



**CITY OF TEMPE  
BOARD OF ADJUSTMENT**

**Meeting Date: 10/30/2024  
Agenda Item: 2**

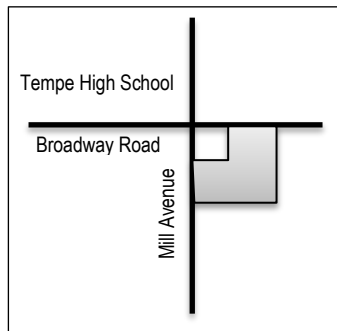
**ACTION:** Request a variance to reduce the use separation requirement between a tobacco retailer and a public school from 1,320 feet to 250 feet to EXHALE SOCIETY, INC., located at 35 East Broadway Road. The applicant is Rose Law Group.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Staff – Deny

**BACKGROUND INFORMATION:** EXHALE SOCIETY, INC. (PL240244) is proposing to operate a tobacco retailer within a multi-tenant retail center located at the southeast corner of Broadway Road and Mill Avenue. The applicant is seeking relief from the use separation requirements for tobacco retailers, which are required to be no less than a quarter-mile, or 1,320 linear feet, from a public or charter school, including the nearby Tempe High School. The request includes the following:

VAR240004 Variance to reduce the use separation requirement for a tobacco retailer from 1,320 feet to 250 feet.



Property Owner  
Applicant  
Zoning District  
Site Area  
Building Area

SEM Investments, LLC  
Ryan Hurley, Rose Law Group  
CSS (Commercial Shopping and Service)  
2.62 acres  
14,879 s.f.

**ATTACHMENTS:** Exhibits

**STAFF CONTACT(S):** Chris Jasper, Senior Planner (480) 350-8096

Department Director: Jeff Tamulevich, Community Development Director  
Legal review by: N/A  
Prepared by: Chris Jasper, Senior Planner  
Reviewed by: Diana Kaminski, Principal Planner

## COMMENTS

The subject site is located at the southeast corner of Mill Avenue and Broadway Road, in the Commercial Shopping and Service (CSS) zoning district. Surrounding uses include office uses to the north across Broadway Road, assembly and multi-family residential uses to the east, retail and service uses to the south, a pharmacy to the west across Mill Avenue, and a public high school (Tempe High School) at the northwest corner of Mill Avenue and Broadway Road.

The applicant is seeking relief from Section 3-423.B of the Zoning and Development Code, which requires that all tobacco retail establishments be located a minimum of 1,320 feet, measured by a straight line, from a lot line of any school, excluding instructional or vocational schools. The Exhale Society is located at 35 E Broadway Road within a 2,948 square-foot suite in the multi-tenant commercial center. Tempe High School is located 250 feet away, as measured from property line to property line, at the opposite corner of the Mill Avenue and Broadway Road intersection (1730 S Mill Ave).

Section 7-121 of the Zoning and Development Code defines Tobacco Retailers as “any person or business who primarily sells or offers for sale, tobacco, tobacco products, or tobacco paraphernalia, or who distributes samples of tobacco products or paraphernalia. These businesses include but are not limited to, tobacco shops, cigars and pipe retailer, cigarette or electronic cigarette retailer, and smoking establishments.” Because the primary proposed use is analogous to a “Smoking Establishment,” the land use is classified as a tobacco retailer, and the aforementioned separation restrictions apply.

In addition to the Variance, the applicant is required to obtain Use Permits to operate as a Tobacco Retailer and a Private Club within the subject zoning district, in addition to regulatory licenses from the City and State. Building Permit submittals shall also be required to meet Building Code requirements related to interior ventilation.

This item was scheduled to be heard at the September 25, 2024, Board of Adjustment hearing. The applicant requested and was granted a continuance to the October 30, 2024, hearing date.

## PUBLIC INPUT

- The applicant held a neighborhood meeting at The Graduate Hotel, located at 225 E Apache Boulevard, from 5:30 to 6:30 p.m. on August 22, 2024. Staff was in attendance.
- One (1) resident attended the meeting and was generally supportive of the Variance request.
- Staff has received one (1) letter of opposition and five (5) letters of support related to this request. The opposition letter indicated concerns associated with the proximity of the business to the school and to her home and homes near the subject site that she rents to families with middle school-aged children. The letters of support stated the business was a positive asset to the commercial center, represented a safe space to consume cannabis products, especially for people who consume cannabis for medical purposes, was an innovative small business concept that provided economic activity in an underutilized commercial site, and represented a progression in cannabis law and served to help end stigmatization of cannabis consumption. One of the letters also indicated concern that the business had been mischaracterized as a Tobacco Retailer, which staff clarified in an email response.

## CODE ENFORCEMENT

The subject site has been cited by the Code Compliance Division for operating as a tobacco retailer within a quarter-mile of a public high school and for conducting entertainment activities without a Use Permit (see History & Facts section of this report). The site has also been the subject of correction notices issued by the Building Safety Division related to violations of the City’s adopted Building Code (see History & Facts section of this report).

## VARIANCE

The proposed use requires a variance to allow a tobacco retailer within 1,320 linear feet from the lot line of a school, pursuant to Section 3-423 of the Zoning and Development Code, Use Separation Requirements.

Section 6-309 D. Variance Approval Criteria (*in italics*):

1. *That special circumstances are applicable to the property, including its size, shape, topography, location, or surroundings;* The applicant states in its letter of explanation that the suite in question is located farther from the school than the 250-foot measurement taken from lot line to lot line – however, the measurement from the face of the suite to the face of the high school building is approximately 500 linear feet and still fails to meet the quarter-mile threshold required by Code. The applicant also notes the presence of the two arterial roads bounding the site, neither of which represent special circumstances for a commercial use because CSS zoning districts and commercial uses contained therein are almost exclusively located along arterial roads in the City of Tempe. The subject suite is 2,984 square feet in area and is rectangular in shape, the lot size and shape is typical of a commercial center, and there are no other identified special circumstances related to the property’s size, shape, topography, location, or surroundings. This criteria is not met.
2. *The strict application of this Code will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;* The applicant refers to adjoining uses, including a pharmacy and a bar/restaurant, which are allowed uses within a quarter-mile of a school, but neither fall under the same land use classification as a tobacco retailer and are thus not subject to the same restrictions. All tobacco retailers are subject to the same use separation requirements in every commercial zoning district other than Residential/Office (R/O), and while the use separation requirement does limit the overall area in which tobacco retailers are allowed to operate, the strict application of the Code is uniformly applied and does not deprive the applicant of privileges enjoyed by properties of the same classification in the same zoning district. For example, there are commercially-zoned approximately a half-mile to the west of the subject site on Broadway Road that are potentially eligible to host tobacco retailers, as are several commercially-zoned properties along the intersection of Rural Road and Apache Boulevard, approximately three-quarters of a mile from the subject site to the northeast. Due to these circumstances, this criteria is not met.
3. *The adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;* All properties in the same zoning district and within the general vicinity are subject to the same use separation restrictions as they relate to tobacco retailers, and this Variance would constitute a special privilege not available to those properties. This criteria is not met.
4. *A variance may not be granted if the special circumstances applicable to the property are self-imposed by the property owner.* The applicant refers to a variance case in Phoenix that the city granted, which was subsequently appealed, and the appeal was ultimately overturned by the State Supreme Court in favor of the city (*Pawn 1<sup>st</sup>, LLC v. City of Phoenix*). Per the Court’s ruling, special circumstances are not self-imposed “when they result from externally imposed conditions rather than the owner’s actions.” The “externally imposed conditions” referenced in the State Supreme Court case were specific physical characteristics that were created due to actions taken by the City of Phoenix through eminent domain. The Court determined that the presence of such pre-existing physical characteristics, if known to an applicant, did not constitute a “self-imposed” condition in an effort to protect an applicants’ property rights when “an area variance is required for an intended use allowed on other similarly zoned properties...”. The Supreme Court’s interpretation does not apply to this project because there are no externally-imposed physical conditions that necessitate a Variance application. Tempe High School was constructed in 1953, the commercial center was constructed and opened in 1962, and the Zoning and Development Code section relating to use separation requirements was established in June of 2007, and Exhale Society filed for incorporation with the Arizona Corporation Commission in October of 2023 and began operating without required permits in February of 2024. Because the site conditions and the site’s proximity to a nearby school is only the result of the business operator’s preference, the circumstances necessitating the Variance are self-imposed, and this criteria is not met.

**REASONS FOR DENIAL:**

Based on the information provided by the applicant, the public input received, and the above analysis, staff recommends denial of the requested Variance. This request does not meet the required criteria.

**SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.**

**CONDITION(S) OF APPROVAL:**

1. This variance is for 35 East Broadway, a suite of 2,984 square feet and cannot be transferred or expanded to other areas on this property or elsewhere.
2. This Variance is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.
3. A Use Permit for a Tobacco Retailer shall be obtained by March 1, 2025
4. A Use Permit for Live Entertainment shall be obtained by March 1, 2025.
5. A Use Permit for a Private Club shall be obtained by March 1, 2025.

**CODE/ORDINANCE REQUIREMENTS:**

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

**DEADLINE:** Approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

**ZONING AND DEVELOPMENT CODE:** Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.

**HISTORY & FACTS:**

- |                   |  |
|-------------------|--|
| 1953              | Construction of Tempe High School is complete.   |
| October 8, 1962   | The Broadway Plaza commercial center, located at 35 E Broadway, opens.   |
| February 21, 1985 | A Certificate of Occupancy is issued allowing retail sales for 4,498 square feet of building floor area within the Broadway Plaza.   |
| June 28, 2007     | City Council adopts Ordinance 2007.36, establishing a use separation requirement of 1,320 feet, measured in a straight line, from any lot containing a tobacco retailer to the lot line of a charter, private, or public school, excluding instructional or vocational schools.  |
| October 6, 2023   | Exhale Society, Inc. files for incorporation with the Arizona Corporation Commission.  |
| February 15, 2024 | The Code Compliance Division issues a Correction Notice for 35 East Broadway Road (CM240370) for a violation of Section 3-202.A of the Zoning and Development Code. The applicant was instructed to cease all unpermitted cannabis consumption activities on-site.               |
| March 22, 2024    | The Code Compliance Division issues a second Correction Notice for 35 East Broadway Road for a violation of Section 3-202.A and Section 3-423 of the Zoning and Development Code. The applicant was instructed to cease all unpermitted cannabis consumption activities on-site. |
| May 17, 2024,     | The Code Compliance Division issues a Final Correction notice for 35 East Broadway Road for a violation of Section 3-202.A and Section 3-423 of the Zoning and Development Code. The   |

applicant was instructed to cease all unpermitted cannabis consumption activities on-site, or a citation would be issued.

- June 6, 2024            The Code Compliance Division issues a second Final Correction notice for 35 East Broadway Road for a violation of Section 3-202.A and Section 3-423 of the Zoning and Development Code. The applicant was instructed to cease all unpermitted cannabis consumption activities and all unpermitted live entertainment on-site, or a citation would be issued.
- August 21, 2024        The Code Compliance Division issues two citations for 35 E Broadway Road for violations related to Section 3-202.A of the Zoning and Development Code, including operating a tobacco retailer within 1,320 feet of a public school and conducting live entertainment without a Use Permit.
- August 22, 2024        Applicant held a neighborhood meeting.
- September 20, 2024     The Building Safety Division issues a Correction Notice related to violations of the City of Tempe's Building and Building Regulations, Chapter 8 Article I (IP240170). The property owner was instructed to apply for a tenant improvement building permit for all remodeling within the suite and to obtain a Certificate of Occupancy to continue operating the business at the subject location.
- September 25, 2024     The Board of Adjustment voted 5-2 to grant a continuance for the Variance request.
- October 30, 2024        This item is scheduled to be heard by the Board of Adjustment.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

[Section 6-309 Variances](#)

[Section 4-423 Use Separation Requirements](#)



# DEVELOPMENT PROJECT FILE

for

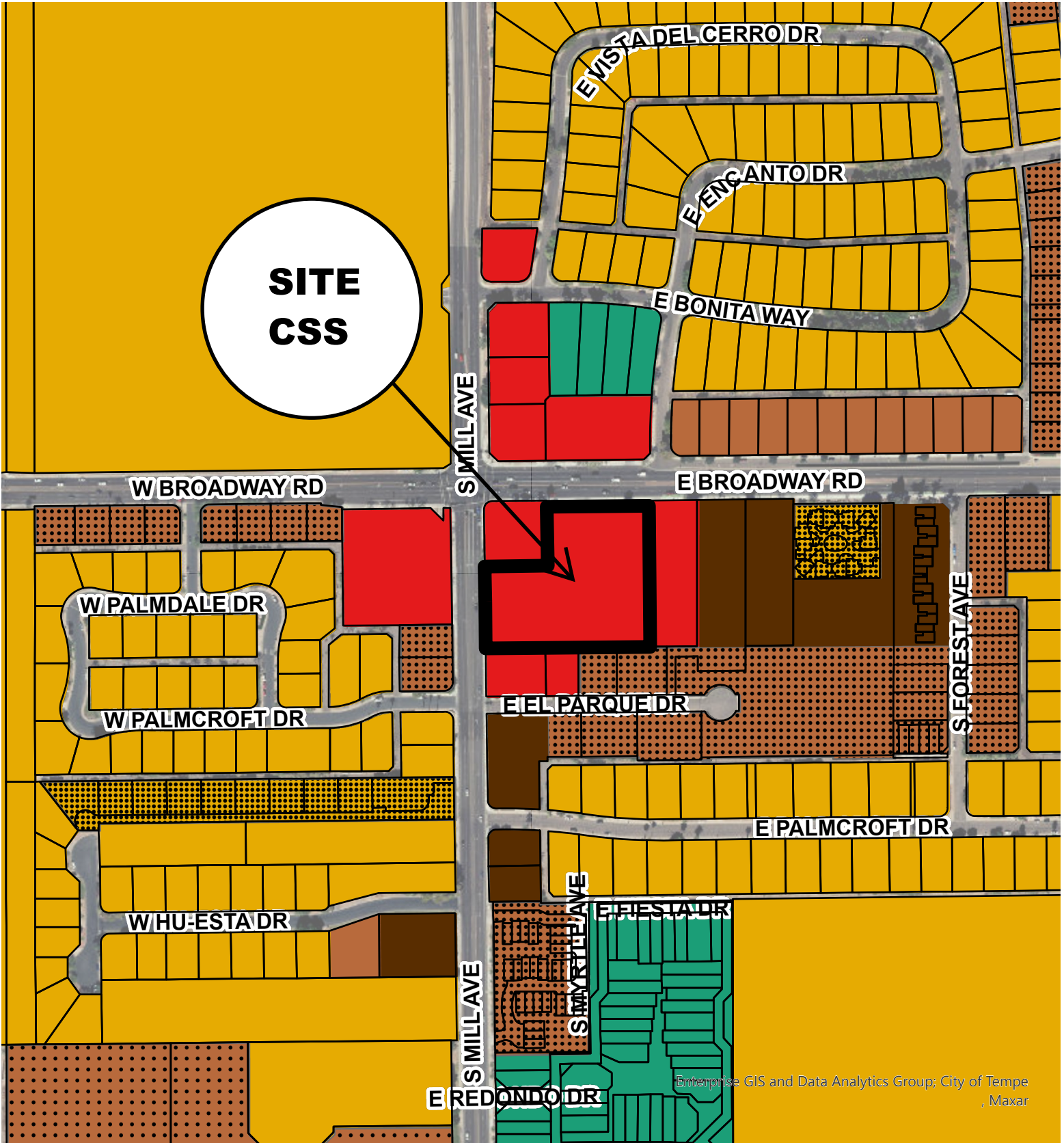
EXHALE SOCIETY INC

(PL240244)

## ATTACHMENTS:

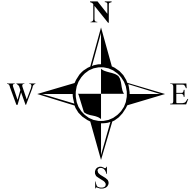
1. Zoning Map
2. Aerial Map
- 3-8. Letter of Explanation
- 9-10. Site Plan
11. Floor Plan
12. Building Elevations
- 13-17. Site Context Photos
- 18-36. Neighborhood Meeting Summary
- 37-48. Public Input

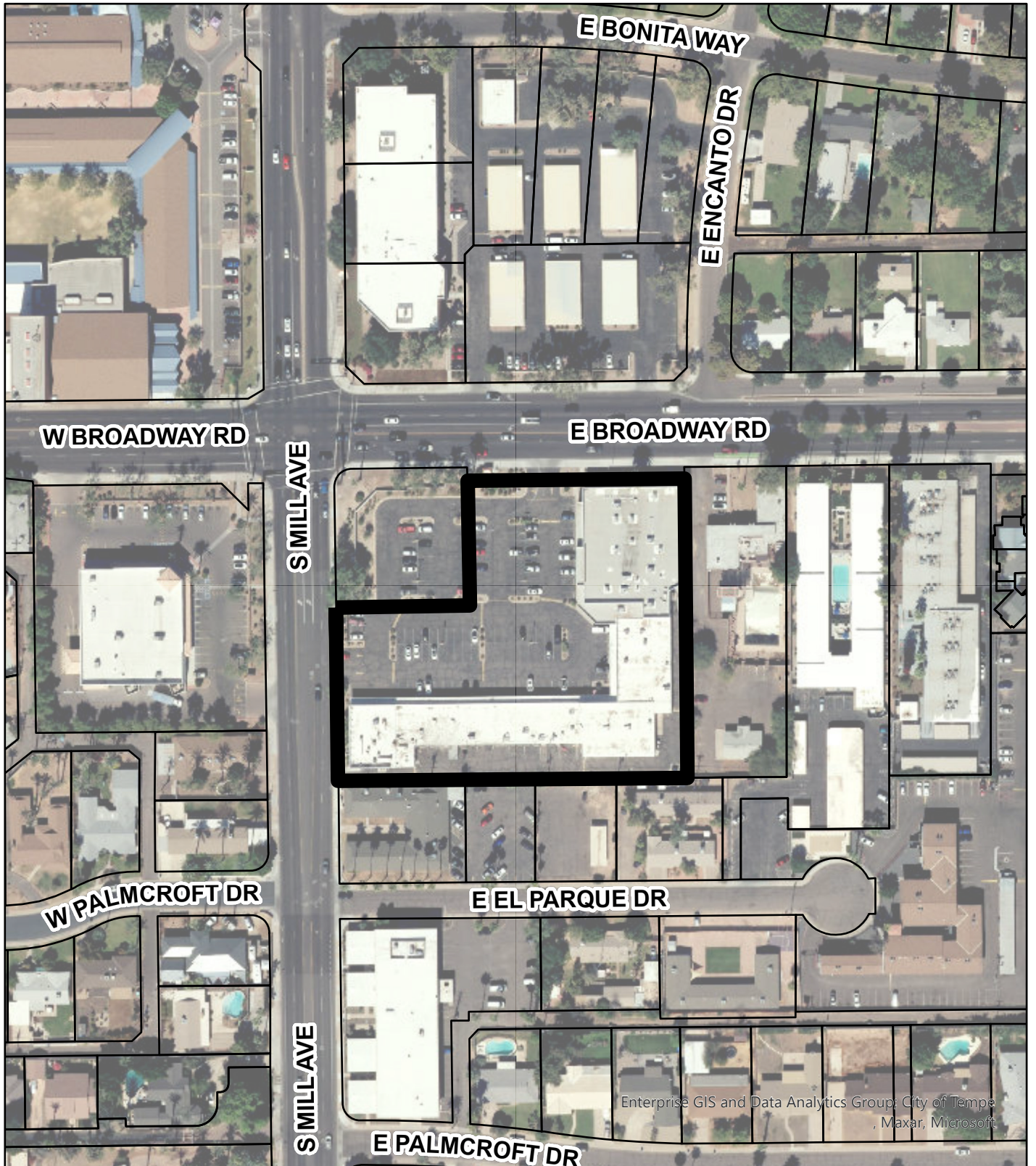
**SITE  
CSS**



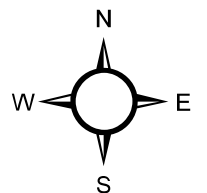
- Commercial Shopping and Services (CSS)
- Multi-Family Residential (R-2)
- Residential/Office (RO)
- Single-Family Residential (R1-6)
- Multi-Family Residential Restricted (R-3R)
- Multi-Family Residential Limited (R-3)
- Single-Family Residential Planned Area Dev (R1-PAD)
- Multi-Family Residential General (R-4)

Enterprise GIS and Data Analytics Group; City of Tempe  
Maxar





**Aerial Map**





# ROSE LAW GROUP<sup>pc</sup>

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## RICH ■ CARTER ■ FISHER

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Scottsdale, AZ 85251  
Phone 480.944.4191 Fax 480.505.3925  
RHurley@RoseLawGroup.com  
www.RoseLawGroup.com

July 8, 2024

Reviewer  
Community Development Department  
City of Tempe  
31 East 5th Street, Garden Level  
Tempe, Arizona 85281

**Re: Variance Application to Permit Tobacco Retailer within a Quarter of a Mile from a School for the Property Located at the Southeast Corner of Broadway Road and Mill Avenue, Tempe**

Dear Review:

On behalf of Exhale Society, Inc. (the “Owner” and/or “Operator”), Rose Law Group pc is pleased to submit for your review and comment this variance request to permit a tobacco retailer within a quarter of a mile from a school for the property located at the southeast corner of Broadway Road and Mill Avenue, addressed as 35 E. Broadway Road, and identified as a portion of APN: 133-23-021A (the “Site”) ([Exhibit A](#)). The Site is a portion of a larger retail strip mall that contains nine (9) retail businesses, and the Operator leases a space within this development. The Site is zoned Commercial Shopping and Services (CSS) and is designated as Mixed-Use Low-Moderate and up to 25 du/ac by the City of Tempe’s (“City”) General Plan 2050.

The requested variance would permit a tobacco retailer whose sole operating business is a 21 and older private club for the consumption of marijuana products within the safety and security of the Site (the “Project”). Please note that the sale of marijuana, marijuana products, tobacco products, and alcohol will not be for sale on the Site. The sole use of the Site is for a private club that will offer events for its patrons on an occasional basis and limited retails sale for snacks and non-alcoholic beverages. Exhale Society does not want to, nor do they ever intend to sell tobacco projects.

### **A. Background**

Arizona voters approved the Safe and Smart Act in November 2020 which legalized marijuana for adult personal use creating a myriad of new and undefined uses for cities to address in their land use and development code. While this law created some regulatory framework and boilerplate laws for Arizonian cities to adopt is also left ambiguity for cities to define and interpret as new uses arose from this unprecedented approval. One such use is the consumption of marijuana products within semi-public spaces.

Exhale Society sees the need within the City for people of a legal age (21 and older) to safely consume marijuana in a secure space that is other than their private property. One such reason is being in close proximity to Arizona State University, many students, teachers, and visitors rent their homes, have roommates, or for various other reasons do not have a safe, welcoming, and secure environment to consume marijuana. Another is because of the extreme heat events that the Phoenix Valley is experiencing and the need for cool indoor space where people can consume the products. Exhale Society creates a space where people can responsibly consume marijuana that is closely monitored by experienced staff.

Due to the fact that marijuana private clubs are one of the uses that was left ambiguous by the passing of the Save and Smart Act, the Owner started operations at the Site presuming that because private clubs are permitted in the CSS zoning districts that this was an allowed use. Since then, the City has determined through informal and sometimes conflicting interpretations of the Zoning Code that the Project most closely fits within the “Tobacco Retailer” use resulting in, unfortunately, this existing and thriving business does not meet certain distance standards related to this use, more specifically Section 3-423(B) which states:

***Tobacco Retailer.** Tobacco Retailers shall not be located on a lot within one thousand three hundred twenty (1,320) feet, measured by a straight line in any direction, from the lot line of a charter school, private school, or public school, which provides elementary or secondary education. Instructional or vocational schools are excluded from the separation requirement.*

## **B. Request**

To facilitate the Project at the Site, the Owner respectfully requests to reduce the separation requirement of the Site as outlined in Section 3-423(B) of the Zoning Code from adjacent schools to 250’.

Upon granting of this variance request, the Owner would then need to seek a Use Permit to permit the Project as a tobacco retailer in the CSS zoning district, as outlined in Table 3-202A.

## **C. Variance Tests**

- a. Special Circumstances Applicable to the Property:** *That special circumstances are applicable to the property, including its size, shape, topography, location, or surroundings; and*

The restrictive separation requirements for tobacco retailers significantly limit the commercial areas within the City where this use would be permitted by-right. The development patterns of the City of Tempe, and the larger Phoenix Metro area, developed along a super grid (defined as major arterials on a one mile by one mile grid), place all commercial zoning along major arterials. This development pattern has resulted in almost all major commercial areas in Tempe, that are not larger

master-planned developments, being within a quarter mile of a school. Due to this, Exhale Society is incredibly limited in where they can site this use. Because this use is not defined or contemplated in the Zoning Ordinance, a variance is needed to accommodate this use effectively.

The Site presents a unique combination of characteristics that necessitate the need for a variance to operate as a tobacco retailer. The Site is a portion of a larger irregularly shaped parcel, and the subject parcel is located within the heart of the retail center, leasing only 2,984 square feet of the 114,301 square foot parcel. This configuration places the proposed tobacco retailer further from nearby schools than if the distance were measured from parcel boundary to parcel boundary. This measurement discrepancy underscores the need for a variance to accommodate the actual use of the space rather than adhering strictly to the less accurate parcel boundary measurements. Additionally, along this vein, while there are schools located within a quarter mile of the Site as the crow flies, the actual path someone would need to take in order to get to the Site is much greater than this distance and includes the natural buffer of two major arterials that effectively create a barrier to even get close to the proposed use.

- b.** Deprivation of Privileges: *The strict application of this Code will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district; and*

The strict application of this Code will deprive this property of privileges enjoyed by other property of the same classification in the same zoning district. Applying the zoning code strictly would deprive this property of privileges that other properties in the same classification and zoning district enjoy. Other retail properties in the direct vicinity, such as Walgreens and Mill Social, which sell mind-altering medications and beverages, are able to sell their wares in closer proximity to schools.

Exhale Social submitted a security plan with this application that includes bouncers, enhanced ID verification, and full camera coverage, which is at least as strict as any security for Walgreens, which sells pharmaceutical-grade opiates and other federally regulated narcotics and is open to people of all ages. Exhale Society is only for people 21 and older. These properties can operate more freely without needing a variance, giving them greater commercial property rights.

The restrictive separation requirements for tobacco retailers, specifically the 1,320-foot distance from any school providing elementary or secondary education, severely limit the areas within the City where such a use is permitted by-right. The development patterns of the City of Tempe, and the larger Phoenix Metro area, which are aligned along a super grid of major arterials on a one mile by one mile grid, place almost all commercial zoning along major arterials. As a result, nearly all major commercial areas in Tempe that are not part of larger master-planned developments are within a quarter mile of a school.

Without the variance, this property would remain underutilized compared to other properties in the zoning district that do not face such stringent separation requirements. This restriction places

the property at an unfair disadvantage, preventing it from achieving its full commercial potential and depriving it of the same opportunities available to similar properties.

- c. Consistency with Limitations on Other Properties: *The adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located; and*

Granting this variance will not constitute a grant of special privileges that are inconsistent with the limitations placed upon other properties in the vicinity and zone. Instead, it will bring this property in line with the operational standards of similar retail properties in the area. The variance will ensure that the property can be used in a manner consistent with other commercial properties, thereby maintaining the district's uniformity and supporting local economic activity.

Other retail establishments in the area operate without the constraints imposed by this property's unique characteristics. Allowing the variance ensures that this property can compete fairly and contribute to the commercial vibrancy of the neighborhood. This adjustment aligns the property's use with those of other similarly situated properties, promoting a balanced and equitable commercial environment.

Moreover, the variance supports the city's development goals by ensuring that properties are used effectively and contribute to the community's economic health. The adjustment will not grant an undue advantage but rather correct an imbalance caused by the unique features of the property and the restrictive separation requirements for tobacco retailers.

- d. Special Circumstances Not Self-Imposed: *A variance may not be granted if the special circumstances applicable to the property are self-imposed by the property owner.*

The special circumstances that necessitate this variance were not self-imposed by the property owner. These circumstances arise from the inherent characteristics of the property and the broader city development patterns.

In the case of Pawn 1st, LLC v. City of Phoenix, the Court of Appeals established that special circumstances are not self-imposed when they result from externally imposed conditions rather than the owner's actions. Similarly, the restrictive separation requirements for tobacco retailers are a result of an entirely new legal use created by the Smart and Safe Act, city zoning ordinances and the existing development patterns, not decisions made by the property owner. These external conditions create the need for a variance to use the property effectively.

The property owner leased the property with these pre-existing conditions, seeking to use it in a manner permitted to other similarly situated properties. The special circumstances are a result of the broader development patterns and zoning requirements imposed by the city, not by any action taken by the property owner. Therefore, the variance request is justified based on conditions beyond the owner's control, aligning with the precedent set by the court.

#### **D. Operational Notes**

To mitigate concerns related to proximity to schools, since not technically germane to the variance request, we would like to note the following:

- Exhale Society does not advertise on the outside of its space, including signage, about what activities take place within the building.
- Exhale Society operates as a private club, which includes membership substantial fees, so full applications and payments, including high scrutiny of proper State issued identification, are required as part of the membership.
- You are unable to see into the store from outside due to glass shading.
- Proper smoke mitigation and filtering take place on site, so there is no offsite smoke or odor generated from the use.
- There is always a staff member (i.e., bouncer) ensuring proper check-in and identification is in place.
- Exhale Society has a strict code of conduct which prohibits overconsumption, obnoxious or dangerous activities and actions, and prohibits guns and alcohol.
- Exhale Society monitors guests' behavior and will contact the police if they are suspicious of someone driving while under the influence.
- Exhale Society has been working closely with all tenants within the development to ensure all point specific concerns are mitigated.
- Exhale Society is willing to meet with local school district superintendents and police to ensure concerns are addressed within the enclosed Security Plan.

#### **E. Conclusion**

To summarize, the requested variance is supported by hardships unique to this property, preventing the Owners from fully enjoying its benefits. Approval of this variance will not grant the property special conditions unavailable to similar properties, nor does it represent a self-imposed hardship. Instead, granting this variance will allow a much-needed use in the community that struggles to fit within the strict application of the Zoning Code. The variance does not permit the Tobacco Retailer by right; further entitlements are needed from the City for them to operate. Granting this variance will not cause any negative off-site impacts but will instead facilitate the City's growth as a desirable destination, offering new and innovative businesses that are well-managed, safe, and secure.

Sincerely,

M. Ryan Hurley

**Exhibit A**  
**Site Aerial**





# EXHALE SOCIETY

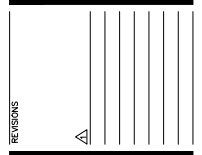
## 35 E BROADWAY RD. TEMPE AZ 85282

# EXHALE

**CONTRACT NOTES:**  
These drawings and specifications are copyrighted and subject to copyright protection in the "architectural work" under sec. 102 of the "copyright act, 17 U.S.C. as amended December 1990. The protection, including the right to sue for infringement, in the drawings and specifications of these drawings and specifications may require the assistance of an attorney, building official, and/or municipal authority.

EXHALE SOCIETY  
35 E BROADWAY RD.  
TEMPE, AZ 85282

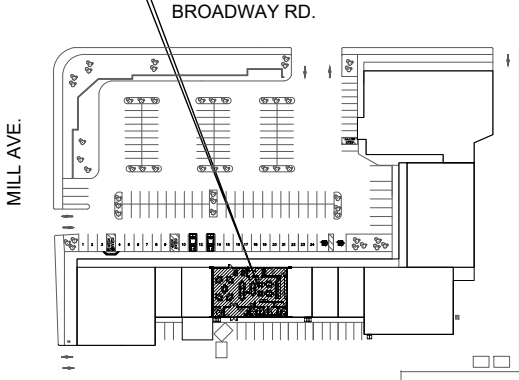
TITLE SHEET



### GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FUNDED BY THE OWNER.
2. ALL CONSTRUCTION MUST COMPLY WITH ALL THE LOCAL GOVERNING CODES.
3. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERROR OR OMISSION HE MAY DISCOVER IN THE DRAWINGS OR ANY INCONSISTENCY BETWEEN THE DRAWING AND FIELD CONDITIONS, PRIOR TO CONSTRUCTION SO THAT THE ARCHITECT MAY ISSUE A WRITTEN CLARIFICATION IN A TIMELY MANNER.
4. DO NOT SCALE DRAWINGS.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING AT THE REQUIRED LOCATIONS FOR ALL WALL MOUNTED SHELVING, TABLES, WALL MOUNTED FIXTURES, WALL MOUNTED SINKS, ETC.
6. ALL LABOR AND MATERIALS USED TO ACCOMPLISH DESIGNATED WORK SHALL BE COORDINATED WITH OWNER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK AND COORDINATE SUCH WITH THE OWNER.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SO TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT ARE PROVIDED.
9. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES, CURRENT CITY AND BUILDING SAFETY CODES AND STANDARDS SET FORTH BY THE STATE REGISTER OF CONTRACTORS. ALL WALLS SHALL BE CONSTRUCTED STRAIGHT AND TRUE.
10. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND BECOME FAMILIARIZED WITH ALL THE CONDITIONS AFFECTING THE CONSTRUCTION OF THIS PROJECT.
11. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL KEEP ALL AREAS OF CONSTRUCTION CLEAN AND FREE OF DEBRIS. AFTER CONSTRUCTION CONTRACTOR SHALL PROVIDE A FINAL CLEAN UP.

EXHALE SOCIETY



SCALE: NTS

### BUILDING CODES

THE CITY OF TEMPE HAS ADOPTED THE FOLLOWING CODES:  
2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL RESIDENTIAL CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 FUEL GAS CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL GREEN CONSTRUCTION CODE (OPTIONAL)  
2018 INTERNATIONAL ENERGY CONSERVATION CODE (OPTIONAL)  
2018 INTERNATIONAL EXISTING BUILDING CODE  
2018 NATIONAL ELECTRIC CODE

### SCOPE OF WORK

ALL EXISTING TO REMAIN.  
TENANT SEEKING CHANGE OF USE PERMIT TO PLAY LIVE MUSIC.

### PROJECT NARRATIVE

THIS PROJECT APPLICATION IS FOR THE DEVELOPMENT OF A TENANT IMPROVEMENT LOCATED AT 35 E BROADWAY RD, TEMPE AZ. TENANT IS SEEKING A CHANGE OF USE PERMIT TO PLAY LIVE MUSIC.

### PROJECT INFORMATION

PROJECT..... EXHALE SOCIETY  
35 E BROADWAY RD  
TEMPE, AZ 85282

PROJECT OWNER.... JOHN AITON  
E. JOHN@EXHALESOCIETY.COM

DEVELOPMENT CONSULTANT.... STUDIO PRING  
PHOENIX AZ 85003  
E.STUDIOPRING@INTERIORS.COM

PROJECT DESCRIPTION.....CHANGE OF USE PERMIT

SUBDIVISION..... TEMPE ACRES  
LOT #..... 6  
ZONING..... C  
MCR..... 3021

LEGAL DESCRIPTION.....TEMPE ACRES LOT 6 EX N 7F & ALSO LOTS 1 2 3 EX BEG NW COR LOT 1 S 7 E 27F TO POB TH E 136F S 150.08FV 150 F N 130 F TH NLY 2.9F NELY ALG OUR 31.36F TO POB EX RD PER DKT 300-360 B EX N 13F RD P/F 93-90261

PARCEL NUMBER..... 133-23-015B & 133-23-021A  
LOT AREA..... 114,301 SQ.FT./14,879 SQ.FT.

BUILDING HEIGHT..... 15'-0" FFE. (30' MAX)

PARKING..... EXISTING; NO MODIFICATIONS

CONSTRUCTION TYPE:..... III-N  
OCCUPANCY:..... B-2  
GROSS LEASED PREMISES:..... 2948 SQ. FT  
OCCUPANT LOAD:

USE	SQ/FT	ALLOWANCES	LOAD
SEATING AREA	1590	15	106
BAR	254	25	2
MERCANTILE/ RETAIL	386	100	4
COMMON	349	200	2
TOTALS:			114

EXIT REQUIREMENTS:..... TWO (2) EXITS REQ., TWO (2) EXITS PROVIDED

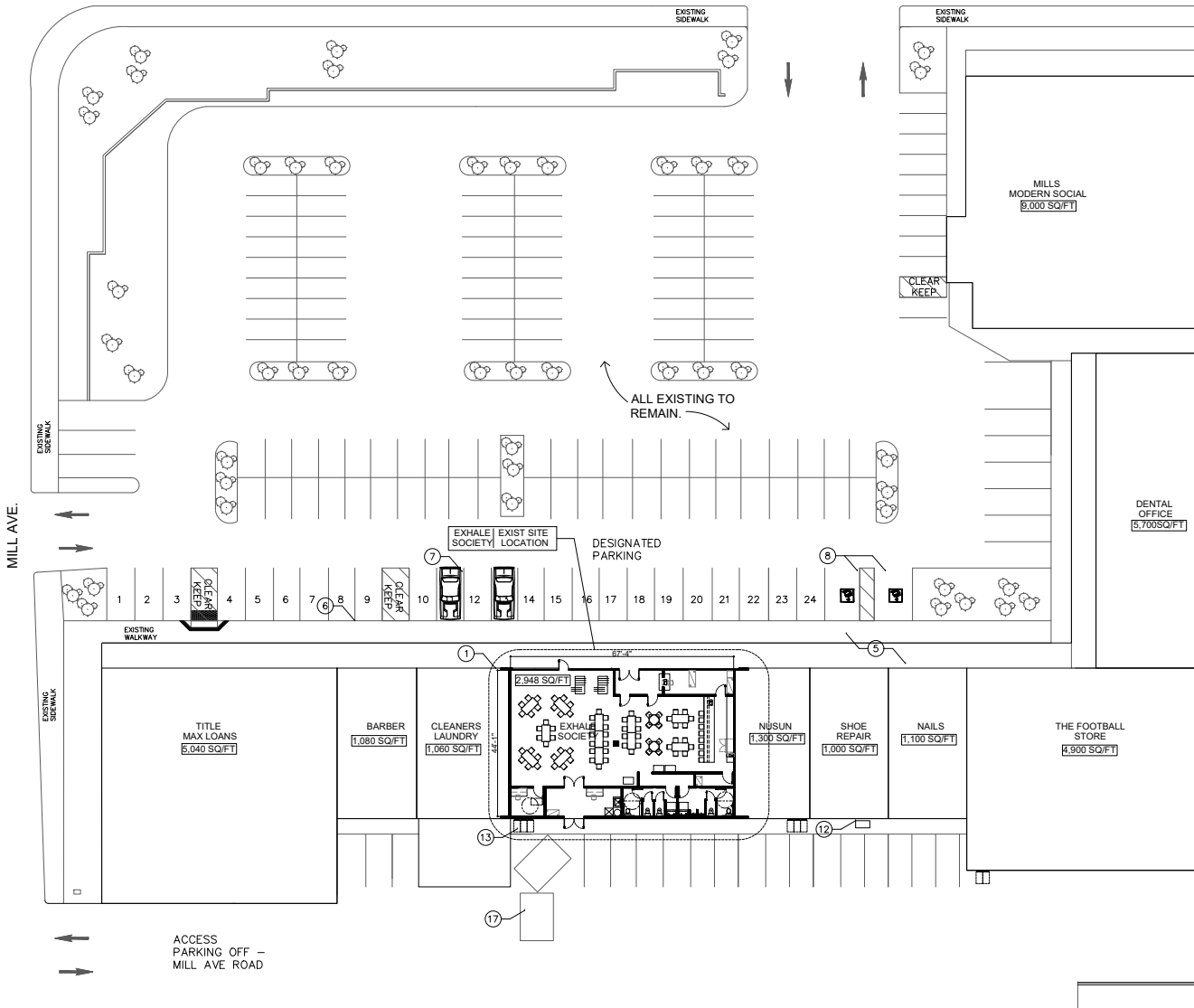
EXIT ILLUMINATION:.....EMERGENCY EXIT ILLUMINATION SHALL BE PROVIDED

PLUMBING:.....AT LEAST TWO BATHROOMS REQUIRED BY CODE

SANDPIPES:.....N/A

FIRE SPRINKLERS/ FIRE ALARMS:.....AN AUTOMATIC FIRE SPRINKLER SYSTEM IS EXISTING WITHIN THIS SPACE. THE CONTRACTOR SHALL REWORK AND MODIFY FOR NEW ROOM LAYOUT AND CEILING HEIGHTS IN CONFORMANCE WITH N.F.P.A. 13 STANDARDS AND LOCAL CODES & REGULATIONS. ALL WORK SHALL BE DONE BY A QUALIFIED SPRINKLER CONTRACTOR WHO SHALL DESIGN AND PREPARE SHOP DRAWINGS AND SUBMIT THEM TO THE LANDLORD FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION. SPRINKLER CONTRACTOR SHALL BE LANDLORD APPROVED. HEADS IN CEILING TILES TO BE CENTERED IN TILES WHEN IN A PUBLIC AREA.

BROADWAY RD.



MILL AVE.

EXISTING SIDEWALK

ACCESS PARKING OFF - MILL AVE ROAD

ALL EXISTING TO REMAIN.

MILLS MODERN SOCIAL 8,000 SQ/FT

CLEAR KEEP

DENTAL OFFICE 5,700 SQ/FT

TITLE MAX LOANS 5,040 SQ/FT

BARBER 1,080 SQ/FT

CLEANERS LAUNDRY 1,080 SQ/FT

EXHALE SOCIETY 2,948 SQ/FT

NUSUN 1,300 SQ/FT

SHOE REPAIR 1,000 SQ/FT

NAILS 1,100 SQ/FT

THE FOOTBALL STORE 4,900 SQ/FT

SITE PLAN PARTIAL

SCALE: 1/16" = 1'-0"



ATTACHMENT 10

GENERAL SITEPLAN NOTES

1. ALL NEW UTILITIES WILL BE PLACED UNDERGROUND.
2. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USERS IN THE AREA OUTSIDE THE SITE.
5. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH THE APPROVED PLANS.
6. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
7. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
8. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
9. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

KEYED NOTES

1. OUTLINE OF EXISTING BUILDING - SEE FLOOR PLAN
2. INDICATES AREA OF TENANT IMPROVEMENT - SEE FLOOR PLAN
3. INDICATES FUTURE TENANT SPACE - N.I.C.
4. EXISTING STRUCTURAL POST TO REMAIN
5. EXISTING WALKWAY TO REMAIN
6. EXISTING CURB TO REMAIN
7. EXISTING PARKING STALL TO REMAIN
8. EXISTING H.C. ACCESSIBLE PARKING STALL
9. EXISTING WHEEL STOPS TO REMAIN
10. EXISTING PIPE BOLLARD TO REMAIN
11. EXISTING TRANSFORMER SHOWN FOR REFERENCE ONLY
12. EXISTING GAS METER - SHOWN FOR REFERENCE ONLY
13. EXISTING ELECTRICAL - SHOWN FOR REFERENCE ONLY
14. EXISTING LANDSCAPED AREA TO REMAIN
15. INDICATES EXISTING WALKWAY
16. INDICATES EXISTING PAVING
17. EXISTING DUMPSTERS.

SITE DATA:

PROJECT ADDRESS: EXHALE SOCIETY  
35 E BROADWAY RD.  
TEMPE, AZ 85282

PARCEL NUMBER: 133-23-015B & 133-23-021A

PROPERTY CONTACT: JOHN AITON  
EMAIL: JOHN@EXHALESOCIETY.COM

MCR NUMBER: 3021

LEGAL DESCRIPTION: TEMPE ACRES LOT 6 EX N 7F & ALSO LOTS 1 2 3 EX BEG NW COR LOT 1 S 7 F E 27F TO PDB TH E 130F S 150F BN 130 F TH NLY 2.9F NELY ALC CUR 31.36F TO PDB & EX RD PER DKT 3010-560 B EX N 15F RD P/F 93-900261

SUBDIVISION: TEMPE ACRES

LOT NUMBER: 6

ZONING: C

S,T/R: 27 1N 4E

TOTAL SQ/FT: 114,301 SQ.FT./14,879 SQ.FT.

EXISTING LEASED SQFT: 2,984 SQ.FT.

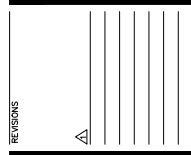
PARKING: EXISTING- NO MODIFICATIONS.

EXHALE

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EXHALE SOCIETY  
35 E BROADWAY RD.  
TEMPE, AZ 85282

SITE PLAN



STUDIO PRING

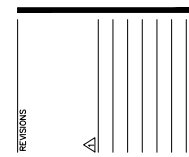


# EXHALE

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EXHALE SOCIETY  
35 E. BROADWAY RD.  
TEMPE, AZ 85282

## FLOOR PLAN



**STUDIO PRING**

DATE: 5/28/2024 SHEET:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: RSP  
PROJECT No.: EXHALE 344 4

### GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF DRYWALL, UNLESS OTHERWISE NOTED.
2. ALL GYPSUM BOARD USED SHALL BE 5/8" TYPE "X" FIRE TAPED.
3. ALL PLYWOOD, PARTICLE BOARD, WOOD BLOCKING, AND FRAMING USED SHALL BE FIRE RETARDANT & STAMPED NON-COMBUSTIBLE.
4. PLACE AND FINISH ALL NEW MATERIALS SO AS TO PROVIDE A SMOOTH & INTEGRAL TRANSITION TO EXISTING FINISHES & MATERIALS.
5. PROVIDE CUTOUTS & TIPS AS REQUIRED TO ACCOMMODATE EQUIPMENT AS SUPPLIED BY OWNER. VERIFY SIZES AND SPECIFICATIONS WITH ACTUAL EQUIPMENT SUPPLIED ON SITE PRIOR TO CUTTING.
6. PROVIDE ADDITIONAL FRAMING/BRAINCING FOR ALL WALL MOUNTED EQUIPMENT. CHECK SHOP DRAWINGS OF ALL EQUIPMENT PRIOR TO INSTALLATION.
7. GENERAL CONTRACTOR TO PROVIDE REQUIRED FIRE EXTINGUISHER(S) PER CODE.
8. NOT USED
9. FIRE SPRINKLERS: ADDITIONS & MODIFICATIONS AS REQUIRED BY CODE AND NFPA PARAPHE 13. SPRINKLER HEADS CENTERED WITHIN CEILING BEAMS. ANY MODIFICATIONS TO BE DONE BY LANDLORD'S SPECIFIED SPRINKLER CONTRACTOR. ALL COSTS FOR SPRINKLER RE-LOCATION TO CONFORM WITH FIT OUT DESIGN ARE ON THE TENANT.
10. SEE MECHANICAL AND ELECTRICAL SHEETS FOR ALL FUTURE SPECIFICATIONS, WIRING, AND POWER REQUIREMENTS.
11. NEWLY INSTALLED OR RELOCATED DOORS MUST HAVE LEVER TYPE HARDWARE OR OTHER SHAPE WHICH WILL PERMIT OPERATION BY WRIST OR ARM PRESSURE AND WHICH DOES NOT REQUIRE TIGHT GRASPING.
12. ALL DOORS TO PROVIDE 32" MIN. CLEAR OPENING WHEN OPENED TO 90 DEGREE POSITION.
13. FLOORS IN FOOD PREPARATION AREA, DISH WASHING AREA, SERVICE AREA, JANITORIAL AREA, STORAGE AREA, AND ANY AREA WHERE FOR EQUIPMENT IS PLACED SHALL BE SMOOTH, EASILY CLEANABLE, WASHABLE, DURABLE, AND OF COMMERCIAL GRADE MATERIAL AND SHALL HAVE A MINIMUM 3/8" RADIUS INTEGRAL COVE BASE EXTENDING AT LEAST 4" UP THE WALL. GROUT SPACING FOR TILE SHALL NOT EXCEED 1/4" AND SHALL BE SEALED.
14. GC TO CONTACT NEPLINE DESIGN FOR ADDITIONAL INFORMATION PRIOR TO BIDDING CABINETS.
15. TENANT'S GC TO COMPLETE SITE VISIT AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS - GC TO REVIEW TENANT'S LEASE DURING BID PROCESS TO DETERMINE RESPONSIBILITIES.
16. FLOOR SINKS SHALL BE INSTALLED FLUSH WITH THE FLOOR SURFACE AND BE LOCATED SO AS TO BE READILY ACCESSIBLE FOR CLEANING AND REPAIR.
17. WATERPROOF MEMBRANE MUST BE WATER TESTED & APPROVED BY ON-SITE OPERATING MANAGER.
18. SPRINKLER HEADS AT GYPSUM BOARD CEILINGS MUST BE FULLY RECESSED AND COVERED WITH METAL PLATES FINISHED TO MATCH ADJACENT SURFACE. CENTER SPRINKLER HEADS IN CEILING WHERE APPLICABLE.
19. DEMISING PARTITIONS SHALL BE OF FIRECODE "X" SHEETROCK, TAPED AND SEALED TO DECK ABOVE.
20. SUPPORT WIRING FOR LAY-IN CEILING SHALL NOT BE ATTACHED TO ANY OF THE LANDLORD'S MECH, ELEC, PLUMB, OR FIRE PROTECTION PIPING OR EQUIPMENT.

### KEYED NOTES

1. EXISTING WALLS TO REMAIN - PATCH AND REPAIR FOR NEW FINISHES
2. METAL SHELVING RACK - 5 TIER HIGHER NOT TO EXCEED 6 FEET
3. EXISTING FLOORSINK FOR INDIRECT DRAIN AS NEEDED
4. RESTROOM HAND SINK
5. 4" 1/2" TURNING CIRCLE, MIN. CLEAR DIMENSION REQUIRED
6. NOT USED
7. EXISTING LAUNDRY
8. EXISTING WATER HEATER
9. TRASH
10. 24" JANITORIAL MOP SINK
11. ELECTRIC PANELS - SEE ELECTRICAL SHEETS
12. WALL-MOUNTED HAND SINK
13. EMPLOYEE LOCKERS
14. QUARRY TILE FLOORING THROUGHOUT KITCHEN
15. FIRE EXTINGUISHER
16. PROVIDE PLYWOOD BACKING FOR SHELVES ABOVE
17. NOT USED
18. NOT USED
19. NOT USED
20. FLOOR TRANSITION STRIP
21. HANDICAP GRAB BARS WITH BLOCKING - SEE DETAIL 2/A6
22. PREP SINK
23. F-2 FLOOR TILE - ROCK OVERALL FLOOR TILE TO BE BRACK LIND
24. HANDSINK IN COUNTER WITH SPLASHGUARD SURROUND BY CONTRACTOR
25. FREEZER MERCHANDISERS ON FLOOR
26. EXISTING DOOR TO REMAIN
27. EXISTING REAR DOOR
28. NOT USED
29. 4 FT. WIDE TROUGH DRAIN

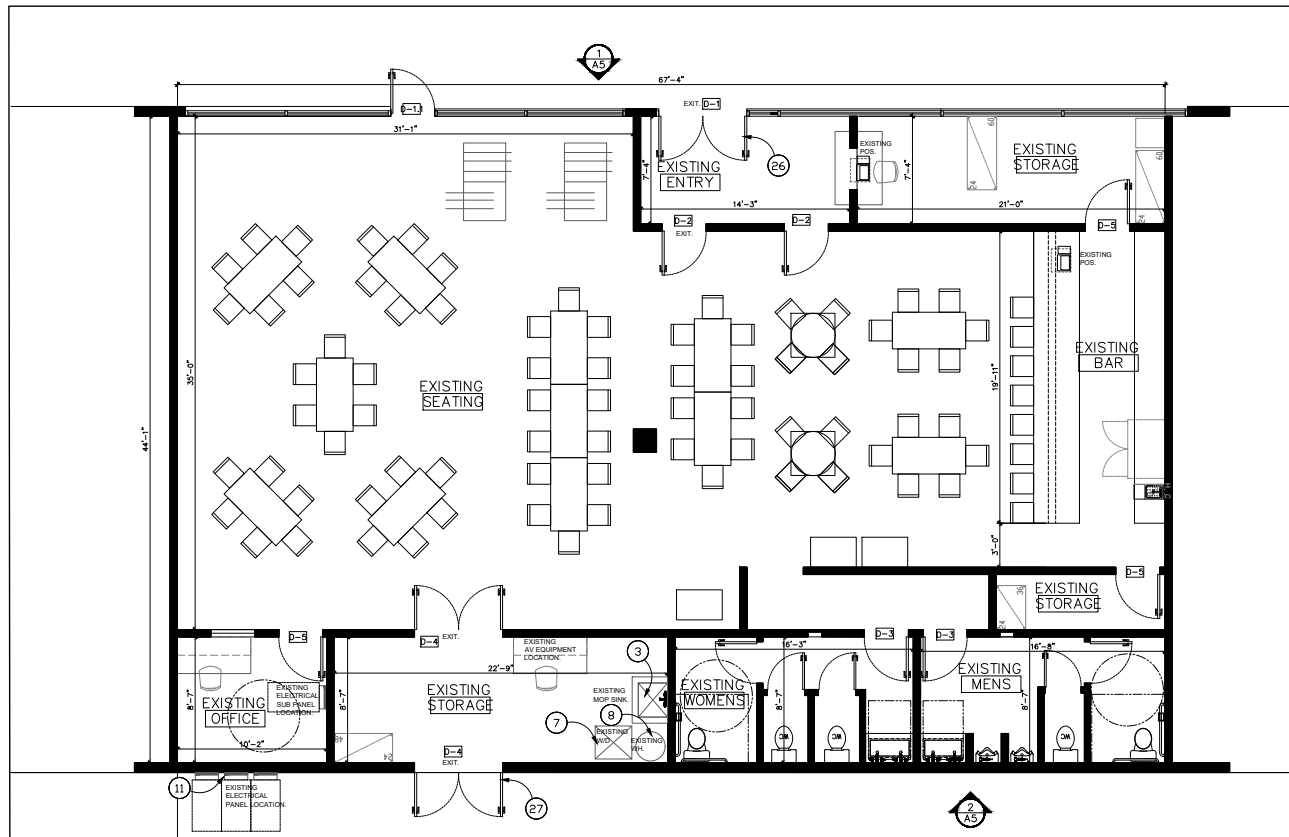
### DOOR SCHEDULE

- D-1 ENTRY DOORS (EXISTING TO REMAIN).  
EXISTING 6'-0" X 7'-0" STOREFRONT ENTRY DOORS AND FRAME.
- E-1 ENTRY DOORS (EXISTING TO REMAIN).  
EXISTING 3'-0" X 7'-0" STOREFRONT ENTRY DOORS AND FRAME.
- I-2 EXISTING DOOR ENTRY TO SEATING.  
EXISTING INTERIOR DOOR AND FRAME.  
3'-0" W X 7'-0" H WITH LOCK.
- I-3 EXISTING DOOR HALL TO RESTROOM.  
EXISTING INTERIOR DOOR AND FRAME.  
3'-0" W X 7'-0" H.
- I-4 EXISTING DOORS (EXISTING TO REMAIN).  
EXISTING 6'-0" X 7'-0" DOUBLE EXIT DOORS AND FRAME.
- E-3 EXISTING DOOR:  
EXISTING INTERIOR DOOR AND FRAME.  
3'-0" W X 7'-0" H.

NOTES: EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.  
MAXIMUM PULL FORCES FOR INTERIOR AND EXTERIOR DOOR SHALL NOT EXCEED:  
9 LBS. FOR INTERIOR DOORS  
7.5 LBS. FOR EXTERIOR DOORS

### WALL LEGEND:

- EXISTING WALL TO REMAIN, VERIFY CONDITION PATCH AND REPAIR TO LIKE NEW CONDITION
- 1-HR RATED DEMISING WALL
- NEW WALL
  - 1 LAYER 5/8" GYPSUM BOARD EACH SIDE OVER 3 5/8" 20 GA METAL STUDS AT 16" O.C. TO CEILING. BRACE STUDS @ 4'-0" O.C.
  - 1 LAYER 5/8" GYPSUM BOARD EACH SIDE OVER 5 5/8" 20 GA METAL STUDS AT 16" O.C. TO CEILING. BRACE STUDS @ 4'-0" O.C.



### FLOOR PLAN

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

### GENERAL NOTE:

ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

NOTE: ALL CONDITIONS TO BE FIELD VERIFIED WITH ANY DISCREPANCIES TO BE REPORTED TO ARCHITECT.

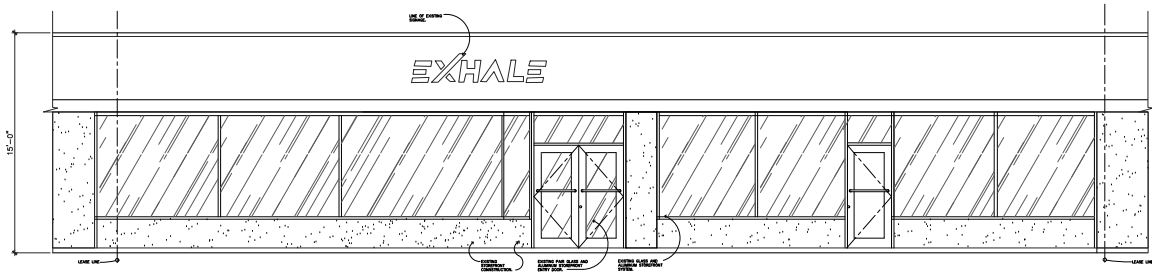
NOTE: ALL MATERIALS AND FINISHES TO BE VERIFIED WITH OWNER PRIOR TO ORDER AND INSTALLATION.

# EXHALE

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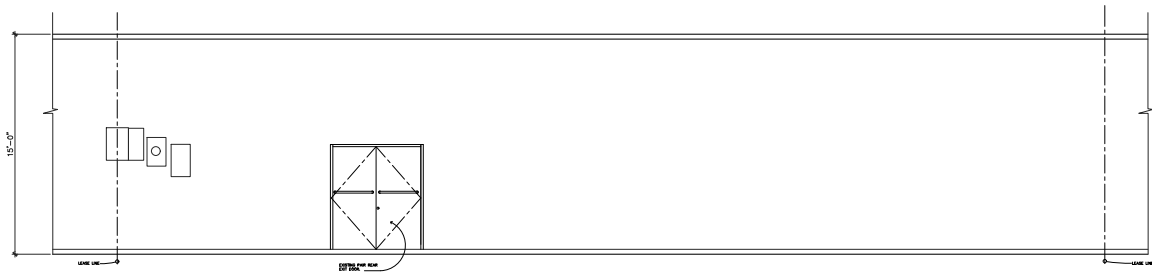
## GENERAL NOTES:

- A.) SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF HEADERS, POSTS, BEAMS, AND SPECIAL ANCHORS REQUIRED FOR SHEAR.
- B.) REFER TO STRUCTURAL DETAILS SHEETS FOR STANDARD STRUCTURAL NOTES AND ALL FRAMING AND FOUNDATION DETAILS.
- C.) REFER TO ARCHITECTURAL DETAILS FOR FLASHING, FINISH AND INTERIOR DETAILS. SEE STRUCTURAL DETAILS FOR ALL OTHER DETAILS NOT SHOWN.
- D.) SEE COVER SHEET FOR PROJECT DATA AND SHEET INDEX.
- E.) VERIFY ALL OPTIONS PRIOR TO PERFORMING ANY WORK.
- F.) REVIEW PLANS WITH MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS FOR ROUGH OPENING DIMENSIONS AND CLEARANCES REQUIRED.
- G.) ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTANT BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER TO MAKE THEM WATERPROOF.
- H.) BUILT-UP ROOF SHALL HAVE A MINIMUM CLASS "A" ROOFING ASSEMBLY AND SHALL BE INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
- I.) QUICK FLASH ALL WALL PENETRATIONS.



1 EXTERIOR ELEVATION: PARTIAL

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



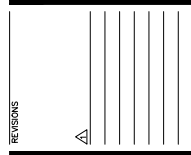
2 EXTERIOR ELEVATION: PARTIAL

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

## KEYED NOTES

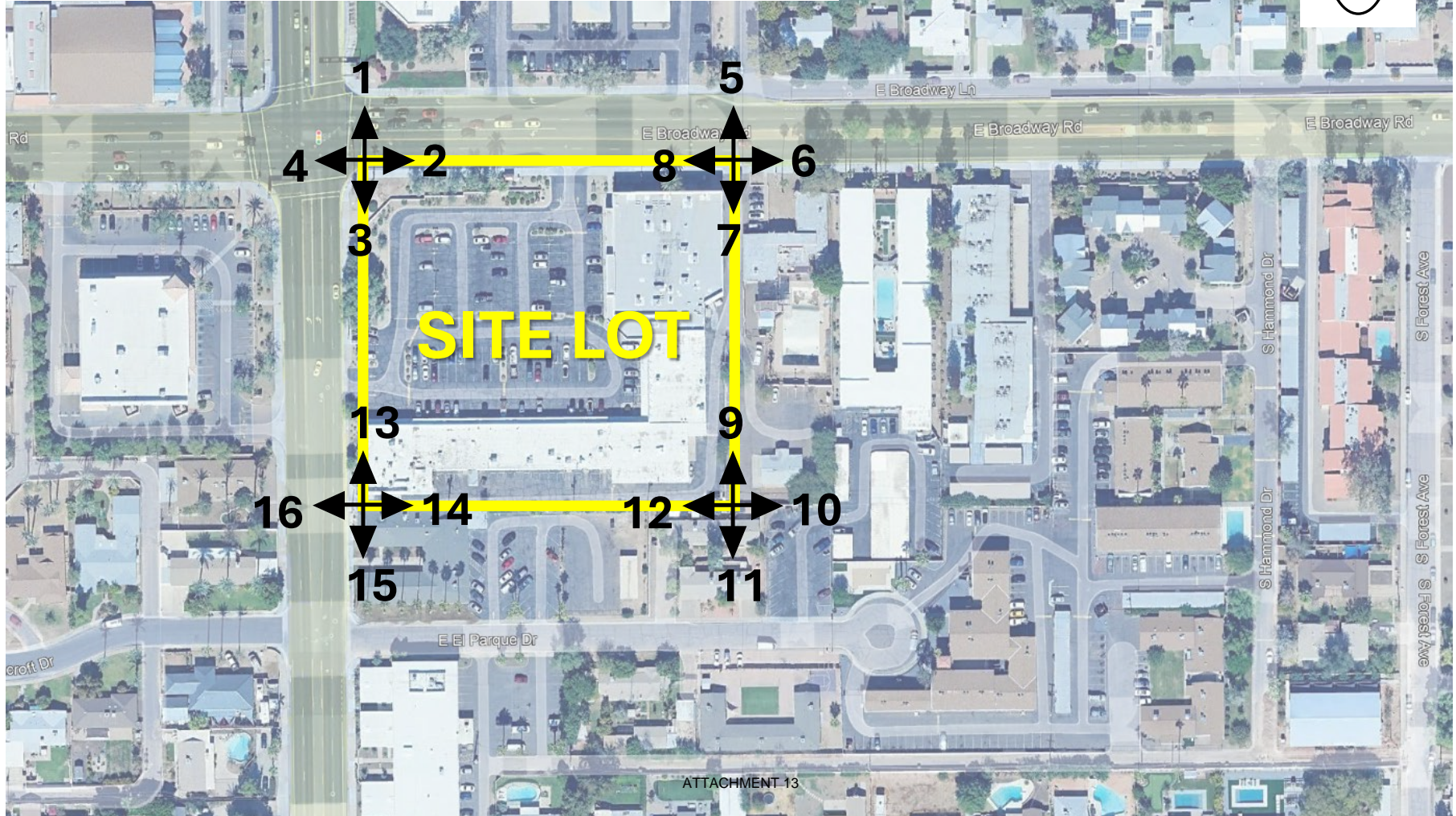
EXHALE SOCIETY  
35 E. BROADWAY RD.  
TEMPE, AZ 85282

EXTERIOR  
ELEVATIONS



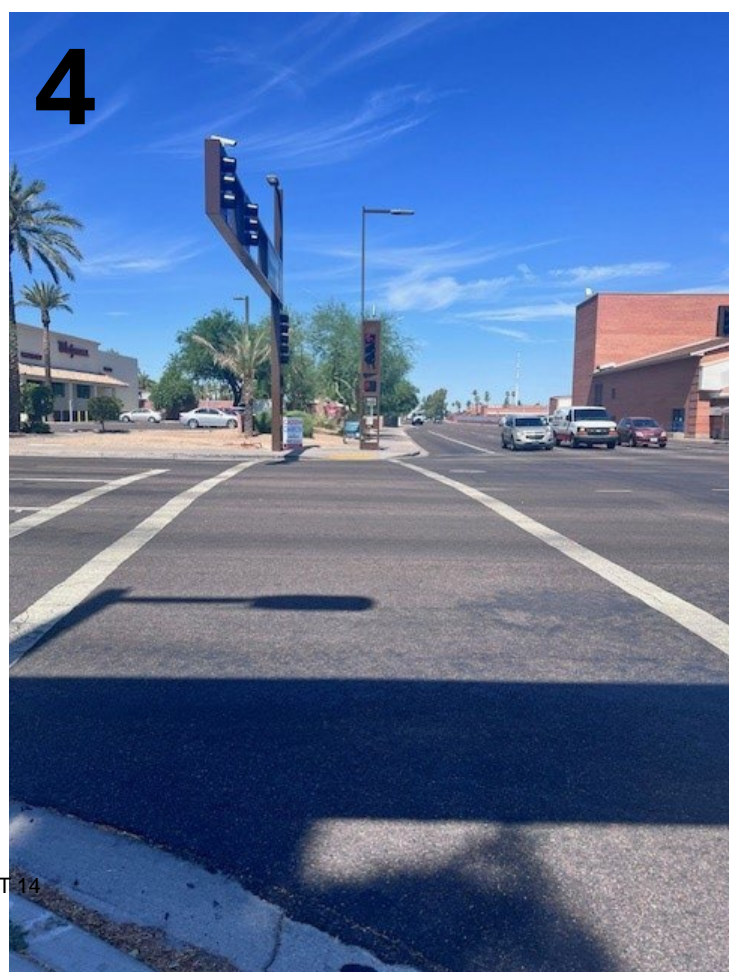
**STUDIO  
PRING**

# EXHALE SOCIETY – 35 E BROADWAY RD PHOTO CONTEXT PLAN



# EXHALE SOCIETY – 35 E BROADWAY RD

## PHOTO CONTEXT PLAN



# EXHALE SOCIETY – 35 E BROADWAY RD PHOTO CONTEXT PLAN

5



6



7



8



**EXHALE SOCIETY – 35 E BROADWAY RD**  
**PHOTO CONTEXT PLAN**

**9**



**10**



**11**



**12**



# EXHALE SOCIETY – 35 E BROADWAY RD

## PHOTO CONTEXT PLAN

13



14



15



16



# *Exhale Society, Inc.*

## **Public Involvement Report**

**FOR**

**Variance Application to Permit Tobacco Retailer at**

**35 E. Broadway Road, Tempe**

**(SEC of Broadway Road and Mill Avenue)**

**Case # PL240244**

*September 9, 2024*

### **Applicant:**

Rose Law Group pc

**Ryan Hurley, Esq.:**

Email: [rhurley@roselawgroup.com](mailto:rhurley@roselawgroup.com)

Phone: 480-944-4191

**Ty Utton:**

Email: [tutton@roselawgroup.com](mailto:tutton@roselawgroup.com)

Phone: 480-944-4189



## **Public Involvement Report**

This Public Involvement Report (PIR) is being implemented alongside a variance request to reduce the use separation requirements for a tobacco retailer from a school from 1,320 linear feet to 250 feet. The variance will facilitate the operation of a private club that will permit the consumption of marijuana products on site for 21 and older members. The purpose of this PIR is to detail the results of the implemented Public Involvement Plan, submitted to the City of Tempe on August 4, 2024.

### **A. Phone and Email Inquiries**

In response to the notification letter mailed August 7<sup>th</sup> (Notification Affidavit attached as Exhibit A), the Applicant team received one (1) phone call and two (2) emails.

The one (1) phone call, received August 13<sup>th</sup>, was from the School District General Counsel who inquired about the project and what methods are employed to ensure this does not affect students at nearby schools. The Applicant Team walked him through the ID check and security protocols, as well as their impaired driver policy.

Among the two (2) emails received, one (1) expressed opposition to the project with several concerns listed and the Applicant Team responded detailing how they mitigated their concerns and provided the opportunity to walk them through the plans. No follow up response was received, and the email correspondence is attached as Exhibit B.

The second email was inquiring for further information about the project and did not express support or opposition. Once further information was provided, no follow up response was received. The email correspondence is attached as Exhibit C.

### **B. Neighborhood Meeting**

The neighborhood meeting was advertised via two (2) methods, sign postings and mailing notices, as outlined in Section B of the attached **Appendix A – Public Involvement Plan**. The Sign Posting Affidavit is attached as Exhibit D. The meeting was held at the Graduate Tempe (225 E Apache Blvd, Tempe, AZ 85281). One (1) person came in attendance and supported the project. The applicant team was prepared to give a presentation, however, because of the lack of attendees, the meeting ended up following an open house format, where the Applicant Team walked the attendee through poster boards with information related to the request and the use. The sign in sheet is attached as Exhibit E.

# EXHIBIT A

Affidavit of Notification

Application: PL240244

Applicant Name: Exhale Society Inc

Location: SEC Broadway Rd and Mill Ave

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

[Signature]  
Applicant/Representative Signature

8/7/2024  
Date

This instrument was acknowledged before me on this 7th day of August,

2024, by Kayla Amado. In witness whereof

I hereunto set my hand and official seal.



[Signature]  
Notary Public

My commission expires MARCH 24, 2025

# ROSE LAW GROUP<sub>pc</sub>

---

## RICH ■ CARTER ■ FISHER

TY UTTON  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone 480.944.4189 Fax 480.505.3925  
TUtton@RoseLawGroup.com  
www.RoseLawGroup.com

August 6, 2024

Dear Property Owner or Neighborhood Association Representative,

The purpose of this letter is to inform you that our firm on behalf of Exhale Society, Inc. (the “Owner”), Rose Law Group pc has submitted an application to the City of Tempe for a variance request to allow a tobacco retail business for a property located at the southeast corner of Broadway Road and Mill Avenue (APN: 133-23-021A), addressed as 35 E. Broadway Road (the “Site”).

The Site is a portion of a larger retail strip mall that contains nine retail businesses, and the Owner leases a space within this development. The Site is zoned Commercial Shopping and Services (CSS) and is designated as Mixed-Use Low-Moderate and up to 25 du/ac by the City of Tempe’s General Plan 2050.

The sole operation of the business is a 21 years and older private club (the “Project”). The Owner will not sell tobacco products, nor will they sell marijuana, marijuana products, or alcohol on the premises. The Owner is strictly offering a private club for its patrons.

To facilitate the Project at the Site, the Owner is requesting to reduce the separation requirement of the Site as outlined in Section 3-423(B) of the Zoning Code from adjacent schools from 1,320 feet to 250 feet. Upon granting of this variance request, the Owner would then need to seek a Use Permit to permit the Project as a tobacco retailer in the CSS zoning district.

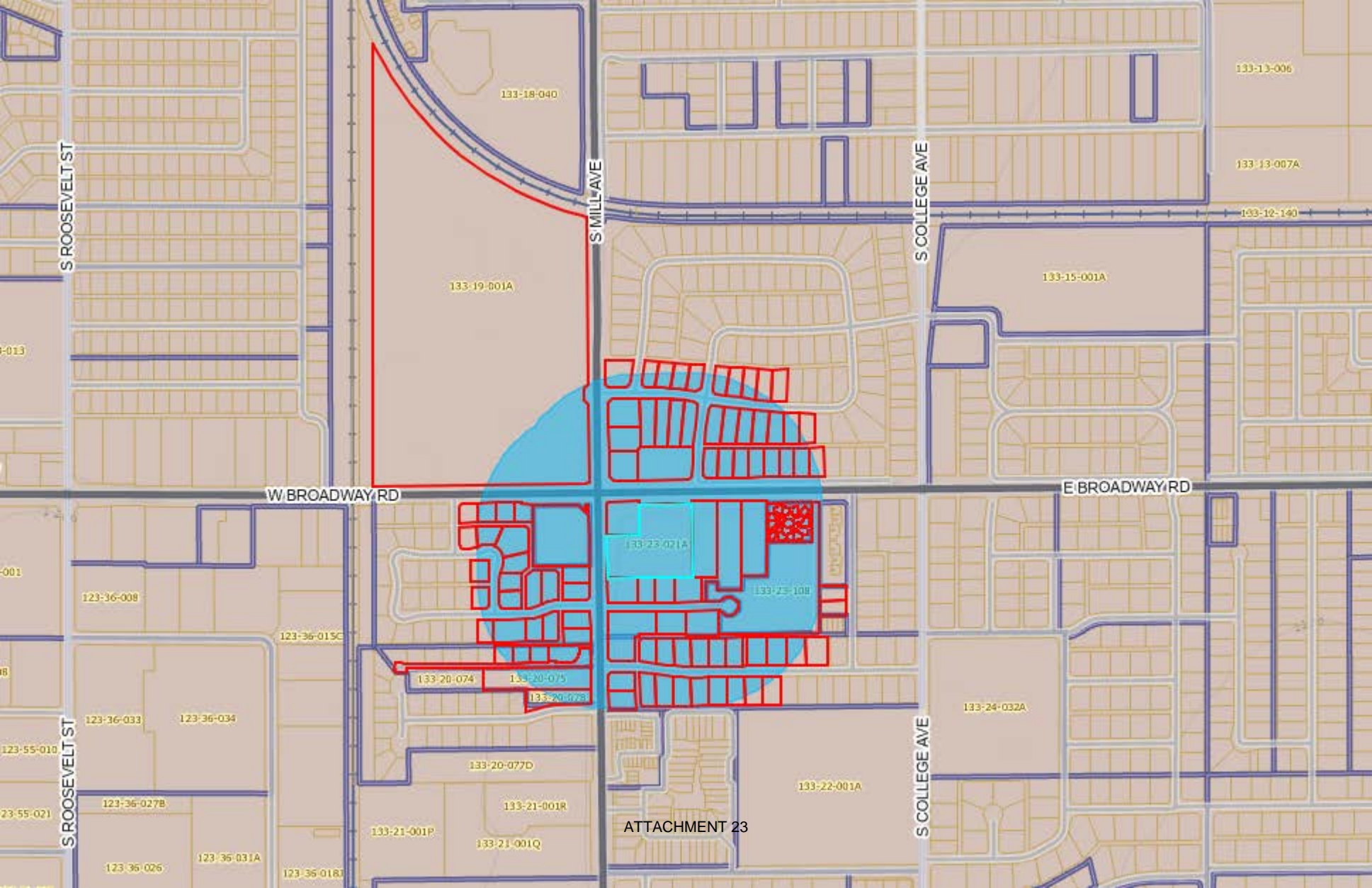
We will be hosting an open house meeting for the public. Please join us to learn more about the Project.

### **Open House Meeting**

Thursday, August 22, 2024  
Anytime between 5:30PM to 6:30PM  
The Graduate Hotel Tempe  
225 E Apache Blvd, Tempe, AZ 85281

If you are unable to attend this open house meeting, please contact me directly at 480 944 4189 or tutton@roselawgroup.com to learn more about the project. I would be happy to answer any questions or hear any comments you may have regarding this project. You may reach me at any time.

Sincerely,  
Ty Utton – Rose Law Group pc



S ROOSEVELT ST

S MILL AVE

S COLLEGE AVE

W BROADWAY RD

E BROADWAY RD

S ROOSEVELT ST

S COLLEGE AVE

ATTACHMENT 23

133-18-040

133-19-001A

133-13-006

133-13-007A

133-12-140

133-15-001A

123-36-008

123-36-015C

133-23-021A

133-23-108

133-20-074

133-20-075

133-20-078

133-20-077D

133-22-001A

133-24-032A

123-36-033

123-36-034

123-55-010

123-36-027B

133-21-001P

133-21-001R

123-55-021

123-36-026

123-36-031A

133-21-001Q

123-36-0183

# **EXHIBIT B**

## Kayla Amado

---

**From:** Ty Utton  
**Sent:** Wednesday, August 21, 2024 1:03 PM  
**To:** Steve Burns  
**Cc:** Ryan Hurley; Kayla Amado  
**Subject:** RE: Re your application for "The Project"

Steve,

Thank you for reaching out regarding this project. The project will permit a private club which will allow customers to consume marijuana on the premise. Because this proposed use is not legally defined in the City's zoning ordinance, they are considering the private club to be a "tobacco retailer" (link to City's definition:

[https://library.municode.com/az/tempe/codes/zoning\\_and\\_development\\_code?nodeId=ZONING\\_DEVELOPMENT\\_CODE\\_PT7\\_DE\\_CH1\\_DE\\_S7-121TDE](https://library.municode.com/az/tempe/codes/zoning_and_development_code?nodeId=ZONING_DEVELOPMENT_CODE_PT7_DE_CH1_DE_S7-121TDE)). The proposed private club has a very strict application and ID checking process to ensure that no minors or unauthorized person may enter the building, which includes an airtight, heavily filtered room to ensure no odors or smoke may escape the consumption area. As stated in the letter, there will be no sales of any tobacco products, marijuana, or alcohol on the premise. Patrons will be required to bring their own marijuana to the location.

As far as what will be happening there, the consumption area is essentially a lounge with TVs. The private club hosts many social events such as bingo and trivia, as well as plays sports on the TVs. The idea is to create a safe place where people can try marijuana for the first time in a safe environment as well as provide a space where people can consume the product without bothering their neighbors.

This is just the first step in getting this project approved. If the variance is approved, we will then have to submit for a use permit with the City of Tempe to permit the private club in this location which will include additional public hearings and meetings.

Thank you for your attention to this matter and please let me know if you have any additional questions.

Best,

Ty Utton  
Planner/Project Manager

7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251  
Direct: 480-944-4189  
F: 480-505-3925  
Mobile: 425-971-3790

The author of this email is not an attorney. This communication does not constitute legal advice and should not be construed as such. The information contained in this message is privileged and confidential. It is intended only to be read by the individual or entity named above or their designee. If the reader of this message is not the intended recipient, you are on notice that any distribution of this message, in any form is strictly prohibited. If you have received this message in error, please immediately

notify the sender by telephone at 480.505.3936 or fax 480.505.3925 and delete or destroy any copy of this message. Thank you.

**Ty Utton**

Planner/Project Manager



7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251

Direct: 480-944-4189 F: 480-505-3925 Mobile: 425-971-3790

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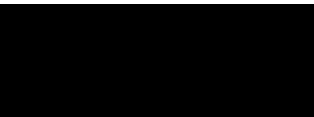
 Think green, please don't print unnecessarily

-----Original Message-----

From: Steve Burns [REDACTED]  
Sent: Friday, August 16, 2024 11:39 AM  
To: Ty Utton <tutton@roselawgroup.com>  
Subject: Re your application for "The Project"

I will not be able to attend the open house on 8/22. You have stated in the letter what the business will not be doing, ie selling tobacco products, marijuana, or alcohol. And yet you are applying for a variance for tobacco use. So, my question is, what is the purpose of the over-21 establishment, and what will be happening there?

Steven C. Burns, M. D.



From the iPad of Steven C. Burns, M. D.



# EXHIBIT C

## Kayla Amado

---

**From:** Ty Utton  
**Sent:** Wednesday, August 21, 2024 1:02 PM  
**To:** Deborah Webster  
**Cc:** planning@tempe.gov; Ryan Hurley  
**Subject:** RE: Regarding variance request for tobacco retail business - The Project

Deborah,

Thank you very much for reaching out to me regarding this request. I understand your concerns and would like to provide you with some additional information that I hope will ease some of your concerns. The location has an entrance area that is completely sealed off from the social lounge with a secure, airtight door and has an ID checking area to ensure only people 21 and older may enter. The purpose of this is multifold, 1) to ensure that only paying members with valid state issued IDs, that are checked via their barcodes to ensure no fake or invalid IDs are used, are admitted to the private club, and 2) to ensure no odors or smoke, may exit the social lounge. The applicant has committed to ensuring that the businesses is non-descript from the outside, ensuring that they are not advertising or promoting the activities that undergo inside. Because the check in area is always staffed, the owners are committed to ensuring that no loitering occurs outside of the premise, both from patrons and from the general public.

Thank you again for your time and please let me know if you have any additional questions.

Best,

Ty Utton  
Planner/Project Manager

7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251  
Direct: 480-944-4189  
F: 480-505-3925  
Mobile: 425-971-3790

The author of this email is not an attorney. This communication does not constitute legal advice and should not be construed as such. The information contained in this message is privileged and confidential. It is intended only to be read by the individual or entity named above or their designee. If the reader of this message is not the intended recipient, you are on notice that any distribution of this message, in any form is strictly prohibited. If you have received this message in error, please immediately notify the sender by telephone at 480.505.3936 or fax 480.505.3925 and delete or destroy any copy of this message. Thank you.

-----Original Message-----

**From:** Deborah Webster [REDACTED]  
**Sent:** Friday, August 16, 2024 2:16 PM  
**To:** Ty Utton <tutton@roselawgroup.com>  
**Cc:** planning@tempe.gov  
**Subject:** Regarding variance request for tobacco retail business - The Project

Hello Ty.

I am responding to a letter received by my HOA for a variance request that you are proposing for a tobacco retail establishment at the corner of Mill and Broadway - "The Project". I see that there is an open house meeting, but I am

unable to attend so wanted to voice my opinion in this email. I have also copied city of Tempe planning department into this email so that they are also informed of my opinion.

I am much against this business being located so close to the high school. I have three properties within a short distance of this location (a primary home and a 2 rental homes). I would definitely hope for a more wholesome business to be located in that area since there are often high school students wandering around that area before and after school. High school students are not legally old enough to partake in this kind of business. It is also within walking distance of all my properties - one of those properties currently includes tenants with middle school aged children.

Rules of not putting this type of a retail establishment near a school are there for a reason. I hope the city will enforce those rules in this situation.

Thank you.

Deborah Webster



# EXHIBIT D

**Tempe**  
**AFFIDAVIT OF SIGN POSTING**

The undersigned Applicant has complied with the City of Tempe's Notification requirements for case PL240244, located at SEC Broadway Rd and Mill Ave on 08/07/24.

See attached photo exhibit.

For applicant:

Rose Law Group

Dynamite Signs  
Sign Company Name

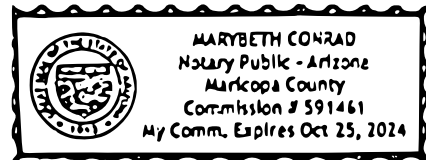
Meghan Liggett  
Sign Company Representative

Subscribed and sworn to be on 08/07/24 by

Meghan Liggett

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad  
Notary Public



My Commission expires: 10-25-24

# EXHALE SOCIETY – SIGNS LOCATION MAP



# CITY OF TEMPE PUBLIC NOTICE ZONING

NEIGHBORHOOD MEETING: Thursday, August 22, 2024 from 5:30 - 6:30 P.M.

MEETING LOCATION: The Graduate Hotel Tempe - 225 E Apache Blvd, Tempe, AZ 85281

REQUEST: A reduction of the separation requirement of the Site as outlined in Section 3-423(B) of the Zoning Code from adjacent schools from 1,320 feet to 250 feet. The Variance request is to permit a tobacco retailer within a quarter mile from a school.

Case Number: PL240244

Posting Date: 8/07/2024

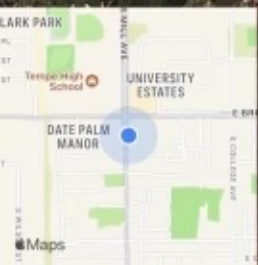
APPLICANT: Ty Utton, Rose Law Group pc

PHONE: 480-944-4189

EMAIL: [tutton@roselawgroup.com](mailto:tutton@roselawgroup.com)

Case file available at Community Development Department - Call Planning Division at (480) 350-4311 or email at [planning@tempe.gov](mailto:planning@tempe.gov).

Penalty for removing or defacing sign prior to date of last meeting



ATTACHMENT 33

August 7, 2024 at 10:17 AM  
+33.406743, -111.939558  
19 E Broadway Rd  
Tempe AZ 85282  
United States

# CITY OF TEMPE PUBLIC NOTICE ZONING

NEIGHBORHOOD MEETING: Thursday, August 22, 2024 from 5:30 - 6:30 P.M.

MEETING LOCATION: The Graduate Hotel Tempe - 225 E Apache Blvd, Tempe, AZ 85281

REQUEST: A reduction of the separation requirement of the Site as outlined in Section 3-423(B) of the Zoning Code from adjacent schools from 1,320 feet to 250 feet. The Variance request is to permit a tobacco retailer within a quarter mile from a school.

Case Number: PL240244

Posting Date: 8/07/2024

APPLICANT: Ty Utton, Rose Law Group pc

PHONE: 480-944-4189

EMAIL: [tutton@roselawgroup.com](mailto:tutton@roselawgroup.com)

Case file available at Community Development Department - Call Planning Division at (480) 350-4311 or email at [planning@tempe.gov](mailto:planning@tempe.gov).

Penalty for removing or defacing sign prior to date of last meeting





# **EXHIBIT E**

Exhale Society, Inc. | Open House Meeting Sign-in Sheet

The Graduate Hotel Tempe

Thursday, August 22, 2024 from 5:30PM – 6:30PM

# PL240244

Name	Address	Email	Phone	Y/N to receive project updates
Sarah Schreie				Y
Chris Jasper	City of Tempe			

## Jasper, Chris

---

**From:** planning  
**Sent:** Friday, August 16, 2024 2:28 PM  
**To:** Jasper, Chris  
**Cc:** Barry, Joanna  
**Subject:** FW: Regarding variance request for tobacco retail business - The Project

Chris,

Is this your project?

Jennifer

-----Original Message-----

**From:** Deborah Webster [REDACTED]  
**Sent:** Friday, August 16, 2024 2:16 PM  
**To:** tutton@roselawgroup.com  
**Cc:** planning <planning@tempe.gov>  
**Subject:** Regarding variance request for tobacco retail business - The Project

Hello Ty.

I am responding to a letter received by my HOA for a variance request that you are proposing for a tobacco retail establishment at the corner of Mill and Broadway - "The Project". I see that there is an open house meeting, but I am unable to attend so wanted to voice my opinion in this email. I have also copied city of Tempe planning department into this email so that they are also informed of my opinion.

I am much against this business being located so close to the high school. I have three properties within a short distance of this location (a primary home and a 2 rental homes). I would definitely hope for a more wholesome business to be located in that area since there are often high school students wandering around that area before and after school. High school students are not legally old enough to partake in this kind of business. It is also within walking distance of all my properties - one of those properties currently includes tenants with middle school aged children.

Rules of not putting this type of a retail establishment near a school are there for a reason. I hope the city will enforce those rules in this situation.

Thank you.

Deborah Webster  
[REDACTED]

**From:** [Barry, Joanna](#)  
**To:** [Daniels, Jennifer](#)  
**Subject:** FW: Development Review Commission Online Meeting Comment Card  
**Date:** Wednesday, September 25, 2024 1:58:05 PM

---



JOANNA BARRY  
Administrative Assistant II  
Community Development, Planning  
Division  
31 E. 5<sup>th</sup> St., Tempe, AZ 85281  
480.858.2088 [joanna\\_barry@tempe.gov](mailto:joanna_barry@tempe.gov)  
[tempe.gov/planning](http://tempe.gov/planning)

---

**From:** [planning@tempe.gov](mailto:planning@tempe.gov) <[planning@tempe.gov](mailto:planning@tempe.gov)>  
**Sent:** Wednesday, September 25, 2024 1:50 PM  
**To:** Barry, Joanna <[Joanna\\_Barry@tempe.gov](mailto:Joanna_Barry@tempe.gov)>  
**Subject:** Development Review Commission Online Meeting Comment Card

A new entry to a form/survey has been submitted.

**Form Name:** Development Review Commission Online Meeting Comment Card  
**Date & Time:** 09/25/2024 1:50 PM  
**Response #:** 341  
**Submitter ID:** 135028  
**IP address:** [REDACTED]  
**Time to complete:** 21 min. , 28 sec.

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#### Survey Details

Page 1

The City of Tempe Development Review Commission values and welcomes public input on Public Hearing items. If you wish to address a matter on the Development Review Commission Agenda, please fill out and submit the form below, no later than 2:00 p.m. on the day of the Development Review Commission meeting. You will be allowed up to three minutes to speak.

#### Contact Information

<b>Full Name</b>	Joseph Horowitz	<b>Representing</b>	Myself
------------------	-----------------	---------------------	--------

**City & State of Residence** Tempe, Arizona  
**Phone Number** Not answered

**Email** [REDACTED]  
**Meeting Date** Not answered

**Agenda Item & PL#**

Adjustment Board Agenda Item 6 - PL240244

**Project Name** Variance to reduce the separation requirement between a tobacco retailer and a public school from 1,320 feet to 250 feet to Exhale Society, Inc...  
(o) Neither oppose or support

**Reading of Comments**

(o) Provide my written comments to the Commission prior to meeting for their review

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**

Not answered

**Comments**

I write to the Board on behalf of myself and myself alone, though I am an owner of The High Lounge (High Maintenance Smoke Shop), a competing business (the only one) with Exhale Society in Tempe. This variance is in regard to Exhale Society obtaining a permit as a tobacco retailer, a necessary step in obtaining approval for the Cannabis Consumption Use Permit in Tempe that I assume Exhale Society is required to obtain in order to continue operating as such, as I am sure the Board knows. I do not write to oppose this Variance, as the separation requirement and any variance thereof between a tobacco retailer and a school is, in my opinion, best left to the City Lawmakers, this Board, and any parties involved who may or may not have concerns about safety or other issues with regard to students/schools. I mainly wish to mention that this Variance is not so usual in regard to timing. Generally, a tobacco retailer would file for such a variance as this one before opening, rather than after, as Exhale Society is doing here. At High Maintenance Smoke Shop and The High Lounge, we obtained a Certificate of Occupancy and the required accompanying permits before opening as a like business, rather than after. It was a long and costly process that took nearly two years, with many legal hurdles and compliance inspections before opening. Considering the process myself and my business partners went through to open our business and my knowledge of the law as a JD from ASU, I would expect other businesses are required to follow the same process; however, with that hesitation aside, I do ultimately support a Variance such as this. As a business owner and competitor with Exhale Society, I believe allowing a variance such as this, even after-the-fact of opening and operating, is conducive to (1) furthering the well being and entertainment life within the City community, (2) progressing cannabis law and ending cannabis use stigma, and (3) generating additional tax revenue for the City. It is with some hesitation, as I am honestly disappointed I was not allowed to traverse the City Code by opening and operating first and then applying for permits secondary to opening like Exhale Society is doing today (has a feeling of unfairness), but I will not let my disappointment get in the way of development and I do ultimately support a variance such as this for the reasons I have stated above, and I will be watching this case closely for future reference in regard to my business and the possibility of new future locations. With respect to all parties involved but with slight hesitation due to timing of the permitting process in this case, I ultimately support a variance such as this for the reasons stated above. I chose not to expressly support or oppose in the section above simply due to my hesitation as to the timing of the Variance, but personally (I speak on behalf of myself alone and not on behalf of my business, business partners, or anyone else), because the substance of the case is simply the proximity requirement to a school, I cannot oppose, I do not believe it is my place to oppose, nor do I have any reason to oppose the Variance today. Thank you to the Board for taking the time to read my comments.

**All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting. Becoming boisterous while addressing the Commission is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting will be grounds, at the discretion of the Development Review Commission Chair, for ending the speaker's time.**

I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,  
**City of Tempe, AZ**

---

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**From:** [planning@tempe.gov](mailto:planning@tempe.gov)  
**To:** [Abrahamson, Steve](#); [suparna\\_dasgupta@tempe.gov](mailto:suparna_dasgupta@tempe.gov); [Daniels, Jennifer](#); [Barry, Joanna](#)  
**Subject:** Board of Adjustment Online Meeting Comment Card  
**Date:** Wednesday, September 25, 2024 12:29:42 PM

---

A new entry to a form/survey has been submitted.

**Form Name:** Board of Adjustment Online Meeting Comment Card  
**Date & Time:** 09/25/2024 12:29 PM  
**Response #:** 46  
**Submitter ID:** 135019  
**IP address:** [REDACTED]  
**Time to complete:** 17 min. , 43 sec.

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### Survey Details

Page 1

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The City of Tempe Board of Adjustment values and welcomes public input on Public Hearing items. If you wish to address a matter on the Board of Adjustment Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Board of Adjustment meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

#### Contact Information

<b>Full Name</b>	A.J. Jacobs	<b>Representing</b>	Arizona NORML
<b>City &amp; State of Residence</b>	San Tan Valley	<b>Email</b>	[REDACTED]
<b>Phone Number</b>	[REDACTED]	<b>Meeting Date</b>	09/25/2024

#### Agenda Item & PL#

Agenda #6, PL240244  
**Project Name** Exhale Society  
(o) Support

#### Reading of Comments

(o) Provide my written comments to Board prior to meeting for their review

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

#### Comments

Good evening, Thank you for allowing me to speak tonight. My name is A.J. Jacobs, and I'm here to talk

about the Exhale Society Consumption Lounge, a vital and positive part of our community. We believe that this lounge should be allowed to continue operating and contributing to the wellbeing of our neighborhood. I'd like to address a few key points: how the lounge is a good neighbor, its engagement in community events, its essential role for medical patients, and why it is not, as some might claim, a nuisance.

1. Exhale Society as a Good Neighbor: First, the Exhale Society has proven to be a responsible and respectful neighbor. The lounge operates under hours that minimize disruption to nearby residents and businesses. Our management has an open-door policy for neighboring businesses and community members to voice any concerns.

2. Engagement in Community Events: The Exhale Society is not just a business—it's a member of this community. We actively participate in local events and give back through charitable efforts. Whether it's sponsoring neighborhood cleanups, participating in food drives, or supporting local arts and culture, we are committed to being an engaged and contributing member of this city.

Moreover, they regularly host educational events around responsible cannabis use, health and wellness, and legal rights for medical patients. Our goal is to foster a culture of awareness and responsibility around cannabis consumption, ensuring that it benefits—not harms—our community.

3. A Safe Space for Medical Patients: One of the most critical services the Exhale Society provides is a safe, regulated environment for medical cannabis patients to medicate. For many patients, especially those dealing with chronic pain, anxiety, or debilitating illnesses, this lounge serves as an essential space where they can find relief in a legal, comfortable, and supportive setting.

The lounge operates in full compliance with state medical cannabis laws, providing a controlled environment where patients can medicate without fear of stigma or persecution. For patients who cannot consume in their homes due to landlord restrictions or shared living situations, the Exhale Society is a lifeline.

Memory updated

Script for City Council: Defending the Exhale Society Consumption Lounge

Introduction: Good evening, members of the City Council. Thank you for allowing me to speak tonight. My name is [Your Name], and I'm here to talk about the Exhale Society Consumption Lounge, a vital and positive part of our community. We believe that this lounge should be allowed to continue operating and contributing to the wellbeing of our neighborhood. I'd like to address a few key points: how the lounge is a good neighbor, its engagement in community events, its essential role for medical patients, and why it is not, as some might claim, a nuisance.

1. Exhale Society as a Good Neighbor: First, the Exhale Society has proven to be a responsible and respectful neighbor. We have strict policies in place to ensure that patrons behave appropriately both inside and outside the lounge. There is a comprehensive security plan in place to maintain order, and we work closely with local law enforcement to ensure that we're in full compliance with all regulations.

Furthermore, the lounge operates under hours that minimize disruption to nearby residents and businesses. Our management has an open-door policy for neighboring businesses and community



members to voice any concerns, and we have resolved every issue that has arisen quickly and cooperatively.

2. Engagement in Community Events: The Exhale Society is not just a business—it's a member of this community. We actively participate in local events and give back through charitable efforts. Whether it's sponsoring neighborhood cleanups, participating in food drives, or supporting local arts and culture, we are committed to being an engaged and contributing member of this city.

Moreover, we regularly host educational events around responsible cannabis use, health and wellness, and legal rights for medical patients. Our goal is to foster a culture of awareness and responsibility around cannabis consumption, ensuring that it benefits—not harms—our community.

3. A Safe Space for Medical Patients: One of the most critical services the Exhale Society provides is a safe, regulated environment for medical cannabis patients to medicate. For many patients, especially those dealing with chronic pain, anxiety, or debilitating illnesses, this lounge serves as an essential space where they can find relief in a legal, comfortable, and supportive setting.

The lounge operates in full compliance with state medical cannabis laws, providing a controlled environment where patients can medicate without fear of stigma or persecution. For patients who cannot consume in their homes due to landlord restrictions or shared living situations, the Exhale Society is a lifeline.

4. Addressing the Nuisance Concerns: I understand that some members of the community have expressed concerns about the lounge being a potential nuisance.

studies from other cities with similar establishments show that properly regulated consumption lounges actually reduce public consumption and loitering, which makes neighborhoods safer and more orderly—not the opposite.

Conclusion: The Exhale Society Consumption Lounge is more than just a business. It is a community hub that provides a necessary service to patients, contributes to local events, and prioritizes being a good neighbor. They are not a nuisance; They are a responsible, engaged, and beneficial member of this community.

We ask that you consider the positive contributions and allow us to continue operating in a way that enhances, rather than detracts from, the quality of life in our city. Thank you for your time and consideration.

**All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Board of Adjustment meeting. Becoming boisterous while addressing the Board is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Board of Adjustment meeting will be grounds, at the discretion of the Board of Adjustment Chair, for ending the speaker's time.**

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,

City of Tempe, AZ

---

This is an automated message generated by Granicus. Please do not reply directly to this email.

**From:** [planning@tempe.gov](mailto:planning@tempe.gov)  
**To:** [Abrahamson, Steve](#); [suparna\\_dasgupta@tempe.gov](mailto:suparna_dasgupta@tempe.gov); [Daniels, Jennifer](#); [Barry, Joanna](#)  
**Subject:** Board of Adjustment Online Meeting Comment Card  
**Date:** Wednesday, September 25, 2024 12:55:56 PM

---

A new entry to a form/survey has been submitted.

**Form Name:** Board of Adjustment Online Meeting Comment Card  
**Date & Time:** 09/25/2024 12:55 PM  
**Response #:** 47  
**Submitter ID:** 135022  
**IP address:** [REDACTED]  
**Time to complete:** 23 min. , 14 sec.

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### Survey Details

#### Page 1

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The City of Tempe Board of Adjustment values and welcomes public input on Public Hearing items. If you wish to address a matter on the Board of Adjustment Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Board of Adjustment meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

#### Contact Information

<b>Full Name</b>	Dane Ellsworth	<b>Representing</b>	Not answered
<b>City &amp; State of Residence</b>	Tempe	<b>Email</b>	[REDACTED]
<b>Phone Number</b>	Not answered	<b>Meeting Date</b>	Not answered

#### Agenda Item & PL#

6 & PL240244  
**Project Name** Exhale Society  
(o) Support

#### Reading of Comments

(o) Provide my written comments to Board prior to meeting for their review

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**

Not answered

#### Comments

I'm Tempe resident who lives near the project site. I support this project because I believe it brings an

innovative and useful service to the community and will enhance what has historically been an under utilized commercial shopping center.

The setback concerns from Tempe High School are minor as the school is on the opposite corner of the intersection from Exhale and is separated by 2 major roadways. Additionally, Exhale Society does not sell, stock, or provide, any illegal or restricted substances (e.g., alcohol, drugs, tobacco, marijuana), so there are not any substances actually stored or distributed on-site. Further, Exhale is strictly prohibited to ages 21 and over, and employs various security measures including bouncers w/ ID check and security cameras to further ensure the safety of the establishment and its patrons.

Granting this variance request serves the dual purpose of furthering economic development in the community in accordance with city objectives and demonstrates the city's reasonableness and willingness to listen and work with small business owners in developing their entrepreneurial dreams.

**All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Board of Adjustment meeting. Becoming boisterous while addressing the Board is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Board of Adjustment meeting will be grounds, at the discretion of the Board of Adjustment Chair, for ending the speaker's time.**

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,  
**City of Tempe, AZ**

---

**This is an automated message generated by Granicus. Please do not reply directly to this email.**

**From:** [Kaminski, Diana](#)  
**To:** [Jasper, Chris](#)  
**Subject:** FW: Exhale Society  
**Date:** Friday, September 27, 2024 10:44:35 AM  
**Attachments:** [image001.png](#)

---

My apologies Chris, I thought it was in the chain of the email, this was forwarded from Jeff. See below.

---

**From:** Tamulevich, Jeffrey <[Jeffrey\\_Tamulevich@tempe.gov](mailto:Jeffrey_Tamulevich@tempe.gov)>  
**Sent:** Friday, September 27, 2024 7:59 AM  
**To:** Kaminski, Diana <[Diana\\_Kaminski@tempe.gov](mailto:Diana_Kaminski@tempe.gov)>  
**Subject:** FW: Exhale Society

I believe this woman is confusing the two (2) different cases. Would you please response to Ms. Austen? Thank you.

**Jeff Tamulevich**  
**Community Development Director**



Community Development Department | 31 E. Fifth Street | Tempe, Arizona 85281 | 480.350.8441 | [www.tempe.gov](http://www.tempe.gov)

---

**From:** Donna Austen <[REDACTED]>  
**Sent:** Thursday, September 26, 2024 7:32 PM  
**To:** Tamulevich, Jeffrey <[Jeffrey\\_Tamulevich@tempe.gov](mailto:Jeffrey_Tamulevich@tempe.gov)>  
**Subject:** Exhale Society

**This message needs your attention**



- No employee in your company has ever replied to this person.
- This is a personal email address.

As a member of the society, I would like clarification on how the club is a tobacco retailer. Tobacco is not permitted at the club. Never have I ever witnessed smoking or retailing of tobacco products at the club. If the city made a mistake in granting the original permits, this is a poor way to fix the mistake. A grossly unfair and punitive action. Please explain how the club is considered a tobacco retailer. Dissapointed in

the city for not allowing a zoning variance to fix this mistake on the city's part.