



ARIZONA LIQUOR  
INDUSTRY CONSULTANTS

P.O. Box 2502  
Chandler, Arizona 85244  
(480) 730-2675 Phone (480) 730-2676 Fax

**REQUEST FOR CONDITIONAL USE PERMIT**  
**Paloma 4439 N Saddlebag Trl Scottsdale AZ 85251**

July 19, 2023

Dear Neighbor,

Paloma is hosting an open house/neighborhood meeting that will be held at Paloma to discuss a Conditional Use Permit for a bar with entertainment that will be submitted to the City of Scottsdale, located at 4439 N Saddlebag Trl, Scottsdale AZ 85251.

Neighborhood Meeting  
Monday, August 7th 6:00pm-7:00pm  
Paloma  
4439 N Saddlebag Trl  
Scottsdale AZ 85251

Paloma will apply for a Series 6 bar liquor license. Paloma in total is 5,828 square ft including the 4,296 square foot patio areas. The business will provide various forms of live musical entrainment with all outdoor speakers be directional inward to the business to minimize any detectable music on the outside.

You may reach the City of Scottsdale Planning and Development Services Department at 480-312-7000 or Greg Bloemberg at 480-312-4306 and [gbloemberg@scottsdaleaz.gov](mailto:gbloemberg@scottsdaleaz.gov). Please reference case number 7-UP-2023.

If you have any questions, please call Rhonda Rodriguez or Jeffrey Craig Miller at 480-730-2675.

Sincerely,

Jeffrey Craig Miller,  
Representative for Paloma

Neighborhood Open House

CoS Planning # 284-PA-2023

August 7, 2023, from 6-7PM

Meeting conducted by Ryan Jocque &  
Robert Leavitt

**Materials Available for Review: Architectural  
Renderings, Restaurant Menu, Construction Specifications &  
Neighborhood Map Depicting Paloma in Relation to Other  
Properties Within a 750 ft Radius.**

Open House began at 6:00PM

6:12: 4 interested parties (business owners) arrived, and discussion began with a detailed explanation of the Paloma project, including the demolition and rebuild of the new structure.

Questions regarding traffic and parking were raised; it was explained that a detailed parking plan was being developed in compliance with the City of Scottsdale code for the number of square feet of the project.

Of significant interest was the potential for noise pollution from Paloma. As described below, it was explained that a sophisticated sound system was being created to specifically limit an ambient sound to surround businesses and residential properties.

6:25: 2 interested parties (1 residential owner and 1 from the Coalition of Greater Scottsdale) arrived and joined the discussion which then focused on the planned entertainment. It was explained that the entertainment was limited to a DJ with no microphones or significant amplification; further, it was explained that a sophisticated sound systems is being designed to create invisible sound barriers which will direct all sound inward to the business with the intent of limiting ambient sound to the exterior and surrounding properties.

6:35: **Councilwoman Solange Whitehead** joined the group. She asked and received clarification regarding the “live entertainment” which is planned; it was again explained that the entertainment will be limited to a “DJ” with the sound systems as explained previously.

6:50: 2 interested parties who are residential property owners at the “Envy” condo building had basic questions regarding the general nature of the business and the time frame of when the business is expected to be up and running.

7:00: All parties left at or before 7:00 PM; **all attendees reacted favorably with the information provided in response to their concerns.**



Address	City	State	Zip
447 OCEAN POINT RD	EAST BOOTHBAY	ME	04544
591 WEST PUTNAM	GREENWICH	CT	06830
461 WASHINGTON AVE APT 1	BROOKLYN	NY	11238
1111 POLARIS PARKWAY SUITE 1E	COLUMBUS	OH	43240
PO BOX 546	OKOBOJI	IA	51355
1619 OVERLOOK DR	SALINA	KS	67401
2001 ROSS AVE STE 2800	DALLAS	TX	75201
4514 COLE AVE STE 1100	DALLAS	TX	75205
12600 HILL COUNTRY BLVD STE R-100	AUSTIN	TX	78738
4045 S NONCHALANT CIR	COLORADO SPRINGS	CO	80917
180 N UNIVERSITY AVE SUITE 200	PROVO	UT	84601
180 N UNIVERSITY AVE STE 200	PROVO	UT	84601
11 S CENTRAL AVE UNIT 1408	PHOENIX	AZ	85004
201 N CENTRAL AVE 22ND FL	PHOENIX	AZ	85004
1850 N CENTRAL AVE STE 1700	PHOENIX	AZ	85004
1200 N 52ND ST	PHOENIX	AZ	85008
5641 N 6TH ST	PHOENIX	AZ	85012
2398 E CAMELBACK RD 1100	PHOENIX	AZ	85016
2801 E CAMELBACK RD SUITE 450	PHOENIX	AZ	85016
5217 E CALLE REDONDA	PHOENIX	AZ	85018
33 W LINGER LN	PHOENIX	AZ	85021
3233 W PEORIA AVE STE 118	PHOENIX	AZ	85029
4555 E MAYO BLVD UNIT 3331	PHOENIX	AZ	85050
4555 E MAYO BLVD	PHOENIX	AZ	85050
1133 W MANOR ST	CHANDLER	AZ	85224
1401 N CLIFFSIDE DR	GILBERT	AZ	85234
6929 N HAYDEN RD STE C4-455	SCOTTSDALE	AZ	85250
6929 N HAYDEN RD	SCOTTSDALE	AZ	85250
8310 E MCDONALD DR	SCOTTSDALE	AZ	85250
8513 E CITRUS WY	SCOTTSDALE	AZ	85250
7520 E ANGUS DR	SCOTTSDALE	AZ	85251
6831 E 5TH AVE	SCOTTSDALE	AZ	85251
4215 N WINFIELD SCOTT PLAZA	SCOTTSDALE	AZ	85251
3004 N CIVIC CENTER PLZ	SCOTTSDALE	AZ	85251
7756 E 3RD ST	SCOTTSDALE	AZ	85251
15900 N 78TH ST SUITE 155	SCOTTSDALE	AZ	85251
7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
3925 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
7150 E 5TH AVE	SCOTTSDALE	AZ	85251
6902 E 1 ST AVE	SCOTTSDALE	AZ	85251
4215 N MARSHALL WAY	SCOTTSDALE	AZ	85251
4203 N BROWN AVE	SCOTTSDALE	AZ	85251
7144 E STETSON DR	SCOTTSDALE	AZ	85251
7101 E INDIAN SCHOOL RD	SCOTTSDALE	AZ	85251
3523 N 70TH ST	SCOTTSDALE	AZ	85251
7151 E 6TH AVE	SCOTTSDALE	AZ	85251

7600 E CAMELBACK RD NO 1	SCOTTSDALE	AZ	85251
4414 N CIVIC CENTER PLZ STE 100	SCOTTSDALE	AZ	85251
3939 CIVIC CENTER BLVD	SCOTTSDALE	AZ	85251
4211 N MARSHALL WAY STE 200	SCOTTSDALE	AZ	85251
4204 N BROWN AVE	SCOTTSDALE	AZ	85251
4414 N CIVIC CENTER PLAZA NO 100	SCOTTSDALE	AZ	85251
6427 E INDIAN SCHOOL RD	SCOTTSDALE	AZ	85251
4242 B CRAFTSMAN CT	SCOTTSDALE	AZ	85251
4160 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
3939 CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251
4440 N SADDLEBAG TRL	SCOTTSDALE	AZ	85251
4252-4254 N BROWN AVE	SCOTTSDALE	AZ	85251
4414 N CIVIC CENTER PLAZA STE 100	SCOTTSDALE	AZ	85251
4225 N BROWN AVE	SCOTTSDALE	AZ	85251
7321 E SHERMAN LN	SCOTTSDALE	AZ	85251
P O BOX 9787	SCOTTSDALE	AZ	85252
P O BOX 1510	SCOTTSDALE	AZ	85252
7240 N BROOKVIEW WY	SCOTTSDALE	AZ	85253
7343 E CAMELBACK RD STE A	SCOTTSDALE	AZ	85253
6401 E EL MARO CIR	PARADISE VALLEY	AZ	85253
5631 E WALTANN LN	SCOTTSDALE	AZ	85254
7033 E GREENWAY RD SUITE 100	SCOTTSDALE	AZ	85254
1525 N GRANITE REEF STE 1	SCOTTSDALE	AZ	85257
7702 E DOUBLETREE RANCH RD	SCOTTSDALE	AZ	85258
7032 N VIA DE PAESIA	SCOTTSDALE	AZ	85258
9416 N 80TH PL	SCOTTSDALE	AZ	85258
8203 E DEL CAPTAIN	SCOTTSDALE	AZ	85258
9362 E RAINTREE DR	SCOTTSDALE	AZ	85260
8776 E SHEA BLVD SUITE 106-310	SCOTTSDALE	AZ	85260
11215 N 74TH ST	SCOTTSDALE	AZ	85260
8143 E GARY RD	SCOTTSDALE	AZ	852606534
P O BOX 14012	SCOTTSDALE	AZ	85267
2323 W UNIVERSITY DR	TEMPE	AZ	85281
1155 W RIO SALADO PKWY	TEMPE	AZ	85281
27817 N 46TH PL	CAVE CREEK	AZ	85331
1846 E INNOVATION PARK DR STE 100	ORO VALLEY	AZ	85755
1846E INNOVATION PARK DR STE 100	ORO VALLEY	AZ	85755
10850 WILSHIRE BLVD STE 1050	LOS ANGELES	CA	90024
850 S ROBERTSON BLVD	LOS ANGELES	CA	90035
PO BOX 8653	NEWPORT BEACH	CA	92658
PO BOX 2055	EUGENE	OR	97402
777 108TH AVE NE STE 1800	BELLEVUE	WA	980045145
127 MINNIE ST STE 200	FAIRBANKS	AK	99701

Name

PINK PLAZA L.L.C.  
MSP SCOTTSDALE OLD TOWN LP  
FRIEDERS KARLA J  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
4221 - ASSOCIATES AZ LLC  
PRAIRIE SKY LLC  
SFC I OWNER LLC  
RSFM 4253 LLC  
SUMMIT HOSPITALITY XIV LLC  
KCAJ LLC  
PEG PHX INDIAN SCHOOL LLC  
PEG PHX INDIAN SCHOOL LLC  
4221-ASSOCIATES AZ LLC  
DESERT ZOO LLC  
4255 WINFIELD SCOTT LLC  
SOUTHBRIDGE B OWNER LLC  
HARD CORNER LLC  
JLB INVESTMENTS LTD PARTNERSHIP  
LEVINE INVESTMENTS LIMITED PARTNERSHIP  
V2 RESULTS LLC  
JLB INVESTMENTS LIMITED PARTNERSHIP  
GOLDMAN MORRIS B/SHEILA M CALVANO LIVING TR  
FANATEL PROPERTIES INC  
FANATEL PROPERTIES INC  
MENCONI ALEC/PIERCE COLE  
GE VENTURES LLC  
FLORA 35 LLC  
4228 CRAFTSMAN COURT LLC  
SES PROPERTIES LP  
VELASCO HOLDINGS LLC  
SUNBRELLA PROPERTIES LTD  
5TH & MARSHALL LLC  
CADRE DEVELOPMENT LLC  
JE SOUTHWEST GROUP REAL ESTATE LLC  
4251 LLC  
NUOVO ENTERPRISES LLC  
SCOTTSDALE CITY OF  
GDO LIMITED PARTNERSHIP LLLP  
KELMAR LLC  
BBCH LLC  
AGNESE UDINOTTI LIVING TRUST THE  
GOOKIN BUILDING LLC  
DOWNTOWN SCOTTSDALE HORSE FOUNTAIN LLC  
SLADER LLC  
CRAFTSMANS TABLE LLC  
5TH AVENUE SCOTTSDALE LLC