

Stipulations for the Conditional Use Permit

For a Bar and Live Entertainment

Prime Bar

Case Number: 15-UP-2008#2 and 16-UP-2008#2.

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the owner's completion of all requirements below is subject to the satisfaction of the Project Coordinator and the Final Plans staff.

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform to the site plan, floor plan, and development program by Aria Group Architects, Inc. dated 10/23/2009 and attached as Exhibit A to Exhibit 2 and Exhibit B to Exhibit 2. If there is a conflict between this document and the above-referenced site plan, the Zoning Administrator shall determine which document takes precedence. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **PATIO:**
 - a. The west patio improvements shall be constructed as shown on the above referenced site plan and shall provide at least six feet five inches clear for pedestrian circulation on the sidewalk adjacent to the patio.
 - b. The two exit gates shown on the patio enclosure shall be located so that they do not swing into the main corridor of the adjacent sidewalk.
3. **PUBLIC SECURITY AND MAINTENANCE PLAN.** The owner/operator(s) shall maintain and conform to a Public Security, Maintenance and Operations Plan dated 6/4/2008, by city staff approved by the Scottsdale Police Department, on record with the City of Scottsdale, and shall keep a copy on site. Each year, prior to the anniversary of this Conditional Use Permit approval, the owner/operator(s) shall provide an update of the Public Security, Maintenance and Operations Plan to the Police Department and the Planning, Neighborhood and Transportation Department. Such update shall state that the plan continues in effect as originally approved, or the update shall conform to the following: If there are any changes that modify the requirements or contents of the Public Security, Maintenance and Operations Plan, those changes shall be documented in a revised Public Security, Maintenance and Operations Plan, which shall be subject to approval by the Police Department and the Planning, Neighborhood and Transportation Department.
4. **HOURS OF OPERATION.** The hours of operation for this establishment shall be Monday through Saturday from 4:00 p.m. to 2:00 a.m.
 - a. With the exception of the doors on the west patio, all external doors shall be closed but not locked during business hours.
5. **NOISE.** Noise generated from this use, including any speakers or other amplification equipment, shall not exceed ambient noise levels consistent to the use and the character of

the area during hours of operation, as determined by the Executive Director of the Planning, Neighborhood and Transportation Department or designee. Amplified music shall be limited to the times that state law allows liquor sales at this establishment. No external outdoor speakers shall be permitted.

6. **LIGHTING.** All exterior lighting shall be in conformance with the Master Lighting Plan as approved by the Development Review Board with case 10-DR-2007#2. No additional exterior lighting is permitted.
7. **REFUSE AND LITTER CONTROL.** The owner/operator(s) shall maintain and conform to a refuse and litter control plan set forth in the Public Security, Maintenance and Operations Plan dated 6/4/2008, by city staff approved by the City of Scottsdale's Planning, Neighborhood and Transportation Department and any other applicable departments to city staff satisfaction. A copy of the approved plan shall be kept on site. The owner/operator(s) shall remove and dispose of litter and debris daily, to the satisfaction of city staff.
8. **SECURITY MONITORING.** Security personnel identified in the Public Security, Maintenance and Operations Plan shall monitor the parking areas within 500 feet of the use at least once an hour when the bar is open and for at least 30 minutes after the bar closes. Monitoring is defined as physically walking through the parking areas or by viewing cameras (if used) to provide video surveillance.
9. **NOTIFICATION.** Within ten (10) days of receiving any complaints regarding the establishment's effect on the adjacent uses and properties, the owner/operator(s) shall notify the Zoning Administrator of the nature of the complaint. Notification shall also include actions taken or planned by the owner/operator(s) to address those complaints.
10. **ADMINISTRATION:**
 - a. **EXPIRATION DATE.** These Conditional Use Permits shall expire one (1) year after City Council approval, unless: (1) the use begins before the expiration date, or (2) the City Council approves an extension based on a written request for extension submitted to the Planning Department at least ninety (90) days before the expiration date.
 - b. **OPERATION CHANGE:** Any change in operator/business owner at the subject location shall require an administrative review by the Zoning Administrator for compliance to these stipulations and the approved Security and Maintenance Plan. Any deviation from any conditions of approval or change in floor plan may be grounds for revocation of the Conditional Use Permit. The applicant shall provide notice of any such operator/owner change within 30 days after the change occurs.

Exhibit 3
Scottsdale Revised Code Section 1.403 (C.1)

C.1. *Bars, cocktail lounges, and/or after hours establishments.*

1. The use shall not disrupt existing balance of daytime and nighttime uses.
2. The use shall not disrupt pedestrian-oriented daytime activities.
3. If the site is located within the downtown overlay district then:
 - a. The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.
 - b. The required parking for the use shall be within six hundred (600) feet of the property and shall not be separated from the property by a major or minor arterial street.
4. If the use is located within five hundred (500) feet of a residential use or district then:
 - a. The use shall not adversely impact residential uses.
 - b. The use shall provide methods of buffering residential uses.
5. An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.
6. The applicant shall provide, with the application for a conditional use permit, a written exterior refuse control plan which must be approved by the planning and development department staff as complying with the written guidelines of the department.
7. The applicant shall demonstrate how noise and light generated by the use shall be mitigated.
8. The applicant shall demonstrate that the use shall meet required parking and shall not exceed capacity for traffic in the area.
9. After hours establishments must maintain a valid after hours establishment license.