
MEMORANDUM
Conditional Use Permit
REVISED

To: Ryuji M Numata Jr.
From: Jose A. Macias, Senior Planner
Development Services Department, Planning & Zoning
Re: CUP24-01-01 Ryu's Smoke & Vape Shop
Date: February 29, 2024

Mr. Numata,

Please see the review comments from the El Mirage Technical Advisory Committee (TAC) for the conditional use permit for the request mentioned above.

BUILDING & SAFETY – Brigham Bennett

1. See the attached memorandum.

ECONOMIC DEVELOPMENT – Tom Doyle

2. No comment.

ENGINEERING – Bryce Christo

3. Engineering has no comments on the conditional use. It is assumed that existing utilities for this building are sufficient for the proposed use. If upgrades to the utilities are required, design plans shall be submitted for review.

FIRE DEPARTMENT – Jason Napier

4. No comment.

PLANNING & ZONING – Jose A. Macias

CONDITIONAL USE PERMIT

5. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.
6. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his or her successors, or assigns.
7. All conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his or her successors, or assigns.

8. All of the special conditions shall be consented to in writing by the applicant.
9. The proposed vape and smoke shop shall not create noise, vibrations, or odor that may become a nuisance to the public.
10. If the conditional use permit has been granted, the permit shall be issued upon the signature of the Senior Planner / Zoning Administrator, and any conditions, automatic termination date, or period of review shall be stated on the permit.
11. The applicant shall obtain a Certificate of Occupancy and maintain the annual City Business License.

POLICE DEPARTMENT – Andrew Vanderwerf

12. No comments.

PUBLIC WORKS – Scott Ketchmark

13. No comments.
14. If you have any questions regarding these comments or would like to set up a follow-up meeting or call, please feel free to contact my office.



Building Safety Division

10000 N El Mirage Road, El Mirage 85335
623.251.3503; Fax 623.876.4607; TDD 623.933.3258
www.elmirageaz.gov

January 23, 2024

PROJECT NAME: CUP24-01-01- Ryu's Smoke & Vape Shop
PROJECT ADDRESS: 13011 W. Greenway Rd.

Building Safety has approved the CUP application with the following comments:

Building Permits Required

- A tenant improvement building permit will be required.
- A Certificate of Occupancy will be required before the business may open.

If I can be of any additional assistance, please contact me directly.

Regards,

Brigham Bennett, CBO
Building Official
P: 623.251.3502
E: bbennett@elmirageaz.gov