

B + S Recommendation - LARRY

Maureen McDonnell

From: Rudy Esquivias
Sent: Thursday, May 02, 2019 4:30 PM
To: Larry Kirch; Maureen McDonnell; Dave Zellner
Cc: Kathy Connelly
Subject: RE: Canyon Food Mart

→ Yes.

From: Larry Kirch
Sent: Thursday, May 02, 2019 2:57 PM
To: Rudy Esquivias; Maureen McDonnell; Dave Zellner
Cc: Kathy Connelly
Subject: RE: Canyon Food Mart

→ Rudy so our approval then, would be recommended for approval subject to the additional fee, correct?

Thanks, Larry

From: Rudy Esquivias
Sent: Wednesday, May 1, 2019 5:38 PM
To: Maureen McDonnell <mmcdonnell@AJCity.Net>; 'Tina Gerola' <tina.gerola@sfmd.az.gov>; Dave Zellner <dzellner@AJCity.Net>
Cc: Kathy Connelly <kconnelly@ajcity.net>; 'rick.ochs@sfmd.az.gov' <rick.ochs@sfmd.az.gov>; Larry Kirch <lkirch@AJCity.Net>
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.)

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

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