

Exterior Building Color & Material Samples

Color Drawdowns

Drainage Reports

TIMA

Abbreviated Water & Sewer Need Report

Archaeological Resources

Airport Vicinity Development Checklist

Parking Study

Trip Generation Comparison

Parking Master Plan

Water Study

Wastewater Study

Stormwater Waiver Application



Liquor License Questionnaire

Please complete all questions and return within 3 business days.

Name of Business: Downside Risk Restaurant & Bar

Business Address: 8989 N. Scottsdale Rd. Ste. 608 Scottsdale, Arizona 85253

Type of Business (restaurant, bar, grocery, retail) Restaurant

Total Gross Square Footage of Establishment: 4,576 Square feet

Was there a previous business at this location? ☐ Yes ☒ No
If yes, list the previous business: _____

Was liquor sold at this location prior to this application? ☐ Yes ☐ No
If yes, what type of license? _____

Is this business currently open? ☐ Yes ☒ No

If yes, is this business operating with an Interim license? ☐ Yes ☒ No

If no, what is the proposed opening date? _____

Is this business under construction or being remodeled? ☒ Yes ☐ No

Does this business have an existing patio? ☐ Yes ☒ No Dimensions of patio _____

Does this business have a proposed patio? ☒ Yes ☐ No Dimensions of patio 1,920 sf

How many parking spaces are allocated to your business? Unlimited parking **NO !!**

For Restaurants, Bars and Restaurants/Bars:

Will the bar service area be in excess of 15% of the gross floor area? ☒ Yes* ☐ No

Will the kitchen be less than 15% of the gross floor area? ☐ Yes* ☒ No

Will age verification be required/requested for admittance at any time during business operations? ☐ Yes* ☒ No

Is a cover charge required for admittance at any time during business operations? ☐ Yes* ☒ No

Will less than 40% of gross revenues be derived from the sale of prepared food? ☐ Yes* ☒ No

*May require a Conditional Use Permit

During what hours will the establishment provide full kitchen service? Sun-Wed 11am-10pm Thurs-Sat 11am-12am

During what hours will the establishment offer liquor sales? Sun-Wed 11am-12am Thurs-Sat 11am-1am

Gross square footage of kitchen: 1,049 sf

(do not include refrigerators or areas used for storage of food or beverages)

Gross square footage of bar service area: 336

(includes the floor area under indoor and outdoor bars and the floor area behind the bars used for storage, prep and serving of food or drinks)

Planning, Neighborhood and Transportation Division

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

Gainey Village Parking

November 29, 2011

Tenant Space	Tenant Name	Open for Business	Parking Category	Total Floor Area
A-2	Garduno's	Day/Night	Restaurant/Bar (First Floor)	12,410
			Restaurant (Mezzanine)	3,749
			Office	838
A-4	Soi 4	Day/Night	Restaurant	3,344
A-6	Evelyn & Arthur	Day Only	Retail	1,803
A-8	Barry Bricken	Day Only	Retail	1,803
A-10	Objects 2	Day Only	Retail	1,603
A-12	Objects	Day Only	Retail	2,005
A-14	Jaeger	Day Only	Retail	1,000
A-16	Two Plates Full	Day Only	Retail	3,206
A-18	Via Veneto	Day Only	Retail	4,833
			Storage	1,680
A-20	Blush	Day Only	Retail	1,142
A-22	MG Home Signature	Day Only	Furniture Retail	1,004
A-24	Bo Concept	Day Only	Furniture Retail	7,888
A-26	Clive Christian/Julains	Day Only	Furniture Retail	9,090
B-2	Rolf's	Day/Night	Retail	7,514
B-4	Michael's Jewelry	Day Only	Retail	1,499
B-6	Bella Dimora	Day Only	Furniture Retail	2,500
			Storage	800
B-8	Red Velvet	Day Only	Retail	1,531
B-10	Paper Innovations	Day Only	Retail	1,473
B-12	Optica	Day Only	Retail	923
B-14/16	Pei Wei	Day/Night	Restaurant	2,891
B-18	Anastasia Bath & Body	Day Only	Retail	1,210
B-20	Pickles & Ice Cream	Day Only	Retail	1,405
B-22	Baby Couture	Day Only	Retail	1,846
B-24	Jon De Luc	Day Only	Retail	1,950
B-26	Judy Arizona	Day Only	Retail	2,057
B-28	Chez Vous	Day Only	Restaurant	2,171

		Day Only		
B-30	Bradbury Antiques	Day Only	Furniture Retail	3,867
B-32	Stiers	Day Only	Retail	1,499
B-34	Village Tavern	Day/Night	Restaurant/Bar	9,332
C-2	Paradise Bakery	Day/Night	Restaurant	4,289
			Storage	573
C-4	Digitell	Day Only	Retail	1,305
C-6	Wilde Meyer Gallery	Day Only	Furniture Retail	2,006
C-7	McCormick & Schmick	Day/Night	Restaurant/Bar	8,050
D-2	Bloom	Day/Night	Restaurant/Bar	6,339
			Storage	372
D-4	Aga Jon Oriental Rugs	Day Only	Furniture Retail	3,599
D-6	Village wine Cellar	Day Only	Retail	1,310
D-8	Coffee Bean	Day/Night	Restaurant	1,457
E-2	My Fit Foods	Day/Night	Restaurant/Retail	3,721
E-4	Vacant	Day/Night	Restaurant/Bar	8,798
F-2	Select Cleaners	Day Only	Retail	1,810
F-4	Downside Risk	Day/Night	Restaurant	4576

Gross Building Area = 150,071 s.f.

Parking Required

150,071/300 = 501 spaces

Parking Provided

713 spaces less 2 spaces removed as a part of this project =
711 spaces total provided



Security and Maintenance Plan

Instructions for Security and Maintenance Plan

Follow these steps for Review and Approval by Scottsdale Police Department Liquor Investigations:

Step 1: Prepare your Security and Maintenance Plan

Step 2: Contact Detective to discuss your plan. Send a copy of your Security and Maintenance Plan to: Detective John Miller
480-312-5252
jgmiller@scottsdaleaz.gov

Step 3: Meet with Detective to review plan, if needed.

Step 4: Submit your plan to Current Planning

3-UP-2012
1st: 2/07/12

Planning, Neighborhood and Transportation

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



Operation Plan

An Operation Plan explains operational characteristics of a proposed use.

1. Business use type: RESTAURANT + BAR
2. Days of Operation: MONDAY — SUNDAY
3. Hours of Operation: 11:00A — 12:00A weekdays, 11:00A — 2:00A WEEKENDS
4. Number of employees
 - a. Full time, indicate work shift 10 MIXED
 - b. Part time, indicate work shift 25 VARIED SHIFTS
5. Other business officials on site if not employees N/A
6. Customer characteristics
 - a. Patron seating YES
 - b. Frequency and peak time of customer activity FRI + SAT 6:00p — 1:00a
7. Outdoor operations
 - a. Explain all outdoor activities (e.g. everything that takes place outside the confines of an enclosed building):
 - Parking CUSTOMER + EMPLOYEE
 - Loading PRIOR TO OPENING
 - Storage N/A
 - Display N/A
 - Product demonstrations/testing N/A
 - Activities that take place within areas that are walled but not roofed or covered N/A
 - Other activities PATIO AREA
8. Description of service activities such as parking lot sweeping, loading, trash hauling and similar associated activities.
ALL PROPERTY MANAGERS RESPONSIBILITY
 - a. Frequency of service Activities: days of week, hours of day N/A
 - b. Location of Service Activities relative to lower intensity uses N/A
9. Description of refuse removal:
 - a. The location of anticipated parking area for customers including those located off the site.
SEE SITE PLAN
 - b. The area surrounding the property that will be cleaned of debris by the applicant
AS NEEDED
 - c. Time of day of refuse removal. TBD

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3-UP-2012
1st: 2/07/12



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 LIVE ENTERTAINMENT

b. Noise level in DBA at source of noise and point of impact PER CITY CODE

c. Description and diagrams of noise source location N/A

11. Description and documentation of how noise is abated

a. Narrative description ACTIVITY WITHIN ENCLOSED AREAS

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: ON-SITE
MANAGEMENT W/ DBA METER.

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: _____

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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:

GREG BLOEMBERG

Police Detective:

JOHN MILLER

Establishment:

THE DOWNSIDE RISK Scottsdale

Address:

8989 N. Scottsdale Rd. STE. 608

Business Phone:

(480) 245-6513

Business FAX:

(480) 245-6813

Maximum Occupancy:

252 (136 patio) 388 TOTAL

Effective Date of the Plan:

TBD

Date of Plan Review:

TBD

Use Permit Issue Date:

TBD

Liquor License Number:

APPLIED FOR

Contact Person (1):

RANDY FREDERICK

Home Phone:

(602) 418-0842

Contact Person (2):

Home Phone:

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: DOWNSIDE GAIHEY RANCH, LLC
 Type of Organization: ☐ Arizona Corporation ☐ Corporation
☐ Sole Proprietorship ☒ LLC
☐ Partnership ☐ Other
2. Managing Agents Name: RANDY FREDERICK
 Title: MANAGING MEMBER
 Address: 8989 N. Scottsdale Rd. Ste. 608
Scottsdale, AZ. 85253-2325
 Phone Numbers: (480) 245-6513
 Fax or Other Numbers: (480) 245-6813
3. Business Owner(s) (if different than Managing Agent) Name, Address, Phone: N/A
4. Property Owner or Property Manager (if different from Managing Agent) Name, Address, Phone: MAIN STREET REALTY ADVISORS
20645 N. PIMA RD. SUITE 160
SCOTTSDALE, AZ. 85255
5. Hours of Operation:

	Peak/Non-Peak Night	Open to Customers	Liquor Sale Begin	Liquor Sale Ends	Closed to Customers
Monday	NON	11:00 A	11:00 A	12:00 A	12:00 A
Tuesday	NON	11:00 A	11:00 A	12:00 A	12:00 A
Wednesday	NON	11:00 A	11:00 A	12:00 A	12:00 A
Thursday	NON	11:00 A	11:00 A	12:00 A	12:00 A
Friday	PEAK	11:00 A	11:00 A	1:00 A	2:00 A
Saturday	PEAK	11:00 A	11:00 A	1:00 A	2:00 A
Sunday	NON	11:00 A	11:00 A	1:00 A	2:00 A

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) N/A
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: DAN FREDERICK Address: 8985 N. SCOTTSDALE RD. Phone: (602) 418-0842
85253

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 0 uniformed security officer(s). (Wearing the above-described uniform). The following responsibilities shall be agreed upon and adhered to:

1. 0 Security officer(s) will be responsible for roaming the interior of the business and identifying hazards, problems, and maintaining guest safety.
2. 0 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. 0 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 2 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) _____.

☒ 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:

-
1. A violation of the Plan.
 2. Violation of the conditions of the Use Permit.
 3. Violation of Scottsdale ordinances or law.
 4. 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
 5. 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.
 6. Any enlargement or expansion of the premises, plan of operation or program format without appropriate approval from the City.
 7. 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

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: Randy Frederick
 Address: 8989 N. Scottsdale Rd. Ste. 608
 Phone: (602) 418-0842
 Date: 1 FEB 12
 Signature: Randy Frederick / JJS

APPROVED BY:

Detective: _____
 Phone: _____
 Date: _____
 Signature: _____