Your Honor, The Mayor, Distinguished Council Members, and the Citizens of Scottsdale:

Greg Donnally on behalf of Drift Pacific Island Fusion L.L.C. is excited to submit this application for an expansion at Drift Restaurant and Tiki Bar. Drift is a two year old business that is operating in a building that has been of restaurant and bar use since it was built in 1962. Drift has had great success with its unique concept and we are excited for the opportunity to further our uniqueness within the "Entertainment District" in the Old Town Scottsdale area. Below are a history and a summary of our uniquely proposed restaurant/bar business.

Description: Drift is an upscale Restaurant and Tiki Bar that has a décor of the past Polynesian trends of the 50's. Drift , like most of downtown Scottsdale, is host to a very eclectic clientele base. Drift caters to the 25-45 year old clientele and is a popular choice among resort concierge's to send their discriminating guests. Drift intends to further its uniqueness by expanding its patio into the parking lot to the north-end of its current structure. The proposed expansion will include lush tropical landscaping, outdoor dining, an outdoor palapa style bar, a wading pool, and two Jacuzzis. Drift's patio expansion will provide the restaurant to capitalize on the numerous sunny summer weekend days by the pool. Drift will continue with its fun, upscale dining as well as strive to maintain the standard that the City of Scottsdale has come to expect from its businesses. Drift projects a large influx of business but expects to have the majority of its influx at an operating time where the surrounding tenants are not open and when the industry is at its usual, yearly low point. This is a new concept idea that I believe will enhance our current Restaurant/Bar and will also be a key destination point and attraction to the "Entertainment District" and the Old Town Scottsdale Revitalization currently happening. Drift's expansion will emphasize the "resort style", restaurant/bar pool area without the room rates so everyone can enjoy it during the summer on a daily basis. During the winter months, the patio will serve as a very intimate and uniquely landscaped setting for dining that will be enhanced by a soothing lit large water feature. Drift's intent is to run this operation with the utmost integrity and to maintain and operate its patio as any resort's restaurant/bar pool would operated, with the same industry standards. The environment will be a casual one that can be enjoyed by everyone. I have owned and operated a very popular, Old Town Scottsdale destination restaurant for seven years. In that time, industry standards were maintained if not exceeded with no violations or infractions and was successful enough to be bought out by a major publicly traded chain of restaurants. Our goal is to create the same environment that the James Hotel currently enjoys and I am sure the Hotel Valley Ho will also attain. Drift has already received great food reviews from both the Arizona Republic and the New Times. Drift has also received national notorarity as a concept and a place "not to miss" in Scottsdale. We have worked very hard to create a positive experience and continue to draw clientele from all walks of life to the Old Town Scottsdale Entertainment District. Below, I have enclosed a few of the reviews and accolades that Drift has already received.

16-UP-2004
7-15-04

DRIFT
WWW.DRIFTLOUNGE.COM / 4341 N 75TH ST, SCOTTSDALE, AZ 85251 / PHONE: 480 949 TIKI (8454), FAX: 480 949 8457

- Elle Magazine Scottsdale Snaps. One of five places to visit while in Scottsdale James Hotel, AZ 88, Drift, Six, Greasewood Flats and the soon Hotel Valley Ho.

- AZ Republic "Escape the city long enough to experience Drift's Island Tranquility."

- New Times food review Steven Lemons "Drift serves some of the best ribs in the valley but the Bali Bottle Rockets are three times more addictive"

- AZ Republic food review Howard Seftel "Drift has put together a menu that would make Paul Gauguin, Capt. Bligh, and AARP members feel right at home" Three stars.

- AZ Republic " It's Kitschy, it's cool, it's Tiki!!!"

- Get-Out's Diva's dozen "Best Happy Hour"

- The Rep "Best Polynesian Drinks"

- Get Out "Best place to jump start your weekend"

Operational Schedule: Drift is open from 11am to 1am seven nights a week. Our kitchen stays open until 12am everyday. With the new downtown overlay passed on August 1, 2003, our proposed unique patio expansion will constitute Drift as a "bar" by definition and the checking of identification at the door eight hours a week requires a use permit.

The granting of a use permit from the City of Scottsdale will greatly enhance the immediate area surrounding the property as well as the Entertainment District Itself. Our pre-application meeting at Drift had a total of "0" people attend. Drift did receive one phone call from our neighbor to the south asking where parking would be relocated. The neighbor was informed of the proposed plan and where the additional parking was going to be acquired. Besides the one question, Drift has only received positive feedback from all its neighbors and customers with emphasis on what a unique and amazing concept idea we are proposing!

Drift will comply with all of the City of Scottsdale's criteria as follows.

1) Drift has not disrupted the existing balance of daytime and nighttime uses. Our proposed patio expansion will have its peak times from 12pm-6pm on Saturday and Sunday during the summer months. Drift is trying to capitalize on the weekend sunny summer days by the pool, when the surrounding tenants are not open and when local businesses are in the off-season. Pedestrian-oriented

activities will not be disrupted within the surrounding area because of the intended peak hours of operation.

2) The parking issues surrounding Drift will be minimal. There is no sign of a parking problem during the intended hours of peak operation for the proposed expansion (Sat, Sun 12p.m.-6p.m.). The additional parking will be obtained in two ways. Drift has entered into a parking agreement with the office parking garage directly across the street from our location (within 600feet). Drift will also be leasing the spaces that will be occupied by the patio expansion from the City of Scottsdale directly.

3) Drift is not located within 500ft of a residential use or district.

4) An active management and security plan has been in place since Drift opened its doors. Drift has always had excellent customer service as well as a very casual clientele. Drift's atmosphere is one to relax and enjoy and security has never been a major concern. We will implement any changes that the Scottsdale Police Department deem necessary and are required in order to maintain our level of security and customer service.

5) Drift has never had a refuse problem, and will continue to maintain the high standards that the City of Scottsdale and I expect. Drift maintains its own refuse container on its own property with pick up in the alley and will continue to do so with the proposed expansion without any interruptions or changes.

6) The lighting for the proposed expansion will remain the same except for the lighting of the semi-public pool in accordance with Maricopa County Codes. The existing landscape lighting within the parking area will be relocated to the landscaping within the patio area.

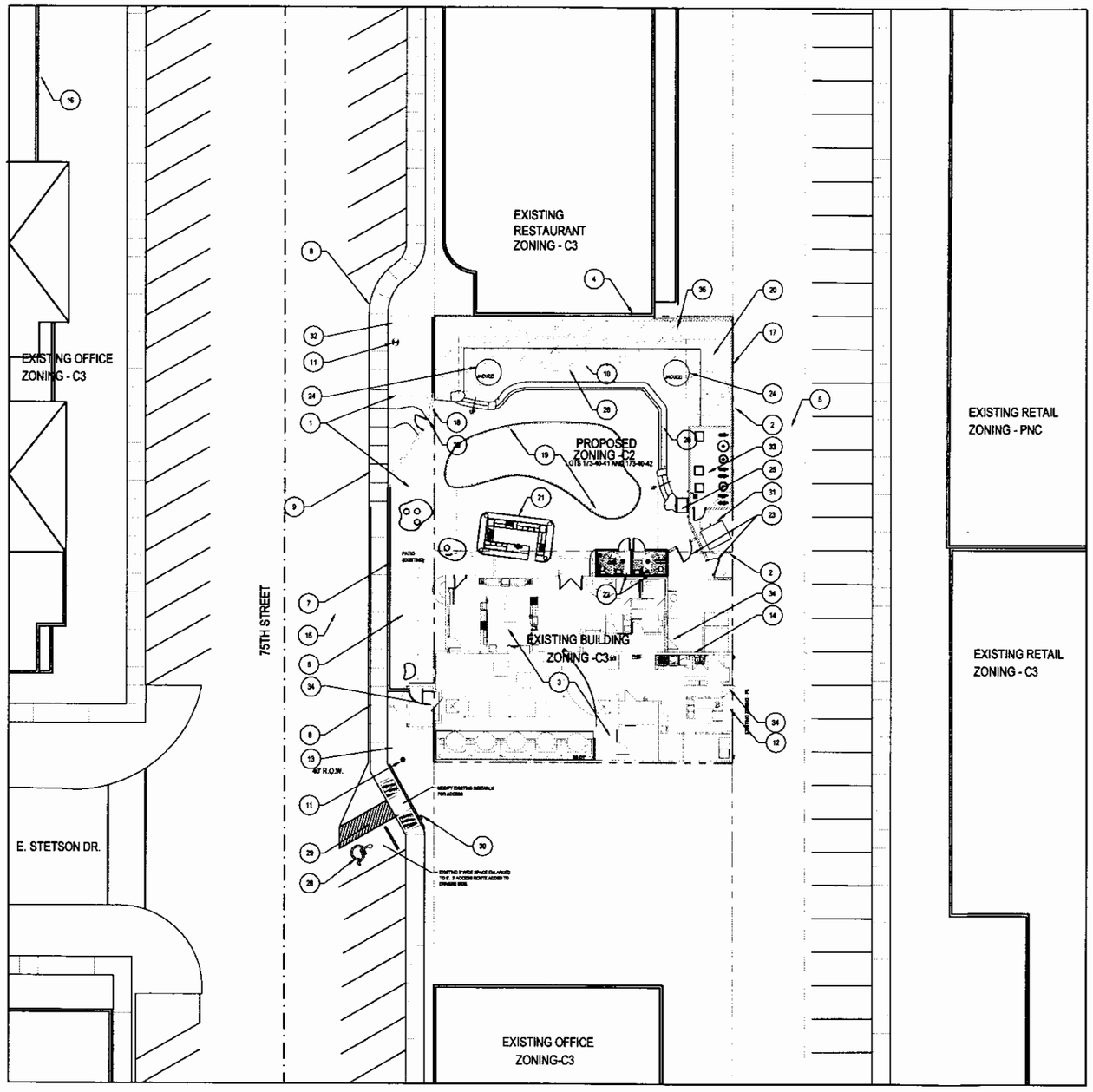
7) The noise impact will not affect the surrounding area during our peak and non peak use. There is almost no daytime use in our surrounding area during Saturday and Sunday afternoons. The use of outdoor speakers on the patio has had no current effect on the surrounding area nor will the proposed expansion.

8) The use will not exceed capacity for parking and traffic for the area. The increase demand for parking will be on the weekend days during the summer when there is absolutely no parking problem.

Respectfully,

Greg Donnally
Owner/Creator of Drift

DRIFT
WWW.DRIFTLOUNGE.COM / 4341 N 75TH ST, SCOTTSDALE, AZ 85251 / PHONE: 480 949 TIKI (8454), FAX: 480 949 8457



Site Plan

SCALE 1" =16'

Site Plan Keynotes

1. EXISTING LOW WALL AT EXISTING PARKING AREA TO BE REMOVED
2. EXISTING SCREEN WALL AT EAST SIDE OF PROPERTY TO BE REMOVED.
3. EXISTING BUILDING/RESTAURANT, NO CHANGE THIS PROJECT
4. EXISTING ADJACENT BUILDING - ZERO LOT LINE.
5. EXISTING ALLEY
6. EXISTING PATIO, NO CHANGE THIS PROJECT.
7. EXISTING PATIO WALL TO REMAIN. REMOVE EXISTING METAL RAILING. REPLACE WITH RAILING PER DETAIL.
8. EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN.
9. REMOVE EXISTING DRIVEWAY. PROVIDE SIDEWALK, CURB GUTTER TO MATCH EXISTING. PROVIDE ADA RAMP INLINE WITH WALK.
10. EXISTING PAVED PARKING AREA, PARKING CURBS AND LANDSCAPE TO BE REMOVED.
11. EXISTING FIRE HYDRANT TO REMAIN.
12. EXISTING GAS METER.
13. EXISTING WATER METER.
14. EXISTING ELECTRICAL SERVICE ENTRANCE
15. ON STREET PARKING TO BE ADDED. 4" WIDE PARKING STRIPES ADJACENT TO EXISTING CURB. PARKING SPACE TO BE 18' LONG BY 9' DEEP.
16. ADDITIONAL PARKING ACQUIRED UNDER PARKING AGREEEMENT INCLUDING CITY OF SCOTTSDALE APPROVAL AT PARKING GARAGE AT ADJACENT PROPERTY. SEE SHEET A2 FOR LOCATION AND DISTANCES.
17. MASONRY RETAINING/SCREEN WALL. STUCCO INTERIOR WALL. PAINT OUT EXTERIOR TO MATCH EXISTING BUILDING. 4" OFF PROPERTY LINE.
18. WALL TO MATCH HEIGHT OF EXISTING WALL AT PATIO.
19. POOL/WATER FEATURE
20. LANDSCAPE AREA
21. COVERED BAR
22. MEN/WOMEN SINGLE USE RESTROOM/CHANGING AREA/ SHOWER.
23. EMERGENCY EXIT FROM PATIO AREA.
24. JACUZZI.
25. PERSONNAL LIFT TO UPPER DINING/JACUZZI AREA. CONTROLS MOUNTED ON WALL @ +34" ABOVE ADJACENT GRADE.
26. RAISED DINING/JACUZZI AREA. MAXIMUM 24" ABOVE POOL AREA
27. SLOPES AT POOL AREA NOT TO EXCEED ADAAG REQUIREMENTS.
28. ACCESSIBLE PARKING PAVEMENT MARKING
29. 5' PAINTED ACCESSIBLE ROUTE.
30 ACCESSIBLE PARKING SIGNAGE AND POLE
31. BOLLARD AT TRASH ENCLOSURE
32. 10 BICYCLE PARKING SPACES.
33. POOL EQUIPMENT AREA.
34. EXISTING BUILDING EXITS.
35. SHADE UMBRELLA, BAMBOO POST WITH THATCH ROOF COVERING. NO SIGNAGE OR LOGOS TO BE APPLIED OR HANG FROM UMBRELLA. (TYP 6)

Pool Notes

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH MCEHD: CHAPTER VI, "BATHING PLACES - PUBLIC AND SEMI PUBLIC POOLS" (APPLICABLE SECTIONS) AND AAC: TITLE 18 CHAPTER 5, ARTICLE 2 "PUBLIC AND SEMIPUBLIC POOLS AND SPAS: (APPLICABLE SECTIONS) AND MUST CONFORM TO APPROVED PLANS AND SPECIFICATIONS.

OWNER SHALL OPERATE AND MAINTAIN THE POOL AND SPAS IN ACCORDANCE WITH THE ABOVE AS WELL AS AAC, TITLE 9, CHAPTER 8 "PUBLIC AND SEMIPUBLIC POOLS AND BATHING PLACES".

ALL CIRCULATION SYSTEM COMPONENTS, FILTERS AND CHEMICAL FEEDERS SHALL COMPLY WITH AMMERICAN NATIONAL STANDARDINSF INTERNATIONAL STANDARD NUMBER 50

SITE DRAINAGE SHALL BE PROVIDED TODIRECT ALL DECK PERIMETER, FENERAL SITE AND ROOF DRAINAGE AWAY FROM ALL POOLS AND SPAS.

HOSE BIBBS SHALL BE PROVIDED ALONG THE PERIMETER OF THE DECK SO THAT ALL PARTS CAN BE WASHED DOWN WITH A 50 FT. HOSE AND BE PROTECTED AGAINST BACKSPHONGE WITH AN AVB.

DECK AREAS ADJACENT TO POOLS AND SPAS SHALL BE LIGHTED BY NATURAL OR ARTIFICIAL MEANS WHEN THEY ARE IN USE.

WATER DEPTH MARKERS SHALL BE IN 4" HIGH ARABIC NUMERALS OF UNIFORM COLOR AND BE OF A CONTRASTING COLOR TO THE BACKGROUND.

AT LEAST ONE SIGN THAT CAUTIONS USERS THAT THE POOL AND SPAS ARE NOT SUITABLE FOR DIVING AND MAXIMUM BATHING LOADS SHALL BE PROMINENTLY POSTED AS WELL A "POOL RULES" AND "SPA RULES", AND ONE MARKING LOCATION OF THE EMERGENCY SHUTOFF SWITCH.

EACH POOL SHALL HAVE AT LEAST ONE RING BUOY WITH 50' OF 1/4" ROPE AND ONE SHEPHERD'S CROOK (THAT IS MOUNTED ON A RIGID 16' POLE) WHICH ARE CONSPICUOUSLY AND CONVENIENTLY LOCATED AND MAINTAINED READY FOR IMMEDIATE USE AT ALL TIMES.

ALL SURFACES SHALL BE SLIP-RESISTANT: ALL INTERIOR FINISHES SHALL BE WHITE IN COLOR.

THE POOL AND SPAS AND THEIR MECHANICAL EQUIPMENT MUST BE ENTIRELY ENCLOSED PER AAC-R18-5-240, AS WELL AS ANY APPLICABLE LOCAL FIE, BUILDING AND ZONING CODES.

WATER FOUNTAIN MUST MEET CITY WATER CONSERVATION ORDINANCES AND BE APPROVED BY THE WATER RESOURCE DEPARTMENT.

Drift Patio Extension
4341 North 75th Street

Owner

DRIFT
CONTACT: GREG DONNELLY
4341 NORTH 75TH STREET
SCOTTSDALE, AZ. 85251
PHONE: 602.461.1872
FAX: 602.956.4707

Architect

CITY SPACES
CONTACT: GRANT CALL
3110 N. 16TH STREET
PHOENIX, AZ. 85016
PHONE: (602) 266-7777
FAX: (602) 266-1686

About this project...

THIS PROJECT IS A PATIO EXTENSION TO AN EXISTING RESTAURANT, INCLUDING A POOL WATER FEATURE, LANDSCAPING, AND OUTDOOR DINING. THE USE OF THIS ESTABLISHMENT HAS BEEN REVISED FROM A RESTAURANT TO A BAR. BOTH USES ARE ALLOWED IN THE C2 ZONING REQUESTED.

Project Information

EXISTING ZONING:	P3 - LOTS 173-40-41 AND 173-40-42	
PROPOSED ZONING:	C2 - LOTS 173-40-41 AND 173-40-42	
APN #:	173-40-041 THRU 044 (COMBINED)	
SITE AREA:	14,400 S.F.(GROSS) - 9,600 S.F.(NET)	
SETBACKS:	NONE	
CONSTRUCTION TYPE:	V-N	
BUILDING AREA:	EXISTING RESTAURANT:	3686 S.F.
	EXISTING PATIO:	907 S.F.
	PROPOSED ADDITION (RESTROOMS):	141 S.F.
	PROPOSED PATIO EXTENSION:	2743 S.F.
	TOTAL RESTAURANT:	3829 S.F.
	TOTAL PATIO:	3650 S.F.
	EXISTING KITCHEN (NO CHANGE):	716 S.F.
	EXISTING DINING (NO CHANGE):	1588 S.F.
ALLOWABLE AREA:	6,000 S.F.	
MAXIMUM HEIGHT:	36'	

Parking Calculations

PARKING REQUIRED:
EXISTING RESTAURANT AND PATIO GRANDFATHERED BY BLACKROSE AGREEMENT. NO CHANGE THIS PROJECT.

PARKING REMOVED BY PROJECT: 13

PATIO EXTENSION PROJECT.
2743 / 200 = 13.7
141 / 80 = 1.7

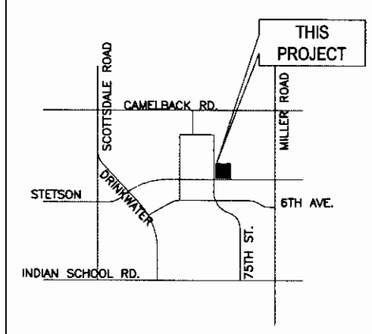
CREDITS:
2 SHOWERS (2 CREDIT EA.) MAX 1 ALLOWED

TOTAL REQUIRED = (13 + 13.7 + 1.7 - 1) = 27.4 USE 28

TOTAL PROVIDED:
ON SITE PARKING = 13
PARKING AGREEMENT = 19

TOTAL PROVIDED = 32

Vicinity Map



REGISTERED ARCHITECT
CERTIFICATE NO.
37188
GRANT D.
CALL
Date Signed
ARIZONA, U.S.A.

CITY SPACES
COMMERCIAL ARCHITECTURE
TENANT IMPROVEMENTS

3110 North 16th Street
Phoenix, Arizona 85016

602-266-7777 Phone
602-266-1686 Fax

www.cityspaces.net

Principal:
Grant Call
gcall@cityspaces.net
Project Manager:
Scott Wunderlich
swunderlich@cityspaces.net

Revisions
1 -
2 -
3 -
4 -
5 -

Drift
Patio Extension

07-12-04

AZ-599

A1.1

Site Plan

16-UP-2004
7-15-04