

CITY COUNCIL REPORT



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

ACTION

Liquor License Request for LL-0018-2026 Sonesta Es Suites Scottsdale (385977). To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an Owner Transfer of a Beer and Wine Bar Series (7) State liquor license for an existing location and new owner.

OWNER

6040 N Scottsdale Road Property Owner LLC

APPLICANT CONTACT

Amy S Nations

LOCATION

6040 N Scottsdale Rd.

REQUEST

The applicant is seeking a favorable recommendation on a Series 7 (Beer and Wine Bar) liquor license for an existing location with new owner (owner transfer). This has been a licensed location most recently operating with liquor since 2021 as a hotel beer and wine bar.

This liquor license allows a beer and wine bar retailer to sell and serve beer and wine, primarily by individual portions, to be consumed on the premises and in the original container for consumption on or off the premises.

The applicant has indicated that this establishment will serve liquor between the hours of 6am and 2am; 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.

Outdoor Patio

The existing patio pool area does not encroach into the adjacent pedestrian walkway.

Zoning

This site is zoned C-2 (C) (Central Business). The Central Business district allows beer and wine bars as a permitted use. The applicant has been notified of the city's expectation that the business will operate as a beer and wine bar.

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

5/22/2026

Date

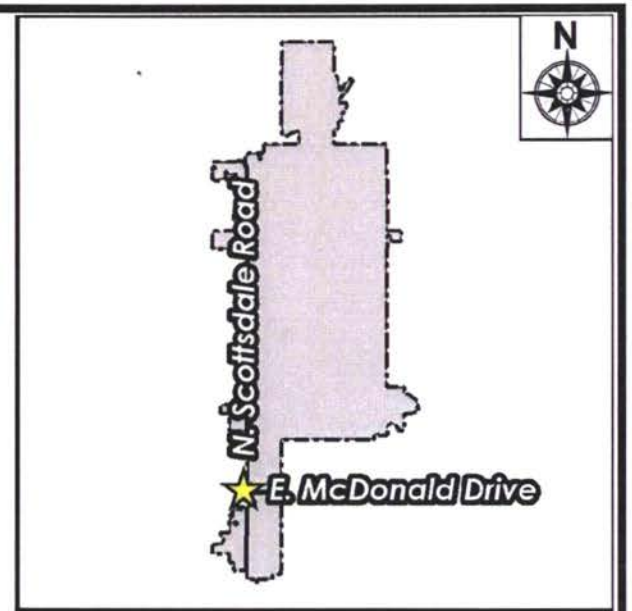
ATTACHMENTS

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



Q.S.
21-44

G.I.S. Orthophoto 2023



LL-0018-2026

Sonesta Es Suites Scottsdale (385977)

Liquor License Questionnaire

(Existing Location)

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



Please complete all questions and return within 3 business days.

Name of Business:

Business Address:

Total Gross Square Footage of Establishment (Minus the Patio):

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?

(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:

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?

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 type="checkbox"/> Restaurant | <input type="checkbox"/> Bar | <input type="checkbox"/> Personal Service | <input type="checkbox"/> Education Service |
| <input type="checkbox"/> Manufacturing | <input checked="" 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

(Existing 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:

Sonesta currently owns and operates many hotels in Arizona. Our employees have been through state certified basic and management liquor training.

- Please describe your business:

This Sonesta Extended Stay Hotel location offers resident style amenities such as a fitness facility, pool, sports court, socializing areas, dining, laundry, meeting rooms and working areas

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.

Amy Nations

Print Name

Agent/Applicant Signature

4/22/2026

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 04/14/2026 @ 03:55:49 PM

Local Governing Body Report

LICENSE

Number:	07070114	Type:	007 BEER AND WINE BAR
Name:	SONESTA ES SUITES SCOTTSDALE		
State:	Pending		
Issue Date:		Expiration Date:	02/28/2026
Original Issue Date:	03/11/1987		
Location:	6040 N SCOTTSDALE ROAD SCOTTSDALE, AZ 85250 USA		
Mailing Address:			
Phone:	(480)948-8666		
Alt. Phone:			
Email:	LIQUORLICENSE@AZLIC.COM		

Currently, this license has pending applications.

AGENT

Name:	AMY S NATIONS
Gender:	Female
Correspondence Address:	PO BOX 2502 CHANDLER, AZ 85244 USA
Phone:	(480)730-2675
Alt. Phone:	
Email:	LIQUORLICENSE@AZLIC.COM

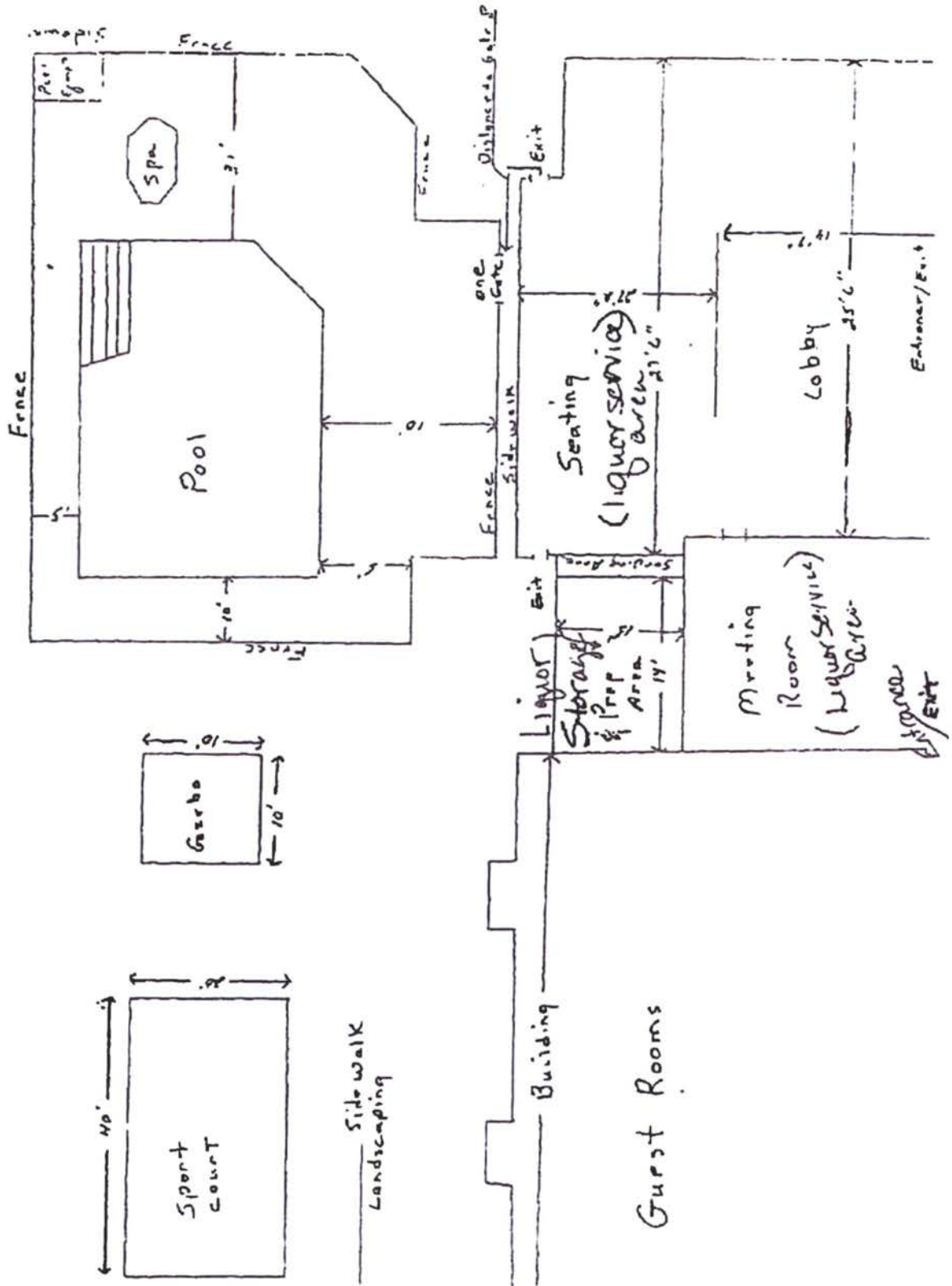
OWNER

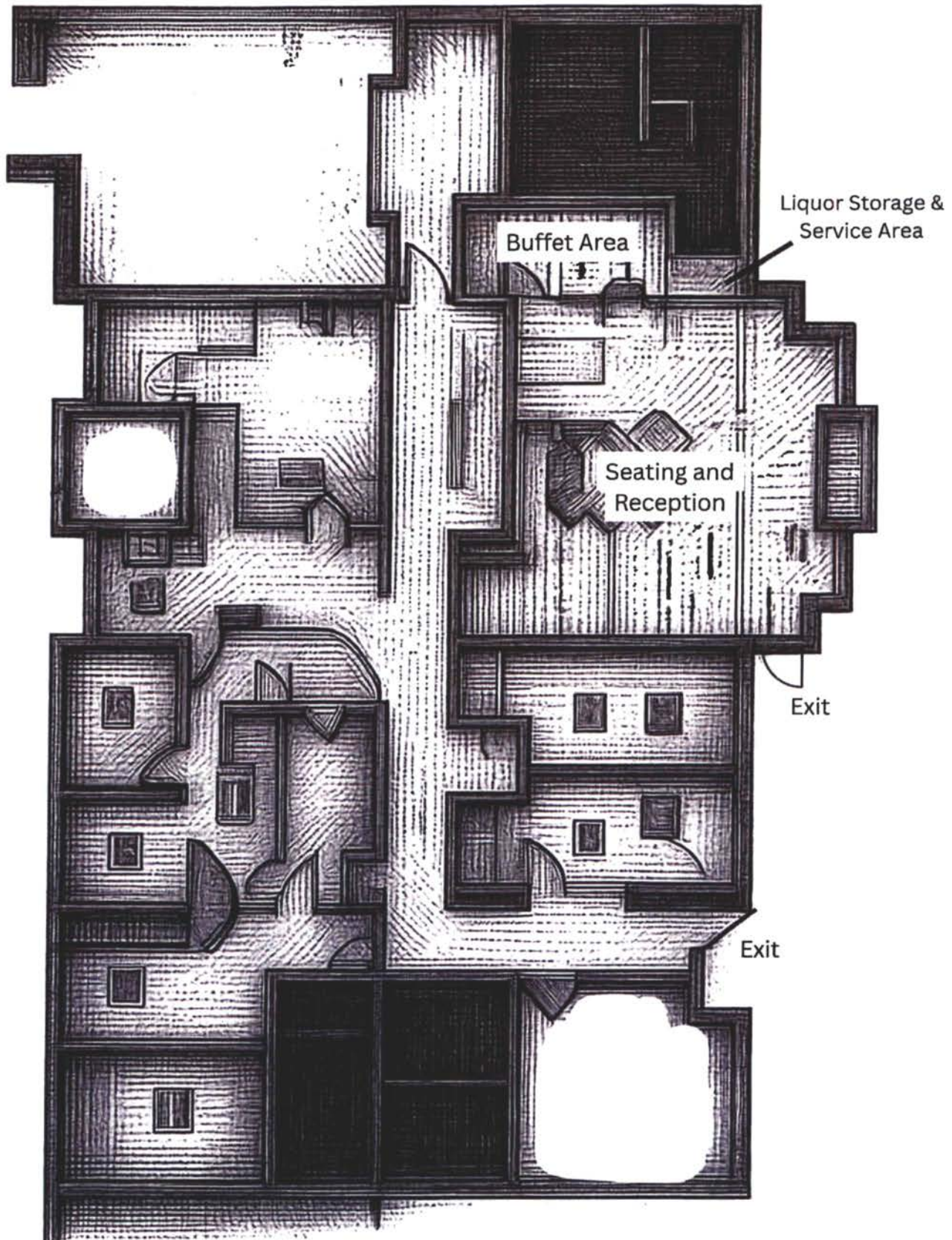
Name:	6040 N SCOTTSDALE ROAD PROPERTY OWNER LLC	
Contact Name:	AMY NATIONS	
Type:	LIMITED LIABILITY COMPANY	
AZ CC File Number:	23913753	State of Incorporation: DE
Incorporation Date:	11/20/2025	
Correspondence Address:	PO BOX 2502 CHANDLER, AZ 85244 USA	
Phone:	(480)730-2675	
Alt. Phone:		
Email:	LIQUORLICENSE@AZLIC.COM	

60th -
6/13/26

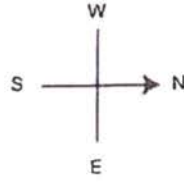
Officers / Stockholders

Name:	Title:	% Interest:
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26 4 7 Lic. Dept AM10:28
SONESTA RESORTS SCOTTSDALE
08,488 square feet



6040 North Scottsdale Road
Scottsdale, AZ 85253

T: (480) 948-8666 F: (480) 443-4869

