

P+Z Recommendation - Rudy  
with Siteplan and Floor Plan

**Maureen McDonnell**

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**From:** Rudy Esquivias  
**Sent:** Thursday, May 02, 2019 4:29 PM  
**To:** 'Heng Chow'  
**Cc:** Jennifer Pena; Kathy Connelly; Larry Kirch; Maureen McDonnell; Sidney Urias  
**Subject:** FW: Canyon Food Mart  
**Attachments:** SITE PLAN 2013.pdf; Floor Plan 2019.pdf

Mr. Chow:

With regard to your request for a transfer of liquor license to your convenience store at 1000 E. Old West Highway, please see the comments and exhibits (below and attached) that I forwarded to the city council for their information. Please contact Larry Kirch (copied herein), who is the city's development fee administrator, regarding the issue of possible development fee adjustments. Larry can also be reached at 480-474-5083. Thank you.

Rudy

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**From:** Rudy Esquivias  
**Sent:** Wednesday, May 01, 2019 5:38 PM  
**To:** Maureen McDonnell; 'Tina Gerola'; Dave Zellner  
**Cc:** Kathy Connelly; 'rick.ochs@sfmd.az.gov'; Larry Kirch  
**Subject:** RE: Canyon Food Mart

Maureen:

The existing convenience mart at 1000 E. Old West Highway is zoned B-1/PD, which is an appropriate zoning district for the proposed use. The floor plan submitted with the application packet is very basic and does not appear to reflect the actual configuration of the store or the correct directionals (see floor plan attached with my corrections noted).

Please also see a site plan provided by Mr. Chow's architect back in 2013 when an addition was made on the west side of the building. At the time, Mr. Chow informed staff that the addition was going to be for storage purposes only, not customer or retail area. As such, he paid a development fee for storage, not retail, under the city's previous development fee schedule. Planning staff does not object to the proposed liquor sales area, but Mr. Chow needs to speak to the city's development fee administrator about possibly paying the difference in the development fee for a storage use versus a retail use, pursuant to the square footage added under the 2013 permit and the current proposed use.

***Rudy Esquivias***

Senior Planner/Zoning Administrator  
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**SERVICE OVER AND ABOVE THE REST**

(Development Services Department office hours: Monday through Thursday from 7:00am to 6:00pm, closed Fridays and Holidays.)

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**From:** Maureen McDonnell  
**Sent:** Tuesday, April 23, 2019 8:04 AM  
**To:** 'Tina Gerola'; Dave Zellner; Rudy Esquivias  
**Cc:** Kathy Connelly; 'rick.ochs@sfmd.az.gov'  
**Subject:** Canyon Food Mart

Good Morning,

We have received a Series 9 Liquor License application for Heng Chao from Canyon Food Mart, 1000 E. Old West Highway, Apache Junction, AZ.

Please submit your department recommendations to me no later than Thursday, May 2nd by noon in order for your comments to be included in the packet for the city council meeting scheduled for Tuesday, May 21, 2019.

Thank you so much!

***Maureen McDonnell***

*Office Support Specialist –City Hall*

City of Apache Junction

300 E. Superstition Blvd.

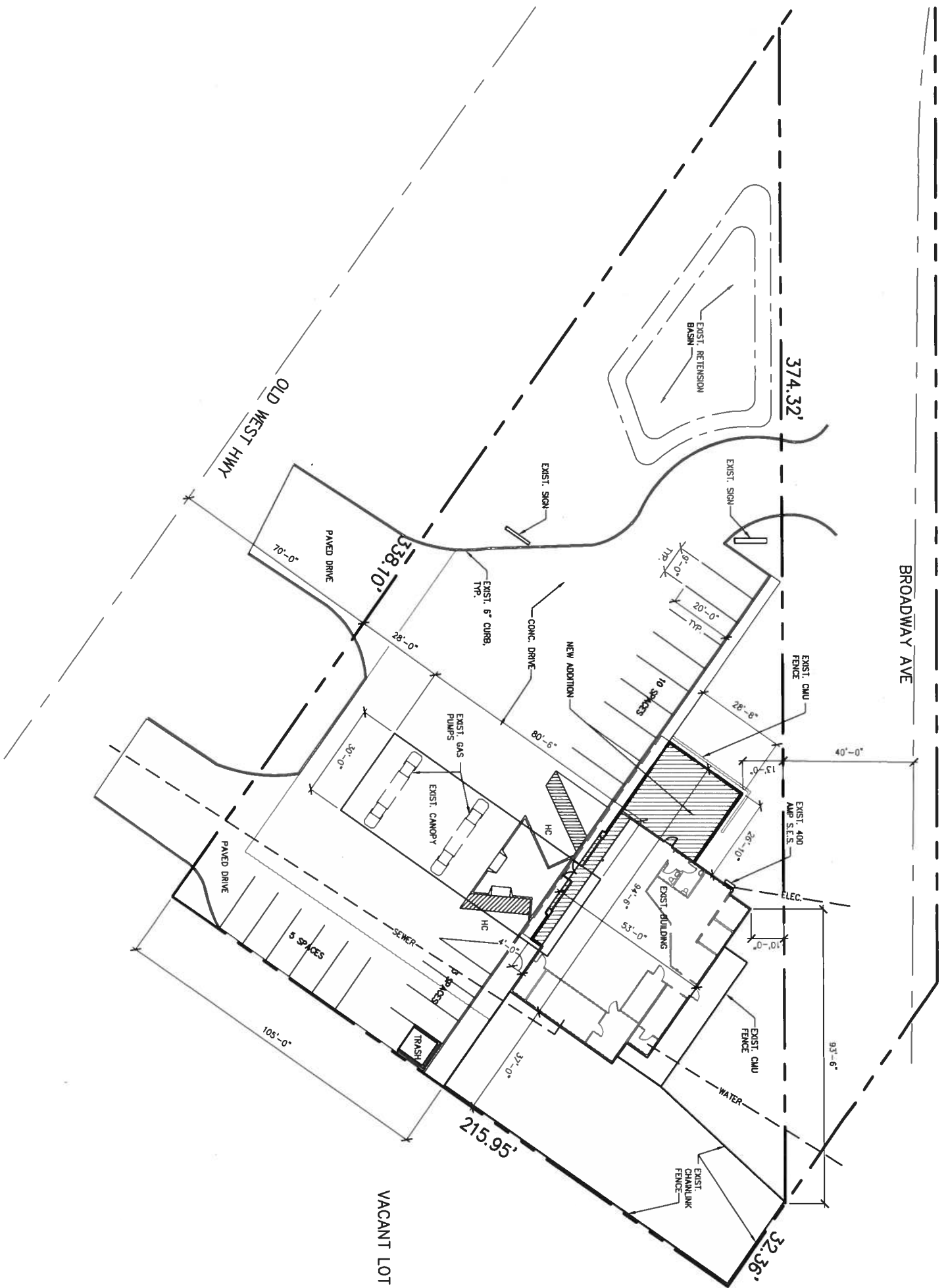
Apache Junction, AZ 85119

Phone: 480-474-5050

[mmcdonnell@ajcity.net](mailto:mmcdonnell@ajcity.net)

**Service Over and Above the Rest**

**Our office hours are Monday-Thursday, 7:00 am-6:00 pm, closed Fridays.**



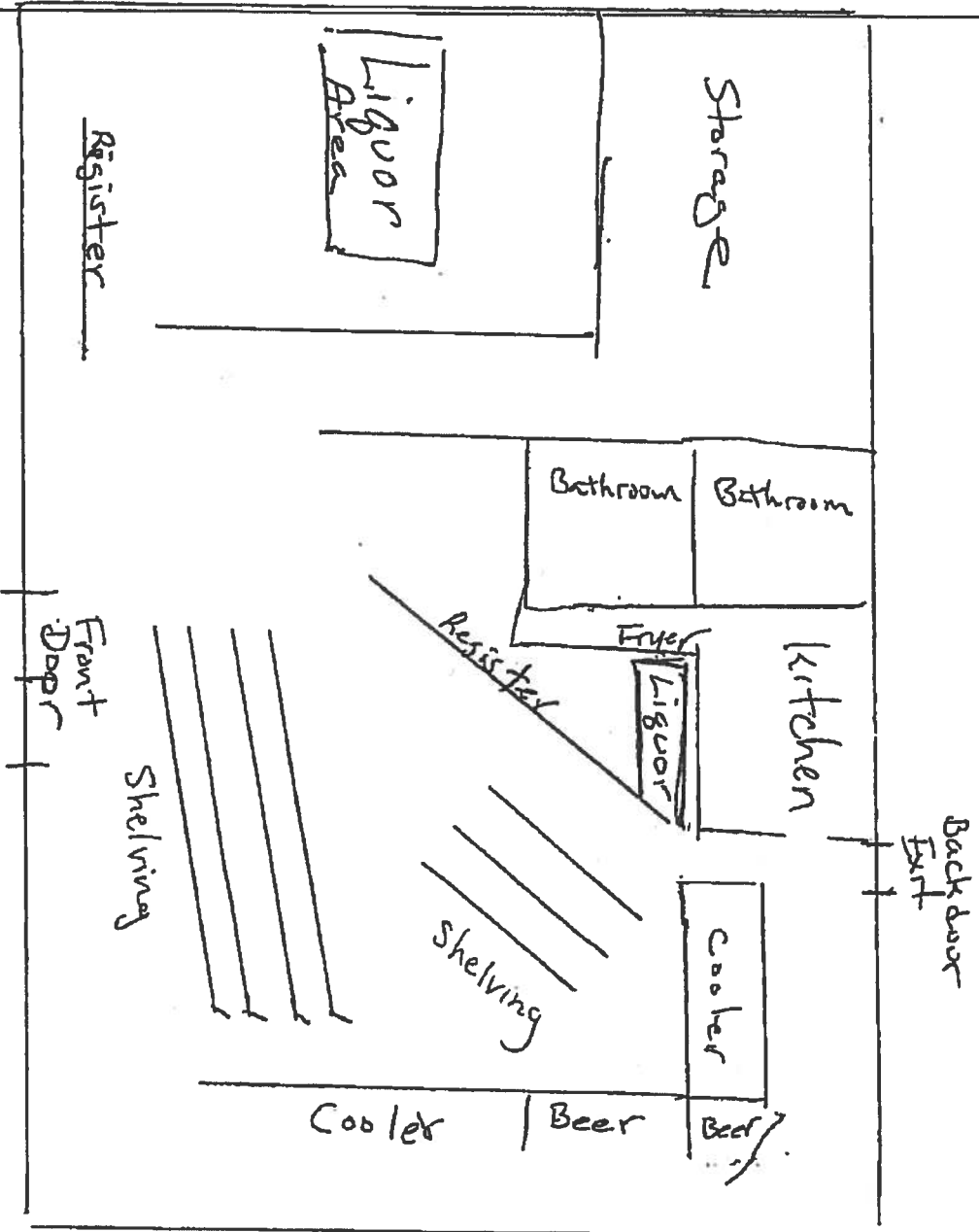
4,847 sq/ft

Lanyon Roadway

North

WEST

~~East~~



EAST

~~West~~

South