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Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: B/03/08 Project No.: 26 - PA - 2007
Coordinator: _____ Case No.: _____
Project Name: SOUTH BAY RESTAURANT + LOUNGE

Project Location: 9343 E SUELA BLVD. SCOTTSDALE AZ

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial
Current Zoning: C-3 PCO Proposed Zoning: N/A
Number of Buildings: _____ Parcel Size: _____
Gross Floor Area/Total Units: _____ Floor Area Ratio/Density: _____
Parking Required: _____ Parking Provided: _____
Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

CONDITIONAL USE PERMIT - REQUESTING
LIVE ENTERTAINMENT ON SITE - HOURS OF OPERATION
FOR ENTERTAINMENT 10:00 PM TO 2:00 AM.
TO PROVIDE A FORM OF ENTERTAINMENT FOR
THE SURROUNDING COMMUNITY.
ENTERTAINMENT IS INDOORS ONLY,
CLOSED DOORS, NO OUTSIDE AMPLIFICATION.

18-UP-2008
1st: 6/13/2008

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

SOUTHBEACH RESTAURANT
AND SPORTS BAR
9400 E. SHAE BLVD, SCOTTSDALE, AZ.

PROJECT NARRATIVE

This project constitutes an approximately 7,200 SF Interior Tenant Improvement in an existing Grey Shell Building.

The original Master Plan for this multi use Center had this place already reserved for Restaurant use, and the subject Patio on the south side of the building was allocated for outdoor dining.

This tenant is planning to use the patio for SEASONAL outdoor dining, serving food and alcohol to the Patrons. The area shall be fenced per the requirements of the Liquor Board and the City of Scottsdale pertaining Zoning Ordinance with a minimum 36" high combination fence, constructed partially from solid masonry, and decorative wrought iron. Tenant also plans to built an exterior gas burning fireplace for decorative purpose only. The outdoor seating shall be cooled in the summer months by a water misting system, and heated on the winter months by portable Sunglow Patio Heaters equipped with propane tanks. No permanent gas lines shall be installed, with the exception of the fireplace. Adequate egress has been provided from the outdoor dining area via two wrought iron gate, which shall remain unlocked and in latched position during business hours. The total number of seating in the patio is planned to be for 70 patrons.

The entire outdoor dining area is non-visible from the Shea Blvd, or from any public view except from the adjacent parking lot. One new exterior door shall be installed into the existing aluminum storefront, to provide access from the interior of the restaurant to the patio for waitresses carrying alcoholic beverages without leaving the demised premises.

It is this Tenant full intention to operate a quality establishment in this area, and apply for the EXTENSION OF PREMISES for the outdoor alcohol serving. Procedure.

Per your convenience an overall site plan is enclosed with this application, along with the required Record package, floor plan, and the elevation of the patio, along with photos taken at the site.

Scottsdale, Apr.04th, 2007

Sincerely,


Tom Torok Architect
Applicant



Letter of authorization from Tenant is enclosed.

18-UP-2008
1st: 6/13/2008