

# CUP-6-17

## Conditional Use Permit Request for Explosive Material Storage at 3640 S. Cactus Road

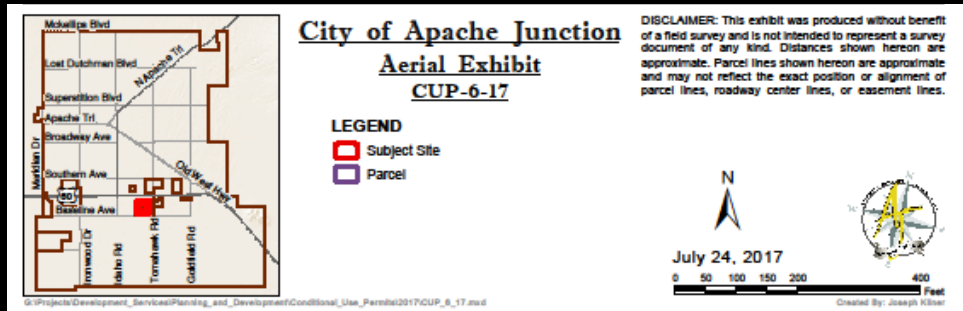


**City of Apache Junction**  
**Planning and Zoning Commission**  
**August 8, 2017**



# CUP-6-17 Aerial Map

Current  
Zoning:  
B-5 (Industrial)



Annexation: AN-2-06/Ordinance #1295





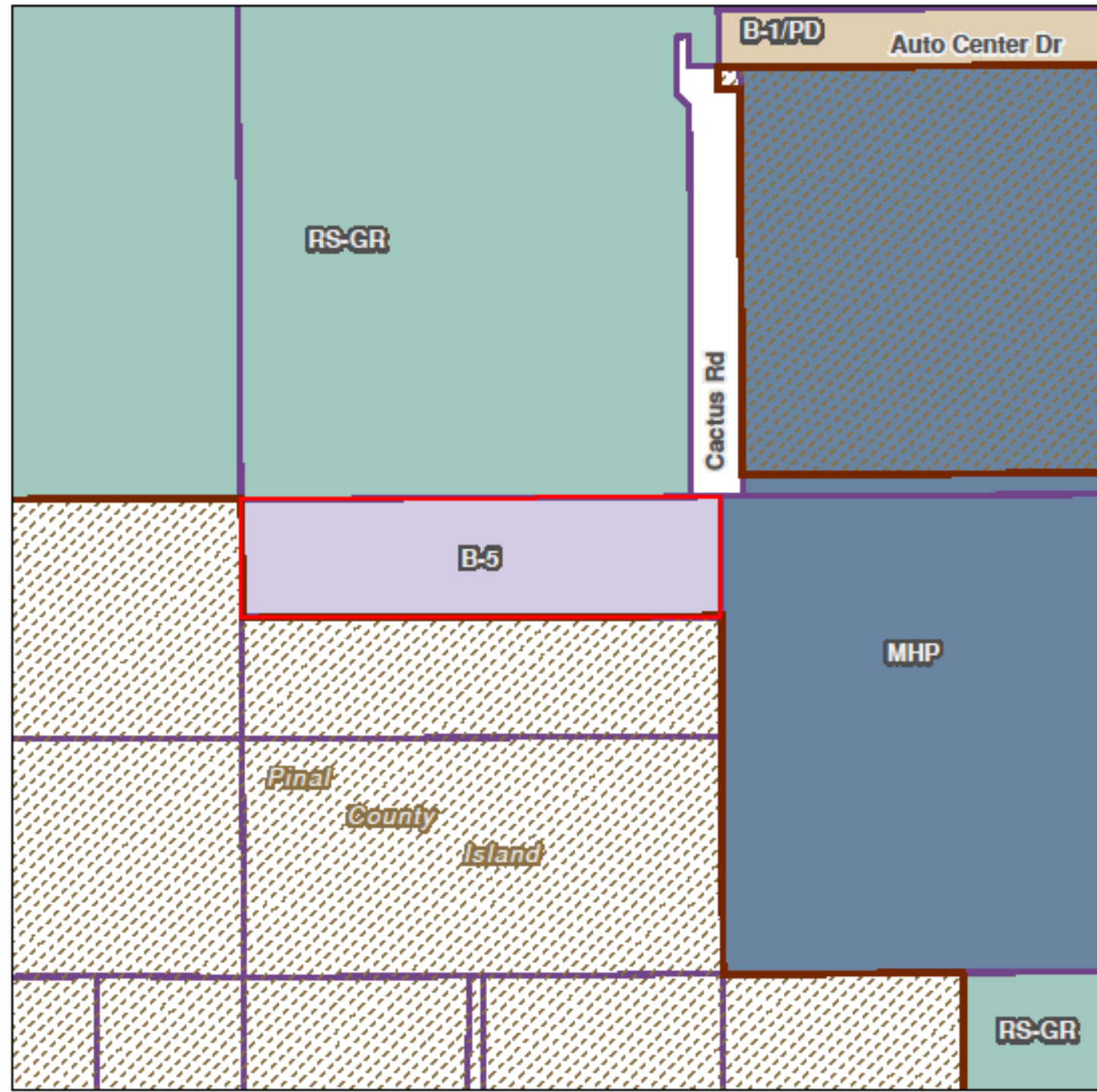
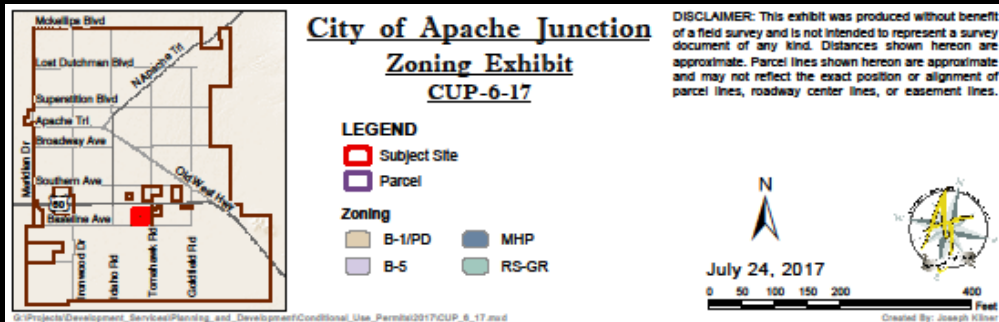
# CUP-6-17

## Zoning Map

Properties to west and south:  
zoned industrial (Pinal County)

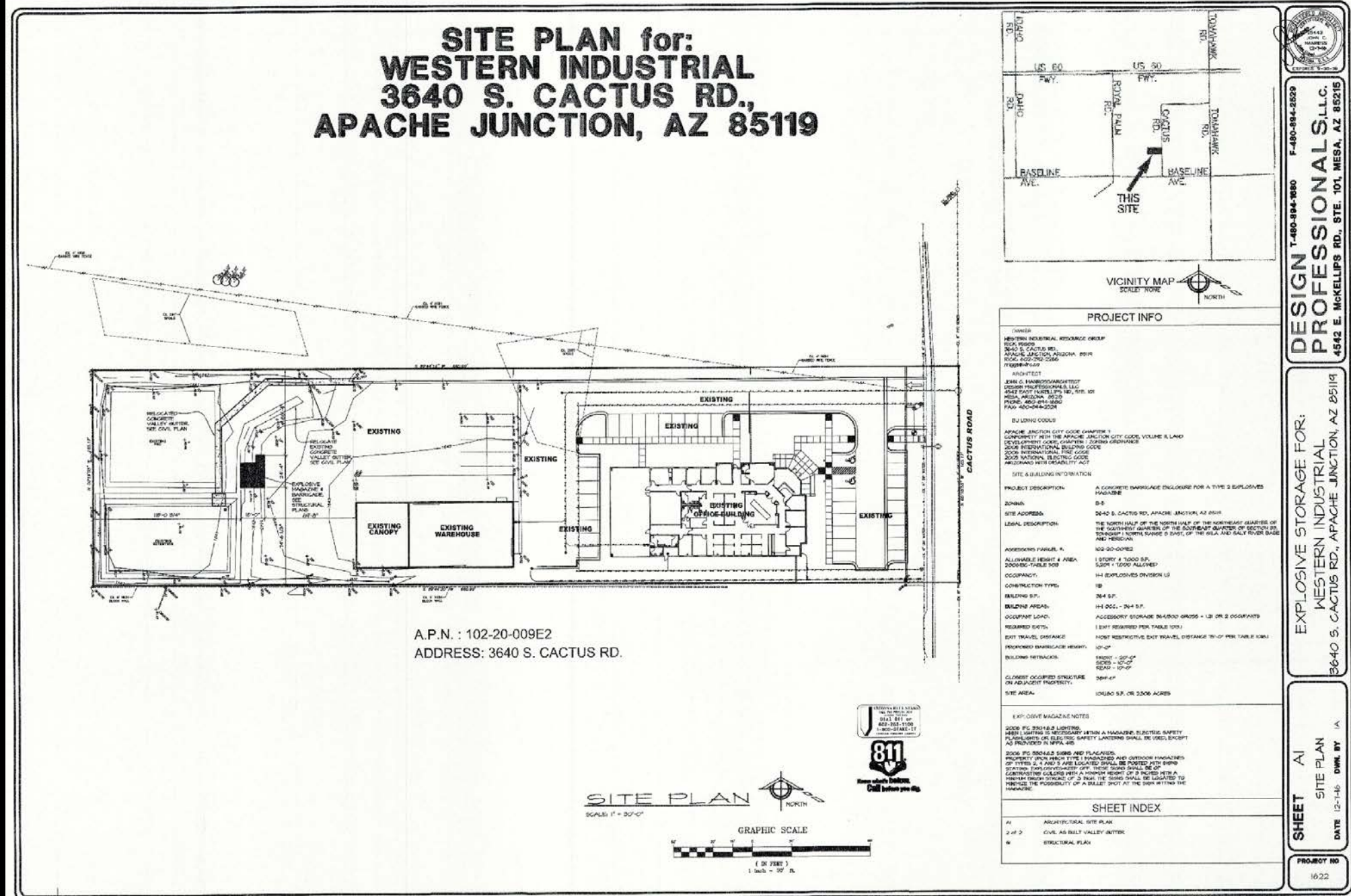
East: Manufactured Home Park

North: vacant zoned single-  
family residential (slated for  
commercial development)



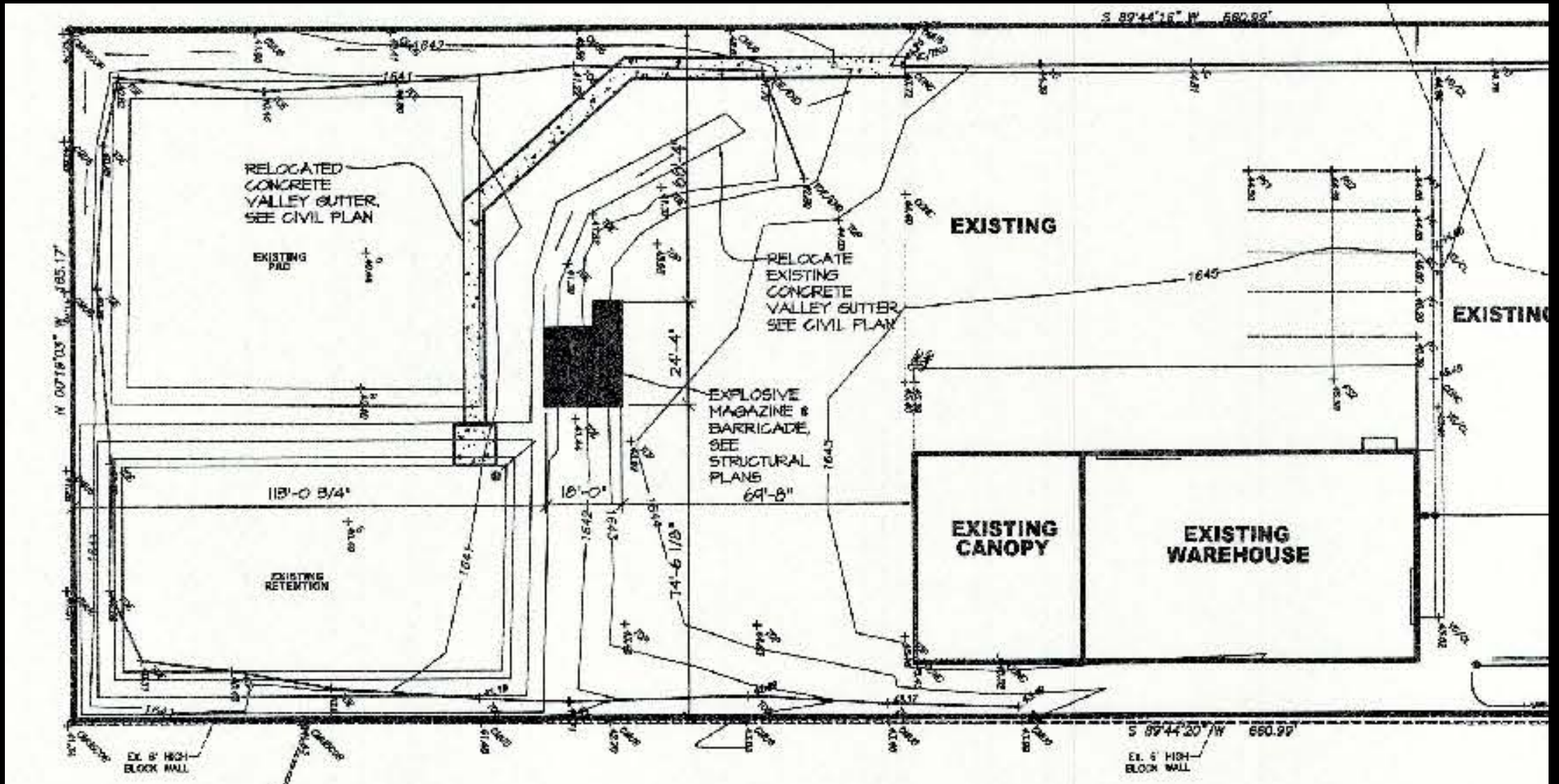
# CUP-6-17 Site Plan

Proposal:  
Place ATF  
approved  
magazine storage  
container to store  
explosive material  
for fracturing.



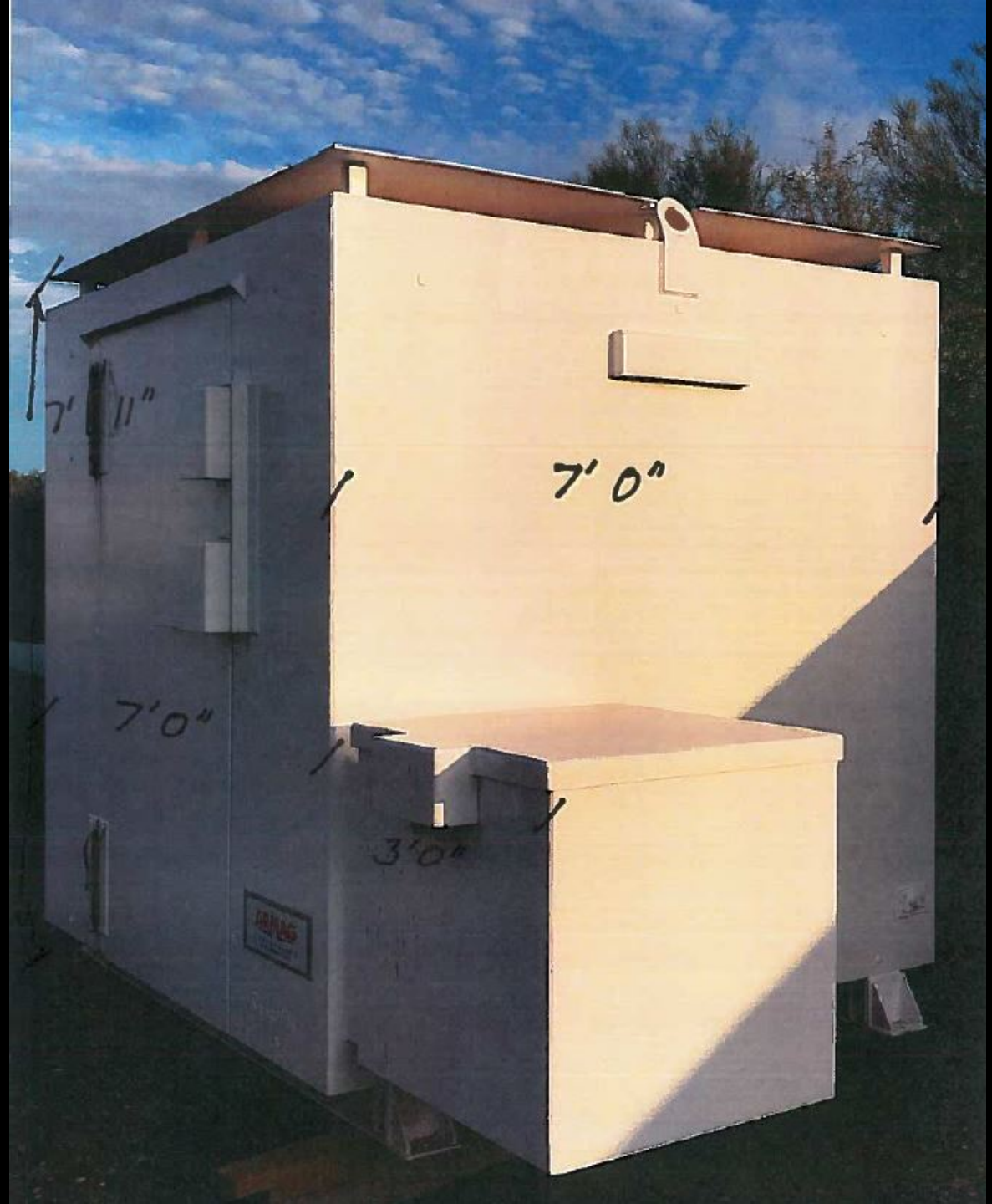


# Enlarged Site Plan



# Elevation

- Magazine Storage Container
  - Larger container will hold explosive material (size: 7' X 7')
  - Smaller container will hold ignitors (size: 3' X 3')
- Container will have a barricade built around it.
  - 12" thick concrete walls, engineered (size: 18' X 24')
- Will only hold material on an as-needed basis
  - Maximum 125 pounds





# Elevation

- Magazine storage container must meet ATF, NFPA, and ICC codes
- Will have inspections by ATF and Western Industrial





# CUP-6-17





For Approval

Cactus Road

Vacant Lot

Proposed Magazine Location

WIRC  
Warehouse

WIRC  
Office

Occupied Building

Occupied Building

Occupied Building

Occupied Building

Occupied Building

Occupied Building

Occupied Building

Occupied Building

Occupied Building

Property Line

Property Line

Property Line

Property Line

Property Line

Property Line

Property Line

Property Line

Property Line

Property Line

Property Line

Property Line

Property Line

Property Line



45'-0"

41'-0"

42'-0"

41'-0"

41'-0"

45'-0"

185'-0"

41'-0"

41'-0"

41'-0"

41'-0"

# Public Input

- The applicant sent out a letter of notification regarding the proposed use.
- Staff received one call from a property owner to the south that operates the Central Arizona Council on Development Disabilities about the potential hazard of explosive material close to their property.
- The applicant has received a few calls and will provide a full public participation summary for the public hearing.
- Sign was posted at site, notices were sent out and was advertised in newspaper.



# Analysis

- The current use of the property is permitted in the B-5 zoning district, the storage container requires a CUP.
- The use of the property does not correspond with the General Plan land use designation of “Community Commercial” but the surrounding properties to the west and south are zoned and used for industrial purposes.
- The proposal meets requirements for the criteria of a CUP, the addition of a barricade surrounding the magazine storage container further buffers the material from neighboring properties.

# Possible Conditions

1. Upon approval of the CUP, a building permit will be required for the magazine storage container and the barrier and must meet ATF, NFPA and ICC standards along with applicable inspections by the building inspector and fire marshal.
2. The Apache Junction Police Department shall inspect the magazine once it is in place, before explosives are stored at the site.
3. The commission shall reserve the right to revoke a CUP for noncompliance with any condition prescribed as part of the permit approval.



# Questions and Discussion