

January 24, 2022

Re: 51<sup>st</sup> Beer & Wine Conditional Use Permit CUP 21-14

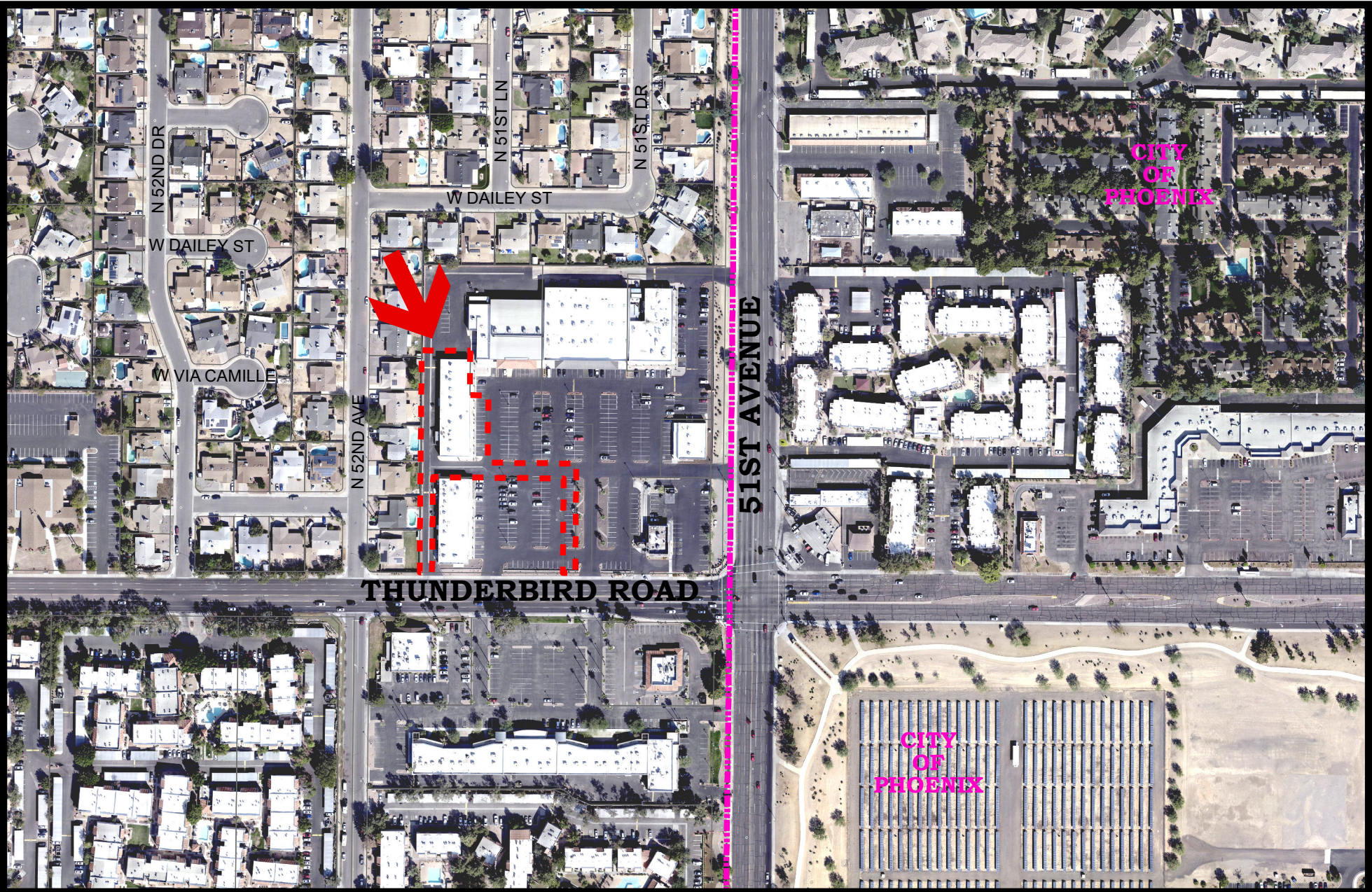
Christina LaVelle  
Planner  
City of Glendale Development Services  
5850 W Glendale, Arizona 85301

	City of Glendale Development Services Department Planning Division
<input type="checkbox"/> Failed	
<input type="checkbox"/> Conditionally Approved	
<input checked="" type="checkbox"/> Approved	
FINAL CPP	
clavelle BY	1/25/2022 DATE

On January 24, 2022, at 6:00 p.m. a Zoom meeting was held to discuss any potential questions or concerns regarding the Conditional Use Permit CUP 21-14 for 51<sup>st</sup> Beer & Wine located at 13804 N. 51<sup>st</sup> Avenue Glendale Arizona. The Zoom meeting began a few minutes late due to technical difficulties logging into the Zoom program. However, prior to and after logging into the Zoom meeting neither Christina LaVelle, City of Glendale Planner, nor I received any telephone calls of difficulty logging into the Zoom meeting. Christina LaVelle and I were the only attendees on the Zoom meeting. I extended the meeting time to ensure any participants wanted to attend and inquire about the Conditional Use Permit for 51<sup>st</sup> Beer & Wine in case they had difficulty joining the Zoom meeting. The meeting was subsequently ended as no additional participants joined the Zoom meeting aside from Christina LaVelle and me, Theresa J. Morse. However, should any interested party have questions or concerns they are encouraged to call myself or Christina LaVelle as listed in the letter of notification to interested parties.

Respectfully,

Theresa J. Morse, Representative  
51<sup>st</sup> Beer & Wine  
13804 N. 51<sup>st</sup> Avenue  
Glendale Arizona



Aerial Date: October 2020

**51ST AVE BEER & WINE  
CONDITIONAL USE PERMIT  
(CUP21-14)**



January 7, 2022

Theresa J Morse  
530 E. McDowell Rd. Suite 107-241  
Phoenix, AZ 85004  
[tjmorse1208@q.com](mailto:tjmorse1208@q.com)

Re: Conditional Use Permit for a Convenience Store CUP 21-14

Dear Neighbor:

This letter is to inform you that I have filed a Conditional Use Permit Application with the City of Glendale to allow packaged liquor sales as an accessory to a convenience market 51<sup>st</sup> Beer & Wine located at 13804 North 51<sup>st</sup> Avenue Glendale, Arizona in the Sahuaro District.

Our request is for a Conditional Use Permit to allow sales of beer and wine packaged sales only to complement the convenience store. I have experience in operating a convenience store and will be an asset to the neighborhood. I would like to provide a personal and convenient service to all the surrounding residents. Currently there are too many 'Big Box' stores who are pushing small business owners out of the sales market. In addition, many of these types of stores have become so large that they are not providing good personal customer service. I would like to welcome you to meet me at the proposed business location if you should have any questions. I hope you will join in supporting me for my business.

There will be a 'Zoom' meeting to address any questions you may have.

The Zoom meeting is scheduled for Monday, January 24, 2022, at 6:00 PM. Please click on the link to join the Zoom meeting below or paste it in your browser bar.

Topic: Conditional Use Permit City of Glendale  
Time: Jan 24, 2022, 6:00 PM Arizona

Join Zoom Meeting  
[https://us04web.zoom.us/j/75778857896?pwd=6nLmJC8sJmn5\\_56O-C\\_YhkBN3cThTV.1](https://us04web.zoom.us/j/75778857896?pwd=6nLmJC8sJmn5_56O-C_YhkBN3cThTV.1)

Meeting ID: 757 7885 7896  
Passcode: 6BvR2G

You may attend the meeting to learn about the case and make your opinions known. You may also make your feelings known on this case by writing to Christina Lavelle, Glendale Planning & Development Department at 5850 W Glendale, Arizona 85301 and referencing the case number CUP 21-14. Your letter will be made part of the case file.

I may be reached at (480) 353-8035 or via email [tjmorse1208@q.com](mailto:tjmorse1208@q.com) if you have any questions or you may reach Christina Lavelle, City of Glendale's Planning & Development Department at 623-930-2553.

Sincerely,

Theresa J. Morse

# CITIZEN PARTICIPATION PLAN

<b>PROPOSAL</b>	CONDITIONAL USE PERMIT FOR CONVENIENCE STORE
<b>HEARING REQUEST</b>	CONDITIONAL USE PERMIT
<b>ADDRESS</b>	13804 N 51 <sup>st</sup> AVENUE GLENDALE AZ 85306
<b>ZONING</b>	C2
<b>SR#</b>	
<b>CASE#</b>	<b>CUP 21-14</b>
<b>DATE</b>	01/07/2022
<b>PROP OWNER</b>	
<b>APPLICANT</b>	THERESA J MORSE

## BRIEF DESCRIPTION OF PROPOSED PROJECT

The owner, Kazem Saleh Sheikha is the sole owner of the establishment and has not incurred any liquor violations upon issuance of his liquor license. The hours of operation are Sunday - Thursday 9:00 am - 11:00 pm, Friday and Saturday 9:00 am – 12:00 midnight. The convenience store (51st Beer & Wine) is in the northwest corner of the shopping plaza at 51st Avenue and Thunderbird Road. Within this shopping plaza (zoned C-2) there are various uses including a barber shop, a bar, a smoke shop, hardware store, a medical facility and a fast-food drive-thru and dine-in to name a few. The convenience store (51<sup>st</sup> Beer & Wine) is adjacent to Thunderbird Rd. at the southwest portion of the shopping plaza. The businesses in this plaza have shared parking however, there are parking spaces directly in front of each business designated as parking for their customers. The estimated number of shared parking spaces within the shopping plaza are at least 300. The existing lighting and landscaping previously approved by the city of Glendale will not be modified.

## DESCRIBE PUBLIC NOTICES, MEETINGS, RELATED OTHER PUBLICITY

Citizens on a list provided by City of Glendale planning and zoning will be notified via United States postal mail with the required labeling as a City of Glendale Land Use Application to ensure citizens recognize the mailing is not “junk” mail. Citizens will receive the narrative of the proposed use, an aerial photograph, and an invitation to join a Zoom meeting to inquire about the use permit. The discussion comments and questions will be forwarded to Christina LaVelle, City of Glendale Development Services Department immediately following the

CITIZEN PARTICIPATION PLAN

virtual meeting scheduled for January 24, 2022, at 6:00 pm. Additionally, approximately 2 weeks prior to the hearing and following the citizen participation meeting, posting of the hearing with location, date, and time will be made at 13804 N 51<sup>st</sup> Avenue. Photographs of the posting shall be sent to Christina LaVelle City of Glendale planner as prescribed by City of Glendale requirements.

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

It is unlikely that the issuance of a conditional use permit for 51<sup>st</sup> Beer & Wine Convenience Store will impact any residents or businesses in the area. The shopping plaza currently has various businesses within including but not limited to a bar, a smoke shop, barber shop, hardware store, pet store, restaurant, a medical facility, and a fast-food drive-thru business. There are numerous entrances and exits from 51<sup>st</sup> Avenue as well as Thunderbird Rd to enter the shopping plaza. There is no drive-thru at 51<sup>st</sup> Avenue Beer & Wine, there is more than adequate parking available for customers, the customer entrance/exit to 51<sup>st</sup> Avenue Beer & Wine faces east into the extensive parking lot and the business hours for the convenience store are not until the legal hours for alcohol sales and will not negatively affect nearby residents or business owners.

**IDENTIFY ANY CONCERNS AFFECTED INDIVIDUALS MAY HAVE**

Upon holding the citizen virtual meeting any questions and concerns will be forwarded to Christina LaVelle via electronic mail.

**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.**

The citizens will be provided with City of Glendale Planner, Christina LaVelle's contact information and will be informed that a hearing will take place in which that may attend and express any of their concerns or questions. The citizens will also be informed of the posting for the hearing at the proposed location to inform them of the hearing details. Additionally, the City of Glendale will be notifying citizens via postcards regarding the conditional use permit process.

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

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

An electronic mail will be sent to Christina LaVelle immediately following the Citizen Participation Plan meeting on January 24, 2022 including participants



# Planning

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) COP 21-14

Project Name: 51st Ave Beer & Wine

I, Theresa June Morse certify that I am the authorized applicant /

representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: [Handwritten Signature]

STATE OF ARIZONA

SS.

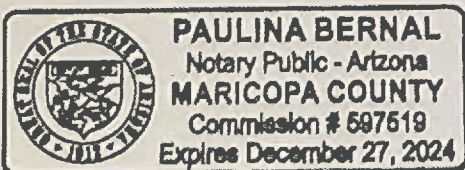
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 25 day of January, 2022.

[Handwritten Signature: Paulina Bernal]  
Notary Public

My Commission Expires:

12/27/2024



CITY OF GLENDALE  
5850 W GLENDALE AVE  
GLENDALE AZ 85301  
Or Current Resident

FKH SFR PROPCO B-HLD LP  
1850 PARKWAY PL STE 900  
MARIETTA GA 30067  
Or Current Resident

BURR FAMILY TRUST  
6951 W MELINDA LN  
GLENDALE AZ 85308  
Or Current Resident

PASEO PARK APARTMENTS II LLC  
5728 LBJ FREEWAY SUITE 400  
DALLAS TX 75240  
Or Current Resident

SANTIAGO KASSANDRA A  
BECERRA/RICARDIZ JUAN P VALDEZ  
13801 N 52ND AVE  
GLENDALE AZ 85306  
Or Current Resident

ALEXIS NEAL DE GASTON LIVING  
TRUST  
3543 W SIERRA ST  
PHOENIX AZ 85029  
Or Current Resident

CFT C PROPERTIES LLC  
5 BREWSTER ST #368  
GLEN COVE NY 11542  
Or Current Resident

TORRES NANCY  
13830 N 52ND AVE  
GLENDALE AZ 85306  
Or Current Resident

MARY E PINSCHER TRUST  
5202 W CALAVAR RD  
GLENDALE AZ 85306  
Or Current Resident

HOPE THUNDERBIRD INVESTMENTS  
LLC  
7333 W THOMAS RD  
PHOENIX AZ 85033  
Or Current Resident

ARROW ANIMAL HOSPITAL P L C  
5144 W THUNDERBIRD RD  
GLENDALE AZ 85306  
Or Current Resident

ROSE PROPERTIES LLC  
7318 W WILLIAMS ST  
PHOENIX AZ 85043  
Or Current Resident

KWAM THUNDERBIRD LLC  
1411 8TH ST  
MANHATTAN BEACH CA 90266  
Or Current Resident

WONGFRATRIS INVESTMENTS  
COMPANY  
51 JORDON PL  
PALO ALTO CA 94303  
Or Current Resident

City of Glendale Mayor's Office  
Mayor Weiers  
5850 W. Glendale Avenue  
Glendale, AZ 85301

RUSSELL JOHN M/JUDY M  
5108 W REDFIELD  
GLENDALE AZ 85308  
Or Current Resident

WONGFRATRIS INVESTMENTS  
COMPANY  
51 JORDON PL  
PALO ALTO CA 94303  
Or Current Resident

Glendale City Council Office  
Councilmember Ray Malnar  
5850 W. Glendale Avenue  
Glendale, AZ 85301

KULON JAMES JOSEPH/LISA ANN  
13831 N 52ND AVE  
GLENDALE AZ 85306  
Or Current Resident

NWC OLIVE LLC  
2701 E CAMELBACK RD SUITE 160  
PHOENIX AZ 85016  
Or Current Resident

Christina Lavelle, Planning Prjct Mngr  
Planning  
5850 W. Glendale Avenue., Suite 212  
Glendale, AZ 85301

TUCKER THOMAS N/DEBORAH L  
13825 N 52ND AVE  
GLENDALE AZ 85306  
Or Current Resident

ARROW ANIMAL HOSPITAL PLC  
5130 W THUNDERBIRD RD  
GLENDALE AZ 85306  
Or Current Resident

Diana Figueroa, Admin. Sppt. Supervisor  
Planning  
5850 W. Glendale Ave., Suite 212  
Glendale, AZ 85301

BUNJOVAC TED P & PATRICIA A  
13819 N 52ND AVE  
GLENDALE AZ 85306  
Or Current Resident

DEBORAH E NEIBLING-LORBEER  
TRUST  
PO BOX 14406  
LONG BEACH CA 90853  
Or Current Resident

NARSA JANIS/BUSHRA  
6102 W FALLEN LEAF LN  
GLENDALE AZ 85310  
Or Current Resident

DE GREGORIO ARIZONA LLC  
4281 EXPRESS LN SUITE N2017  
SARASOTA FL 34238  
Or Current Resident

**Name 1**

KAREN ABORNE  
A.J. BABINEAU  
JOYCE CLARK  
GARY HIRSCH  
DIANE ESTERLY  
STEVEN FRATE  
AL LENOX  
DENNIS GERHARD  
RICK HARPER  
JACK MARTINO  
JOHN AND SUE JONES  
JOHN KOLODZIEJ  
WENDY DAVY/ PEORIA UNI SCH DIST  
MICKEY LUND  
MANNY MARTINEZ  
MARY SMITH  
DAVID MORENO  
DAVID PENILLA  
DANIEL STREYLE/ VERMILION IDG  
WILLIAM RAY  
ELAINE SCRUGGS  
GARY SHERWOOD  
MEL SMITH  
MICHAEL SOCACIU  
TOM TRAW  
MARIE SCILLIERI  
ED NYBERG  
WARREN WILFONG  
VERN CROW  
M NOWAKOWSKI  
MOMENTUM EDGE

**Address 1**

7318 W GRIFFIN AVENUE  
4815 W COCHISE DRIVE  
8628 W CAVALIER DR  
4520 WEST ECHO LANE  
4801 WEST CHERYL DRIVE  
PO BOX 6265  
5130 W EL CAMINITO DR  
10613 N 48TH AVE  
5335 W BLOOMFIELD RD  
7407 NORTH 75TH DRIVE  
18658 NORTH 78TH DR  
6258 NORTH 88TH LANE  
6330 W THUNDERBIRD RD  
5708 W ROYAL PALM RD  
19107 NORTH 73<sup>rd</sup> LANE  
8968 WEST CITRUS WAY  
8387 West Denton LAnE  
5760 W LARKSPUR DR  
7333 E DOUBLETREE RANCH RD. #D220  
7305 WEST ANGELA DR  
21656 NORTH 58<sup>TH</sup> DRIVE  
5928 W PERSHING AVE  
24654 N LAKE PLESANT 103-329  
8574 W BERRIDGE LN  
6024 N 83RD AVE  
5124 W EL CAMINITO DR  
6987 W POTTER DR  
5001 N 62ND DR  
6343 W REDFIELD RD  
6116 N 85TH DR  
PO BOX 5398

**City, State Zipcode 1**

GLENDALÉ AZ 85303  
GLENDALÉ AZ 85302  
GLENDALÉ AZ 85305  
GLENDALÉ, AZ 85302  
GLENDALÉ, AZ 85302  
GLENDALÉ, AZ 85312  
GLENDALÉ. AZ 85302  
GLENDALÉ AZ 85304  
GLENDALÉ AZ 85304  
GLENDALÉ, AZ 85303  
GLENDALÉ AZ 85308  
GLENDALÉ AZ 85305  
GLENDALÉ, AZ 85306  
GLENDALÉ AZ 85302  
GLENDALÉ, AZ 85308  
GLENDALÉ AZ 89305  
GLENDALÉ AZ 85305  
GLENDALÉ AZ 85304  
SCOTTSDALE, AZ 85258  
GLENDALÉ AZ 85308  
GLENDALÉ AZ 85308  
GLENDALÉ, AZ 85304  
PEORIA, AZ 85383  
GLENDALÉ, AZ 85305  
GLENDALÉ, AZ 85303  
GLENDALÉ, AZ 85308  
GLENDALÉ, AZ 85308  
GLENDALÉ, AZ 85301  
GLENDALÉ, AZ 85306  
GLENDALÉ, AZ 85305  
GLENDALÉ, AZ 85312