

Case Research



In-Lieu Parking

Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 3 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

* **The in-lieu parking program may only be utilized for properties that are zoned Downtown Overlay (DO) and/or with Downtown (D) Distinct.**

PART I - GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. In-Lieu Parking Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>153</u> (HE-Fee) (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application Form (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner)

Planning, Neighborhood & Transportation Division

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


In-Lieu Parking Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>6. _____ Request for a Zoning Administrator Approval: (The owner shall submit a letter addressed to the Zoning Administrator requesting approval to purchase and/or lease the requested number of in-lieu parking space(s). The Zoning Administrator, or designee, may administratively approve participation in the in-lieu parking program for up to, and including five (5) in-lieu parking credits, provided that the allowance is based on the city council considerations of Section 9.108.D.3.a of the Zoning Ordinance. The Zoning Administrator approval shall not exceed a total of five (5) in-lieu parking credits per lot.)</p> <p>Request for a City Council Hearing (The owner shall submit a letter addressed to the Zoning Administrator requesting a City Council hearing to participate in the in-lieu parking program.)</p> <ul style="list-style-type: none"> • The request shall address the required findings of In-lieu Parking program in accordance with Article IX of the Zoning Ordinance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7. Commitment for Title Insurance – No older than 30 days from the submittal date</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B. (requirements form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>8. Legal Description: (if not provided in Commitment for Title Insurance)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies
		<p>9. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing (sample agreement information provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>10. Request for Site Visits and/or Inspections Form (form provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>11. Parking Analysis</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies
<input type="checkbox"/>	<input type="checkbox"/>	<p>12. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. 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.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies
<input type="checkbox"/>	<input type="checkbox"/>	<p>13. Floor Plan Work Sheet(s)</p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements)
PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION		
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>14. 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; _____-PA-_____.</p>

Planning, Neighborhood & Transportation Division

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

In-Lieu Parking Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Delayed Submittal: Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>		<p>18. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Greg Blumenberg</u> Phone Number: <u>480-312-4106</u></p> <p>Coordinator email: <u>gblumenberg@scottsdaleaz.gov</u> Date: <u>7-27-14</u></p> <p>Coordinator Signature: <u></u></p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms.</p> <p>Planning, Neighborhood and Transportation Division One Stop Shop Planning, Neighborhood & Transportation Administrator 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>



Development Application Process

Enhanced Application Review

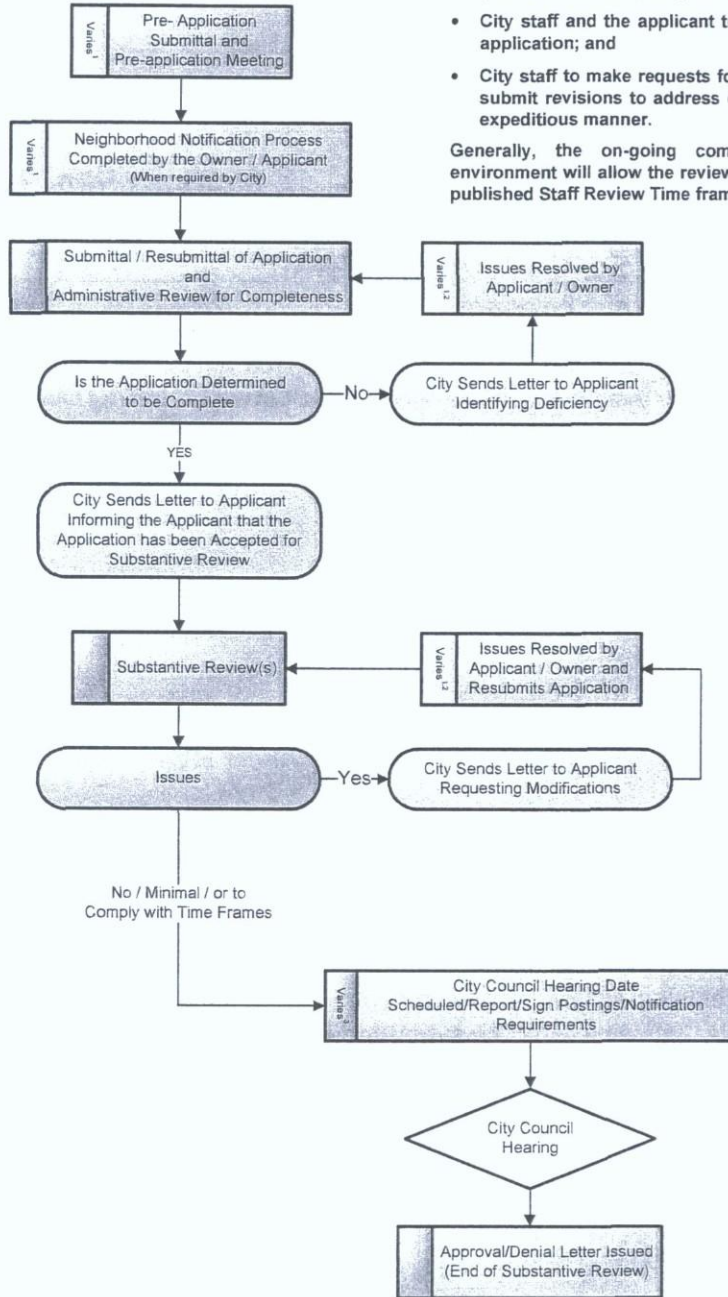
Hardship Exemption (HE) and In-lieu Parking⁵ (IP)

Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.



Note:

1. Time period determined by owner/ applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/ applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 25 percent
5. More than 5 spaces per lot or as determined by the Zoning Administrator

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial Letter Issued
45 Staff Working Days Per Review	50 Total Staff Working Days. Multiple Reviews in This Time Frame ^{2,3,4}	Time Frames Vary ³	Letter Issued

Planning, Neighborhood & Transportation

7447 E Indian School Road, Suite 104, Scottsdale, AZ 84241 • Phone: 480-312-7000 • Fax: 480-312-7088



Development Application Process

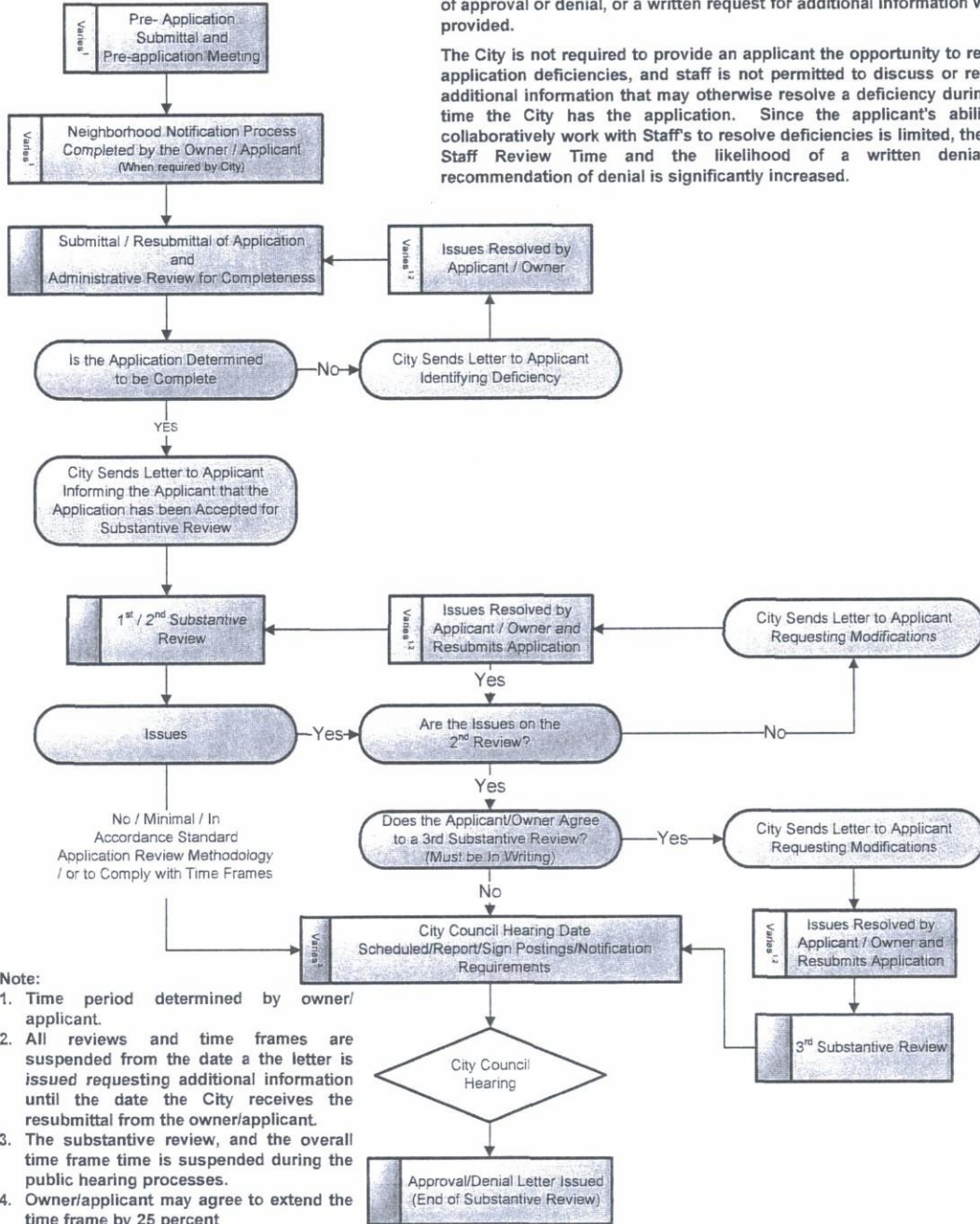
Standard Application Review

Hardship Exemption (HE) and In-lieu Parking⁵ (IP)

Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.



- Note:**
1. Time period determined by owner/ applicant.
 2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
 3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
 4. Owner/applicant may agree to extend the time frame by 25 percent
 5. More than 5 spaces per lot or as determined by the Zoning Administrator

Time Line

Administrative Review <small>15 Staff Working Days Per Review</small>	Substantive Review <small>50 Total Staff Working Days, Two Reviews in This Time Frame^{2,3,4}</small>	Public Hearing Process <small>Time Frames Vary⁵</small>	Approval/Denial Letter Issued
--	--	---	-------------------------------

Grade (adjacent ground elevation) shall mean the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point five (5) feet distant from said wall, or the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and the property line if it is less than five (5) feet distant from said wall. In case walls are parallel to and within five (5) feet of a public sidewalk, alley or other public way, the grade shall be the elevation of the sidewalk, alley or public way.

Grand opening shall mean the introduction, promotion or announcement of a new business, store, shopping center or office, or the announcement or introduction or promotion of an established business changing ownership or location.

Green Construction Code is the building and construction code, and any amendments, adopted by the City Council to implement Scottsdale's Green Building Program.

Gross floor area is the sum of the floor areas of all the floors of a building or buildings, including mezzanines, measured from the exterior faces of exterior walls or from the center lines of common walls separating two (2) buildings. Gross floor area does not include:

- a. Parking areas.
- b. Uncovered steps.
- c. Exterior balcony space.
- d. Exterior ground floor patio space.
- e. Basement space used for unoccupied storage.
- f. Elevator shafts and space occupied by electrical and mechanical rooms.

Gross floor area ratio (GFAR) is the ratio of non-residential floor area to the gross lot area.

Gross lot area shall mean the area of a lot including one-half ($\frac{1}{2}$) of all dedicated streets and alleys abutting the property.

Guest house is an accessory building or portion of a main building used to house guests of the occupants of the main building.

Guest ranch is a use incorporating two (2) or more guest rooms, other than a boardinghouse, hotel or motel, and including outdoor recreational facilities such as but not limited to horseback riding, swimming, tennis courts, shuffleboard courts, barbecue and picnic facilities, and dining facilities intended primarily for use by the guests of the guest ranch. Bars and restaurants, including drive-through restaurants and including drive-in restaurants, which cater primarily to those other than guests of the guest ranch are not permitted.

Hardscape is a built element added to a landscape area, including but not limited to concrete walkways, benches, recreation equipment, statuary and fountains.

Haunted house shall mean temporary structures which house booths, displays, live performances relating to Halloween themes.

Health and fitness studio is a facility where gymnastic, sports training, general exercise and related activities, such as therapeutic massage or Pilates, are performed for the purpose of physical fitness.

Hedge shall mean shrubs, bushes or other living plant material forming a visual or physical barrier.

Hillside landforms are the more elevated, deeper and rugged landforms which tend to divide broad desert valleys or separate the lower deserts from higher plateau regions, to the north and east. These landforms include mountains, hills, buttes, or escarpments predominantly composed of bedrock materials. Typical bedrock materials include volcanics such as basalt and tuff; intrusives such as granite; and metamorphics such as diorites, quartzites, and schists. Locally slopes may be covered by colluvium comprised of upslope bedrock materials or by thin veneers of in-situ soils. Land slopes are usually above fifteen (15) percent and in most cases are over thirty-five (35) percent, but may be as little as five (5) percent in isolated pockets, typically atop ledges or near ridge tops. Drainageways are relatively poorly defined on the slopes but collect into deep canyon bottom courses strewn with large-sized rubble. Hazards which may be present include boulder rolling, rock falls,



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

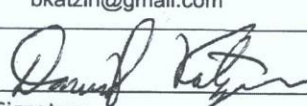
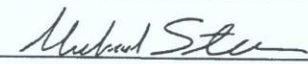
In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road. All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: MIXX	
Property's Address: 4301 N. Civic Center Plaza	APN: 173-40-064B
Property's Zoning District Designation:	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: David Katzin	Applicant: Michael Stein
Company: CIVIC CENTER ENTERPRISES LLC	Company: M1 Hospitality 1 LLC
Address: 10040 E Happy Valley Rd#280 Scottsdale, AZ 85255	Address: 4301 N. Civic Center Plaza, Scottsdale, AZ 85251
Phone: 602-558-8118 Fax:	Phone: (602) 774-6828 Fax:
E-mail: bkatzin@gmail.com	E-mail: mstein@m1hospitality.com
 Owner Signature	 Applicant Signature
Official Use Only	
Submittal Date: 3-24-14	Application No.: 272 -PA- 2014
Project Coordinator:	

Planning, Neighborhood & Transportation Division

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



Pre-Application Request

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input checked="" type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Lot Tie or Lot Line Adjustment	<input type="checkbox"/>

Submittal Requirements: (fees subject to change every July)

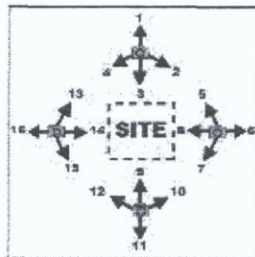
Pre-Application Fee: \$ 87.00

Records Packet Fee: \$ 21.00
 Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

Application Narrative:
 The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

- Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
 - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



- *The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.*
- *Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.*

Additional Submittal Information

- Site Plan (two copies)
- Subdivision plan (two copies)
- Floor Plans (two copies)
- Elevations (two copies)
- Landscape plans (two copies)
- H.O.A. Approval letter
- Sign Criteria Regulations & Language (two copies)
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan (three copies)
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Aerial of property that includes property lines and highlighted area abandonment request.
- One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning, Neighborhood & Transportation Division

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





Project Narrative

MIXX is slated as a "MIXXed-use" venue located in the Entertainment District of Old Town Scottsdale. Located at 4301 N. Civic Center Plaza, the building was most recently used by the short-lived "Disco" (which closed in 2008). This versatile space will be transformed into a comfortable event venue, for Bar/Bat Mitzvahs, Sweet 16s, and corporate functions. On the weekends, MIXX will be available as an upscale lounge, catering to the more refined clientele of Scottsdale.

Focused on world-class hospitality and service, MIXX will set the standard for turn-key events. Dedicated to surpassing expectations and producing the trend-setting and newsworthy events that keep our clients coming back for more. No matter the event needs, MIXX is the perfect fit. We carefully work within our clients' specific needs and budget, while exceeding their goals and expectations in producing the most talked-about and memorable meetings, parties, and events. Spectacular galas and charity events in the heart of Scottsdale, unforgettable Bar/Bat Mitzvahs, Sweet 16's, and private events will make MIXX an excellent option in Old Town.

Full service event planning, catering, and special event vendors are some of the reasons national clients, such as Blue Cross Blue Shield, Chase Bank, Google, Macy's, MTV, New York Police Department, Ronald McDonald House, and Virgin Airlines, have trusted the owner with their events in the past.

This location was selected because it is not on Saddlebag, so it is away from the silliness of that bar scene (paper cups, Jell-O shots, \$1 Bud Lights, screaming people in unintelligible conversations--not at MIXX), yet still close to Scottsdale's restaurants and shopping in the Entertainment District. MIXX will bring a more sophisticated atmosphere, music, and attitude in the downtown area attracting corporations and individuals alike.

A key component to the site selection is the small/intimate space size of the venue. Old Town needs an alternative to the large, high-volume nightclubs. If you are looking for "fist pumping music or hardcore rap", you won't find it here. MIXX will offer a quieter, more reserved spot to mingle, socialize, drink, or dance. The décor will be clean and chic. The lounge will serve premium drinks and spirits at a good price. I will create an environment for the "Sophisticated Scottsdalian" who desires to enjoy the quiet ambience of a lounge with popular music and a well trained staff.

MIXX One-Sheet

Owner: M1 Hospitality 1 LLC, EIN: 46-4928455

Operator/General Manager: Michael Stein

Address: 4301 N. Civic Center Plaza, Scottsdale, AZ 85251

Telephone Number: (602) 774-6828

Use: Event Space/Lounge/Teen Dance

Hours of Operation: Public: Thursday through Sunday 6pm-2am

Private: Available 7 days a week

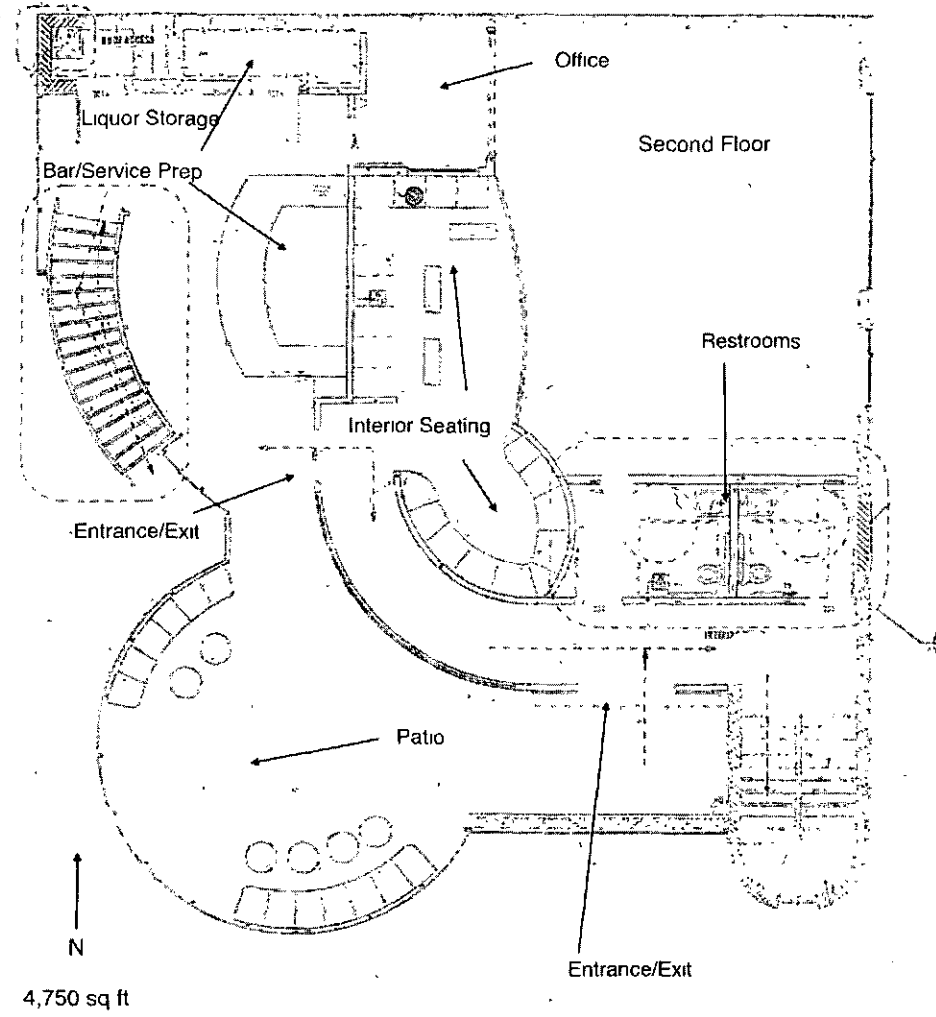
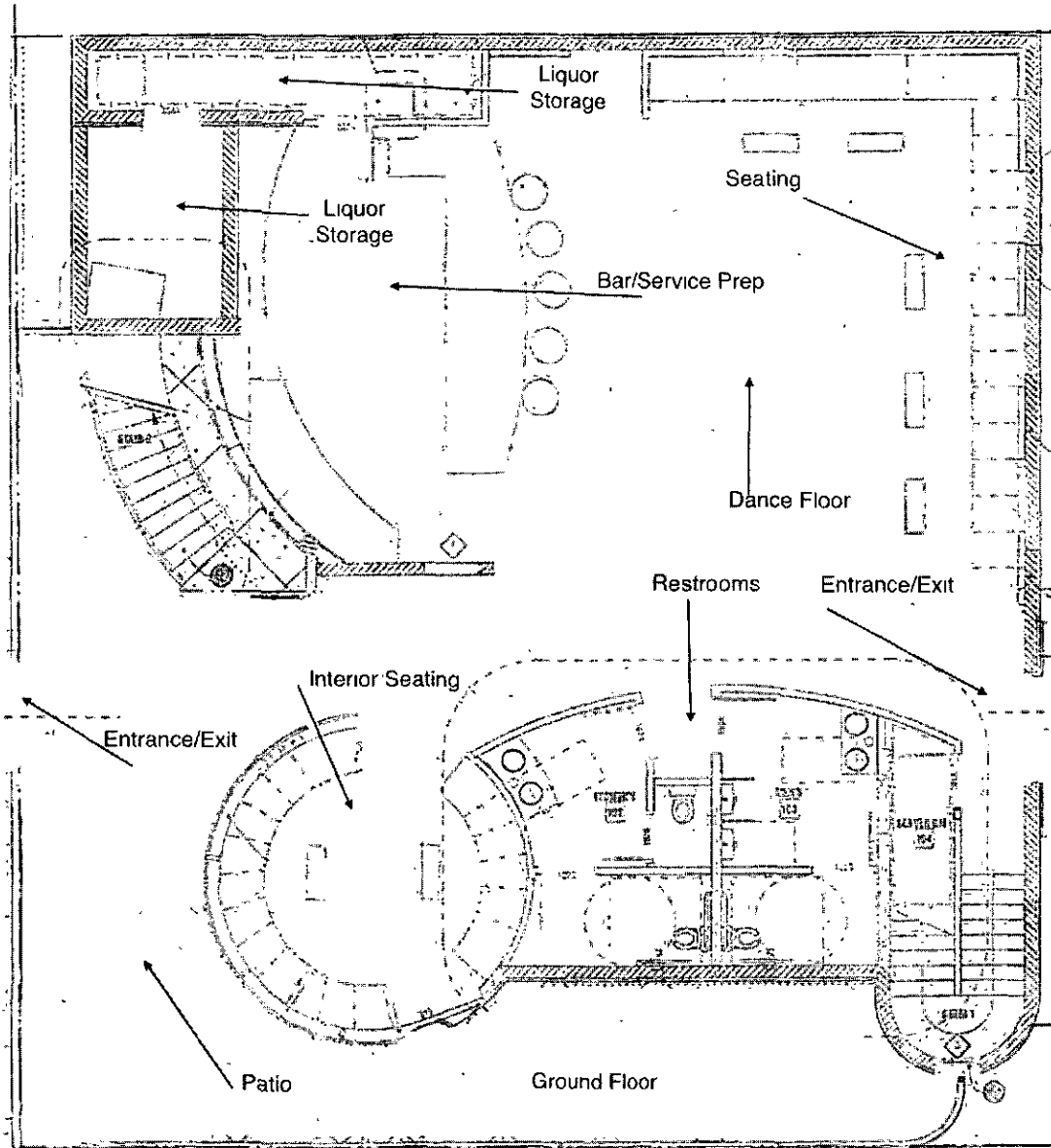
Entertainment: Private Events: MC's and Motivators, DJ, Photo Booth, Magician,
Glitter Tattoos, Make-up Artist, Interactive Games

Public: DJ, Piano, Live Jazz

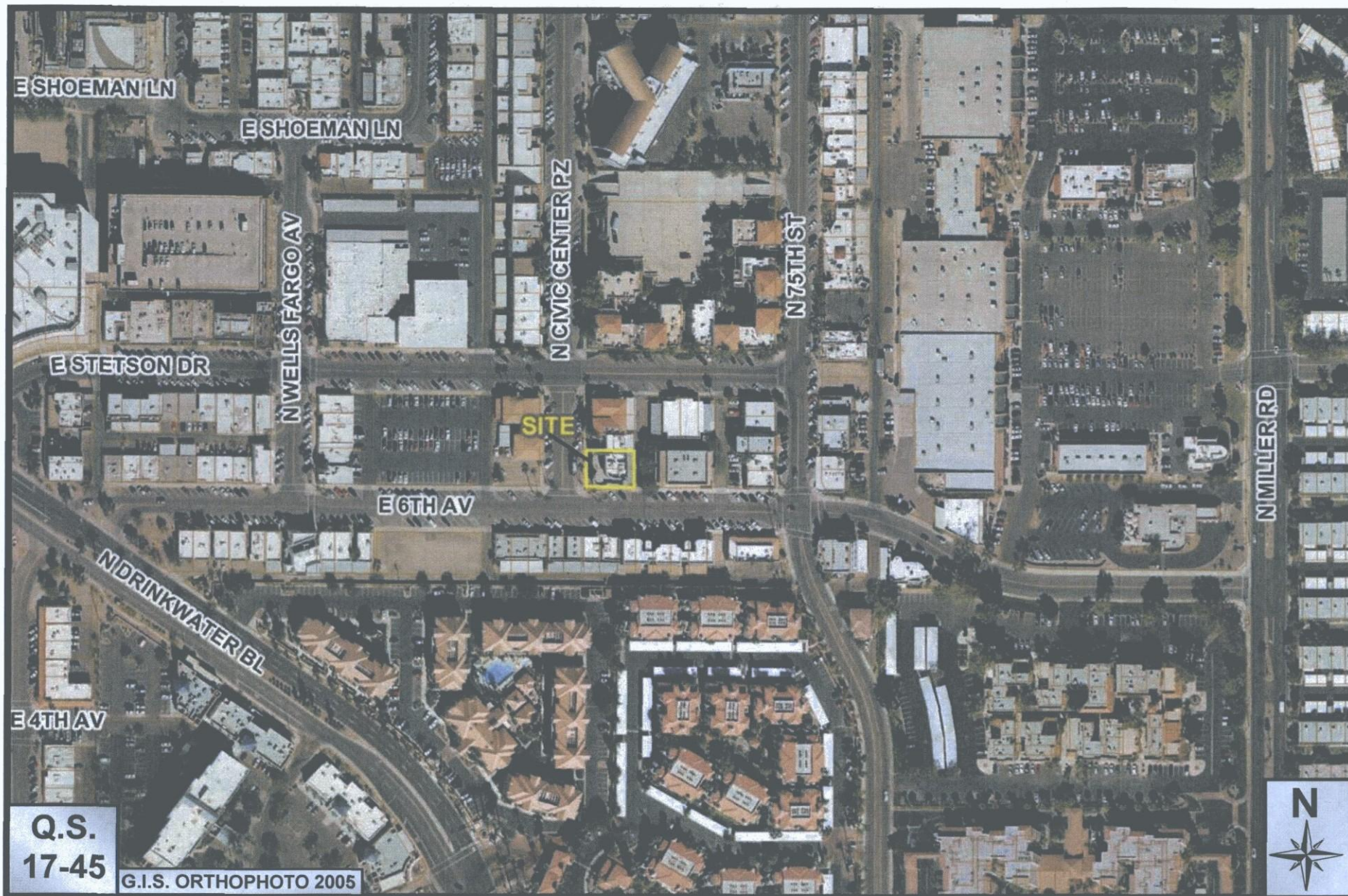
Security Plan: There are multiple factors that will determine the number of security personnel that will be deployed for each event/day of operation including, but not limited to the type of event, age of guests, length of event, time of event, food & beverage selections, and anticipated clientele. Security personnel will be trained, uniformed, and for larger events and/or expected busy nights, uniformed Police Officers may be retained.

Security Procedures: Please see both our Employment Manual and Security Plan for full details of our policies, procedures, and controls. These guidebooks govern staff operations and their respective positions. Highlights include:

- Safe Drive Home Program
- Electronic age verification prior to alcohol service to the public.
- Full video surveillance will cover entrances and exits as well as the business interior and will be made available to the police, upon request.
- All security guards will be easily identifiable, trained and professional.
- No firearms will be allowed on the premise.
- The Police Department will be alerted, in advance, of any special events or anticipated visits by high profile guests.
- A minimum of one security personnel per 50 patrons will be used as a rule of thumb with adjustments in accord with active management/judgment.
- Security guards will be trained in techniques to de-escalate any potential violent encounters and difficult situations.
- Spot checks of employees will be conducted to ensure compliance with establishment policies and applicable laws and rules, including integrity tests for false ID and underage sales.



4301 N Civic Center Plaza
 Scottsdale, AZ 85251



Whisper Lounge

14-UP-2008

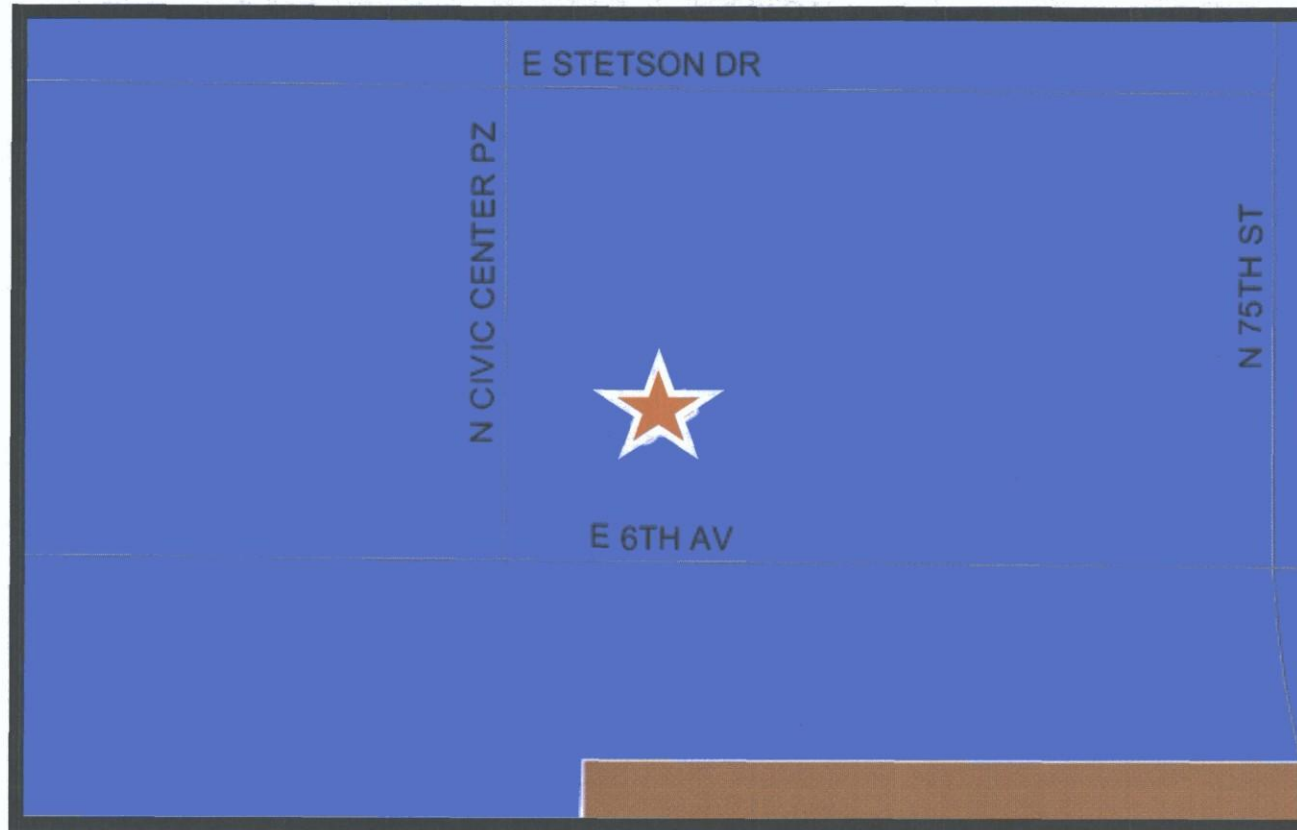
ATTACHMENT #3



Whisper Lounge – Exhibit 1

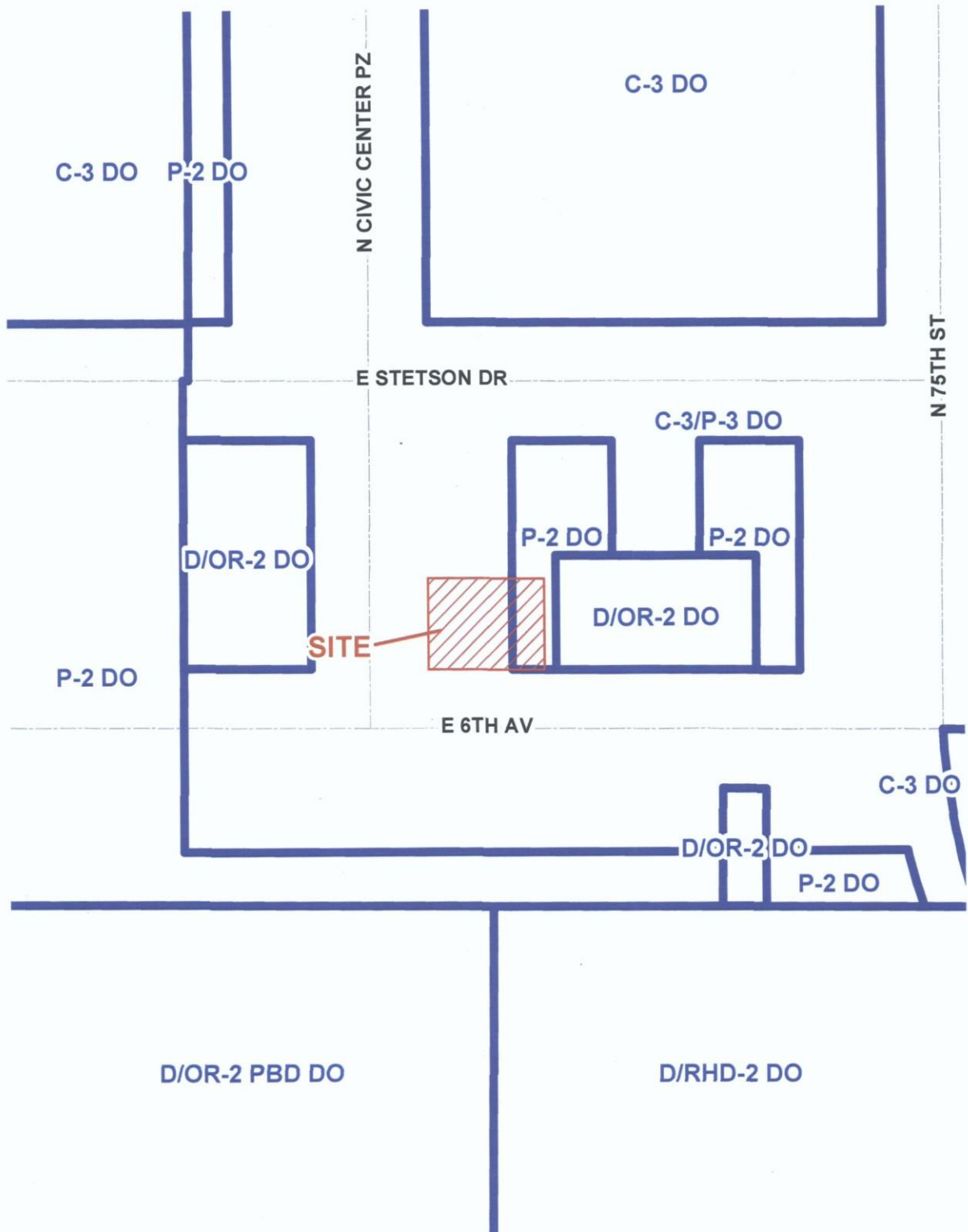
14-UP-2008

General Plan



	RURAL NEIGHBORHOODS		EMPLOYMENT
	SUBURBAN NEIGHBORHOODS		NATURAL OPEN SPACE
	URBAN NEIGHBORHOODS		DEVELOPED OPEN SPACE (PARKS)
	MIXED-USE NEIGHBORHOODS		DEVELOPED OPEN SPACE (GOLF COURSES)
	RESORTS/TOURISM		CULTURAL/INSTITUTIONAL OR PUBLIC USE
	SHEA CORRIDOR		MCDOWELL SONORAN PRESERVE (AS OF 8/2003)
	MAYO SUPPORT DISTRICT		RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
	REGIONAL USE DISTRICT		CITY BOUNDARY
	COMMERCIAL		LOCATION NOT YET DETERMINED
	OFFICE		LOCATION NOT YET DETERMINED

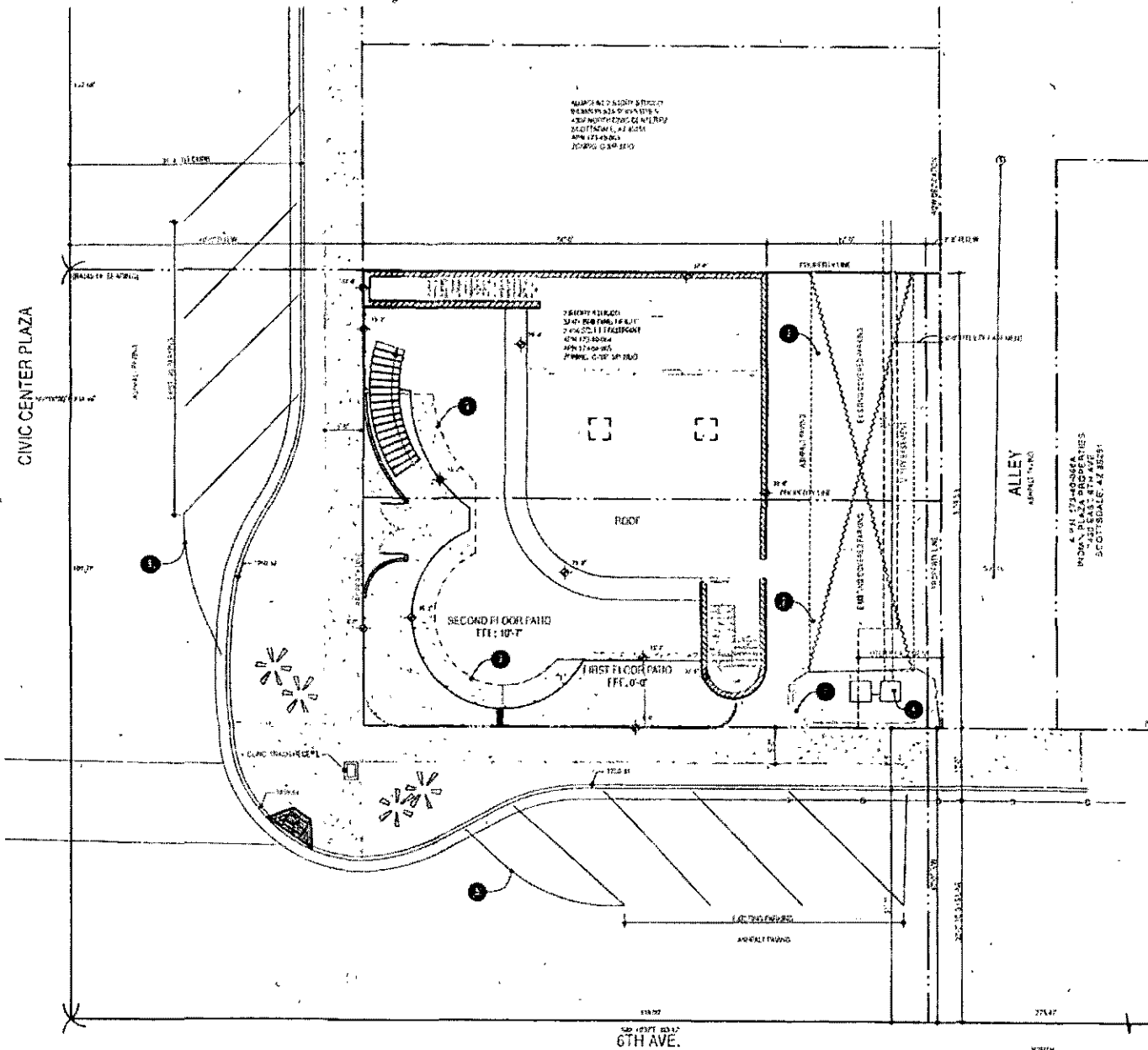




14-UP-2008

ATTACHMENT #5





KEYNOTES:

1. EXISTING 3'H CMU SCREEN WALL. STUCCO BOTH SIDES.
2. (6) EXISTING PARKING SPACES UNDER EXISTING PARKING CANOPY.
3. LINE OF FLOOR BELOW.
4. ELECTRICAL TRANSFORMERS
5. PAINT STRIPE, TYP.



Architectural Dimensions LLC



7530 E. Main Street, Suite 101
 Scottsdale, Arizona 85251
 Telephone 480421-0430
 Facsimile 480421-0421

Stillwater, LLC

Whisper Lounge

4301 N. Civic Center Plaza
 Scottsdale

PRELIMINARY
 NOT FOR
 CONSTRUCTION

SITE PLAN

Project Narrative

MIXX is slated as a "MIXXed-use" venue located in the Entertainment District of Old Town Scottsdale. Located at 4301 N. Civic Center Plaza, the building was most recently used by the short-lived "Disco" (which closed in 2008). This versatile space will be transformed into a comfortable event venue, for Bar/Bat Mitzvahs, Sweet 16s, and corporate functions. On the weekends, MIXX will be available as an upscale lounge, catering to the more refined clientele of Scottsdale.

Focused on world-class hospitality and service, MIXX will set the standard for turn-key events. Dedicated to surpassing expectations and producing the trend-setting and newsworthy events that keep our clients coming back for more. No matter the event needs, MIXX is the perfect fit. We carefully work within our clients' specific needs and budget, while exceeding their goals and expectations in producing the most talked-about and memorable meetings, parties, and events. Spectacular galas and charity events in the heart of Scottsdale, unforgettable Bar/Bat Mitzvahs, Sweet 16's, and private events will make MIXX an excellent option in Old Town.

Full service event planning, catering, and special event vendors are some of the reasons national clients, such as Blue Cross Blue Shield, Chase Bank, Google, Macy's, MTV, New York Police Department, Ronald McDonald House, and Virgin Airlines, have trusted the owner with their events in the past.

This location was selected because it is not on Saddlebag, so it is away from the silliness of that bar scene (paper cups, Jell-O shots, \$1 Bud Lights, screaming people in unintelligible conversations--not at MIXX), yet still close to Scottsdale's restaurants and shopping in the Entertainment District. MIXX will bring a more sophisticated atmosphere, music, and attitude in the downtown area attracting corporations and individuals alike.

A key component to the site selection is the small/intimate space size of the venue. Old Town needs an alternative to the large, high-volume nightclubs. If you are looking for "fist pumping music or hardcore rap", you won't find it here. MIXX will offer a quieter, more reserved spot to mingle, socialize, drink, or dance. The décor will be clean and chic. The lounge will serve premium drinks and spirits at a good price. I will create an environment for the "Sophisticated Scottsdalian" who desires to enjoy the quiet ambience of a lounge with popular music and a well trained staff.

MIXX One-Sheet

Owner: M1 Hospitality 1 LLC, EIN: 46-4928455

Operator/General Manager: Michael Stein

Address: 4301 N. Civic Center Plaza, Scottsdale, AZ 85251

Telephone Number: (602) 774-6828

Use: Event Space/Lounge/Teen Dance

Hours of Operation: Public: Thursday through Sunday 6pm-2am

Private: Available 7 days a week

Entertainment: Private Events: MC's and Motivators, DJ, Photo Booth, Magician,
Glitter Tattoos, Make-up Artist, Interactive Games

Public: DJ, Piano, Live Jazz

Security Plan: There are multiple factors that will determine the number of security personnel that will be deployed for each event/day of operation including, but not limited to the type of event, age of guests, length of event, time of event, food & beverage selections, and anticipated clientele. Security personnel will be trained, uniformed, and for larger events and/or expected busy nights, uniformed Police Officers may be retained.

Security Procedures: Please see both our Employment Manual and Security Plan for full details of our policies, procedures, and controls. These guidebooks govern staff operations and their respective positions. Highlights include:

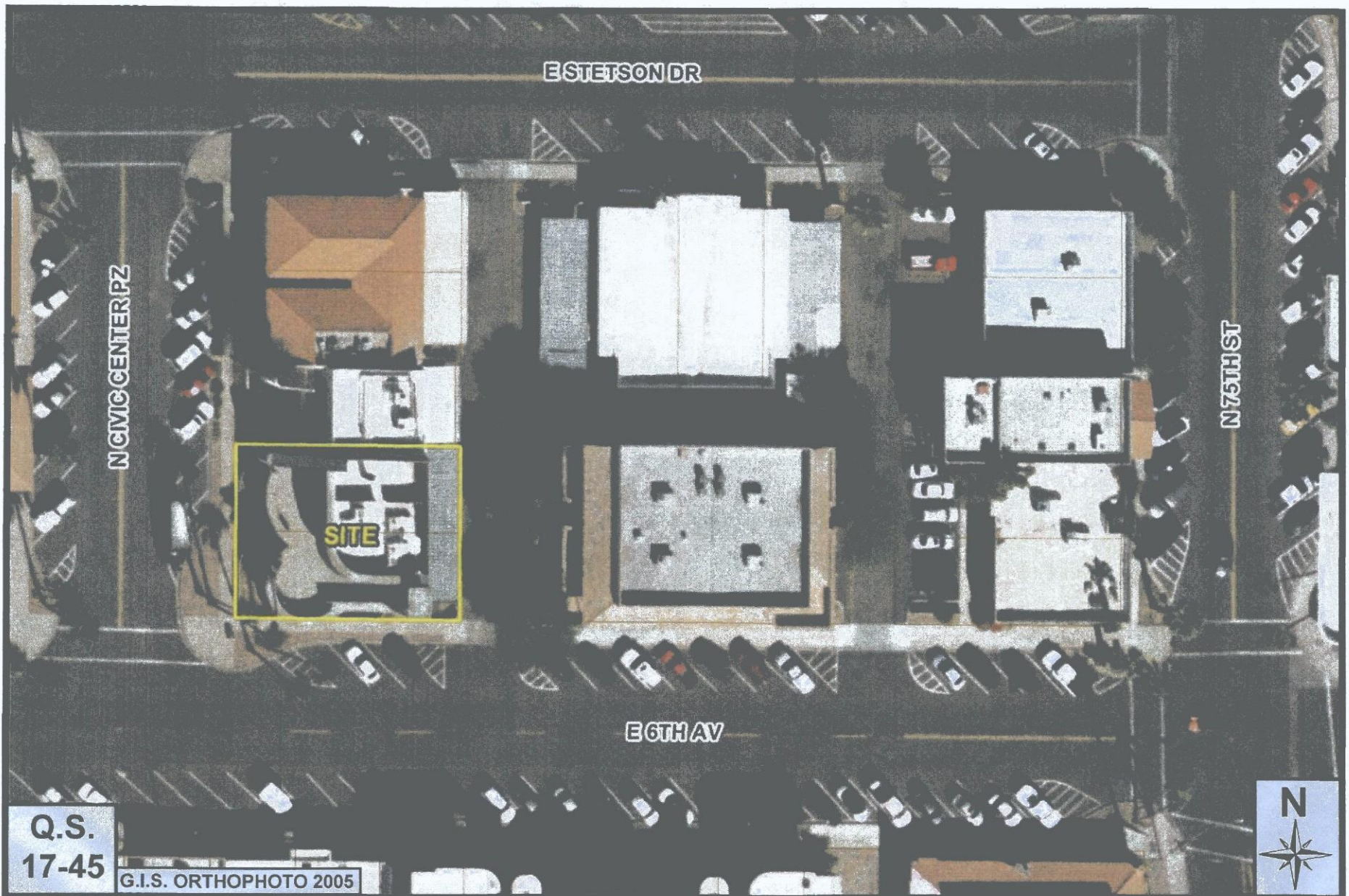
- Safe Drive Home Program
- Electronic age verification prior to alcohol service to the public.
- Full video surveillance will cover entrances and exits as well as the business interior and will be made available to the police, upon request.
- All security guards will be easily identifiable, trained and professional.
- No firearms will be allowed on the premise.
- The Police Department will be alerted, in advance, of any special events or anticipated visits by high profile guests.
- A minimum of one security personnel per 50 patrons will be used as a rule of thumb with adjustments in accord with active management/judgment.
- Security guards will be trained in techniques to de-escalate any potential violent encounters and difficult situations.
- Spot checks of employees will be conducted to ensure compliance with establishment policies and applicable laws and rules, including integrity tests for false ID and underage sales.



Whisper Lounge

14-UP-2008

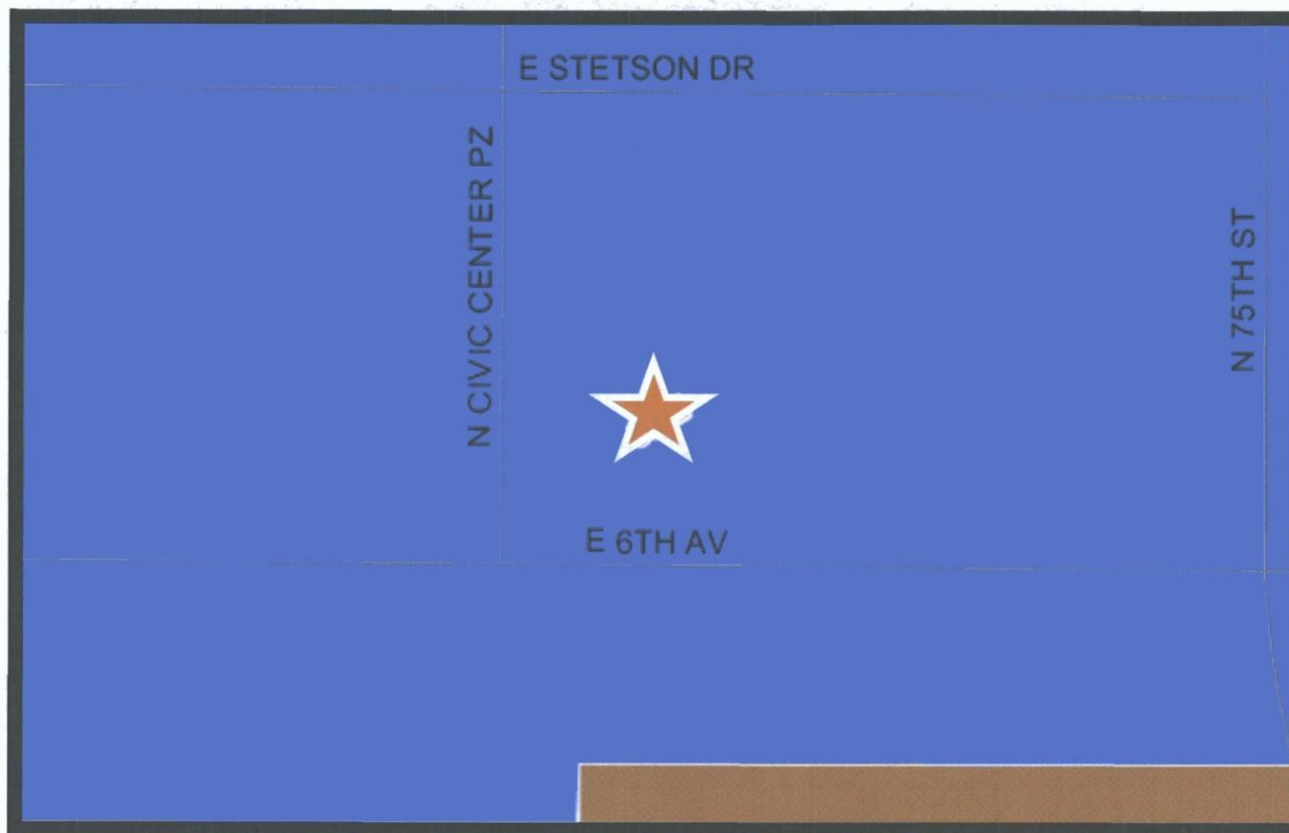
ATTACHMENT #3



Whisper Lounge – Exhibit 1

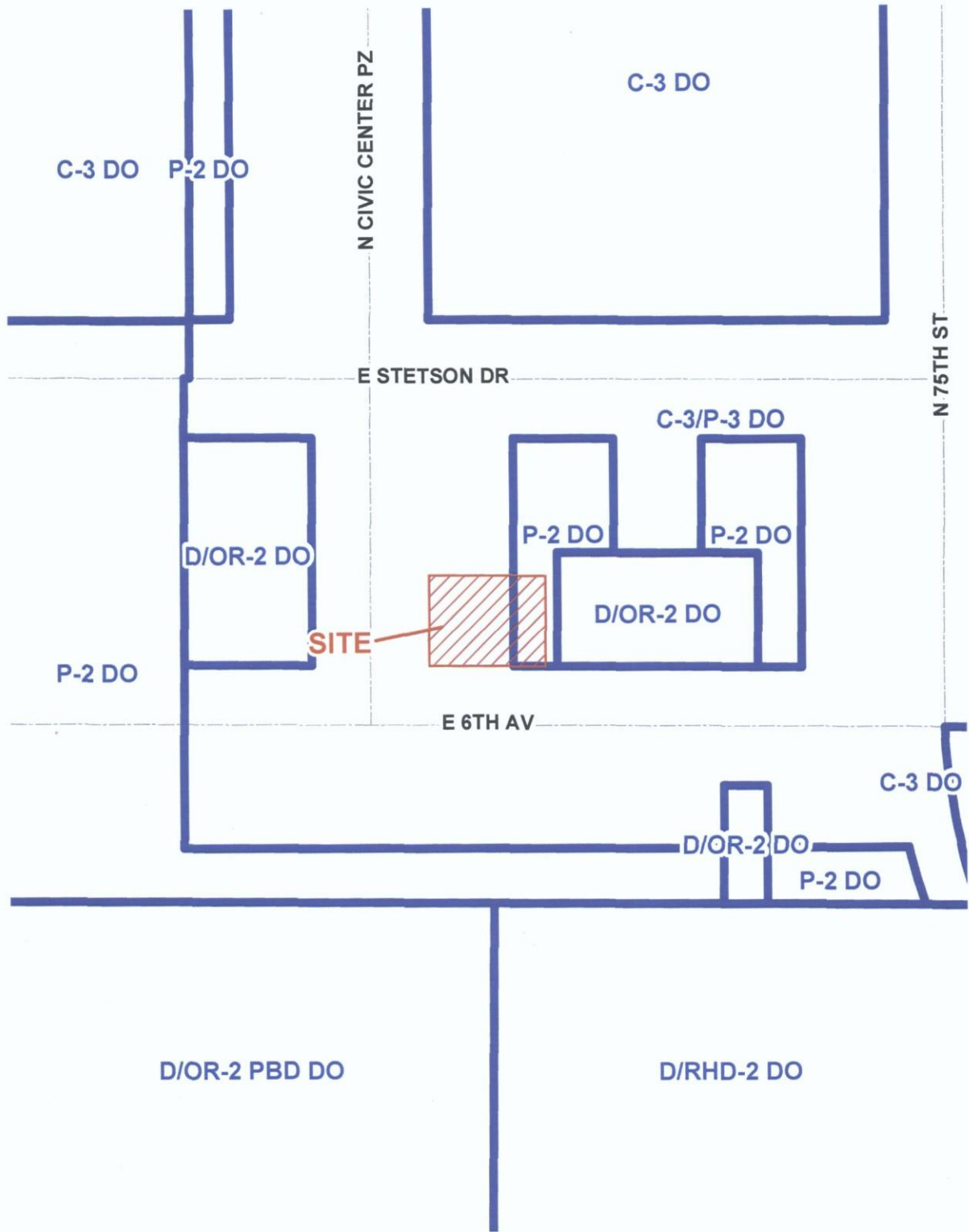
14-UP-2008

General Plan



	RURAL NEIGHBORHOODS		EMPLOYMENT
	SUBURBAN NEIGHBORHOODS		NATURAL OPEN SPACE
	URBAN NEIGHBORHOODS		DEVELOPED OPEN SPACE (PARKS)
	MIXED-USE NEIGHBORHOODS		DEVELOPED OPEN SPACE (GOLF COURSES)
	RESORTS/TOURISM		CULTURAL/INSTITUTIONAL OR PUBLIC USE
	SHEA CORRIDOR		MCDOWELL SONORAN PRESERVE (AS OF 8/2003)
	MAYO SUPPORT DISTRICT		RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
	REGIONAL USE DISTRICT		CITY BOUNDARY
	COMMERCIAL		LOCATION NOT YET DETERMINED
	OFFICE		

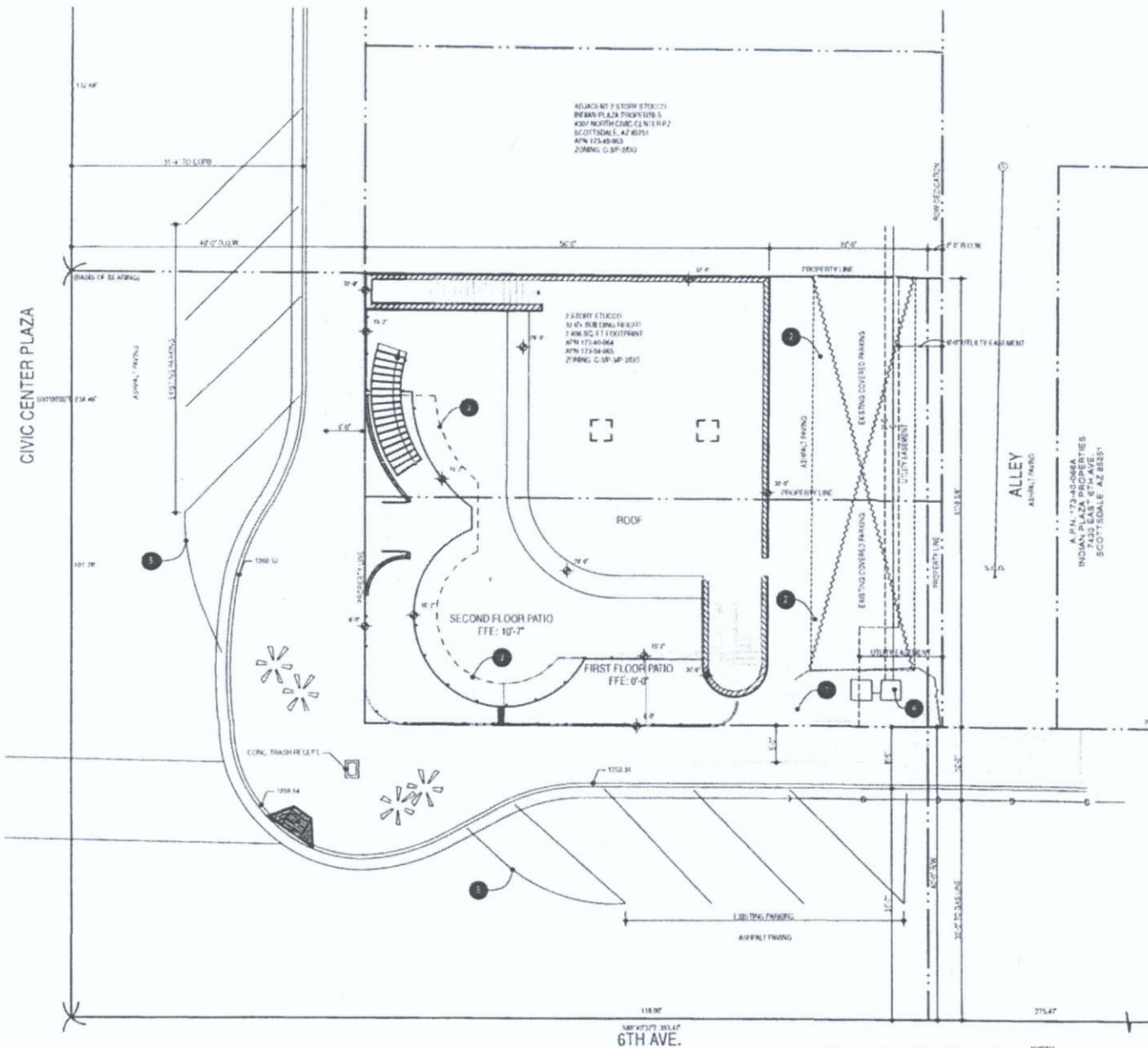




14-UP-2008

ATTACHMENT #5





KEYNOTES:

1. EXISTING 3'H CMU SCREEN WALL. STUCCO BOTH SIDES.
2. (6) EXISTING PARKING SPACES UNDER EXISTING PARKING CANOPY.
3. LINE OF FLOOR BELOW.
4. ELECTRICAL TRANSFORMERS
5. PAINT STRIPE, TYP.



Architectural Dimensions LLC



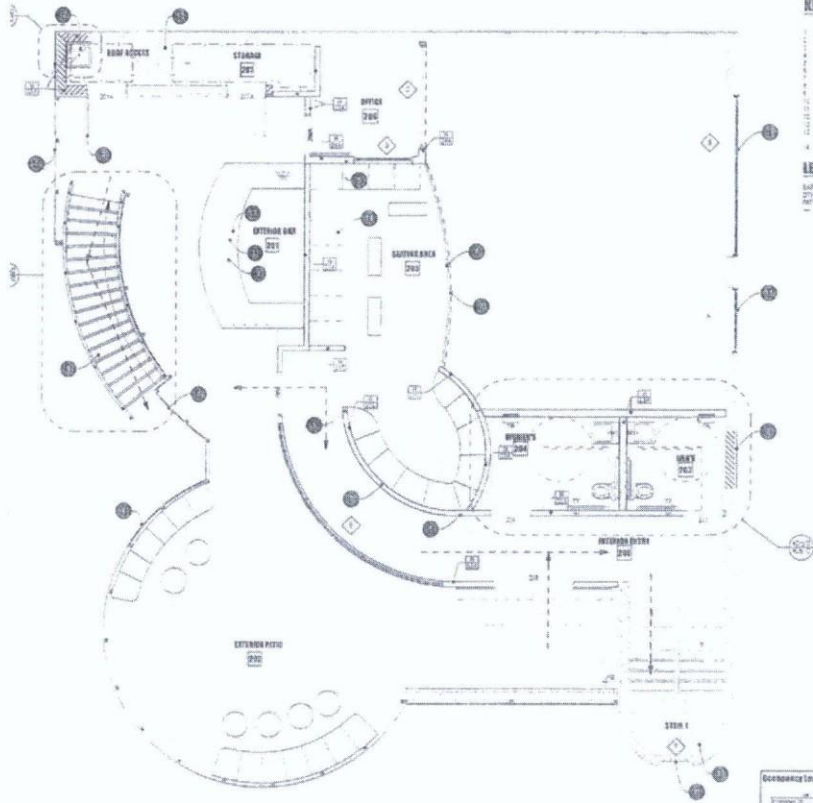
7530 E. Main Street, Suite 101
 Scottsdale, Arizona 85251
 Telephone 480/421-0430
 Facsimile 480/421-0431

Stillwater, LLC

Whisper Lounge
 4301 N. Civic Center Plaza
 Scottsdale

PRELIMINARY
 NOT FOR
 CONSTRUCTION

SITE PLAN



SECOND FLOOR PLAN

KEYNOTES:

1. BASE TO COLUMN TO FINISH
2. USE OF FLOOR
3. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
4. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
5. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
6. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
7. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
8. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
9. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
10. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
11. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
12. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
13. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
14. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
15. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
16. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
17. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
18. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
19. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
20. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
21. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
22. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
23. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
24. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
25. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
26. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
27. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
28. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
29. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
30. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
31. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
32. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
33. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
34. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
35. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
36. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
37. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
38. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
39. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
40. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
41. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
42. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
43. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
44. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
45. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
46. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
47. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
48. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
49. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
50. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
51. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
52. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
53. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
54. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
55. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
56. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
57. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
58. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
59. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
60. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
61. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
62. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
63. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
64. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
65. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
66. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
67. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
68. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
69. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
70. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
71. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
72. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
73. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
74. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
75. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
76. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
77. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
78. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
79. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
80. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
81. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
82. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
83. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
84. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
85. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
86. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
87. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
88. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
89. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
90. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
91. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
92. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
93. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
94. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
95. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
96. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
97. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
98. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
99. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING
100. REINFORCED CONCRETE BAR WITH 60 ANCHOR SPACINGS FOR ADDITIONAL MONITORING

LEGEND:

- 1. BAR AREA (SECTION 01.10.1)
- 2. OTHER ROOMS (SEE OTHER FLOOR PLANS)
- 3. ACCESSIBLE ROUTE

Occupancy Load and Phase of Egress

Room	Area (sq. ft.)	Occupancy Load	Phase of Egress
Bar Area	1,200	120	Phase 1
Kitchen	500	50	Phase 1
Restrooms	200	20	Phase 1
Office	300	30	Phase 1
Storage	100	10	Phase 1
Staircase	100	10	Phase 1
Exit	100	10	Phase 1
Other	100	10	Phase 1
Total	2,500	250	Phase 1

PROJECT DATA

OWNER:
Whisper Lounge, LLC
4301 N. Civic Center Plaza
Scottsdale, AZ 85251

ARCHITECT:
[Firm Name]
[Address]
[City, State, Zip]

DATE:
[Date]

PROJECT:
[Project Name]

DESCRIPTION:
[Detailed description of the project, including the location and the nature of the work to be performed.]

SCOPE OF WORK:
[Detailed description of the scope of work, including the specific tasks to be performed.]

CONTRACT:
[Contract information, including the contract number and the date of the contract.]

PERMITS:
[Permit information, including the permit number and the date of the permit.]

NOTES:
[Additional notes and information related to the project.]



Whisper Lounge
4301 N. Civic Center Plaza
Scottsdale, AZ

PERMITS
COMMISSION

AD-07029
06-04-08
Use Permit
DR-18