

March 28, 2006

Connie Wagner
800 W Washington 5th Floor
Phoenix, AZ 85007-2934

SUBJECT: Series 6 Application #06070240

Dear Ms Wagner,

The City of Scottsdale has received a series 6 liquor license application for Tanner's, 6990 E Shea Blvd Ste 101, Scottsdale, AZ This case is currently on hold, but is tentatively scheduled for the May 15, 2006 City Council hearing

Please contact me at (480) 312-2664 with any questions or concerns

Sincerely,

A handwritten signature in black ink, appearing to read "Connie Padian". The signature is written in a cursive, flowing style.

Connie Padian
Customer Services & Administration
City of Scottsdale

ks

cc HJ Lewkowitz
cc Tim Curtis



City of Scottsdale

7447 East Indian School Road
Scottsdale, AZ 85251

March 15, 2006

Connie Wagner
800 W Washington 5th Floor
Phoenix, AZ 85007-2934

SUBJECT. Series 6 Application #06070240

Dear Ms Wagner,

The City of Scottsdale has received a series 6 liquor license application for Tanner's, 6990 E Shea Blvd Ste 101, Scottsdale, AZ. This case has been put on hold, as the applicant is required to obtain a Bar Use Permit from the City of Scottsdale. The applicant has submitted the preliminary application for the Bar Use Permit, however, the payment made to the City of Scottsdale was returned as insufficient funds. This letter is to notify the ADLLC that this case will go over the allotted 60-day processing limit.

Please contact me at (480) 312-2664 with any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Connie Padian".

Connie Padian
Customer Services & Administration
City of Scottsdale

ks

cc: HJ Lewkowitz
cc: Tim Curtis

CURRENT PLANNING

One Civic Center Plaza
7447 E Indian School Rd, Suite 105
Scottsdale, AZ 85251

FAX COVER SHEET

Fax (480) 312-7088

☐ URGENT ☒ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

TO:

Jerry Lewkowitz

FROM:

Doris McClay

FAX NUMBER:

602-200-7234

DATE:

February 9, 2006

COMPANY:

TOTAL NO. OF PAGES INCLUDING COVER:

4

PHONE NUMBER:

602-200-7222

RE:

1-UP-2006

NOTES/COMMENTS

Here is the information for the red public hearing sign. I have included the affidavit form. Please send me a photo of the sign with the signed affidavit. If you have any questions, please call me at 480-312-4214. Thanks



February 9, 2006

Jerry Lewkowitz
3101 N Central Ave Ste 200
Phoenix, AZ 85012

Re **593-PA-2005**

Applicant

The City of Scottsdale's Current Planning Division has reviewed your development application and determined that your submittal was complete. Your check has been cashed and your application has been assigned case number **1-UP-2006**.

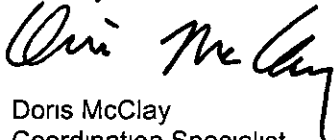
Enclosed is a copy of the legal notice for your public hearing case. **Please read the notice carefully for accuracy. If there is an error, please contact your Project Coordinator.** If errors are not corrected immediately, the case will need to be continued in order to meet advertising requirements specified in state statutes and local ordinances. **Your Project Coordinator is Al Ward, AICP, 480-312-7067.**

With the application submittal list, your coordinator has informed you of your case's site posting requirements. Your site must be posted at least twenty days prior to the first public hearing date. The posting must be removed within thirty days following the final disposition of your development application. **An affidavit of posting and photo of the sign must be provided before your case can be presented at a public hearing.**

City staff will review your submittal in detail. Upon completion of this review, you will receive a staff report, which discusses your proposal and includes pertinent development stipulations. That report will be available for your review approximately one week prior to the date of your public hearing. **Your hearing date for Planning Commission has been tentatively set for March 8, 2006.** You will be notified when the City Council date has been determined.

If you have any questions or concerns, contact the Project Coordinator handling your case or the Community Development front desk at 480-312-7000.

Thank you


Doris McClay
Coordination Specialist


Enclosure

DRAFT LEGAL NOTICE LANGUAGE:

Project Name: Tanners

Project Description: Request a conditional use permit for a bar in an existing 4000 +/- square feet building located at 6990 E. Shea Blvd. Ste 101 with Central Business District (C-2) zoning.

****Please use the above Project Description language as the "Request" on your sign, as illustrated below:**

	City of Scottsdale Public Notice
ZONING/PUBLIC HEARINGS	
City Hall 3939 N. Drinkwater Boulevard www.Scottsdaleaz.gov/projects/Project in Process	
PLANNING COMMISSION:	5:00 P.M., 3-8-06
CITY COUNCIL:	5:00 P.M., TBD
REQUEST: a conditional use permit for a bar in an existing 4000 +/- square feet building with Central Business District (C-2) zoning	
LOCATION: 6990 E. Shea Blvd. Ste 101	
Case Number:	1-UP-2006
Applicant/Contact:	Jerry Lewkowitz
Phone Number:	602-200-7222
Case File Available at City of Scottsdale 480-312-7000	
Posting Date: Penalty for removing or defacing sign prior to date of last hearing	



City of Scottsdale

7447 East Indian School Road
Scottsdale, AZ 85251

1-UP-06

January 18, 2006

HJ Lekowitz
3101 N Central Ave #200
Phoenix, AZ 85012

Dear Mr. Lewkowitz,

The City of Scottsdale has received the series 6 (bar) liquor license application for Tanner's, located at 6990 E Shea Blvd Ste 101. The City of Scottsdale requires all new locations applying for a series 6 (bar) liquor license to obtain a Bar Use Permit, which will be heard by the City Council with the liquor license.

If a complete Bar Use Permit application is not submitted by January 23, 2006, the liquor license request will be scheduled for the February 7, 2006 City Council hearing. If that occurs, staff will be recommending the Council forward a recommendation of denial of the liquor license application, as all city requirements will not have been satisfied.

If you have any questions concerning the liquor license application, please contact me at (480) 312-2664.

If you have any questions concerning the Bar Use Permit, please contact Al Ward at (480) 312-7067.

Sincerely,

A handwritten signature in cursive script that reads "Connie Padian".

Connie Padian
Customer Service & Administration Chief Officer
City of Scottsdale

CC Connie Padian
 Al Ward
 James Ladman



April 10, 2006

Mr Tim Curtis
Scottsdale Planning Coordinator

Dear Tim,

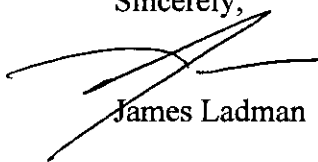
Tanner's had its open house on Wednesday, April 5, 2006 between 5 and 7 pm Tanner's had four groups of neighbors and a partner show up for the event

We had a financial planner, a dentist, and two women from the PGA Golf shop, our partner and the marketing director from the YMCA. All of the comments were that of excitement and of good luck We primarily discussed wines and music The consensus was that they wanted a nice place to go and that we would generate some life within the center.

The marketing director from the YMCA expressed his interest to cross-market with their renovated facility

Every neighbor we have spoken prior to or since has expressed goodwill and has wished us success

Sincerely,



James Ladman

COMMENT SHEET

Date Wednesday, April 05, 2006
Time 5 00 pm to 7 00 pm

Place Tanners
6990 E Shea Blvd
Suite 101
Scottsdale, AZ 85254

CONTACTS

Jamie Ladman
4360 N Scottsdale Rd
Scottsdale, AZ 85251
480-994-1888

Jerry Lewkowitz Attorney
3101 N Central Ave Suite 200
Phoenix, AZ 85012
602-200-7222

Tim Curtis
City of Scottsdale
7447 E Indian School Rd Ste 205
Scottsdale, AZ 85251
480-312-6500

NAME AND ADDRESS**COMMENTS**

NAME AND ADDRESS	COMMENTS

March 25, 2006

Dear Neighbor

Hello, my name is James Ladman. My associates and I are planning to put in Tanner's Jazz Club (or name to be announced) at 6990 East Shea #101 (the old Sozzle Grill). The ownership/management has extensive high-end restaurant/bar experience here in Scottsdale.

Tanner's plans on being a high-end jazz/pop lounge featuring both food and libations. Tanner's will keep the premises clean and will patrol the parking lot at all times along with free valet parking. Tanner's will be open five days per week (4 - 5 pm till late evenings).

Tanner's is applying for a bar use permit with the city of Scottsdale with liquor license # 06070240 (76LL2005 city liquor app) and city Bar Use Permit case # 1-UP2006.

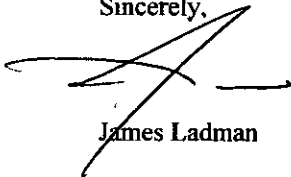
Tanner's is zoned C-2.

Tanner's will have an open-house for any neighbors on ~~Wednesday~~ ^{Wednesday}, April 5, 2006 at the property between 5 and 7pm.

If you have any questions or concerns please contact me @ (602) 418-0007, or Jerry Lewkowitz @ (602) 200-7222 or Tim Curtis @ (480) 650-3000 at the City of Scottsdale.

We look forward to meeting any who wish to attend.

Sincerely,



James Ladman



AGEEBRIGGS INVESTMENT ENTERPRISES LLC
6920 E SHEA UNIT 201
SCOTTSDALE, AZ 85254 USA
Parcel: 175-41-030

AGUA CALIENTE LOT OWNERS ASSOCIATION
5725 N SCOTTSDALE RD STE C100
SCOTTSDALE, AZ 85250 USA
Parcel: 175-41-025

SHEA70 LLC
8233 N VIA PASEO DEL NORTE STE A300
SCOTTSDALE, AZ 85258 USA
Parcel: 175-50-020-A

AGEEBRIGGS INVESTMENT ENTERPRISES LLC
6920 E SHEA UNIT 201
SCOTTSDALE, AZ 85254 USA
Parcel: 175-41-027

SCANTLAND JOHN RICHARD TR
3331 ROWENA AVE
LOS ANGELES, CA 90027 USA
Parcel: 175-49-008

AGUA CALIENTE INVESTMENTS II LLC/ETAL
P O BOX 1928
FLAGSTAFF, AZ 86002 USA
Parcel: 175-41-019

SHEA CORPORATE CENTER LLC
6945 E SHAUARO DR UNIT B1
SCOTTSDALE, AZ 85254 USA
Parcel: 175-41-017-A

GLAESER BERND/LORRAINE
9605 N 43RD PL
PHOENIX, AZ 85016 USA
Parcel: 175-41-020-B

SCOTTSDALE PROMENADE INVESTORS LLC
7000 E SHEA BLVD STE I201
SCOTTSDALE, AZ 85254 USA
Parcel: 175-42-136-P

A&L MATOS LLC ETAL
3448 E COOLIDGE ST
PHOENIX, AZ 85018 USA
Parcel: 175-41-018

HITCHING POST ENT INC
1520 CLINE RD
SEDONA, AZ 86336 USA
Parcel: 175-41-014

AGUA CALIENTE LOT OWNERS ASSN
5725 N SCOTTSDALE RD STE C100
SCOTTSDALE, AZ 85250 USA
Parcel: 175-41-022-A

SHEA CORPORATE CENTER LLC
6945 E SHAUARO DR UNIT B1
SCOTTSDALE, AZ 85254 USA
Parcel: 175-41-017-B

SHURGARD STORAGE CENTERS INC

PO BOX 900933-9633
SEATTLE, WA 98109 USA
Parcel: 175-41-013

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE 205
SCOTTSDALE, AZ 85251 USA
Parcel: 175-50-021-A

CAMDEN USA INC
2901 N CENTRAL AVE NO 1200
PHOENIX, AZ 85012 USA
Parcel: 175-41-023

BANK OF AMERICA ARIZONA
PO BOX 2818
ALPHARETTA, GA 30023 USA
Parcel: 175-50-020-B

SCOTTSDALE PROMENADE INVESTORS LLC
7000 E SHEA BLVD STE 1201
SCOTTSDALE, AZ 85254 USA
Parcel: 175-42-136-N

YOUNG MENS CHRISTIAN ASSN
350 N 1ST AVE
PHOENIX, AZ 85003 USA
Parcel: 175-50-014

SCOTTSDALE PROMENADE INVESTORS LLC
7000 E SHEA BLVD STE 1201
SCOTTSDALE, AZ 85254 USA
Parcel: 175-42-136-H

SOUTHWEST SECTION OF PGA
10685 N 69TH ST
SCOTTSDALE, AZ 852546130 USA
Parcel: 175-41-017-C

BRE/ESA P PORTFOLIO LLC
100 DUNBAR STREET
SPARTANBURG, SC 29306 USA
Parcel: 175-41-024

ERP OPERATING LIMITED PARTNERSHIP
PO BOX 87407
CHICAGO, IL 606800407 USA
Parcel: 175-42-136-E

FOLEY PROPERTIES LLC
6920 E SHEA BLVD STE 101
SCOTTSDALE, AZ 85254 USA
Parcel: 175-41-026

WINKLER ROBERT A/DEANNA C TR
2161 W MADERO AVE
MESA, AZ 85202 USA
Parcel: 175-49-001

Tanner's or assigned trade name

Business Summary

September 1, 2005

The Business

"Tanner's", will be located in the North Scottsdale/Phoenix area (in the Agua Caliente shopping center) and will be a very upscale lounge with small entrées featuring a solo jazz artist to a jazz duo (un-mic'd). The lounge is going to have a "throw-back" feel to the upscale hotel lounges of the 1930's coupled with today's visual technology and service with the customer's comfort and well-being always in mind.

Tanner's lounge concept is a hybrid of the jazz clubs of the 1930's and *the Strand* Hotel (in L.A.) coupled with Scottsdale flair. Tanner's plans to have a live music show nightly. The show will feature either a solo artist up to two-piece jazz duo wearing tuxedos. Part of the show will feature the group interacting with the crowd. Popular CD music will be played in between sets. There will be tables, booths, couches and a retro bar for the clientele to take in the experience.

The patio will be a romantic getaway with a fountain, foliage, tables and couches for comfort.

Besides gourmet cuisine, the club will feature martinis coupled with bottles of either champagne and/or wine.

Tanner's plans to have a happy-hour and charge cover later in the evening due to the entertainment. Both are subject to feasibility.

This business plans to attract the 28 and up business crowd who have discretionary income and are looking for a unique, uplifting experience without the typical Scottsdale nightclub and/or lounge scene.

The ownership and management understand the neighborhood (they live in North Phoenix/Scottsdale) and feel that this unique concept will only enhance its feel.

1-UP-2006
1-23-06