



April 9, 2025

City of Apache Junction
300 E Superstition Blvd
Apache Junction, AZ 85119

Citizen Participation Plan for Apache Trail Superstition Event Center

- Purpose:** The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the vicinity of the site of an application for proposed Apache Trail Superstition Event Center development. The site is located at 2341 North Apache Trail, at the intersection of North Apache Trail and East Lost Dutchman Boulevard. The proposed project is to construct a new event center on the site. The site is currently zoned B-1 General Commercial and the function of this new building is to be an Event Center and Venue. All other existing buildings on the site will remain in place and maintain their current functions. This plan is to ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.
- Contact:** Dane Astle, Architect – dane@edifice.build

Nicholas Leftwich, Senior Planner – nleftwich@apachejunctionaz.gov
- Pre-Application:** The pre-application submittal with City of Apache Junction planning staff was made on January 9th, 2025. Staff reviewed the application and recommended that adjacent residents, nearby registered neighborhoods, and nearby Homeowners Associations be contacted.
- Action Plan:** To provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that the development may have on members of the community.

EDIFICE

922 N. Gilbert Rd, Suite 103
Mesa, AZ 85203
T 480.580.1116



1. A contact list has been developed for citizens and agencies in this area including:
 - All registered neighborhood associations within 300 feet of the project.
 - Homeowners Associations within 300 feet of the project.
 - Property owners within 300 feet from the project.
2. All persons listed on the contact list will receive a letter describing the project, site plan and elevations, with an invitation to comment via the contact information.

Schedule:	Pre-Application Submittal:	January 9, 2025
	Pre-Application Comments:	January 30, 2025
	Conditional Use Permit Submittal:	March 8, 2025
	Mailing of Notification Letters:	TBD (15 Days Before Hearing)
	City Hearing:	TBD

Sincerely,

A handwritten signature in blue ink, appearing to read "Dane Astle", with a stylized flourish at the end.

Dane Astle, AIA, LEED AP BD+C
Principal Architect - Owner
EDIFICE LLC

EDIFICE

922 N. Gilbert Rd, Suite 103
Mesa, AZ 85203
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June 18, 2025

City of Apache Junction

300 E Superstition Blvd
Apache Junction, AZ 85119

Project Name: P-25-28-CUP Apache Trail Superstition Event Center

Neighborhood Meeting Report

To Whom it may concern,

A neighborhood meeting was held as advertised on June 10th 2025 at 6pm at the multi generational center Room 119 in Apache Junction.

Overall only one person attended the meeting that was not involved in the project. The closest neighbor, Bambi Johnson. She had great things to say and is supportive of the project suggesting no changes.

We stayed at the venue with Sidney and Mo until 45 minutes past 6pm. No others participated.

Please contact me at (480) 580-1116 should you have questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dane Astle", with a stylized flourish at the end.

Dane Astle, AIA, LEED AP BD+C
Principal Architect - Owner
EDIFICE LLC

EDIFICE

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SUPERSTITION EVENT CENTER

<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL / PHONE</u>
1 BARBARIE JOHNSON	—	
2 DANE ASTLE	922 N. GILBERT RD.	480-580-1116
3 Mehmed Mohiuddin	2304 N. CORTER RD	602-214-5635
4 SIDNEY URBANO	— AS	
5. TINA LOVELAND	2304 N. CORTER RD	

City of Apache Junction Public Notice
**CONDITIONAL USE PERMIT
PUBLIC HEARING**

PLANNING & ZONING COMMISSION

DATE: Tuesday 6/24/25 TIME: 7:00 PM

CITY COUNCIL PUBLIC HEARING

DATE: Tuesday 8/5/25 TIME: 7:00 PM

CASE #: P-25-28-CUP

APPLICANT: Dane Astle

PHONE#: 480-580-1116

PLACE: 300 E. SUPERSTITION BLVD.
APACHE JUNCTION, AZ 85119

REQUEST TO: Obtain a conditional use permit to construct an Event
Center and Venue in the B-1 General Commercial zoning district

PROJECT NAME: Apache Trail Superstition Event Center

PROJECT ADDRESS: 2341 North Apache Trail, Apache Junction, AZ 85119

CITY CLERK: EVIE MCKINNEY

FOR INFORMATION CALL PLANNING OFFICE 480-474-5083

June 3, 2025 at 9:25 AM

+33.436052 -111.522225

2287-2339 N Apache Trail
Apache Junction AZ 85119



[External] Opposition to Case P-25-28-CUP – Proposed Event Venue at Lost Dutchman Blvd & Cortez Rd

From Hannah Nissen <hannahmnissen@gmail.com>

Date Wed 6/18/2025 10:57 AM

To Nicholas Leftwich <nleftwich@apachejunctionaz.gov>

Dear Mr. Leftwich,

I am writing to formally express my strong opposition to the Conditional Use Permit (Case P-25-28-CUP) for the proposed event venue at the southwest corner of Lost Dutchman Boulevard and Cortez Road.

As a homeowner directly across the street from the proposed site, I am deeply concerned about the significant negative impact this project will have on the peace and livability of our neighborhood. The applicant already owns a nearby business that regularly operates at extremely loud volumes, often late into the night, disrupting the quiet residential atmosphere. The addition of an event venue in such close proximity would only exacerbate these disturbances.

This area is primarily residential, and introducing a high-traffic, late-hour commercial venue so close to homes is not appropriate for the zoning or the community. We already struggle with noise, and the potential for increased traffic, parking issues, and safety concerns makes this proposal unacceptable.

I strongly urge the Planning and Zoning Commission and the City Council to deny this Conditional Use Permit. I ask that my comments be included in the official record for the upcoming public hearings.

Thank you for your time and consideration.

Hannah Nissen

2273 N Cortez Rd

Apache Junction 85119

(480)381-1704