

Empire Southwest, LLC

1725 S. Country Club Dr.
Mesa, AZ 85210-6003
480.633.4300 tel
480.633.4489 fax

July 26, 2024

Re: Empire Southwest -Project Narrative

Neighboring Property Owners:

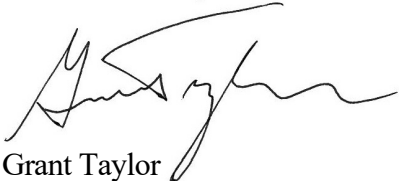
Empire Southwest located at 3215 S Winchester Rd has it's rental operations of construction related equipment there since 2009, with hours of operation from 5 am to 10 pm M-F and limited hours on Saturday, and none on Sunday. Empire has a current need to expand its yard space to accommodate more equipment storage. The current parcel APN #102-56-0210 identified as Lot 21 within the Baseline Industrial Park is approximately 1.5 acres of which is being used for equipment storage and previous request for a Condition Use Permit in 2020.

We are requesting an additional Conditional Use Permit (CUP) to expand the equipment storage yard space to the west and south on parcels 102-56-0190, 0200, 0220, 0230. With this additional 4.5 acreage to be enclosed via a masonry 8' CMU block wall on the eastern boundary to match existing wall, as well as a 8' CMU block wall around the south and west perimeter. This additional yard storage property would include the existing lots 19, 20, 22 & 23 of the Baseline Industrial Park. The yard would also be covered by an acceptable dust control material and be maintained as such for the time period being used. Also additional landscape improvements fronting 34th & 36th Ave, as well as Colt Rd are also proposed per stipulations of the permit.

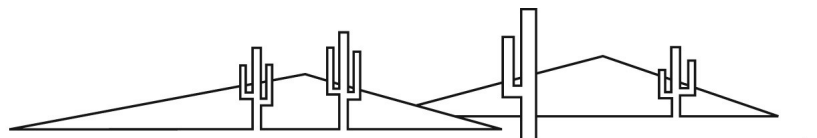
Access to this expanded yard would be through the existing gate located at the northwest corner of the yard space with an additional entrance off of 36th Ave to the south. Empire will also landscape the frontage of Colt Rd and extending in to both cul-de-sacs of 34th & 36th Ave.

Long term we have not decided whether or not this will become a permanent storage yard with no additional improvements or not, and at this point want to keep all options available for the use of this property. We request a 5 year Conditional User Permit with an extension of the existing yard to coincide with this time frame.

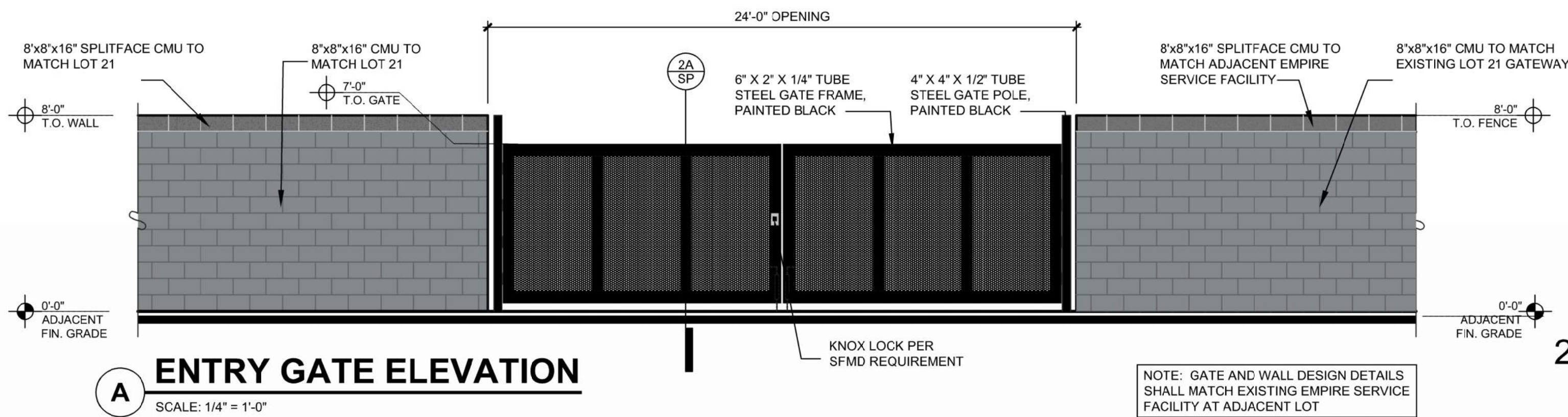
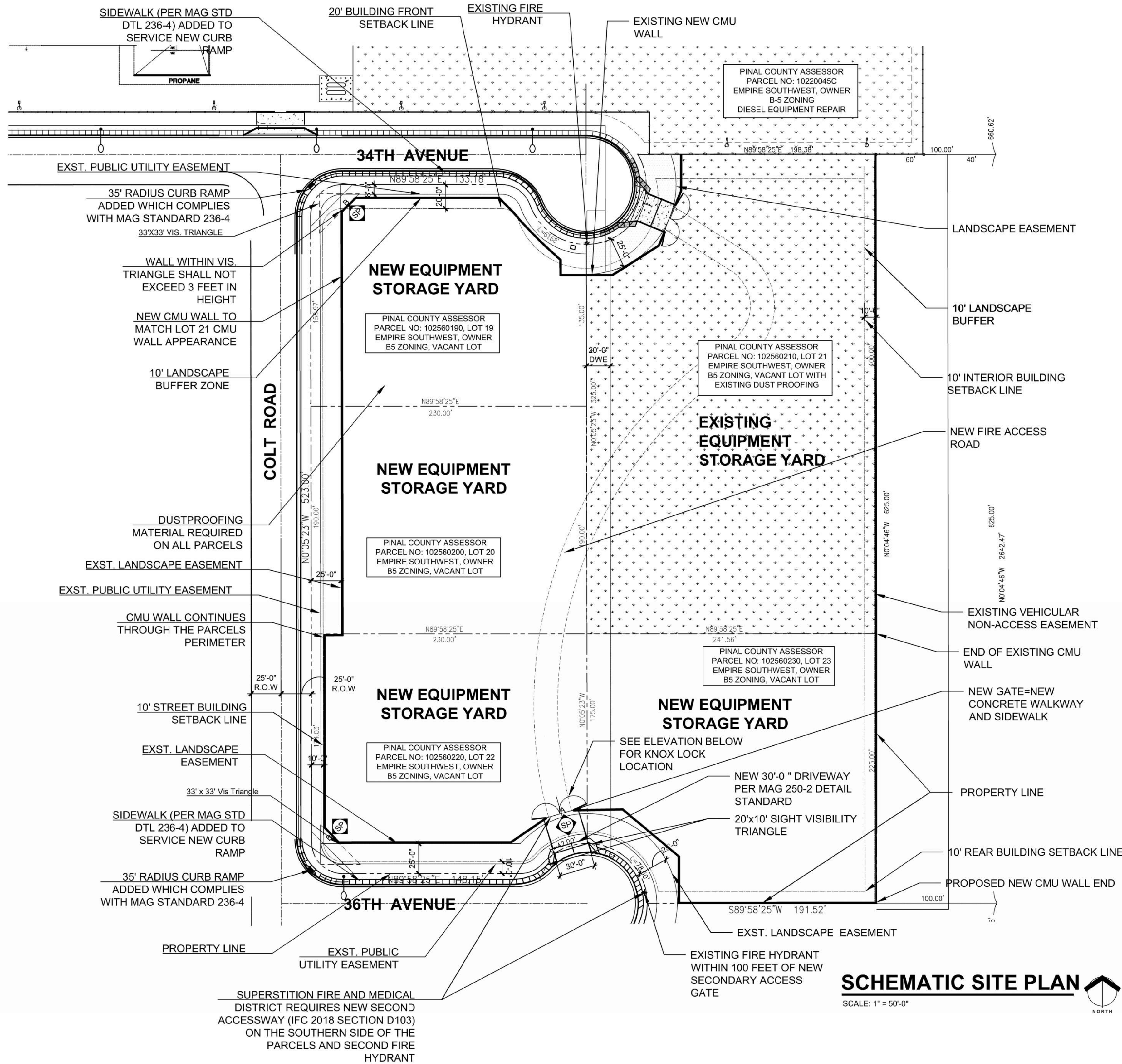
We look forward to working with, you and the City of Apache Junction on this request.



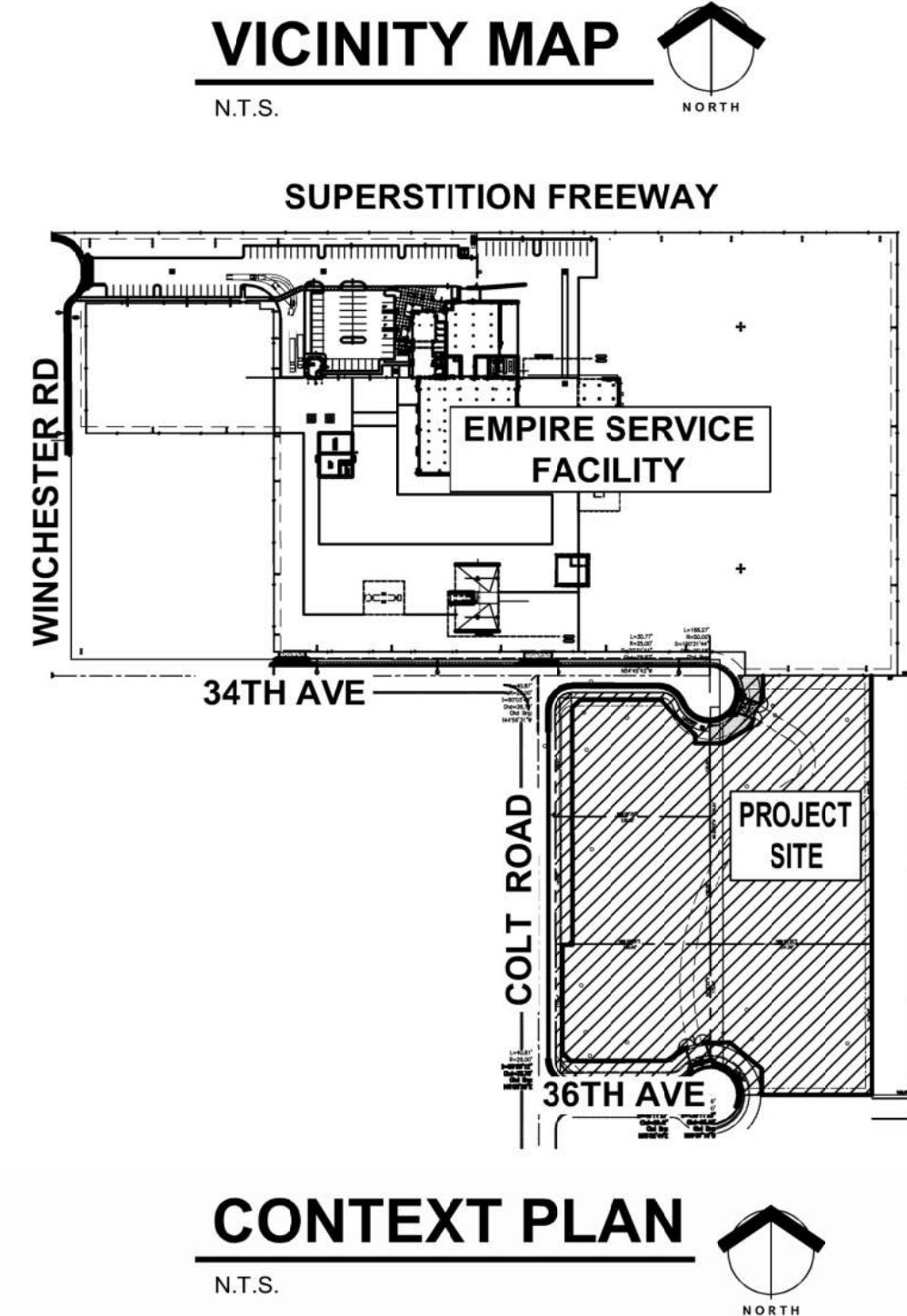
Grant Taylor
Real Estate Development Manager
Empire Southwest, LLC
1725 S Country Club Dr
Mesa, AZ 85210
602 622-4505



W:\1918-Empire SW AJ Yard Expansion\CAD\CD\2414 SP1 CD.dwg 11.05.24 8:29am ariel



CITY OF APACHE JUNCTON
REVIEWED FOR PLANNING
& ZONING COMPLIANCE
03/12/2025 Erika Hernandez



SITE PLAN PROJECT INFO

PROJECT OWNER

EMPIRE SOUTHWEST
1725 S COUNTRY CLUB DR,
MESA, AZ 85210

SITE DATA

GROSS SITE AREA: 181,209 SF (4.16 AC)
NET SITE AREA: 147,143 SF (3.37 AC)
EXISTING ZONING: B5 (INDUSTRIAL)
CURRENT LAND USE: VACANT
PROPOSED ZONING: B5 (INDUSTRIAL)
PROPOSED LAND USE: EQUIPMENT STORAGE YARD

LEGAL DESCRIPTION

BASELINE INDUSTRIAL PARK, LOT 19,20,22,23
CAB C SLD 060 SEC 33-1N-8E

PROJECT DESCRIPTION

NEW SITE CONSTRUCTION ONLY. NO NEW BUILDINGS OR SITE UTILITIES ARE PLANNED.

PROJECT CONSISTS OF CONVERTING AN EXISTING VACANT LOTS 19,20,22,23 INTO A STORAGE EQUIPMENT YARD RELATED TO THE OWNER'S ADJACENT DIESEL EQUIPMENT SERVICE AND REPAIR FACILITY OPERATIONS. EXISTING CHAIN FENCING WITH SLATS WILL BE REMOVED FOR LOT 21. THERE WILL BE NO PUBLIC ACCESS ONTO THE SITE, AND THERE IS NO NEED FOR AUTOMOBILE PARKING.

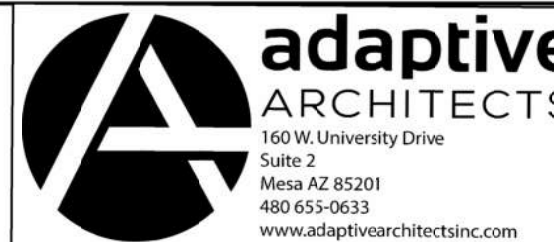
THE EXISTING SITE WILL BE SECURED WITH CMU BLOCK WALLS. THE INTERIOR OF THE STORAGE LOT WILL BE UNPAVED BUT WILL UTILIZE DUST CONTROL SURFACE TOPPING AS NOTED. A NEW CONCRETE DRIVEWAY SOUTHWEST OF LOT 23 WILL PROVIDE SECONDARY ACCESS INTO THE YARD AND WILL BE SECURED WITH SWINGING ORNAMENTAL STEEL GATES. NEW DECOMPOSED GRANITE MATERIAL WILL BE PROVIDED AT EITHER SIDE OF THE NEW DRIVEWAY. ALL NEW CMU WALLS AND GATES WILL MATCH THE OWNER'S EXISTING FACILITY AT THE ADJACENT LOT TO THE NORTH. THE NW RIGHT OF WAY ON LOT 19 WILL INCLUDE THE ADDITION OF A CURB RAMP COMPLYING WITH MAG STANDARD 236-4. SIDEWALK TO SERVICE THE RAMP WILL ALSO BE CONSTRUCTED AND WILL CONNECT TO EXISTING NW LOT 21 DRIVEWAY.

SURVEY NOTE

SURVEYING IS NOT ANTICIPATED TO BE NECESSARY TO CONSTRUCT THIS TEMPORARY PARKING AREA / OUTDOOR STORAGE YARD. HOWEVER IF SURVEYING IS FOUND TO BE NEEDED IN THE FUTURE, THE SURVEY WILL 1) UTILIZE THE CITY OF APACHE JUNCTION APPROVED BENCHMARK BASED ON NAVD 88' DATUM, AND 2) IT WILL TIE INTO THE CITY GDACS GRID AS REQUIRED BY THE CITY OF APACHE JUNCTION.


SPECIAL DEVELOPMENT NOTES:

- PROJECT SHALL COMPLY WITH DARK SKY REGULATIONS AS REQUIRED BY CITY OF APACHE JUNCTION
- CITY APPROVED BENCHMARK SHALL BE UTILIZED FOR THE PROJECT BASED ON THE NAVD 88' DATUM.
- ANY REQUIRED PROJECT SURVEYS SHALL TIE INTO THE CITY GDACS GRID.



adaptive
ARCHITECTS
1601 W University Drive
Suite 2
Mesa AZ 85201
480-655-9633
www.adaptivearchitectsinc.com

Phase
Construction Documents



EMPIRE AJ OUTDOOR STORAGE YARD
APACHE JUNCTION, AZ 85119

SITE PLAN

Project Number: 2412	Revision Date:	Sheet Number: SP
Date: 07/18/24		



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Olneya tesota Desert Ironwood	24" Box	13
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" Box	13
	Prosopis x 'Phoenix' TM Phoenix Hybrid Mesquite	24"box	6
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	24"box	7
SHRUBS			
	Acacia redolens 'Desert Carpet' TM Bank Catclaw	5 gal	10
	Agave geminiflora Century Plant	5 gal.	15
	Asclepias subulata Rush Milkweed	5 gal	10
	Caesalpinia pulcherrima 'Phoenix' Phoenix Bird Of Paradise	5 gal	26
	Calliandra eriophylla Fairy Duster	5 gal	15
	Convolvulus cneorum Bush Morning Glory	1 gal.	22
	Dasyliroon wheeleri Grey Desert Spoon	5 gal.	31
	Dodonaea viscosa 'Purpurea' Purple Hopseed Bush	5 gal.	11
	Encelia farinosa Brittle Bush	5 gal	15
	Eremophila maculata 'Valentine' Valentine Bush	5 gal	22
	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal.	21
	Lantana x 'New Gold' New Gold Lantana	1 gal.	27
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal	10
	Melampodium leucanthum Blackfoot Daisy	5 gal	12
	Ruellia peninsularis Desert Ruellia	5 gal.	15
	Yucca gloriosa Spanish Dagger	5 gal	10

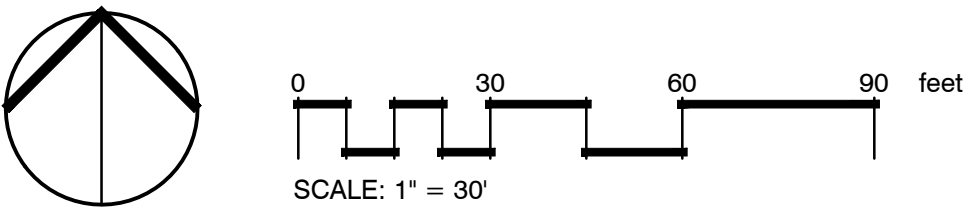
REFERENCE NOTES SCHEDULE

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

NOTE:

ALL SHRUBS, PLANTS, AND BUSHES SHALL BE LOCATED A MINIMUM OF THIRTY-SIX INCHES (36") FROM ALL PUBLIC STREETLIGHTS, TRAFFIC SIGNAL POLES, TRAFFIC SIGNAL CABINETS, AND PULL BOXES IN THE RIGHT OF WAY.

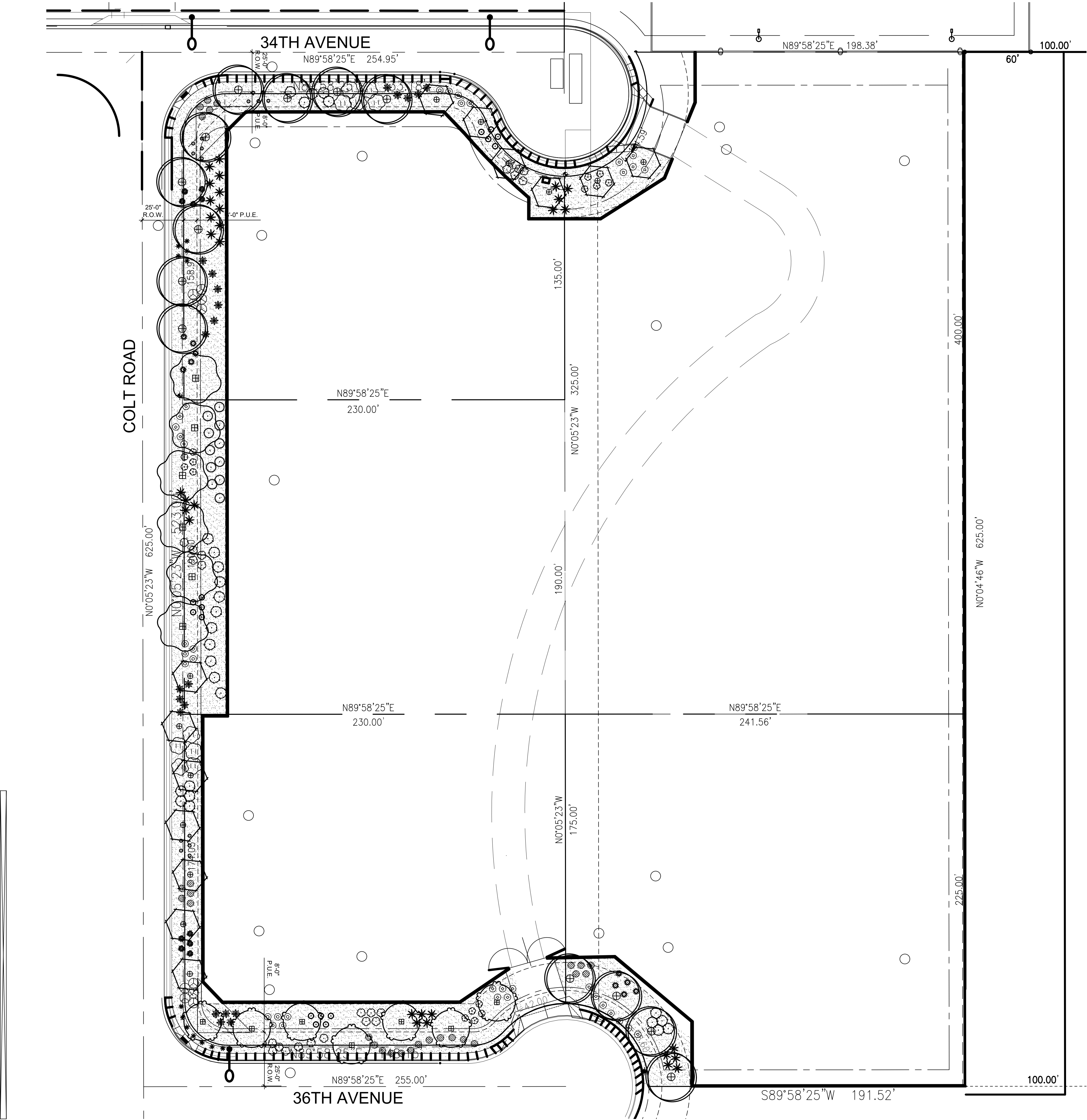
ALL TREES, CACTI, GROUND COVER CREEPING/VINING, AND PLANTS SHALL BE LOCATED A MINIMUM OF TWENTY FEET (20') FROM OUTSIDE BASE OF THE TREE/PLANT TO ALL PUBLIC STREETLIGHTS, TRAFFIC SIGNAL POLES, TRAFFIC SIGNAL CABINETS, AND PULL BOXES IN THE RIGHT OF WAY.



Phase
Construction Documents

EMPIRE AJ OUTDOOR STORAGE YARD
APACHE JUNCTION, AZ 85119

Project Number: 24012	Revision Date:	Sheet Number: L1
Date: 11/4/2024		



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Olneya tesota Desert Ironwood	24" Box	13
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" Box	13
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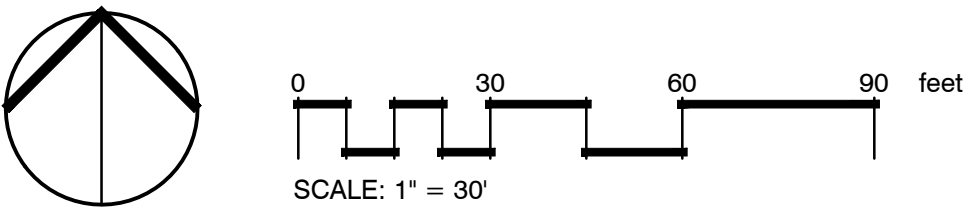
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Phase
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EMPIRE AJ OUTDOOR STORAGE YARD
APACHE JUNCTION, AZ 85119

Project Number:
24012

Revision Date:

Date:
10/31/2024

Sheet Number:
L1

Citizen Participation Plan for Empire SW Temporary Outdoor Storage

Date: August 1, 2024

Purpose: The purpose of this Citizen Participation Plan is to inform property owners, school districts and homeowner associations in the vicinity of the site of an application for Empire Southwest. This site is Pinal County Assessor Parcel numbers 102-56-0190, 0200, 0220, 0230, Lots 19, 20, 22, & 23 of the Baseline Industrial Park, located near 34th Avenue and Colt Road, south of the Superstition Freeway and west of Idaho Road. The application is for a Conditional Use Permit for a Temporary Outdoor Storage Facility to support business activities at Empire's Service Facility located on the lot immediately north of this site. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact: Grant Taylor
1725 S Country Club Dr
Mesa, AZ 85210
(480) 633-4505

Email: grant.taylor@empire-cat.com

Pre-submittal Meeting: The pre-application request to the City of Apache Junction planning staff was made and comments received on April 18, 2024. Staff recommended that adjacent property owners be contacted.

Action Plan: In order 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 resulting from their development that members of the community may have.

1. A contact list will be developed for property owners, school districts and homeowner associations located within 500 feet from site.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a neighborhood meeting to be held at Apache Junction Multi-Generational Center, located at 1035 N Idaho Rd, Apache Junction, AZ 85119, on August 20, 2024. Letters will be mailed no later than 15 days before this meeting.

The meeting will provide an introduction to the project and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Apache Junction Planner assigned to this project.

Schedule:

EVENT	DATE
Pre-submittal Comments	April 18, 2024
Letters mailed to property owners	August 5, 2024
Neighborhood meeting (min 10 days after letters mailed)	August 20, 2024
Site posting complete by (15 days prior to P&Z meeting)	
Application Submittal	August 27, 2024
Submittal of Citizen Participation Report and Notification materials	August 27, 2024
Planning and Zoning Board Hearing	



Empire Southwest, LLC

1725 S. Country Club Dr.
Mesa, AZ 85210-6003
480.633.4300 tel
480.633.4489 fax

August 1, 2024

Re: Neighborhood Meeting - Tuesday, August 20, 2024 at 6:00-8:00 pm

Apache Junction- Multi-Generational Center - 1035 N Idaho Rd, Apache Junction, AZ 85119

City of Apache Junction & Neighbor,

Empire Southwest located at 3215 S Winchester Rd has a current need to expand its yard space to accommodate more equipment storage. The current parcel APN #102-56-0210 identified as Lot 21 within the Baseline Industrial Park is approximately 1.5 acres of which is being used for equipment storage.

We are requesting an additional Conditional Use Permit to expand the equipment storage yard space to the west and south on parcels 102-56-0190, 0200, 0220, 0230. With this additional 4.5 acreage to be enclosed via a masonry 8' CMU block wall along the entire perimeter of the property to match existing wall. This additional yard storage property would include the existing lots 19, 20, 22 & 23 of the Baseline Industrial Park. The yard would also be covered by an acceptable dust control material and be maintained as such for the time period being used.

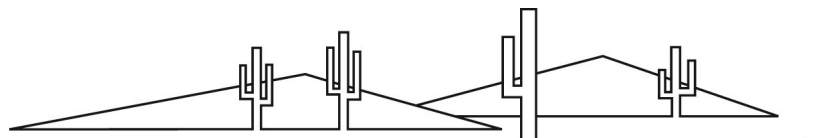
Access to this expanded yard would be through the existing gate located at the northwest corner of the yard space. An additional entrance gate off of 36th Ave will added as well with this request.

Long term we have not decided whether or not this will become a permanent storage yard with no additional improvements or not, and at this point want to keep all options available for the use of this property. We request a 5 year Conditional Use Permit with an extension of the existing yard to coincide with this time frame.

We look forward to working with you and the City of Apache Junction on this request.

Sincerely,

Grant Taylor
Real Estate Development Manager
Empire Southwest, LLC
1725 S Country Club Dr
Mesa, AZ 85210



MAILING LABEL CERTIFICATION

I/We, Grant Taylor, hereby certify that this is a complete list of property owners within 300 feet or 500 feet, whichever is required, of the property for which a Conditional Use Permit is applied for, as obtained from the Pinal County Assessor's Office on this date July 30, 2024.

I/We further certify that this list is not older than 30 days at the time of filing said application.

PLEASE PRINT

Grant Taylor



Property Owner Name

Signature

Empire Southwest, LLC

Street Address

480 633-4505

1725 S Country Club Dr, Mesa, AZ 85210

City, State, Zip

Telephone

Property Owner Name

Signature

Street Address

Telephone

City, State, Zip

Agent Name

Signature

Street Address

Telephone

City, State, Zip

STATE OF ARIZONA
205 S 17TH AVE
PHOENIX, AZ 85007

KPZ ENTERPRISES LLC
3515 S WINCHESTER RD
APACHE JUNCTION, AZ 85119

WASTE CONNECTIONS OF AZ I...
3 WATERWAY SQUARE PL STE ...
THE WOODLANDS, TX 77380

EMPIRE SOUTHWEST LLC
1725 S COUNTRY CLUB DR
MESA, AZ 85210

RED MOUNTAIN LEASING LLC
9640 E LOBO AVE
MESA, AZ 85209

KPZ ENTERPRISES LLC
3515 S WINCHESTER RD
APACHE JUNCTION, AZ 85119

WASTE CONNECTIONS OF AZ I...
3 WATERWAY SQUARE PL STE ...
THE WOODLANDS, TX 77380

LUNT ENTERPRISES LLC
2537 E EDGEWOOD AVE
MESA, AZ 85204

BLUE BELL CREAMERIES LP
1101 S BLUE BELL RD
BRENHAM, TX 77833

8 K INVESTMENTS LP
1410 S CRESTON CIR
MESA, AZ 85204

KPZ ENTERPRISES LLC
3515 S WINCHESTER RD
APACHE JUNCTION, AZ 85119

EMPIRE SOUTHWEST LLC
1725 S COUNTRY CLUB DR
MESA, AZ 85210

TEXAS INCOME VENTURES LL...
2175 NW RALEIGH ST STE 110 ...
PORTLAND, OR 97210

3TNS LLC
714 S GLENVIEW
MESA, AZ 85204

KPZ ENTERPRISES LLC
3515 S WINCHESTER RD
APACHE JUNCTION, AZ 85119

8 K INVESTMENTS LP
1410 S CRESTON CIR
MESA, AZ 85204

KPZ ENTERPRISES LLC
3515 S WINCHESTER RD
APACHE JUNCTION, AZ 85119

INTERMODELS 1 LLC
MAIL RETURN

8 K INVESTMENTS LP
1410 S CRESTON CIR
MESA, AZ 85204

3TNS LLC
714 S GLENVIEW
MESA, AZ 85204

EMPIRE SOUTHWEST LLC
1725 S COUNTRY CLUB DR
MESA, AZ 85210

3625 WINCHESTER HOLDINGS ...
21738 E ORION WAY
QUEEN CREEK, AZ 85142

EMPIRE SOUTHWEST LLC
1725 S COUNTRY CLUB DR
MESA, AZ 85210

STATE OF ARIZONA
205 S 17TH AVE
PHOENIX, AZ 85007

8 K INVESTMENTS LP
1410 S CRESTON CIR
MESA, AZ 85204

EMPIRE SOUTHWEST LLC
1725 S COUNTRY CLUB DR
MESA, AZ 85210

NATIONAL MOBILE DEV CO INC
11089 E HUMMINGBIRD LN
GOLD CANYON, AZ 85119

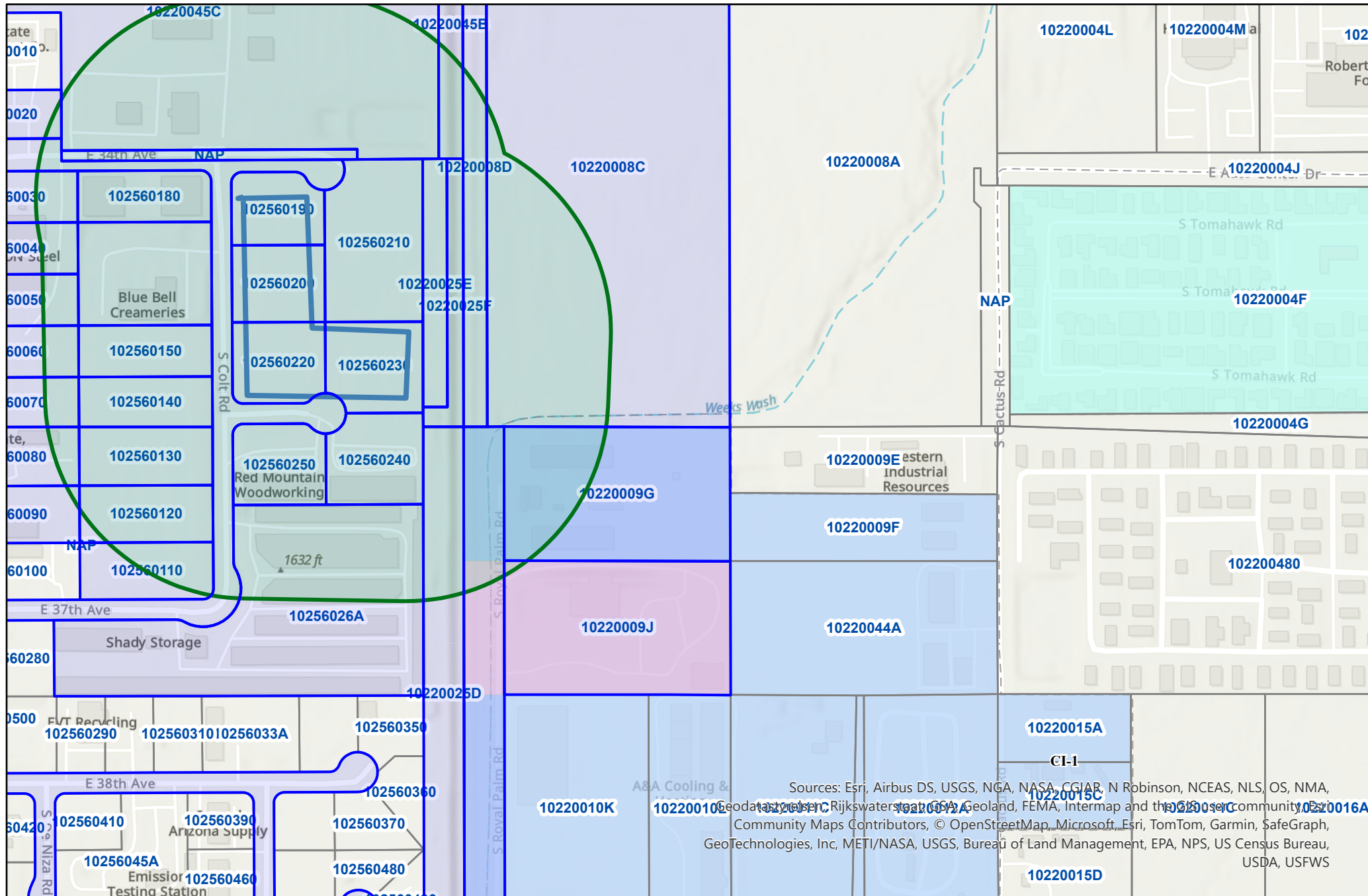
WATTS INVESTMENTS LLC
7305 E GREENWAY RD
SCOTTSDALE, AZ 85260

STATE OF ARIZONA
205 S 17TH AVE
PHOENIX, AZ 85007

HORNE 1200 LLC
1465 E MOTORPLEX LOOP STE ...
GILBERT, AZ 85297

EMPIRE SOUTHWEST LLC
PO BOX 2985
PHOENIX, AZ 85062

STATE OF ARIZONA
205 S 17TH AVE
PHOENIX, AZ 85007



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodata, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS User Community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

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When Recorded Return to:
City of Apache Junction
Development Services Department
300 E Superstition Blvd.
Apache Junction, AZ 85119

DIMINUTION IN VALUE AND JUST COMPENSATION CLAIM WAIVER/INDEMNIFICATION/ACKNOWLEDGEMENT

I/We, Empire Southwest, LLC, as owners of property identified as Pinal County Assessor Parcel No. 102-56-0210, 102-56-0190, 102-56-0200, 102-56-0220, and 102-56-0230, which is the subject of Apache Junction City Council, Planning & Zoning/Board of Adjustment or other Case No. P-24-69-CUP, hereby waive any and all potential diminution in value and just compensation claims or lawsuits that could be pursued against the City of Apache Junction ("City"), its elected officials, appointees and employees as a result of the Planning and Zoning Commission/Board of Adjustment/Council's action in the above-referenced matter. This waiver is authorized pursuant to A.R.S. § 12-1134(I). I/We also hereby warrant and represent I/We am/are owner(s) of the above-referenced property and that no other person has any ownership in such property.

Empire Southwest, LLC

Printed Name of Owner

Printed Name of Owner

Signature of Owner

Signature of Owner

2/13/2025

Date

Date

State of Arizona)

) ss

County of Maricopa)

SUBSCRIBED AND SWORN TO before me this 13th day of February, 2025 by John H elms, Sr. VP/CFO of Empire Southwest, LLC.

My Commission Expires:

December 11, 2027

Lizbeth Macias

Notary Public

