

APPLICATION NARATIVE

The purpose of this application is to move the physical facility and Class 6 liquor license of the Old Town Tavern from 7320 E. Main next door to 7330 E. Main. Old Town Tavern and its predecessors, Brackens and J Chews Lounge, have been serving alcohol and having live entertainment at 7320 E. Main since 1985. Old Town Tavern has operated under the current name since 2012. The reason for the move is that the current lease is ending and the current facility is small, in disrepair and constitutes a hazard to patrons using the facility and/or the city easements currently contiguous to or leased by Old Town Tavern as patio areas. The new facility allows the Old Town Tavern to modernize and expand its inside airconditioned patron capacity while maintaining its location at the Scottsdale Mall and its local character.

4.103 BAR CONDITIONS

With respect to the SCCT Zoning Code issues under 4.103 for bars, the new facility will not disrupt the existing balance of daytime and nighttime activities because the use remains the same for the area. Pedestrians will still be able to fully use the mall. There is no displacement of retail uses.

Regarding parking, Old Town Tavern bought several parking spaces twelve years ago and has been in compliance with all parking requirements for twelve years. There is a City of Scottsdale parking lot with approximately 100 spaces immediately adjacent to the facility, as there has been since 1975. Traffic in the area is expected to remain the same and the parking requirements for the bar patrons will not change. There has never been a shortage of parking except during Parada when the pickups, trailers and horses take over the parking lot.

There is one residential use within 500 feet, the Bishoff residence. The Bishoffs have welcomed the Old Town Tavern and its musical entertainment for the last twelve years, and, it is believed, even longer when the bar was known as Brackens and J. Chews.

An active security plan has been in place and will continue. Refuse is maintained in dumpsters provided and serviced by the City.

All noise and light will be contained within the building except for any limited patio service and illuminated signage.

4.103 ENTERTAINMENT CONDITIONS

We have provided the city with a written Security and Maintenance Plan. All sound resulting from live indoor entertainment will be contained within the building except where external speakers are permitted by the code and/or the city. The lighting for the building will remain substantially the same as it currently is and the floor plan

submitted to the city indicates the primary use areas and the position of the stage at the back of the floor area.

The applicant does not believe a parking study is necessary for the reasons set forth above.

Applicant will comply with all code conditions for sound and lighting and will comply with the City's Noise Ordinance.