

CITY COUNCIL REPORT



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

ACTION

Liquor License Request for LL-0008-2026, Giovanna’s Pizza. To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a New Application for a Series 12 (Restaurant) State liquor license for an existing location and new owner.

OWNER

Giovanna’s Pizza LLC; Fabian Duke Lumaj

APPLICANT CONTACT

Fabian Duke Lumaj

LOCATION

10135 E Via Linda #C113

REQUEST

The applicant is seeking a favorable recommendation on a Series 12 (Restaurant) liquor license for an existing location with new owner. This has been a licensed location most recently operating with liquor since 2023 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 11am and 10pm; 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 1,041 sq. ft. in size. The bar service area is 50 sq. ft. or 5% of gross floor area, and the kitchen area is 500 sq. ft. or 48% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

Zoning

This site is zoned C-2 PCD & C-O PCD (Central Business Planned Community District & Commercial Office Planned Community District). The C-2 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)

John Kelly, Planning Technician, Jkelly@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

3/30/2026

Date

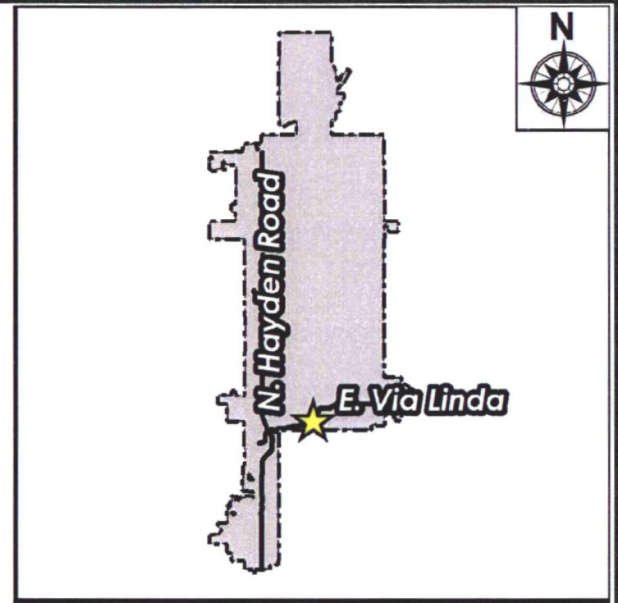
ATTACHMENTS

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



Q.S.
27-52

G.I.S. Orthophoto 2023



LL-0008-2026

Giovanna's Pizza (384296)



Liquor License Questionnaire

(New Location)

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

Please complete all questions and return within 3 business days.

Name of Business: Giovanna's Pizza

Business Address: 10135 E. Via Linda Ste. C113 Scottsdale AZ 85258

Total Gross Square Footage of Establishment (Minus the Patio): 1,041 SF

Is this business under construction or being remodeled? Yes No

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

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?

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?

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? 50 feet

(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: 500 feet

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? 11am-10pm

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:

- | | | | | |
|--|---|---|---|--|
| <input type="checkbox"/> Packaged Retail | <input checked="" type="checkbox"/> Restaurant | <input type="checkbox"/> Bar | <input type="checkbox"/> Personal Service | <input type="checkbox"/> Education Service |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Hotel/Tourist Accomodation | <input type="checkbox"/> Residential Facility | <input type="checkbox"/> Sports/Theater | |

Planning and Development Services

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

Liquor License Questionnaire

(New 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 type="checkbox"/> No <input checked="" type="checkbox"/> | DJ? | Yes* <input type="checkbox"/> No <input checked="" 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:

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

- Please describe your business:

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.

Miranda Bustamante

Print Name

Agent/Applicant Signature

03/19/2026

Date

Planning and Development Services

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

Created 03/04/2026 @ 03:34:52 PM

Local Governing Body Report

LICENSE

Number: Type: 012 RESTAURANT
Name: GIOVANNA'S PIZZA
State: Pending
Issue Date: Expiration Date:
Original Issue Date:
Location: 10135 E VIA LINDA
#C113
SCOTTSDALE, AZ 85258
USA
Mailing Address:
Phone: (480)417-0891
Alt. Phone:
Email: MIRANDA@AZLIC.COM

AGENT

Name: FABIAN DUKE LUMAJ
Gender: Male
Correspondence Address: 10135 E VIA LINDA
#C113
SCOTTSDALE, AZ 85258
USA
Phone: (480)417-0891
Alt. Phone:
Email: MIRANDA@AZLIC.COM

OWNER

Name: GIOVANNA'S PIZZA LLC
Contact Name: FABIAN DUKE LUMAJ
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: 23704953 State of Incorporation: AZ
Incorporation Date: 07/16/2024
Correspondence Address: 10135 E VIA LINDA
#C113
SCOTTSDALE, AZ 85258
USA
Phone: (480)417-0891
Alt. Phone:
Email: MIRANDA@AZLIC.COM

60th-
5/3/26

Officers / Stockholders

PIZZA

10" Cheese Pizza \$12.99 • 14" Cheese Pizza \$16.50 • 16" Large Pizza \$18.50

Gluten-Free Pizza \$16.99 10" Gluten-free pizza with sauce and cheese, first three toppings free, or make it any specialty pizza.

Toppings per add-on:

10" \$2.00 • 14" \$2.50 • 16" \$3.00 • GF \$2.00

• double topping charge

Pepperoni, sausage, *salami, *philly steak, bacon, ham, meatball, mushroom, fresh garlic, black olive, roasted red pepper, green pepper, tomato, pineapple, jalapeño, banana pepper, spinach white onion, red onion, *broccoli, basil, *chicken, *artichoke, *feta, *sun-dried tomato, *anchovies, *ricotta, *extra cheese, extra sauce.

JUMBO PIZZA SLICE

CHEESE PIZZA STARTS AT \$6.00 ADDITIONAL TOPPING 50¢ EACH

SPECIALTY PIZZA

10" \$16.99

14" \$23.99

16" \$28.99

Supreme

Red Sauce, pepperoni, sausage, green pepper, mushroom, white onion.

Meat Lover

Red sauce, pepperoni, sausage, bacon, ham, salami.

Via Veggie

Red sauce, spinach, tomato, mushroom, white onion, broccoli.

Via Margarita

Red Sauce, fresh basil, tomato, mozzarella.

Chicken Parmesan

Red sauce, fried chicken cutlet, dollops of ricotta, parmesan.

Grecoan Delight

Alfredo sauce, grilled chicken, broccoli and feta.

Buffalo Chicken

Garlic olive-oil base, grilled buffalo chicken, red onion, blue cheese crumble, blue cheese dressing.

BBQ Chicken

Olive-oil base, chicken, red onions, roasted red peppers, BBQ sauce.

Balkan Beauty

Garlic olive-oil base, spinach, artichoke, black olives, red onion, sun-dried tomato, feta, topped with oregano.

Via Giovanna

Garlic olive-oil base, four cheese - provolone, feta, parmesan, mozzarella, topped with oregano.

Chicken Kebob

Garlic five-oil based pizza, chicken, tomato, red onion, banana peppers, feta, topped with house dressing.

Roadrunner

Chipotle cream sauce-base, chicken, bacon, mushroom, sun-dried tomato.

Pesto

Creamy pesto base, cheese, broccoli, roasted red peppers, and dollops of ricotta.

CBR

Garlic olive-oil, chicken, bacon, topped with ranch drizzle.

Cold Cut

Red sauce, ham, salami, mortadella.

Philly Steak

Red sauce, shaved steak, green pepper, mushroom, white onion.

SUBS Served on a 12 inch Italian Roll!

- Make it a Combo!
- Add Chips and a drink \$4.25
- Make Any Sub a Wrap!

Steak & Cheese \$15.99

Chopped shaved steak, choice of melted cheese.

Steak Bomb \$15.99

Chopped shaved steak, peppers, onions, mushroom, salami, melted cheese.

Chicken Kebob \$13.99

House-marinated grilled chicken, chopped tomatoes, shredded lettuce, red onion, feta cheese, house dressing.

Chicken Bomb \$14.99

House marinated grilled chicken, chopped peppers, onions, mushrooms, salami, choice of melted cheese.

Buffalo Chicken \$13.50

House marinated grilled chicken, tossed in buffalo sauce, shredded lettuce, tomato, bleu cheese dressing.

Chicken Parma \$13.99

Fried chicken cutlet, homemade marinara, parmesan, and melted mozzarella.

Meatball Parma \$13.99

Meatball, homemade marinara, parmesan, melted mozzarella.

Hot Veggie \$12.99

Chopped and seasoned broccoli, pepper, onion, mushroom, zucchini, and squash, fresh garlic, choice of melted cheese.

Chicken Cutlet \$13.50

Fried chicken cutlet, lettuce tomato, mayo, choice of cheese.

Chipotle Chicken \$14.99

House marinated grilled chicken, bacon, mushrooms, white onion, chipotle ranch, melted cheese.

Chicken Caesar \$13.50

House-marinated grilled chicken, garlic olive oil, romaine lettuce, parmesan and Caesar dressing.

The Italian \$14.99

Ham, salami, mortadella, lettuce, tomato, white onion, banana pepper, black olive, roasted red pepper, olive oil, red wine vinegar and oregano.

Daily Specials

(Not Available with delivery)

#1 - \$31.99

Two Large cheese pizzas.

#2 - \$42.99

One large one-topping pizza & 20 wings, plain or sauced.

#3 - \$59.99

Two large one topping pizzas & 20 wings, plain or sauced.

#4 - \$12.99

Two slices of cheese pizza and a drink.

"You can't live a full life on an empty stomach."

SALADS

Comes with one dressing and bread knots. Add chicken \$5.99

Dressings: Ranch, Blue Cheese, Balsamic, Caesar, Olive Oil & Vinegar, Italian

Garden Salad \$11.99

Iceberg and spring mix, peppers, tomato, carrot, cucumber.

Caesar Salad \$12.50

Romaine based salad with croutons, and Parmesan.

Greek Salad \$14.99

Iceberg and spring mix, tomato, mixed bell pepper, olive, banana pepper, feta, red onion.

Cobb Salad \$14.99

Iceberg and spring mix with tomato, cucumber, bacon crumble, bleu cheese crumble, avocado, hard-boiled egg.

Antipasto Salad \$14.99

Iceberg and spring mix, sliced ham, salami, provolone cheese, hard-boiled egg, peppers, tomato, cucumber, red onion, banana pepper.

PASTA Comes with side salad and bread knots.

Roadrunner Pasta \$19.99

House-marinated chicken, mushroom, sundried tomato, bacon crumbles, penne pasta, chipotle cream sauce.

Spaghetti Meatball \$18.50

Spaghetti, marinara sauce, meatballs.

Spaghetti Meat Sauce \$18.50

Spaghetti tossed in meat sauce, topped with marinara.

Chicken Parmesan \$19.99

Spaghetti pasta, fried chicken cutlet, homemade marinara, Parmesan, melted mozzarella.

Fettuccine Alfredo \$16.99

Fettuccine tossed in a fresh creamy white Alfredo sauce.

Spaghetti Marinara \$16.99

Spaghetti, tossed in a homemade marinara sauce.

CALZONES \$15.75 Includes a side of marinara

Ricotta & Mozzarella

Ricotta and mozzarella.

Stromboli

Pepperoni, ham, salami, ricotta, mozzarella.

Cheese Steak Calzone

Shaved steak and mozzarella.

Chicken Roll

Chicken, ricotta, mozzarella, marinara inside, and on side.

☺ indicates food is spicy

*Please be advised that food here may contain ingredients: milk, egg, wheat, soybean, shellfish, tree nuts and peanuts.

Water \$1.00
Soda \$2.99

