



**MEMORANDUM Management Services Department – Council Memo No. MR16-098**

**DATE:** FEBRUARY 11, 2016

**TO:** MAYOR AND COUNCIL

**THRU:** MARSHA REED, ACTING CITY MANAGER *MR*  
DAWN LANG, MANAGEMENT SERVICES DIRECTOR *DL*  
MATTHEW DUNBAR, REVENUE AND TAX MANAGER *(MD)*

**FROM:** BONNIE BODDY, CUSTOMER SERVICE SUPERVISOR *BB*

**SUBJECT:** NEW LICENSE SERIES 10 BEER AND WINE STORE LIQUOR LICENSE APPLICATION FOR JARJIS YOUSIF HALLAK, AGENT, HALLAK ENTERPRISES LLC, DBA PAYLESS MARKET

**RECOMMENDATION**

Staff recommends Council forward a recommendation for approval of State Liquor License No. 10076729, and further, that approval be given for the City of Chandler Series 10, Beer and Wine Store Liquor License No. 161643 L10, for Jarjis Yousif Hallak, Agent, Hallak Enterprises LLC, dba Payless Market, located at 405 S. Arizona Avenue.

**DISCUSSION**

The following application for a liquor license was posted for hearing on February 11, 2016:

New License, Series 10, Beer and Wine Store Liquor License, for Jarjis Yousif Hallak, Agent, Hallak Enterprises LLC, dba Payless Market, located at 405 S. Arizona Avenue.

**Consideration may be given to the applicant’s personal qualifications and to the location.**

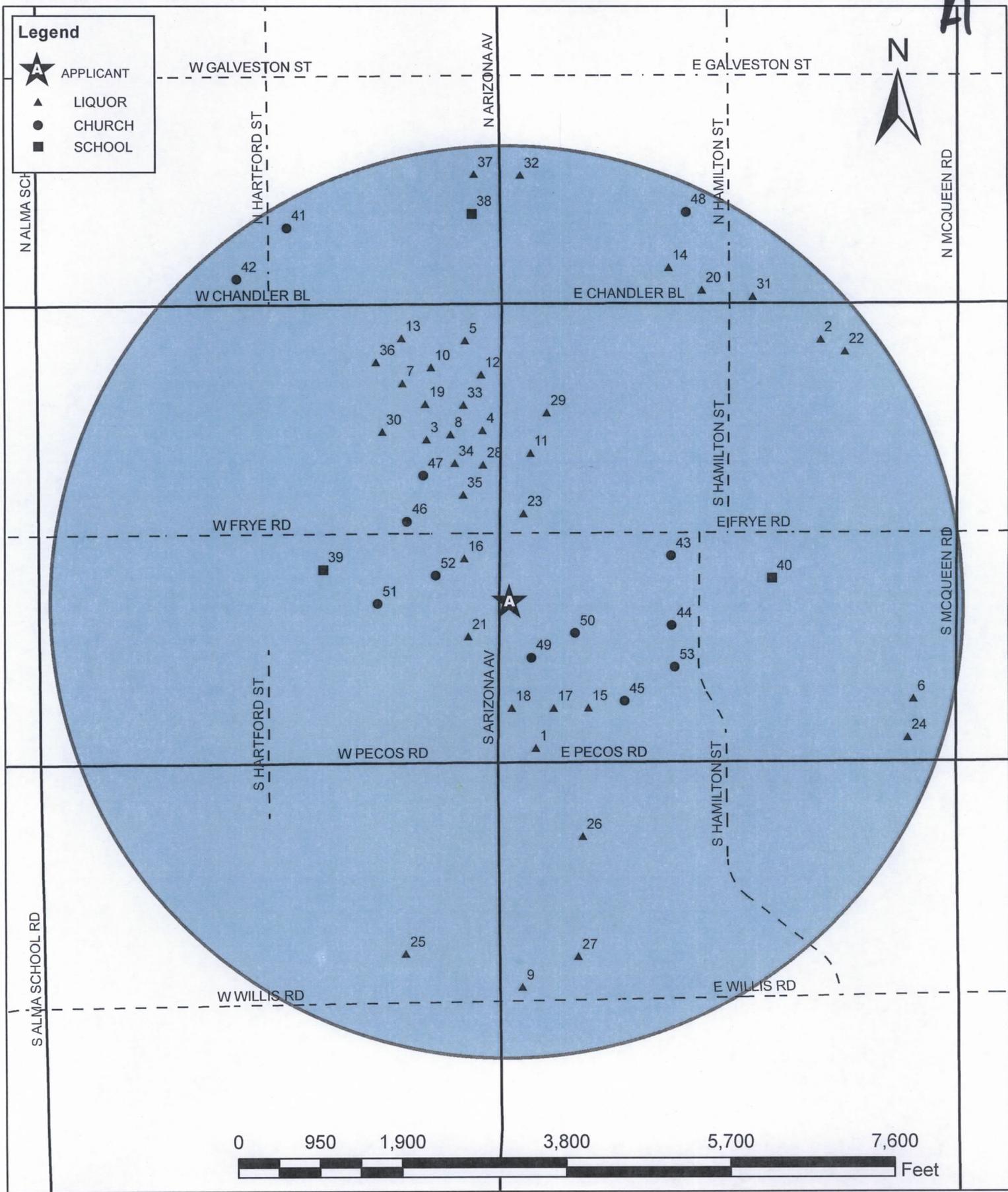
The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. All licenses, permits, and fees have been paid, and the applicant is in compliance with the City's Tax Code. With a Series 10, Beer and Wine Store Liquor License, the business may sell beer and wine only for off-premise consumption.

The applicant's Use Permit through the Planning Division was approved at the January 28, 2016, Council meeting.

**PROPOSED MOTION**

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the Series 10, Beer and Wine Store Liquor License for Jarjis Yousif Hallak, Agent, Hallak Enterprises LLC, dba Payless Market, located at 405 S. Arizona Avenue, and approval of the City of Chandler Liquor License.

Attachments: A - Geographical Map  
B - Site Layout



Source: City of Chandler GIS; Tax and License Division (Tax Mantra)



## Liquor License Map 405 S. Arizona Avenue

This map shows the locations of all churches, schools and spirituous liquor outlets within a one (1) mile radius of the proposed location.

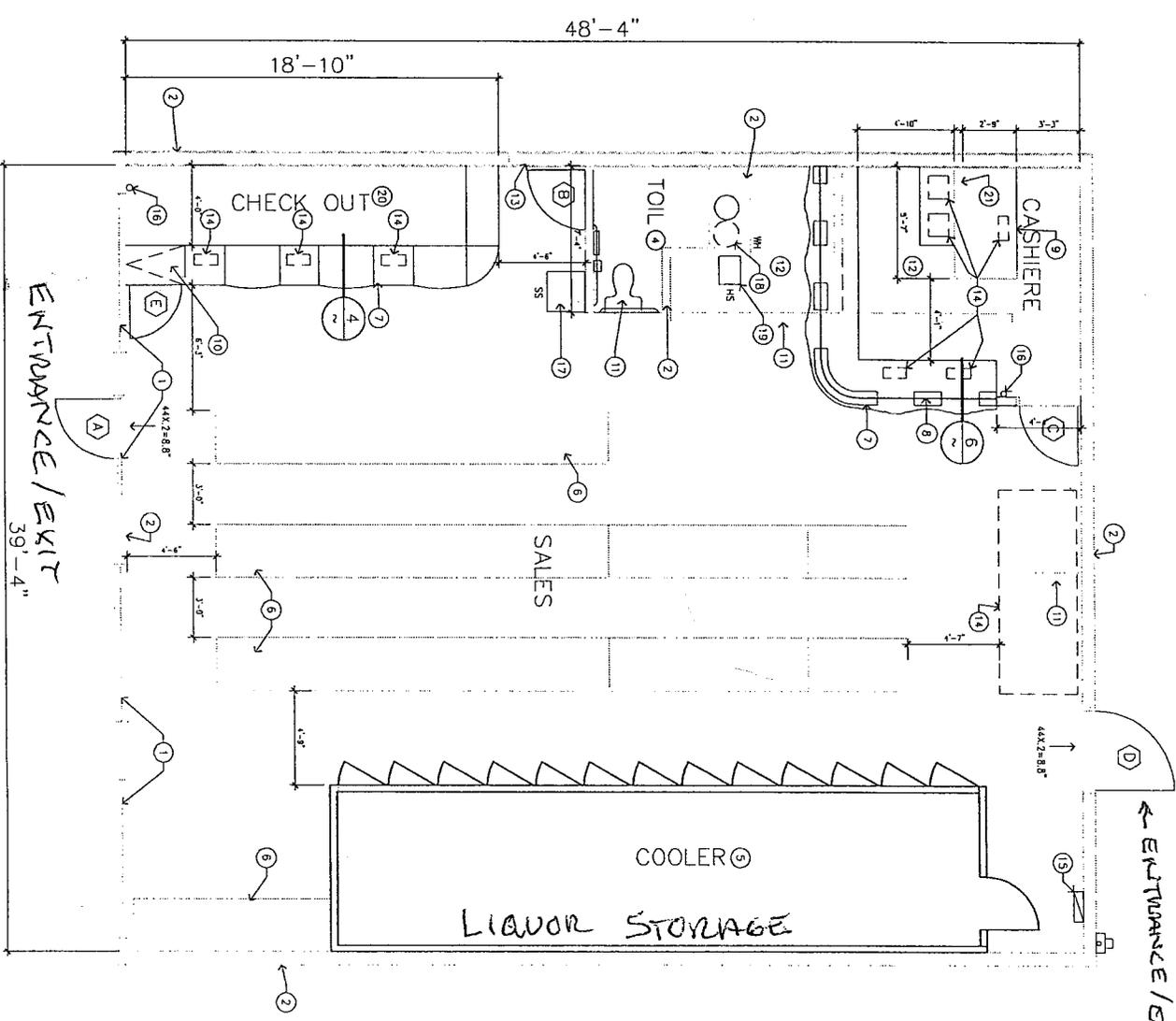
Please refer to attached list for additional information

- |    |                                       |    |                                       |
|----|---------------------------------------|----|---------------------------------------|
| A  | PAYLESS MARKET                        | 40 | FRYE ELEMENTARY SCHOOL                |
| 1  | VETERANS OF FOREIGN WARS #7401        | 41 | CHURCH OF NAZARENE                    |
| 2  | SINGING PANDAS ASIAN RESTAURANT & BAR | 42 | KINGDOM HALL CHURCH                   |
| 3  | THE BRICKYARD                         | 43 | THE DOOR CHRISTIAN CENTER             |
| 4  | CHARM THAI CUISINE                    | 44 | CENTRO DE ALABANZA JUDA               |
| 5  | EASTWIND CHANDLER                     | 45 | GRACE MEMORIAL                        |
| 6  | HANGAR 9 BAR & GRILLE                 | 46 | CHURCH OF GOD                         |
| 7  | CRUST SIMPLY ITALIAN                  | 47 | IGLESIA DEL NAZARENO                  |
| 8  | DOWNTOWN CHANDLER STEAKHOUSE          | 48 | EAST VALLEY APOSTALIC CHURCH          |
| 9  | PORKOPOLIS BAR-B-QUE                  | 49 | METHODIST CHURCH                      |
| 10 | SAN TAN BREWING COMPANY INC           | 50 | MOUNT OLIVE MISSIONARY BAPTIST CHURCH |
| 11 | SERRANO'S MEXICAN FOOD                | 51 | MISSIONARY BAPTIST CHURCH             |
| 12 | EL ZOCALO MEXICAN GRILLE              | 52 | CHANDLER CHRISTIAN COMMUNITY CENTER   |
| 13 | LA STALLA                             | 53 | CHANDLER FOOTHILLS COMMUNITY CHURCH   |
| 14 | LA LUMBRERA CARNICERIA                |    |                                       |
| 15 | EL HERRADERO DE MI MAMA MARIA         |    |                                       |
| 16 | CARNICERIA EL HERRADERO LLC           |    |                                       |
| 17 | ARIZONA CARNICERIA                    |    |                                       |
| 18 | AZ MARKET LLC                         |    |                                       |
| 19 | SIBLEYS WEST                          |    |                                       |
| 20 | MI AMIGOS FOODMART                    |    |                                       |
| 21 | CIRCLE K STORES INC #905              |    |                                       |
| 22 | EL ALAMO SUPER CARNICERIA             |    |                                       |
| 23 | CIRCLE K STORE #9187                  |    |                                       |
| 24 | CVS/PHARMACY #5849                    |    |                                       |
| 25 | WINCO FOODS                           |    |                                       |
| 26 | WAL-MART SUPERCENTER #2671            |    |                                       |
| 27 | SAM'S CLUB #4927                      |    |                                       |
| 28 | CHOP SHOP CHANDLER LLC                |    |                                       |
| 29 | SOHO 63                               |    |                                       |
| 30 | VINTAGE 95                            |    |                                       |
| 31 | CHANDLER BOULEVARD LOUNGE             |    |                                       |
| 32 | EL COYOTE SPORTS BAR                  |    |                                       |
| 33 | MURPHY'S LAW IRISH PUB AND ALE HOUSE  |    |                                       |
| 34 | BOURBON JACKS GRILL                   |    |                                       |
| 35 | THE PERCH                             |    |                                       |
| 36 | CROWNE PLAZA SAN MARCOS GOLF RESORT   |    |                                       |
| 37 | MAX & TEDS 480                        |    |                                       |
| 38 | CHANDLER HIGH SCHOOL                  |    |                                       |
| 39 | SAN MARCOS ELEMENTARY SCHOOL          |    |                                       |

NOTE: The information provided on this page represents all active Liquor Licenses which may include businesses in transition to a new owner/use. Therefore, the prior business name may still be listed since the license has not been final closed.

B

TOTAL SAFTS = 1,898



OCCUPANT LOAD

SALES 1,282/300=  
CASH. TOILET COOLER 758/300=  
TOTAL OCC. LOAD =

42 P  
2 P  
41 P

FLOOR PLAN



FINISH SCHEDULE

O FLOOR PLAN NOTES

1. EXISTING EXTERIOR DOOR/WINDOWS TO REMAIN.
2. EXIST. WALL TYP.
3. EXIST. H.C. TOILET.
4. EXIST. TOILET ROOM - NO WORK.
5. TENANT'S WALK-IN COOLER - SEE M-1.
6. NEW CONDOLA.
7. TENANT'S CABINET W/ TOP
8. RELOCATE OWNER'S SECURITY GLASS.
9. RELOCATE OWNER'S REFR.
10. NEW LFT-UP CHECK-OUT COUNTER AT 28" HIGH FOR ADA SERVICE. GATE BELOW.
11. DEMO WALL AS SHOWN.
12. DEMO EXIST. CERAMIC FLOOR TILE.
13. FILL OLD DOOR OPENING W/ STUDS AND GYP BOARD.
14. EQUIPMENT FINISHED BY TENANT.
15. NEW ELEC. PANEL.
16. FIRE EXTINGUISHER - ZABRC MOUNT AT 44" AFF.
17. EXIST. SERVICE SINK.
18. RELOCATE EXIST. WH. ABOVE EXIST. STRUCTURE - SEE 1/A3-1.
19. INSTALL TENANT'S HAND SINK - SEE A3-1.
20. WATER WILL BE SERVED BY CHECKOUT ATTENDANT UPON REQUEST.
21. PONY WALL 48" HIGH.

WALL TYPE SCHEDULE

- EXIST. WOOD STUD WALL
- EXIST. 8" CMU WALL - FINISH AS SHOWN.
- DEAD EXIST. WALL
- NEW 3 5/8" METAL STUD WALL W/ 5/8" COP BOARD EX. SIDE

DOOR SCHEDULE:

- A** Door: EXIST. 3'-0" x 7'-0" ALUM. AND TEMP. GLASS-HARDWARE: keyed dead bolt, PANIC BARS, PULL ON OUTSIDE, DOOR, SIGN ABOVE DOOR. THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS.
- B** Door: EXIST. 3'-0" x 7'-0" WOOD. HARDWARE - PRIVACY SET W/ LEVER HANDLES BOTH SIDES, CLOSER.
- C** Door: RELOCATE OWNER'S 3'-0" x 7'-0" ALUM. AND TEMP. GLASS-HARDWARE: TRIMM TURN dead bolt, CLOSER
- D** Door: EXIST. 4'-0" x 7'-0" H. METAL-HARDWARE: PANIC BAR, dead bolt, CASH STOPS.
- E** Door: 2'-6" x 2'-8" S.C. WOOD GATE - HARDWARE: SECRET GATE LATCH (OWNER VOLT. #V989 BRASS) W/ SELF CLOSING HINGES.

General Notes

1. CONTRACTOR SHALL COORDINATE ALL DOOR HARDWARE W/ CODE REQUIREMENTS.
2. Door opening force shall not exceed 5 lbs for interior doors. All required exit doors shall be equipped with approved exit hardware AS SHOWN ABOVE.
3. All doors and windows shall comply with IBC Sect. 1008.1.3.3 and ICC/ANSI 117-2003 Sec. 404.2.6 and 406. Contractor shall provide any additional codes required in future.