

# Exhibit R

**CONSIDERATION OF  
CONDITIONAL USE PERMIT APPLICATION NO.  
P21-06064**

*Filed by  
Samer Sabbah of Westgate Construction &  
Development Inc.*

# Aerial Photograph

- Approximately ±1.33 acres
- Located on the northeast corner of West Ashlan and North Blythe Avenues
- CG/UGM (Commercial – General/Urban Growth Management) zone district
- Commercial – General planned land use



# Conditional Use Permit Application No. P21-06064

- Requests to establish a Type 20 alcohol license (Off-sale – beer and wine) for a new Arco AM/PM convenience store/automobile service station.
  - Project does not meet all location restrictions pursuant to FMC Section 15-2706-F.
  - The Director & Planning Commission were unable to make all exceptions to location restrictions and CUP findings.
  - The Director & Planning Commission were unable to make CUP findings a, b, c, d, and e pursuant to FMC Section 15-5306.

# Staff Recommendation

- **DENY** Conditional Use Permit Application No. P21-06064 requesting to establish a Type 20 alcohol license (Off-sale – beer and wine) for a new Arco AM/PM convenience store/automobile service station.
  
- Should the City Council approve the ABC license, the following shall be required:
  1. Make exception to location restrictions
  2. Amend findings a, b, c, d, and e of Exhibit K
  3. Adopt Environmental Finding – Class 32 of Exhibit N