

CITY COUNCIL REPORT



Meeting Date: *June 9, 2026*
General Plan Element: *Land Use*
General Plan Goal: *Support a diversity of businesses.*

ACTION

Liquor License Request for LL-0020-2026 Hummus Republic (391998). To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a New Application Series 12 (restaurant) State liquor license for an existing location and new owner.

OWNER

Grapeleaf Concepts LLC

APPLICANT CONTACT

Tigran Parsadanyan

LOCATION

16211 N Scottsdale Rd, A5

REQUEST

The applicant is seeking a favorable recommendation on a Series12 (restaurant) liquor license for an existing location with new owner. This has been a licensed location most recently operating with liquor since 2019 as a restaurant.

This liquor license allows the licensee to sell and serve spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its total revenue from the sale of food.

The applicant has indicated that this establishment will serve liquor between the hours of 11 am and 9 pm; however, due to state liquor license processing requirements, they are not required to notify the city or the state if they change their hours of operation.

IMPACT ANALYSIS

Reliability and Location

A.R.S. Section 4.-203.A and R19-1-702 Granting a License for a New Owner for a Certain Location.

The capability, qualifications and reliability of the applicant has been shown.

Restaurant

A.R.S. Section 4-205.02 and R19-1-206 Criteria for Restaurant Operations.

This owner intends to operate this location as a restaurant. This establishment is 1,456 sq. ft. in size, **plus** an existing 697 sq. ft. patio. The bar service area is 110 sq. ft. or 8% of gross floor area, and the kitchen area is 633 sq. ft. or 43% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

Outdoor Patio

The existing proposed patio, on the west side of the building is 697 sq. ft. and does not encroach into the adjacent pedestrian walkway.

Zoning

This site is zoned Planned Regional Center (PRC). The PRC district allows restaurants as a permitted use. The applicant has been notified of the city's expectation that the business will operate as a restaurant.

Public Safety

Police Department: No Opposition

Major life safety issues: None noted

Public Notice and Proximity

A.R.S. Section 4-201.B. Petitions from Persons in Close Proximity.

The applicant has maintained the required posting notice for the State mandated 20-day period. No petitions or protests were received during the 20 (twenty) day posting period.

COUNCIL OPTIONS & STAFF RECOMMENDATION

Council Options

The City Council has the option of recommending approval, disapproval or no recommendation to the Arizona Department of Liquor Licenses and Control.

Staff Recommendation

Staff advises that the license request meets the criteria imposed for determining the capability, qualifications, and reliability of the applicant.

Next Steps

The City Council’s recommendation will be forwarded to the Department of Liquor Licenses and Control for their consideration. If the application is approved by the Department of Liquor Licenses and Control, the applicant should receive their license from the State within 105 days of original application.

RESPONSIBLE DEPARTMENT(S)

Caitlin Clark Planning Technician, cclark@scottsdaleaz.gov
Planning and Development Services

Matt Evans, Commander, mevans@scottsdaleaz.gov
Special Operations Division

APPROVED BY



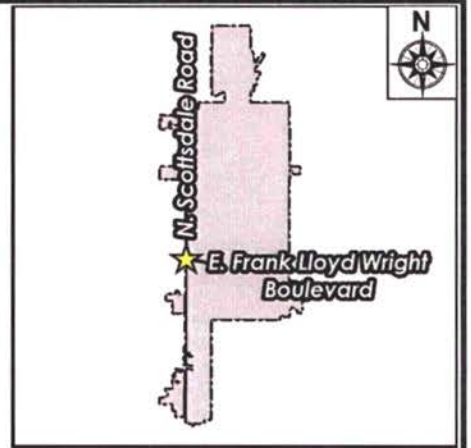
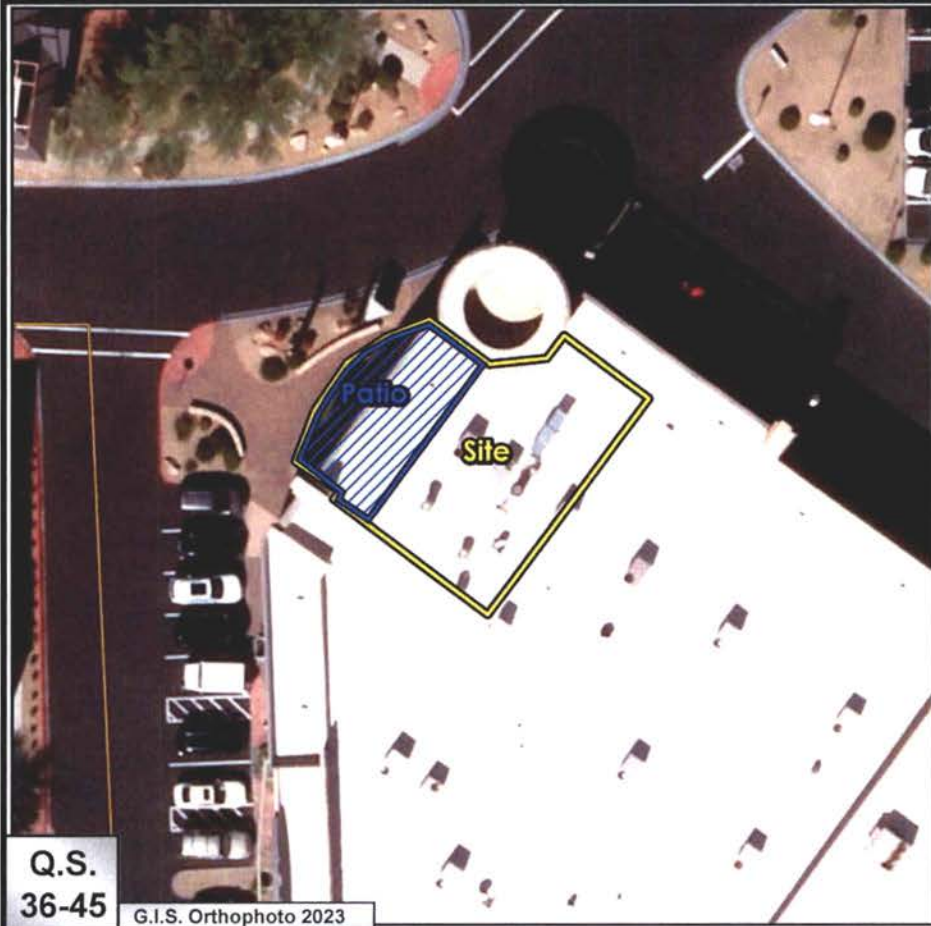
Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

5/22/2026

Date

ATTACHMENTS

1. Map
2. City of Scottsdale Applicant Questionnaire
3. State Application (Front Page, including menu)
4. Floor Plan



Q.S.
36-45 G.I.S. Orthophoto 2023

LL-0020-2026

Hummus Republic (391998)



Liquor License Questionnaire

(Existing Location)

Restaurants & Bars (Series 3, 6, 7, 11, 12, 13)

Please complete all questions and return within 3 business days.

Name of Business: Grapeleaf Concepts LLC; Hummus Republic

Business Address: 16211 N Scottsdale Rd, Scottsdale, AZ 85254

Total Gross Square Footage of Establishment (Minus the Patio): 1456 sq ft

Is this business under construction or being remodeled? Yes No

Does this business have an existing patio? Yes No Dimensions of patio: 697 sq ft

Does this business have a proposed patio? Yes No Dimensions of patio: -

Was liquor sold at this location prior to this application? Yes No

If yes, what type of license? N/A

Is this business currently open? Yes No

If yes, is this business operating with an interim license? Yes No

If no, what is the proposed opening date? 5/15/2026

For Restaurants, Bars and Restaurants/Bars:

Will the bar service area be less than 15% of the gross floor area? Yes No*

Gross square footage of the bar service area? 300 sq ft

(includes the floor area under indoor and outdoor bars and the floor area behind the bars used for storage, prep and serving of food or drinks. NOT kitchen/backroom storage)

Will the kitchen be less than 15% of the gross floor area? Yes* No

Gross square footage of kitchen: 633 sq ft

Will the kitchen close before 9:00 p.m.? Yes* No

Will less than 40% of gross revenues be derived from the sale of prepared food? Yes* No

During what hours will the establishment offer liquor sales? 11 AM-9 PM

For admittance:

Will age verification be required/requested at any time during business operations? Yes* No

For admittance:

Is a cover charge required at any time during business operations? Yes* No

***May require a Conditional Use Permit**

Please check one of the following that best describes the primary business operation:

- Packaged Retail
 Restaurant
 Bar
 Personal Service
 Education Service
 Manufacturing
 Hotel/Tourist Accomodation
 Residential Facility
 Sports/Theater

Planning and Development Services

7447 E. Indian School Road, Suite #105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

Liquor License Questionnaire

(Existing Location)

Restaurants & Bars (Series 3, 6, 7, 11, 12, 13)



Please complete all questions and return within 3 business days.

Will this business feature any of the following:

- | | | | |
|----------------------|--|---------------------------|--|
| Patrons Dancing? | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> | Karaoke? | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Live Bands? | Yes* <input checked="" type="checkbox"/> No <input type="checkbox"/> | DJ? | Yes* <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Amplified Music? | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> | Games? | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Adult Entertainment? | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> | Four or more pool tables? | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| After Hours? | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> | | |

***May require a Conditional Use Permit**

Definition of [Live Entertainment](#)

Applicant Narrative:

ARS 4-201-G: Except for a person to person transfer of a transferable license for use at the same location and as otherwise provided in section 4-203, subsection A, in all proceedings before the governing body of a city or town, the board of supervisors of a county or the board, the applicant bears the burden of showing that the public convenience requires and that the best interest of the community will be substantially served by the issuance of a license.

- I have the capability, qualifications and reliability to hold a liquor license because:

We operate a fast-casual, food-focused establishment where alcohol service is secondary and controlled. I am committed to full compliance with all state and local laws, including ID verification, responsible service, and staff training. I maintain strong management oversight and will ensure a safe, compliant, and community-oriented environment.

- Please describe your business:

A fast-casual Mediterranean restaurant operating under the Hummus Republic concept, offering made-to-order bowls, wraps, and healthy food options. The business is food-focused, with limited alcohol service intended to complement meals in a clean, casual, and family-friendly environment.

The City's forwarding of a recommendation to the AZ Department of Liquor Licenses and Control does not waive and is not a substitute for the Licensee's obligation to comply with all state, local and federal laws, policies and regulations applicable to the license. The Recommendation is not a permit or regulatory approval to hold any events or construct or demolish any improvements. Zoning processes, building permit processes, and similar regulatory requirements may apply to Licensee's contemplated improvements and are completely separate from the Recommendation. Licensee shall be responsible to, separate and apart from this Recommendation, directly obtain all necessary permits and approvals from any and all governmental or other entities including the City's having standing or jurisdiction over the subject areas. For more information regarding zoning processes, building permit processes, and similar regulatory requirements and approvals please call 480-312-2611.

Omar Bdairat

Print Name

Agent/Applicant Signature

4/25/2026

Date

Planning and Development Services

7447 E. Indian School Road, Suite #105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

State of Arizona
Department of Liquor Licenses and Control

Created 04/20/2026 @ 10:35:38 AM

Local Governing Body Report

LICENSE

Number: Type: 012 RESTAURANT
Name: HUMMUS REPUBLIC
State: Pending
Issue Date: Expiration Date:
Original Issue Date:
Location: 16211 N SCOTTSDALE ROAD
#A5
SCOTTSDALE, AZ 85254
USA
Mailing Address:
Phone: (805)415-8503
Alt. Phone:
Email: GRAPELEAFCO@GMAIL.COM

AGENT

Name: TIGRAN PARSADANYAN
Gender: Male
Correspondence Address: 3101 N CENTRAL AVENUE
#183 #6729
PHOENIX, AZ 85012
USA
Phone: (805)415-8503
Alt. Phone:
Email: TIGRANPARSADANYAN93@GMAIL.COM

OWNER

Name: GRAPELEAF CONCEPTS LLC
Contact Name: TIGRAN PARSADANYAN
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: 25001480 State of Incorporation: AZ
Incorporation Date: 01/14/2026
Correspondence Address: 3101 N CENTRAL AVENUE
#183 #6729
PHOENIX, AZ 85012
USA
Phone: (805)415-8503
Alt. Phone:
Email: GRAPELEAFCO@GMAIL.COM

60th day - 6/19/26



HUMMUS REPUBLIC

2020 MAR 27 PM 1:29

thehummusrepublic.com

FAST FRESH MEDITERRANEAN FOOD

BUILD YOUR OWN OR CHOOSE FROM OUR MENU



BUILD YOUR OWN

PITA WRAP BOWL

12.95
13.95
14.95

STEP 1

Pick Your Base

(CHOOSE UP TO THREE)

- Garbanzo Beans
- Yellow Rice
- Couscous ■
- Spring Mix
- Spinach
- Kale

STEP 4

Pick Your Toppings

(CHOOSE ANY)

- Artichoke Hearts +1.00
- Beets
- Corn
- Dolmades +1.00 (2)
- Cherry Peppers
- Chickpea Croutons
- Cucumber
- Diced Red Onions
- Feta Cheese ■■ +1.00
- Fried Eggplant +1.00
- Fried Jalapeño +1.00
- Kalamata Olives
- Pepperoncini
- Pickled Red Cabbage
- Pickled Red Onions
- Street Mix (fried jalapeno, red onion, and olives)
- White Cabbage

STEP 2

Pick Your Spreads

(CHOOSE UP TO THREE)

- Cilantro Jalapeño (Spicy)
- Eggplant Hummus
- Harissa Hummus (Spicy)
- Olive Hummus
- Traditional Hummus
- Zesty Feta (Spicy) ■■

STEP 5

Pick Your Dressings

(CHOOSE ANY)

- Spicy*
- Garlic Jalapeno Tahini
 - Red Pepper Tahini
 - Grandma's Hot Sauce
 - Moroccan Hot Sauce
- Not Spicy*
- Lemon & Olive Oil
 - Traditional Tahini
 - Tzatziki ■■

STEP 3

Pick Your Protein (4 oz)

(CHOOSE ONE OR 1/2 & 1/2)

- Falafel
- Mushroom Shawarma
- Lemon Chicken ■■
- Chicken Shawarma ■■
- Crispy Chicken Strips ■■ +2.00
- Gyro (Beef & Lamb) ■■ +2.00



NOT SURE WHAT TO CHOOSE?

Just Ask for a sample!

YES! WE CATER



OVER FOR SIGNATURE CREATIONS MENU



Hummus Republic Scottsdale 16211 N Scottsdale Road, Suite A5 Scottsdale, AZ 85254 • 480-550-5995
Hummus Republic Surprise 13864 W Bell Road, Suite 100 Surprise, AZ 85374 • 623-889-2588

■ Contains Dairy ■ Contains Gluten ■ Halal ■ Not Vegan



HUMMUS REPUBLIC SIGNATURE CREATIONS

2514R27PM 1 21 AZD LLC

SIGNATURE BOWLS



12.95

FALAFEL FUSION

Spring mix, traditional hummus, eggplant hummus, zesty feta, crispy falafel, olives, tomatoes, red onions, and beets served with a side of tahini.



13.95

FIRE & FLAVOR SHAWARMA

Tender chicken shawarma, spicy harissa hummus, traditional hummus and zesty feta with fresh cucumber, red and white cabbage, and sides of tzatziki and Grandma's hot sauce.



15.95

GREEK GYRO GARDEN BOWL

A hearty bowl featuring sliced beef and lamb gyro on a bed of fresh spinach, traditional and olive hummus, zesty feta, tangy artichoke hearts, kalamata olives, tomatoes, and fried eggplant served with a side of tzatziki.

SIGNATURE PITAS AND WRAPS Pitas - \$12.95 • Wraps - \$13.95

- FALAFEL
- MUSHROOM SHAWARMA
- ZESTY FETA
- CHICKEN SHAWARMA
- LEMON CHICKEN
- CRISPY CHICKEN BREAST +2.00
- BEEF & LAMB GYRO +2.00

All pitas and wraps come with traditional hummus, mixed greens, cucumbers, tomatoes, pickled onions, pickled red cabbage and tahini.



STREET STYLE SWEET POTATO FRIES

Sweet potato fries topped with fried eggplant, fried jalapeno, olives, chickpea croutons and feta cheese.



SIGNATURE SANDWICHES



EARTH BURGER 12.95

Falafel patty topped with sliced red onion, tomato, spring mix, cherry peppers, white cabbage, tahini, and ketchup.



GREEK GYRO SANDWICH 14.95

Beef and lamb topped with spinach, sliced tomato, fried jalapenos, red onions and olives (our street mix), tahini and tzatziki.

SPICY CRISPY CHICKEN 13.95

Crispy chicken breast patty topped with sliced tomato, white cabbage, fried jalapenos, red onion, and olives (our street mix), Moroccan hot sauce, and tahini.



SIDES & MORE

- Hummus (5 scoops) 5.95
- Hummus & Pita Chips 8.95
- Pita Chips 4.95
- Falafel (5 Pieces) 4.95
- Sweet Potato Fries 5.95
- Dolmades (5 Pieces) 5.95



Try Our Delicious Tahini Shake!

DRINKS



- Fountain Drink or Homemade Lemonade \$3.79
- Chocolate or Strawberry Tahini Shake \$6.95

JUST FOR KIDS *12 and Under Only

- CRISPY CHICKEN STRIPS 9.95
Three chicken strips with a side of sweet potato fries or rice and a juice box of choice.
- CRISPY CHICKEN SANDWICH 9.95
Chicken patty served with mayo, ketchup, sliced tomato, white cabbage and pickles. Comes with choice of sweet potato fries or rice and juice box of choice.
- KIDS PITA OR BOWL 9.95
A smaller version of the adult's bowl with one scoop of hummus.

License series 12 - Arizona restaurant

ATTACHMENT 4

North

West

East

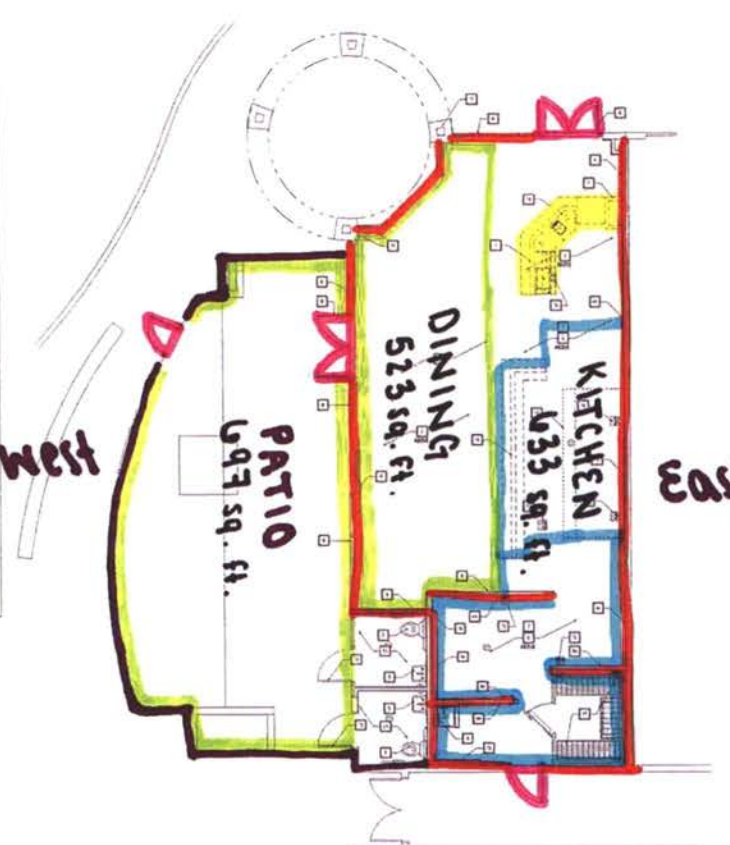
DEMOLITION NOTES

- (1) ALL EXISTING INTERIOR WALLS, EXCEPT PARTITION WALLS, SHALL BE DEMOLISHED AND REMOVED AS SHOWN ON THE EXISTING LAYOUT PLAN. ALL PARTITION WALLS SHALL BE DEMOLISHED AS SHOWN ON THE EXISTING LAYOUT PLAN.
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GENERAL DEMOLITION NOTES

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- KITCHEN
- INTERIOR WALLS
- EXITS / ENTRANCE
- PATIO
- BAR AREA
- DINING



DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

DATE: 6-19-21
JOB NO: 2021

HUMMUS REPUBLIC
16211 N. SCOTTSDALE RD., SUITE A5
SCOTTSDALE, AZ 85254
TEL: 480.343.1111
WWW.HUMMUSREPUBLIC.COM

REVISION

DAVID HIATT ARCHITECT
1611 GORDON AVENUE
SCOTTSDALE, AZ 85254
TEL: 480.343.1111

DEVELOPER PLAN

SHEET NUMBER

D1.0

Hummus Republic
16211 N. Scottsdale Rd. Suite A5 Scottsdale, Arizona 85254

South

2021 HIRSHENBERG PARTNERS