



ARIZONA LIQUOR
INDUSTRY CONSULTANTS

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September 24, 2025

City of Chandler
Planning & Development Services
175 S Arizona Avenue
Chandler, Arizona 85225

Re: PLA25-0027 Morning Glory Brunchery

To whom it may concern:

Our firm, Arizona Liquor Industry Consultants, represents our client Morning Glory Restaurant 3, LLC in the application of a City of Chandler Entertainment Use Permit ("EUP"). The applicant's business is located at 760 South Riggs Rd, Suite #1, Chandler, Arizona 85249. The applicant seeks to operate a sit-down brunch type restaurant with an attached outdoor patio serving food items and alcoholic beverages. An Arizona Department of Liquor Licenses & Control Series 12 liquor license.

The business will be open daily from 6:30 AM until 9:00 PM. They expect to employ seven (7) full-time people and four (4) people with various job functions. The premises have a seating capacity of one hundred ten (110) people, with eighty-eight (88) people designated for the indoor dining area and twenty-two (22) people designated for the attached outdoor patio.

Eusebia A. De Reyes <dreyeseusebia@gmail.com>

The premises total three thousand (3,000) square feet, with the interior portion measuring two thousand five hundred (2,500) square feet and the attached outdoor patio measures five hundred (500) square feet. The interior lighting will be recessed can-type LED lighting, and the front exterior lighting will be provided by the property owner/Lessor. The attached outdoor patio will be illuminated with low-voltage, string-type lighting with domes over each light source to provide protection from weather.

The applicant expects to install four (4) wired low-voltage directional speakers for the purpose of providing background-type pre-recorded music to patrons. The speakers will be directed inward to the patio to minimize any ambient sound affecting neighboring tenants. The location of the speakers will be equidistantly spaced to be centered along each of the four (4) boundaries of the patio. Ingress and egress to/from the outdoor patio will be controlled through the exit/entry door connecting the interior dining area to the outdoor patio.

Access to the patio will be controlled via an entry/exit door connecting the patio to the interior dining area. The outdoor patio will have three (3) barriers constructed to comply with ARS Title IV for the purpose of controlling access to the patio and enforcement of same. Employees will be trained to be monitor patrons on the patio for the purpose of complying with the Arizona Liquor Law.

The business has shared parking directly in front of the business and is shared with the other businesses in the Center. The maintenance of the parking area is the responsibility of the property owner/Lessor.

As of the date of this narrative, there are no planned site improvements related to the EUP application, nor have there been any plans to make site improvements such as building expansion, landscaping or modifications to the building architecture.

The ownership contact for patrons in the event of a disturbance and/or to address any concerns is:

Ms. Eusebia A. De Reyes
1538 South Geromono Road
Apache Junction, Arizona 85119
Telephone: 480-708-6389
Email: dreyeseusebia@gmail.com

The approval of this "EUP" applied for herein will not cause any significant increase in pedestrian or vehicular traffic. The general and surrounding area contains various stores and restaurants. The approval of this "EUP" will not cause any additional nuisances such as odors, gas, vibration, smoke, heat, or glare.

Respectfully submitted,

Robert W. Leavitt, on behalf of Morning Glory Restaurant 3 LLC dba
Morning Glory Restaurant