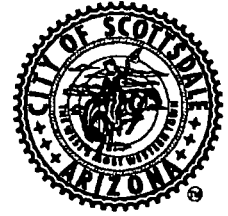


CITY COUNCIL REPORT



Meeting Date: *June 23, 2026*
General Plan Element: *Land Use*
General Plan Goal: *Support a diversity of businesses.*

ACTION

Liquor License Request for LL-0022-2026 Allison Dubois Spirits (394381). To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a New Application Series 4 (Wholesaler) State liquor license for a new location and new owner.

OWNER

Allison Dubois Spirits LLC

APPLICANT CONTACT

Allison Dubois

LOCATION

8010 E. Morgan Trail Suite 7

REQUEST

The applicant is seeking a favorable recommendation on a Series 4 (Wholesaler) liquor license for a new location and new owner.

This liquor license allows a wholesaler to warehouse and distribute for sale all types of spirituous liquor to licensed retailers within the permissions of the retail license.

The applicant has indicated that this establishment will operate between the hours of 8 am and 5 pm; however, due to state liquor license processing requirements, they are not required to notify the city or the state if they change their hours of operation.

IMPACT ANALYSIS

Reliability and Location

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

Zoning

This site is zoned C-O PCD (Commercial Office Planned Community District). The Commercial Office district allows Office space as a permitted use, with ancillary storage. The applicant has been notified of the city's expectation that the business will operate as an office space with wholesale storage as an ancillary use.

Parking and Traffic

The surrounding street network provides sufficient access.

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 within 300 feet, and there is a church building to the south of the property that likely exceeds 300 feet which will be determined by the Arizona Department of Liquor Licenses and Control. Other surrounding uses are compatible.

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

City Council Report | Allison Dubois Spirits (394381)

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)

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

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

APPROVED BY



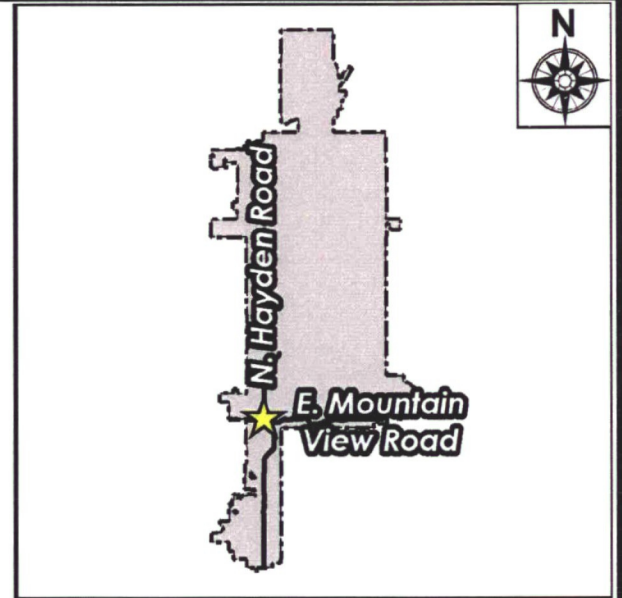
Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

6/9/2026

Date

ATTACHMENTS

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



Q.S.
28-47

G.I.S. Orthophoto 2023

LL-0022-2026

Allison Dubois Spirits (394381)

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: Allison DuBois Spirits, LLC

Business Address: 8010 E Morgan Trail #7

Type of Business (packaged retail, wholesale, manufacturing): wholesale

Total Gross Square Footage of Establishment: 112 square ft. incidental storage in a 1400 square ft. office space

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

If yes, what type of license? Wholesale

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? July 1, 2026

Is this business under construction? Yes No

Is this business being remodeled? Yes No

Does this business have a drive thru window? Yes No

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:

I have operated a wholesale liquor business in the state of Arizona before.

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

Select vodkas manufactured in Arizona require a means to distribute to Arizona retailers. This wholesaler provides this service.

3. Please describe your business:

We are a boutique, low volume, vodka distributor. We distribute Arizona manufactured vodka within Arizona.

Planning and Development Services

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

Allison DuBois

Allison DuBois

Print Name

Agent/Applicant Signature

5/28/2026

Date

Planning and Development Services

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

State of Arizona
Department of Liquor Licenses and Control

Created 04/24/2026 @ 03:21:00 PM

Local Governing Body Report

LICENSE

Number: Type: 004 WHOLESALER
Name: ALLISON DUBOIS SPIRITS
State: Pending
Issue Date: Expiration Date:
Original Issue Date:
Location: 8010 E MORGAN TRAIL
STE 7
SCOTTSDALE, AZ 85258
USA
Mailing Address: 8010 E MORGAN TRAIL
STE 7
SCOTTSDALE, AZ 85258
USA
Phone: (602)501-9087
Alt. Phone:
Email: JOE@ALLISONDUBOIS.COM

AGENT

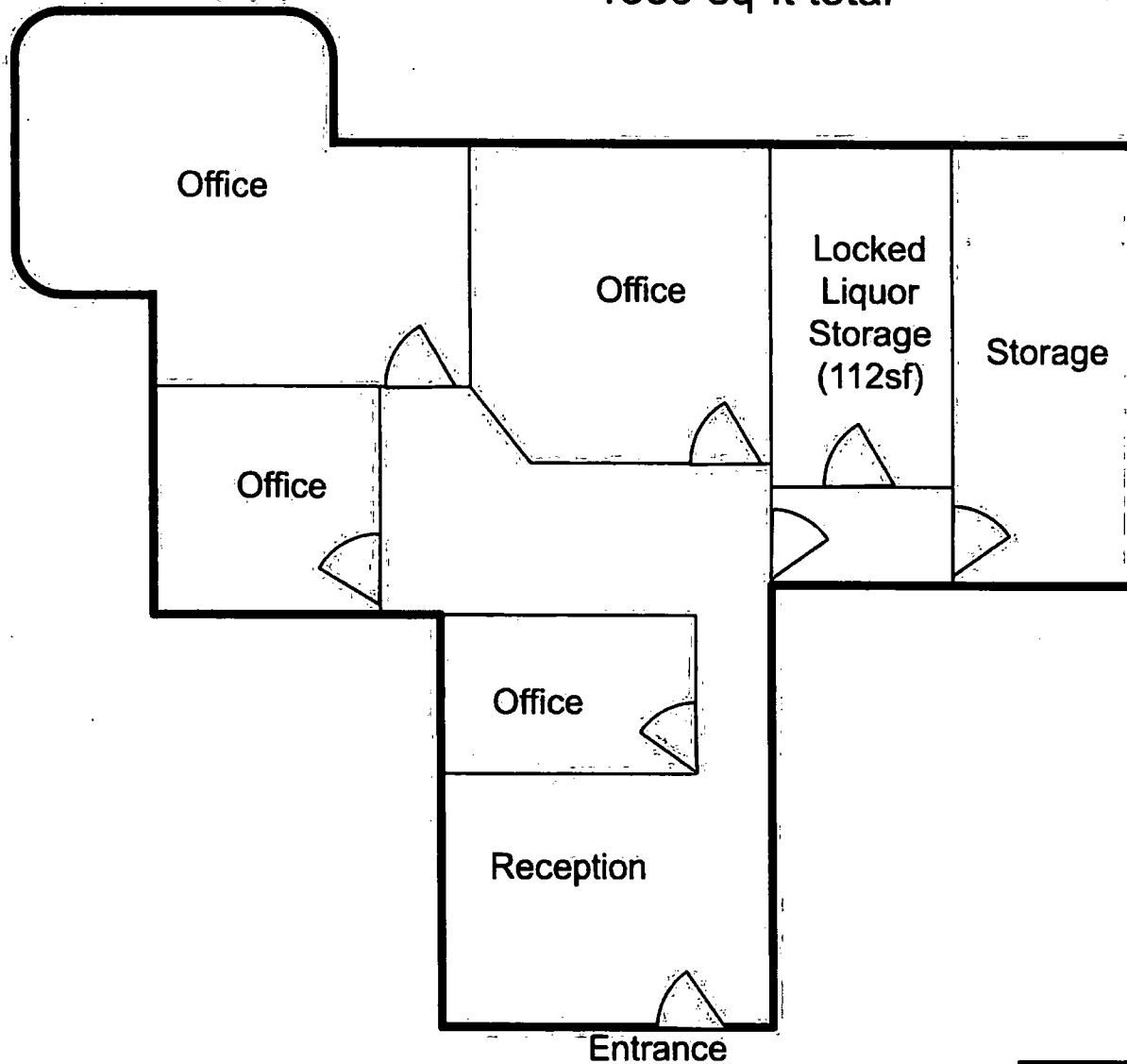
Name: ALLISON KATHRYN DUBOIS
Gender: Female
Correspondence Address: 8010 E MORGAN TRAIL
STE 7
SCOTTSDALE, AZ 85258
USA
Phone: (602)501-9087
Alt. Phone:
Email: JOE@ALLISONDUBOIS.COM

OWNER

LOM
6-23-26

DIAGRAM OF PREMISES

1389 sq-ft total



Attachment 4

25 4 10 11:47 AM 12:30

NOTES: The premises is an administrative office with secured incidental storage of wholesale liquor inventory. Alcohol is stored in a locked room accessible only to licensee personnel. No public tasting or retail sales.
Liq. License # 004070028822

Diagram of Premises for Arizona Wholesaler Application Series 04
Business: Allison DuBois Spirits LLC
8010 E Morgan Trail #7
Scottsdale, AZ 85258

Dwg: JGD

3/7/2026

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