

Project Narrative for Saguaro Smoke Shop

Location/Address:

100 W Apache Trail Suite #8 & #9 Apache Junction, AZ 85119

Description:

Saguaro Smoke Shop is not your typical smoke shop located in Apache Junction. As a high-end smoke shop dedicated to redefining the typical smoke shop experience, we provide a unique retail environment that offers premium cigars, vapes, tobacco, and accessories for medicinal patient needs. At Saguaro, you'll find everything you'd expect from an upscale smoke shop.

Our commitment is to ensure that we never offer products that degrade the community or reflect poorly on the image of Apache Junction. Instead, we prioritize offering responsibly curated products that align with our values and elevate the perception of smoke shops.

We believe a smoke shop should be a place where customers feel proud to shop. Our store is not a place of stigma; rather, it's a welcoming environment where customers know they will find only high-quality products in a clean and respected setting.

Purpose of Proposal:

This proposal seeks to position Saguaro Smoke Shop as an integral part of the Apache Junction community. We aim to bring a new meaning to what a smoke shop can be—a place where people are proud to shop.

Saguaro Smoke Shop is committed to elevating the retail experience while maintaining the highest standards of product quality and customer service. By distancing ourselves from products that are used for illegal activities, we ensure that our business not only supports the needs of our customers but also respects the values and aesthetics of the local community.

We would love nothing more than to be located in the heart of Apache Junction, contributing to the local economy and helping the area thrive. Our goal is to provide a positive, long-lasting presence that strengthens the community while offering a safe and reputable space for individuals to shop. Saguaro Smoke Shop is here to prove that smoke shops can be responsible, community-oriented businesses, and we are dedicated to being part of that future.

Product That Can Be Found at Saguaro Smoke Shop:

- Glass Water Pipes (Commonly referred to as Bongos)
- Hand Pipes (Tobacco and Cannabis Pipes ONLY)

- Herbal Vaporizers
- Electronic Concentrate Devices
- Torches/Lighters
- Grinders
- Cartridge Batteries for Cannabis Oils
- Trays
- Hookah Supplies
- Papers
- Cigars And Cigar Supplies
- CBD Products (Oral Drops, Topical Cremes, CBD Gummies, CBD Vapes)
- Vapes And Vape Juice
- Disposable Nicotine Devices
- Vaping Hardware

Vicinity Information:

The proposed site is located in a B3 zoning area in downtown Apache Junction.

Surrounding businesses include Filiberto's, Fry's Marketplace, Big O Tires, Wendy's, Panda Express, QuikTrip, Taco Bell, and an adjacent shopping center that includes big names like Ross and Goodwill

Current Site Conditions:

The property is currently zoned for commercial use and features a well-maintained building that requires no renovations to align with our operational needs. The site will include proper ADA-compliant parking to ensure accessibility for all customers.

Findings of Fact:

a. Adequacy of Roadways, Off-Street Parking, Public Facilities, and Services:

- The site is accessible via State Route 88 (Apache Trail), a key thoroughfare in Apache Junction, with sufficient capacity to accommodate expected traffic.
- Off-street parking is available with 9 designated spaces, ensuring convenience for customers without impacting adjacent properties.
- Public utilities and services, such as water, electricity, and waste disposal, are fully equipped to support our business operations.

b. Negative Impacts (Odor, Dust, Gas, Noise, Lighting, Vibration, Smoke, Heat, or Glare):

- All products are securely packaged, and no onsite consumption is permitted, eliminating concerns about odor or smoke.
- Modern HVAC systems will prevent any emissions from affecting the surroundings.
- Exterior lighting will adhere to city standards, ensuring safety without creating glare or nuisance.

c. Contribution to Neighborhood Deterioration or Impact on Property Values:

- Saguaro Smoke Shop's upscale branding and community-oriented focus are designed to enhance the neighborhood's appeal and property values.
- Our commitment to cleanliness, professional aesthetics and responsible business practices ensures a positive contribution to the area.

d. Compatibility with Surrounding Uses and Structures:

- The shop aligns with the commercial nature of the vicinity and complements nearby businesses by offering products that attract a diverse and responsible customer base.
- The building's exterior will maintain compatibility with surrounding structures, and any signage will conform to city design guidelines.

e. Conformance with the General Plan and City Policies:

- The shop supports the city's vision of fostering local businesses that contribute to economic growth while maintaining high community standards.
- We are aligned with zoning ordinances and city policies promoting responsible development.

f. Screening and Buffering of Uses:

- The property includes a brick wall at the back of the building that serves as a barrier between our business and another building, providing adequate screening from residential or sensitive areas.

g. Unique Nature of Property, Use, and/or Development's Physical Characteristics:

- The building's existing layout supports our operational needs with no alterations needed.

- Our design and interior improvements emphasize modernity and cleanliness, reflecting the unique vision of Saguaro Smoke Shop.

Extra Information to know about Saguaro Smoke Shop

- **We are NOT a lounge**
- **We are NOT a dispensary**
- **We do Not allow smoking or loitering on business grounds**