

**DEVELOPMENT BOOKLET:
CONDITIONAL USE PERMIT
PROJECT: A NEW DAY THRIFT**



A New Day Vocational

"Creating job opportunities for individuals with developmental disabilities."

Case Number
SR 19-0110

9250 N 43rd Ave Suite 8
Glendale, AZ 85302

CUP19-12

Submittal Date: November 22, 2019

Response Letter

Please see below all comments in the first review of our Conditional Use Permit application have been addressed.



A New Day Thrift Project Narrative

A New Day Nonprofit believes there is strength in unity. Through unification as a community we strive to supplement gaps not provided by existing resources to individuals with developmental disabilities. Currently we are renting an existing building Zoned in C-2 zoning district. Our resource/donation center is in the process of applying for a conditional use permit. We plan to be open to the public but benefit individuals and families with developmental disabilities. We have no plans to do any construction in the space everything will stay as is. We have no intent to update any signage currently. At our donation center we will be open Monday- Friday from 9 AM to 3 PM. We are only open to donations during our business hours or by scheduled appointment. All our employees have a developmental disability and are supported by a staff member in a 1:1 or group setting. We also look forward to bringing in groups of volunteers to help support our Thrift store in addition to employees. At any given time, we expect no more than 20 people in the store. In our current space there is a back room that is set up to accept donations and organize them into bins. All newly donated items will be stored out of the view of the public in the back room. Any items not kept for store use will be discarded in on-site dumpster or disposed of off site. No items will ever be left out for the public to see. The front of the store will be used to display items that are for sale. For the use of anyone visiting A New Day Thrift there are 69 parking spots and 5 Handicap or Modified parking spots available for use. Donations can be dropped off using the buildings back driveway that has additional parking not counted in the above number. One unique way we are able to support the community is through a sub part of A New Day Non-Profit called A Hand Up For Hope. This support service helps meet the immediate needs of individuals without the long wait list of other larger organizations.

Our array of support services includes, but are not limited to:

- Clothing/Household items
- Nonperishable food, medical supplies, and personal care items
- Response to living environments that are considered unsanitary/dangerous

- Cash assistance for bus passes, past due electric bills etc. * **Help is subject to funding availability**
- Day Program activity fund sponsorship so that the members can participate in social activities and community integration opportunities. * **Help is subject to funding availability**

To qualify for supportive services, you must be an individual with developmental disabilities or a person who cares for an individual and is participating on behalf of the persons wellbeing. This can include but is not limited to a case worker, family member, friend, or caregiver. To receive support services, please click the request form under the home tab on our website listed below and someone will respond with 24-48 hours. We have a 100% response rate to those who have requested assistance.



PLANNING
Development Services Department

Date: _____

MASTER APPLICATION

Please check ALL of the applications that you are applying for:

- Administrative Relief
- Administrative Review
- Annexation
- Conditional Use Permit
- Design Review
- Final Subdivision Plat
- General Plan Amendment
- Glendale Centerline Overlay District
- Preliminary Subdivision Plat/Development Master Plan
- Rezoning
- Variance
- Zoning Interpretation
- Zoning Ordinance Text Amendment

ATTACH AN ADDITIONAL SHEET DETAILING THE REQUEST OF EACH APPLICATION.
Individual application checklists are available at www.glendaleaz.com/planning

Project Name: A NEW DAY Thrift
 Property Address: 9250 N. 43rd Ave Glendale 85302 Gross Acres: 1,450 sq ft
 Major Cross Streets: 43rd Ave & Dunlap
 Council District: Cactus District
 Existing Land Use: C2 General Commercial

PROPERTY OWNER

Name: 43rd Avenue, LLC Phone: 602-792-8675 Fax: _____
 Address: 40 MEB Commercial, 3030 N. Central #110
 City: Phoenix, AZ State: AZ Zip Code: 85012
 Email: ATW.MESZANS@mebcommercial.com

TO REPRESENT ME IN THIS APPLICATION, I GIVE AUTHORIZATION TO:

Representative Name: Jessica Flores Business Name: Family Care Connections
 Address: 18001 N. 79th Ave. Suite A-8
 City: Glendale State: AZ Zip Code: 85308
 Phone: 623-776-9351 Fax: 623-776-9385
 Email: jessica@92fcc.org

Power agent for
 (Print or type name of owner of record) (Signature of owner of record) (Date)
43rd Avenue LLC



PLANNING
Development Services Department

Date Stamp

**APPLICATION SUBMITTAL CHECKLIST for
Conditional Use Permit**

Case Number: CUP 19-12

I acknowledge that the City of Glendale requires the following items be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

- | Required | | |
|-------------------------------------|-------------------------------------|--|
| Yes | No | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Completed Master Application |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Service Request (SR) Number: <u>SR 19-0110</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Applicant's Signature on Master Application |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Citizen Participation Plan (2 copies) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Property Owners' and Interested Parties List (including Additional Notification Information) from Citizen Participation packet (2 copies on mailing labels) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Copy of Deed/Title (including Legal Description) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Project Narrative (16 copies) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Floor Plan (4 copies)* |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Site Plan, size 24" x 36", to scale (16 copies)* |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Building Elevations, size 24" x 36, drawn to 1/4" equals one foot or similar scale (4 copies)* |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. <input type="checkbox"/> Convenience Use <input type="checkbox"/> All Others |
- Filing Fee: \$ _____ - \$ _____ (team preapp) = \$ _____

* FOLD ALL PLANS MARKED WITH AN * TO 9" X 12"

Kaitlin M Christopher
Signature

Kaitlin Christopher
Printed Name

Family Care Connections
Company

11/22/2019
Date

If you have questions regarding the items on this checklist, contact your project planner.

Thomas Ritz
Project Planner

(623) 930-2588
Phone

TRitz@Glendaleaz.com
Email Address

Revised: 08/12/15

**CITIZEN PARTICIPATION PLAN
FINAL CHECK LIST
PROJECT: A NEW DAY THRIFT**



A New Day Vocational

"Creating job opportunities for individuals with developmental disabilities."

Case Number
SR 19-0110

9250 N 43rd Ave Suite 8
Glendale, AZ 85302

Citizen Participation plan

Final Check list

**9250 N 43RD AVE SUITE 8
GLENDALE, AZ 85302**

2. Description of Proposed Project

The A New Day Thrift citizen participation plan is designed to ensure that citizens, property owners, community associations, agencies, schools and businesses in the vicinity of the A New Day Vocational, which consists of approximately 1,450 sq ft. located near the intersection of 43rd avenue and Dunlap, are informed of our application for conditional use permit in place of the existing commercial/Other R/P. zoning and create a forum to educate them about the development as well as encouraging open communication.

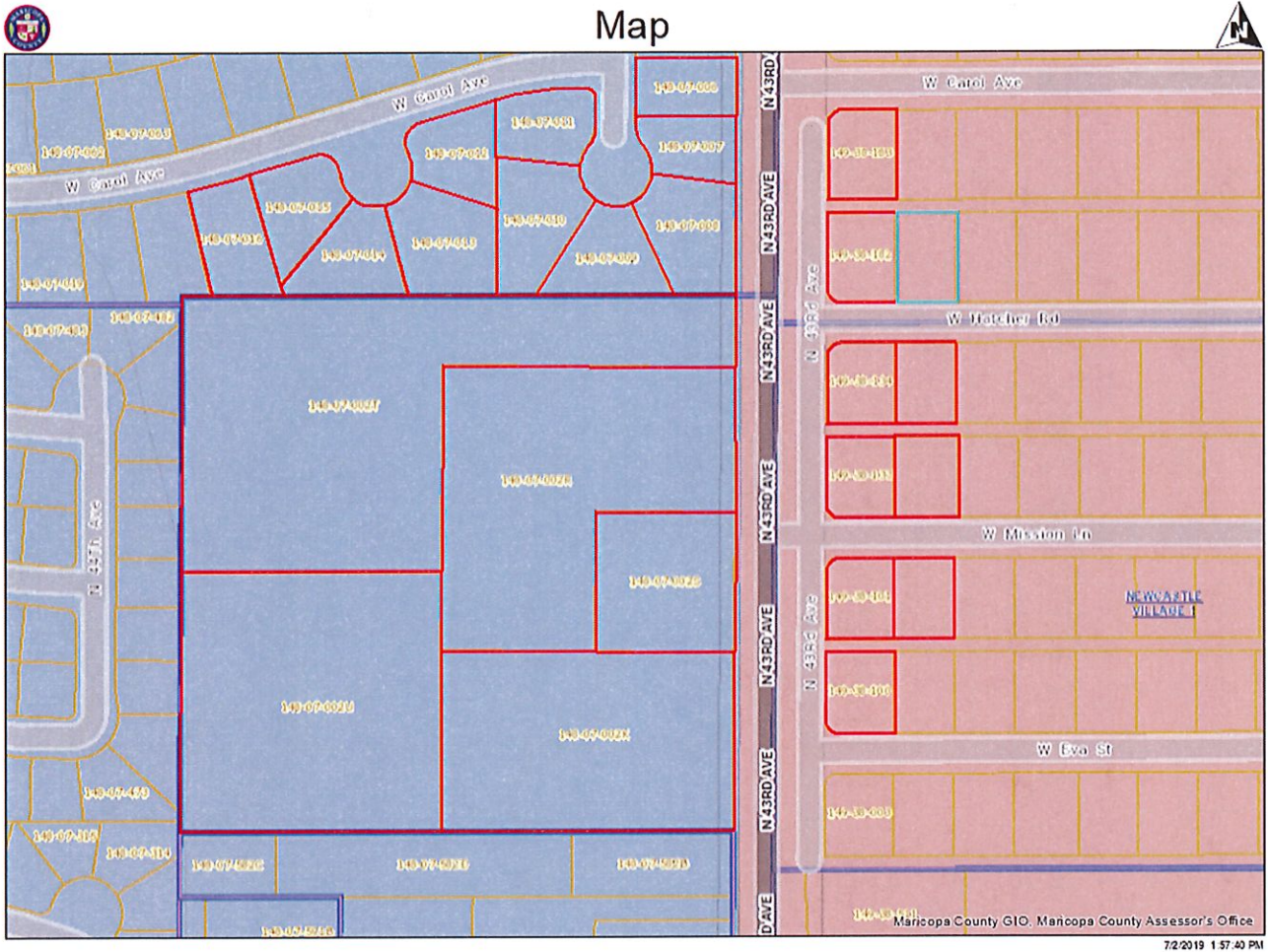
3. Overview of the Elements of Citizen Participation plan

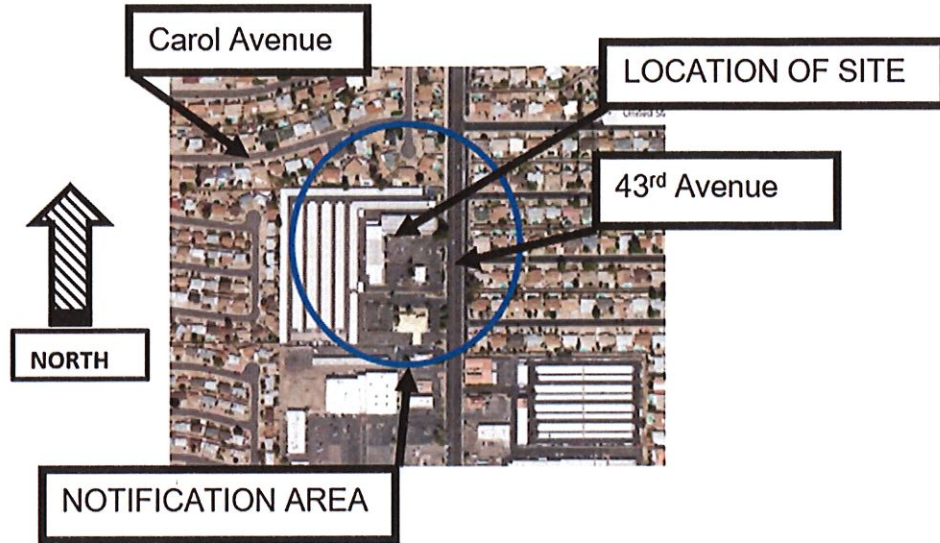
For our project we sent out letters to notify those within our notification area, interested parties, and those on the additional notification list. The letter was mailed out on July 23, 2019. Our meeting was held on August 7, 2019 at Sunset Elementary School in the library at 5 PM. Those who attended are as follows Jessica Flores, Kaitlin Christopher, and Thomas Ritz.

4. Dates notification letter was mailed

The notification letter and meeting notice was mailed out to the public on July 23, 2019. No additional publications were created.

5. Map of notification area





6. Homeowners Associations, Registered neighborhood groups, “Interested Parties”, and Additional Notification list

No Home Associations or Registered Neighborhood Groups were identified by the city to be contacted for this project. Please see below the “Interested Parties” and additional notification list.

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7. Dates and Locations Where Citizens were Invited to discuss the Proposal

Neighborhood Meeting: August 7th 2019 at Sunset Elementary School Library at 5 PM

8. Total of Individuals who Participated in the process

Fifty-eight individuals were notified and three individuals in total have participated in the process.

9. List Concerns, Issues, and problems expressed by the participants

At this time no concerns, issues, and problems have been expressed by the participants.

10. How each concern Issues and problems have been addressed and how applicant intends to continue to address them

Concerns, issues, and problems will be addressed as they arise.

11. State Concerns, Issues, and Problems expressed that the applicant is unable/unwilling to address and why

At this time there are no concerns, issues, and problems that the applicant is unable/unwilling to address because there have been no concerns, issues, and problems expressed.

12. Specifically identify how the proposal has been revised to address public concerns

At this time there have been no revisions to the proposal due to no public concerns being expressed.

13. Letters, Sign in sheet, any other information regarding the notification process

Sunset Elementary School
Library

8/7/19 Sign In Sheet

5pm

Kaitlin Christopher Family Care Connections

Jessica Flores

THOMAS RICE

CITY OF GREENSBURG

tritzoglaw-

delaware.com



A New Day Vocational

"Creating job opportunities for individuals with developmental disabilities."

July 2019

A New Day Vocational
9250 N 43rd Avenue Suite 8
Glendale, Arizona 85302
jessica@azfcc.org

Subject: Conditional Use Permit

Dear Neighbor:

This letter is to inform you that we are applying for a Conditional Use Permit application with the City of Glendale. The property is located at 9250 N. 43rd Avenue Glendale, Arizona 85302 in the *Cactus* District. We are applying for a Conditional Use Permit to utilize A New Day Vocational as a thrift store.

A New Day Vocational is a 501 (c) 3 nonprofit which directly benefits individuals with developmental disabilities. Our purpose is to provide on the job training and minimum wage jobs opportunities to individuals with developmental disabilities. Any and all proceeds from the donations we receive go directly to fund the wages of our workers and to assist individuals and families with disabilities in our community who are in need. Our proposed location is 9250 N. 43rd Avenue Suite 8 Glendale, AZ 85302 within the Olive Crossing Plaza. The Lot size is 99,186 sq. feet. The square footage of the space we would occupy is 1,450 sq. feet. This space is currently zoned for commercial/Other R/P. Adjacent properties are Chase Bank, US Self-Storage, and Marsico's el Paraiso de Sinaloa. Currently, we do not foresee any setbacks.

I have included a site plan with this letter for your review.

A neighborhood meeting will take place at Sunset Elementary School 4626 W Mountain View Rd, Glendale, AZ 85302 on Wednesday August 7th at 5 pm in the school library. Comments and questions will be accepted at this time. If you are unable to attend, please write, email, or call me at the contact information below. You may also contact *Thomas Ritz* with the City of Glendale at (623) 930-2588.

Sincerely,

Jessica Flores, M.A.
A New Day Vocational
9250 N 43rd Avenue Suite 8
Glendale, Arizona 85302
Ph. 623.776.9351
Jessica@azfcc.org

A New Day Vocational Program
9250 North 43rd Avenue Suite 8
Glendale Arizona 85302



A New Day Vocational

"Creating job opportunities for individuals with developmental disabilities."

Site Plan: Olive Crossing Plaza

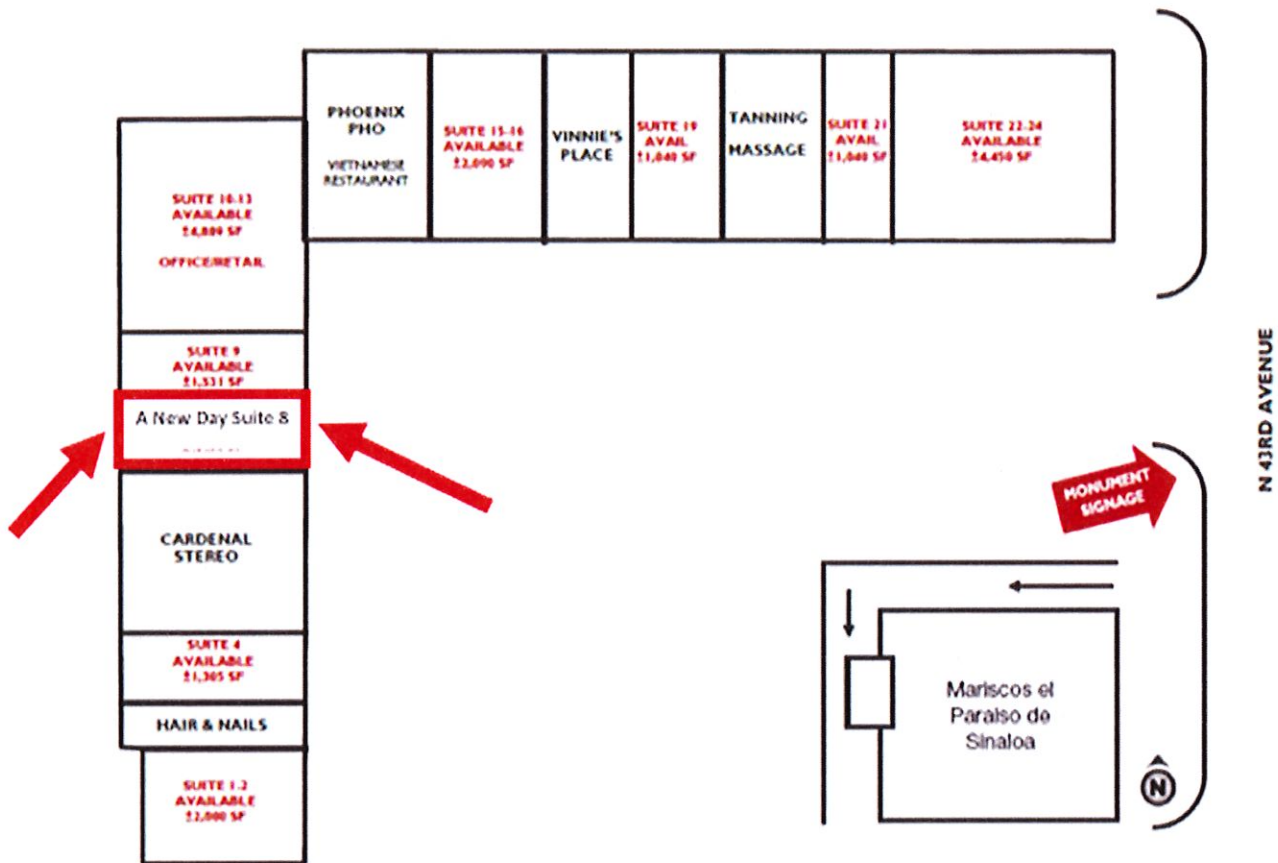


Exhibit (photograph)



A New Day Vocational Program
9250 North 43rd Avenue Suite 8
Glendale Arizona 85302

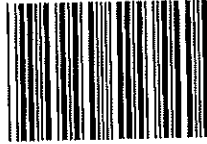
14. Complete mailing list used which includes all individuals located in the notice area, home owners associations, registered neighborhood groups/associations, individuals on the districts “Interested Parties” list, and individuals on the additional notification list

Below is the mailing list used to send out notification letters regarding our proposed project. Please take note that Valley National Bank of Arizona Ernst & Young LLC P/O. Box 1919 Wichita Falls, TX 76307 notification letter was returned to sender and unable to forward. Please take note that Robert B. Page P. O. Box 1075 Peoria, AZ 85380 notification letter was returned to sender and unable to forward.

PROPERTY OWNERS NOTIFICATION LIST FOR PROPOSED DEVELOPMENT	Valley National Bank of Arizona Ernst & Young LLP P. O. Box 1919 Wichita Falls, TX 76307	43 rd Avenue LLC P. O. Box 1452 Litchfield Park, AZ 85340
Tsakiris Basilios Jr. 20215 N 61 st Avenue Glendale, AZ 85308-6714	Westport Glendale Self Storage LLC 2424 South East Bristol Street Ste. 250 Newport Beach, CA 92660	Jose J. Perez 4239 W. Carol Avenue Phoenix, AZ 85051
Laroy Harris Roseanna Harris 9515 N. 43 rd Drive Glendale, AZ 85302	Karen Young Sandra J. Walker 9509 N. 43 rd Drive Glendale, AZ 85302	Robert B. Page P. O. Box 1075 Peoria, AZ 85380
Cesar A. Morales Bertha L. Morales 9502 N. 43 rd Drive Glendale, AZ 85302	Tina McBain 39506 Daisy Mountain Drive # 122 214 Anthem, AZ 85086	H & A Diaz 6 LLC P. O. Box 25006 PMB 43767 Phoenix, AZ 85002
Wayne I. Knape & Jeanne H. Knape 4327 W. Carol Avenue Glendale, AZ 85302	Gabriel Tejada Perez 4331 W. Carol Avenue Glendale, AZ 85302	Leonardo Reyes 4335 W. Carol Avenue Glendale, AZ 85302
Brigitt Miles Living Trust 5545 W. Coles Road Laveen. AZ 85339	Belinda J. Bailey Michael R. Bailey 2939 W. El Caminito Drive Phoenix, AZ 85051	Chavez Residential Estates II LLC 5322 W. Kaler Circle Glendale, AZ 85301
B. Dale Farrar & Sue C. Farrar	Stephen M. Voytek Donna S. Voytek	Christopher M. Beymer Cyndi M. Beymer

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RECORDING REQUESTED BY
GRAND CANYON TITLE AGENCY, INC.
Grand Canyon Title Agency Inc.



Unofficial
Document

When recorded mail to:
43RD AVENUE L.L.C.
9250 N. 43rd Ave. #12
Glendale, Az. 85302

OFFICIAL R
MARICOPA COUN
HELEN PURCELL
95-0161791 03/24/95 04:23
LILIAN 12 OF 54

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 2704219

1/2

QUIT-CLAIM DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we, JEFFREY J. JORGENSEN AND ANN P. JORGENSEN, TRUSTEES UNDER TRUST AGREEMENT DATED APRIL 22, 1983

hereby quit-claim to 43RD AVENUE L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

all right, title, or interest in the following real property situated in Maricopa County, Arizona:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Beneficiary of Trust
Jeffrey J. Jorgenson
Ann P. Jorgenson
9250 N. 43rd Ave. #12
Glendale, Az. 85302

Affidavit exempt per B-8

Affidavit exempt per B-8

Dated: March 17, 19 95

JEFFREY J. JORGENSEN, as Trustee

ANN P. JORGENSEN, as Trustee

STATE OF Arizona SS.
County of MARICOPA

The foregoing instrument was acknowledged before me this 22nd day of March, 19 95
by JEFFREY J. JORGENSEN and ANN P. JORGENSEN
As Trustees

My commission expires Sept 23, 1996 Pamela P White Notary Public

STATE OF _____ SS.
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____
by _____

My commission expires _____ Notary Public

FURNISHED THROUGH THE COURTESY OF GRAND CANYON TITLE AGENCY, INC.

EXHIBIT A - LEGAL DESCRIPTION

Escrow No.: 2704219

A parcel of land located in the southeast quarter of Section Twenty-eight (28), Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 28; THENCE North along the East line of said Section 28, a distance of 1235.00 feet to a point; THENCE South 89 degrees 35 minutes 00 seconds West, a distance of 33.00 feet to the TRUE POINT OF BEGINNING; THENCE continuing South 89 degrees 35 minutes 00 seconds West, a distance of 351.48 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds West, a distance of 351.48 feet to point; THENCE South 89 degrees 53 minutes 00 seconds East, a distance of 381.98 feet to a point; THENCE North 00 degrees 00 minutes 00 seconds East a distance of 355.03 feet to the TRUE POINT OF BEGINNING.

EXCEPTING therefrom:

A parcel of land located in the Southeast quarter of Section 28, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 28; THENCE North along the East line of said section 28, a distance of 879.66 feet to a point; THENCE North 89 degrees 53 minutes 00 seconds West, a distance of 59.50 feet to the TRUE POINT OF BEGINNING; THENCE continuing North 89 degrees 53 minutes 00 seconds West, a distance of 172.00 feet to a point; THENCE North a distance of 172.93 feet to a point, THENCE East a distance of 172.00 feet to a point; THENCE south, a distance of 173.28 feet to the TRUE POINT OF BEGINNING.

Unofficial Document



A New Day Thrift

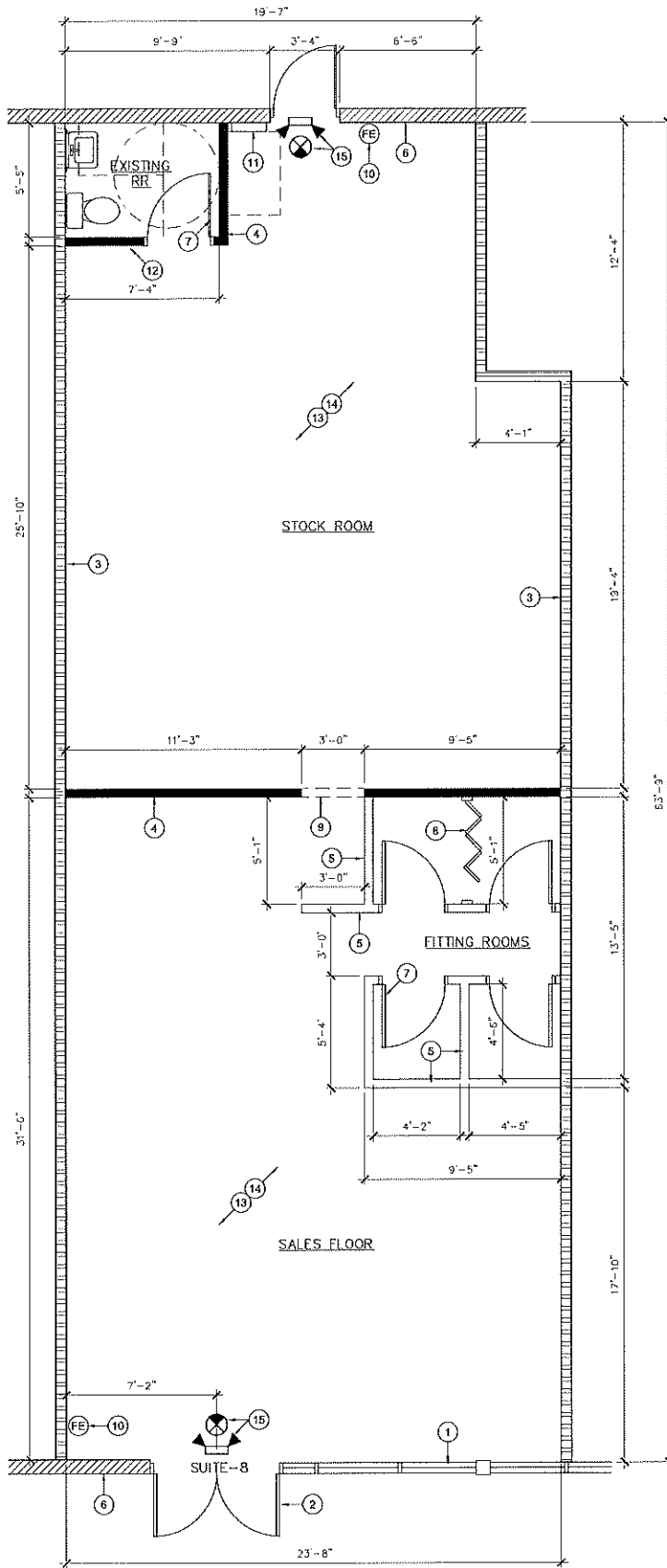
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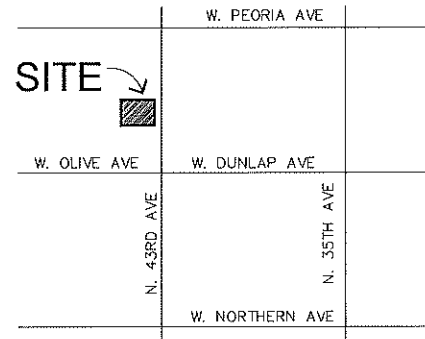
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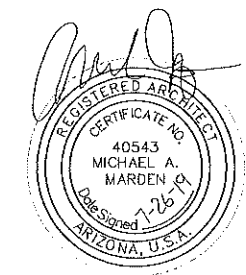
KEYNOTES

1. EXISTING STOREFRONT SYSTEM.
2. EXISTING FRONT DOOR.
3. EXISTING DEMISING WALL.
4. EXISTING PARTITION WALL TO 10FT HT.
5. EXISTING PARTITION WALL TO 8FT HT.
6. EXISTING MASONRY WALL.
7. EXISTING WOOD DOOR.
8. EXISTING ACCORDIAN DOOR.
9. EXISTING WRAPPED OPENING WITH BULKHEAD.
10. EXISTING FIRE EXTINGUISHER.
11. EXISTING ELECTRICAL PANEL.
12. EXISTING RESTROOM SIGNAGE.
13. EXISTING CARPET FLOOR THROUGHOUT.
14. EXISTING SUSPENDED ACOUSTICAL GRID CEILING WITH 2X4 RECESSED LIGHT FIXTURES AND AIR-DISTRIBUTION COMPONENTS.
15. EXISTING ILLUMINATED EXIT SIGN AND EMERGENCY EGRESS LIGHTING.



VICINITY: 
NOT TO SCALE

WDS ARCHITECTURE
 4724 N. 24TH ST.
 SUITE 300
 PHOENIX, AZ 85016
 (602) 319-5282
 mike@wdsarch.com
PEOPLE | TOGETHER | FASTER
 © 2019 wds architecture, pllc.



EXPIRES 3/31/2022

A NEW DAY THRIFT
 9250 N. 43RD AVE, STE. 8 - GLENDALE, AZ 85302