



Leo Lew
County Manager

October 17th 2023

City of Apache Junction
Development Services Department
300 E Superstition Blvd
Apache Junction, AZ 85119

Re: Proposed Silveray at Goldfield Major General Plan Amendment

Dear Kelsey:

The Pinal County Development Services Department is aware of the proposed multi-family development proposed within the area of the Pinal County Comprehensive Plan. County staff has prepared comments regarding this proposal and would not offer our support of this recommendation.

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.

Please feel free to contact me regarding staff comments and our position on this matter. Staff appreciates the opportunity to provide input regarding this case.

Sincerely,

Patrick Roberts
Senior Planner
Pinal County Development Services

COMMUNITY DEVELOPMENT
PLANNING DIVISION

[External] SPRSAZEA - Under Review: City of Apache Junction General Plan Amendment - Silveray at Goldfield

Boyden, Holden <Holden.Boyden@lumen.com>

Mon 9/11/2023 8:49 AM

To: Kelsey Schattnik <kschattnik@apachejunctionaz.gov>

Cc: AZMetroRelo <AZMetroRelo@lumen.com>

📎 1 attachments (2 MB)

Utility Map 1.pdf;

Date: 08/25/2023

Attn: Kelsey Schattnik

Thank you for your project notification. LUMEN has reviewed your utility notice regarding P-479235 AZ | Silveray at Goldfield - S Goldfield Rd & Dolce Vita at Superstition Falls, Apache Junction, AZ ("Project"). In response to your inquiry please find the enclosed drawings indicating the approximate location of the project limits.

X LUMEN has facilities within your proposed construction area. The plans submitted are under review by our LUMEN Field Engineer(s). Currently, the estimated completion date of review is 09/25/2023.

- **LUMEN has facilities within your proposed construction area. Please find the enclosed drawings indicating the location of the LUMEN facilities. Once you have completed your review, please respond back if LUMEN facilities appear to be in conflict. A LUMEN engineer will be assigned when engineering plans are ready for review.**
- **LUMEN does not have facilities within your proposed construction area.**
- **LUMEN has facilities within your proposed construction zone, but it has been determined that no relocation will be necessary. However, due to the proximity of your project to our facilities, a LUMEN representative will be required on-site when construction begins.**
- **The information provided in your initial request is insufficient to determine if the location of your proposed construction will conflict with LUMEN facilities. Please provide additional detailed location maps, drawings (PDF preferred), and description for further conflict review.**

Please contact your State One Call prior to construction.

Any changes or additions to the project plans or parameters should be submitted to relocations@lumen.com.

Note: the location(s) of facilities shown on drawings you receive from us, are only approximate. LUMEN hereby disclaims any responsibility for the accuracy of this information. Please contact relocations@lumen.com regarding the above-mentioned project if you should have any questions. Please reference the file number P-479235 AZ with any future communications.

Important Notice - For the States listed below, please add relocations@brightspeed.com to your distribution list for inquiries and updates regarding local facilities.

(AL, AR, GA, IL, IN, KS, LA, MI, MO, MS, NC, NJ, OH, OK, PA, SC, TN, TX, VA, WI)

Thank you for your cooperation!

Holden Boyden (He/Him)
Business Analyst
Relocations Department

Holden.Boyden@lumen.com

****We have combined!!** To better serve everyone, there is now a single email inbox for LUMEN. One team is monitoring both national and local network relocations & road moves. Please add relocations@lumen.com to your contacts list for inquiries, updates, and use it for all future notifications.*

From: Wagner, Kevin <kwagner@congruex.com>

Sent: Friday, August 25, 2023 1:15 PM

To: relocations <relocations@centurylink.com>

Subject: Fw: City of Apache Junction General Plan Amendment - Silveray at Goldfield

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: owner-azreview@lxdnp32k.corp.intranet <owner-azreview@lxdnp32k.corp.intranet> on behalf of Kelsey Schattnik <kschattnik@apachejunctionaz.gov>

Sent: Thursday, August 24, 2023 3:08 PM

Subject: City of Apache Junction General Plan Amendment - Silveray at Goldfield

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Dear Neighbors and Interested Parties:

Submitted for your review and comment is a general plan amendment request within the City Of Apache Junction (Case No. P-23-64-GPA). In accordance with state and city requirements, we are submitting this proposal to you as part of the 60-day review process.

Please review the materials provided and convey your comments to Kelsey Schattnik, Senior Planner, via the contact information below, on or prior to October 23, 2023. The City of Apache Junction values your comments and thanks you for your input. Thanks!

All documents can be accessed through the below link:

<https://drive.google.com/drive/folders/13d5IDb-h-Fwc3qI8t7UJQdJ8aYdcEHAa?usp=sharing>

Best,
Kelsey

Kelsey Schattnik, LEED Green Associate
Senior Planner | Development Services Department
City of Apache Junction, AZ
(480) 474-5085

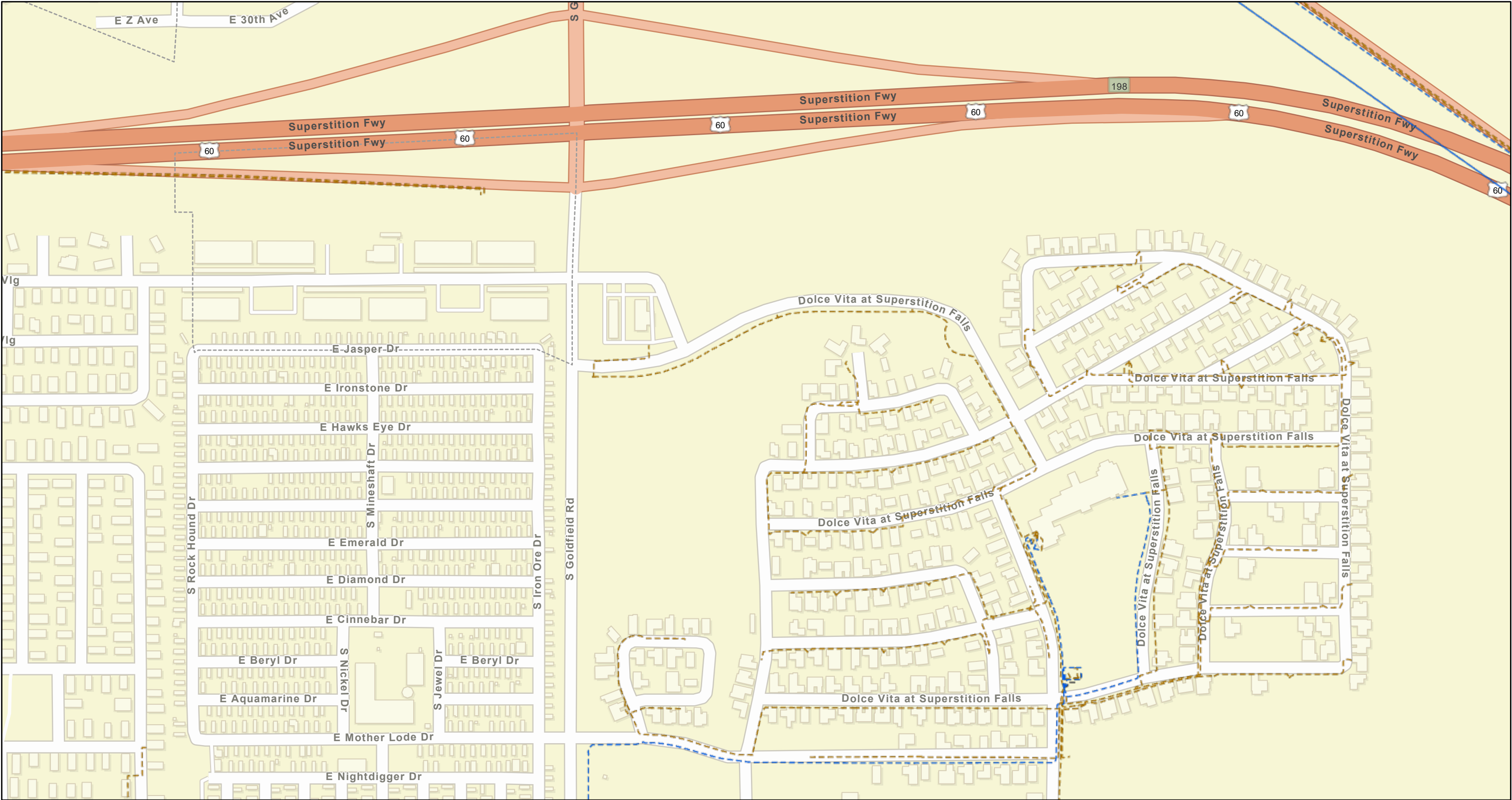
kschattnik@apachejunctionaz.gov

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



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LUMEN Relocate Utility Map



9/11/2023, 10:33:05 AM

Local Copper UG Route

Underground, In Service

Fiber Cables

Aerial, In Service

Underground, In Construction

Underground, In Service

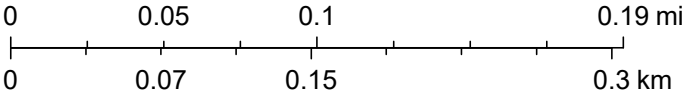
Fiber Routes

Aerial, In Service

Underground, In Construction

Underground, In Service

1:4,514



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