

Project Narrative

Conditional Use Permit Application

Project Name: Habibi Smokers

Project Location:

11713 W Thunderbird Road

El Mirage, AZ 85335

Project Description

Habibi Smokers is requesting approval for a Conditional Use Permit to operate a retail tobacco and smoking accessories store at 11713 W Thunderbird Road, El Mirage, Arizona 85335.

The proposed business will operate as a retail establishment offering tobacco products, cigars, nicotine products, smoking accessories, and related retail merchandise. The business is intended for retail sales only. No on-site consumption, smoking lounge, or entertainment activities are proposed.

The business will occupy an existing commercial tenant space within an established commercial center. No significant exterior modifications to the building or site are proposed as part of this project.

Hours of Operation

The proposed hours of operation are:

- Monday through Sunday: 10:00 a.m. to 9:00 p.m.

Operations

Habibi Smokers is designed to provide a clean, professional, and well-maintained retail environment for adult customers. The business will comply with all applicable federal, state, and local laws governing the sale of tobacco and nicotine products, including age-verification requirements.

The proposed use is compatible with the surrounding commercial development and is expected to have minimal impact on neighboring businesses and surrounding properties. Existing parking, drive aisles, and access points are adequate to accommodate customer traffic generated by the business.

Habibi Smokers is committed to maintaining the property in a safe, attractive, and code-compliant manner and will operate in accordance with all applicable City of El Mirage regulations and any conditions of approval established through the Conditional Use Permit process.