

40 Love, Scottsdale

40 Love has purchased a property, located at 7117 E. 6th Ave, Scottsdale, AZ. 85251, formerly known as Kellys at Southbridge.

40 Love, Scottsdale will remain the same building footprint, occupancy and patio use as Kelly's at Southbridge. Zoning will remain: C-2. Tenant use will remain: Restaurant/bar. Type of Construction: Type V-B. Type of Occupancy is to remain: A-2. The building does have a Fire Sprinkler system. The current Occupancy Load will remain the same: 220 people. As per the last Permitted and Approved Plans; Permit #: 1698-13 and Permit #: 3377-13 City of Scottsdale.

Exterior Improvements

40 Love is requesting that the current exterior ornamental fiberglass colonnade and fiberglass pyramid be completely removed from the exterior of the face brick.

40 Love is requesting that the current front exterior railing and planters, be removed along 6th Ave. and replaced with new. The existing patio is to have a new trellis overhead for moderate shade but not less than 50% open. The design is intended to be a thin steel frame and horizontal members across the top, painted in harmonious color scheme to match the building. New casual seating. Expanded bar seating and new operable arcadia door between inside space and patio.

Interior Improvement

Primarily lighting, interior finish update and new furniture. No change in function or square footage. Existing bars to remain with new top at main bar. New interior paint and sealed floor finish. Bathroom refinish. New seating. No work in existing kitchen. (not in scope)

Property PIN #'s: 40 Love, Scottsdale

173-42-022

173-42-023

173-42-025