

Conditional Use Permit Application Narrative

To operate a cocktail lounge (utilizing a Series 6 Liquor License) along with a retail cigar store. This will be a high-end operation, the same as the existing Churchill's Fine Cigars located at 5041 N. 44th St. in Phoenix which has been in continuous operation for over 26 years, with the cocktail lounge component operating within it for the last 7 years.

The main focus of the business is the retail sale and consumption of fine cigars with the cocktail lounge as an added amenity. It's a very quiet operation with no dancing, games, entertainment or live music. It's only about guests enjoying both a fine cigar and a premium cocktail in an upscale environment.

Addressing zoning ordinance section 1.403©:

1. The only nighttime use currently on the property is Cold Beer and Cheeseburgers; Churchill's operations will not disrupt the existing balance of daytime and nighttime uses.
2. Churchill's operations do not extend into any pedestrian areas and thus will not disrupt any pedestrian-oriented daytime activities.
3. The site is not located within the Downtown Overlay District D-O.
4. The only residential use within 500 feet is one apartment complex. This use will not adversely impact residential uses. There will be no music or loud activities of any kind associated with the use so no buffering is necessary.
5. An active management and security plan has been filed with the City of Scottsdale Police Department and is awaiting approval.
6. Refuse control for the property is handled by the property management company, Diversified Partners.
7. There will be no noise or light generated by this use so no mitigation will be necessary.
8. The use conforms to the parking requirements of Article IX and does not exceed capacity for traffic in the area.
9. There will be no after hours for this use.