

## **PROJECT NARRATIVE**

For its Project Narrative, in accordance with the requirements of the City of Glendale Conditional Use Permit Application, 51<sup>st</sup> Beer & Wine Inc. dba 51<sup>st</sup> Beer & Wine state as follows:

51st Beer & Wine is submitting this Conditional Use Permit application to allow a convenience store including off-sale beer and wine sales at 13804 N 51<sup>st</sup> Avenue Glendale, Arizona 85306. Any convenience store with a series 10 beer and wine license allows customers to purchase sealed beer and wine and other convenience store items rather than shopping at a big box store. This location was previously utilized as a school. Additionally, the series 10 liquor license is at least 300 feet from church or school as required by State law (A.R.S. § 4-207). No modifications to the existing building will occur.

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. Additionally, he and his employees have attended liquor law training to prevent sales to underage and obviously intoxicated customers. Moreover, the owner is aware that he may only purchase alcoholic beverages through a distributor. The hours of operation of the business 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 located at the southwest 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 fast-food drive-thru / 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 three hundred. The existing lighting and landscaping previously approved by the city of Glendale will not be modified.

### **Traffic Control and Noise Reduction**

A 6-foot block wall on the west separates the residential area from 51<sup>st</sup> Beer & Wine Store. There is a driveway running parallel to the block wall between 51<sup>st</sup> Beer & Wine and the residential neighborhood. It should be noted that customers patronizing 51<sup>st</sup> Beer & Wine access the store via the east entrance directly east of the store where then entrance is located. There is no public entrance on the westside of the liquor licensed establishment thereby eliminating traffic and noise closest to the neighborhood west of the establishment. Vehicles desiring to access the shopping plaza have numerous entrances and exits from Thunderbird Rd as well as 51<sup>st</sup> Avenue. Trash disposal will not occur between 9 pm and 7 am to ensure a quiet environment for residential properties in proximity of trash receptacles located on the west side of 51<sup>st</sup> Beer & Wine.

In conclusion, 51st Beer & Wine will not disrupt the existing balance of daytime and nighttime uses and will not negatively affect vehicular or pedestrian traffic as there is adequate parking and entrances/exits from the business property onto two major thoroughfares (51<sup>st</sup> Avenue and Thunderbird Road). The business will not emanate noise, odors, gas, smoke, or fumes from the licensed premises. Furthermore, there will be no consumption of alcoholic beverages inside

the licensed premise or on adjacent property from 51<sup>st</sup> Beer & Wine. Therefore, 51<sup>st</sup> Beer & Wine will not negatively impact residents and/or businesses within the surrounding area and will not reduce property values of neighboring businesses or residential properties.

I respectfully request a Conditional Use Permit be granted to 51<sup>st</sup> Beer & Wine located at 13804 N 51<sup>st</sup> Avenue Glendale, Arizona 85306.

Respectfully,

Theresa J. Morse  
Applicant/Representative  
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