

CITIZEN PARTICIPATION PLAN

IMPLEMENTATION SCHEDULE	
Date CPP submitted to Planner	
Neighborhood Meeting date (if any)	10/27/2021
Distribution date of initial notices	10/01/2021 & 10/12/2021
Number of weeks allowed for responses	Two weeks
Cut-off date for responses	November 1, 2021
Planned Submittal date of CPP Final Report	

SUMMARY / FINAL REPORT

Total individuals notified:	37	Respondents/Participants:	0
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CONCERNS, ISSUES, PROBLEMS EXPRESSED

No Concerns have been brought forward by surrounding neighbors

HOW CONCERNS WILL BE ADDRESSED?

N/A

CONCERNS APPLICANT IS UNWILLING TO ADDRESS

N/A

HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS

N/A

THE FOLLOWING CHECK-MARKED ITEMS SHOULD BE ATTACHED:

- NOTIFICATION AREA MAP

CITIZEN PARTICIPATION PLAN

- NOTIFICATION LETTER AND 8-1/2x11 SITE PLAN
- OTHER NOTICES, MEETING INVITATIONS, SIGN-IN SHEETS (NONE).
- LIST OF PROPERTY OWNERS WITHIN NOTIFICATION AREA.
- "INTERESTED PARTIES" LIST PROVIDED BY PLANNING
- "ADDITIONAL NOTIFICATIONS" LIST PROVIDED BY PLANNING.
- LIST OF HOME OWNERS ASSOC., REGISTERED NEIGHBORHOODS;
AND THEIR REPRESENTATIVES WHO WILL BE INCLUDED IN THE PLAN.

10/1/2021

Neal Yukolis
Sterling Holdings CO, LLC
P.O. Box 5847
Mesa, AZ 85211
neal@thepawnexperts.com
480-215-0292

Subject: The Pawn Shop Relocation Project

Dear Neighbor:

This letter is to inform you that I am applying for a Conditional Use Permit application with the City of Glendale. The property is located at 9250 N. 43rd Ave, Glendale, AZ 85302 in the *Cactus* District.

Our proposed location currently sits vacant in the *Olive Crossings Shopping Center*. Our plan is to relocate our current Pawn Business from 6246 N 43rd Ave to the new proposed location at 9250 N. 43rd Ave. Our hours of operation are Monday through Saturday 9am to 6pm and Sundays from noon to 5pm. We will have a full security monitoring system to include video surveillance, motion sensors and 3rd party monitoring. This space (which already exists) is approximately 4,450 square feet at the North East end cap of the Shopping Center (please see site map). We will not be making any changes to the exterior structure/integrity of the center other than to install our business name on the building. This of course will go through an additional separate city permitting process and comply with all standards and covenants of the existing shopping center. There will be no external construction changes made to the space or the center. The proposed space sits between the US Storage facility to the north, *Mariscos el Paraiso de Sinaloa* Mexican Food Restaurant to the south (in the shared parking lot), 43rd Ave to the East and the Strip Center Shops to the west. We are a full format retail location selling General Merchandise and Jewelry to the public as well as providing short term collateral loans to consumers. We have been in business in Arizona for more than 40years and have maintained the highest standards of business conduct throughout our tenure. We are a solid community partner as we also live and work in the communities that we serve. Today we are reaching out to you to let you know of our intent and at the hope we get the chance to meet you. We want to make ourselves available to you to answer any questions you may have about who we are and what we do. I have also included a site plan with this letter for your review.

We are holding a neighborhood meeting on 10/20/21 at 6:30pm via **ZOOM** at the following link

Time: Friday Oct 22, 2021 06:30 PM Arizona

Join Zoom Meeting

<https://us02web.zoom.us/j/89533977352?pwd=RFpOTjE2ZlZnS3V1amNUdVNuSVpkUT09>

Meeting ID: 895 3397 7352 Passcode: 876156

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 above. You can also contact *Christina LaVelle* with the City of Glendale at (623) 930-2553.

Thank you and let us know if you have any questions,
Sincerely and respectfully,

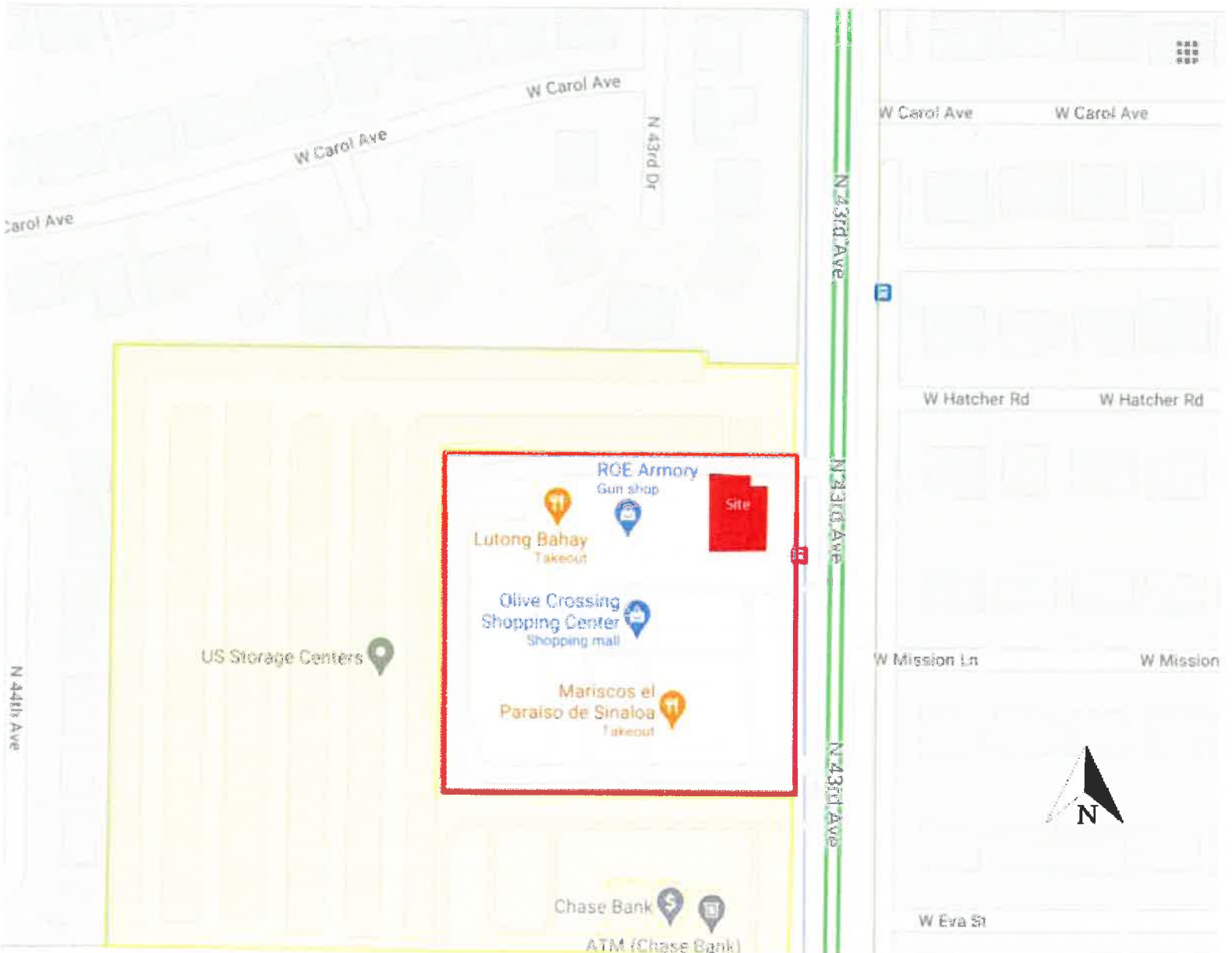
Neal A. Yukolis

CUP 21-11 Encl: Site Plan (next Page)

Olive Crossing
9250 N. 43rd Ave Suite #23 & #24
Glendale, AZ 85302



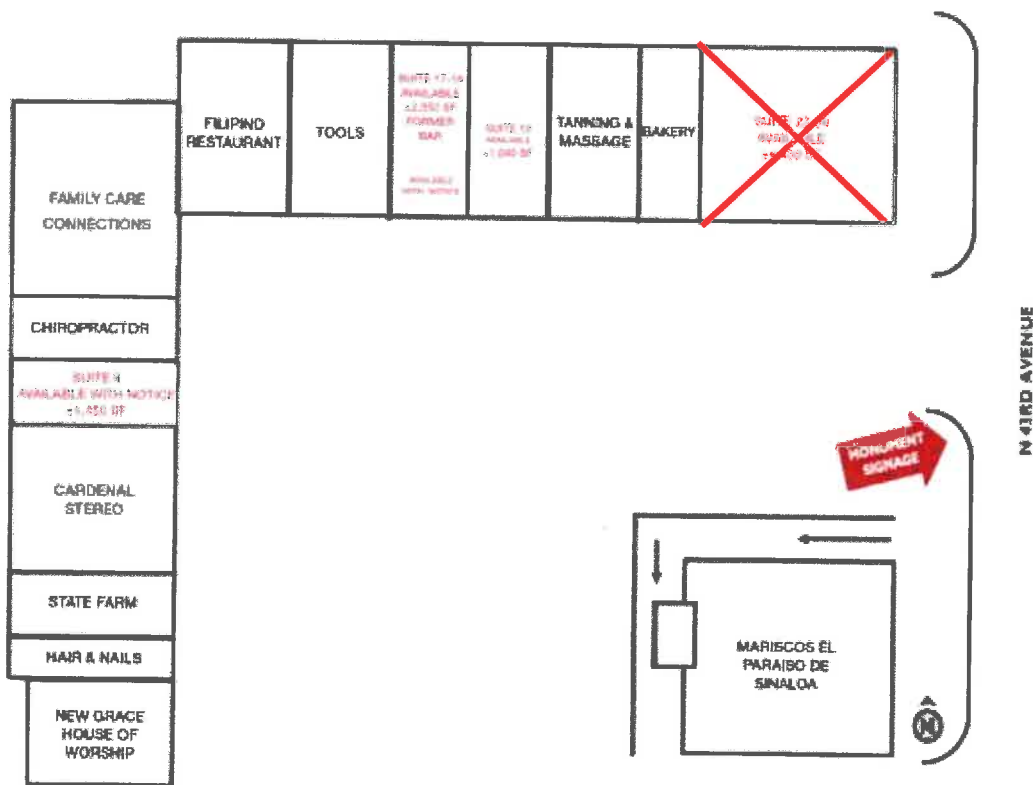
Area MAP OUTLINE



LEGEND// Yellow: US Storage Industrial/Commercial Use RED: Center Property Line & Site Location Green: Neighborhood

EXHIBIT "A"

SITE PLAN



CITIZEN PARTICIPATION PLAN

PROPOSAL	The Pawn Shop Relocation Project
HEARING REQUEST	December 2 nd , 2021
ADDRESS	9250 N 43 rd Ave, Glendale, AZ 85302
ZONING	C2
SR#	
CASE#	CUP 21-1
DATE	10/27/2021
PROP OWNER	43 rd Ave LLC
APPLICANT	Neal Yukolis

BRIEF DESCRIPTION OF PROPOSED PROJECT

Relocating existing Shop at 6246 N 43rd Ave to new site in Olive Crossing Shopping Center at 9250 N 43rd Ave

DESCRIBE PUBLIC NOTICES, MEETINGS, RELATED OTHER PUBLICITY

All Stake Holders notified by Mail, Stake Holder Meeting held at 6:30pm Wednesday October 27th, 2021. Also included in the letter was contact information for City members, ownership and management of the Pawn Experts.

IDENTIFY WHO WILL BE DIRECTLY AND INDIRECTLY AFFECTED BY YOUR PROPOSAL AND ANYONE WHO EXPRESSED INTEREST OR BELIEVE THEY WILL BE AFFECTED.

CITIZEN PARTICIPATION PLAN

Mailers were sent to all required recipients within the local neighborhoods. There were zero respondents to our notification at the meeting. Additionally, no one has reached out to the city of Glendale nor the Pawn Experts with questions or concerns.

IDENTIFY ANY CONCERNS AFFECTED INDIVIDUALS MAY HAVE

N/A

HOW WILL THEY BE PROVIDED AN OPPORTUNITY TO DISCUSS THE PROPOSAL WITH THE APPLICANT IF ISSUES OR QUESTIONS CONTINUE OR SUDENLY ARISE AFTER DISTRIBUTION OF THE NOTIFICATION LETTER.

Zoom Meeting held on Wednesday October 27th as well as contact information for ownership/management and city planning have been made available.

HOW WILL THESE INDIVIDUALS BE INFORMED OF ANY CHANGES AFTER THE INITIAL CONTACT?

Via US Postal/Letter

HOW WILL YOU KEEP GLENDALE PLANNING STAFF UPDATED ON THE STATUS OF YOUR CITIZEN PARTICIPATION EFFORTS?

Through this response / phone / email correspondence.