



MEMORANDUM

TO: Mustafa Abushanab
FROM: Jose A Macias, Senior Planner
SUBJECT: Conditional Use Permit: CUP260002 Habibi Smokers
DATE: August 7, 2026

Mr. Abushanab,

Please see the El Mirage Technical Advisory Committee (TAC) review comments regarding the Conditional Use Permit Zoning Application for a smoke and vape shop use in an urban corridor zoning at 11713 W Thunderbird Rd, El Mirage, Arizona 85335.

BUILDING & SAFETY – Brigham Bennett, Building Official

1. Provide additional information on accessible parking as well as parking in general.

ECONOMIC DEVELOPMENT – Tom Doyle, Economic Development Manager

2. No comments.

ENGINEERING – Bryce Christo, Asst. City Engineer

3. See the attached memorandum.

FIRE DEPARTMENT – Jason Napier, Fire Marshall

4. No comments.

PLANNING & ZONING – Jose A. Macias, Senior Planner

5. See the attached memorandum.

POLICE DEPARTMENT – Chris Culp, Police Sergeant

6. No comments.

PUBLIC WORKS – Scott Ketchmark, Utilities Superintendent

7. No comments.

PARKS & RECREATION – Sean VonRoenn, Parks & Recreation Director

8. No comments.

If you have any questions about these comments, please feel free to contact my office for a follow-up call or meeting at (623) 876-2996 or jmacias@elmirageaz.gov.



Engineering

Development Services

10000 N. El Mirage Road, El Mirage, AZ 85335

623-972-8116; TDD 623-933-3258

www.elmirageaz.gov

MEMORANDUM

TO: Jose Macias, Planner/GIS
FROM: Bryce Christo, P.E., Assistant City Engineer
SUBJECT: Habibi Smokers – Condition Use Permit Review - Revised
DATE: 08-31-26

Below are the Engineering Department's comments for the above referenced submittal provided in July 2026.

Narrative

1. None

Site Plan

1. Per [Table P of City Code Section 154.104\(G\)](#), a smoke shop requires 1 space per 300 sf of gross floor area which is 14 spaces (4,200 sf / 300). There appears to be 6 or 7 existing parking spaces at the site. Show all of the existing parcels and proposed parking spaces and drive aisles on the Site Plan with dimensions per [City Detail EM-157](#). Parking spaces shall be striped with a minimum of 4-inch painted lines.
2. Fourteen parking spaces requires one van accessible ADA parking space (8 foot wide parking space with an 8 foot wide aisle or an 11 foot parking space with 5 foot wide aisle) and shall be signed and striped accordingly.
- ~~3. Per [City Code Section 155.057](#), all overhead utility lines, 13kV and under, along the west and north property lines and onsite, shall be placed underground. This includes all electrical, communication, cable, etc. facilities. This may require the undergrounding beyond the site boundary to the next convenient power pole or junction element. Relief from these requirements may be considered per [City Code Section 152.030](#).~~
4. A trash enclosure shall be proposed on site per [City Detail EM-113](#).
5. If the site cannot meet any City requirements noted above, a [Design Exception](#) may be requested. Each request requires its own form. Approvals of the requests are not guaranteed.

Deed

6. No comments.

The above comments are meant to be general in nature and are not considered to be all inclusive. Additional comments will arise during the formal permit submittal.



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TO: Mustafa Abushanab
FROM: Jose A Macias, Senior Planner
SUBJECT: Conditional Use Permit: CUP260002 Habibi Smokers
DATE: August 7, 2026

Mr. Abushanab,

Please review the comments from the Planning and Zoning Division regarding the Conditional Use Permit Application submission for a smoke and vape shop use in an urban corridor zoning at 11713 W Thunderbird Rd, El Mirage, Arizona 85335.

APPLICATION FORM

- Property Owner: El-Shifa Investment LLC
- APN: 501-35-051
- Property Address: 11713 W Thunderbird Rd, El Mirage, AZ 85335

ZONING

- El Mirage 2020 General Plan: Thunderbird Core Planning Area
- Zoning: UC Urban Corridor
- Overlay District: Military Airport Territory Vicinity.
- Current Land Use: Vacant Building
- Flood Area: Not Applicable
- Proposed Land Use: Smoke & Vape Shop Retail
- Zoning Application Action: Conditional Use permit / Site Plan Approval

CONDITIONAL USE PERMIT STIPULATIONS

The Commission and Council shall, in addition to any other conditions, impose the following general conditions upon every conditional use permit granted.

1. The applicant must sign a written acceptance of these conditions prior to the CUP being issued, per §154.157(E)(2)(f)(iv).
2. 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.
3. 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.
4. 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.
5. The applicant shall comply with all state tobacco and vapor product regulations, including age verification, product security, and restricted access requirements.

6. The business shall operate solely as a retail establishment. No on-site consumption, smoking lounge activities, or entertainment uses shall occur.
7. No noise, vibration, odor, or emissions detectable beyond the tenant space shall be produced by the business
8. Operations will be limited to 10:00 a.m. to 9:00 p.m. daily, as proposed by the applicant.
9. Any signage shall comply with the City of El Mirage Sign Code, and no temporary or off-site signs shall be installed without proper permits
10. No exterior building modifications shall occur unless reviewed and approved through the City's building or zoning processes
11. The tenant shall ensure all waste is properly managed and no litter accumulates outside the store
12. It's recommended that a security camera system be maintained to monitor the interior public areas of the store.
13. The applicant acknowledges the City's authority under §154.157 to impose periodic review conditions; however, due to the low-impact nature of the proposed retail use, the applicant respectfully requests approval without recurring inspection or review requirements.
14. 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.
15. The applicant shall obtain a Certificate of Occupancy and maintain the annual City Business License.
16. All of the special conditions shall be consented to in writing by the applicant.

If you have any questions about these comments, please feel free to contact my office for a follow-up call or meeting at (623) 876-2996 or jmacias@elmirageaz.gov.