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December 2, 2025

Casey Steinke
City of Scottsdale
Planning Services

VIA ELECTRONIC UPLOAD

RE: Response to Administrative Review Comments
5-UP-2025
Old Town Tavern -Bar Use
55118 (Key Code)

Mr. Stienke,

In response to your comments from your 11/12/25 letter we have included the following:

Revised Floor Plan prepared by ds3 architects

In response to the Outstanding Issues in your letter we offer the following:

- 1) Joint Premises: we have dropped the idea that Backdoor and Old Town Tavern can be joined at this time with the two distinct liquor licenses. Therefore, only Old Town Tavern is included in the use, entertainment and parking applications that we have submitted. The Backdoor restaurant will continue as a separate and distinct business under its existing Class 12 license and there will be no shared access between the two businesses. Alcohol will not be allowed to be purchased and transported from one establishment to the other. The patios will be segregated by a gate controlled by a security guard or other personnel. This is similar to the arrangement that the two establishments have had for the past two years while they were next door to each other.
- 2) Floor Plan Issues
 - a. The Backdoor is not part of the application and therefore any issues related to the square footage of the kitchen are not relevant to the Old Town Tavern application. However, our architect disagrees with your calculation and points out that the kitchen area square footage should include the pantry and storage areas. He calculates that the kitchen areas are greater than 15% of the total gross floor area.

- b. Office area: Pursuant to your suggestion, the office area will not include the 304 square feet used for storage and the walk-in refrigerator. We do not agree that these areas cannot be included in the office area but concede the point in order to obtain approval of the plan. The office is limited to 223 square feet on the revised floor plan.
- c. Technical Discrepancies: the revised floor plan should resolve any square footage issues. The numbers prepared by ds3 are as follows:

Customer area	1097 sq ft
Bar Area	389 sq ft
Stage	83 sq ft
Storage	187 sq ft
Storage and Walk In	304 sq ft
 TOTAL	 2060 sq ft
 PATIO	 650 sq ft

3) Parking

Interior: 2060 SF/80 SF	25.75 spaces
Patio: 650 SF- 200 SF/ 200SF	2.25 spaces
 TOTAL	 28 spaces

In conclusion, the parking required comes out the same under the revised floor plan attached hereto as we set forth in our 10/31/25 submission: we need 12 in lieu parking spaces after the (1) bike rack space and (15) Saba spaces are set off against the 28 called for under the City ordinance.

Sincerely,

/s/Cameron A. Morgan

Cameron A. Morgan

cc: Paul Mitchell