Item 17

CITY COUNCIL REPORT

Meeting Date: *September 22, 2026*
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Orangedale Lounge
UP-0001-2026

Request to consider the following:

1. Adopt Resolution No. 13752 for a live entertainment Conditional Use Permit on a +/- 1,556 sf site, zoned Planned Community Center Environmentally Sensitive Lands (PCC ESL) located at 10121 E Bell Rd #110.

Goal/Purpose of Request

The applicant's request is to add live entertainment to an existing bar.

Key Items for Consideration

- Conditional Use Permit Criteria
- Existing 168 square foot outdoor patio
- Residential community abutting this site to the south
- Planning Commission heard this case 8/12/2026 and recommended approval with a vote of 6-1

OWNER

The Art at MMM
6024053712

APPLICANT CONTACT

Robert Leavitt
Arizona Liquor Industry Consultants
(480) 290-1685

Action Taken _____

LOCATION

10121 E Bell Rd Ste 110



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Commercial. This category provides a variety of goods and services to the people who live, work, or visit Scottsdale where neighborhood-serving commercial uses should be located at frequent intervals in relationship to the density of nearby housing to reduce travel time and distance.

Zoning

The site was annexed in 1972 and was zoned R1-35 to be compatible with the surrounding areas and the city's zoning. In 1977 the site was rezoned to R1-35 HD (Hillside District) and was rezoned again in 1992 to its current zoning Planned Community Center Environmentally Sensitive Lands (PCC ESL). The PCC ESL zoning district permits bars and live entertainment as Conditional Uses. This location received a conditional use permit for a bar in 2025 (case 10-UP-2024).

Context

The subject property is located on the west side of N. Thompson Peak Parkway, approximately 480 feet south of E. Bell Road, within a multi-tenant commercial center. The immediate area offers both commercial and residential uses.

Adjacent Uses and Zoning

- North: Residential and commercial (single-story), zoned C-2 ESL & R-5 ESL
- South: Multi-family Residential, zoned S-R ESL
- East: Single-family Residential, zoned R1-7 ESL
- West: Residential and commercial (single-story), zoned S-R PCD ESL & R1-5 PCD ESL

Other Related Policies, References:

- Scottsdale General Plan 2035
- Zoning Ordinance
- 74-ZN-1992: Approved PCC ESL zoning
- 10-UP-2024 (Bar CUP)

APPLICANT'S PROPOSAL

Development Information

The development proposal includes live music transmitted through speakers to the interior of the building. In 2018, this site began operating as a beer and wine bar with associated food service under a Series 7 liquor license. It subsequently received a CUP for a full bar use in 2025 and a Series 6 liquor license.

- Existing Use: Bar
- Proposed Use: Bar with Live Entertainment
- Additional Parking Required: 6 spaces
- Parking Required: 282 (overall center, excluding outparcels)
- Parking Provided: 416 (overall center, excluding outparcels)
- Gross Floor Area: 1,556 square feet
- Net Lot Area: 8.3 acres (overall shopping center)

IMPACT ANALYSIS

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - This establishment is located in an area with uses of similar intensity, including restaurants, with the nearest residential use approximately 130 feet south of the site. Live entertainment is proposed, however the applicant has agreed to keep all amplification to the interior of the suite to address neighbor concerns about potential noise, with the applicant narrative also indicating they won't exceed 65 decibels. No additional damage or nuisance from noise, smoke, odor, dust, vibration or illumination is anticipated.
2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - Parking for the site requires 282 spaces; 416 spaces are provided.
    - The proposed use is consistent in intensity with other establishments in the area and parking complies with ordinance requirements. This request is not anticipated to generate a significant increase in volume of vehicular traffic that would affect existing traffic patterns on surrounding streets.

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

- This establishment is located in the McDowell Mountain Marketplace area with uses of similar intensity, including restaurants with similar hours of operation. The characteristics of the proposed use are reasonably compatible with the uses in the surrounding area.

C. The additional conditions in Section 1.403, as applicable, have been satisfied.

1. The applicant has provided and obtained City approval of a written Security and Maintenance Plan.

   - A Public Safety Plan has been submitted. All PSP materials will be reviewed upon certificate of occupancy and closer to the opening date of the establishment, per Police recommendation.

2. The applicant has provided written evidence that sound resulting from indoor live entertainment will be contained within the building, except where external speakers are permitted by Conditional Use Permit to allow indoor live entertainment to be heard outdoors.

   - The proposal does not include new external speakers on the 168 square foot patio. There is a residential neighborhood to the south which has expressed concerns in the past about noise from the commercial center, however that neighborhood is zoned Service Residential (S-R) which as a commercial district does not carry the same protections from noise as a residential district would. A CUP can allow music to be heard outdoors, subject to Council approval, however stipulations for this project limit the decibels to 65 and also prohibit outdoor speakers from playing live music.

3. The applicant has provided a lighting plan that addresses exterior lighting on the property, in accordance with Article VII of the Zoning Ordinance and the Security and Maintenance Plan requirements.

   - No lighting changes are proposed directly related to this CUP request. Any lighting changes will be reviewed as part of the Development Review process.

4. The applicant has provided a floor plan which identifies the areas for the primary use and for accessory functions, including but not limited to areas for performances.

   - The floor plan provided by the applicant does not identify the location for the proposed live entertainment. The applicant narrative suggests the limited space may require flexibility for a performance area. In response to comments made during planning commission indicating concern if musicians were near the doors, the applicant suggests they have measured sound levels on the exterior of the door, and that those levels were within their 65 decibel limit.

5. If the establishment is not in the Downtown area, and access to the establishment is from a street other than one classified by the Transportation Master Plan as minor collector or greater, the applicant shall provide a traffic analysis which complies with

the City's transportation guidelines. The traffic analysis shall demonstrate that the level of service on all streets accessed by the use meets City standards.

- The establishment is not located in the Downtown area, however is along several minor arterial streets sufficient to handle traffic flow.

6. If the Zoning Administrator determines that a parking study is necessary, the applicant shall provide a study which complies with the City's requirements.

   - A parking study is not required as part of this request.

7. The owner shall provide any additional information required by the Zoning Administrator to evaluate the impacts of the proposed use on the area.

   - All information and plans needed to analyze impacts of the proposed use on the area were provided as part of the application materials.

8. All building openings such as doors, windows and movable wall panels shall be closed but not locked, except as permitted by Conditional Use Permit. Doors and service windows may be opened temporarily to allow passage.

   - All doors and windows will be closed during the hours live entertainment is provided other than for the entrance and exiting of patrons. There are two doors near the front entrance (north side) and one near the rear.

9. No external speakers used for live entertainment or outdoor live entertainment activities will be permitted on the premises of a use that is located within 500 feet of a residential district shown in Table 4.100.A

   - This establishment is not located within 500 feet of a residentially-zoned property. There are residential units associated with commercially-zoned properties to the south. No outdoor live entertainment or outdoor amplification is proposed.

10. The owner and operator shall comply with all plans approved as part of the Conditional Use Permit.

    - A stipulation requiring compliance with the site plan and floor plan is included as a condition of approval.

11. All patron entrances shall be illuminated in accordance with the Building Code and the exterior lighting plans approved by the Development Review Board.

    - Entrances are illuminated and no new exterior lighting is proposed with this application.

12. Noise generated from the live entertainment shall conform to the City's Noise Ordinance.

- The applicant is aware of, and will conform to, the City Noise Ordinance. They have also agreed to a stipulation of 65 decibels.

Revised Stipulations

In an effort to clarify some of the originally-submitted materials, and address some planning commissioner and public comments, some stipulations were modified at Planning Commission (including limiting hours and days of live entertainment to Friday and Saturday only). Those stipulations are attached to this report. Following the Planning Commission meeting, the applicant indicated that the reduced days of live entertainment may be untenable for their operation. They are requesting approval for their original request which was for live entertainment without restrictions on days and hours of operation. This would require removal of the Planning Commission-added stipulation about hours and days of entertainment. The applicant remains in agreement to having no live entertainment or speakers playing live entertainment on the patio, and to a 65-decibel noise limitation.

Community Impact

The City of Scottsdale promotes public participation in the development of the built environment. The applicant has also complied with the city's suggested best practices for public outreach by sending written notification to all property owners within 750 feet of the subject site in addition to an open house. Comments both in support and opposition have been received.

Other Boards and Commissions

Planning Commission:

Planning Commission heard this case on August 12, 2026 and recommended approval with a 6-1 vote.

Recommended Approach:

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation to City Council for approval, per the attached stipulations and the Planning Commission recommended additional stipulations to prohibit outdoor speakers associated with the live entertainment and live entertainment Friday and Saturday only, no later than 10 pm.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Casey Steinke
Senior Planner

480-312-2611
E-mail: csteinke@ScottsdaleAZ.gov

APPROVED BY

Casey Steinke, Report Author — 8/24/26 Date

Tim Curtis, AICP, Current Planning Director — 9/4/2026 Date
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

Erin Perreault, AICP, Sr. Director — 09/08/2026 Date
Planning and Development Services
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

ATTACHMENTS

1. Context Aerial
2. Resolution No. 13752
   - Exhibit 1: Aerial Close Up
   - Exhibit 2: Stipulations
   - Exhibit A to Exhibit 2: Site Plan
   - Exhibit B to Exhibit 2: Floor Plan
   - Exhibit 3: Additional Conditions
3. Applicant's Narrative
4. Zoning Map
5. Citizen Involvement
6. City Notification Map
7. Planning Commission Draft Meeting Minutes August 12, 2026



Context Aerial

UP-0001-2026

ATTACHMENT 1

RESOLUTION NO. 13752

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR LIVE ENTERTAINMENT FOR A +/- 1,556 SQUARE FOOT AREA, WITH PLANNED COMMUNITY CENTER, ENVIRONMENTALLY SENSITIVE LANDS (PCC ESL) ZONING, LOCATED AT 10121 EAST BELL ROAD SUITE 110.

WHEREAS, the Planning Commission held a public hearing on August 12, 2026; and

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

a) That the granting of this conditional use permit per stipulations set forth on **Exhibit 2** will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;

b) That the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and

c) That compliance with the additional conditions for live entertainment, set forth on **Exhibit 3**, is required.

Section 2. That a description of the conditional use permit is set forth in Case No. UP-0001-2026. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibit 2** and **Exhibit 3**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2026.

ATTEST:

By:_____
Ben Lane, City Clerk

CITY OF SCOTTSDALE, an Arizona municipal corporation

By:_____
Lisa Borowsky, Mayor

APPROVED AS TO FORM:

By:_____
Luis E. Santaella, City Attorney
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

UP-0001-2026

Conditional Use Permit – Live Entertainment

Stipulations:

Orangedale Lounge

Application Number: UP-0001-2026

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. CHANGES MADE BY PLANNING COMMISSION ARE SHOWN IN **BOLD AND UPPERCASE** AND ~~STRIKE-THROUGH~~ TEXT.

OPERATIONS

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council

2. CONFORMANCE TO THE CONCEPTUAL FLOOR PLAN. The interior layout of the premises shall be in substantial conformance with the conceptual floor plan, attached as Exhibit B to Exhibit 2. Any proposed significant change to the conceptual floor plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

3. NO BAR USE. This Conditional Use Permit is for live entertainment only, and a bar use is not approved as part of this request. A Bar CUP was already issued in case 10-UP-2024.

4. PUBLIC SAFETY PLAN (PSP). Operation of the bar shall conform to the PSP approved by and on file with the City of Scottsdale's Police Department and Planning and Development Services Department. A copy of the approved PSP shall be maintained on site. Within 10 days after a request by the City Manager or designee, the owner shall provide an update to the PSP to the Scottsdale Police Department and the Planning and Development Services Department. At least ten (10) days before any operational change of the bar or any promotional event (excluding Special Events) which modifies the requirements or content of the PSP, the owner shall submit a revised PSP to the Scottsdale Police Department and the Planning and Development Services Department. Any revised PSP shall be subject to approval by the City of Scottsdale's Police Department and the Planning and Development Services Department.

5. NOISE. In addition to the City's Noise Ordinance (Ordinance No. 3912, Article II, Chapter 19 of the Scottsdale Revised Code), noise generated from this use, including any speakers or other amplification equipment, shall not exceed 65 decibels as measured from the south property line of the shopping center. Amplified music shall be limited to the times that State law allows liquor sales at this establishment.

6. EXTERNAL LIVE ENTERTAINMENT. No external live entertainment is permitted.

7. **HOURS OF LIVE ENTERTAINMENT. Operational hours of live entertainment shall be limited to Fridays and Saturdays between 11:00a.m. and 10:00 p.m.**

8. EXTERNAL SPEAKERS. **THERE SHALL BE NO EXTERNAL SPEAKERS USED TO BROADCAST LIVE ENTERTAINMENT.** ~~External speakers used to broadcast live entertainment shall be oriented inwards towards the building or patio and away from the residential to the south.~~

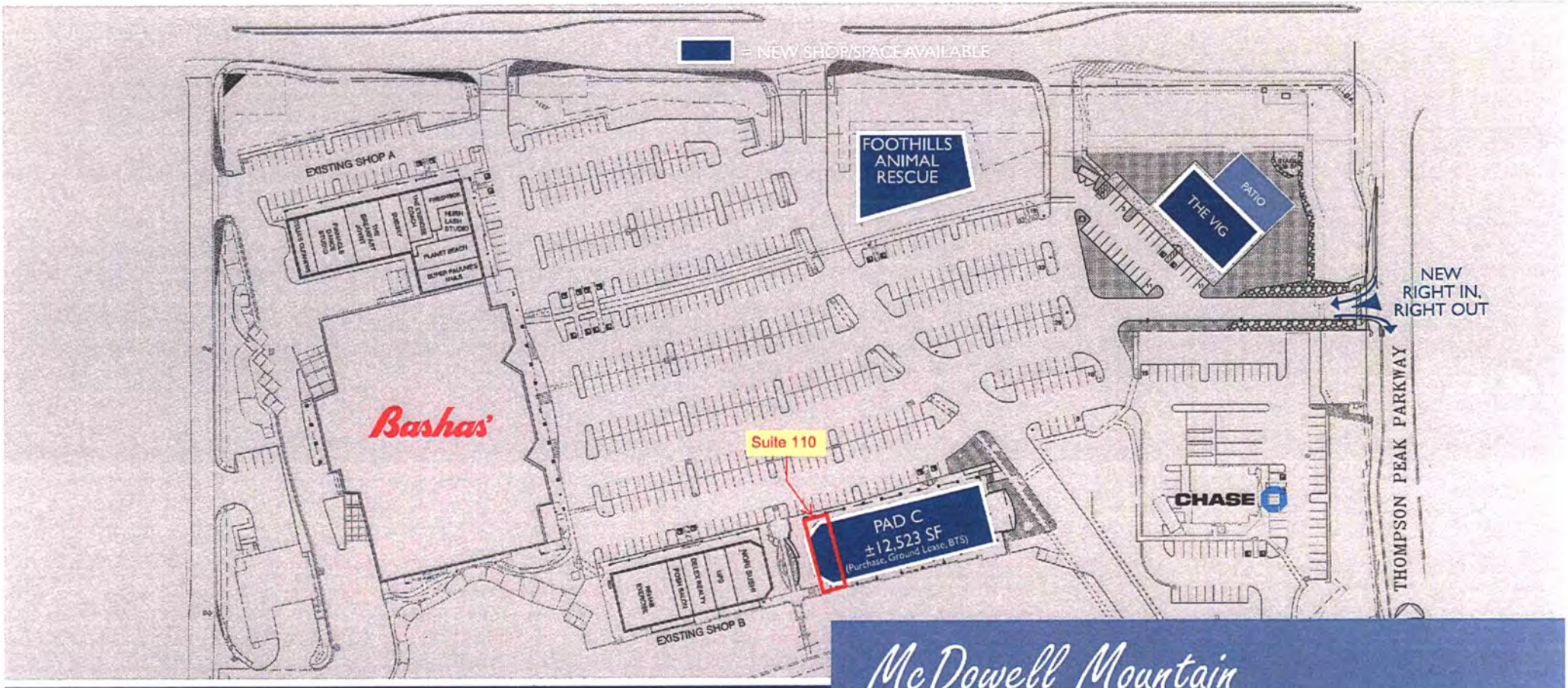
9. EXTERNAL DOORS. All external doors shall be closed, except for passage, but not locked during Live Entertainment.

10. EXTERNAL WINDOWS. All external windows shall be closed during live entertainment.

ADMINISTRATIVE PROCESS

11. CONDITIONAL USE PERMIT ADMINISTRATIVE REVIEW. Within ten (10) days after a request by the Zoning Administrator or designee, the owner, shall submit a letter to the Zoning Administrator or designee demonstrating compliance with all stipulations. A deviation from any stipulations or change in the floor plan may be grounds for revocation of the Conditional Use Permit.

12. CHANGES IN OWNERSHIP. Within ten (10) days after a change in ownership, the owner shall provide notice to the Zoning Administrator in writing of any such ownership change.



McDowell Mountain MARKETPLACE

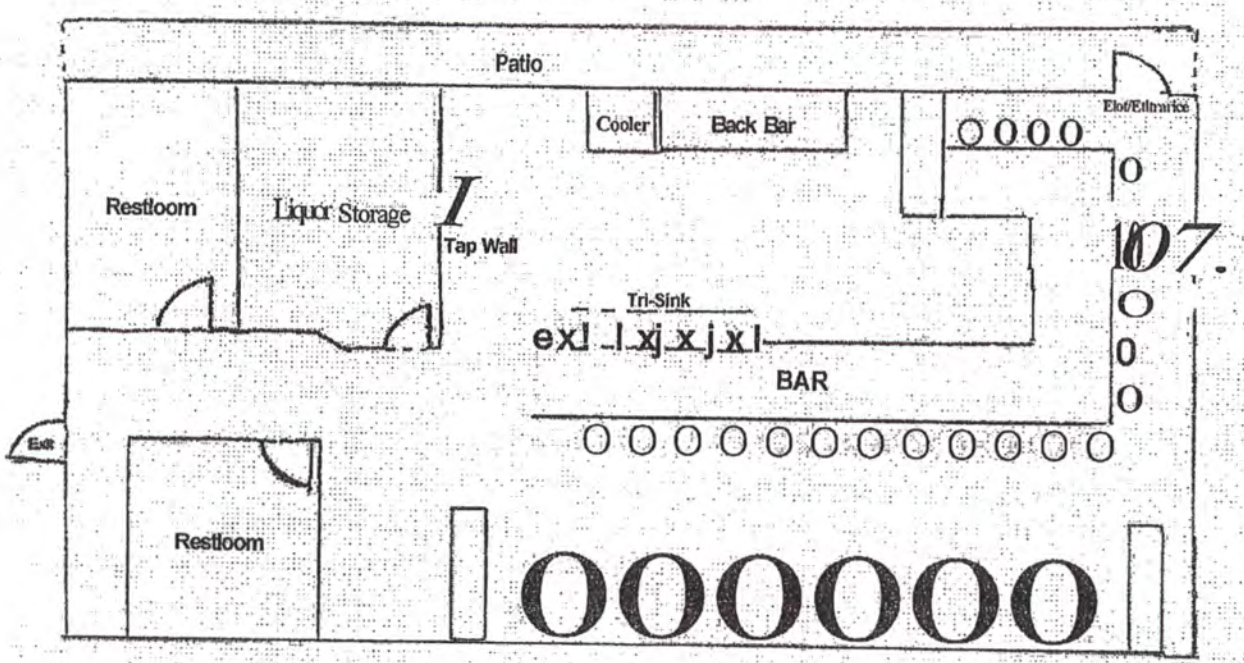
SHOPPING CENTER SUITES					
ADDRESS/ SUITE	TENANT	SQ FT	ADDRESS/ SUITE	TENANT	SQ FT
10111	Bashas'	57,853	A-114	Fresh Box	1,479
16852	JP Morgan Chase Bank	PAD	A-115	Hush Lash Studio	1,172
A-101	Delia's Cleaners	1,306	A-116	Planet Beach	1,673
A-103	Pinnacle Dance Studio	2,875	A-117	Paulene's Nails	1,715
A-109	The Breakfast Joynt	1,364	B-101	Rehab Plus Posh	3,950
A-111	Subway Real Estate Corp.	1,306	B-103	Salon & Spa	1,046
A-113	The Exercise Coach	1,425	B-105	Delex Realty	1,655
			B-107	UPS Store	1,500
			B-109	Nori Sushi	2,496

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	6,456	42,044	104,687
ESTIMATED DAYTIME POPULATION	4,618	26,510	113,599
AVERAGE HOUSEHOLD INCOME	$102,723	$99,101	$99,336
# OF STUDENTS WITHIN 3 MILES		4,604	

Resolution No. 13752
Exhibit A to Exhibit 2
Page 1 of 1

yam PROPERTIES

i. Diagram of Building - Public Safety Plan - Orangedale Lounge



Initials of Applicant

Orangedale Lounge
10112 E Bell Rd, Ste 110
Scottsdale, AZ85260
Square Footage: 1552

K.

Live entertainment.

1. The applicant has provided and obtained City approval of a written Security and Maintenance Plan.

2. The applicant has provided written evidence that sound resulting from indoor live entertainment will be contained within the building, except where external speakers are permitted by Conditional Use Permit to allow indoor live entertainment to be heard outdoors.

3. The applicant has provided a lighting plan that addresses exterior lighting on the property, in accordance with Article VII. of the Zoning Ordinance and the Security and Maintenance Plan requirements.

4. The applicant has provided a floor plan which identifies the areas for the primary use and for accessory functions, including but not limited to areas for performances.

5. If the establishment is not in the Downtown Area, and access to the establishment is from a street other than one classified by the Transportation Master Plan as minor collector or greater, the applicant shall provide a traffic analysis which complies with the City's transportation guidelines. The traffic analysis shall demonstrate that the level of service on all streets accessed by the use meets the City's standards.

6. If the Zoning Administrator determines that a parking study is necessary, the applicant shall provide a study which complies with the City's requirements.

7. The owner shall provide any additional information required by the Zoning Administrator to evaluate the impacts of the proposed use upon the area.

8. All building openings such as doors, windows and movable wall panels shall be closed but not locked, except as permitted by Conditional Use Permit. Doors and service windows may be opened temporarily to allow passage.

9. No external speakers used for live entertainment or outdoor live entertainment activities will be permitted on the premises of a use, which is located within five hundred (500) feet of a residential district shown on Table 4.100.A.

10. The owner and operator shall comply with all plans approved as part of the Conditional Use Permit.

11. All patron entrances shall be illuminated in accordance with the Building Code and the exterior lighting plans approved by the Development Review Board.

12. Noise generated from the live entertainment shall conform to the City's Noise Ordinance.

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



ARIZONA LIQUOR
INDUSTRY CONSULTANTS

August 21, 2026

City of Scottsdale
Planning & Development Services
7447 E Indian School Rd
Scottsdale, AZ 85251
Attn: Casey Steinke, Senior Planner

Sir:

Arizona Liquor Industry Consultants is assisting Orangedale Lounge LLC, doing business as Orangedale, with its application for an Entertainment Use Permit ("EUP"). The requested permit would allow limited live entertainment to complement the existing bar use at 10121 E. Bell Road, Unit #110. Orangedale is an existing operating business and currently operates under a Conditional Use Permit ("CUP") for a Series 6 liquor license for a bar.

Orangedale Lounge LLC is an Arizona limited liability company registered under file number 237446046. Its registered co-managers and co-members are Nathan Babb and Justin Trangsrud. The business operates daily from 11:00 AM to 10:00 PM. The applicant is in full compliance with its existing Conditional Use Permit ("CUP") and all applicable requirements under A.R.S. Title 4 for a Series 6 liquor license.

The applicant seeks approval of an Entertainment Use Permit ("EUP") to allow limited live entertainment only within the interior of the premises, and not on the attached outdoor patio. The proposed entertainment would consist of guitar performances with limited amplification at a level that is not audible outside the bar. All live entertainment will be entirely indoors. Because the outdoor patio uses separate wiring and a separate sound system, the premises are not configured to transmit live-entertainment audio to the patio.

Research confirms that use permits attach to the property and not to the individual business or person to whom the permit is granted. In addition, Scottsdale zoning allows live entertainment within this zoning district; therefore, the proposed use does not constitute a land-use violation. The premises consist of approximately 1,550 square feet, and the interior area cannot be expanded. The Entertainment Use Permit is subject to the floor plan submitted with the application. Accordingly, the premises may be used only for the stated intended purpose, and any material change to the floor plan may void the use permit.

Nathan Babb and Justin Trangsrud are longtime Scottsdale residents and lifelong friends who have known one another since 1989. The establishment of Orangedale Lounge represents the fulfillment of their shared objective to create a locally rooted business serving the Scottsdale community. They are joined by partner Mike Mujraco, a well-known community figure and trusted local sports radio voice with

more than 22 years of experience. With substantial ties to the area, Orangedale Lounge is committed to operating as a respectful neighbor, a responsible community stakeholder, and a business that supports and contributes positively to the surrounding community.

Orangedale Lounge respectfully requests approval of the Entertainment Use Permit to allow live entertainment daily between 11:00 AM and 10:00 PM. Within those approved hours, the type of entertainment presented, and the specific timing of any performance shall remain at the sole discretion of Orangedale Lounge.

Management has conducted a sound comparison measuring interior sound levels against any audible sound from live entertainment at the exterior portion of the premises. The results of the study are submitted herewith and demonstrate that sound generated inside the premises remains within the interior, with no detectable sound outside the premises.

The applicant acknowledges City of Scottsdale Zoning Ordinance Section 1.403.k, which addresses live entertainment. The applicant provides the following description of the proposed live entertainment and related operations:

1. Bar: The applicant operates a bar-style establishment that has been in continuous operation since July 2025. The business holds a valid Series 6 liquor license for a bar, and the Scottsdale Police Department has had no calls for service at Orangedale Lounge.
2. Live Entertainment: The applicant seeks approval to provide live entertainment within the interior of the

premises only, Monday through Sunday. Guitar performances will occur indoors, with all doors kept closed during performances to prevent ambient live-entertainment sound from escaping the interior of the premises.

3. Other: The applicant will maintain the premises in clean and orderly condition and will ensure compliance with A.R.S. Title 4, commonly known as Arizona liquor law, and all applicable City of Scottsdale ordinances.
4. The applicant has valid Public Safety Plan ("PSP") and Security, Maintenance, and Operations ("SMO") plans on file with the Scottsdale Police and Fire Departments.
5. The parking requirements associated with this EUP require a total of twenty-three (23) parking spaces. The adjoining continuous parking facility contains 274 spaces designated for the applicant under the terms of its lease agreement, leaving 251 spaces available beyond the required twenty-three. The parking calculation is included with this submission.
6. An approved lighting plan applies to both the interior and exterior of the business, and the approved plan is expected to remain unchanged.
7. The applicant has submitted an approved floor plan. Due to limited interior space, the approved floor plan does not include a stage or designated performance area.

The business will remain respectful of the residential zoning district located southwest of the outdoor patio. The applicant will take all reasonable measures to avoid disturbances to surrounding residential

neighborhoods and adjacent businesses. Approval of this EUP is not expected to affect traffic, given the presence of nearby businesses and restaurants. The requested EUP will not create nuisances, including noise, vibration, dust, gas, heat, or glare.

Respectfully submitted,

Robert W. Leavitt, on behalf of Orangedale Lounge LLC dba Orangedale.

Parking Calculation

Orangedale Lounge LLC dba

Orangedale

Applicant's Specifications:

Interior Space	1,388 sf
Exterior	168 sf
Total Square Footage	1,556 sf

Spaces Required for Entertainment Use Permit (1/60)

Interior: 1,388 sq. ft. 60=	23.1333
Exterior: 168-200=	0
Total Spaces Required=	23.1333

Spaces Available to Applicant

Square Footage of Adjacent Parking	82, 215
Spaces Available to Applicant (1/300)	274
Spaces Required for EUP	23
Spaces in Excess of Required	251



Zoning Aerial

UP-0001-2026

ATTACHMENT 4

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



ARIZONA LIQUOR
INDUSTRY CONSULTANTS

Summary of Neighborhood Outreach

Date:	March 23, 2026
Start time:	6:00 PM
End Time:	7:25 PM

Representing Orangedale Lounge LLC dba Orangedale

Nathan Babb	Co-Owner
Robert Leavitt	Arizona Liquor Industry Consultants

Location: Orangedale 10121 E Bell Road

Attendees:

Kermit Zarley	16600 N. Thompson Pk Pkwy #2081
David Boland	16600 N. Thompson Pk Pkwy #1004
Angella Paloni	16600 N. Thompson Pk Pkwy #2061
Todd Heroldt	10255 E Verbena Drive

Discussion:
The attendees voiced worries that the sound from the live entertainment might become disruptive. It was explained that all live entertainment was being performed within the interior area of Orangedale with no outdoor amplified music of any type. Further, the planned entertainment was of a single guitar player with a speaker that covers the 1330 square feet of Orangedale, excluding the qattached outdoor patio.
It was agreed that sound measurements would be taken for each entertainment engagement. Said measurements were to be taken at the southern property line and **not to exceed 60 decibels**.

Orangedale was recognized as a positive influence and good neighbor in the community. Nathan Babb emphasized that Orangedale' s management and ownership aim to remain respectful and act as good neighbors always.

The attendees agreed that this plan is workable and to their collective satisfaction.

The neighborhood meeting ended at 7:25 PM.

From: Trey Long
To: Steinke, Casey
Subject: Orangedale Lounge, LLC dba Orangedale | Plan to have live entertainment | opposed resident
Date: Friday, March 27, 2026 6:09:12 AM
Importance: High

External Email: Please use caution if opening links or attachments!

To: Casey Steinke, Senior Planner at the City of Scottsdale Planning and Development Department.

Dear Mr. Steinke

I am emailing you concerning a notice in the mail I received regarding Orangedale lounge, LLC located at 10121 East Bell Road, Suite 110, Scottsdale, AZ85255. This notice indicated that Orangdale seeks issuance of an Entertainment Use Permit (EUP) for live entertainment played in the interior of the premises. The notice was to provide an opportunity for nearby property owners, such as myself, to meet the owners of Orangedale and learn the plans for the type and frequency of the live entertainment. Regrettably I had a conflict and was not able to attend said meeting.

I oppose Orangedale having live entertainment. I pray you deny their EUP.

I am a resident of The Ridge by McDowell Mountain (The Ridge), a condominium complex located adjacent to Orangedale. The address for The Ridge is 16600 N. Thompson Peak Parkway, Scottsdale 85260. The Ridge's northern most units are located approximately 100 feet from Orangedale. Also, recognize that there is a pedestrian gate, bridge and walkway from The Ridge to the McDowell Mountain Marketplace in which Orangedale is located. Residents of The Ridge frequently use the path to walk to McDowell Mountain Marketplace. This is predominately because there is a Basha's grocery store located within it. I am such a resident that frequently uses the path.

I will also disclose I am a member of The Ridge's Home Owner Association Board of Directors. In my position on the board I receive an untold amount of comments about Orangedale from residents in the Ridge.

When Orangedale 1st sought its liquor license, I had communication with the owners' consultant and requested they be diligent about cleaning up around the area. I mentioned to the consultant that the establishments prior ownership had not done that, and the garbage left from its patrons was an eye sore to the residents at the Ridge. I was assured by Orangedale that they would keep the area clean. This, regrettably, has not consistently been the case. I have received numerous

complaints from my fellow residents at The Ridge about cigarette buts, trash and debris from Orangedale. So much so, that I contacted Orangedale's owners. I was again promised the area would be kept clean. But just recently, I was walking along the pathway, and noticed the area needed a good sweeping of cigarette buts and debris.

Orangedale could be described as a dive-bar. I would say dive—bars attract patrons which have a proclivity to be obnoxious and loud, particularly when intoxicated. If Orangdale were to provide live entertainment, I fear the noise from Orangedale would be loud, particularly when the front door opens for entry and egress. The noise would disrupt the quiet enjoyment that residents of The Ridge have the right to experience. A loss of quiet enjoyment of property can damage the value of residential real estate. And the noise would not be limited to the live entertainment, but may include the clientele that utilize Orangdale's exterior sitting area.

I will make myself available to discuss this further with you should you desire a conversation.

Kind regards,

Trey Long
The Ridge at McDowell Mountain
16600 N. Thompson Peak Parkway
Scottsdale, AZ 85260

City Notifications – Mailing List Selection Map
Orangedale Lounge



Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels
July 8,, 2026

Map Legend:

Site Boundary

Properties within 750-feet

Postcards: 244

UP-0001-2026

ATTACHMENT 6

SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA

WEDNESDAY, AUGUST 12, 2026

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Joe Young, Chair
William Scarbrough, Vice Chair
George Ertel, Commissioner
Michal Ann Joyner, Commissioner
Doug Drake, Commissioner
Barney Gonzales, Commissioner
David Reid, Commissioner

ABSENT: None

STAFF: Tim Curtis
Joe Padilla
Becca Cox
Casey Steinke
Chris Zimmer
Jason Katz
Jesus Murillo
Jack Kelly
Jason McWilliams

CALL TO ORDER

Chair Young called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of the June 10, 2026 Regular Meeting Minutes.
   Commissioner Joyner made a motion to approve the June 10, 2026 Regular Meeting Minutes. Second by Vice Chair Scarbrough, the motion passed unanimously by a vote of seven (7) to zero (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

CONSENT AGENDA

2. AB-0001-2026 (Kunkel GLO Abandonment - Redbird Road)
Request by owner to abandon the General Land Office Patent Easements (GLOPE) consisting of the east 8-feet of the western 33-foot GLOPE and the north 8-feet of the southern 33-foot GLOPE on the property located at 7980 E. Redbird Road with existing Single Family Residential Environmentally Sensitive Lands Foothills Overlay (R1-70 ESL FO) zoning. Owner to dedicate property interests, if required, to the City of Scottsdale. Staff contact person is Jason Katz, 480-312-2542. **Applicant contact person is Jeff Kunkel, 602-214-5362**.

3. UP-0001-2026 (Orangedale Lounge)
Request by owner for a live entertainment Conditional Use Permit on a +/- 1,556 sf site, zoned Planned Community Center Environmentally Sensitive Lands (PCC ESL) located at 10121 E. Bell Rd #110. Staff contact person is Casey Steinke, 480-312-2611. **Applicant contact person is Bob Leavitt, 480-290-1685**.

Item No. 3; Moved to Regular Agenda. Vice Chair Scarbrough made a motion for recommendation of approval to City Council for case UP-0001-2026 after finding that the Conditional Use Permit criteria have been met and that proposed Conditional Use Permit is consistent and conforms with the adopted General Plan, per the attached stipulations and additional stipulations to prohibit outdoor speakers associated with the live entertainment and limited days to Friday and Saturday only no later than 10 pm for live entertainment. Second by Commissioner Drake, the motion passed by a vote of six (6) to one (1) with Commissioner Ertel dissenting.

4. UP-0006-2026 (Cedar Room)
Request by owner for a Bar Conditional Use Permit on a +/- 1,170 sf site, with Central Business Environmentally Sensitive Lands (C-2 ESL) zoning located at 34482 N. Scottsdale Road Suite 130. Staff contact person is Chris Zimmer, 480-312-2347. **Applicant contact person is Andrea Lewkowitz, 602-200-7222**.

Items No. 2 & 4; Vice Chair Scarbrough made a motion for recommendation of approval to City Council for cases AB-0001-2026 and UP-0006-2026 after finding that the Conditional Use Permit criteria have been met and that the proposed abandonment and Conditional Use Permit are consistent and conform with the adopted General Plan, per the attached stipulations. Second by Commissioner Drake, the motion passed unanimously by a vote of seven (7) to zero (0).

REGULAR AGENDA

5. 7-AB-2025 (Carr Residence Abandonment)
Request by owner to abandon the following portions of fee-simple right-of-way, 30 feet located along the northern (old E. Via Linda alignment), 70 feet located along the eastern (N. 140th Street), and 25 feet located along the southern (E. Gary/Shangri La Road

alignment) boundaries of parcels 217-30-006L and 217-30-006M, located 11270 N. 140th Street, with Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning designation. Totaling approximately 65,330 square-feet of right-of-way. Owner to dedicate property interests to the City. Abandonment is associated with the Carr Residence Minor Subdivision (13-MD-2025). Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Zach Hill, (480) 207-2669**.

Commissioner Ertel made a motion for recommendation of approval to City Council for case 7-AB-2025 after finding that the proposed abandonment is consistent and conforms with the adopted General Plan, per the attached stipulations. Second by Commissioner Joyner the motion passed unanimously by a vote of seven (7) to zero (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:29 p.m.

Orangedale Lounge

UP-0001-2026

City Council| September 22, 2026

Coordinator: **Casey Steinke**

CITY OF SCOTTSDALE


R1-5 PCD ESL
R-5 ESL
C-2 ESL
R1-10 ESL
NORTH
E Bell Rd
S-R PCD ESL
PCC ESL
Site
N 100th St
N Thompson Peak Py
E Indigo Dr
E Verbena Ln
E Acacia Dr
R1-5 PCD ESL
S-R ESL
R1-7 ESL
Existing Zoning
UP-0001-2026



Detail Aerial

UP-0001-2026

Action Requested

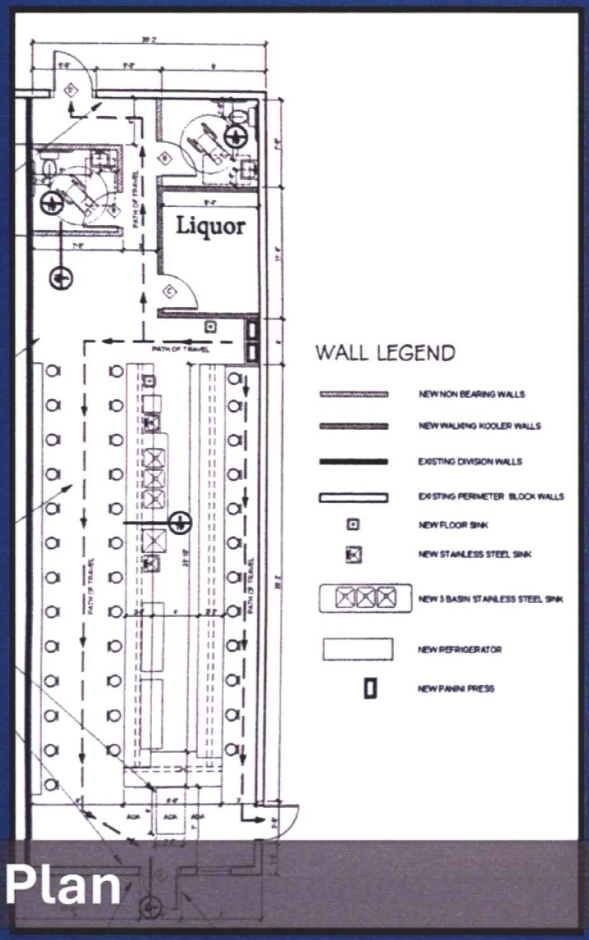
Approval of a Conditional Use Permit for Live Entertainment located at 10121 E. Bell Road Suite 110 with Planned Community Center Environmentally Sensitive Lands (PCC ESL) zoning.

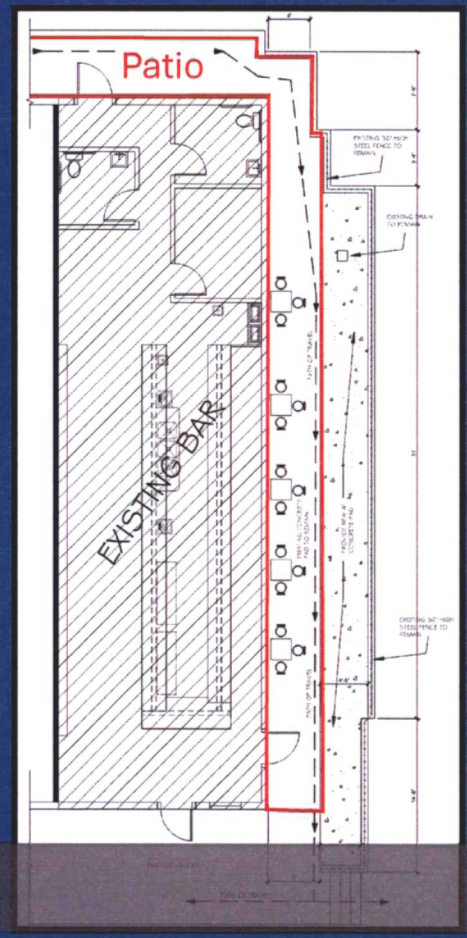
CITY OF SCOTTSDALE

Project Data

- Existing Use: Bar
- Proposed Use: Bar with Live Entertainment
- Buildings/Description: One-story commercial building
- Gross floor area: 1,388 square feet
- Patio area: 168 square feet
- Parking Required: 282 Spaces
- Parking Provided: 416 Spaces

CITY OF SCOTTSDALE





Floor Plan

UP-0001-2026

Significant Stipulations

- Planning Commission: Limited to Friday & Saturday
- Maximum 65 decibels
- No propped-open doors/windows
- No external speakers linked to live entertainment

CITY OF SCOTTSDALE

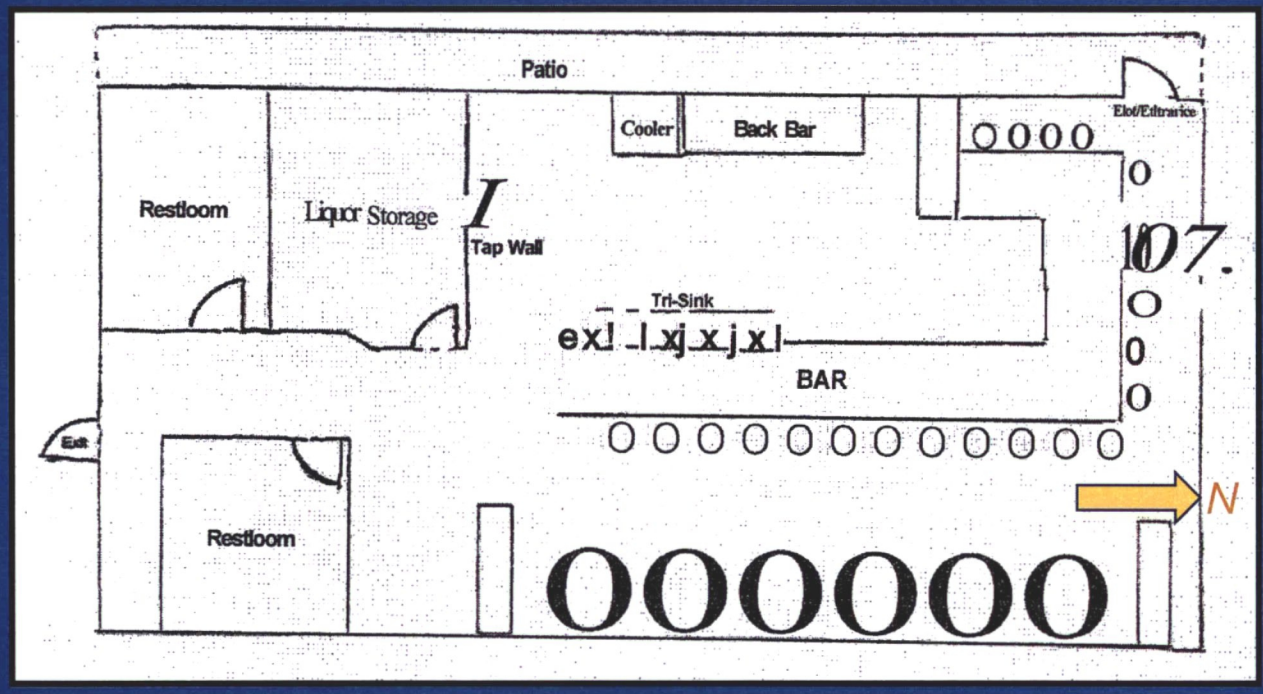
Orangedale Lounge

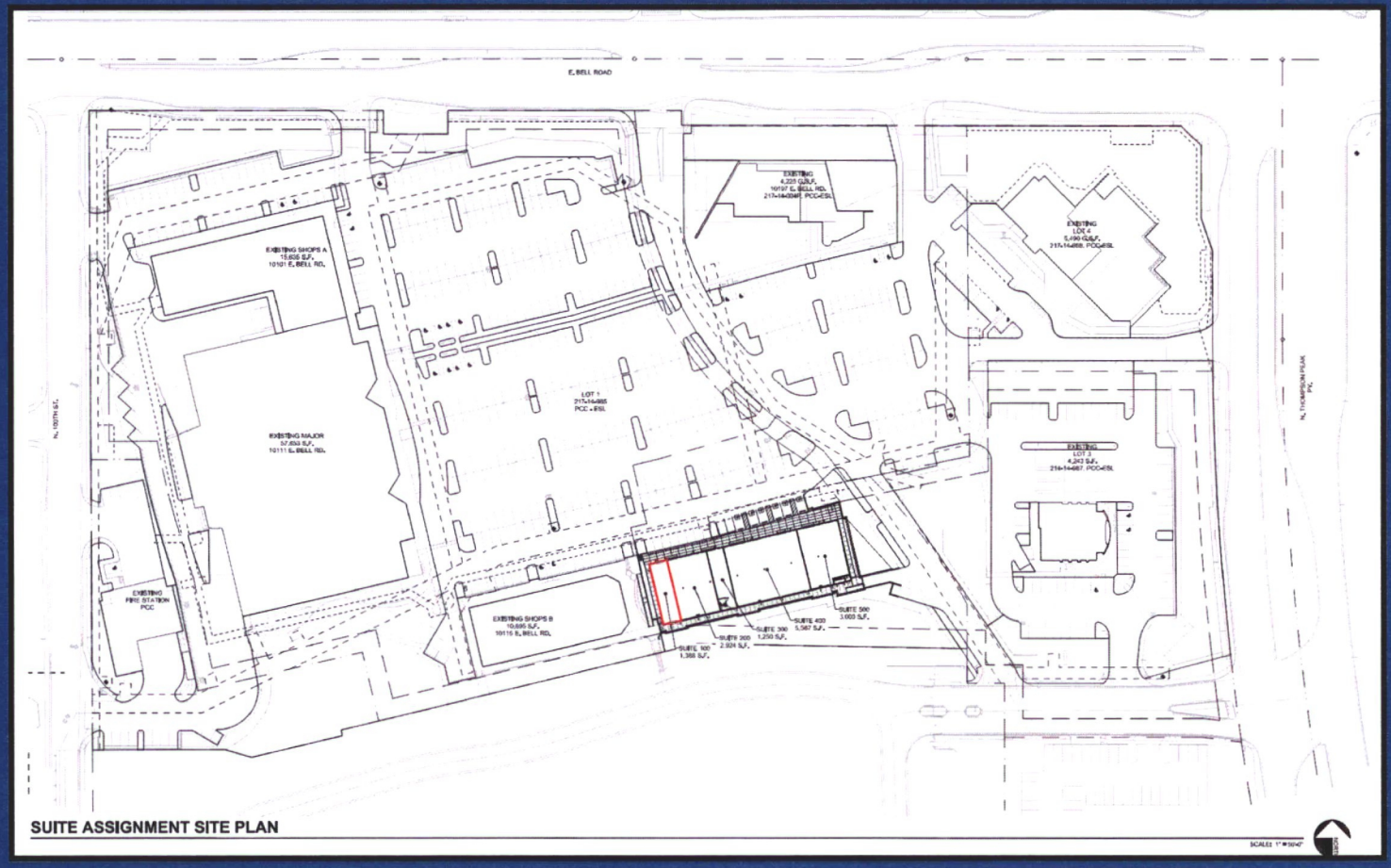
UP-0001-2026

City Council| September 22, 2026

Coordinator: **Casey Steinke**

CITY OF SCOTTSDALE


Patio
Cooler
Back Bar
Restroom
Liquor Storage
Tap Wall
Tri-Sink
BAR
Exit
Restroom
N



SUITE ASSIGNMENT SITE PLAN

SCALE: 1" = 50'-0"

Item 17

Lane, Benjamin

From: BLane@Scottsdaleaz.gov
Subject: FW: Live Music @ Orangedale Lounge UP-0001-2026

From: bniel77644@aol.com <bniel77644@aol.com>
Sent: Wednesday, September 16, 2026 6:47 AM
To: Projectinput <Projectinput@ScottsdaleAZ.gov>
Subject: Fw: Live Music @ Orangedale Lounge UP-0001-2026

⚠ **External Email: Please use caution if opening links or attachments!**

----- Forwarded Message -----
From: bniel77644@aol.com <bniel77644@aol.com>
To: bob@azlic.com <bob@azlic.com>
Sent: Wednesday, September 16, 2026 at 08:40:54 AM CDT
Subject: Fw: Live Music @ Orangedale Lounge UP-0001-2026

----- Forwarded Message -----
From: bniel77644@aol.com <bniel77644@aol.com>
To: csteinke@scottsdaleaz.com <csteinke@scottsdaleaz.com>
Sent: Monday, September 14, 2026 at 04:22:21 PM CDT
Subject: Live Music @ Orangedale Lounge UP-0001-2026

To Whom It May Concern,

This again addresses the idea of Live or Recorded music at the Orangedale Lounge which is located directly next to The Ridge. The Ridge consists of 17 buildings with 6 units in each building for a total of 102 Units. Having live music right next door would NOT be a good idea particularly for The Ridge residents, but also for the other nearby residents in The McDowell Mountain Communities that are in close proximity to this new place of business i.e. The Orangedale Lounge. Sound is a tremendous traveler, as evidenced by the frequently heard sounds from West World, Nortre Dame High School, The Vig and now another business who wants to generate more noise at their discretion, right next door to a residential complex within a Large residential community. This is utterly and absolutely ridiculous as well as absurd at the total expense of these residents peace and quiet at a time of day when peace and quiet is at a premium and much expected. Another point, if the Orangedale Lounge is willing to renege on music production times, aka noise, what else are they capable of reneging on.

It's clear to see that we are not in favor of the permiting of this business for the purpose of producing music in a residential neighborhood which is already overrun" by noise from surrounding businesses.

We thank you for your consideration regarding this matter and hopefully The People concerned will be supported by your decision.

Mary and Bruce @ The Ridge

From: bniel77644@aol.com
To: Projectinput; Steinke, Casey
Subject: Case # UP-0001-2026 Live Entertainment Permit for the Orangedale Lounge.
Date: Tuesday, August 11, 2026 6:18:23 PM

External Email: Please use caution if opening links or attachments!

To Whom it May Concern;

We are residents at the neighboring community,The Ridge, which is in VERY close proximity, right next door, to the shopping center where the Orangedale Lounge is located. The idea that a permit be granted to the Orangedale Lounge for the purpose of live entertainment is NOT a good idea. This would be extremely intrusive and disruptive to not only the reidents of The Ridge, but many residents in the McDowell Mountain Ranch Community. Noise carries long distances as evidenced by noises emitted from West World, Nortre Dame and The Vig.

We hope that you can clearly understand that the issuance of this live entertainment permit in a reidential community would not be the best decision.

Appreciate your consideration in this matter,

Bruce and Mary Nielsen

From: Amy Egner
To: Steinke, Casey; Projectinput
Subject: Public Comment: Case UP-0001-2026 (Orangedale Lounge Live Entertainment Permit)
Date: Tuesday, August 11, 2026 8:00:41 AM

External Email: Please use caution if opening links or attachments!

Dear Senior Planner Casey Steinke and Members of the Planning Commission,

I am writing as a resident and condo owner at the adjacent Ridge community regarding the Use Permit application for Orangedale Lounge (Case Number: UP-0001-2026).

As a neighbor, I welcome thoughtful commercial activity and wish to see the McDowell Mountain shopping center succeed with vibrant dining and local services. However, I have significant concerns regarding the request for a live entertainment permit at a venue with a prominent outdoor presence so close to residential homes.

Because sound travels easily into neighboring residences, late-night amplified music and outdoor entertainment pose a direct threat to the quiet enjoyment of our neighborhood. Additionally, we are already experiencing spillover impacts from the establishment's current operations:

- **Rear Alley/Back Operations:** Patrons frequently use the area behind the business—directly adjacent to our residential gate—for gathering and smoking. Because this rear area functions effectively as our community's front approach, the resulting late-night noise is disruptive.

- **Safety and Sanitation:** The lack of proper cigarette disposal receptacles in the rear area has led to littering along the roadway, creating both an environmental cleanliness issue and a potential fire hazard.

To ensure a balanced resolution that supports local business while protecting adjacent property values and residential quality of life, I respectfully request that the Planning Commission consider the following stipulations if any permit is granted:

1. **Time and Sound Restrictions:** Restrict live music and outdoor entertainment to early evening hours with strict decibel limits.

2. **Designated Operations & Smoking Guidelines:** Require the establishment to manage patron activity strictly within their primary footprint, prohibiting late-night gatherings in the rear or their patio and pathway/alley, and mandate proper cigarette disposal infrastructure to eliminate litter and fire risks.

Thank you for your time, leadership, and ongoing dedication to maintaining the high quality of life for all Scottsdale residents.

Sincerely,

Amy Egner
16600 N. Thompson Peak Pkwy, Unit 2060
The Ridge Condominiums
Scottsdale

From: Janet Chaffee <jlcrn2000@yahoo.com>
Sent: Monday, August 24, 2026 10:25 AM
To: Borowsky, Lisa <LBorowsky@scottsdaleaz.gov>; City Council <citycouncil@scottsdaleaz.gov>
Subject: Re: Objection to Live Entertainment Application – Orangedale Lounge, 10121 E. Bell Road, Suite 110

⚠ **External Email: Please use caution if opening links or attachments!**

Dear Major Borowsky and City Council Members:

As a longtime resident of McDowell Mountain Ranch, I am writing to strongly oppose the application for a Conditional Use Permit (CUP) allowing live entertainment at Orangedale Lounge, located at 10121 E. Bell Road, Suite 110, Scottsdale, Arizona.

My objection is not simply about where speakers may be located or whether certain sound-level limits can be imposed. **My concern is with the proposed live-entertainment use itself and the impact that increased noise and activity could have on the surrounding residential community and adjacent natural environment.**

Impact on the Residential Community

Approval of this application would introduce a new and more intensive entertainment use immediately adjacent to established residential neighborhoods. The homes in this area were established approximately 30 years ago, long before this shopping center was constructed. Residents have a reasonable expectation that the quiet enjoyment of their homes will be protected.

I fully recognize that businesses have the right to operate within the requirements of their zoning. However, approval of live entertainment represents a change in the nature and intensity of the use that should be carefully evaluated given the property's close proximity to residences.

Even if entertainment is primarily indoors, amplified music and the activity associated with live entertainment can carry beyond the building and alter the character of the surrounding area. Outdoor music, whether directly produced outdoors or transmitted through speakers, would be particularly disruptive to homes in such close proximity.

Noise limits such as 65 decibels and restrictions on hours may appear reasonable on paper, but they do not necessarily address the actual experience of nearby residents. This is a very quiet area, particularly during the evening hours. A level of noise that may be considered acceptable in a typical commercial setting can still be intrusive and disruptive when heard from a nearby residence.

Winter Months and Quality of Life

The cooler winter months are especially important to those of us who live in McDowell Mountain Ranch. This is when residents naturally open their windows and doors, spend time outdoors, entertain friends, and enjoy their patios and yards.

We should not have to close our windows, turn up our televisions, or otherwise modify the way we enjoy our homes because of noise generated by a commercial entertainment venue immediately adjacent to our community.

The issue is therefore not simply whether the proposed use technically complies with a particular decibel level or ending time. It is whether the proposed use is appropriate for this location and compatible with the established residential community.

Adjacent Environmentally Sensitive Lands and Wildlife

There is also a natural preserve and wildlife habitat in the vicinity of 104th Street and Bell Road. The property is identified as being within a **Planned Community Center – Environmentally Sensitive Lands (PCC ESL)** area.

The quiet character of this area is one of the reasons McDowell Mountain Ranch is such a desirable place to live. Increased noise, nighttime activity, traffic, and associated disturbances from live entertainment could negatively affect the nearby preserve and wildlife habitat as well as the residents who live adjacent to it.

This environmental consideration deserves meaningful attention before approving an entertainment use at this location.

Concern Regarding Timing and Notice

I am also concerned about the timing of this application and whether the affected residential property owners had a

meaningful opportunity to learn about and comment on the proposal.
The public-hearing sign was posted on **July 24, 2026**, for a hearing scheduled for **August 12, 2026**. This is particularly concerning because many McDowell Mountain Ranch residents are seasonal residents and are away from the community for significant portions of the year, often from approximately mid-March through late October.
I respectfully ask: **Were all potentially affected property owners properly notified of this application and given a meaningful opportunity to express their views before the hearing?**
I previously submitted an email expressing my concerns to csteinke@ScottsdaleAZ.gov but received no response. I also understand that the concerns expressed in my email were not brought forward during the meeting. I believe the concerns of residents who will be most directly affected should be fully considered before a decision is made.

Nature of the Proposed Use

I am particularly concerned because Orangedale Lounge is not a traditional restaurant. It operates primarily as a bar, serving alcoholic beverages without a food component. Its website promotes a party-oriented atmosphere, including various daily happy-hour drink specials.
While I understand that patrons have every right to enjoy a licensed establishment responsibly, adding live entertainment to an alcohol-focused venue immediately adjacent to a residential community raises legitimate concerns about increased nighttime activity, noise, traffic, and the potential for disruptive behavior.

Conclusion

The residents of McDowell Mountain Ranch should not be expected to sacrifice the peace, quiet, and enjoyment of their homes to accommodate a new entertainment use in a commercial property immediately adjacent to our community.
I respectfully urge the City of Scottsdale to **deny the application for a Conditional Use Permit for live entertainment at Orangedale Lounge**. At a minimum, I ask that the City carefully consider the cumulative impact of amplified music, increased nighttime activity, the proximity of established residences, and the adjacent environmentally sensitive lands and wildlife habitat before approving this change in use.
The residents who live closest to this property are the people who will experience the consequences of this decision on a daily basis. Their quality of life and the peaceful character of this community deserve meaningful consideration.

Thank you for your time and for considering the concerns of the residents most directly affected by this proposed use.

Sincerely,

Janet Chaffee
McDowell Mountain Ranch Resident
10359 East Verbena Lane
Scottsdale, Arizona 85255

From: WebServices <WebServices@scottsdaleaz.gov>
Sent: Monday, August 10, 2026 8:53 AM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment
Importance: High

Name: Susan Wood
Address: 96th st and Cholla
Email: samw1222@aol.com
Phone: (480) 540-4648

Comment:
I support the use permit for the Orangedale Lounge live entertainment. They have no parking limitations and we need more places like this in our area.

City of Scottsdale
Scottsdale, Arizona

Re: Support for Orangedale Lounge Live Entertainment Permit Application

To Whom It May Concern:

My name is Frano Milicevic, and I am the owner and landlord of the building in which Orangedale Lounge operates. I am writing to express my full support for Orangedale's application with the City of Scottsdale for a live entertainment permit.

Since becoming a tenant in my building, Orangedale has been an excellent business and a responsible tenant. I have not received a single complaint from any of the other businesses in the building regarding their operations. To the contrary, the feedback I have received has been consistently positive.

Orangedale has demonstrated a genuine commitment to operating responsibly, respecting its neighbors, and being a positive member of the surrounding community.

My understanding is that the requested permit would allow limited live entertainment inside the establishment, such as an individual performing vocals with an acoustic guitar. As the property owner and landlord, I have no objection whatsoever to this type of indoor entertainment and believe it is compatible with Orangedale's existing operations and the other businesses at the property.

Based on my experience with Orangedale as both a business and a tenant, I fully support their application for a live entertainment permit. I am confident they will continue to operate responsibly, remain respectful of the surrounding businesses and neighborhood, and continue to be a positive addition to the Scottsdale community.

I respectfully ask the City of Scottsdale to give Orangedale's application favorable consideration and approve the requested live entertainment permit.

Please feel free to contact me if I can provide any additional information regarding the property or Orangedale's tenancy.

Sincerely,

Frano Milicevic

The Art at MMM
Owner / Landlord

August 24, 2026

To Whom it May Concern,

My name is Jamie Keith, and I live at 16033 N 102 Pl in Scottsdale. I'm writing as a local resident and regular patron to share my support for Orangedale Lounge's application to offer live music.

As neighbors, we'd love the chance to enjoy occasional live music at Orangedale — even something simple like someone playing guitar and sharing their talent with the community. We truly appreciate what Orangedale has brought to this area. Before they opened, this neighborhood was missing a clean, welcoming spot where people could relax, connect, and feel comfortable. Orangedale has filled that gap in the best way.

The owners and staff have been nothing but wonderful. Because the owners grew up here, they really understand this community and care about being good neighbors. Since opening, Orangedale has had a positive impact on the area without any of the issues people sometimes worry about when a new bar comes in.

For what it's worth, we fully support Orangedale Lounge receiving its permit for live music. They're a valued part of our neighborhood, and we're happy to stand behind them as they continue to grow and succeed.

Sincerely,
Jamie Keith
480-544-3131

From: Nathan Babb
To: Steinke, Casey
Subject: Fwd: Live music
Date: Wednesday, August 26, 2026 7:34:46 AM

External Email: Please use caution if opening links or attachments!

Letter in favor of our permit I wanted to share. A few more coming.

---------- Forwarded message ---------
From: **Mike Muraco** <roc@orangedalelounge.com>
Date: Tue, Aug 25, 2026 at 7:32 PM
Subject: Fwd: Live music
To: Nathan Babb <nate@orangedalelounge.com>, Justin Trangsrud <justin@orangedalelounge.com>

---------- Forwarded message ---------
From: **Schatzberg, Kris** <kris.schatzberg@evrealestate.com>
Date: Tue, Aug 25, 2026 at 5:13 PM
Subject: Live music
To: roc@orangedalelounge.com <roc@orangedalelounge.com>

My name is Kris Schatzberg , and I live in McDowell Mountain Ranch. I'm writing as both a local resident and a regular patron of Orangedale Lounge to show my support for their application to offer live music.

Orangedale has been a great addition to the neighborhood, and I think the ability to occasionally have live music—whether it's someone playing guitar or a local musician sharing their music—would only add to what they've already created.

For a long time, this area was missing a clean, comfortable neighborhood bar where people could get together, have a drink, and enjoy themselves. Orangedale has filled that void extremely well. It has quickly become a place that feels like part of the community rather than just another bar.

The owners and staff have also done a great job since opening. The owners grew up in the area, and I think that shows in the way they run the business and the respect they have for the neighborhood. Orangedale has been a positive addition to the area without bringing the issues or negative impact that people sometimes worry about when a new bar opens.

I fully support Orangedale Lounge receiving its permit to provide live music. They've been great neighbors, they've created something the community genuinely enjoys, and I'd like to see them have the opportunity to continue building on that.

They have my full support.

Sincerely,

Kris Schatzberg
Global Real Estate Advisor
Director of Facilities & Operations Gestalt
ENGEL&VÖLKERS
Engel & Völkers Scottsdale Waterfront
7025 E Via Soleri Dr
Suite 125
Scottsdale, AZ 85251
USA
M +1 602-284-8485
kris.schatzberg@evrealestate.com
krisschatzberg.evrealestate.com

This e-mail and any attachments are confidential. If you are not the intended recipient of this e-mail, please immediately delete its contents and notify us. This email was checked for virus contamination before being sent - nevertheless, it is advisable to check for any contamination occurring during transmission. We cannot accept any liability for virus contamination

--
Best,

Nate Babb
Owner - Orangedale Lounge
303-887-1934

REQUEST TO SPEAK

3

*Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.*
Public testimony is limited to three (3) minutes per speaker.
Additional time MAY be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (*print*) DAVID BOLAND MEETING DATE 8/12/2026

NAME OF GROUP/ORGANIZATION (*if applicable*) THE RIDGE AT McDOWELL MTN HOA

ADDRESS 16600 N. THOMPSON PK PKWY ZIP 85260

HOME PHONE 4805950242 WORK PHONE

E-MAIL ADDRESS (*optional*) DKBOLAND.RIDGE@GMAIL.COM

☒ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ I WISH TO DONATE MY TIME TO

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING

**Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.*

This card constitutes a public record under Arizona law.

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Public testimony is limited to three (3) minutes per speaker.
Additional time MAY be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (*print*) Todd Heroldt MEETING DATE 8/12/26

NAME OF GROUP/ORGANIZATION (*if applicable*)

ADDRESS 10255 E. Verbena Ln, Scottsdale, AZ ZIP 85255

HOME PHONE 602-796-5173 WORK PHONE

E-MAIL ADDRESS (*optional*)

☒ I WISH TO SPEAK ON AGENDA ITEM # 4P-0001-2026 3 ☐ I WISH TO DONATE MY TIME TO

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING 4P-0001-2026

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