

#72  
DEC 13 2007



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**                      **Planning & Development - CC Memo No. 07-293**

**DATE:**            NOVEMBER 26, 2007

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER   
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR   
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR   
BOB WEWORSKI, PLANNING MANAGER 

**FROM:**            JODIE M. NOVAK, MEP, SENIOR CITY PLANNER 

**SUBJECT:**        UP07-0094 UNO STOP MARKET & RESTAURANT

**Request:**            Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for the sale of all spirituous liquors for on-premise consumption only within a new restaurant and outdoor patio area

**Location:**            30 West Galveston Street, northwest corner of Arizona Avenue and Galveston Street

**Applicant:**            Theresa Morse

**RECOMMENDATION**

The application requests Use Permit approval to sell all spirituous liquor as permitted under a Series 12 Restaurant License for on-premise consumption only within a new restaurant and outdoor patio area. Planning Commission and Staff, finding consistency with the General Plan and C-3 (Regional Commercial District) zoning, recommend approval.

**BACKGROUND**

The application requests Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption. A Series 12 license, which is considered a "restaurant license," allows the on-site sale of beer, wine, and spirits for on-site consumption. Under a Series 12 license, the establishment must derive at least forty (40) percent of its gross revenue from the sale of food.

Uno Stop Market & Restaurant is a new business occupying a newly constructed inline shops building within Plaza Del Arco. The building is located west of the existing Checker Auto Parts store at the northwest corner of Arizona Avenue and Galveston Street. North of the site is an

office building occupied by CSA (Community Services of Arizona), which provides assistance to economically disadvantaged Arizonans. Northwest of the site is an existing building occupied by New Vistas Academy elementary school. South of the site, across Galveston Street, are single-family residential homes. State law requires a minimum separation of 300-feet from schools for certain liquor licenses such as convenience stores, bars, and liquor stores; however, the Series 12 Restaurant License is exempt from this separation requirement.

The building is approximately 6,400 square feet in size and accommodates three tenants. The new business is approximately 3,000 square feet in size with a patio that is approximately 260 square feet in size. The new business is locating in the middle suite adjacent to a new self-service launderette, Lee Laundry. The third tenant space is unoccupied at this time.

The restaurant and market is a 'one-stop shop' concept offering grocery and household items, as well as having a restaurant and meat counter. The restaurant and meat counter offer Mexican style foods. The restaurant is open for breakfast, lunch, and dinner. The request for liquor sales is specifically for the restaurant area and an adjacent outdoor patio only. There will be no sales or consumption of liquor permitted in the market area.

The restaurant's hours are 9 a.m. to 10 p.m. seven days a week. The restaurant closes before the market, which is open 6 a.m. to midnight seven days a week. The restaurant is at the store's back area and accessed through the market. The outdoor patio is located on the building's south side facing Galveston Street. A low screen wall borders the patio area. Wrought iron fencing and a gate approximately will further cordon-off the patio area to meet State requirements. The owner has agreed to provide additional landscaping to screen the patio area from nearby residences by placing potted Ficus trees or similar tree specie on the south and west sides of the patio.

Staff is of the opinion that the sale of alcohol as a retail commodity ancillary or incidental to the sale of other retail products occurring in a commercially zoned area does not establish a land use conflict. The sale of alcohol from a land use compatibility analysis is a typical retail transaction in commercial districts throughout the City.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on November 5, 2007. No one attended other than the applicant, owner, and contractor.
- The Police Department has been informed of the application and has responded with no issues or concerns.
- Staff has received one phone call from an area resident opposed to this Use Permit. The resident is concerned with liquor being sold and consumed adjacent to a school.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 6    Opposed: 1 (Rivers)    Absent: 1 (Gulsvig)

Planning Commission conveyed the outside patio needs additional shading and to add more trees. Staff proposed amending Condition No. 6 from adding trees to screen the patio from nearby residences to adding trees for screening, shading, and to meet landscaping requirements along Galveston Street. One Commissioner opposed the Use Permit request due to its proximity to a charter school.

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan and C-3 zoning, recommend approval of the Use Permit UP07-0094 UNO STOP MARKET & RESTAURANT, subject to the following conditions:

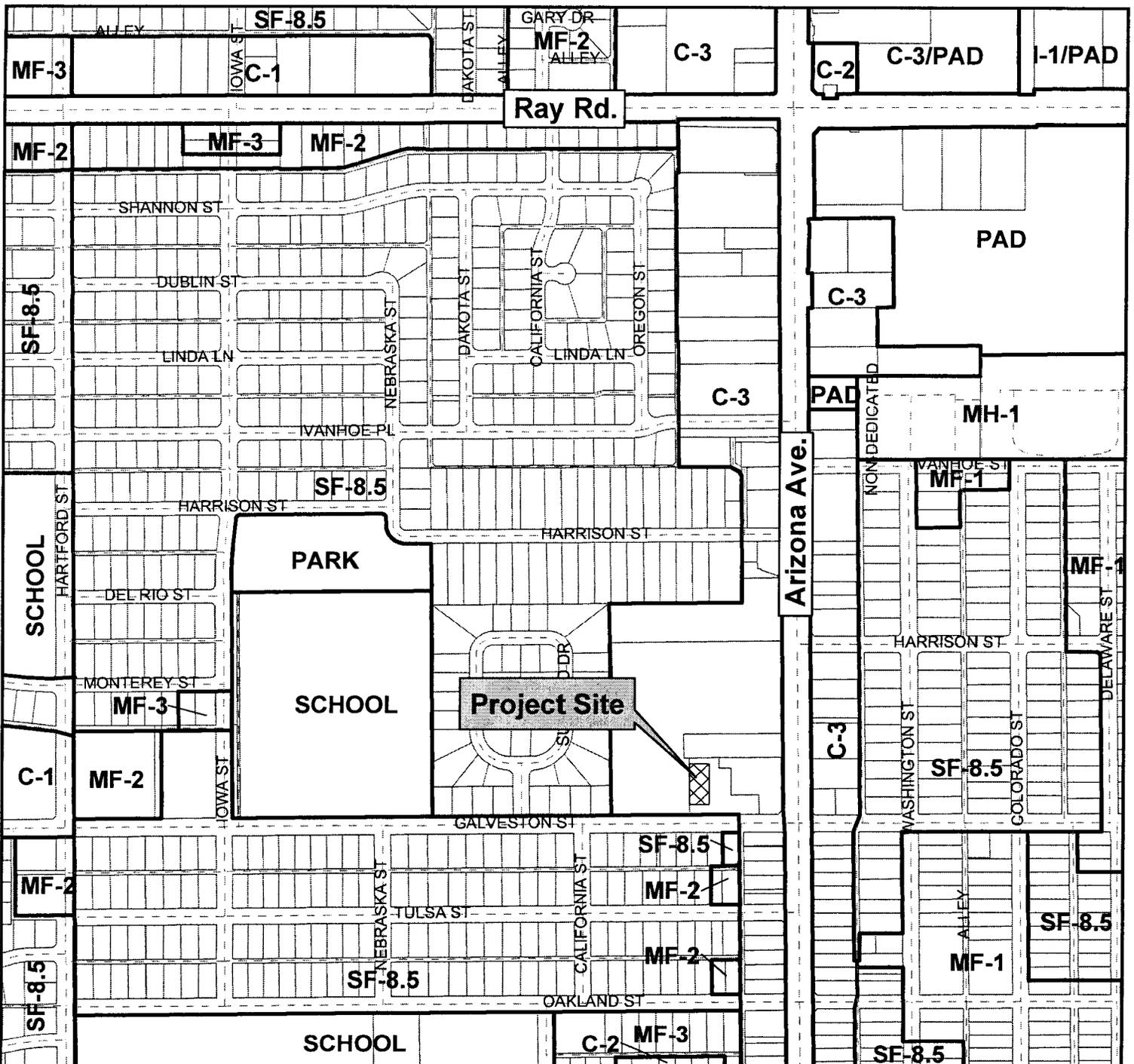
1. The Use Permit is for a Series 12 liquor license only, and any change in type of license shall require reapplication and new Use Permit approval.
2. Expansion beyond the approved Floor Plan, Site Plan, and Narrative shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to any other store location.
4. The site shall be maintained in a clean and orderly manner.
5. The patio shall be maintained in a clean and orderly manner.
6. Three additional Sissoo trees shall be planted adjacent to the patio's screen wall to provide shade; two on the south side and one on the west side. Install seven additional trees along Galveston Street to be in conformance with the approved construction landscape plans for Checker Auto Parts and Lee Laundry (subject site). There shall be six (6) 24-inch box Willow Acacia trees and two (2) 48-inch box Swan Hill Olive trees.
7. Wrought-iron fencing for the patio area shall be painted to match the low screen wall's paint color.

**PROPOSED MOTION**

Move to approve Use Permit case UP07-0094 UNO STOP MARKET & RESTAURANT subject to the conditions recommended by Planning Commission and Staff.

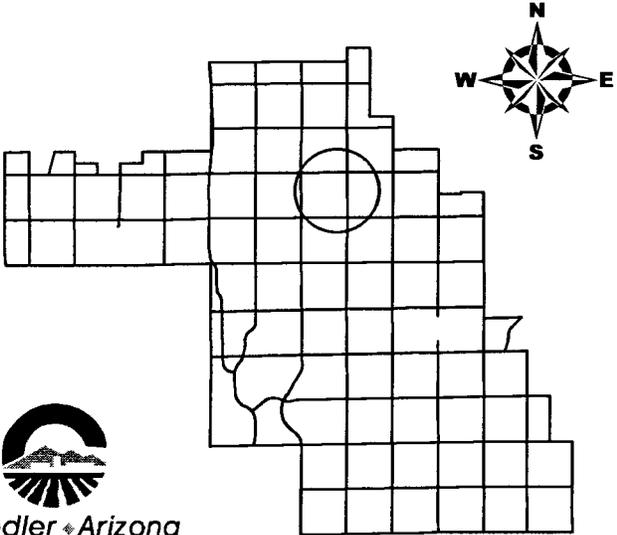
**Attachments**

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Applicant Narrative
5. Menu
6. Photos



**Project Site**

## Vicinity Map



UP07-0094

**Uno Stop Market and Restaurant  
Liquor Use Permit**



**Chandler Arizona**  
Where Values Make The Difference



## Vicinity Map



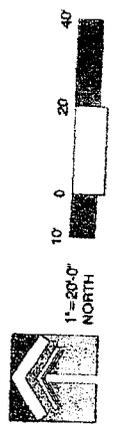
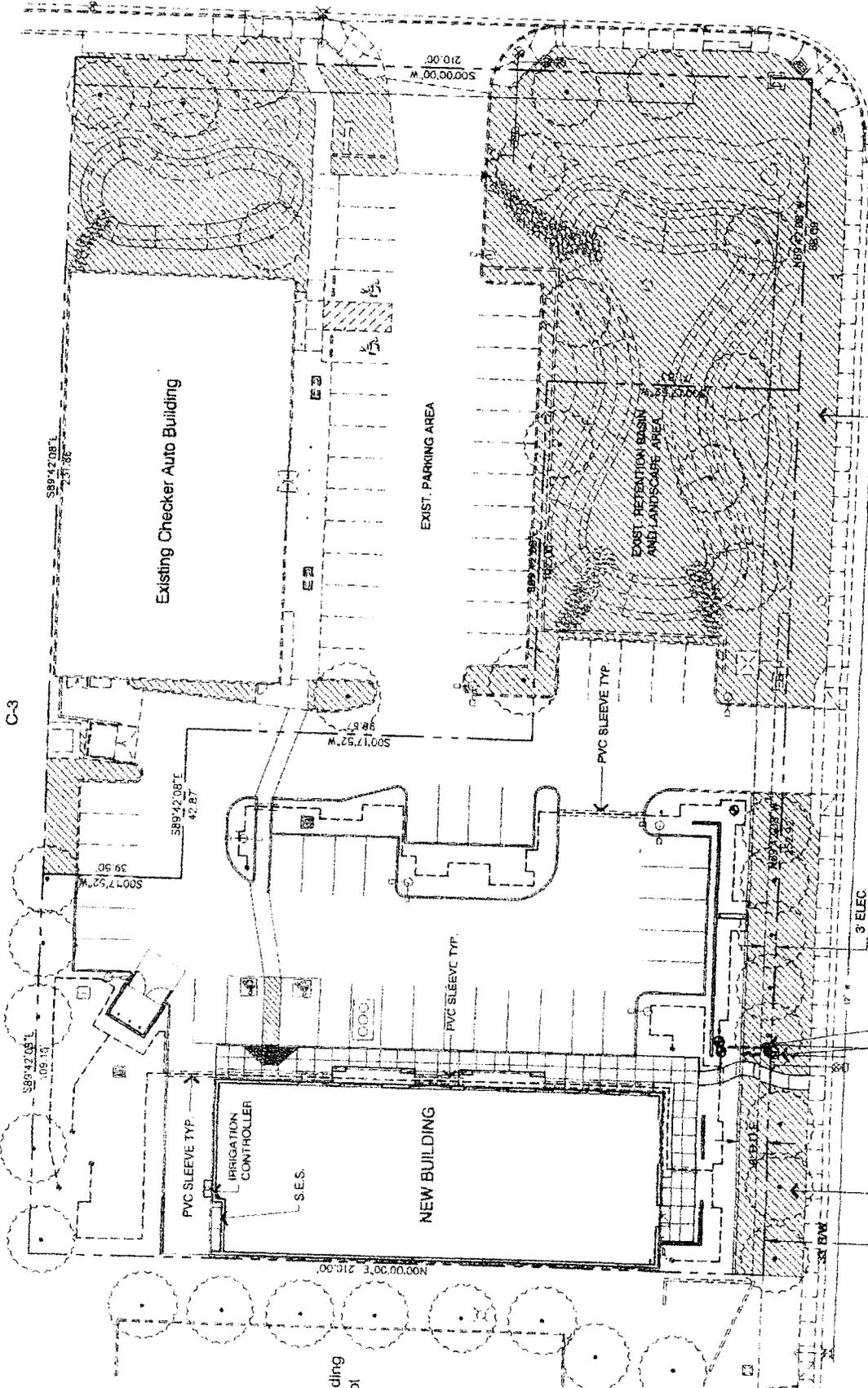
UP07-0094

**Uno Stop Market and Restaurant  
Liquor Use Permit**



**Chandler • Arizona**  
*Where Values Make The Difference*

ARIZONA AVE.



GALVESTON STREET

EXIST. LANDSCAPE AREA TO REMAIN TYP.

EX. WATER METER  
EXIST. LANDSCAPE  
AREA TO REMAIN TYP.

BACKFLOW PREVENTER  
CONNECT @ WATER SERVICE  
LINE STUBOUT

Backflow all irrigation line assemblies w/ clean  
vents set at least 18\"/>

2\"/>

Pressureless Gearing

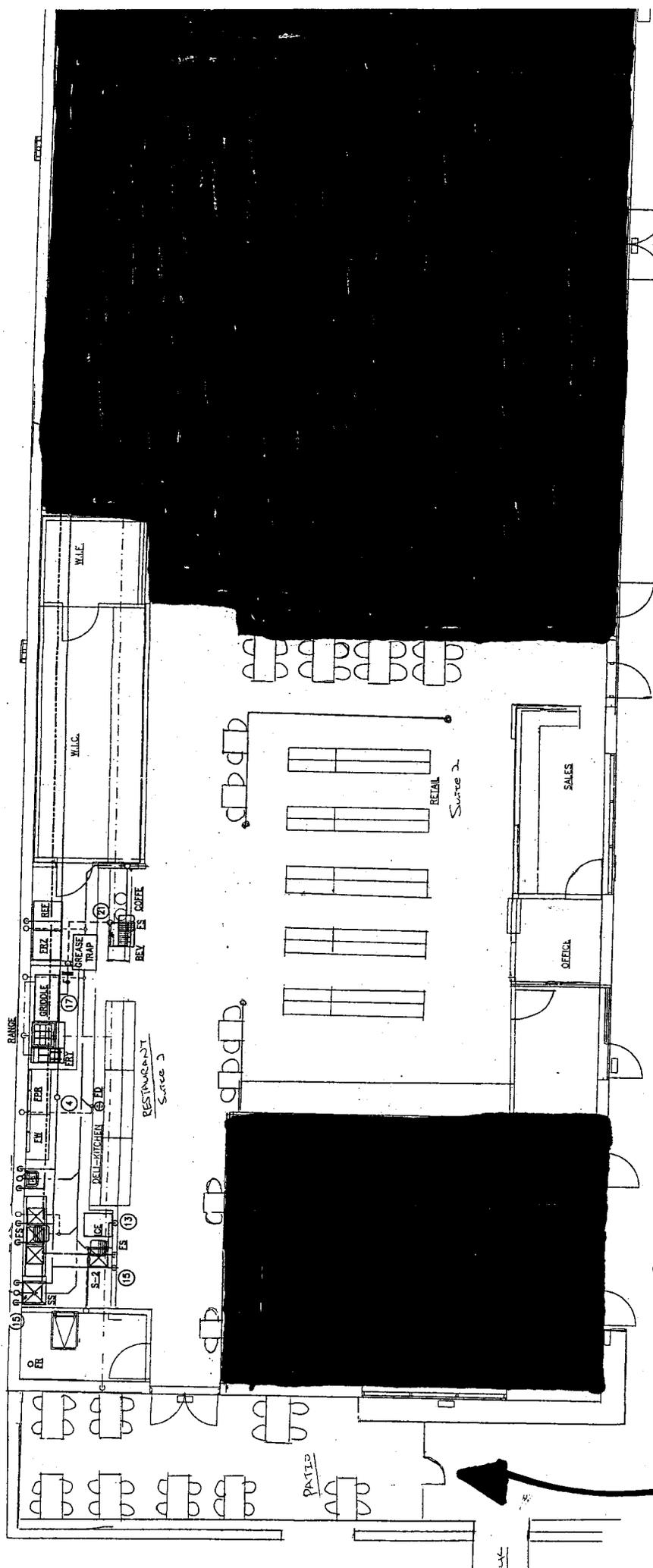
18\"/>

6\"/>

SITE PLAN

APPRO

Ratio Area



KEYED NOTES:

- 1) 1-1/4" COLD AND HOT WATER LINE UP TO 2' HEADER TO SUPPLY ALL CLOTHES WASHERS. CONTRACTOR SHALL INSTALL P.D.I. "W" WATER HAMMER ARRESTER (WHA) BETWEEN TWO LAST CONNECTIONS TO FIXTURES.
- 2) 1-1/2" COLD AND HOT WATER LINE UP TO 2' HEADER TO SUPPLY ALL CLOTHES WASHERS. CONTRACTOR SHALL INSTALL P.D.I. "W" WATER HAMMER ARRESTER (WHA) BETWEEN TWO LAST CONNECTIONS TO FIXTURES.
- 3) WALL CLEANOUT. REFER TO DETAIL 3/P-2.
- 4) 1/2" CV LINE TO EVAP. COOLER.
- 5) TENANT IS RESPONSIBLE FOR EQUIPMENT. WATER HEATER IS SIZED FOR 500,000 BTU/H AND STORAGE TANK AT 400 GALL.
- 6) PROPOSED LOCATION FOR GAS METER.
- 7) REFER TO DETAIL 1/P-2.
- 8) FOR HOT WATER RETURN CONNECTION TO CIRCULATION PUMP REFER TO DETAIL 4/P-2. FOR SCHEDULE IN PUMP SIZE AND TYPE REFER TO SCHEDULE ON P-2.

GENERAL NOTES:

- 1. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF EXISTING PLUMBING (SAN, VENT, AND CW PIPING).
- 2. COORDINATE EXACT ROUTING OF HOT/COLD WATER, VENT AND SAN. PIPING WITH ALL TRADES. ROUTING SHOWN IS SUGGESTIVE ONLY.

5-17-2

Ratio Area

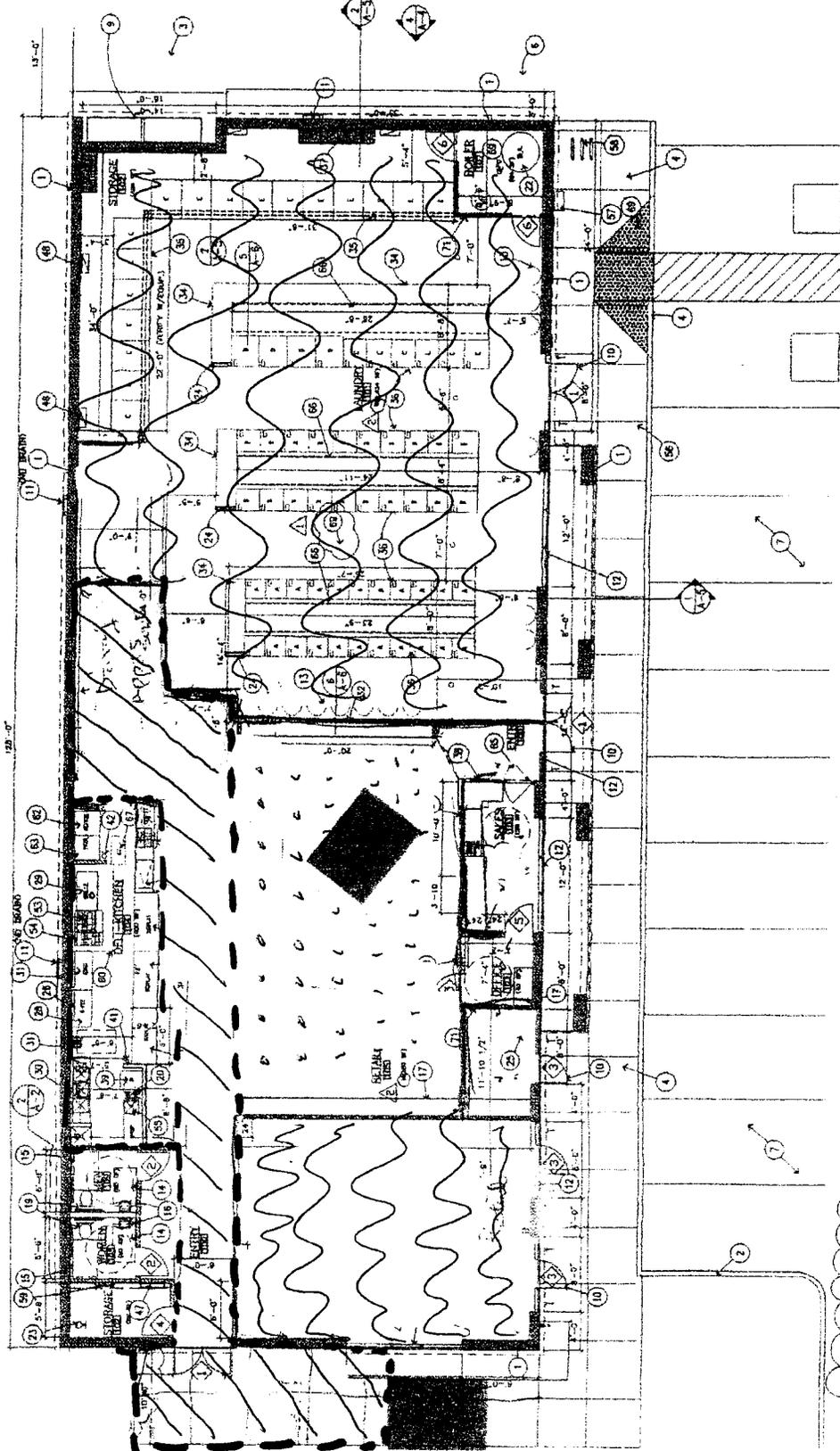
LEGEND: **|||||** = DEFINED RESTAURANT AREA WHERE ALCOHOL WILL BE CONSUMED / SEPARATED FROM MKT STALLS

UNO STOP MARKET AREA - NO ALCOHOL STALLS

WALL = NOT PART OF LICENSED PREMISES

OP PLAN KEY

1. NEW EXTERIOR MARK
2. 6" CONCRETE CURB
3. 8 FT. HIGH CHU. SCS
4. SIDERWALK & CURB
5. CONC. CONTROL JOG
6. NEW 4" CONC. ON ASPHALT PAVING (PA)
7. PIPE BOLLARD, SEE ELECTRICAL S.E.S.
8. NEW GLASS & ALUM. FOOD TRAY POP-UP
9. NEW GLASS & ALUM. CHIMNEY BY OWNER
10. 5'-0" DIA. CLEAR AC
11. 30" x 48" ADA APPR.
12. LAVATORY SINK, SEE PLAS LAM COUNTERS
13. NEW 3 FT. WIDE LAV NEW TRILET - SEE 1
14. NEW FLOOR SINK -
15. HOP SINK, SEE PLIA
16. GAS BRILER, SEE PLI
17. FIRE SPRINKLER ROSE
18. ELECTRICAL PANELS
19. GLASS & ALUM. STK
20. WALL MOUNTED MVAL
21. 6-FOOT FOOD WAREHSE
22. 48" WIDE GAS GRIDDLE
23. 3" COMP. SINK, SEE E
24. 5.5" WASH SINK, SEE
25. NEW LOW WALL, B 4
26. DISPLAY SHELVING BY
27. PLASTIC LAM FOLDING
28. GAS BRILERS, SEE M
29. WASHING MACHINES
30. FIRE TRUCK STORAGE
31. CASH/CHANGE MACH
32. ICE MACHINE W/WTR PLIN, SHEET A-5 &
33. WALK-IN COOLER BY
34. FIRE EXTINGUISHER, P
35. TYPE "C" FIRE EXTING
36. RETIRE HELD DISPLAY
37. SOUP MACHINE, BY SE
38. COFFEE MACHINE, SEE
39. MICROWAVE OVEN, SEE
40. 4"x4" TML AT 45'-4"
41. HMR WASH SINK, SEE
42. 24" W x 38" H SLIDING
43. 24" WIDE PLAS LAM
44. P.O.S. SYSTEM, PHONE
45. 4-BURNER GAS STOVE
46. GAS FRYER, SEE EDUR
47. S.S. PROOF SINK, SEE
48. ACCESSIBLE RAMP, SEE
49. WALL BONES
50. BICYCLE RACK, FOR OUT
51. ROOF ACCESS LADDER
52. TYPE 1 HOOD, ABOVE
53. WALK-IN FREEZER, BY 1
54. REACH-IN REFRIG., SE
55. REACH-IN FREEZER, S
56. NEW GAS METER, SEE
57. NEW PLAS. LAM COIN
58. BLACK OUT FLEX TIEK
59. SLOPE 1/4" PER FT.
60. GARAGE ROAD GET IN!



**MACHINE ROOM**  
 1. NEW 4" CONC. ON ASPHALT PAVING (PA)  
 2. 6" CONCRETE CURB  
 3. 8 FT. HIGH CHU. SCS  
 4. SIDERWALK & CURB  
 5. CONC. CONTROL JOG  
 6. NEW 4" CONC. ON ASPHALT PAVING (PA)  
 7. PIPE BOLLARD, SEE ELECTRICAL S.E.S.  
 8. NEW GLASS & ALUM. FOOD TRAY POP-UP  
 9. NEW GLASS & ALUM. CHIMNEY BY OWNER  
 10. 5'-0" DIA. CLEAR AC  
 11. 30" x 48" ADA APPR.  
 12. LAVATORY SINK, SEE PLAS LAM COUNTERS  
 13. NEW 3 FT. WIDE LAV NEW TRILET - SEE 1  
 14. NEW FLOOR SINK -  
 15. HOP SINK, SEE PLIA  
 16. GAS BRILER, SEE PLI  
 17. FIRE SPRINKLER ROSE  
 18. ELECTRICAL PANELS  
 19. GLASS & ALUM. STK  
 20. WALL MOUNTED MVAL  
 21. 6-FOOT FOOD WAREHSE  
 22. 48" WIDE GAS GRIDDLE  
 23. 3" COMP. SINK, SEE E  
 24. 5.5" WASH SINK, SEE  
 25. NEW LOW WALL, B 4  
 26. DISPLAY SHELVING BY  
 27. PLASTIC LAM FOLDING  
 28. GAS BRILERS, SEE M  
 29. WASHING MACHINES  
 30. FIRE TRUCK STORAGE  
 31. CASH/CHANGE MACH  
 32. ICE MACHINE W/WTR PLIN, SHEET A-5 &  
 33. WALK-IN COOLER BY  
 34. FIRE EXTINGUISHER, P  
 35. TYPE "C" FIRE EXTING

**RESTROOM KEY NOTES**  
 1. NEW DOOR W/LEVER TYPE PRNCTY HARDWARE, SEE DOOR SCHEDULE  
 2. NEW ELECTRIC INSTA-HOT WATER HEATER, SEE PLUMBING & ELECTRICAL NOTES  
 3. NEW 6" COVERED INTERSIAL EPOXY BASE  
 4. NEW CLOSET, FRAMING NEW ADVANCE INSULATION KIT TO ALL EXPOSED PERIM. SEE PLUMBING NOTES, S. SERIAL 47A-2  
 5. NEW STAMP RESPONSES AT 4'x4' & 4'x4'

**MACHINE ROOM**  
 1. NEW 4" CONC. ON ASPHALT PAVING (PA)  
 2. 6" CONCRETE CURB  
 3. 8 FT. HIGH CHU. SCS  
 4. SIDERWALK & CURB  
 5. CONC. CONTROL JOG  
 6. NEW 4" CONC. ON ASPHALT PAVING (PA)  
 7. PIPE BOLLARD, SEE ELECTRICAL S.E.S.  
 8. NEW GLASS & ALUM. FOOD TRAY POP-UP  
 9. NEW GLASS & ALUM. CHIMNEY BY OWNER  
 10. 5'-0" DIA. CLEAR AC  
 11. 30" x 48" ADA APPR.  
 12. LAVATORY SINK, SEE PLAS LAM COUNTERS  
 13. NEW 3 FT. WIDE LAV NEW TRILET - SEE 1  
 14. NEW FLOOR SINK -  
 15. HOP SINK, SEE PLIA  
 16. GAS BRILER, SEE PLI  
 17. FIRE SPRINKLER ROSE  
 18. ELECTRICAL PANELS  
 19. GLASS & ALUM. STK  
 20. WALL MOUNTED MVAL  
 21. 6-FOOT FOOD WAREHSE  
 22. 48" WIDE GAS GRIDDLE  
 23. 3" COMP. SINK, SEE E  
 24. 5.5" WASH SINK, SEE  
 25. NEW LOW WALL, B 4  
 26. DISPLAY SHELVING BY  
 27. PLASTIC LAM FOLDING  
 28. GAS BRILERS, SEE M  
 29. WASHING MACHINES  
 30. FIRE TRUCK STORAGE  
 31. CASH/CHANGE MACH  
 32. ICE MACHINE W/WTR PLIN, SHEET A-5 &  
 33. WALK-IN COOLER BY  
 34. FIRE EXTINGUISHER, P  
 35. TYPE "C" FIRE EXTING

**RESTROOM KEY NOTES**  
 1. NEW DOOR W/LEVER TYPE PRNCTY HARDWARE, SEE DOOR SCHEDULE  
 2. NEW ELECTRIC INSTA-HOT WATER HEATER, SEE PLUMBING & ELECTRICAL NOTES  
 3. NEW 6" COVERED INTERSIAL EPOXY BASE  
 4. NEW CLOSET, FRAMING NEW ADVANCE INSULATION KIT TO ALL EXPOSED PERIM. SEE PLUMBING NOTES, S. SERIAL 47A-2  
 5. NEW STAMP RESPONSES AT 4'x4' & 4'x4'

**MACHINE ROOM**  
 1. NEW 4" CONC. ON ASPHALT PAVING (PA)  
 2. 6" CONCRETE CURB  
 3. 8 FT. HIGH CHU. SCS  
 4. SIDERWALK & CURB  
 5. CONC. CONTROL JOG  
 6. NEW 4" CONC. ON ASPHALT PAVING (PA)  
 7. PIPE BOLLARD, SEE ELECTRICAL S.E.S.  
 8. NEW GLASS & ALUM. FOOD TRAY POP-UP  
 9. NEW GLASS & ALUM. CHIMNEY BY OWNER  
 10. 5'-0" DIA. CLEAR AC  
 11. 30" x 48" ADA APPR.  
 12. LAVATORY SINK, SEE PLAS LAM COUNTERS  
 13. NEW 3 FT. WIDE LAV NEW TRILET - SEE 1  
 14. NEW FLOOR SINK -  
 15. HOP SINK, SEE PLIA  
 16. GAS BRILER, SEE PLI  
 17. FIRE SPRINKLER ROSE  
 18. ELECTRICAL PANELS  
 19. GLASS & ALUM. STK  
 20. WALL MOUNTED MVAL  
 21. 6-FOOT FOOD WAREHSE  
 22. 48" WIDE GAS GRIDDLE  
 23. 3" COMP. SINK, SEE E  
 24. 5.5" WASH SINK, SEE  
 25. NEW LOW WALL, B 4  
 26. DISPLAY SHELVING BY  
 27. PLASTIC LAM FOLDING  
 28. GAS BRILERS, SEE M  
 29. WASHING MACHINES  
 30. FIRE TRUCK STORAGE  
 31. CASH/CHANGE MACH  
 32. ICE MACHINE W/WTR PLIN, SHEET A-5 &  
 33. WALK-IN COOLER BY  
 34. FIRE EXTINGUISHER, P  
 35. TYPE "C" FIRE EXTING

**RESTROOM KEY NOTES**  
 1. NEW DOOR W/LEVER TYPE PRNCTY HARDWARE, SEE DOOR SCHEDULE  
 2. NEW ELECTRIC INSTA-HOT WATER HEATER, SEE PLUMBING & ELECTRICAL NOTES  
 3. NEW 6" COVERED INTERSIAL EPOXY BASE  
 4. NEW CLOSET, FRAMING NEW ADVANCE INSULATION KIT TO ALL EXPOSED PERIM. SEE PLUMBING NOTES, S. SERIAL 47A-2  
 5. NEW STAMP RESPONSES AT 4'x4' & 4'x4'

**MACHINE ROOM**  
 1. NEW 4" CONC. ON ASPHALT PAVING (PA)  
 2. 6" CONCRETE CURB  
 3. 8 FT. HIGH CHU. SCS  
 4. SIDERWALK & CURB  
 5. CONC. CONTROL JOG  
 6. NEW 4" CONC. ON ASPHALT PAVING (PA)  
 7. PIPE BOLLARD, SEE ELECTRICAL S.E.S.  
 8. NEW GLASS & ALUM. FOOD TRAY POP-UP  
 9. NEW GLASS & ALUM. CHIMNEY BY OWNER  
 10. 5'-0" DIA. CLEAR AC  
 11. 30" x 48" ADA APPR.  
 12. LAVATORY SINK, SEE PLAS LAM COUNTERS  
 13. NEW 3 FT. WIDE LAV NEW TRILET - SEE 1  
 14. NEW FLOOR SINK -  
 15. HOP SINK, SEE PLIA  
 16. GAS BRILER, SEE PLI  
 17. FIRE SPRINKLER ROSE  
 18. ELECTRICAL PANELS  
 19. GLASS & ALUM. STK  
 20. WALL MOUNTED MVAL  
 21. 6-FOOT FOOD WAREHSE  
 22. 48" WIDE GAS GRIDDLE  
 23. 3" COMP. SINK, SEE E  
 24. 5.5" WASH SINK, SEE  
 25. NEW LOW WALL, B 4  
 26. DISPLAY SHELVING BY  
 27. PLASTIC LAM FOLDING  
 28. GAS BRILERS, SEE M  
 29. WASHING MACHINES  
 30. FIRE TRUCK STORAGE  
 31. CASH/CHANGE MACH  
 32. ICE MACHINE W/WTR PLIN, SHEET A-5 &  
 33. WALK-IN COOLER BY  
 34. FIRE EXTINGUISHER, P  
 35. TYPE "C" FIRE EXTING

**RESTROOM KEY NOTES**  
 1. NEW DOOR W/LEVER TYPE PRNCTY HARDWARE, SEE DOOR SCHEDULE  
 2. NEW ELECTRIC INSTA-HOT WATER HEATER, SEE PLUMBING & ELECTRICAL NOTES  
 3. NEW 6" COVERED INTERSIAL EPOXY BASE  
 4. NEW CLOSET, FRAMING NEW ADVANCE INSULATION KIT TO ALL EXPOSED PERIM. SEE PLUMBING NOTES, S. SERIAL 47A-2  
 5. NEW STAMP RESPONSES AT 4'x4' & 4'x4'

**MACHINE ROOM**  
 1. NEW 4" CONC. ON ASPHALT PAVING (PA)  
 2. 6" CONCRETE CURB  
 3. 8 FT. HIGH CHU. SCS  
 4. SIDERWALK & CURB  
 5. CONC. CONTROL JOG  
 6. NEW 4" CONC. ON ASPHALT PAVING (PA)  
 7. PIPE BOLLARD, SEE ELECTRICAL S.E.S.  
 8. NEW GLASS & ALUM. FOOD TRAY POP-UP  
 9. NEW GLASS & ALUM. CHIMNEY BY OWNER  
 10. 5'-0" DIA. CLEAR AC  
 11. 30" x 48" ADA APPR.  
 12. LAVATORY SINK, SEE PLAS LAM COUNTERS  
 13. NEW 3 FT. WIDE LAV NEW TRILET - SEE 1  
 14. NEW FLOOR SINK -  
 15. HOP SINK, SEE PLIA  
 16. GAS BRILER, SEE PLI  
 17. FIRE SPRINKLER ROSE  
 18. ELECTRICAL PANELS  
 19. GLASS & ALUM. STK  
 20. WALL MOUNTED MVAL  
 21. 6-FOOT FOOD WAREHSE  
 22. 48" WIDE GAS GRIDDLE  
 23. 3" COMP. SINK, SEE E  
 24. 5.5" WASH SINK, SEE  
 25. NEW LOW WALL, B 4  
 26. DISPLAY SHELVING BY  
 27. PLASTIC LAM FOLDING  
 28. GAS BRILERS, SEE M  
 29. WASHING MACHINES  
 30. FIRE TRUCK STORAGE  
 31. CASH/CHANGE MACH  
 32. ICE MACHINE W/WTR PLIN, SHEET A-5 &  
 33. WALK-IN COOLER BY  
 34. FIRE EXTINGUISHER, P  
 35. TYPE "C" FIRE EXTING

**RESTROOM KEY NOTES**  
 1. NEW DOOR W/LEVER TYPE PRNCTY HARDWARE, SEE DOOR SCHEDULE  
 2. NEW ELECTRIC INSTA-HOT WATER HEATER, SEE PLUMBING & ELECTRICAL NOTES  
 3. NEW 6" COVERED INTERSIAL EPOXY BASE  
 4. NEW CLOSET, FRAMING NEW ADVANCE INSULATION KIT TO ALL EXPOSED PERIM. SEE PLUMBING NOTES, S. SERIAL 47A-2  
 5. NEW STAMP RESPONSES AT 4'x4' & 4'x4'

**MACHINE ROOM**  
 1. NEW 4" CONC. ON ASPHALT PAVING (PA)  
 2. 6" CONCRETE CURB  
 3. 8 FT. HIGH CHU. SCS  
 4. SIDERWALK & CURB  
 5. CONC. CONTROL JOG  
 6. NEW 4" CONC. ON ASPHALT PAVING (PA)  
 7. PIPE BOLLARD, SEE ELECTRICAL S.E.S.  
 8. NEW GLASS & ALUM. FOOD TRAY POP-UP  
 9. NEW GLASS & ALUM. CHIMNEY BY OWNER  
 10. 5'-0" DIA. CLEAR AC  
 11. 30" x 48" ADA APPR.  
 12. LAVATORY SINK, SEE PLAS LAM COUNTERS  
 13. NEW 3 FT. WIDE LAV NEW TRILET - SEE 1  
 14. NEW FLOOR SINK -  
 15. HOP SINK, SEE PLIA  
 16. GAS BRILER, SEE PLI  
 17. FIRE SPRINKLER ROSE  
 18. ELECTRICAL PANELS  
 19. GLASS & ALUM. STK  
 20. WALL MOUNTED MVAL  
 21. 6-FOOT FOOD WAREHSE  
 22. 48" WIDE GAS GRIDDLE  
 23. 3" COMP. SINK, SEE E  
 24. 5.5" WASH SINK, SEE  
 25. NEW LOW WALL, B 4  
 26. DISPLAY SHELVING BY  
 27. PLASTIC LAM FOLDING  
 28. GAS BRILERS, SEE M  
 29. WASHING MACHINES  
 30. FIRE TRUCK STORAGE  
 31. CASH/CHANGE MACH  
 32. ICE MACHINE W/WTR PLIN, SHEET A-5 &  
 33. WALK-IN COOLER BY  
 34. FIRE EXTINGUISHER, P  
 35. TYPE "C" FIRE EXTING

**RESTROOM KEY NOTES**  
 1. NEW DOOR W/LEVER TYPE PRNCTY HARDWARE, SEE DOOR SCHEDULE  
 2. NEW ELECTRIC INSTA-HOT WATER HEATER, SEE PLUMBING & ELECTRICAL NOTES  
 3. NEW 6" COVERED INTERSIAL EPOXY BASE  
 4. NEW CLOSET, FRAMING NEW ADVANCE INSULATION KIT TO ALL EXPOSED PERIM. SEE PLUMBING NOTES, S. SERIAL 47A-2  
 5. NEW STAMP RESPONSES AT 4'x4' & 4'x4'

**MACHINE ROOM**  
 1. NEW 4" CONC. ON ASPHALT PAVING (PA)  
 2. 6" CONCRETE CURB  
 3. 8 FT. HIGH CHU. SCS  
 4. SIDERWALK & CURB  
 5. CONC. CONTROL JOG  
 6. NEW 4" CONC. ON ASPHALT PAVING (PA)  
 7. PIPE BOLLARD, SEE ELECTRICAL S.E.S.  
 8. NEW GLASS & ALUM. FOOD TRAY POP-UP  
 9. NEW GLASS & ALUM. CHIMNEY BY OWNER  
 10. 5'-0" DIA. CLEAR AC  
 11. 30" x 48" ADA APPR.  
 12. LAVATORY SINK, SEE PLAS LAM COUNTERS  
 13. NEW 3 FT. WIDE LAV NEW TRILET - SEE 1  
 14. NEW FLOOR SINK -  
 15. HOP SINK, SEE PLIA  
 16. GAS BRILER, SEE PLI  
 17. FIRE SPRINKLER ROSE  
 18. ELECTRICAL PANELS  
 19. GLASS & ALUM. STK  
 20. WALL MOUNTED MVAL  
 21. 6-FOOT FOOD WAREHSE  
 22. 48" WIDE GAS GRIDDLE  
 23. 3" COMP. SINK, SEE E  
 24. 5.5" WASH SINK, SEE  
 25. NEW LOW WALL, B 4  
 26. DISPLAY SHELVING BY  
 27. PLASTIC LAM FOLDING  
 28. GAS BRILERS, SEE M  
 29. WASHING MACHINES  
 30. FIRE TRUCK STORAGE  
 31. CASH/CHANGE MACH  
 32. ICE MACHINE W/WTR PLIN, SHEET A-5 &  
 33. WALK-IN COOLER BY  
 34. FIRE EXTINGUISHER, P  
 35. TYPE "C" FIRE EXTING

**RESTROOM KEY NOTES**  
 1. NEW DOOR W/LEVER TYPE PRNCTY HARDWARE, SEE DOOR SCHEDULE  
 2. NEW ELECTRIC INSTA-HOT WATER HEATER, SEE PLUMBING & ELECTRICAL NOTES  
 3. NEW 6" COVERED INTERSIAL EPOXY BASE  
 4. NEW CLOSET, FRAMING NEW ADVANCE INSULATION KIT TO ALL EXPOSED PERIM. SEE PLUMBING NOTES, S. SERIAL 47A-2  
 5. NEW STAMP RESPONSES AT 4'x4' & 4'x4'

FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

FLOOR PLAN

## **PROJECT NARRATIVE**

For its Project Narrative, in accordance with the requirements of the City of Chandler Liquor Use Permit Application, Uno Stop Market L.L.C. dba Uno Stop Market & Restaurant states as follows:

Uno Stop Market & Restaurant is submitting this Use Permit application to allow for alcohol consumption on the premises of the restaurant located at 30 West Galveston Chandler, Arizona. Uno Stop Market & Restaurant is a unique concept, which will provide both shopping and restaurant services under one roof.

Uno Stop Market & Restaurant will be occupying one of the three suites within this new strip mall (currently under construction.) Construction is due to be completed in October or early November 2007. A series #12 restaurant liquor license allows for on site consumption but no package to go sales. This type of license does not have minimum distance requirements from churches or schools. The consumption of alcoholic beverages at this site will not negatively impact the other proposed businesses within this strip mall or the surrounding businesses. Currently, the proposed tenants in the remaining suites of this strip mall are laundry facilities and office space.

As previously mentioned, Uno Stop Market & Restaurant will not have any packaged to go alcohol sales. Therefore, it will not have a negative impact on the surrounding businesses with regard to high volume of traffic or trash. The consumption of alcoholic beverages on premises will complement the food service provided by the restaurant. A small outdoor patio is proposed on the south end of the business for food and alcohol consumption. The patio is contiguous with the restaurant and will be enclosed with iron fencing, stucco block walls, a gate and the use of landscaping to produce a safe, inviting and aesthetically appealing dining area.

Uno Stop Market & Restaurant will not disrupt existing balance of daytime and nighttime uses. Located on the northwest corner of Galveston and Arizona Avenue, Uno Stop Market & Restaurant will be in operation from 6am to midnight seven days a week. The restaurant will not begin selling any alcoholic beverages on Sunday until 10:00 am as prescribed by State law. A copy of the proposed menu is attached however; additional menu items will be added in the future.

During the day, the flow of customers within this strip mall will be orderly and will not negatively impact other businesses in the surrounding area. All business transactions will occur on the east side of the building. The nighttime flow of customers will cause no interference with other business activity occurring in the area since the majority of businesses are closed. The issuance of a Use Permit will not disrupt the existing balance of daytime and nighttime uses.

This business will not disrupt pedestrian-oriented activities. As mentioned above, Uno Stop Market & Restaurant is located on the northwest corner of Galveston and Arizona Avenue. It is set apart from adjacent businesses and has separate parking for its tenants. Additionally, there is no accessibility to the building from the west and thus Uno Stop Market & Restaurant will not affect vehicular or pedestrian traffic in the adjacent parking lots.



## Las Tortillas

(Beef, marinated pork, buche, carmitas, bread loaf, barbacoa, chicken with tomato, onions, lettuce.)

Asada, Pastor, Buche, Carnitas, 3.99  
Cabeza, Barbacoa, Pollo

Milanesa, 4.59  
(Breaded beef, and avocado with tomato, onions, lettuce.)

Cubana, 4.99  
(Ham, breaded beef, hard cheese, avocado, and pork)

Pierna, 3.99  
(shredded pork, seasoned on the grill, avocado, and sour cream.)

Gemita, 3.99

Hamburguesa con papas, 4.29  
(Cheeseburger with french fries and tomato, lettuce and onions.)

Nuggets con papas, 3.99  
Orden de papas, 1.59

## Las Tacos

Tacos, 1.99  
(Beef, buche, marinated pork, carmitas, head beef, barbacoa and chicken.)

Super Taco, 1.99

Muffitas, 1.59  
(Two tortillas stacked with cheese and your choice of meat in between.)

Quesadilla con Carne, 3.99  
(Cheese crisps with meat)

Carne, 1.99  
Asada, Pastor, Buche, Carnitas, Cabeza, Barbacoa, Pollo, Lengua \$1.14 Super Taco Lengua \$1.99

Tacos Dorados, 3.99  
(Hard shell taco with potatoes, beans or ground beef, served with cabbage, onions and tomato sauce.)

Flautas, 1.59  
(Long hard shell taco with chicken or beef, served with lettuce, and tomato sauce.)

## Las Combinaciones

Combinaciones  
incluye arroz y frijoles, 5.99  
Combination includes rice and beans  
Flautas, Milanesa (breaded beef), Asada, Carnitas, Barbacoa, Pollo (chicken), Chile verde (green chile), Pastor.



## Las Burritas

Burritos, 4.59  
Arroz y Frijoles, Carne (rice, beans, and onion), head beef, marinated pork, buche, carnitas, head beef, and chicken.)

Carne, 4.59  
Asada, Pastor, Buche, Carnitas, Lengua, Barbacoa, Pollo, Lengua.

Tapatio, 4.59  
Asada, Pastor o Carnitas, Pollo, Carne, Crema mexicana, arroz de frijoles y queso (your choice of meat, potatoes, guacamole, sour cream, pico de gallina, and cheese.)

Ahogado, 4.59  
Asada, Pastor o Carnitas, hallado en salsa de crema (your choice of meat, clipped in salsa.)

Chile Verde, 4.59  
(Green chile pork.)

Vallarta, 4.59  
Asada o Pastor con Pollo, Camaron, Papas, arroz, pico de Gallo, Queso y Crema (your choice of meat with chicken, shrimp), guacamole, pico de gallo, cheese, and sour cream.)

## Las Caldos

Caldo de Res (Beef Stew), 5.99  
Caldo de Pollo, (Chicken Stew), 5.99  
Puzle, Menudo, 5.99

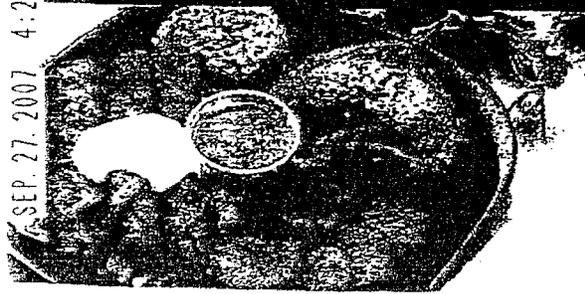


NO. 374 P. 1

## «Especialidades»

- Carnes en su jugo..... 6.59**  
*(Carne asada, bacon, beans and potatoes on a special broth.)*
- Chiles Rellenos..... 6.59**  
*(Bell pepper covered with eggs and cheese inside.)*
- Enchiladas Tapatías..... 6.59**
- Chamorros..... 6.59**
- Birria de Chivo..... 6.99**  
*(Goat meat on a special broth.)*
- Tostadas de pata..... 2.29**  
*(Pig feet on a hard shell tortilla.)*
- Tostadas de cueritos..... 2.29**  
*(Pig skin on a hard shell tortilla.)*

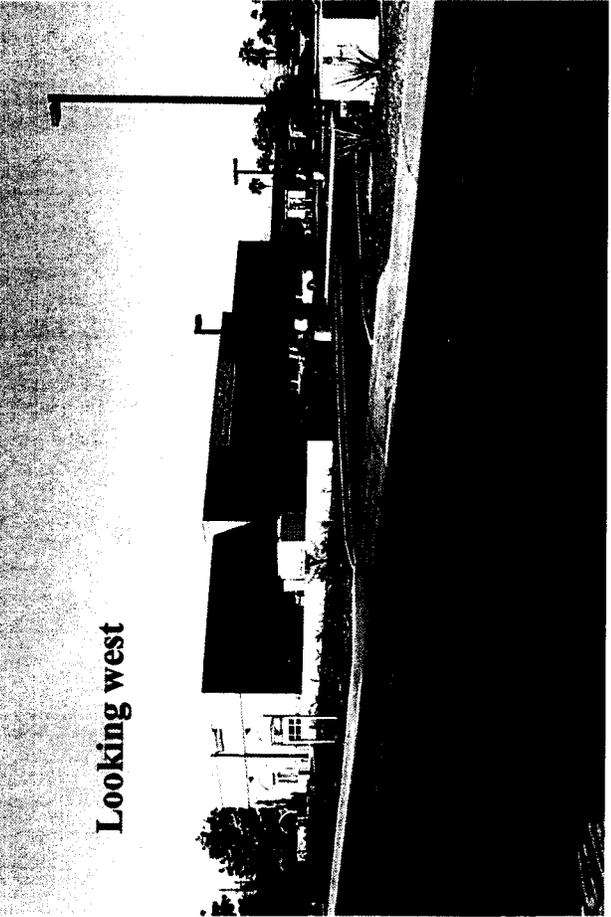
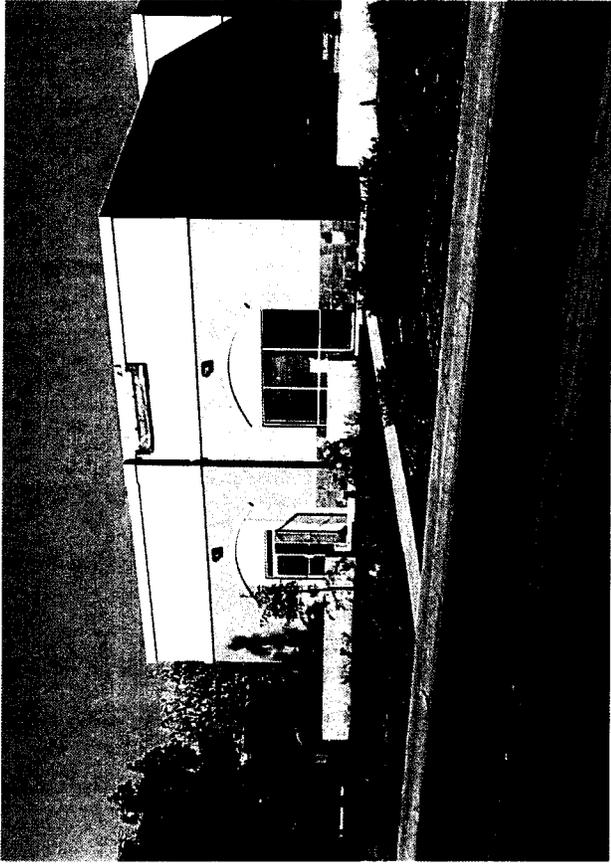
SEP. 27. 2007 4:24AM



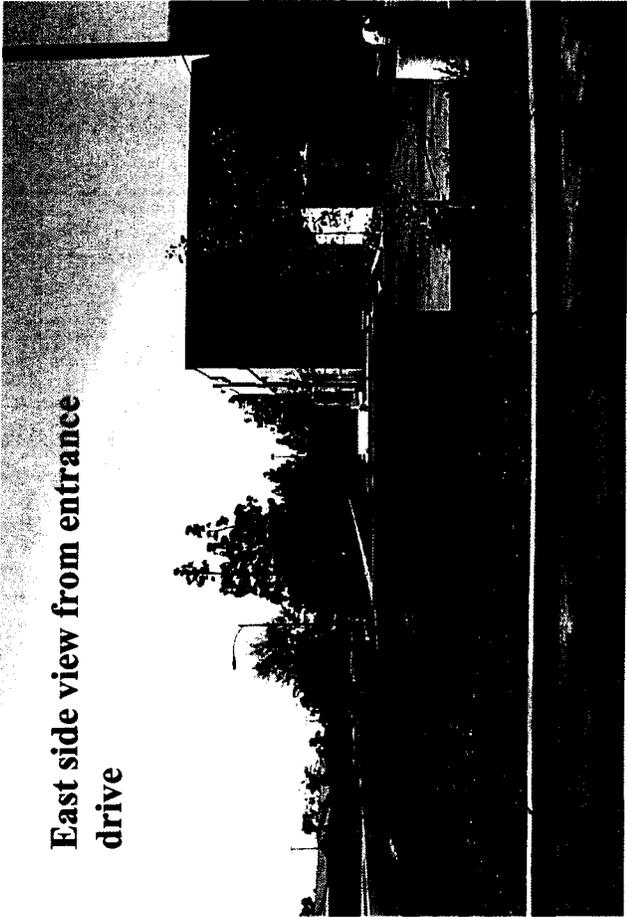
## «Desayunos» Breakfast

- Huevos al Gusto..... 3.59**  
*Incluye arroz y frijoles  
(Your choice of eggs with rice and beans.)*
- Extras A la Mexicana, chilaquiles, papas..... 0.60**  
*Jamón, Tocino, Chorizo, Rancheros, Divorciados.  
(A la mexicana, chilaquiles, potatoes, ham, bacon, chorizo rancheros, divorciados.)*
- Burrito Desayuno..... 3.59**  
*(Breakfast burrito)*
- Good Morning Burrito..... 3.99**  
*Huevos, Papas, Queso y Frijoles con Tocino, Jamón o Chorizo (Eggs, potatoes, cheese, beans, and your choice of bacon ham or chorizo.)*
- Happy Burrito..... 3.99**  
*Asada, Chilaquiles, Frijoles y Queso (Asada chilaquiles, beans and cheese.)*
- Torta Desayuno..... 3.99**  
*Breakfast Torta  
Huevos, Queso, Lechuga, Tomate, Cebolla y Aguacate con Asada, Pastor o Jamón (Eggs, cheese, lettuce, tomato, onions, avocado and your choice of meat.)*

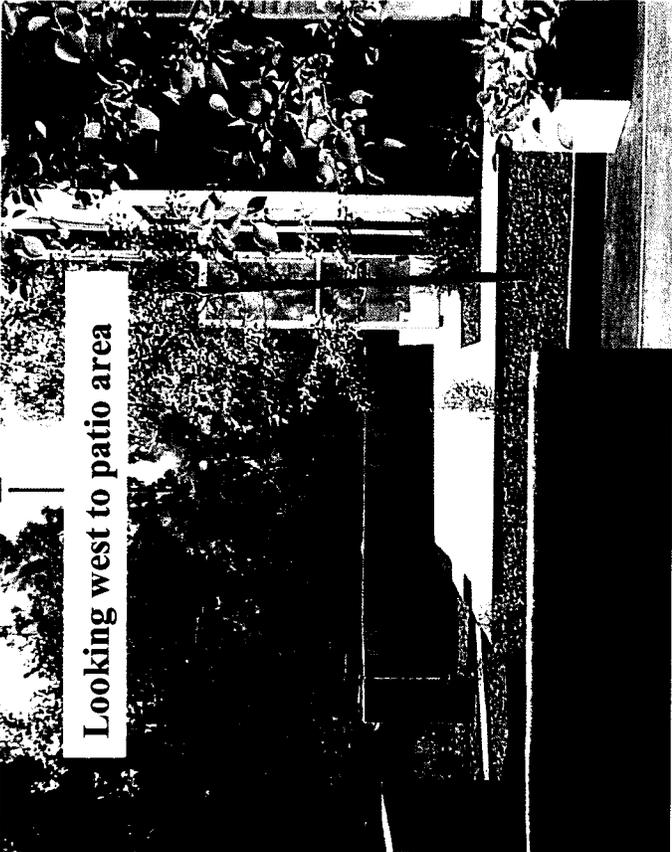
photos: www.marromera.com - tel: 301.444.4444



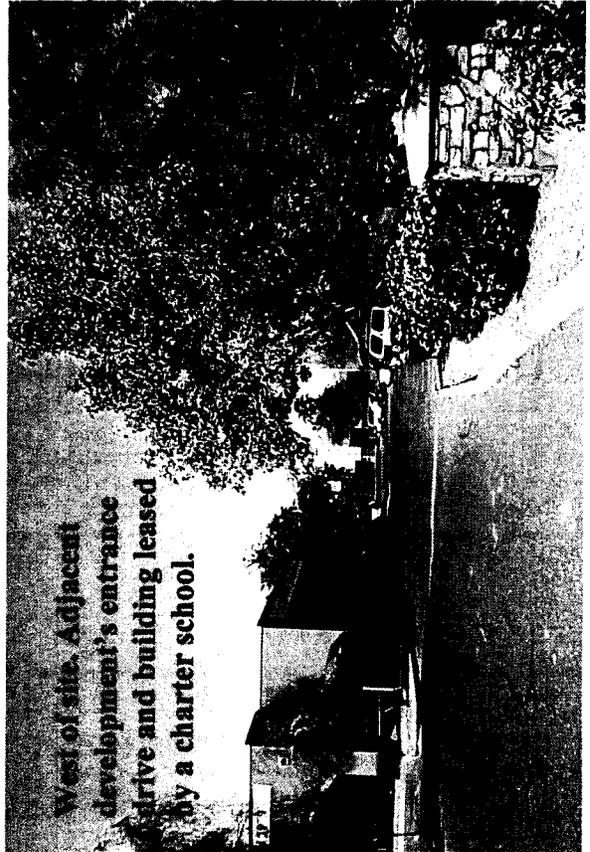
Looking west



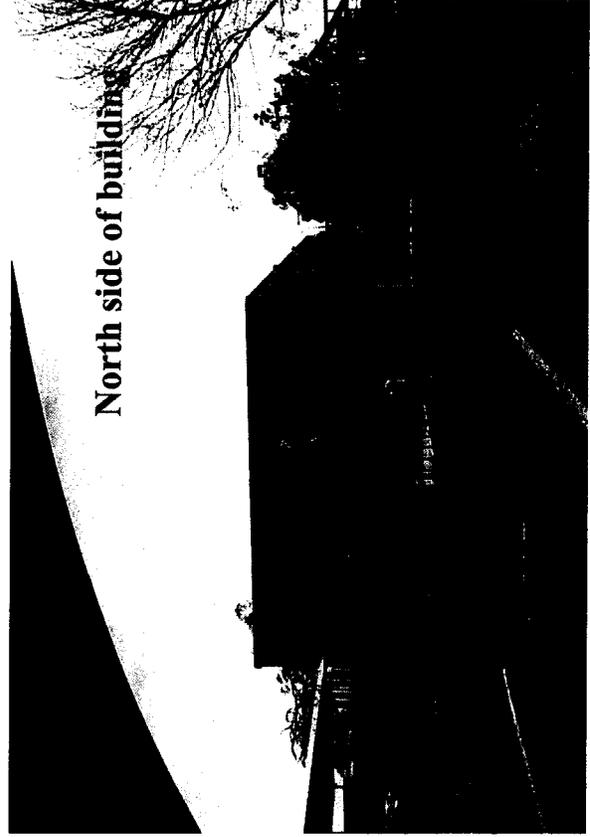
East side view from entrance drive



Looking west to patio area



West of site. Adjacent development's entrance drive and building leased by a charter school.



North side of building