

Appeal Narrative

Conditional Use Permit (CUP25-10)

Project Name: S Smoke n Snacks Inc.

Location: 13810 N. 51st Avenue

November 21, 2025

My name is Kazem Sheika, and I am the new owner of **S Smoke N Snacks Inc.**, located at 13810 N 51st Ave, Glendale, Arizona 85306. I purchased the business from the previous owner, Mazen Khouri.

The business has operated as a neighborhood smoke shop at this location for more than 25 years. Throughout that time, under Mr. Khouri's ownership, the store maintained a positive presence in the community and served a steady base of regular customers without incident. My goal is to continue that same standard of operation and service.

There will be no changes to the interior or general use of the property. The only exterior change will be an updated sign reflecting the new business name, **S Smoke N Snacks**, replacing the previous name, **G & S Smoke for Less**.

The nature of the business will remain the same. **S Smoke N Snacks** will continue to offer:

- Tobacco products
- Snacks
- Soft drinks
- Small gift items

Store hours will be **9:00 AM to 8:00 PM, seven days a week**. The business will be staffed by myself and one employee.

In summary, this is a continuation of a long-standing, established business with the same use, similar operations, and minimal visible changes aside from updated signage.

Attached is a letter from the Thunderbird Plaza Ownership Group.

Thank you for your consideration.

To Whom It May Concern:

We are writing regarding the recent denial of the use permit for S Smoke N Snacks formerly known as G & S Smoke Shop, owned by Mr. Kazem Sheika and located at 13810 N 51st Ave, Glendale, Arizona 85306. We respectfully request that the City of Glendale reconsider this decision in light of the longstanding service this business has provided to the community and the unique circumstances surrounding the recent ownership transfer.

G & S Smoke Shop has operated at the same Glendale location for **over 25 years**, consistently serving residents and maintaining a strong, loyal customer base. Throughout this entire period, the business has upheld an **impeccable compliance record** with both the City of Glendale and the State of Arizona. The shop has demonstrated a long history of responsible operation and positive community involvement.

The recent transfer of ownership inadvertently triggered a regulatory deadline requiring certain paperwork to be submitted within a six-month window in order to maintain grandfathered status. This filing deadline was unintentionally missed, not due to negligence or disregard for City requirements, but due to a misunderstanding during the transition process. As a result, a small business that has contributed to Glendale for decades now faces the possibility of being forced out of operation.

We believe it would be **unjust and disproportionate** for this business—after 25 years of successful and compliant service—to lose its ability to operate solely because of a technical oversight during an ownership transition. We respectfully request consideration of the shop's long operational history, clean record, and continued value to the community.

Our hope is that the City will allow G & S Smoke Shop the opportunity to correct this administrative oversight and continue to serve Glendale residents as it has for more than two decades.

Thank you for your time, consideration, and understanding. We are more than willing to provide any additional information needed to support this request.

Sincerely,

The Thunderbird Plaza Ownership Group

Best regards,
Shane Mackin
Direct: 602-638-1261
Main: 602-428-0000
Cell: 480-789-2710
Fax: 602-456-1954
Shane@ClearCRE.com

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Phoenix, AZ 85004

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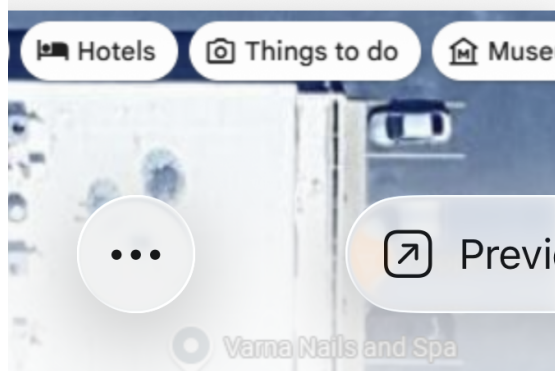
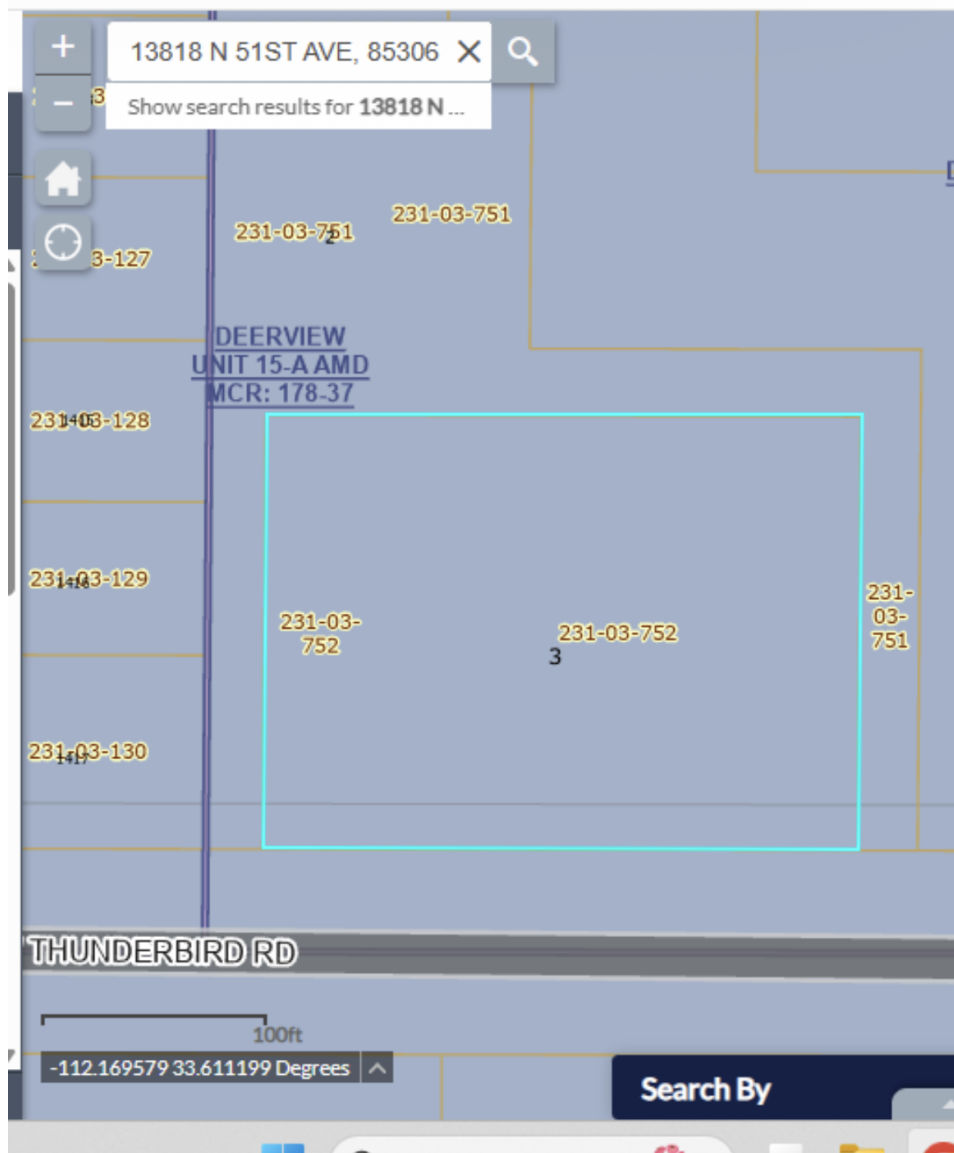


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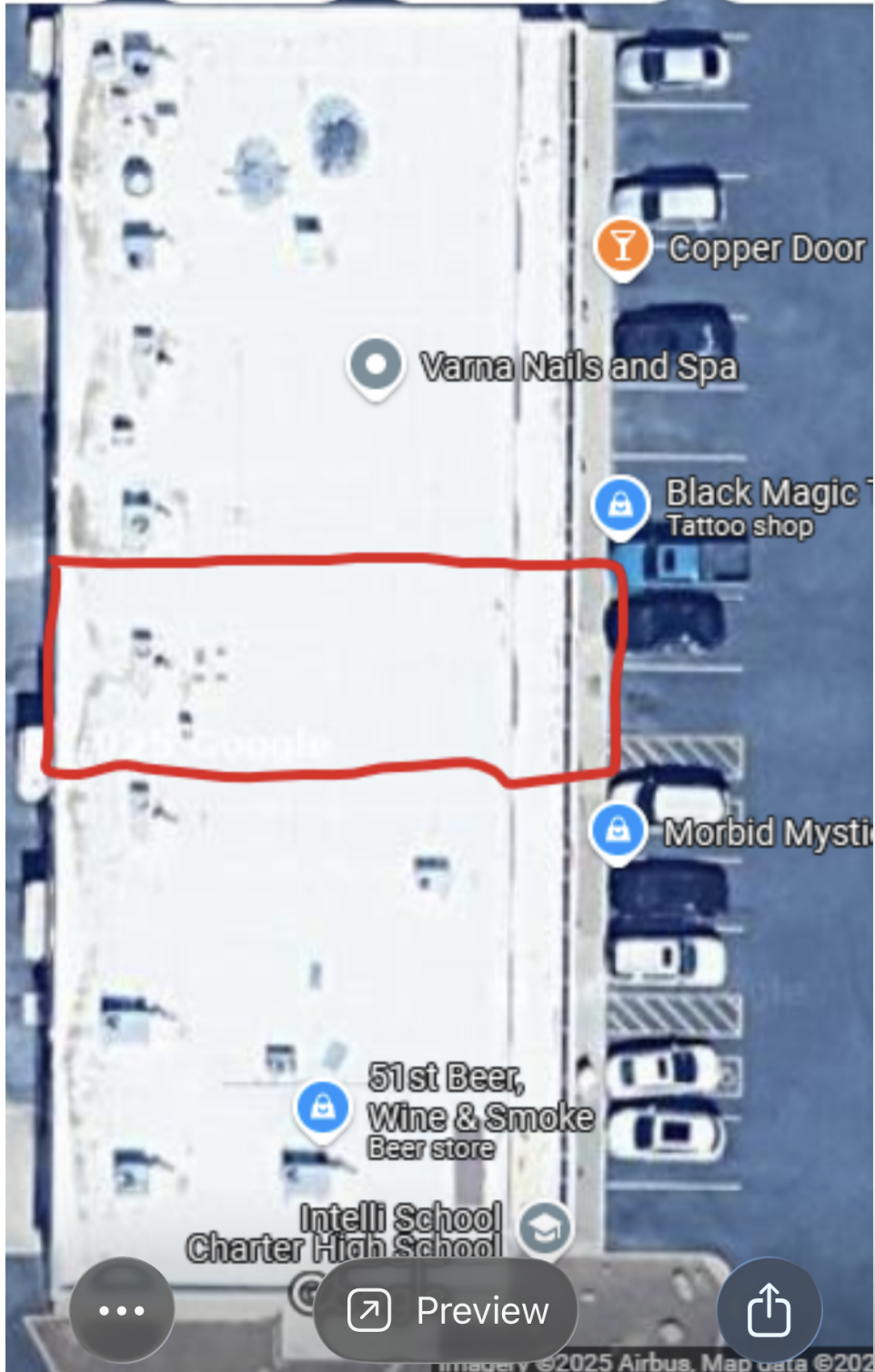


aurants

Hotels

Things to do

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1 of 1)

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231-03-752

Owner Information

Owner Name: NWC OLIVE LLC

In Care Of:

Property Address: 5142 W THUNDERBIRD RD GLENDALE 85306

Mailing Address: 2701 E CAMELBACK RD 160 PHOENIX AZ USA 85016

Deed Number: 20150709908

Sale Date: 10/01/2015

Sale Price: \$1300000

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Restaurants

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Aerial Map



Zoning Map

