



# Public Participation Report

**Project:** CGP Office & Warehouse  
624 N. Ironwood Road, Apache Junction  
Case No.: P-24-23-PZ

October 2, 2024

**Purpose:** The purpose of this Public Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and business in the vicinity of this application for the CGP Office & Warehouse. The site is located at 624 N. Ironwood Road. This is an application to modify the existing RS-20M/B-1 Mixed Zoning of 1.34 acres to B-1 Zoning.

**Contacts:**

Richard Clutter  
1635 N Greenfield Rd #144  
Mesa, AZ 85205  
480 830 3838  
[rclutter@emc2architects.com](mailto:rclutter@emc2architects.com)

Jim Robinson  
3658 S 16<sup>th</sup> Street  
Phoenix, AZ 85040  
858 454 7326  
[jim@cgpcconstruction.com](mailto:jim@cgpcconstruction.com)

**Pre-Submittal Meeting:** Staff directed residential and commercial neighbors within 300' are contacted regarding the proposal and public hearing.

**Progress Report:**

1. Notification Letter was mailed to residential and business neighbors within 300' of the property on July 24, 2024.
2. All contacts on the certified mailing list received the notification letter, site plan and elevations of the proposed project.
3. Public information meeting was held on August 19<sup>th</sup> at the Apache Junction Public Library. No community members attended.
4. Sign was posted on the property on September 20<sup>th</sup> and notarized affidavit of sign posting was submitted.

**Schedule:**

Planning & Zoning Commission: October 8, 2024  
City Council Hearing: November 5, 2024

24 July 2024

101-20-0900  
Gaelen & Heather Anderson  
1326 N 107<sup>th</sup> Street  
Mesa, AZ 85207

RE: Case No. P-23-23-PZ, 624 N. Ironwood Road, Apache Junction, AZ

Dear Neighbor,

An application has been filed with the City of Apache Junction to rezone the above noted property. Property is currently dual zoned RS-20M (Residential) and B-1 (General Commercial.) The Owner wishes to rezone the parcel to B-1 in its entirety to allow construction of a new 4,000 SF commercial construction office and 9,600 SF warehouse. The Business, CGP Maintenance & Construction Services, Inc. specializes in commercial interiors and millwork.

This letter is being sent to all property owners within 300 feet of the property to invite you to attend a neighborhood meeting to discuss and comment on the project. Enclosed for your review is a copy of the site plan and elevations of the proposed development.

The neighborhood meeting will be held on:

19<sup>th</sup> August 2024

5:30 pm

Location: Apache Junction Public Library – Amethyst Room

Address: 1177 N Idaho Road, Apache Junction, AZ 85119

If you have any questions regarding this meeting, e-mail Richard Clutter, EMC2 Group at [rclutter@emc2group.com](mailto:rclutter@emc2group.com).

Sincerely,

Jim Robinson, President  
CGP Maintenance & Construction Services, INC.

Encl: proposed site plan/elevations

City of Apache Junction Public Notice

## REZONING PUBLIC HEARING

PLANNING & ZONING COMMISSION

DATE: Oct. 8, 2024 TIME: 7:00 P.M.

CITY COUNCIL HEARING

DATE: Nov. 5, 2024 TIME: 7:00 P.M.

CASE #: P-24-23-PZ

APPLICANT: EMC2 GROUP

PHONE#: 480-830-3838

PLACE: 300 E. SUPERSTITION BLVD.

APACHE JUNCTION,

AZ, 85119

REQUEST TO REZONE TO B-1 TO FACILITATE  
CONSTRUCTION OF AN OFFICE WITH WAREHOUSE

CITY CLERK: JENNIFER PENA

FOR INFORMATION CALL PLANNING OFFICE 480-474-5083