



**12030 Clubhouse Square, Youngtown, AZ 85363**

**MINUTES OF  
TOWN OF YOUNGTOWN  
CITIZEN REVIEW**

**Tuesday, July 6, 2010, Town Clubhouse, 12033 Clubhouse Square, Youngtown**

**Call to Order-** Town Clerk Letty Goldberg called the Citizen Review Meeting to order at 10:00 a.m.

**Staff present:** Town Clerk/Treasurer Letty Goldberg, Deputy Town Clerk Diane Cordova, Building Inspector John Stigsell.

**Citizen Review on Case # 10-07: A Special Use Application by Christina Ramos, Secretary/Treasurer of Iglesia Apostolica De La Se En Cristo Jesus (Apostolic Assembly) for a church use at 11125 W. California Avenue, Youngtown, Arizona 85363 in a C-1 Commercial District.**

**(a.) Staff Report**

**Building Inspector John Stigsell**

- Building Safety Inspector John Stigsell wrote the Staff Report (copy attached) which can be summarized as follows: A church had previously occupied the space. I've inspected the exterior of the property and counted 17 parking places and one handicap space. The one handicap space is non-compliant and needs to be van-accessible with signage and proper width. On-site parking would allow up to 85 members for the main assembly room for church service.

**(b.) Citizen Comments.**

**Christina Ramos, Secretary/Treasurer of Iglesia Apostolica De La Se En Cristo Jesus**

- On behalf of our Pastor, our members and myself we apologize for not following the process correctly. We assumed that the special use process was transferable.

**Town Clerk Goldberg**

- We have received the letter from One Stop Golf Cart regarding parking. Five parking spaces are for the One Stop Golf Cart Business.

**Mrs. Ramos**

- The One Stop Golf Cart business stated that there is no problem with parking and that the hours of operation do not conflict with store hours. We have 22 members and 7 parking spaces

**Building Inspector John Stigsell**

- The 17 spaces include everyone, the Golf Cart Business, another business, and the Church.

**Town Clerk Goldberg**

- Youngtown Code states one parking space for every five members.

Building Inspector John Stigsell

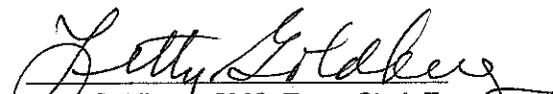
- ADA Handicap parking is a concern. It is your responsibility and/or the owner of the property to make it van accessible.

Pastor of Iglesia Apostolica Enrique Espinoza

- We will abide and make sure that the ADA Handicap parking space be completed.

**Adjournment of Citizen Review by Town Clerk Goldberg at 10:12 a.m.**

Announcement: Planning & Zoning Hearing, Tuesday, June 13, 2010 at 10:00 a.m. Youngtown Clubhouse, 12033 Clubhouse Square, Youngtown, AZ 85363.

  
Letty Goldberg, CMC, Town Clerk Treasurer

Attest:



Diane Cordova, Deputy Town Clerk



# Town of Youngtown

12030 N. Clubhouse Square  
Youngtown Arizona 85363-1212

John Stigsell

Building Inspector  
Plans Reviewer

e-mail: [jstigsell@youngtownaz.org](mailto:jstigsell@youngtownaz.org)

Date: July 2, 2010

To: Mayor and Common Council, Town Manager Lloyce Robinson,  
Public Works Manager Mark Hannah, Hearing Officer Ray  
Jacobs, Town Attorney Michelle Swann/Susan Goodwin, Town  
Clerk Letty Goldberg, Apostolica Church Staff

From: John Stigsell, Building Inspector/Plan Reviewer

RE: Staff Report for Special Use Permit for Apostolica Church at  
11125 W California Ave.

An application for a Special Use Permit has been submitted to the Town for approval to allow a church in C-1 zoning. I understand that a church occupied the space previously. I have visually inspected the exterior of the property and counted 17 parking places and one handicap space. The one handicap space is non-compliant and needs to be van-accessible with signage and proper width and would probably reduce the parking spaces by one space. On-site parking would allow up to 85 members for the main assembly room for church service.

I recommend approval of the Special Use Permit. The required parking and ADA space will need to be verified along with approval of the building by the Youngtown Building Inspector and Sun City Fire Dept.

  
John Stigsell



# TOWN OF YOUNGTOWN

12030 Clubhouse Square, Youngtown, AZ 85363

Town Hall: 623/933-8286 Fax: 623/933-5951

## SPECIAL USE APPLICATION

I, the undersigned, do hereby apply to the Town of Youngtown Planning and Zoning Commission and Town Council, for a Special Use Permit, for a use not included in a district.

If approved, the purpose of the Special Use Permit is for the installation and/or operation of:

Church use, service.

Located at: 11125 W. California Ave. Youngtown, Az.

Full legal description of all property involved:

Parcel # 200-85-369

Lot #: 13 Plat #: \_\_\_\_\_

Tract: \_\_\_\_\_ Sq. Ft. of Lot: 1,800 sq Footage

Depth of Lot: \_\_\_\_\_ Tax Lot #: \_\_\_\_\_

Off -Street Parking (Sq. Footage): \_\_\_\_\_

Owner: <sup>(Jitka)</sup> Judy Moeschl (Joseph Moeschl) Phone #: 602-942-5329

Address: 3233 W. Sahuaro Dr. Phoenix, Az. 85029

Owner's Signature: sig. on file / letter

Application submitted by: Christina Ramos Title: Secretary / Treasurer

Address: P.O. Box 1552 El Mirage, Az. 85335

Fee: \$300.00 Receipt #: 523202 Date: 6/9/2010

CK# 1671  
(Non-Refundable)

623.204.2440 - Chris

Dimensional drawings and specifications must be sufficient to describe proposed special use.

Applicant must attend the Public Hearing and the Regular Council meeting.

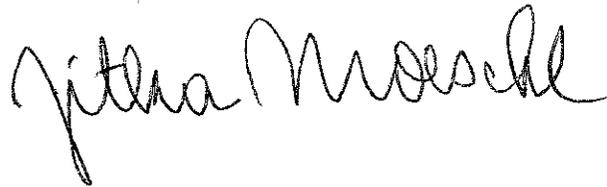
Iglesia Apostolica De La Se  
En Cristo Jesus (Apostolic Assembly)

Received 6/9/10  
Litty Solberg  
12:05pm

Attn: Lidy Goldberg- Town Clerk

Josef And Jitka Moeschl are the owner of the  
11125 W. California Ave. Youngtown, Az 855363

we are leasing the 11125 W. California Ave. Youngtown, Az to the  
Inglesia Apostolica de la Fe en Cristo Jesus -Church

A handwritten signature in black ink that reads "Jitka Moeschl". The signature is written in a cursive style with a large, looping initial "J".

**ONE STOP *Golf Cart***  
**11127 W. California Ave**  
**Youngtown Az. 85363**  
**623-815-1546 / 623-815-6891 fax**

Ms. Letty Goldberg, Town Clerk / Treasurer

In reference to the Iglesia Apostolica Church located at 11125 W. California Ave.

There is no problem with parking from the church. The hours of operation do not conflict with our store hours.



Thank You  
Peter Shepard  
Owner  
One Stop Golf Cart

6-9-10

next door neighbor " Warehouse "

