

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

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.

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

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-v5A_CdpagnVfiiMM&r=NspkbZGgee1jvU6eiddn-NET7QbyCwYynS35K05WN_c&m=pOK08a7JAuXiF-2qF-9ig4UGsti-q4AE2710prbjnfA0timOycv9AFPMesL0PNDb&s=BmL2NTVT66pdaAegVnoGh_xKVuDoz05uNN5mgkwuDYM&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