

# CITY COUNCIL REPORT



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

## ACTION

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**Liquor License Request for LL-0019-2026 Hook N’ Cleaver (AZDLLC 391490).** To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a New Application Series 10 (Beer and Wine Store) State liquor license for a new location and new owner.

## OWNER

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Hook N’ Cleaver Market LLC

## APPLICANT CONTACT

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Suzanne Marjorie Tiley

## LOCATION

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14144 N 100 St. #B125

## REQUEST

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The applicant is seeking a favorable recommendation on a Series 10 (Beer and Wine Store) liquor license for a new location and new owner.

This liquor license allows a liquor store retailer to sell beer and wine, only in the original package, to be taken away from the premises of the retailer and consumed off the premises.

The applicant has indicated that this establishment will serve liquor between the hours of 10am and 7pm; 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

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### Reliability and Location

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

The capability, qualifications and reliability of the applicant has been shown, and the public convenience and best interest of the community will be substantially served by the issuance.

### Outdoor Patio

There is no proposed or existing patio with this application.

### Zoning

This site is zoned PNC (PCD) (Planned Neighborhood Center with Planned Community District). The PNC district allows retail sales as a permitted use. The applicant has been notified of the city's expectation that the business will operate as a Beer and Wine store.

### Parking and Traffic

The surrounding street network provides sufficient access and the liquor license does not change the parking requirements.

### 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**

#### **A.R.S. Section 4-207. Restrictions on Licensing premises near school or church buildings (within 300 ft.) applies to all but Series 5,11,12, Special Events, or Golf Courses.**

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.

There are no school buildings or church buildings within 300 feet. Other surrounding uses are compatible.

## COUNCIL OPTIONS & STAFF RECOMMENDATION

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### 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 that the community's best interest is substantially served by the issuance of the liquor license and 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)**

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John Kelly, Planning Technician, Jkelly@scottsdaleaz.gov  
Planning and Development Services

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

**APPROVED BY**

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

\_\_\_\_\_  
5/22/2026  
Date

**ATTACHMENTS**

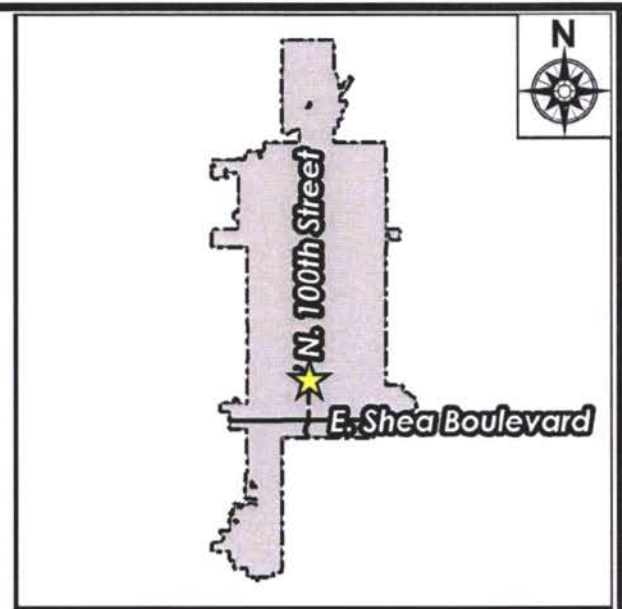
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1. Map
2. City of Scottsdale Applicant Questionnaire
3. State Application (Front Page)
4. Floor Plan



Q.S.  
32-52

G.I.S. Orthophoto 2023



LL-0019-2026

Hook N' Cleaver (391490)

**Liquor License Questionnaire****(New Location)****Packaged Retail, Wholesale, Manufacturing (Series 1, 2, 3, 4, 9, 10, 19)**

Please complete all questions and return within 3 business days.

Name of Business:	HOOK€N€CLEAVER€MARKET
Business Address:	14144€N.€100TH€ST.€SUITE€B125€SCOTTSDALE,€AZ€85260
Type of Business (packaged retail, wholesale, manufacturing):	Raw€Meat€&€Fish/Packaged€Retail
Total Gross Square Footage of Establishment:	1,244€SQ€FT
Was liquor sold at this location prior to this application? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If <b>yes</b> , what type of license?	SERIES€10
Is this business currently open? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If <b>yes</b> , is this business operating with an interim license? Yes <input type="checkbox"/> No <input type="checkbox"/>	
If <b>no</b> , what is the proposed opening date?	05.25.2026
Is this business under construction? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Is this business being remodeled? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Does this business have a drive thru window? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

**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.

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

2. The best interest of the community will be substantially served by the issuance of the liquor license because:

3. Please describe your business:

**Planning and Development Services**7447 E. Indian School Road, Suite #105, Scottsdale, AZ 85251 • [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

# Liquor License Questionnaire

## (New Location)

Packaged Retail, Wholesale, Manufacturing (Series 1, 2, 3, 4, 9, 10, 19)



Please complete all questions and return within 3 business days.

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.

Suzanne€Tiley

Print Name

Agent/Applicant Signature

04/22/2026

Date

### Planning and Development Services

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**State of Arizona  
Department of Liquor Licenses and Control**

Created 04/20/2026 @ 02:02:00 PM

**Local Governing Body Report**

**LICENSE**

Number:	Type:	010 BEER AND WINE STORE
Name:	HOOK N' CLEAVER	
State:	Pending	
Issue Date:	Expiration Date:	
Original Issue Date:		
Location:	14144 N 100 STREET #B125 SCOTTSDALE, AZ 85260 USA	
Mailing Address:		
Phone:	(602)820-1767	
Alt. Phone:	(602)820-1255	
Email:	SUZI@HOOKNCLEAVER.COM	

**AGENT**

Name:	SUZANNE MARJORIE TILEY
Gender:	Female
Correspondence Address:	3041 S KIMBERLEE COURT CHANDLER, AZ 85286 USA
Phone:	(602)820-1255
Alt. Phone:	(602)820-1767
Email:	SUZI@HOOKNCLEAVER.COM

**OWNER**

Name:	HOOK N CLEAVER MARKET LLC	
Contact Name:	SUZANNE MARJORIE TILEY	
Type:	LIMITED LIABILITY COMPANY	
AZ CC File Number:	25013301	State of Incorporation: AZ
Incorporation Date:	02/03/2026	
Correspondence Address:	3041 S KIMBERLEE COURT CHANDLER, AZ 85286 USA	
Phone:	(602)820-1255	
Alt. Phone:		
Email:	SUZI@HOOKNCLEAVER.COM	

60th day - 6/19/21

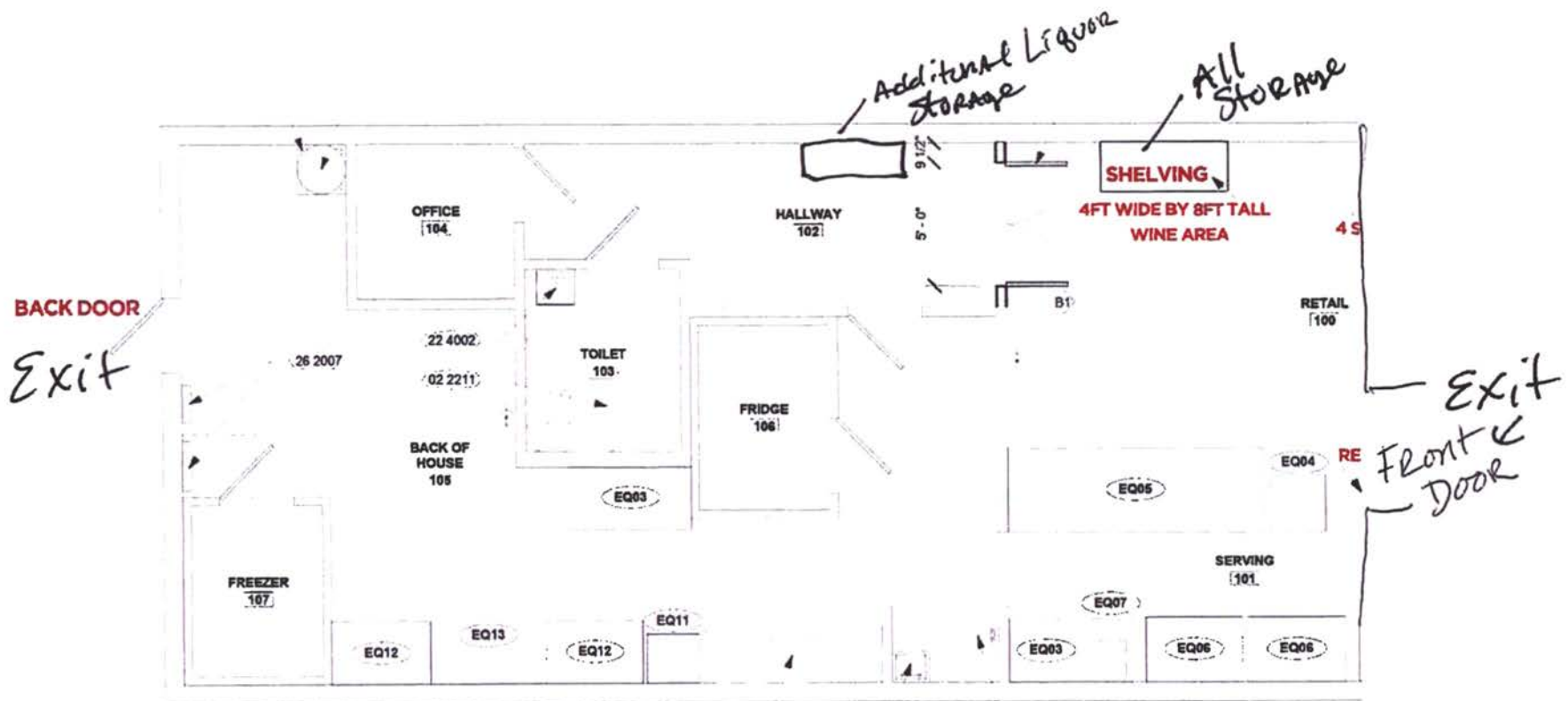
**Officers / Stockholders**

26 MAR 24 PM 2:23 AZDILLC

# HOOK N CLEAVER MARKET

## 14144 N. 100TH ST SUITE B125 SCOTTSDALE

total SF 1244



01 3262 01 3239 01 3261