

CITY COUNCIL REPORT



Meeting Date: *April 14th, 2026*
General Plan Element: *Land Use*
General Plan Goal: *Support a diversity of businesses.*

ACTION

Permanent Extension of Premises for EX-0001-2026 Salvatore Vineyards. To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Permanent Extension of Premises for a Series 19 (Remote Tasting Room) State liquor license for an existing location to expand the patio.

OWNER

Passion Cellars, LLC

APPLICANT CONTACT

Jason Anthony Domanico

LOCATION

7103 E Stetson Dr

BACKGROUND

This establishment is currently operating with liquor since 2025, as a Remote Tasting Room.

APPLICANTS PROPOSAL

Goal/Purpose of Request

This request is for an Extension of Premises of a liquor license and is requesting to add a 72 sq. ft. patio.

IMPACT ANALYSIS

Reliability and Location

Action Taken _____

A.R.S. 4-203; Rule R19-1-207 Granting a License for an Extension of Premises

A spirituous liquor license shall be issued only after satisfactory showing that the best interest of the community will be substantially served by the issuance of an extension of premises for a Series 19 (Remote Tasting Room) liquor license at a particular licensed location.

Outdoor Patio

The proposed patio, on the north side of the building is 72 sq. ft and does not encroach into the adjacent pedestrian walkway.

Zoning

This site is zoned Central Business Downtown Overlay (C-2 DO). The C-2 DO district allows retail tasting rooms as a permitted use. The applicant has been notified of the city's expectation that the business will operate as a retail tasting room.

Parking and Traffic

The surrounding street network provides sufficient access.

Public Safety

Police Department: No Opposition.
Major life safety issues: None noted.

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

The City of Scottsdale staff has conducted a review and 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.

Next Steps

The City Council's recommendation of approval, disapproval or no recommendation will be forwarded to the Department of Liquor Licenses and Control for their consideration. If approved, the proposed addition will be permanently added to the licensed are of the establishment.

RESPONSIBLE DEPARTMENT(S)

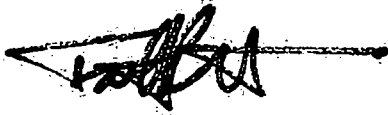
Caitlin Clark Planning Technician, cclark@scottsdaleaz.gov

City Council Report | EX-0001-2026 (Salvatore Vineyards)

Planning and Development Services

Matt Evans, Commander, mevans@scottsdaleaz.gov
Police Special Investigations

APPROVED BY



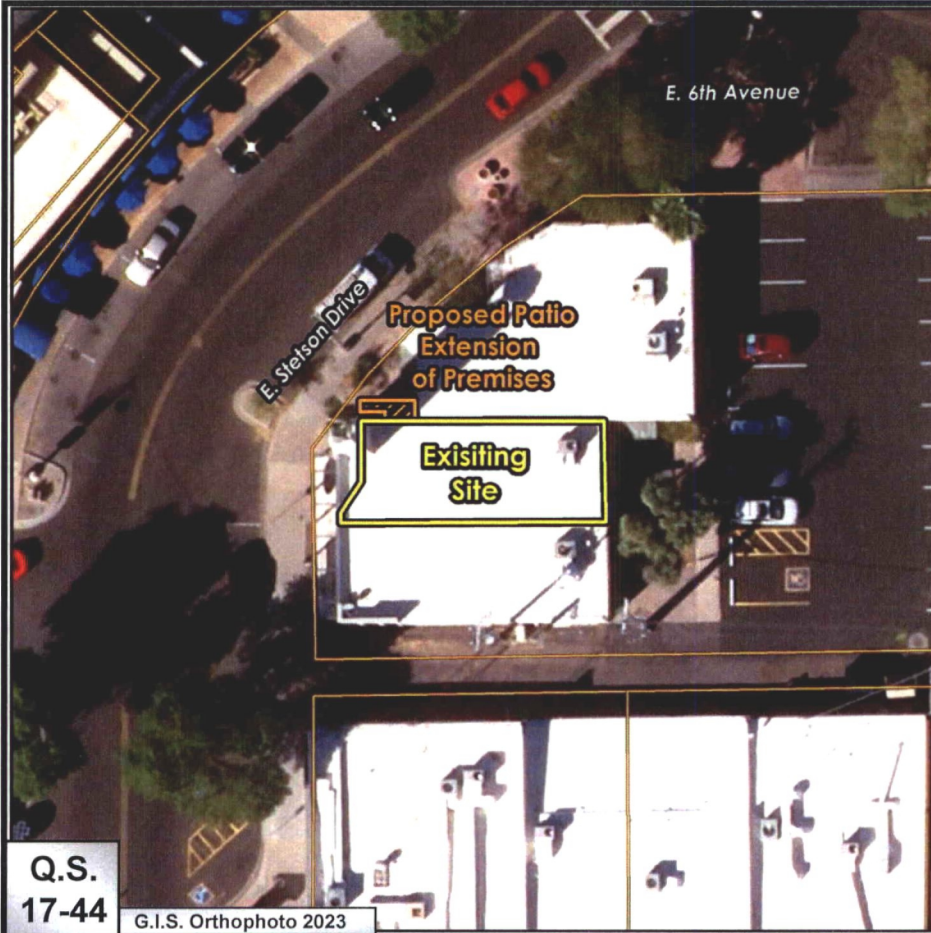
Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

3/20/2026

Date

ATTACHMENTS

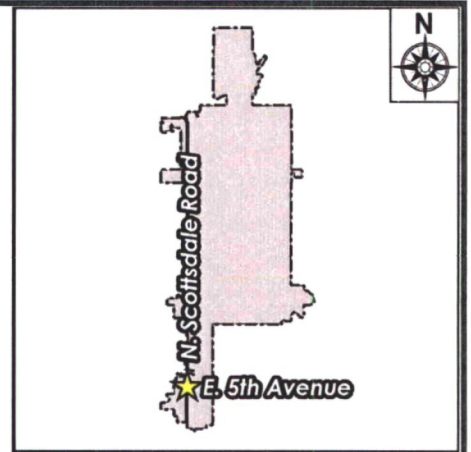
1. Map
2. State Application (Front Page)
3. Floor Plan



Q.S.
17-44

G.I.S. Orthophoto 2023

EX-0001-2026



Salvatore Vineyards



PERMANENT EXTENSION OF PREMISES/PATIO PERMIT
A non-refundable \$50. fee will apply

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY

Job #:
Date Accepted:
CSR:

Type or Print with Black Ink

OBTAIN APPROVAL FROM LOCAL GOVERNING BOARD BEFORE SUBMITTING TO THE DEPARTMENT OF LIQUOR

****Notice: Allow 30-45 days to process permanent change of premises****

License#: 019120034218

Specific purpose for change: Add a 14' x 3'4" fenced outdoor patio

1. Agent/Individual Name: Domanico Jason Anthony
Last First Middle

2. Premises Name (Doing Business As-DBA): Salvatore Vineyards

3. Premises Location Address: 7103 E. Stetson Dr., Scottsdale, AZ 85251
Street City State Zip Code

4. Mailing address: 4401 E. Sparkling Ln., Paradise Valley AZ 85253
Street City State Zip Code

5. Email Address: jason@passioncellars.com

6. Business Phone Number: 602-750-7771 Contact Phone Number: 602-750-7771

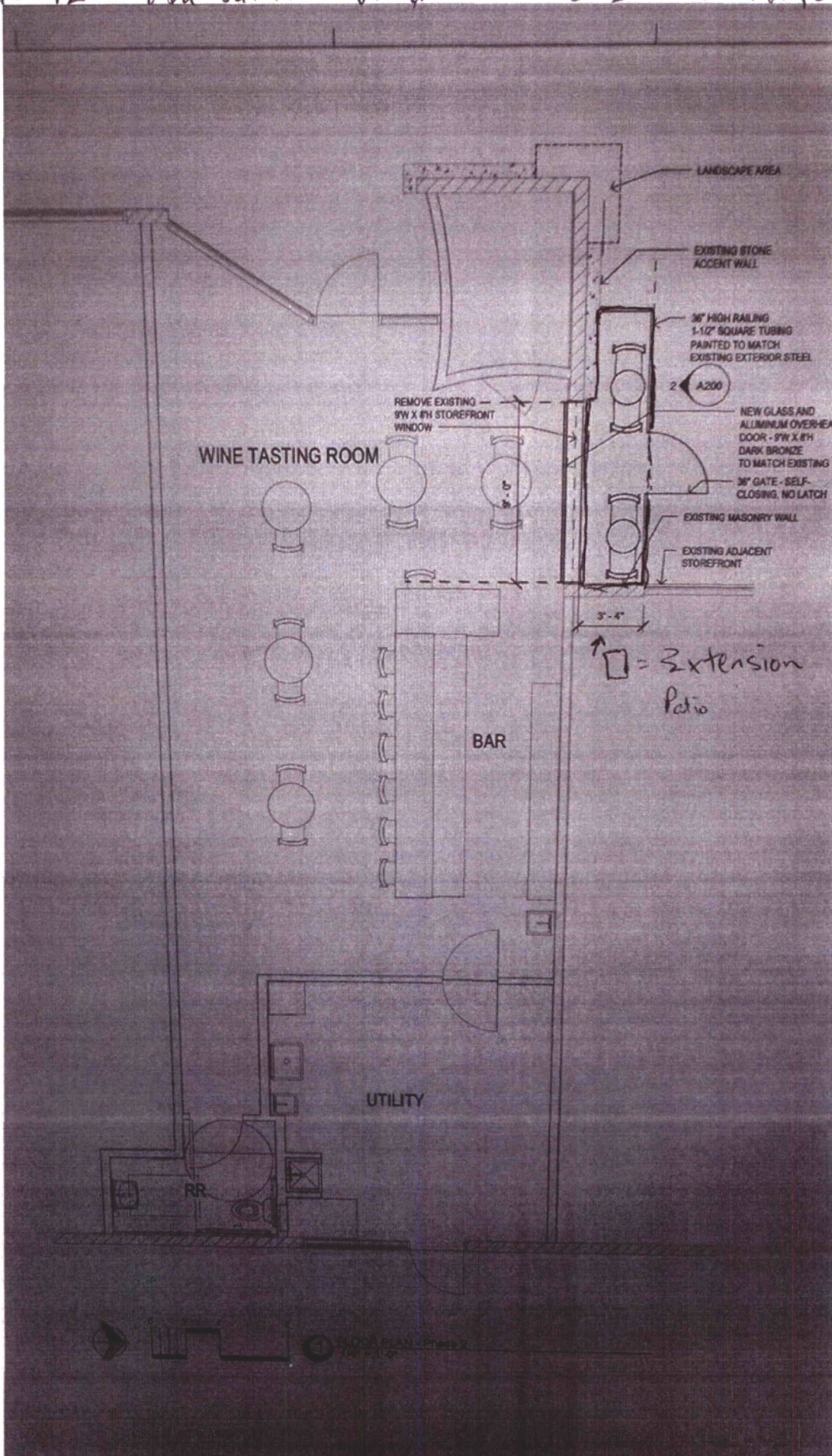
7. Is extension of premises/patio complete?
 N/A Yes No If no, what is your estimated completion date? 02/15/25

8. Do you understand Arizona Liquor Laws and Regulations?
 Yes No

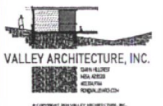
9. Does this extension bring your premises within 300 feet of a school?
 Yes No

10. Have you received approved Liquor Law Training?
 Yes No

11. What security precautions will be taken to prevent liquor violations in the extended area? 36" tall iron fencing enclosure.



NEW OVERHEAD DOOR FOR: SALVATORE VINEYARDS WINE TASTING ROOM 7103 E. STETSON



Abbreviations

- NOTE: NOT ALL ABBREVIATIONS ARE FOUND IN THIS PROJECT.
- # FLOOR
 - # INCH
 - Ø DIAMETER
 - ACC ACCESS PANEL
 - APP ABOVE FINISHED FLOOR
 - ALT ALTERNATE
 - ARCH ARCHITECTURAL
 - BO BOARD
 - BLDG BUILDING
 - BLD BLOCKING
 - CAB CABINET
 - CAF CAFE
 - CAF COMPARTER CPU OF DRINKING FOUNTAIN
 - CAI DIAMETER
 - CAI DIMENSION
 - DET DETAIL
 - DN DOWN
 - ELEC ELECTRICAL
 - EP ELECTRICAL PANEL - RECESSED IN FRAME WALLS - SURFACE
 - EQ EQUAL
 - EQIP EQUIPMENT PROVIDED BY OWNER - 10% EXIST EXISTING
 - EXT EXTERIOR
 - FE FIRE EXTINGUISHER
 - FEC FIRE EXTINGUISHER AND CABINET
 - FD FLOOR DRAIN
 - FLR FLOOR
 - FS FLOOR SINK
 - FURN ALL FURNITURE IS PROVIDED AND INSTALLED BY TENANT IN
 - GA GARAGE
 - GRD CONTRACTOR FURNISHED; CONTRACTOR INSTALLED
 - GYP GYPSUM WALL BOARD
 - HD HEAD
 - HWD HARDWOOD
 - HM HOLLOW METAL
 - HVAC HEATING, VENTILATION, AND AIR CONDITION
 - INFO INFORMATION
 - INSUL INSULATION
 - INT INTERIOR
 - LAB LABORATORY
 - LB FLOOR
 - LI LIGHT
 - MA MASONRY
 - MB MIRROR
 - MIROR DECORATIVE MIRROR
 - MISC MISCELLANEOUS
 - MW WALL OR DESIGNATED LED MONITOR
 - MFP MFP SINK
 - PL PLASTIC LAMINATE
 - PLAM PLASTIC LAMINATE
 - PT PART
 - NC NOT IN CONTRACT
 - NO NUMBER
 - NTS NOT TO SCALE
 - PTB SEMI RECESSED STAINLESS STEEL PAPER TOWEL DISPENSER
 - REF REFRIGERATOR T.F.C.L.
 - RS RUBBER BASE
 - SC SEALED CONCRETE FLOORING
 - SS STAINLESS STEEL
 - SBL SOUND BLEN
 - STCC STAINLESS CONCRETE FLOORING
 - STL STEEL
 - TAB TABLING AND GROOVE
 - TRC TENANT FURNISHED; CONTRACTOR INSTALLED
 - TRF TENANT FURNISHED; TENANT INSTALLED; AEC
 - TL CERAMIC TILE
 - TP TOILET PAPER DISPENSER
 - TV TELEVISION T.F.C.L.
 - TV TYPICAL VINYL
 - ULC LIGHT UNDERCABINET FLUORESCENT LIGHT
 - UNO UNLESS NOTED OTHERWISE
 - VCT VINYL COMPOSITION TILE
 - VERT VERTICAL
 - WF WOOD FLOORING
 - WF VERIFY IN FIELD
 - WF WITH
 - WED STACKED CLOTHES WASHER AND DRYER
 - WHD WOOD
 - WHD WOOD BASE
 - WHD WOOD
 - WHD WOOD CROMAKET
 - WH WATER HEATER
 - WHD WASTE CROMAKET AND SHAMPS CROMAKET
 - WHY WASHER BOX RECESSED IN WALL
 - WT WEIGHT

Hazardous Material

THESE PLANS ARE NOT PREPARED FOR USE IN OBTAINING ANY PERMIT FOR THE REMOVAL OF HAZARDOUS MATERIAL. THE ARCHITECT IS NOT AWARE OF ANY ENVIRONMENTAL HAZARD AND ASSUMES NO RESPONSIBILITY FOR ANY HAZARDOUS MATERIAL ENCOUNTERED IN THIS PROJECT.

CONTRACTOR SHALL CONTACT THE MARICOPA COUNTY AIR QUALITY DEPARTMENT "H-SHAP" PROGRAM AT 602.506.6709 TO DETERMINE IF A HAZARDOUS MATERIAL INSPECTION REPORT IS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCEMENT OF WORK.

THE BUILDING OWNER SHALL BE RESPONSIBLE FOR HIRING LICENSED PROFESSIONALS FOR ANY REQUIRED WORK INVOLVING INSPECTION OR REMOVAL OF HAZARDOUS MATERIAL.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED PERMITS AND INSPECTIONS FOR HAZARDOUS MATERIAL REMOVAL.

ALL HAZARDOUS MATERIAL SHALL BE PROPERLY HANDLED AND DISPOSED OF ACCORDING TO STATE AND FEDERAL LAW.

IRCC Note

INTERNATIONAL ENERGY CONSERVATION CODE COMPLIANCE

- THE PROJECT IS LOCATED IN ZONE 2.
- THE ROOF IS EXISTING WITH EXISTING INSULATION. NO WORK.
- EXTERIOR WALLS ARE EXISTING. NO WORK.
- GLASS DOORS SHALL HAVE A U-FACTOR OF 0.50 OR LESS. NO NEW ELECTRICAL OR MECHANICAL PER THIS PERMIT.

Referenced Submittals

THERE ARE NO DEFERRED SUBMITTALS.

NOTE: CONTRACTOR, BY MAKING THEIR BID REPRESENTS THAT THEY HAVE FULLY EXAMINED AND UNDERSTAND THE BEING DOCUMENTS, THAT THEY HAVE VISITED THE SITE AND FAMILIARIZED THEMSELVES WITH THE LOCAL CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND THAT THEY HAVE INCLUDED A SUMM IN THEIR BID TO COVER THE COST OF ALL ITEMS INCLUDED IN THE BEING DOCUMENTS.

Drawing Legend

- DOCTORS ROOM LABEL
- OFFICE ROOM NAME
- ROOM NUMBER
- SECTION CUT
- SECTION CUT SHEET NUMBER
- WALL TYPE - SEE WALL TYPE LEGEND OF PREDETERMINATION
- DETAIL NUMBER
- DETAIL CALLOUT
- SHEET NUMBER
- ELEVATION TAG
- KEYED NOTE
- WINDOW TAG
- DOOR TAG
- REVISION TAG & CLOUD
- DRAWING NUMBER
- DRAWING TITLE
- SOUTH ELEVATION
- DRAWING SCALE

Drawing Index

- A000 COVER SHEET
 - A001 GENERAL NOTES
 - A002 PLANS
- Project Team**
- BUILDING OWNER
BROOKS BUILDING INC
2323 W UNIVERSITY DR.
TEMPE, AZ 85281
- TENANT
SALVATORE WINE TASTING ROOM
706 E 25th ST
SCOTTSDALE, AZ 85251
480.421.5911
- ARCHITECT
VALLEY ARCHITECTURE, INC
1248 N. HILLCREST
MESA, ARIZONA 85201
- CONTACT
RON HECHT
RON@VALLEYARCH.COM
602.334.8766

Project Data

PROJECT DESCRIPTION
REMOVING A STOREFRONT WINDOW AND ADDING A NEW OVERHEAD DOOR TO AN EXISTING WINE TASTING ROOM. ADD 3 ADDITIONAL OCCUPANTS. NO STRUCTURAL WORK. NO ELECTRICAL OR MECHANICAL WORK.

APPLICABLE CODES
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FIRE CODE
2006 ICC/ANSI A117.1 ACCESSIBILITY CODE
ALL SCOTTSDALE AMENDMENTS

SITE INFORMATION
LOCATION 7103 E. STETSON DR.
SCOTTSDALE, AZ 85258

LOT APT 173-43-0208

S.T.R. 22.2N 4E

ZONING G-3

CONSTRUCTION

TYPE	WB (W/AFES)
FLOOR	MASONRY
SLAB ON GRADE	WOOD FRAMING
WOOD FRAMING	

HOW SEPARATED
1 STORY BUILDING

BUILDING IS NOT FIRE SPRINKLERED

BUILDING AREA 4,418 SF

PROJECT SITE AREA 1,192 SF
(NO INTERIOR WORK THIS PROJECT)

NEW ENCLOSED PATIO 42 SF

OCCUPANCY TYPE B (ASSEMBLY LESS THAN 50 OCCUPANTS)

OCCUPANT LOAD

DINING AREA	360 SF AT 1.15 = 40
BAR (BACKS)	156 SF AT 1.200 = 1
KITCHEN/STATION	244 SF AT 1.200 = 2
NEW PATIO	42 SF AT 1.15 = 3
TOTAL OCCUPANTS	46

EXITS (BASED ON 46 OCC)

EXITS REQUIRED	1
EXITS PROVIDED	2
WIDTH REQUIRED	6.5'
WIDTH PROVIDED	6.4'

Vicinity Map



**STIPULATION SET
RETAIN FOR RECORDS
APPROVED**

02/28/2026
DATE

Clayton Wells
APPROVED BY



COVER SHEET

12.28.25

PROJECT NUMBER VAL5088

CD A000