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October 20, 2024

OLD TOWN TAVERN-REVISED SITE PLAN FOR PARKING

Site Plan

7330 East Main Street Scottsdale AZ is a rectangular building with approximately 4315 square feet not including patios. The east half of the building is occupied by the Back Door Restaurant which uses 1775 square feet and has a Class 12 Liquor license. The east side of the building has 2540 square feet. The entire floor area is leased by Saba Brothers L.L.C. to SKM L.L.C.

SKM L.L.C. will sublease approximately sublease approximately 2000 square feet, plus patios, to Miccio L.L.C. for the Old Town Tavern from the east side space. Approximately 540 sq feet will be retained by SKM L.L.C. as office and storage with a dedicated outside entrance and locked door to the Old Town Tavern facility. The outside patio for the Old Town Tavern will be approximately 1095 square feet.

Our calculations based on the plans submitted to the city and approved so far are as follows:

SITE AREA

GROSS	apx 4315 sq ft	.099 acres
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BUILDING AREAS	apx 2000 Sq Ft (inside)	.046 acres
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	apx 1095 sq ft (patio)	.025 acres
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PARKING REQUIREMENTS

Interior	25
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Patio	5
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Total	30
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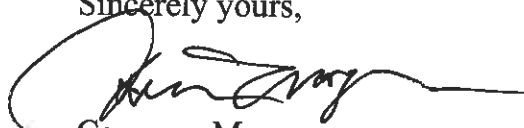
PARKING PROVIDED

Original Parking From Saba Bros (Landlord)	15
Bicycle Rack	1
Parking from Gold House 3941 N. Brown Ave. Scottsdale AZ 85251 (see attached letter)	5
In Lieu Parking	9
Total	30

However, while we have calculated the parking requirement based on the current ordinance, we are aware that the City of Scottsdale has recognized and granted parking credits for new businesses making improvements on the original buildings and businesses that developed the Scottsdale Mall. Specifically, the City granted the Clayton companies a credit of 53 parking places for its redevelopment of the Peppin Property located at 7363 Scottsdale Mall which was built at the same time as the Saba property in 1974. I have included a copy of the March 30, 2005 letter from Mac Cummins Scottsdale Senior Planner, granting 12 places through the original Improvement District and 37 places as a "credit" as "part of the unclear nature of the construction of the garage" that the original developers paid for with their leases.

We request the same consideration for 7330 E. Main. However, our request is for considerably less places, i.e. the 9 places that we would otherwise need to pay for under the In Lieu program as is set forth above.

Sincerely yours,



Cameron Morgan