

Planner Approved

November 19, 2025

CITIZEN PARTICIPATION PLAN FINAL REPORT

Project Name: T&T Investment 2 LLC Conditional Use Permit

Project Location: 15410 N 67th Ave., Ste. 13-14, Glendale, AZ 85306

Case Number: CUP25-15

Applicant: Talal Almotawaa on behalf of T&T Investment 2 LLC

Date: 11/12/2025

Project Description

The proposed project involves a Conditional Use Permit request to allow the operation of a smoke and vape shop located at 15410 N 67th Ave., Suites 13-14, Glendale, AZ 85306. The business will offer retail sales of tobacco products, vape accessories, and related merchandise in compliance with all local, state, and federal regulations. The intent of the project is to repurpose existing commercial tenant space to serve adult customers within a controlled, age-restricted retail environment.

Public Notification Technique

Notification letters were mailed to all property owners, registered neighborhoods, and interested parties within the required notification area, following the instructions and approval of the assigned project planner. A copy of the approved notification letter is included in this plan.

Notification Details

- a. Notification Area Map: The notification area map provided by Planning is attached. All property owners within this boundary were mailed notification letters regarding the proposed use and required Conditional Use Permit application.
- b. Homeowners Associations / Registered Neighborhoods: All applicable Homeowners Associations (HOAs) and registered neighborhoods provided by the Planning Department were included in the notification mailing
- c. Interested Parties: Individuals and groups listed on the "Interested Parties" list provided by the Planning Department were included in the notification mailing.
- d. Additional Notification List: Any additional individuals or companies provided by Planning were also notified. A complete list of names and addresses is attached.

Individuals Expressing Interest

By the end of the comment period, no individuals or groups had reached out to the applicant to express interest or concern regarding the proposed use and the Conditional Use Permit application.

The applicant is committed to maintaining open communication with neighbors and the community. The smoke shop will implement appropriate security and safety measures, including strict ID verification for all purchases, compliance with age restrictions, and installation of security cameras for monitoring the premises.

Communication with Planning Department

The applicant has maintained regular communication with the assigned project planner throughout the Citizen Participation process, and the Conditional Use Permit process.

Schedule for Citizen Participation Plan

Task	Target Date
Submit CP Plan to Project Planner	October 15, 2025
Mail Approved Notification Letters	October 28, 2025
Citizen Input Period	October 28, 2025 – November 11, 2025
Submit Citizen Participation Final Report	November 12, 2025

The goal is to complete all participation steps in preparation for the January 2026 Planning Commission Hearing.

Attachments

- Complete Property Owner Mailing List
- Approved Notification Letter with the Notification Area Map
- Responses received by Project Planner.

Notification Letter

Talal Almotawaa

15410 N. 67th Ave., Suites 13–14,
Glendale, AZ 85306.

Phone: 602-930-6068

Email: theholysmokeshop@gmail.com

SUBJECT: CUP25-15 – Retail, smoke and vape shop.

Dear Neighbor:

This letter is to inform you that I am applying for a Conditional Use Permit (CUP) application with the City of Glendale, AZ. This application is to allow a retail smoke and vape shop at the property located at 15410 N. 67th Ave., Suites 13–14, Glendale, AZ 85306. The property is in the Sahuaro District.

I am writing to formally describe and submit details regarding the proposed project which involves the opening of a retail smoke and vape shop at the above-mentioned address. The location is zoned C-2 (General Commercial) and is within an existing commercial building. Per the C-2 zoning, the retail smoke and vape shop requires a CUP application. I am submitting the application to obtain approval to operate in accordance with the local zoning regulations and business license requirements.

I have included a site plan, and the Notification area map with this letter for your review. You may reach me directly at theholysmokeshop@gmail.com or 602-930-6068.

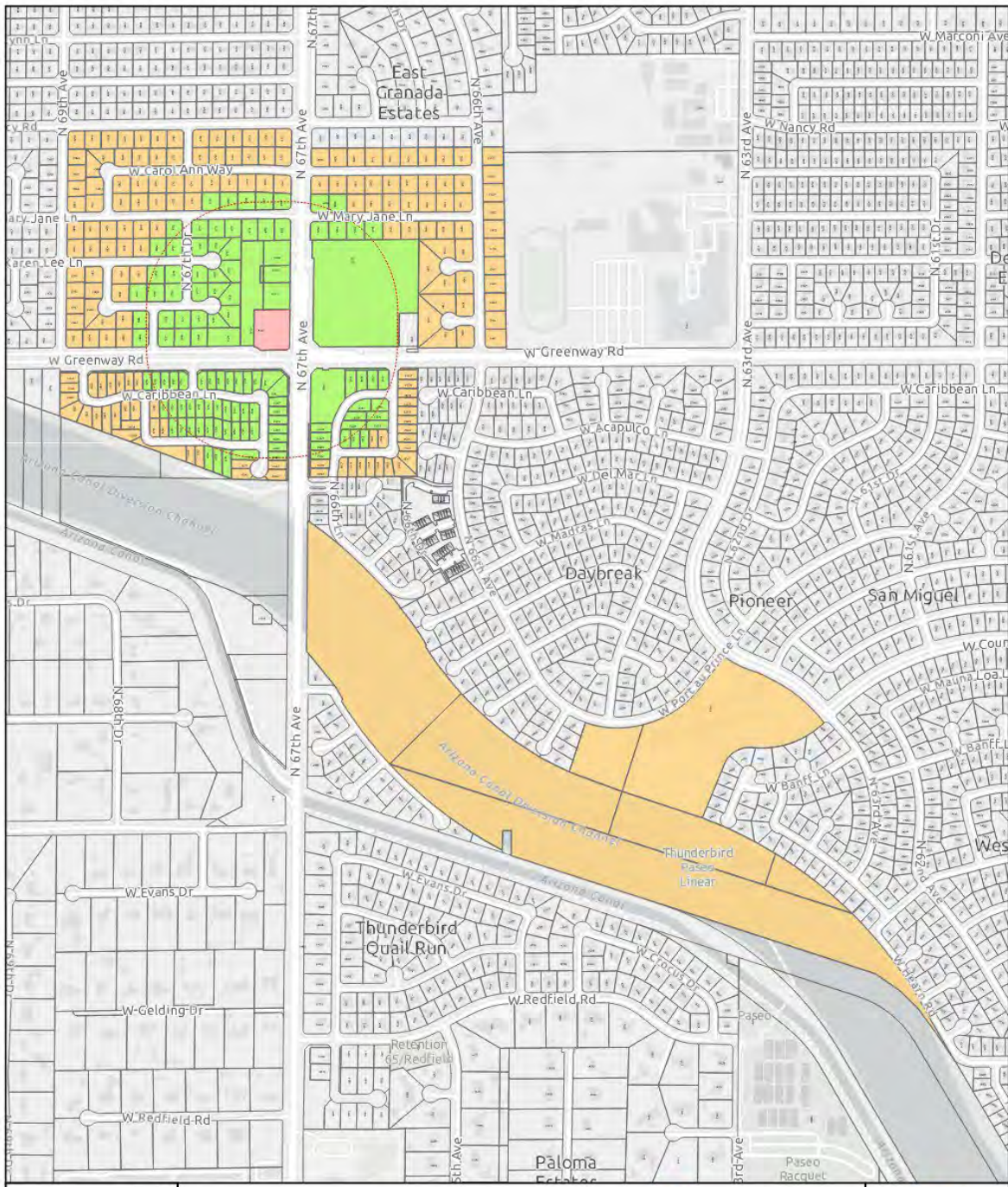
You may also contact Gurnoor Kaur Tschudy, Planner for the City of Glendale at 623-930-2597 or GTschudy@glendaleaz.com. Comments must be received by November 11, 2025.

If you are interested in receiving further notification regarding this application, please use the QR code provided below to sign up. Properties in the Standard Notification area as shown in the attached Notification Area Map will be automatically notified and do not need to sign up.





Notification Area Map.



Project Number: **CUP25-15**
 Buffer: 600 ft

-  Buffer
-  Project Location
-  Standard Area
-  Expanded Area



City of Glendale
 Planning Department
 10/7/2025

 Outlook

Holy Smokes Conditional Use Permit

From [REDACTED]
Date Thu 10/30/2025 6:16 PM
To Tschudy, Gurnoor <GTschudy@GLENDALEAZ.com>

[REDACTED]
Hello,

My name is [REDACTED] and I live in the community across from the plaza currently holding the Holy Smokes shop.

I am writing to protest issuance of a conditional use permit allowing this business to operate.


My family consisting of two young children do not want to convert from a neighborhood that once housed a church to the clientele of a smoke shop.

This business does nothing to promote the community and only lowers the values of those around it.

Please hear this plea from a father who will be raising children across the street from a business that economically benefits from the additions of others while enticing addiction within the young.

Furthermore, this business has an obnoxious use of lights that are a complete eyesore. We do not want this business to be the only thing peoples eyes are drawn to because it chose to use excessive lighting as a design.

We respectfully ask the business turn off its obnoxious lights and move to a different location

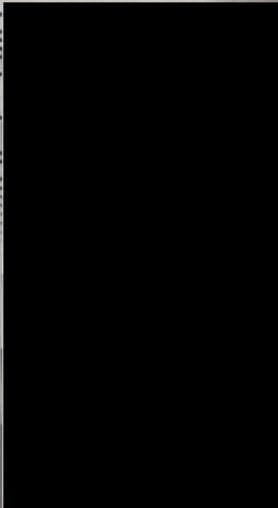

Glendale
CITY OF GLENDALE
LAND USE APPLICATION

T & T Investment LLC
15410 N 67th Ave
STE 13-14
Glendale, AZ 85306

95381-451175

PHOENIX AZ 852
28 OCT 2025 PM 6 L

1775★2825



Notification Letter

Talal Almotawaa

15410 N. 67th Ave., Suites 13-14,

Glendale, AZ 85306.

Phone: 602-930-6068

Email: theholysmokeshop@gmail.com

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Sincerely,



Use permit for smoke and vape site

From [REDACTED]
Date Fri 10/31/2025 5:40 PM
To Tschudy, Gurnoor <GTschudy@GLENDALEAZ.com>; Malnar, Raymond <RMalnar@GLENDALEAZ.COM>
Cc [REDACTED]

[REDACTED]

My neighbors and I just received, on Oct. 30 the application for Conditional Use permit for a smoke and vape site at 15410 N 67th Avenue.

I am writing a letter of concern for them and me.

1. It strikes us that this application may just be "for show" since the business in question already is occupying the site and the entire site is covered with printed info touting the smoke and vape use. If so, it is almost an insult to send this seeming "application" after the fact.
2. We assume the city planning office has been on site and is familiar with the neighborhood. If so they will know that less than a mile away, on the corner of 67th Avenue and Bell Road there already is a smoke and vape shop as well as a marijuana retail establishment. Currently at that corner is an unoccupied building due to a restaurant closure. That seems an opportune place for the smoke and vape site. It would be part of a number of businesses and probably benefit from the foot traffic and auto traffic.

We do not believe there is a need for another smoke and vape shop so close and also in a residential neighborhood. Recently a new needed business reopened, **the Oasis mini mart**. Also recently a luxury apartment complex opened directly across the street from where the smoke and vape business is proposed.

The proposed site is also on straight close walking distance from **Cactus High School**. A smoke and vape site is not welcomed at that location by parents of high school age children.

If the planning commission is truly seeking input from the neighborhood surrounding the proposed site we hope you will give these concerns thorough consideration.

A Community member,

[REDACTED]

Notification Letter re smoke and vape shop

From [REDACTED]

Date Sat 11/1/2025 7:43 PM

To Tschudy, Gurnoor <GTschudy@GLENDALEAZ.com>

[REDACTED]

I received a notification letter from Talan Almotawaa regarding his application for a Conditional Use Permit for a Smoke and Vape shop on the NW corner of Greenway and 67th Avenue. I am not in favor of a use permit for that business for the following reasons: although maybe zoned commercial it does not fit because other than facing 67th Avenue it is a residential area. The other businesses in that small strip shopping area are/have been barber, massage, church, used children's clothing, insurance, guard licensing and a Circle K on opposite corner. Also, Cactus High School is 1/4 mile straight down Greenway. There are students walking to school daily from residences past that strip. I live in the Arrowwood subdivision across Greenway from that small shopping corner. I think that type shop would bring people who go in to smoke for longer periods of time, not in-and-out shoppers, like the other businesses there, causing congestion and parking problems. Finally, the smoke shop already seems to have opened! It has garish, bright orange signs blocking all windows and at night, bright white lights lining every window. Does a conditional use permit only allow adult customers and limit hours of operation? I am opposed to granting the use permit.

[REDACTED]

Comment on Conditional Use Permit Application for Smoke & Vape Retailer at N 67th Ave

From [REDACTED]
Date Sun 11/9/2025 12:01 PM
To Tschudy, Gurnoor <GTschudy@GLENDALEAZ.com>
Cc [REDACTED]

[REDACTED]

November 9, 2025

Gurnoor Kaur Tschudy
Planner for the City of Glendale
[REDACTED]

Dear Gurnoor Kaur Tschudy,

I am writing as a resident of the neighborhood in which the proposed smoke and vape retail business is seeking a Conditional Use Permit (CUP). While I recognize the City's interest in supporting commercial enterprises, I respectfully express my opposition to locating this particular use at 15410 N. 67th Av., Suites 13-14, Glendale, AZ 85306 for the following reasons:

Impact on neighborhood character, health and welfare

Health and welfare: The introduction of a smoke and vape retail establishment in our immediate neighborhood raises concerns about increasing youth access to nicotine products, flagrant advertising/visibility of these products, odor/air quality issues (especially if vaping or smoking occurs onsite or near the entrance), and clustering of such uses in a predominantly family-oriented area. According to the Smoke-Free Arizona Act (A.R.S. 36-601.01), smoking in "retail tobacco stores" is only permitted under strict separation from areas where smoking is prohibited. Although vaping/e-cigarette retail may not be fully regulated under the statute, the spirit of the law supports protecting public health and minimizing exposure of vulnerable populations (especially minors) to tobacco and nicotine-related environments.

Neighborhood character: The introduction of a smoke and vape retail establishment would adversely affect or conflict with adjacent uses or impede normal development of surrounding property. These specific suites were historically observed to host family-friendly uses including a community church and a dance studio. Now the suites have signage that flagrantly appeal to youth, with windows wrapped in bright-orange floor to ceiling signage, encased in bright neon lights. If approved, the permit may set a precedent for additional similar uses, increasing the likelihood of clustering of smoke/vape retail businesses in our neighborhood. Clustering of such uses may lead to increased foot traffic of patrons whose primary purpose is nicotine/tobacco products, which could change the character of the shopping center or surrounding property and potentially impact more family friendly or residential adjacent land uses.

Speaking of foot traffic, it should be noted these suites are less than a mile from Cactus high school, where you will observe dozens of children walking to and from school every day through our neighborhood intersection at 67th Ave & Greenway. Given the known risks of nicotine addiction, the evolving health concerns around vaping, and the proximity of children and families in our neighborhood, the City has a legitimate interest in limiting uses that may pose adverse community impacts.

Recommendation

Given these concerns, I respectfully ask that you:

Review the proposed location for its proximity to residential uses, schools, parks, children’s retail stores, or other sensitive uses (if applicable), and assess whether the use would impair adjacent properties.

Consider whether additional smoke and vape retail uses are consistent with the general plan for our area in terms of land use intensity, retail mix, and neighborhood character.

Consider imposing limitations or exploring alternative sites that are further removed from residential neighborhoods.

Require conditions (if approved) such as minimal signage targeted to youth, including the removal of bright orange colored windows and neon lights. Require strict age verification with no onsite consumption. Please refer to Attorney General Kris Mayes announcement on Tuesday July 8, 2025 for context on concerns of retail vape stores selling to minors in the Valley. Finally, require enhanced ventilation and odor mitigation if vaping is allowed inside.

Thank you for your time and consideration of my concerns. I appreciate the opportunity to engage in this process and would be happy to provide further information or attend a public hearing if needed.

