



December 13, 2024

SENT VIA E-MAIL ONLY

Joshua Oehler
ArcOne Associates, LLC
1427 North 3rd Street
Suite 100
Phoenix, AZ 85004
josh@arconeassociates.com

RE: Approval of Conditional Use Permit (CUP24-03) for 60th Avenue Assisted Living Facility located at the NWC of 59th Ave and Mercer Ln, Glendale, Arizona

Dear Joshua Oehler:

On Thursday, December 12, 2024, the Planning Commission of the City of Glendale **APPROVED** your Conditional Use Permit application for an assisted living and memory care facility on the property located at the northwest corner of 59th Avenue & Mercer Lane. Approval is subject to the following three (3) stipulations:

1. Development shall be in substantial conformance with the site plan, dated September 16, 2024, and the project narrative, date stamped November 4, 2024, subject to design review approval by the Development Services Department, Planning Division.
2. The existing screen wall along the Northern shared property line shall be raised to eight (8) feet, subject to building permit issuance.
3. No driveways shall be constructed from the subject property to 59th Avenue.

The decision of the Planning Commission is final unless an appeal is filed within 15 days of the action. The decision of the Planning Commission may be appealed to the City Council by the applicant, any property owner within subject property notification radius pursuant to Section 35.6.208G a City Council member, or the City Manager.

If I can be of further assistance, please contact me at (623) 930-2588 or Stirella@glendaleaz.com.

Sincerely,

A handwritten signature in cursive script that reads 'Sydney Trulla'.

Sydney Tirella
Planner

ST/admin.

ec: Development Team