



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: June 24, 2025

TO: Planning and Zoning Commission

THROUGH: Rudy Esquivias, Development Services Director
Sidney Urias, Development Services Deputy Director

FROM: Nicholas Leftwich, Senior Planner

CASE NUMBER: P-25-28-CUP

OWNER: Mohiuddin Mehmood Trust
2304 Cortez Road
Apache Junction, AZ 85119

APPLICANT: Dane Astle, Edifice Architecture

REQUEST: A proposed Conditional Use Permit ("CUP") to permit an event center and venue in the "B-1" General Commercial zoning district.

LOCATION: The subject site is located near the southeast corner of Lost Dutchman Boulevard and Apache Trail.
(APN 100-25-043E)

**GENERAL PLAN/
ZONING DESIGNATION:** Commercial / General Commercial "B-1"

SURROUNDING USES: North: General Commercial "B-1" properties;
South: Low Density Single-Family Detached Residential "RS-54" properties;
East: Low Density Single-Family Detached Residential "RS-54" properties;

West: Low Density Single-Family Detached Residential "RS-54" properties.

BACKGROUND

Parcel 100-25-043E is located near the southeast corner of E. Lost Dutchman Boulevard & N. Apache Trail, totaling 4.18 acres. The property has been utilized as an RV & boat storage yard since around 2000.

PROPOSALS

P-25-28-CUP is a request for the approval of a Conditional Use Permit for Parcel 100-25-043E to authorize the operation of an event center and venue, per the requirements of the Apache Junction Zoning Ordinance, §1-5-3 Non-Residential Use Regulations.

The proposed development comprises a 4,927.5 square foot building, with an adjacent outdoor ceremony area. At this time, only the west half of Parcel 100-25-043E is proposed to be developed, replacing the existing storage use with the new event venue and its associated parking and landscaping.

PLANNING STAFF ANALYSIS

As defined by the City Zoning Ordinance §1-16-12, Conditional uses are those uses that are generally compatible with the land uses permitted by right in a zoning district, but which require individual review and Conditional Use Permit ("CUP") approval of their location, design, operation and configuration along with the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

According to §1-5-3 Non-Residential Use Regulations, "Event Centers and Venues" are permitted in the B-1, B-2, B-3, and B-4 zoning districts only after review and approval of a conditional use permit, with a footnote indicating the City Council as the decision authority.

Staff finds that the proposed use is consistent with the zoning of the property, but recommend conditions of approval that specifically mitigate potential noise concerns from adjacent residential properties. These conditions are noted in the recommended motion section of this staff report.

Relationship to General Plan:

The subject site is designated by the city's General Plan as "Commercial," which is the General Plan land use designation generally designed for office, restaurant, retail, service industry type land uses, which the event venue falls under. The proposed event venue would replace a portion of the legal non-conforming storage yard, which helps facilitate the General Plan Goals (Economic Development Goal 5.1, Land Use Goal 11.2) to discourage further storage uses and encourage new businesses along our transportation corridors.

Zoning/Site Context:

The subject property is surrounded by both General Commercial properties to the north along Apache Trail and Low Density Single Family Residential uses in the other directions, as noted:

- To the north of the property are "B-1" General Commercial properties, with the Hitching Post restaurant to the immediate north of the subject site.
- To the immediate south of the property are vacant Low Density Single-Family Detached Residential "RS-54" properties.
- To the east of the property are developed "RS-54" residential properties.
- To the west of the property is a vacant "RS-54" residential property, with "B-1" commercial properties to the northwest, across Apache Trail, and recently developed "RS-54" residential properties to the southwest.



Infrastructure & Site Improvements:

All necessary and required on-site and off-site improvements, including retention basins, dust-proof surfacing, perimeter fencing, and landscape buffers will be built at the time of development.

Public Input:

The applicant sent out neighborhood meeting notification letters to the property owners within a three hundred (300') radius, notifying neighbors of the proposed development and providing them contact information to learn more about the project. The neighborhood meeting was held at the Apache Junction Multi-Generational Center, 1035 N Idaho Rd, on Tuesday, June 10, 2025, at 6:00 PM. One neighbor attended and expressed support for the development.

At the time of this staff report, Staff have received one e-mail from an adjacent neighbor regarding the proposed development, which expresses opposition and concern regarding noise and traffic. This e-mail has been included in the attached Public Participation Report.

FINDINGS OF FACT FOR CONDITIONAL USE PERMIT

As required by the Apache Junction Zoning Ordinance, a Conditional Use Permit request may be approved by the Planning Commission after consideration has been given to seven different criteria. The criteria is outlined in the text below:

1. Adequacy of roadways, off-street parking, public facilities and services to accommodate the proposed use;

Applicant Response: *The primary access to the site is off of East Apache Trail, a main arterial road, and the driveway access is already in place. There is existing off-street parking on site and additional parking is being added to the site. With an existing restaurant on an adjacent owner-owned property, the utilities to accommodate this new development.*

2. Negative impacts arising from the emission of odor, dust, gas, noise, lighting, vibration, smoke, heat or glare;

Applicant Response: *This is an event center so there will be no emission of odor, dust, gas, noise, lighting, vibration, smoke, heat, or glare. The events held here will be family and group*

events and will not produce additional 'pollution' to the surrounding area. The emissions are less than a restaurant development. Any sound and lighting issues potentially affecting the neighbors will be addressed by way of sound insulation and light shields. All outdoor activity resulting in music will be restricted to 10:00pm Arizona Time and any other outdoor activity will be restricted to 12:00am (midnight) Arizona Time. Visually, outdoor activity will be screened from adjacent properties by way of lining the property line with Mesquites and Palo Verdes.

3. Contribution to the deterioration of the neighborhood or the negative impact on neighborhood property values;

Applicant Response: This event center will be constructed in a high quality and will be improving the currently open storage lot to a usable property bringing activity and community to the area. This development will improve the area and increase property values.

4. Compatibility with surrounding uses and structures;

Applicant Response: There is currently a restaurant to the northeast of this site and it will remain open after the development of this project. The two will function in tandem with each other by continuing to cater to the surrounding community. The design of the Event Center will complement the surrounding area by maintaining a single story design and by using materials matching the adjacent buildings. Apache Junction has a Western, agricultural, and desert heritage, making the barn style an intentional nod to the local history: The barn with silo reflects the region's ranching and agricultural roots. The design enhances a sense of place and identity, anchoring the development in Southwestern tradition.

5. Conformance with the General Plan and City policies;

Applicant Response: The General Plan lists this property as being a commercial use so an event center will conform with the General Plan and City Policies.

6. Screening and buffering of uses; and

Applicant Response: This project is set back from the road by being on a parcel behind other parcels and the structure itself is set further back than required from the property lines

allowing it to be screened naturally with landscaping and not intrude on adjacent properties.

7. Unique nature of the property, use and/or development's physical characteristics.

Applicant Response: *The property has minimal street frontage so instead of outfitting East Apache Trail with a new driveway access point, the existing driveway will be used to offer intermingling of the existing and new functions. Existing and new site facilities will be shared and create a campus experience versus isolated functions. The views of the Superstition Mountains were considered heavily when planning and aligning the structure on site creating an event experience unparalleled with anything in the area.*

PLANNING DIVISION RECOMMENDATION

In review of the project proposal, Staff is supportive of the Conditional Use Permit Case P-25-28-CUP and respectfully recommends to the Commission a favorable recommendation to the City Council, subject to the conditions of approval noted below in order to facilitate greater cohesion and sensitivity to the surrounding residential properties. As always, Commissioners may recommend changes or additional conditions which they feel will improve the development plan.

RECOMMENDED MOTION

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of the proposed Conditional Use Permit Case P-25-28-CUP, a request by Dane Astle of Edifice Architecture to permit the use of an Event Center & Venue on Parcel APN 100-25-043E, located near the southeast corner of Lost Dutchman Boulevard and Apache Trail, zoned General Commercial "B-1", subject to the following conditions of approval:

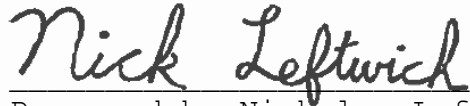
- 1) The project shall be developed in accordance with the plans attached to and associated with case P-25-28-CUP. All development shall meet the requirements of the applicable city codes.
- 2) This CUP is conditionally approved pursuant to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-16: Administration,

Cases P-25-28-CUP

June 24, 2025 Planning and Zoning Commission Staff Report

§ 1-16-12, Conditional Use Permits, Administrative Use Permits and Building Permits.

- 3) To screen the event venue from future residential development, a 6-foot tall opaque fence shall be constructed along the south and western borders.
- 4) All lighting shall comply with Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-10: Outdoor Lighting Regulations. Lighting shall be "Dark Sky" compliant, wherein all light sources shall be down-lit, fully shielded, and the correlated color temperature ("CCT") shall not exceed 3,000 Kelvins.
- 5) Outdoor music shall end by 10:00 PM, Arizona Time. All outdoor activities shall end by 12:00 Midnight, Arizona Time, to prevent disturbances to the neighborhood.
- 6) Any signage to be installed on the property must comply with Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-11: Sign Regulations. Signage should complement the building's architecture.
- 7) All music, audio, or noise shall not exceed 60 decibels when measured at 20 feet from the property's edge or from a complaining party's building footprint, as required in Apache Junction City Code, Volume I, Chapter 11: Noise, Article 11-1: Noise, § 11-1-6 Acts Or Conditions Declared As Excessive Noises.
- 8) Major deviations or proposed changes from the original plans associated with this case will require a major conditional use permit amendment. The Director or their designee shall interpret the proposed modification to be significant/major if, in the Director or Designee's opinion, the quality of project design is diminished, and/or the overall character of the project is contrary to the intent and spirit of the original City Council approval.

A handwritten signature in black ink that reads "Nick Leftwich". The signature is written in a cursive, flowing style. The first name "Nick" is written in a larger, more prominent script than the last name "Leftwich". The signature is positioned above a horizontal line.

Prepared by Nicholas Leftwich
Senior Planner

Attachments:

- Exhibit #1 - Project Narrative
- Exhibit #2 - Proposed Site Plan
- Exhibit #3 - Aerial Map
- Exhibit #4 - Proposed Landscape Plan
- Exhibit #5 - Proposed Elevations & Floor Plan
- Exhibit #6 - Public Participation Plan & Report



May 12, 2025

City of Apache Junction

300 E Superstition Blvd
Apache Junction, AZ 85119

Project Name: Apache Trail Superstition Event Center

To Whom it may concern,

The proposed project is to construct a new event center on the site known as APN 100-25-043C or address 2341 North Apache Trail, Apache Junction, AZ 85199. 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.

The intended use of this new building will be a place to hold events such as religious worship and wedding ceremonies. The new 5,400 SF building includes restrooms and prep spaces with a large event space consuming a majority of the floor plan. Additionally, there is a matching outdoor event patio for open-air events.

Conditional Use Permit Findings of Fact:

- Adequacy of roadways, off-street parking, public facilities and services to accommodate the proposed use.
 - The primary access to the site is off of East Apache Trail, a main arterial road, and the driveway access is already in place. There is existing off-street parking on site and additional parking is being added to the site. With an existing restaurant on an adjacent owner-owned property, the utilities to accommodate this new development.
- Negative impacts arising from the emission of odor, dust, gas, noise, lighting, vibration, smoke, heat or glare (Please note if there are any measures to be taken to mitigate sound & lighting impact on the residential neighborhood around the site).
 - This is an event center so there will be no emission of odor, dust, gas, noise, lighting, vibration, smoke, heat, or glare. The events held here will be family and group events and will not produce additional 'pollution' to the surrounding area. The emissions are less than a restaurant development. Any sound and lighting issues potentially affecting the neighbors will be addressed by way of sound insulation and light shields. All outdoor activity resulting in music will be restricted to 10:00pm Arizona Time and any other

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Mesa, AZ 85203
T 480.580.1116



outdoor activity will be restricted to 12:00am (midnight) Arizona Time. Visually, outdoor activity will be screened from adjacent properties by way of lining the property line with Mesquites and Palo Verdes.

- Contribution to the deterioration of the neighborhood or the negative impact on neighborhood property values.
 - This event center will be constructed in a high quality and will be improving the currently open storage lot to a usable property bringing activity and community to the area. This development will improve the area and increase property values.
- Compatibility with surrounding uses and structures.
 - There is currently a restaurant to the northeast of this site and it will remain open after the development of this project. The two will function in tandem with each other by continuing to cater to the surrounding community. The design of the Event Center will complement the surrounding area by maintaining a single story design and by using materials matching the adjacent buildings. Apache Junction has a Western, agricultural, and desert heritage, making the barn style an intentional nod to the local history: The barn with silo reflects the region's ranching and agricultural roots. The design enhances a sense of place and identity, anchoring the development in Southwestern tradition.
- Conformance with the General Plan and City policies.
 - The General Plan lists this property as being a commercial use so an event center will conform with the General Plan and City Policies.
- Screening and buffering of uses.
 - This project is set back from the road by being on a parcel behind other parcels and the structure itself is set further back than required from the property lines allowing it to be screened naturally with landscaping and not intrude on adjacent properties.
- Unique nature of the property, use and/or development's physical characteristics.
 - The property has minimal street frontage so instead of outfitting East Apache Trail with a new driveway access point, the existing driveway will be used to offer intermingling of the existing and new functions. Existing and new site facilities will be shared and create a campus experience versus isolated functions. The views of the Superstition Mountains were considered heavily when planning and aligning the structure on site creating an event experience unparalleled with anything in the area.

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

Sincerely,

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A handwritten signature in blue ink, appearing to read "Dane Astle".

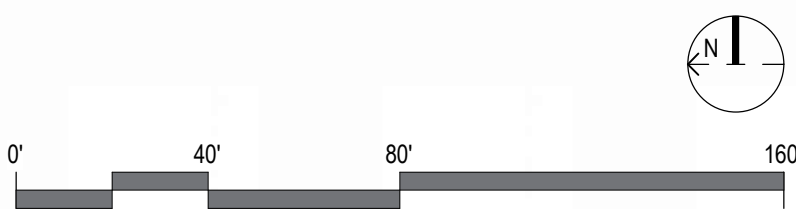
Dane Astle, AIA, LEED AP BD+C
Principal Architect - Owner
EDIFICE LLC

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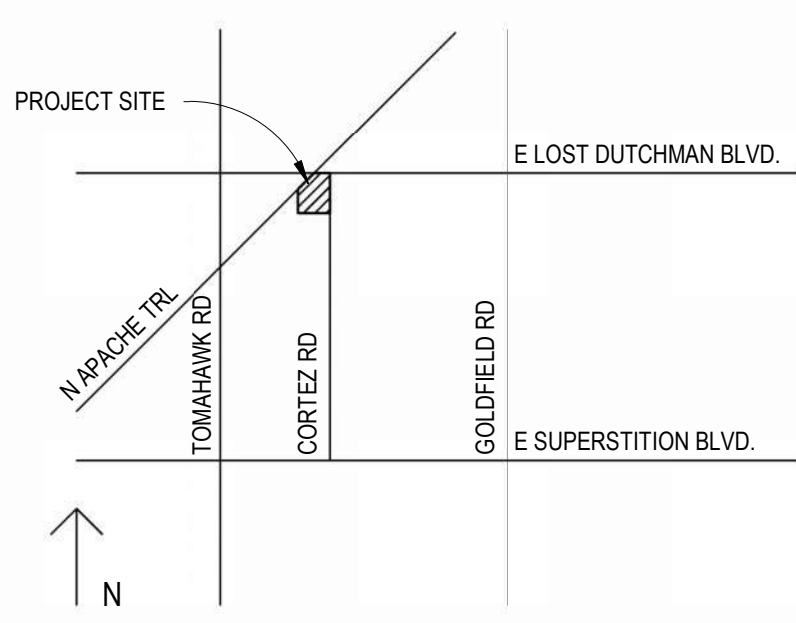
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1 SITE PLAN
1" = 40'-0"



VICINITY MAP



PROJECT INFORMATION

APN:	10025043E
ADDRESS:	2341 N APACHE TRAIL, APACHE JUNCTION, AZ 85119
ZONING:	B-1, GENERAL COMMERCIAL
LOT SIZE:	181645 SF (4.17 ACRES)
BUILDING AREA:	4,994 SF
BUILDING HEIGHT:	35' MAX / 32'-8" PROVIDED
PARKING REQUIRED:	1 PER 100 SF (4,994 SF - 990 SF [BRIDAL ROOM, STORAGE, PREP] = 4,004 SF 4,004 SF / 100 SF = 41 PARKING SPACES
PARKING PROVIDED:	44 PARKING SPACES (+44 OVERFLOW PARKING SPACES)

FLOODPLAIN REVIEW

PROPOSED DEVELOPMENT IS OUTSIDE OF CURRENT EFFECTIVE AND FUTURE PRELIMINARY FEMA REGULATORY FLOODPLAIN (FIRM ISSUE DATE 12.05.2023) AND UNENCLUMBERED BY SFHA (SPECIAL FLOOD HAZARD AREA) BOUNDARIES AND THEREFORE IS NOT SUBJECT TO FEMA FLOODPLAIN DEVELOPMENT REQUIREMENTS.

BUSINESS OPERATIONS

- OUTDOOR MUSIC SHALL END BY 10:00 PM, ARIZONA TIME. ALL OUTDOOR ACTIVITIES SHALL END BY 12:00 MIDNIGHT, ARIZONA TIME, TO PREVENT DISTURBANCES TO THE NEIGHBORHOOD.
- ALL MUSIC, AUDIO, OR NOISE SHALL NOT EXCEED 60 DECIBELS WHEN MEASURED AT 20 FEET FROM THE PROPERTY'S EDGE OR FROM A COMPLAINING PARTY'S BUILDING FOOTPRINT, AS REQUIRED IN APACHE JUNCTION CITY CODE, VOLUME I, CHAPTER 11: NOISE, ARTICLE 11-1: NOISE, § 11-1-6 ACTS OR CONDITIONS DECLARED AS EXCESSIVE NOISES.

REQUIRED SHARED AGREEMENTS

- SHARED ACCESS AGREEMENT:** EXCLUSIVE ACCESS TO THE EVENT VENUE PROPERTY, APN 100-25-043E, IS PROVIDED BY GOING THROUGH A SEPARATE LOT, APN 100-25-043C. A SHARED ACCESS AGREEMENT APPROVING ACCESS TO 100-25-043E, THE EVENT VENUE, THROUGH APN 100-25-043C WILL BE REQUIRED AS A CONDITION OF APPROVAL.
- SHARED PARKING AGREEMENT:** AS PARKING IS TO BE FLEXED AND SHARED BETWEEN THE TWO PROPERTIES, APN 100-25-043C AND APN 100-25-043E, A SHARED PARKING AGREEMENT WILL BE REQUIRED AS A CONDITION OF APPROVAL.



922 N GILBERT RD, SUITE 103
MESA, AZ 85203
T 480.580.1116

5/2/2025 10:45:20 AM - PLOT DATE

APACHE TRAIL
SUPERSTITION EVENT
CENTER

MEHMOOD MOHIUDDIN
2304 NORTH CORTEZ ROAD
APACHE JUNCTION, AZ 85119

PROJECT TEAM

ARCHITECT
EDIFICE
922 N GILBERT RD,
SUITE 103
MESA, AZ 85203
T 480.580.1116
CONTACT: DANE ASTLE

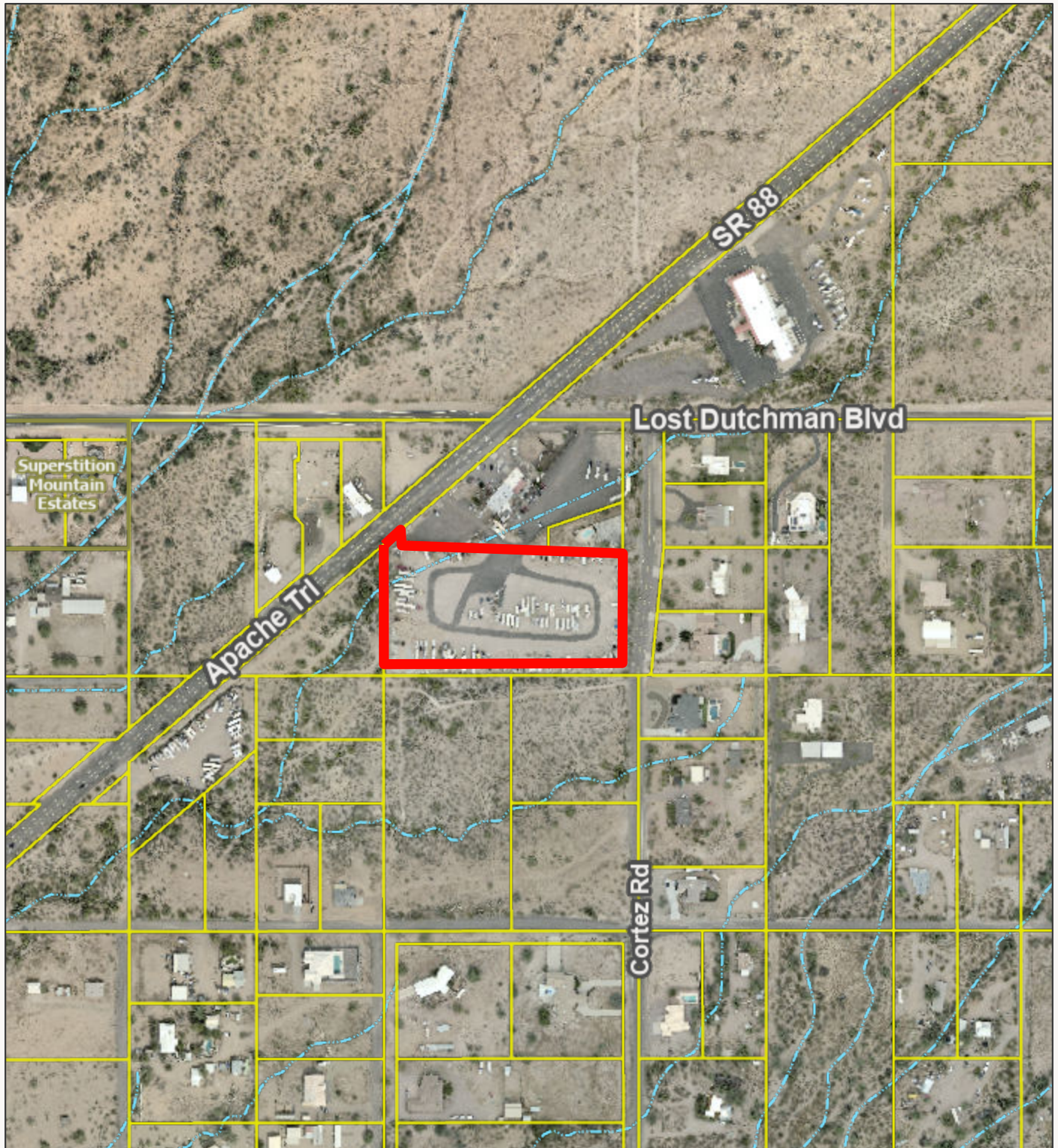
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	CONDITIONAL USE PERMIT 2ND SUB	05.05.2025

ARCHITECTURAL
SITE PLAN

A011

ArcGIS Web Map

DISCLAIMER: This map was produced without benefit of a field survey and is not the intended use. The use of this map is for informational purposes only and the City of Apache Junction makes no warranty, expressed or implied, regarding the reliability of the information provided.



LEGEND

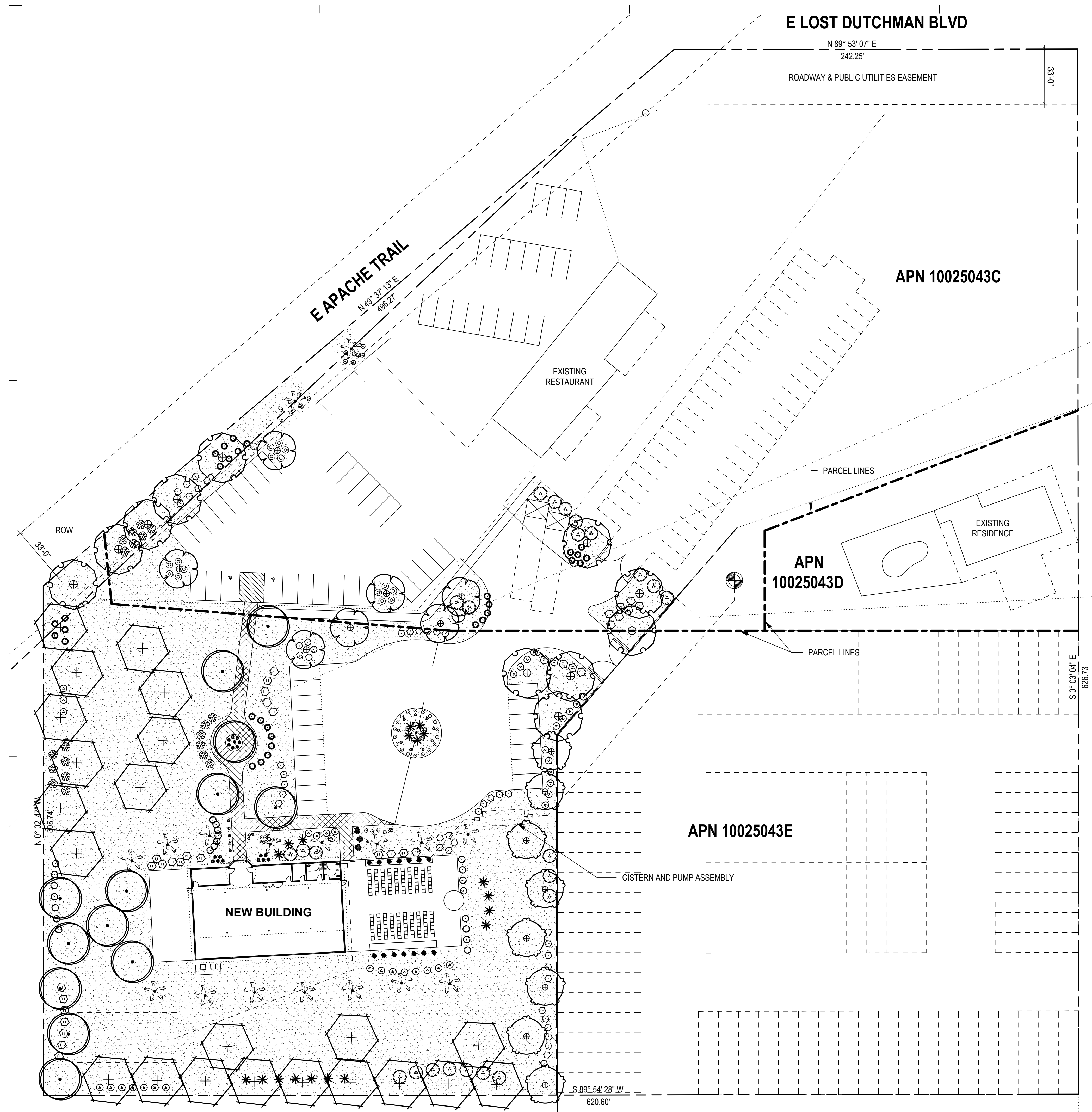
- | | |
|------------------------------------|-------------------------|
| Apache Junction Municipal Boundary | Parcels |
| Apache Junction | City of Apache Junction |
| County Boundary | Ephemeral Washes |
| Subdivisions | |

City of Apache Junction



June 18, 2025



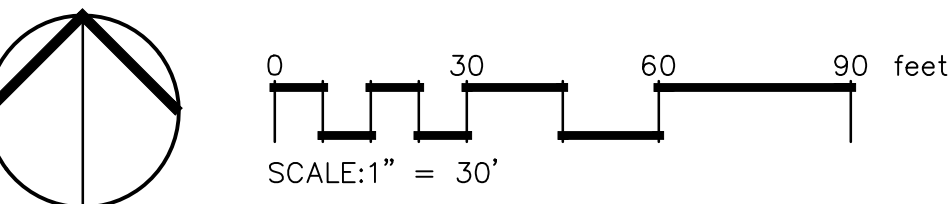


PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Chilopsis linearis Desert Willow	15 gal.	8
	Fouquieria splendens Ocotillo	15 gal.	18
	Olneya tesota Desert Ironwood	24" Box	14
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" Box	13
	Prosopis x 'Phoenix' Phoenix Thornless Mesquite	24" Box	22
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	15 gal.	8
SHRUBS			
	Agave parryi Parry's Agave	5 gal	17
	Ambrosia deltoidea Triangleleaf Bursage	5 gal	22
	Asclepias subulata Rush Milkweed	5 gal	3
	Baileya multiradiata Desert Marigold	1 gal	12
	Calliandra eriophylla Fairy Duster	5 gal	36
	Chrysactinia mexicana Damianita	1 gal	7
	Dasylirion wheeleri Grey Desert Spoon	5 gal.	19
	Echinocactus grusonii Golden Barrel Cactus	5 gal	17
	Encelia farinosa Brittlebush	5 gal	40
	Euphorbia antisiphilitica Candelilla Euphorbia	5 gal	14
	Muhlenbergia porteri Bush Muhly	5 gal	31
	Opuntia basilaris Beavertail Prickly Pear	5 gal	20
	Ruellia penninsularis Wild Petunia	5 gal	15
	Simmondsia chinensis Jojoba	5 gal	25
	Sphaeralcea ambigua Desert Globemallow	5 gal	38
	Tetraneuria acaulis Angelita Daisy	1 gal	25

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
	K-101	1/2" screened decomposed granite. Express Carmel color at 2" Depth.







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24029 5/2/2025 10:41:21 AM - PLOT DATE

**APACHE TRAIL
SUPERSTITION EVENT
CENTER**

MEHMOOD MOHIUDDIN
2304 NORTH CORTEZ ROAD
APACHE JUNCTION, AZ 85119

PROJECT TEAM

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CONTACT: DANE ASTLE

#	DESCRIPTION	DATE
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CONDITIONAL USE
PERMIT 2ND SUB
05.05.2025

EXTERIOR
ELEVATIONS N/S

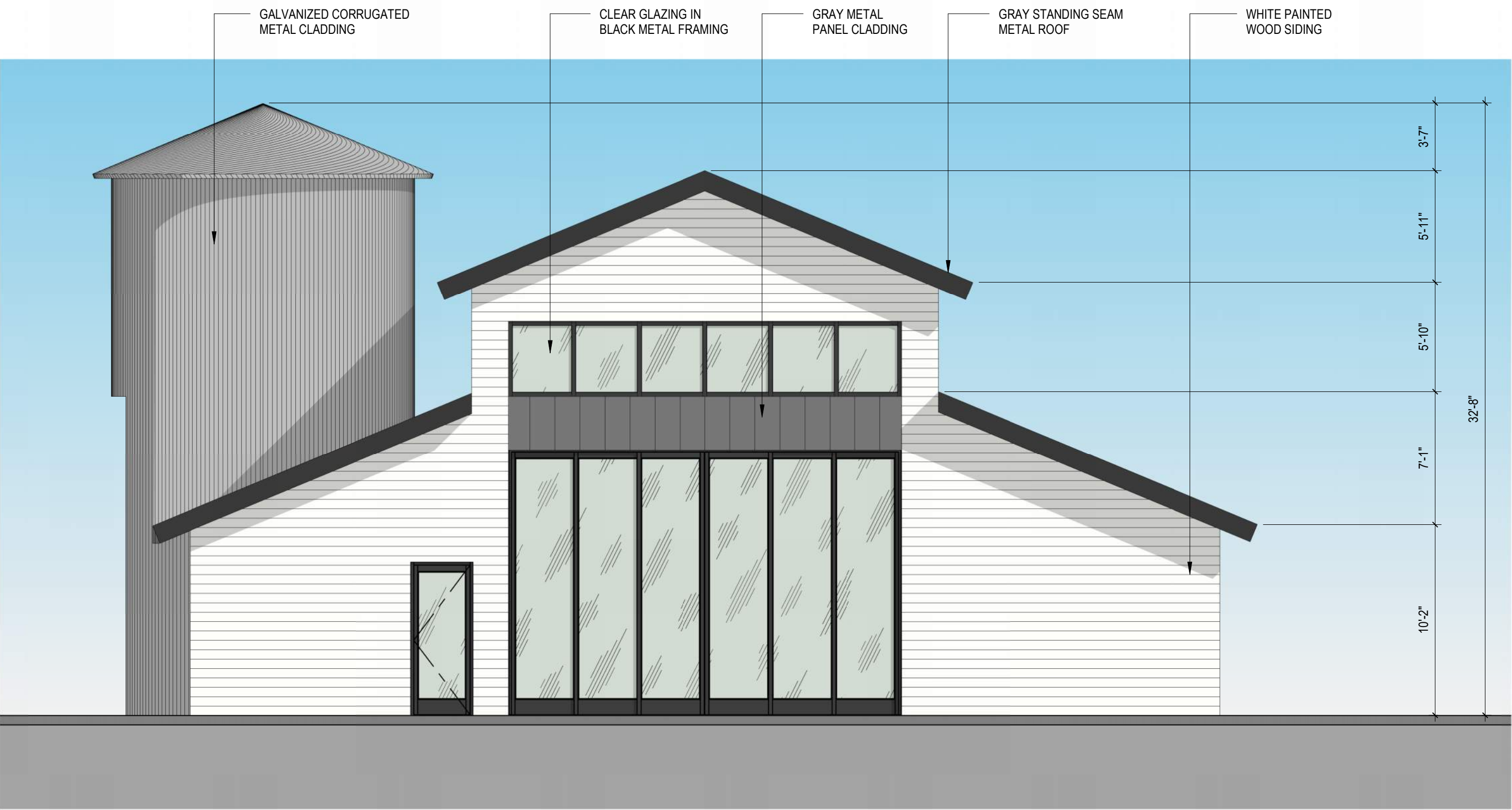
A201



2 EXTERIOR ELEVATION_SOUTH
3/16" = 1'-0"

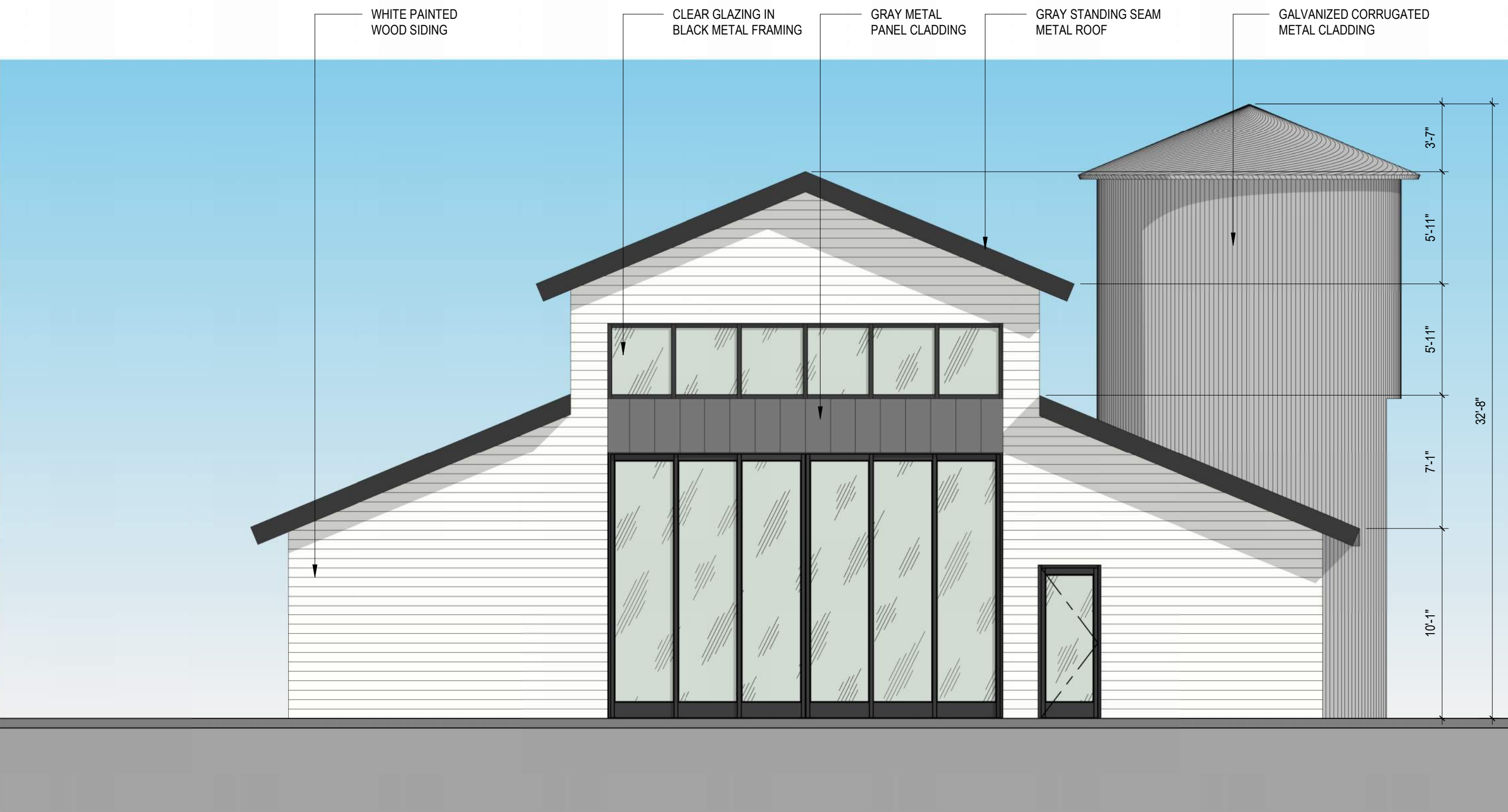


1 EXTERIOR ELEVATION_NORTH
3/16" = 1'-0"



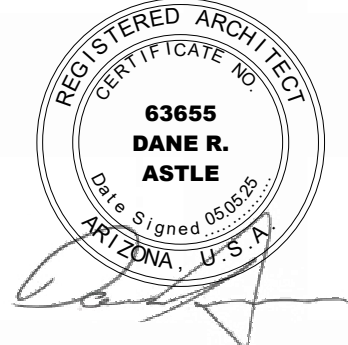
2 EXTERIOR ELEVATION_WEST

3/16" = 1'-0"



1 EXTERIOR ELEVATION_EAST

3/16" = 1'-0"



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24029 5/2/2025 10:41:49 AM - PLOT DATE

APACHE TRAIL
SUPERSTITION EVENT
CENTER

MEHMOOD MOHIUDDIN
2304 NORTH CORTEZ ROAD
APACHE JUNCTION, AZ 85119

PROJECT TEAM

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#	DESCRIPTION	DATE
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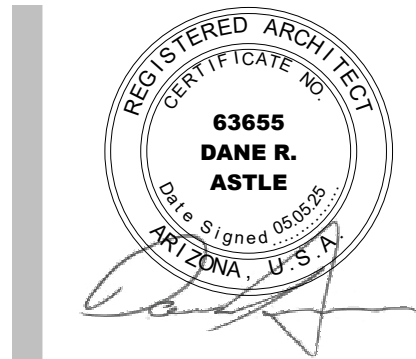
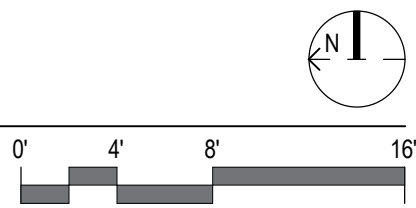
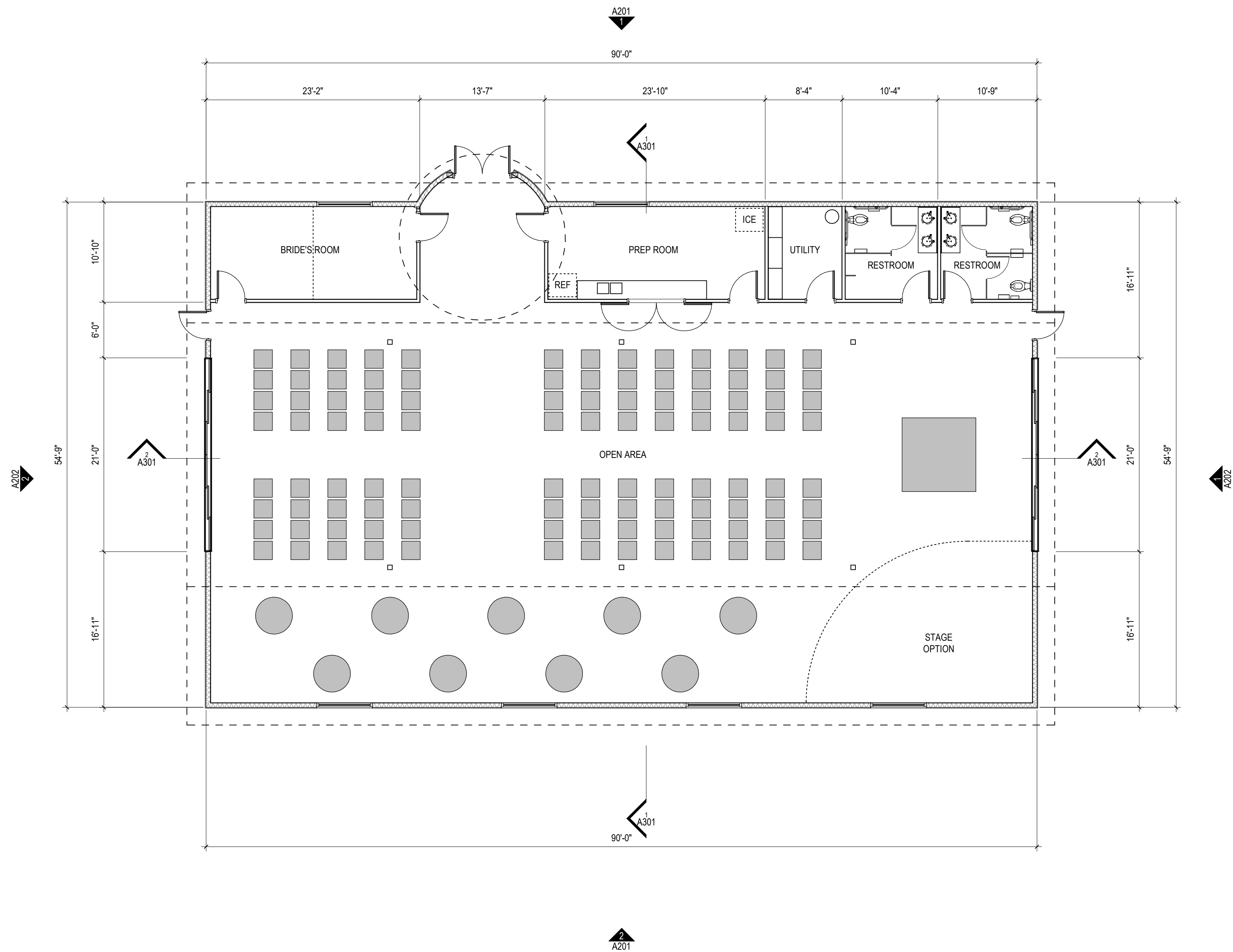
CONDITIONAL USE PERMIT 2ND SUB 05.05.2025	
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EXTERIOR
ELEVATIONS E/W

A202

1 FLOOR PLAN

1/8" = 1'-0"



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24029 5/2/2025 10:41:01 AM - PLOT DATE

APACHE TRAIL
SUPERSTITION EVENT
CENTER

MEHMOOD MOHIUDDIN
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APACHE JUNCTION, AZ 85119

PROJECT TEAM

ARCHITECT
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T 480.590.1116
CONTACT: DANE ASTLE

#	DESCRIPTION	DATE

CONDITIONAL USE
PERMIT 2ND SUB
05.05.2025

FLOOR PLAN

A101



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.

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Mesa, AZ 85203
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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
T 480.580.1116



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

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

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 Mohiaddin	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

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

From Benjamin Nissen <benjaminridleynissen@gmail.com>

Date Mon 6/23/2025 9:01 PM

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.

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Thank you for your time and consideration.

Benjamin Nissen

2273 N Cortez Rd

Apache Junction 85119

4802980254