WELLET Lot # 718 & 745

⑥ Print Name: DEWHIS 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: Armon M. Clineboud Lot # 274

⑬ Print Name: NANCIE HINELINE Lot # 544

(14) Print Name: Teanne Mitchell Lot # 251

(15) Print Name: Ron Ward Lot # 474

(16) Print Name: Jackie Ward Lot # 474

(17) Print Name: Stu 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: Rich. L. Hines Lot # 696

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

(24) Print Name: John R. Sweda 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 # 441

(42) Print Name: Leslie Ponder Lot # 974

(43) Print Name: Tom Ponder Lot # 974

(44) Print Name: Daniel Large Lot # 567

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

(46) Print Name: Candy DeBroux Lot # 482

(47) Print Name: Daniel Sheehan 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: Glenn & Josephine Nelson Lot # 479

(52) Print Name: ARNOLD DAVE Lot # 473

(53) Print Name: Pete & Pat Fontana Lot # 766

(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 Zloeg Lot # 912

(62) Print Name: Anita Virlee Lot # 46

(63) Print Name: Cindi Strand Lot # 31

(64) Print Name: Marilynn Walters Lot # 25

(65) Print Name: CAROL DELORTE Lot # 481

(66) Print Name: Bob Larson Lot # 959

(67) Print Name: Debbie Petcovic Lot # 478

(68) Print Name: Jackie Robertson Lot # 1067

(69) Print Name: Diana Soliday 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 GERARD 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 BACHTOW Lot # 302

84

Print Name: Donna Ritter

Lot # 471

85

Print Name: Rhonda Hahauer

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 Fankhauser

Lot # 257

90

Print Name: Doug + Chan Hamilton

Lot # 1010

91

Print Name: BERNIE BACHTOLD

Lot # 502

92

Print Name: Janet Fosser

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 Brettlingen 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: Bruden 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 Peot 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: Marilyn Schmeil Lot # 360

(122) Print Name: Ellen Day Lot # 885

(123) Print Name: Mary Blankens Lot # 304

(124) Print Name: Martha Anderson Lot # 784

(125) Print Name: Sighehoris Lot # 84

(126) Print Name: Rock Bridger 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 Aderman Lot # 261

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

(136) Print Name: Kenneth Billings Lot # 961

(137) Print Name: Evelyn 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 Noltan Lot # 497

(150) Print Name: D A NOLTON Lot # 498

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

(152) Print Name: DEROWITSCHE
Jim & CLARE Lot # 496/91

(153) Print Name: Michele Newman Lot # 513

154

Print Name:

Lot #

155

Print Name:

Robert Allen

Lot #

252

156

Print Name:

Greg Hanson

Lot #

747

157

Print Name:

Susan Hanson

Lot #

747

158

Print Name:

Miriam Jonah

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 V. Wigley Lot # 864

(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: Tin Noh Lot # 542

(171) Print Name: _____ Lot # _____

(172) Print Name: _____ Lot # _____

(173) Print Name: _____ Lot # _____