



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

EDIFICE

922 N. Gilbert Rd, Suite 103
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,

EDIFICE

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



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

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