

**Application  
Narrative  
Cash Transmittal  
Pre-Application  
Pre-App Narrative  
Pre-App Cash Transmittal  
Project Data Sheet**

UP - BCF *Z*

114 PA 2012

Project Pre Application Number -PA-



# Conditional Use Permit Application Checklist

At your pre-application meeting, your project coordinator will identify which items are required for submittal. Please note that ALL items checked will be required at the time of formal submittal.

## PART I -- GENERAL REQUIREMENTS

Req'd Rec'd Description of Documents Required for Complete Application. No application will be accepted without all items marked below.

1. Completed Application Checklist (*this form*)

2. Application Fee - \$ 2440 Bar UP (subject to change every July)

\$ ~~2440 Bar~~ (subject to change every July)

~~Live Entertainment UP~~

153? In-Lieu Parking (if needed?)

3. Completed Application Form (*form provided*)

4. Proposition 207 information handout (sample agreement provided)

5. Authorization (from property owner(s) if property owner did not sign the application form)

- List owners of property and/or list of principal of Limited Liability Company (LLC) controlling property
- Affidavit of Authority to Act for Property Owner

6. Project Narrative (*form provided*) Describe criteria in Sect. 1.400 and any additional criteria

Add additional criteria :  Bar  Live Entertainment  Other

7. Current Title Report (requirements form provided)

- 8-1/2" x 11" - 1 copy
- Include legal description and complete Schedule A and Schedule B.

*copy of existing title report OK - KC*

Planning, Neighborhood & Transportation Division

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

11-UP-2012  
1st: 4/23/12

## Conditional Use Permit Application Checklist

  8. Provide a Combined Context Aerial and Context Site Plan

Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:

- 350 feet radius from site
- Other: \_\_\_\_\_

- 24" x 36"- FOLDED- 2 color copies
- 11" x 17" - 1 color copy (quality suitable for reproduction)

Show the proposed site plan in relation to surrounding development including the following:

- Building footprints and other site improvements such as drives, parking areas, site walls (indicate height of buildings and site walls);
- Label surrounding zoning and land uses;
- Streets including sidewalks, and any surrounding driveways or intersections;
- Show bike paths and trails; and
- Development plans approved by the Development Review Board during the past year that have not been constructed. (Approved plans are available at the Scottsdale Records Division at 7447 E. Indian School Road, Suite 105).

  9. Existing Conditions Photo Exhibit: Mounted Or Printed On 8-1/2"X11" Paper (Printed digital photos are OK)

- Photos mounted on cardboard, foamboard, particleboard, posterboard or other material will not be accepted.
- See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.
- Provide 1 color original set and 12 color copy sets - 8-1/2" x 11"

  11. Assessor's Map (obtain from Records Department) identifying parcel(s); project location is to be clearly marked:

- 8-1/2" x 11" - 2 copies

  12. Location Map

Provide a map, drawn to scale, showing the location of the site in relation to arterial & intersecting streets and indicating the zoning of the site and adjacent properties.

- 8-1/2" x 11" - 1 copy (quality suitable for reproduction - sample attached)

  13. Neighborhood Involvement Requirements - (form provided)  14. Community Input Certification-(form provided)  15. School District Notification: map attached  16. Policy for Appeal of Required Dedications or Exactions (form provided)

Planning, Neighborhood & Transportation Division

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## Use Permit Application Checklist

17. Archaeological Resources (*information sheets provided*)
- Certificate of No Effect / Approval Application Form (*provided*)
  - Archaeology Survey and Report - 3 copies
  - Archaeology 'Records Check' Report Only - 3 copies
  - Copies of Previous Archeological Research - 1 copy
  - Maps(s)/Narrative for any archaeological resources *within* a Master Planned Development or larger project - 1 copy

17. Historic Property (*existing or potential historic property*)
- Narrative describing proposal to preserve the historic character or compliance with property's existing Historic Preservation Plan

18. Completed Airport Vicinity Development Checklist
- Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)

19. Site Posting Requirements and Affidavit (*decal provided*)

20. Purchase Agreement for "In Lieu Parking Credits" (*form provided*) *If Needed*
- Completed form to be submitted prior to DRB hearing

**PART II -- REQUIRED PLANS & RELATED DATA**  
*All Graphics And Plans Shall Be To Scale And Dimensioned.*

1. Site Plan (Include all existing or approved site plan data. Use an engineer's scale not less than 1" = 40')
- 24" x 36" - 11 copies, FOLDED
  - 11" x 17" - 1 copy (quality suitable for reproduction)
  - Digital -1 copy (See Digital Submittal Plan Requirements)

2. Project Data Sheet (*form provided*)

3. Site Plan Worksheet including calculations (*sample provided*)
- 24" x 36" - 1 copies, FOLDED

4. Floor Plans: (Use an architect's scale not less than 1/8" = 1'. The floor plan data shall be used to determine parking requirements & kitchen area as a percentage of total square footage).
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5. Floor Plan Worksheet: (including calculations)
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Conditional Use Permit Application Checklist

6. Elevations: *Rendering ok*
- 24" x 36" - 1 color copy FOLDED
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7. Conceptual Landscaping Plan:
- 24" x 36" - 1 color copy FOLDED
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8. Corporate Image Features

9. Lighting Details And Cut Sheets:
- 24" x 36" - 1 copy FOLDED

10. Photometric Analysis with horizontal foot-candle diagram
- 24" x 36" - 1 copy FOLDED

11. Lighting Site Plan, include landscape lighting, building lighting and all other lighting
- 24" x 36" - 1 copy FOLDED

12. Parking Analysis *see Ground Blunt*

13. Parking Master Plan:
- 3 copies (required for reduction of ordinance requirements)

14. ~~Transportation Impact & Mitigation Analysis (TIMA): Contact the TIMA Coordinator,~~

\_\_\_\_\_ at \_\_\_\_\_, for TIMA requirements.  
 Name Phone

At time of submittal, provide letter from the TIMA coordinator.

\_\_\_\_\_ Trip Generation Analysis- 3 copies

\_\_\_\_\_ Traffic Impact Study- 3 copies

\_\_\_\_\_ Traffic Evaluation- 3 copies (for Bars, Live Entertainment)

15. Drainage Report: See Sec. 2-202 of the City's Design Standards & Policies Manual for specific submittal and content requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial/topo maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.
- Demonstrate compliance with Army Corp. of Engineers 404 compliance
  - Demonstrate compliance with National Pollutant Discharge Elimination Systems (NPDES)
  - 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
  - Digital- 1 copy (See Digital Submittal Plan Requirements)

Planning Systems will not process project applications until the Drainage Report contains sufficient information in detail, scale and clarity for review.

### Conditional Use Permit Application Checklist

16. ESL Addendum, Slope Analysis, NAOS Plan, Site Plan with Superimposed Topographic Map  
2 copies each (forms provided)

17. Security, Maintenance & Operations Plan (For Bars and Live Entertainment)

18. Operations Plan

19. Other  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

20. Submit items pursuant to the Submittal Instructions provided.

21. An appointment must be scheduled to submit this application. To schedule your submittal meeting, please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; 114 -PA- 2012

Notes:

*Hemi-Chaf*  
Coordinator

3-1-12  
Date

This application needs a:  New Project Number \_\_\_\_\_ or  Old Project Number: \_\_\_\_\_

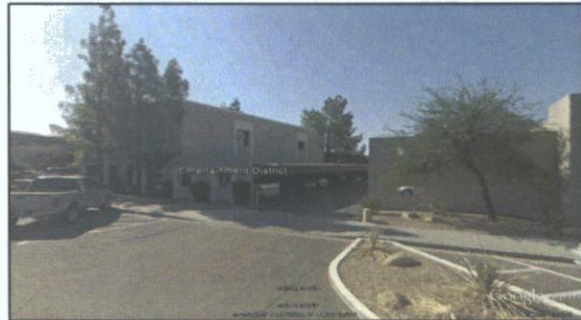
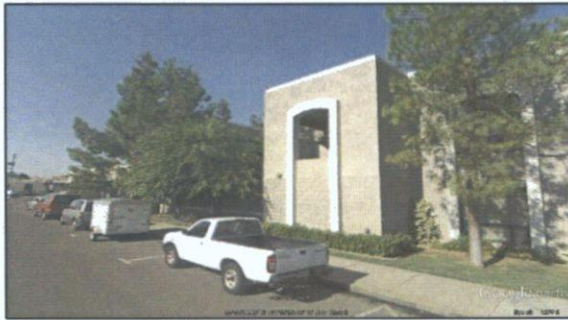
#### Planning, Neighborhood & Transportation Division

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

## Conditional Use Permit Criteria for Bars:

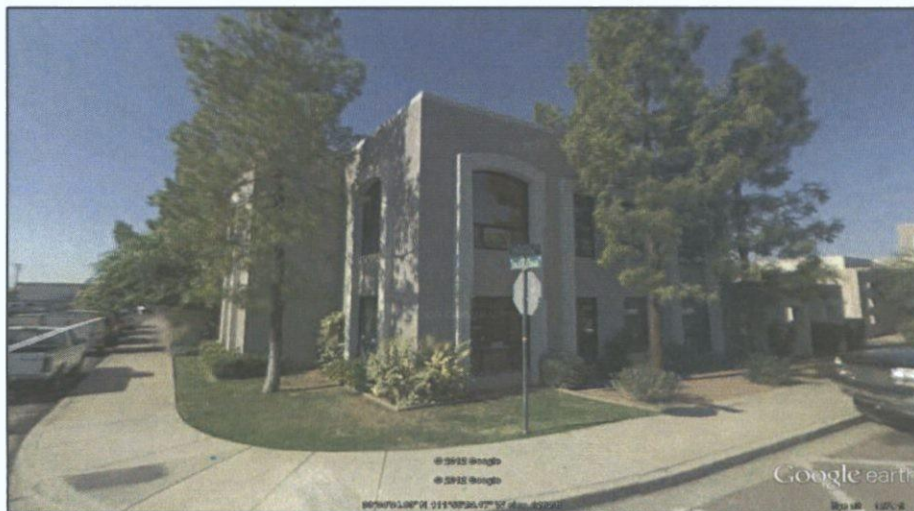
### **1. The use will not disrupt the balance of daytime and nighttime uses.**

*Munchbar will be consistent with the character of other establishments in the same area. Just as Majerle's and El Hefe did across the street, Munchbar will replace struggling and often vacant office uses in the area. This will bring more foot-traffic to the area and provide more dining and entertainment options for office employees in the area as well as residents.*



### **2. The use will not disrupt pedestrian-oriented daytime uses.**

*There is seldom any pedestrian activity during the daytime on the streets surrounding this block presently. Munchbar, along with other uses proposed with the Scottsdale Retail Plaza revitalization project, will encourage pedestrian activity by providing a more inviting and enjoyable pedestrian experience. Outdoor patios will line the sidewalk along the west side of Saddlebag Trail, providing activity that approximates an urban streetscape experience. Wider sidewalks, more street trees, and more pedestrian amenities will activate the street and enhance and encourage pedestrian activity in the area.*



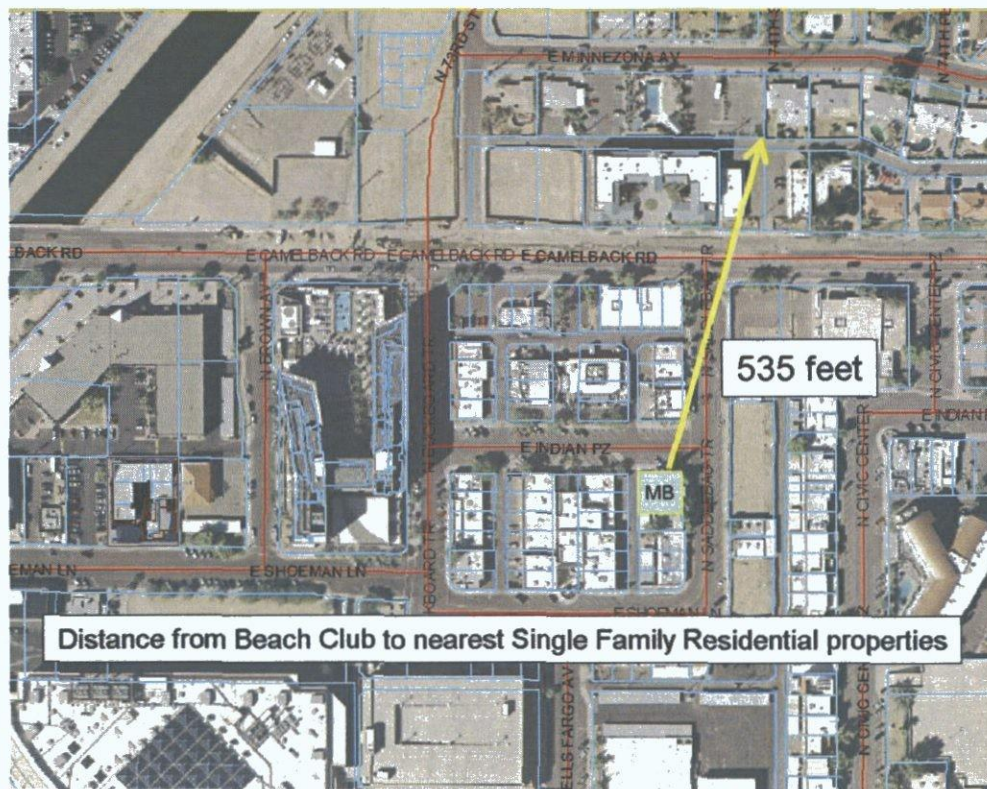
**3. If the site is located within the downtown overlay district then:**

**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. No daytime retail activities are being displaced. Munchbar will continue the trend established by Majerle's and El Hefe – generating moderate pedestrian traffic during the day with increased activity after the end of the business day.**

**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. All required parking for Munchbar is being met through parking entitlements or through a development agreement being prepared by the developer of this project to provide parking located on other properties under the same ownership within the entertainment district.**

**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. Munchbar is not located within 500 feet of a residential use or district. At their closest points, the rear property line of the residential lots is 525 feet from the north wall of the Beach Club.**



**b. The use shall provide methods of buffering residential uses.**

*Munchbar is not located within 500 feet of residential use. This facility is designed to minimize sound outside the property and will be aggressively self-monitored as well as city-monitored to ensure that the city's noise ordinance standards are adhered to.*

**5. An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.** *A management and security plan have been attached as part of this application and will be implemented and enforced as part of standard operation. One major benefit of the Scottsdale Retail Plaza project is that it is eliminating two unsightly alleys where security has historically been more difficult to monitor than along the streets.*

**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.** *A refuse control plan has been reviewed by city staff. The refuse plan incorporates a service entrance and corridor along the east side of the project that will be shared by the Beach Club, Munchbar and the adjacent users along Saddlebag Trail. Access to the service corridor will be from Shoeman Lane, with a series of refuse bins located within an enclosure at the southeast corner of the Beach Club property.*

**7. The applicant shall demonstrate how noise and light generated by the use shall be mitigated.** *All exterior lighting shall be approved by the City of Scottsdale via permit process. The use is located more than 500 feet away from the nearest single family residence and should have no impact on surrounding uses during its hours of operation. The applicant understands and agrees to compliance with the city's noise ordinance standards.*

**8. The applicant shall demonstrate the use shall meet require parking and shall not exceed capacity for traffic in the area.** *This application provides required and provided parking for proposed use. The parking requirement is detailed within the site plan data. The building provides enough parking for both a Bar Use and Live Entertainment Permit.*

**9. After hours establishments must maintain a valid after hou8rs establishment license.** *No after hours operations uses are proposed.*



# Operation Plan

An Operation Plan explains operational characteristics of a proposed use.

1. Business use type: Bar
2. Days of Operation: 2 days/week
3. Hours of Operation: 3p - 2a M-F 10a - 2a S, Sun
4. Number of employees
  - a. Full time, indicate work shift 20
  - b. Part time, indicate work shift 20
5. Other business officials on site if not employees \_\_\_\_\_
6. Customer characteristics
  - a. Patron seating indoor 180 patio 90
  - b. Frequency and peak time of customer activity 6p - 2a
7. Outdoor operations
  - a. Explain all outdoor activities (e.g. everything that takes place outside the confines of an enclosed building):
    - Parking off site
    - Loading service corridor - entrance on Sherman Lane
    - Storage Interior
    - Display Interior
    - Product demonstrations/testing N/A
    - Activities that take place within areas that are walled but not roofed or covered Patio seating along Soddobay? Terrace Plaza
    - Other activities \_\_\_\_\_
8. Description of service activities such as parking lot sweeping, loading, trash hauling and similar associated activities. Refuse collection - trash place on Sherman Dumpsters located behind doors on shared properties (Brewery Club, Munkhara, Whiskey Bar, Derby Pubs)
  - a. Frequency of service Activities: days of week, hours of day 2-3 x/week as needed
  - b. Location of Service Activities relative to lower intensity uses \_\_\_\_\_
9. Description of refuse removal:
  - a. The location of anticipated parking area for customers including those located off the site. Parking is off-site (7434 E Sherman Dr in Sherman Plaza)
  - b. The area surrounding the property that will be cleaned of debris by the applicant Area wide cleaning on Fri, Sat, Sunday am
  - c. Time of day of refuse removal. 4-6 am

## Planning, Neighborhood and Transportation

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# Operation Plan

An Operation Plan explains operational characteristics of a proposed use.

10. Description of activities that generate noise that will be apparent to/from adjoining properties.

- a. Source of noise DJ booth interior of bldg
- b. Noise level in DBA at source of noise and point of impact -
- c. Description and diagrams of noise source location -

11. Description and documentation of how noise is abated

- a. Narrative description Compliance with city's noise ordinance
- b. Attach site plans, elevation, and other plans that visually demonstrate noise source and noise levels, and how noise will be abated

12. Proposal for noise monitoring and maintenance of acceptable noise level:

employee monitoring w/ sound meter 2x/night as  
upon complaint - large dept of results.

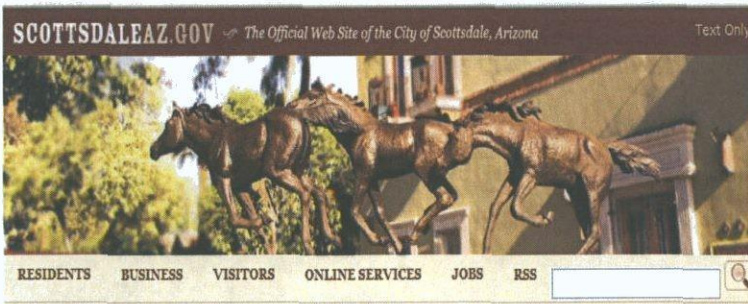
Schools Only:

- 1. Number of students on site at any given time: \_\_\_\_\_
- 2. Frequency of drop offs and pick-ups (start and stop times) on each day of the week: \_\_\_\_\_

## Planning, Neighborhood & Transportation

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# THE ENTERTAINMENT DISTRICT



Home / Downtown Scottsdale / Visit Downtown Scottsdale / Downtown Districts

## Downtown Districts

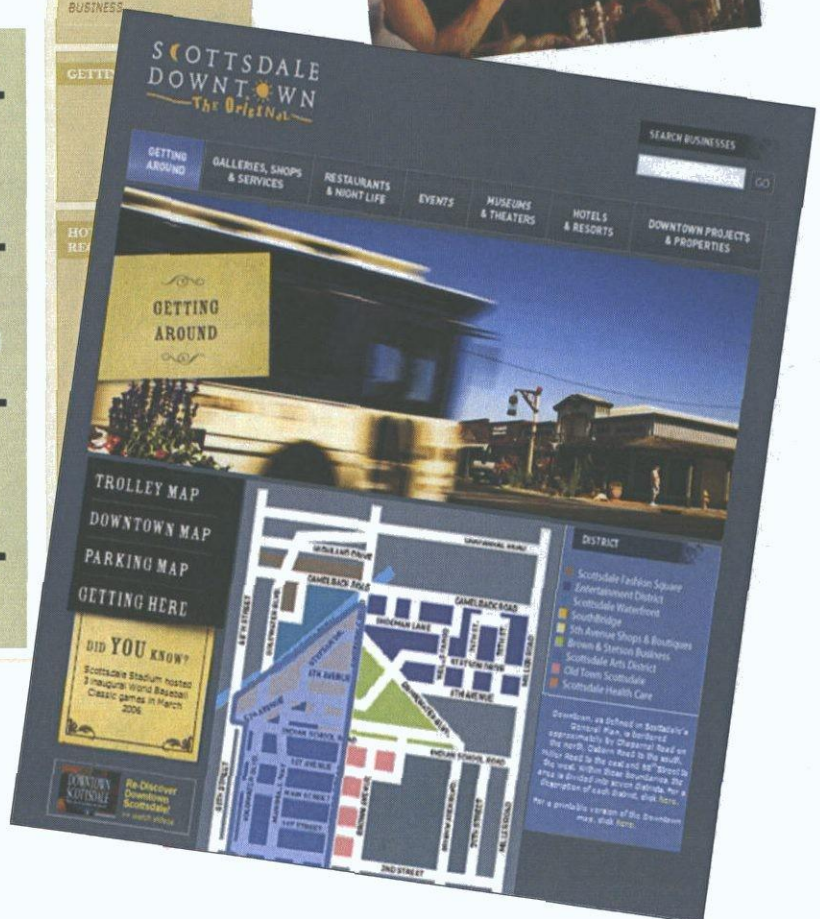
- |  |  |
|--|--|
| <a href="#">Fashion Square</a>                                   | <a href="#">Entertainment District</a>                     |
| <a href="#">Waterfront</a>                                       | <a href="#">Brown &amp; Stetson Businesses</a>             |
| <a href="#">5th Ave. Shops &amp; Boutiques</a>                   | <a href="#">Old Town District</a>                          |
| <a href="#">Scottsdale Arts District</a>                         | <a href="#">Civic Center Mall</a>                          |
| <a href="#">SouthBridge</a>                                      |  |
| <a href="#">Downtown Map &amp; Directory</a><br>(pdf/975kb/42pp) | <a href="#">Printable Districts Map</a><br>(pdf/275kb/1pp) |
| <a href="#">Downtown Dining Guide</a><br>(pdf/657kb/8pp)         |  |

### RELATED LINKS

- DOWNTOWN SCOTTSDALE
- MAP & DIRECTORY (PDF/1MB/74PP - PRINTED BROCHURE AVAILABLE AT DOWNTOWN OFFICE)
- DOWNTOWN DEVELOPMENT
- DOWNTOWN DISTRICTS
- DOWNTOWN PLAN
- DOWNTOWN VIDEOS
- TRANSPORTATION
- INVESTMENT ACTIVITY (PDF/1MB/8PP)
- ACTIVE & PROPOSED PROJECTS
- REGISTER YOUR DOWNTOWN BUSINESS

## ENTERTAINMENT DISTRICT

*"As evidenced by its name, the entertainment District also features a broad array of nightclubs, offering residents and visitors alike who have an abundance of energy, numerous opportunities to extend their fun well into the evening."*



# THE SCOTTSDALE DOWNTOWN PLAN

## Goals and Approaches

1. Sustain and strengthen Scottsdale's position as a premier international and national tourism destination and resort community.
  - Maintain the quality and character of the local hotels and resorts.
  - Encourage the development and redevelopment of hotels and resorts in the context of the character and quality Scottsdale is known for. This development should recognize the availability of naturally occurring and built attractions, and entertainment activities.
  - Encourage diversity and high quality in the lodging industry and resorts that cater to specific market segments (e.g. spas, dude ranches, eco-tourism etc.).
  - Preserve Scottsdale's natural, social, and cultural environments to enhance the Scottsdale tourism experience.
  - Enhance Scottsdale's tourism support services including fine dining, specialty retail, and entertainment.

Scottsdale 2001 General Plan

## GOAL

*"Encourage and maintain a high level of diverse, quality retail and entertainment activity in Scottsdale that supports the needs of Scottsdale's residents and visitors."*

## APPROACH

*"Maintain a strong, aggressive position in bringing new, high-quality retail and entertainment experiences to the community."*

## APPROACH

*"Encourage the concentration of retail and entertainment in the Downtown area and the historic specialty retail and art gallery districts."*

- Encourage the location of new, high quality, regionally oriented retail activities in Scottsdale. New retail activity should focus on unique and diverse retail adventures.
- Maintain a strong, aggressive position in dealing with bringing new, high quality retail and entertainment experiences to the community.
- Encourage the concentration of retail and entertainment in the Downtown area and the historic specialty retail and art gallery districts.
- Advocate the development of additional retail opportunities, especially those that capture the unique flavor of Scottsdale and complement the quality, and resort and desert character of the community.

of diverse, quality retail and  
that supports the needs of

residents and visitors.



# City of Scottsdale Cash Transmittal

## # 89505

**Received From :**

EVENING ENTERTAINMENT GROUP LLC  
7333 E INDIAN PLAZA  
SCOTTSDALE, AZ 85251

**Bill To :**

MUNCHBAR  
4420 N SADDLEBAG TR  
SCOTTSDALE, AZ 85251  
602-620-3033

<b>Reference #</b>	114-PA-2012	<b>Issued Date</b>	2/17/2012
<b>Address</b>	4420 N SADDLEBAG TR	<b>Paid Date</b>	2/17/2012
<b>Subdivision</b>	CAMELBACK PARK PLAZA	<b>Payment Type</b>	CHECK
<b>Marketing Name</b>		<b>Cost Center</b>	
<b>MCR</b>	086-13	<b>County</b>	No
<b>APN</b>	173-41-141	<b>Gross Lot Area</b>	0
<b>Owner Information</b>		<b>NAOS Lot Area</b>	0
EQUITY PARTNERS GROUP LLC		<b>Net Lot Area</b>	
4501 N SCOTTSDALE RD 201		<b>Number of Units</b>	1
SCOTTSDALE, AZ 85251		<b>Density</b>	
602-748-8888		<b>Water Zone</b>	
		<b>Water Type</b>	
		<b>Sewer Type</b>	
		<b>Meter Size</b>	QS 17-45

Code	Description	Additional	Qty	Amount	Account Number
3166	STAFF APPROVAL (MINOR-CASE)		1	\$87.00	100-21300-44221
3199	RECORDS PACKET FOR PREAPPS		1	\$21.00	100-21300-44221

Total Amount **\$108.00**

SIGNED BY RANDY GRANT ON 2/17/2012

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 89505**



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|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Completed Application Checklist <i>(this form)</i>  |
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| <input checked="" type="checkbox"/> |                          | 4. Proposition 207 information handout (sample agreement provided)   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Authorization (from property owner(s) if property owner did not sign the application form) <ul style="list-style-type: none"> <li>• List owners of property and/or list of principal of Limited Liability Company (LLC) controlling property</li> <li>• Affidavit of Authority to Act for Property Owner</li> </ul> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Current Title Report (requirements form provided) <i>copy of existing title report ok - KC</i> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy</li> <li>• Include legal description and complete Schedule A and Schedule B.</li> </ul>   |

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- 8. Corporate Image Features
- 9. Lighting Details And Cut Sheets:
  - 24" x 36" - 1 copy FOLDED
- 10. Photometric Analysis with horizontal foot-candle diagram
  - 24" x 36" - 1 copy FOLDED
- 11. Lighting Site Plan, include landscape lighting, building lighting and all other lighting
  - 24" x 36" - 1 copy FOLDED
- 12. Parking Analysis *see Grand Blunt*
- 13. Parking Master Plan:
  - 3 copies (required for reduction of ordinance requirements)
- 14. ~~Transportation Impact & Mitigation Analysis (TIMA): Contact the TIMA Coordinator.~~  
 \_\_\_\_\_ at \_\_\_\_\_, for TIMA requirements.  
 Name Phone  
 At time of submittal, provide letter from the TIMA coordinator.  
 \_\_\_\_\_ Trip Generation Analysis- 3 copies  
 \_\_\_\_\_ Traffic Impact Study- 3 copies  
 \_\_\_\_\_ Traffic Evaluation- 3 copies (for Bars, Live Entertainment)
- 15. Drainage Report: See Sec. 2-202 of the City's Design Standards & Policies Manual for specific submittal and content requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial/topo maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.
  - Demonstrate compliance with Army Corp. of Engineers 404 compliance
  - Demonstrate compliance with National Pollutant Discharge Elimination Systems (NPDES)
  - 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
  - Digital- 1 copy (See Digital Submittal Plan Requirements)
 Planning Systems will not process project applications until the Drainage Report contains sufficient information in detail, scale and clarity for review.

**Planning, Neighborhood & Transportation Division**

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

### Conditional Use Permit Application Checklist

16. ESL Addendum, Slope Analysis, NAOS Plan, Site Plan with Superimposed Topographic Map

- 2 copies each (forms provided)

17. Security, Maintenance & Operations Plan (For Bars and Live Entertainment)

18. Operations Plan

19. Other

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

20. Submit items pursuant to the Submittal Instructions provided.

21. An appointment must be scheduled to submit this application. To schedule your submittal meeting, please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; 114 -PA- 2012

Notes:

*Kemi Chaf*

3-1-12

Coordinator

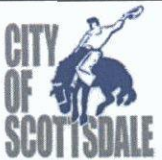
Date

This application needs a:  New Project Number \_\_\_\_\_ or  Old Project Number: \_\_\_\_\_

**Planning, Neighborhood & Transportation Division**

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

CT89505



# Project Pre-Application Questionnaire

The purpose of the Pre-Application process and this questionnaire is to provide preliminary information to the City's Planning Department on your proposed development project. This information and a Pre-Application meeting facilitate discussion on the development review process and related issues most likely applicable to your development project.

### Pre-Application Process

Most development proposals are required to go through one or more application and/or entitlement processes, some of which involve public hearings. To process your pre-application and to enable your meeting to be productive, the attached forms and all required materials must be provided. At the pre-application meeting, city staff will highlight areas where you may need to pay particular attention, and which, if any, public hearing process(es) you will be required to go through. More information can be found at [www.scottsdaleaz.gov/BldgResources/DevProcess](http://www.scottsdaleaz.gov/BldgResources/DevProcess)

**Completed pre-application application forms, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 E. Indian School Road. Make checks payable to "City of Scottsdale."**

After the pre-application packet has been accepted, the request is routed for assignment and scheduling. A staff member will contact you to schedule a pre-application meeting with staff.

**Submittal Date:** 2/17/2012 **Project No.:** 114 -PA- 2012

**Project Name:** Munchbar **Parcel No(s):** 173-41-143, 144  
**Address:** 4420 N. Saddlebag Trail **Quarter Section(s):** 17-45

### Property Details:

Single-Family Residential  Multi-Family Residential  Commercial  Industrial  Other  
**Lot Size:** Approx 4200 sq. ft. **Current Zoning:** C-2/P-3 DO **Current Use(s):** Office

**Has a 'Notice of Compliance' been issued?**  No  Yes *TJB* If yes, provide a copy with this submittal

### Application Type:

Abandonment (AB)  In-Lieu Parking Request (IP)  Rezoning (ZN)  
 Development Review (DR)  Master Plan (MP)  Text Amendment (TA)  
 ESLO Hardship Exemption (HE)  Master Sign Program (MS)  Use Permit (UP)  
 ESLO Wash Modification (VM)  Notice of Compliance  Variance (BA)  
 General Plan Amendment (GP)  Preliminary Plat Subdivision (PP)  Other Bar w/ Live Entertainment

**Owner:** Equity Partners Group, LLC **Applicant:** Les Corieri  
**Company:** c/o Triyar Companies **Company:** Munchbar  
**Address:** 4501 N. Scottsdale Road, #201 **Address:** 4420 N. Saddlebag Trail  
**Phone:** 602-748-8888 **Fax:** 602-748-8889 **Phone:** 602-620-3033 **Fax:** 602-952-9985  
**E-mail:** moman@triyar.com **E-mail:** lcorieri@aol.com

**Signature (circle one):** *[Signature]* **Owner** **Applicant** **Date:** 2/17/2012

**Planning, Neighborhood & Transportation Division**  
7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



# Project Pre-Application Questionnaire

Submittal Date: 2-17-12

Project No.: 114 -PA- 2012

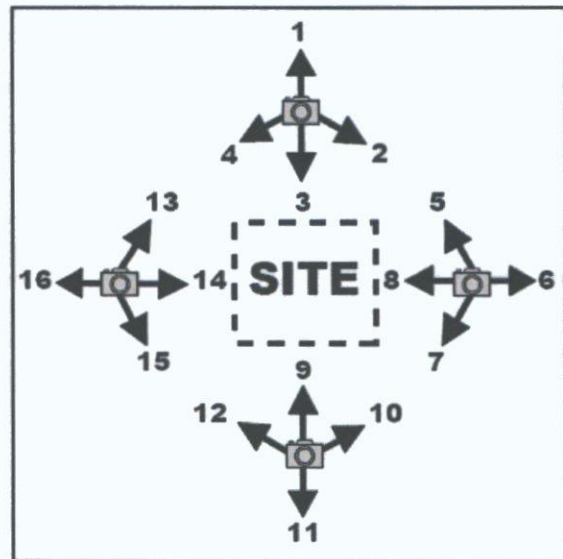
**Please Note:** All projects require a legally-assigned address; if an address is not currently assigned to your project, please submit a site plan to Records Division staff to obtain one. **This may take up to 5 days.** The Address Request form is available on-line at [www.scottsdaleaz.gov/bldgresources/records](http://www.scottsdaleaz.gov/bldgresources/records).

**All items listed below must be submitted to constitute a complete submittal.**

### Submittal Requirements:

- 1. Completed Project Pre-Application Questionnaire & Fee** 87<sup>00</sup>  
(Fees subject to change every July)
- 2. Records Packet Fee** 21<sup>00</sup>  
The Records Packet Fee will be processed by staff. The applicant need not visit the Records desk to obtain the packet.  
(Fees subject to change every July)
- 3. Conceptual Drawing(s)** – One (1) copy of conceptual site plan, plot plan, or schematic drawing representing your request (not required for Abandonments). If requesting Development Review Board approval, include elevations showing architectural character.  
(24" x 36", 11" x 17", or 8.5" x 11" paper sizes only)
- 4. Project Narrative** – Attach a detailed descriptive narrative of the site layout that includes the following information:
  - Purpose of this request
  - Describe any and all pertinent information related to the request including, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.
  - Any improvements and uses that currently exist on the property or on neighboring properties.
  - Explain how your proposal is compatible with the surrounding area.
  - Describe any unusual characteristics that may restrict or affect your development.
  - Targeted date to begin construction.

- 5. Site / Context Photographs**  
Provide color photographs showing the site and the surrounding buildings/properties in order to provide city staff with a visual impression of the current site conditions. Use the guidelines below for photos.
  - Photos are to be taken looking in towards the project site and adjacent to the site.
  - Photos should show adjacent improvements and existing on-site conditions.
  - Refer to photograph number and direction of view.
  - If your site is greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
  - Do not mount photos on large poster boards, cork boards, etc.



### FOR ADMINISTRATIVE USE ONLY

A Pre-application meeting with Planning Staff has already occurred with \_\_\_\_\_ Date: \_\_\_\_\_

### Planning, Neighborhood & Transportation Division

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

*OK TB (my S) Bennett 2-17-12  
to submit*

## MUNCHBAR

REQUEST: Conditional Use Permit for a Bar with Live Entertainment.

LOCATION: Southwest corner of Saddlebag Trail and Indian Plaza (4420 N. Saddlebag Trail). Currently an office building occupies the site.

CONTEXT: This property is part of the overall revitalization plan for the Beach Club. The outdoor patio for the Beach Club will be immediately west of three tenant spaces that will face onto Saddlebag Trail. As the addition of Majerle's, El Hefe and Wild Knight have demonstrated, the area along Saddlebag Trail is being significantly revitalized, even in this difficult economy. Munchbar will continue the trend of reinvestment in the area and will provide another option for people seeking a casual place to dine and relax.

NARRATIVE: The establishment will be a bar, but will serve a full menu 7 days a week. Hours of operation will be Monday through Friday, 3:00 pm – 2:00 am; Saturday and Sunday 9:00 am – 2:00 am.

The Munchbar will be casual fare and cater to patrons seeking a sports bar/corner bar atmosphere. A DJ will be used, but a live entertainment permit is being sought in order to have other entertainment opportunities available as well. Munchbar will offer an alternative to the other restaurant/bar opportunities in the area.



# Project Application

Project Number: 114 - PA - 2012 Case Number: 11 UP 2012 Date: \_\_\_\_\_

Staff Signature required PRIOR to submittal

*This Document Constitutes A Public Disclosure Under ARS Section 39-121, Inspection of Public Records*

### Applicant to Complete Section Below

- Case Type:**
- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Abandonment (AB)                | <input type="checkbox"/> Master Plan Map (MP)     | <input type="checkbox"/> Rezoning (ZN)              |
| <input type="checkbox"/> Changes to a Recorded Plat (PC) | <input type="checkbox"/> Master Sign Program (MS) | <input type="checkbox"/> Text Amendment (TA)        |
| <input type="checkbox"/> Change to Existing Lots (PC)    | <input type="checkbox"/> Minor Subdivision (MD)   | <input checked="" type="checkbox"/> Use Permit (UP) |
| <input type="checkbox"/> Development Review (DR)         | <input type="checkbox"/> Preliminary Plat (PP)    | <input type="checkbox"/> Variance (BA)              |
| <input type="checkbox"/> General Plan Amendment (GP)     | <input type="checkbox"/> Other: _____             |   |

**Project Name:** Munchbar  
**Project Address:** 4420 N. Saddlebag Trail  
**Current Zoning District:** C-2/P-3 DO **Parcel Number(s):** 173\_41\_143\_44 **Quarter Section:** 17\_45  
**Request:** Approval of Conditional Use Permits for Bar and Live Entertainment Uses

*The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. All contact for this project will be made through the applicant listed below.*

**Owner:** Equity Partners Group  
 Company c/o Shawn Yari  
 Phone: 602-748-8888 Fax: 602-748-8889  
 E-mail: shyari@triyar.com  
 Address: 4501 N. Scottsdale Road, #201  
Scottsdale, Arizona 85251

**Developer:** APPLICANT: Les Corieri  
 Company Evening Entertainment Group  
 Phone: 602-620-3033 Fax: 602-952-9985  
 E-mail: lcolieri@aol.com  
 Address: 5449 E Mariposa Street  
Phoenix, Arizona 85018

**Architect:** Cawley Architects  
 Company c/o Michael Jorgenson  
 Phone: 602-393-5060 Fax: \_\_\_\_\_  
 E-mail: mike@cawleyarchitects.com  
 Address: 730 N. 52nd Street, #203  
Phoenix, Arizona 85008

**Engineer:** Hunter Engineering  
 Company c/o Larry Talbott  
 Phone: 480-991-3985 Fax: 480-991-3986  
 E-mail: ltalbott@hunterengineeringpc.com  
 Address: 10450 N. 74th Street  
Scottsdale, Arizona 85258

**Applicant Contact:** Randy Grant Phone: 602-478-7454  
 Applicant E-mail: rgrant55@cox.net Fax: 602-748-8889  
 Applicant Address: 4501 N. Scottsdale Road, #201 Scottsdale, Arizona 85251

Owner Signature [Signature]

Applicant Signature [Signature]

### OFFICIAL USE ONLY

Staff Signature: \_\_\_\_\_ E-mail: \_\_\_\_\_@ScottsdaleAZ.gov 480-312-\_\_\_\_\_

This application needs a:  New Project Number or  Old Project Number: \_\_\_\_\_ Date: \_\_\_\_\_

## Planning & Development Services Department

7447 E. Indian School Road, Suite 100, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

11-UP-2012  
1st: 4/23/12

## MUNCHBAR

REQUEST: Conditional Use Permit for a Bar.

LOCATION: Southwest corner of Saddlebag Trail and Indian Plaza (4420 N. Saddlebag Trail). Currently an office building occupies the site.

CONTEXT: This property is part of the overall revitalization plan for the Beach Club. The outdoor patio for the Beach Club will be immediately west of three tenant spaces that will face onto Saddlebag Trail. As the addition of Majerle's, El Hefe and Wild Knight have demonstrated, the area along Saddlebag Trail is being significantly revitalized, even in this difficult economy. Munchbar will continue the trend of reinvestment in the area and will provide another option for people seeking a casual place to dine and relax.

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The Munchbar will be casual fare and cater to patrons seeking a sports bar/corner bar atmosphere. Munchbar will offer an alternative to the other restaurant/bar opportunities in the area.

PARKING: Parking for this use is being calculated as part of the overall Beach Club demand.



Scottsdale Retail Plaza 2012 03 20  
This artist rendering is for conceptual design only and should not be referred to as a construction document.

Triyar L&P C&S AV3

11-UP-2012  
1st: 4/23/12



# Submittal Fee

Project Name: Murch Bar Pre-App#: 114PA-2012  
Fee Type: UP - BAR Fee Amount: \$ \_\_\_\_\_  
Staff Name: F. Cookson Signature: *F. Cookson* Phone: x 2254 Date: 4/23

## Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-2500 • Fax: 480-312-7088



# City of Scottsdale Cash Transmittal

## # 90008

DUPLICATE

9 00457130  
04/23/12 PLN-1STOP  
SYANEZ HPDOB78004  
4/23/2012 3:02 PM  
\$2,440.00

DUPLICATE

**Received From :**

GIN COR LLC DBA SUEDE LES  
7333 INDIAN PLAZA  
SCOTTSDALE, AZ 85251

**Bill To :**

MUNCHBAR  
4420 N SADDLEBAG TR  
SCOTTSDALE, AZ 85251  
602-620-3033

**Reference #** 114-PA-2012  
**Address** 4420 N SADDLEBAG TR  
**Subdivision** CAMELBACK PARK PLAZA  
**Marketing Name**  
**MCR** 086-13  
**APN** 173-41-141

**Issued Date** 4/23/2012

**Paid Date** 4/23/2012

**Payment Type** CHECK

**Owner Information**

EQUITY PARTNERS GROUP LLC  
4501 N SCOTTSDALE RD 201  
SCOTTSDALE, AZ 85251  
480-748-8888

**Lot Number** 25  
**County** No  
**Gross Lot Area** 0  
**NAOS Lot Area** 0  
**Net Lot Area**  
**Number of Units** 1  
**Density**

**Cost Center**

**Metes/Bounds** No

**Water Zone**

**Water Type**

**Sewer Type**

**Meter Size**

QS 17-45

Code	Description	Additional	Qty	Amount	Account Number
3175	USE PERMIT APPLICATION		1	\$2,440.00	100-21300-44221

SIGNED BY RANDY GRANT ON 4/23/2012

11-UP-2012  
1st: 4/23/12

Total Amount

**\$2,440.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 90008**

**Instructions for  
Security and Maintenance Plan**  
Follow these steps for Review and Approval  
**Scottsdale Police Department Liquor Investigations**

**Step 1**

Prepare your Security and Maintenance Plan.

**Step 2**

Contact Detectives to Discuss Your Plan. Send a copy of Your Security and Maintenance Plan to Detectives.

Detective John Miller

480.312.5252

[jgmiller@scottsdaleaz.gov](mailto:jgmiller@scottsdaleaz.gov)

**Step 3**

Meet with Detectives to review the plan, if needed.

**Step 4**

Submit your reviewed plan to Planning and Development.

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

9/1/12      JCM  
DATE                      INITIALS

# SECURITY, MAINTENANCE AND OPERATIONS PLAN

For Bars and Live Entertainment Use Permits



Scottsdale Police Department, 3700 North 75th Street, Scottsdale, AZ 85251

480.312.5000 FAX 480.312.7701

City of Scottsdale Planning, 7447 E. Indian School, Scottsdale AZ 85251

480-312-7000 FAX 480-312-7088

Assigned Planner: Kim Chafin

Police Detective: John Miller

Establishment: Munchbar

Address: 4420 N. Saddlebag Trail, #110

Business Phone: Not Established

Business FAX: Not Established

Maximum Occupancy: \_\_\_\_\_

Effective Date of the Plan: 5/15/12

Date of Plan Review: \_\_\_\_\_

Use Permit Issue Date: \_\_\_\_\_

Liquor License Number: 0607

Contact Person (1): Les Coreri

Home Phone: (602) 620-3033

Contact Person (2): Jeff Onell

Home Phone: (602) 570-0677

## Purpose of the Plan

To address security measures, maintenance/refuse and operations for an establishment whose use shall require a Security Plan pursuant to Scottsdale Revised Codes. These uses typically include a Bar Use Permit and a Live Entertainment Use Permit. The contents of this plan will address the listed concerns as well as community concerns regarding:

Any significant increase in vehicular or pedestrian traffic, including effects on parking, traffic and circulation in the area.

Adequate control of disruptive behavior both inside and outside the premises to include property damage and refuse issues.

Compatibility with surrounding structures and uses.

It is the intent of the City of Scottsdale to provide an environment that enhances the safeguarding of property as well as public welfare and to limit the need for law enforcement involvement.

The Permittee agrees that successful execution and enforcement of this Plan are a required condition of the use permit. Termination, cancellation, deviation or non-approval of the Plan constitutes a breach of the Plan and could result in the revocation of the use permit.

## Operations and Hours

1. Permittee: Les Corieri / Munchbar, LLC

Type of Organization:  Arizona Corporation  Corporation  Sole Proprietorship  LLC  Partnership  Other

2. Managing Agents Name: Les Corieri

Title: Owner

Address: 5449 E. Mariposa Street

Phone Numbers: (602) 620-3033

Fax or Other Numbers: (480) 970-1166

3. Business Owner(s) (if different than Managing Agent)

<u>Name</u>	<u>Address</u>	<u>Phone</u>
-------------	----------------	--------------

4. Property Owner or Property Manager (if different from Managing Agent)

<u>Name</u>	<u>Address</u>	<u>Phone:</u>
Equity Partners Group c/o Triyar Companies	4501 N. Scottsdale Road	(602) 748-8888

5. Hours of Operation:

	<u>Peak/Non- Customers</u>	<u>Open to Customers</u>	<u>Liquor Sale Begin</u>	<u>Liquor Sale Closed</u>	<u>Closed to Customers</u>
Monday	NP	3:00 pm	3:00 pm	2:00 am	2:00 am
Tuesday	NP	3:00 pm	3:00 pm	2:00 am	2:00 am
Wednesday	NP	3:00 pm	3:00 pm	2:00 am	2:00 am
Thursday	Peak	3:00 pm	3:00 pm	2:00 am	2:00 am
Friday	Peak	3:00 pm	3:00 pm	2:00 am	2:00 am
Saturday	Peak	10:00 am	3:00 pm	2:00 am	2:00 am
Sunday	Peak	10:00 am	3:00 pm	2:00 am	2:00 am

6. Promotional Events: (Attach an addendum which describes week to week promotional events you plan to have throughout the year i.e. "Ladies night." Do not include special events)

7. Program Format/Entertainment/Advertising: (Complete for Live Entertainment Use Permit Only. Attach addendum that describes entertainment format i.e. DJ, Live music, Comedy acts etc.) See Scottsdale Revised Code - Appendix B, Zoning Ordinance for definitions.

8. Special Events:

Permittee must give notice to City of Scottsdale Planning and Development at least forty-five (45) days prior to conducting Special Events on the premises. "Special Events" are any program formats varying from the regular format and audiences described or provided above organized or planned by Permittee. Scottsdale requires separate licenses for outdoor special events.

**9. Cooperation/Complaints/Concerns:**

Permittee will maintain communications with establishments located on and adjacent to the premises, and with residents and other businesses that may be affected by patrons or operations of the Permittee. Permittee designates the following person to receive and respond to concerns or complaints from other residents or businesses:

Name Jeff Oneil    Address 7340 E. Indian Plaza    Phone (602) 570-0677

Permittee, managing agents, on-duty managers, supervisors and security personnel will cooperate closely with Scottsdale Police, City of Scottsdale Code Enforcement staff or other City staff as well as business and residential neighbors in addressing and investigating complaints, criminal acts, refuse issues and any other concerns.

## **Security and Maintenance**

### **Security Attire**

Security personnel must be readily identifiable to police, patrons, and other employees to ensure the safety of the security staff when engaged with patrons. Security personnel should wear an appropriate styled shirt with the word "security" on both the front and back, in two (2) inch lettering and clearly visible. During cold weather, a jacket with the same inscription should be worn. The use of radios should be employed between security staff and management when the size of the establishment limits communication efforts.

### **Security Officer Responsibilities**

The Permittee or management must clearly delineate the below responsibilities to all new security personnel and ensure these responsibilities are explained and understood. Civilian Security Officers will be responsible for patrolling the full property of the liquor establishment during all hours when patrons are in the establishment, outside the establishment, and in the establishment parking areas. On peak nights, there will be a minimum of 4 uniformed security officer(s). (Wearing the above-described uniform). The following responsibilities shall be agreed upon and adhered to:

1. 1 Security officer(s) will be responsible for roaming the interior of the business and identifying hazards, problems, and maintaining guest safety.
2. 2 Security officer(s) will be responsible for checking identifications at the front door. Acceptable identification are those listed in Arizona Revised Statutes Title 4, section 241A and apply to patrons accessing any area of the licensed premises, including the time period of After-Hours, if applicable. Additional responsibilities shall include: access control, counting of patrons, and prevention of intoxicated persons from entering the business.
3. 1 Security officer(s) will be responsible for conducting roaming patrol of the exterior in an effort to prevent criminal behavior, maintain the peace and

prevent refuse issues. This patrol shall include all parking areas to prevent a gathering of patrons during business hours and up to thirty (30) minutes after closing.

In addition, security officers will report all acts of violence to management personnel, complete a written report, log the act of violence, and contact Scottsdale Police Department immediately. Liquor establishment management and/or ownership has the ultimate responsibility for the recording of the act of violence, logging of the act of violence, and reporting the act of violence to the police department and the State Department of Liquor Licenses.

### **Management Responsibilities**

The Permittee must clearly delineate the below responsibilities to all managers, assistant managers, and person(s)-in-charge and ensure these responsibilities are understood and followed.

The manager(s) shall ensure that all employees, security staff and off-duty officers (if applicable) be trained and knowledgeable about the contents of this plan. The following shall be agreed upon and adhered to:

1. There will be a minimum of   1   manager(s) available during peak nights.
2. There shall be a general manager and one assistant manager on duty all hours while open for business and for thirty minutes after closing.
3. A manager shall be identified as the "Security Manager" for the establishment and be responsible for ensuring that a safe environment exists; for the supervision of all security personnel and that all security personnel as identified here shall meet or exceed the requirements established by A.R.S. 32-2621 through A.R.S. 32-2636, as amended, relating to security personnel and guards, and any regulation issued pursuant thereto.
4. At least one security manager will be on duty until one hour after closing or the last security officer is off duty, whichever occurs last.

### **Uniformed Sworn Officer Responsibilities**

If Off-duty law enforcement is used for security, it is the responsibility of the Permittee or management to clearly delineate the following responsibilities, which include at a minimum the following:

1. Conduct traffic control as needed.
2. Assist civilian security officer(s) in removal of disorderly and/or intoxicated guests and maintain the peace outside the establishment.
3. If necessary, patrol the exterior portions of the business to maintain the peace as well as prevent criminal acts.
4. If a valet is utilized, maintain the peace in the area of the valet.
5. Assist Security Officers with maintaining order in the entrance line and assist in discovery of underage patrons attempting admittance.

I plan to hire officer(s) during peak nights from (name of agency)

X. I do not plan to hire off-duty law enforcement.

#### **Parking**

In order to reduce criminal activity that negatively affects the nearby businesses, the Permittee is responsible for the designated parking area to include any lots used by the Permittee's contracted valet company. It is the Permittee's responsibility to ensure that parking areas utilized by patrons and employees will be routinely patrolled by security staff so parking areas are not used: as a gathering place; for consumption of spirituous liquor; for violations of state or city law; for acts of violence, or disorderly conduct. Management will ensure that all patrons have left the parking areas within thirty minutes after the designated closing time.

If valet is used, it is the Permittee's responsibility to ensure the valet company meets all the requirements of the City of Scottsdale and has a valid valet license and permit prior to conducting valet business.

#### **Refuse Plan**

It is the Permittee's responsibility to ensure refuse containers are properly used and the area in and around the business is kept clean. Failure to do so will result in an investigation and possible citation from the City of Scottsdale Code Enforcement or other governmental agencies.

At closing, management will be responsible for refuse pick-up and any appropriate cleaning, for any refuse found within a 300 foot (three hundred) radius of the business. This will also include patron parking lot(s), valet parking lot(s) and employee parking lot(s). All bottles, trash, bodily fluids or secretions and refuse found on streets, sidewalks, private property, and empty lots within the above designated areas will be placed in the refuse container or cleaned appropriately.

#### **Enforcement of Security Plan**

Violations of this Security Plan will be enforceable by City of Scottsdale Police Officers and/or Code Enforcement employees and may constitute grounds for revocation of applicable use permits relating to the establishment.

**Violation, amendment, revocation, as defined in Scottsdale City Zoning Code Sec. 1.402.**

Conditional use-permits, which have been approved by the City Council, shall be subject to the following procedures and criteria regarding any violation, amendment, or revocation.

- The violation of any condition imposed by the conditional use permit shall constitute a violation of this ordinance and shall be subject to the requirements of Section 1.1400 et seq.
- Conditional uses shall be developed in conformance to the approved plans as determined by the Zoning Administrator. An amendment to a conditional use

permit is required before implementation of any material change in the scope and nature of an approved conditional use, material change in any conditions or stipulations to a conditional use permit or material change in the physical size, placement or structure of property subject to a conditional use permit. The Zoning Administrator shall have the discretion to determine if a proposed change warrants an amendment. An amendment must be approved as provided in Section 1.400 et seq. for the approval of conditional use permits.

- The Zoning Administrator may recommend to the City Council and the City Council may affect revocation of a conditional use permit pursuant to Section 1.402 of the Scottsdale Zoning Code for acts including but not limited to:
  - a. A violation of the Plan.
  - b. Violation of the conditions of the Use Permit.
  - c. Violation of Scottsdale ordinances or law.
  - d. Repeated acts of violence or disorderly conduct as reflected by police calls for service or offenses occurring on premises utilized by patrons of the Permittee, or failure to report acts of violence
  - e. Failure of the Permittee to take reasonable steps to protect the safety of persons entering, leaving or remaining on the premises when the Permittee knew or should have known of the danger to such person, or the Permittee fails to take reasonable steps to intervene by notifying law enforcement officials or otherwise to prevent or break up an act of violence or an altercation occurring on the premises or on premises utilized by patrons and employees of the Permittee when the Permittee knew or reasonably should have known of such acts of violence or altercations.
  - f. Any enlargement or expansion of the premises, plan of operation or program format without appropriate approval from the City.
  - g. Misrepresentations or material misstatements of the Permittee, its agents or employees.

#### **Dissemination of the Security Plan**

- . A copy of this security plan must be provided to each security officer and off-duty sworn law enforcement officer as well as the manager(s) and assistant manager(s) employed by the permittee.
- . A reading log will be maintained and will be signed by each of the above persons, stating they have read and understood this plan. Each security employee must read the plan once per year, or when there are any changes to the plan.
- . A current copy of this plan will be maintained on the premises at all times, and a copy of this plan must be made available upon request of any code enforcement officer or police officer.
- . Failure to conform to this plan will be considered a violation of the use permit.

#### **~~Termination of the Plan~~**

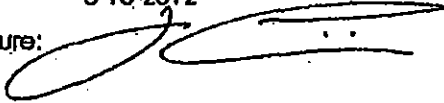
~~Termination of the Plan~~

~~This plan terminates on the date that the permittee's use permit terminates, or two (2) years from the security plan's effective date, whichever occurs first.~~


Enclosures

- . Addendums attached
- . No enclosures

APPLICANT/MANAGEMENT:

Name: Les Corfer  
Address: 5449 E. Mariposa Street  
Phone: (602) 620-3033  
Date: 3-10-2012  
Signature: 

APPROVED BY:

Detective: JOHN MILLER  
Phone: 480-312-5252  
Date: 5/16/12  
Signature: 



# Operation Plan

An Operation Plan explains operational characteristics of a proposed use.

1. Business use type: Munchbar
2. Days of Operation: 7 days/week
3. Hours of Operation: 3 pm to 2 am Monday through Friday; 10 am to 2 am Saturday and Sunday
4. Number of employees
  - a. Full time, indicate work shift 10
  - b. Part time, indicate work shift 30
5. Other business officials on site if not employees Manager
6. Customer characteristics
  - a. Patron seating Seating will be within the building and on patio areas along the east and north sides abutting streets. Approximately 200 seats
  - b. Frequency and peak time of customer activity Peak hours - evenings Thursday through Saturday
7. Outdoor operations
  - a. Explain all outdoor activities (e.g. everything that takes place outside the confines of an enclosed building):
    - Parking Parking is supplied through a combination of on-street parking, parking credits and off-site spaces
    - Loading Loading is accommodated through a service corridor extending along the west side of the building
    - Storage Storage will be inside the building - no outside storage anticipated
    - Display Display will be inside the building
    - Product demonstrations/testing None anticipated
    - Activities that take place within areas that are walled but not roofed or covered None except for authorized special events that are permitted by the city
    - Other activities \_\_\_\_\_
8. Description of service activities such as parking lot sweeping, loading, trash hauling and similar associated activities. Clean-up in the area (within 300 feet of the building) will occur by bar employees or by contract with a maintenance company after closing hours. Trash hauling will be from dumpsters located at the south end of the service corridor along Shoeman Lane. Within 300 feet of where patrons park + establishment, gym
  - a. Frequency of service Activities: days of week, hours of day Trash hauling will occur in morning hours as needed
  - b. Location of Service Activities relative to lower intensity uses Within screened area not visible except during pickup
9. Description of refuse removal:
  - a. The location of anticipated parking area for customers including those located off the site. As part of a development agreement, spaces will be provided at the parking structure behind Stetson Plaza at 75th and Stetson Drive. Parking sufficient to satisfy the city's parking requirement is being provided as a function of the Conditional Use Permits for the uses on the property.
  - b. The area surrounding the property that will be cleaned of debris by the applicant Cleanup will occur for the area within 300 feet of the property. and where patrons park. gym
  - c. Time of day of refuse removal. Off site trash pickup will occur in the early morning hours.

## Planning, Neighborhood and Transportation

7447 E. Indian School Road, Suite 106, Scottsdale, AZ 85251 • Phone: 480-312-2600 • Fax: 480-312-7088



# Operation Plan

An Operation Plan explains operational characteristics of a proposed use.

10. Description of activities that generate noise that will be apparent to/from adjoining properties.

- a. Source of noise A DJ will be employed at night
- b. Noise level in DBA at source of noise and point of impact Noise level will not exceed the city's ordinance limit
- c. Description and diagrams of noise source location DJ booth will be located along the west wall of the tenant space

11. Description and documentation of how noise is abated

- a. Narrative description This property is not within 500 feet of a residential district, and sound will be directed east, not toward residences
- b. Attach site plans, elevation, and other plans that visually demonstrate noise source and noise levels, and how noise will be abated

12. Proposal for noise monitoring and maintenance of acceptable noise level: Employees will conduct sound readings periodically during periods between 10 pm and 2 am, and additionally if requested by neighbors or by the city. Standard measurement protocol will be followed and at distances specified by the city, with equipment designed for accurate measurement of sound levels.

Schools Only:

- 1. Number of students on site at any given time: \_\_\_\_\_
- 2. Frequency of drop offs and pick-ups (start and stop times) on each day of the week: \_\_\_\_\_

## Planning, Neighborhood & Transportation

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**GENERAL NOTES**

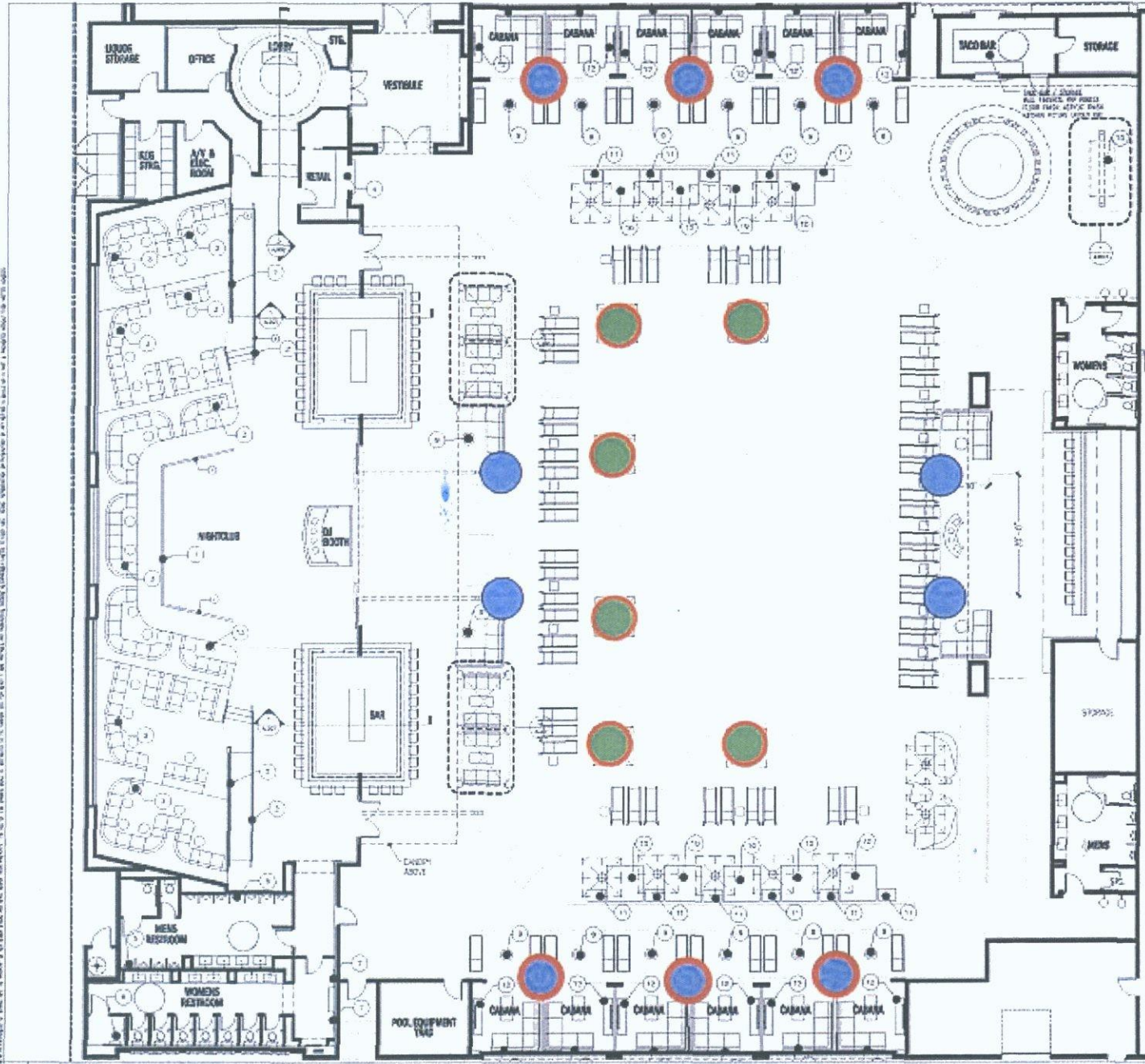
- 1. ALL FLOORING DIMENSIONS TO BE LOCATED AT THE CENTER OF ROOM A CLEAR HEIGHT, 24'0"
- 2. NO OBSTRUCTIONS WITHOUT PROJECTS WITHIN 4'0" OF FLOOR
- 3. ALL FINISHES TO BE IN LEVEL CONTINUITY TO ADJACENT SPACES AND FINISH 1'00" ABOVE TO PERFORM NEW SPECIFIED FINISHES
- 4. REFER TO ELEVATIONS FOR ADDITIONAL FINISH LOCATIONS
- 5. NOT ALL FINISHES ARE USED BY EACH SPACE
- 6. SEE INTERIOR ELEVATIONS FOR WALL FINISHES
- 7. GENERAL WALL FINISH TO BE PLY GYPSUM ON FLATS OF INTERIOR ELEVATIONS
- 8. FINISH ALL INTERIOR HOLDING METAL DOOR FRAMES AND STAIR HANDRAILS 1" TO

**KEYED NOTES**

- 1. 10" WTR. DRUM ALL AROUND
- 2. 4" 200W. MARRON. AT WTR. CAP
- 3. GARNETT SCOTCH
- 4. MULLION
- 5. INTERLOCK UPINA
- 6. WATER EXPROST 10017
- 7. ANORON
- 8. OUTSIDE BRICK. GUEST SET
- 9. FIBRETE
- 10. OUTSIDE BRICK. FLOOR - GUEST SET
- 11. OUTSIDE BRICK. GUEST SET. MARRON

**Sound Plan**  
LEGEND

-  Speakers mounted in wall 3' below grade
-  8" (max size) speakers pointed down and in
-  8" (max size) speakers mounted on Palm Trees and pointed down toward pool



1 FLOOR PLAN

**GENERAL NOTES**

- 1. ALL FINISHING TRADEWORK TO BE COMPLETED AT THE ONSET OF WORK IN CLOSED AREAS, UNLESS OTHERWISE SPECIFIED.
- 2. ALL FINISHING TRADES TO BE LEVEL, CONTINUOUS TO EXISTING FLOOR AND FLOOR FINISH AREAS TO PERFORM NEW SPECIFIED FINISHES.
- 3. REFER TO ELEVATIONS FOR ADDITIONAL FINISH LOCATIONS.
- 4. SEE INTERIOR ELEVATIONS FOR WALL FINISHES.
- 5. GENERAL WALL FINISH TO BE PLY & GIPS ON FLATS OF INTERIOR ELEVATIONS.
- 6. FINISH ALL INTERIOR FLOOR METAL SCREWS THROUGH STAIR BALCONY 111.10.

**KEYED NOTES**

- 1. 17" WIDE CORNER FILL BRICKS
- 2. 17" WIDE CORNER, 45° WOOD CAP
- 3. BARNET SCOTCH
- 4. ALL ROOM
- 5. WATERLESS URINAL
- 6. WATER EXCESS TOLLY
- 7. 400000
- 8. OUTSIDE BAR/CAFE GUYS SEAT
- 9. FINISH
- 10. OUTSIDE BAR/CAFE FINISH - 400000 300
- 11. CUSTOM BUILT CHERRY WOOD BALCONY

**Security Plan**

LEGEND

-  Outdoor Security/Life Safety
-  Entrance/ID Security
-  1- Entrance and perimeter security, 2- rear door and perimeter security
-  Patio Security
-  Roaming Security
  - 1, 2 - Dance Floor
  - 3 - Ramp and Restroom
  - 4 - Ramp and Lobby

ALL FINISHING TRADES TO BE COMPLETED AT THE ONSET OF WORK IN CLOSED AREAS, UNLESS OTHERWISE SPECIFIED. ALL FINISHING TRADES TO BE LEVEL, CONTINUOUS TO EXISTING FLOOR AND FLOOR FINISH AREAS TO PERFORM NEW SPECIFIED FINISHES. REFER TO ELEVATIONS FOR ADDITIONAL FINISH LOCATIONS. SEE INTERIOR ELEVATIONS FOR WALL FINISHES. GENERAL WALL FINISH TO BE PLY & GIPS ON FLATS OF INTERIOR ELEVATIONS. FINISH ALL INTERIOR FLOOR METAL SCREWS THROUGH STAIR BALCONY 111.10.

**1 FLOOR PLAN**



May 10, 2012

Randy Grant  
4501 N Scottsdale Rd Ste 201  
Scottsdale, AZ 85251

RE: 11-UP-2012  
Munchbar  
Bar Use Permit

Dear Mr. Grant:

The Community & Economic Development Division has completed the review of the above referenced submittal dated April 23, 2012. The following **1<sup>st</sup> Review Comments** represent the review performed on the project by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application type.

**Significant Ordinance Related Issues**

The following ordinance related issues have been identified in this first review of the project and will need to be addressed in a re-submittal prior to scheduling a hearing. Please address the following:

**Zoning/Legal/Submittal Requirements:**

1. Please provide a copy of a Security & Maintenance Plan that has been approved by the City of Scottsdale Police Department.
2. The square footages identified on the site plan are consistent with those identified on the site plan recently approved by the Development Review Board. The Bar Use Permit will stipulate to the floor plan, so please provide a clean, simple floor plan (without unnecessary construction detail information) that identifies:
  - a. Total square footage of interior spaces;
  - b. Total square footage of outdoor patio;
3. The Project Narrative provided is a copy of the Narrative for the Zoning entitlement, and it does not identify how the Bar Use Permit criteria will be met by the proposed operation. Please provide a Project Narrative that clearly identifies how each of the Bar Use Permit

criteria will be met by the proposed operation. Please double-check and update if necessary the Project Narrative to ensure the square footages are consistent with the floor plans.

4. The matrices that were submitted containing the Parking Requirement information and Parking Provided information calculates the sum total parking required for Buildings A, B and C. Please note that Buildings B & C will be located on the same parcel, and as such, will be able to combine/share parking credits. However, Building A is on a separate parcel; therefore, the amount of parking required and provided must be calculated as a stand-alone building. Please provide updated Parking Requirement and Parking Provided matrices.
5. Please be sure to send me an invitation to the Open House so that I may attend. Also, please provide a Citizen Review Report that documents the Open House meeting per the instructions outlined in the Neighborhood Notification Checklist.
6. Regarding the "Project Under Review" sign, please provide an affidavit of posting, and pictures of the sign which are date and time stamped.

Please resubmit the above referenced Zoning/Legal/Submittal requirements, plans, and a written summary response addressing the comments/corrections identified above as soon as possible for further review (**Please see Attachment A, Resubmittal Checklist, for a consolidated list of information to be resubmitted**). The City will then review the revisions to determine if it is ready to be scheduled for a hearing date.

In an effort to get this development request to a Planning Commission hearing, City staff has identified the following potential schedules (read schedule left to right):

Track	Response/resubmittal by applicant (complete set of revisions)	City to provide status update	Potential PC Hearing Date
12-12	No later than 05/18/2012	05/30/2012	06/27/2012
13-12	No later than 06/01/2012	06/13/2012	07/11/2012
14-12	No later than 06/15/2012	6/27/2012	08/08/2012

**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING OR THE ABOVE MEETING SCHEDULE MAY BE AFFECTED. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS.**

This schedule is based on the original submittal track and relies on a timely, complete and accurate response/resubmittal to the items addressed in this letter. Please be advised that the 1<sup>st</sup> Review Comments are valid for a period of 45 days from the date on this letter. While the case will remain active, failure to resubmit within the 45 days will require the project to begin a new "First Review" track to refresh the review. Failure to resubmit within 190 days may cause the project to be considered inactive.

If you have any questions, or need further assistance please contact me at 480-312-7734 or at [kchafin@ScottsdaleAZ.gov](mailto:kchafin@ScottsdaleAZ.gov).

Sincerely,



Kim Chafin, AICP, LEED-AP  
Senior Planner

cc:

Shawn Yari  
Triyar  
4501 N Scottsdale Rd Ste 201  
Scottsdale, AZ 85251

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Numbers: 11-UP-2012

Please provide the following documents, in the quantities indicated, with the first submittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER- Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (DWG or DWF format only)
- One copy: Updated Narrative for Project

Floor Plan:

1      24" x 36"      1      11" x 17"      1      8 ½" x 11"

Other Supplemental Materials:

- Security & Maintenance Plan signed by City of Scottsdale Police Department
- Updated Parking Required and Parking Provided matrices
- Open House invitation
- Citizen Review Report
- "Project Under Review" sign documentation