

CITY COUNCIL REPORT



Meeting Date: *July 1, 2026*
General Plan Element: *Land Use*
General Plan Goal: *Support a diversity of businesses.*

ACTION

Liquor License Request for LL-0034-2026 Baan Thai Bistro (400816). To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a New Application Series 12 (restaurant) State liquor license for an existing location and new owner.

OWNER

Golden Fortune 89 LLC

APPLICANT CONTACT

Jesus Altamirano

LOCATION

7605 E Pinnacle Peak Rd #2

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 2011 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 11 am and 9 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 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 2,260 sq. ft. in size, **plus** an existing 106 sq. ft. patio. The bar service area is 0 sq. ft. or 0% of gross floor area, and the kitchen area is 800 sq. ft. or 38% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

Outdoor Patio

The existing patio, on the west side of the building is 160 sq. ft. and does not encroach into the adjacent pedestrian walkway. The applicant stated they would not use the patio for liquor consumption.

Zoning

This site is zoned Neighborhood Commercial Environmentally Sensitive Lands (C-1 ESL). The C-1 ESL 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

City Council Report | Case Name (AZDLLC #)

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)

Jason McWilliams, Planning Technician, jmcwilliams@scottsdaleaz.gov
Planning and Development Services

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

APPROVED BY



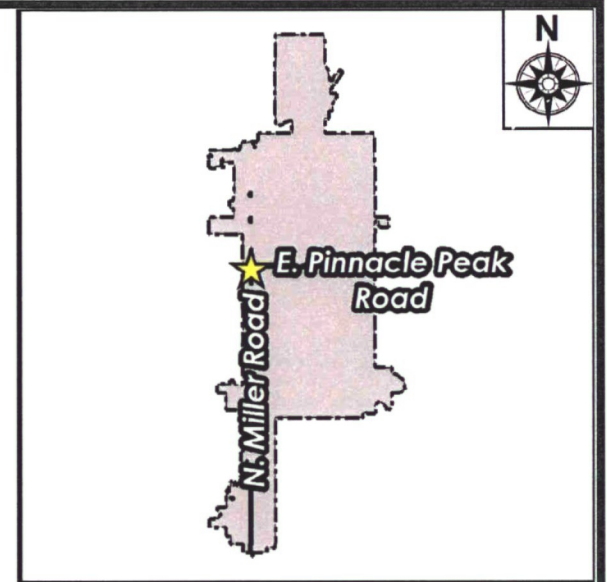
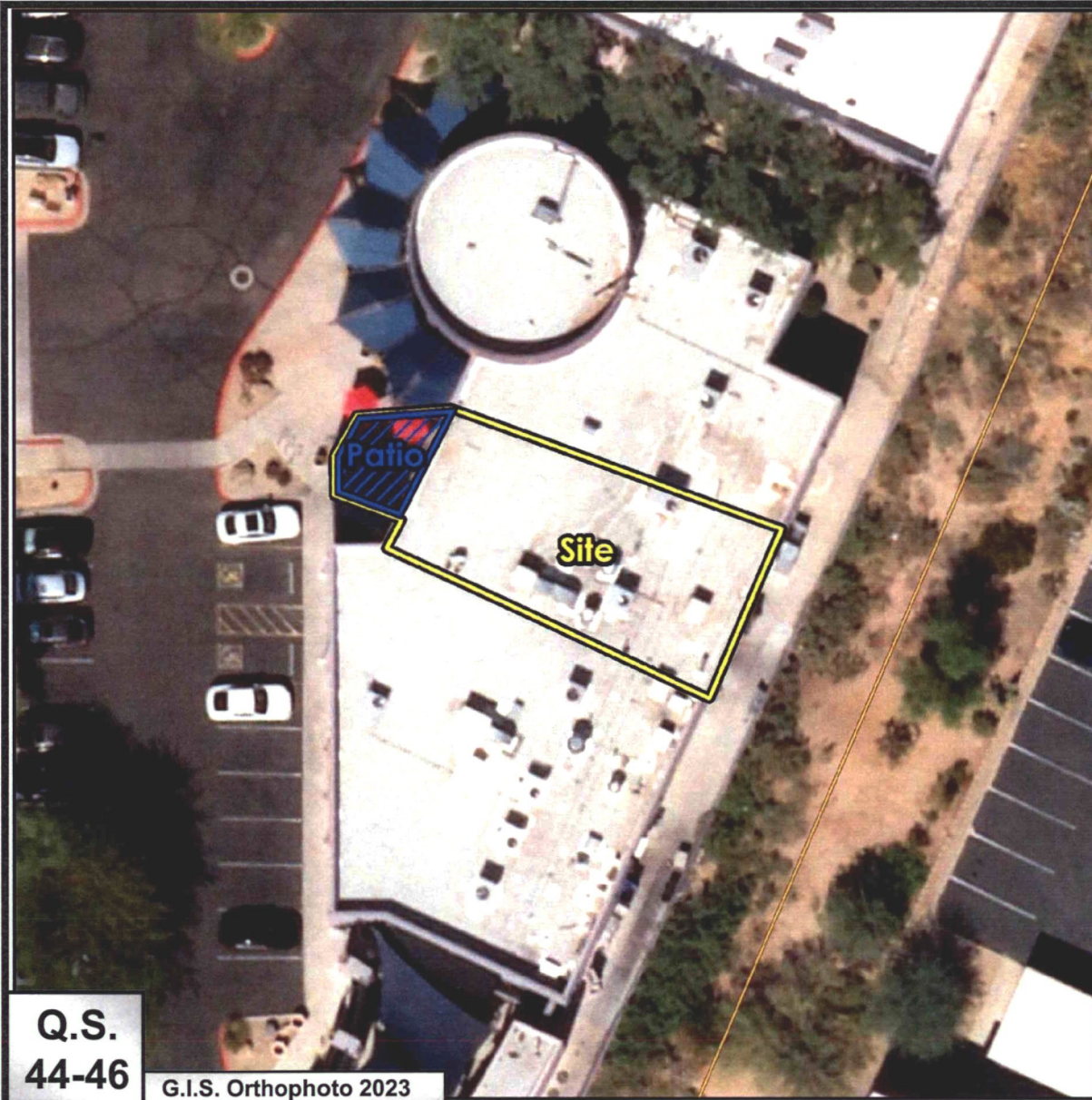
Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

6/15/2026

Date

ATTACHMENTS

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



Q.S.
44-46 G.I.S. Orthophoto 2023

LL-0034-2026

Baan Thai Bistro (400816)

ATTACHMENT 2

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

Created 06/03/2026 @ 03:09:41 PM

Local Governing Body Report

LICENSE

Number: Type: 012 RESTAURANT
Name: BAAN THAI BISTRO
State: Pending
Issue Date: Expiration Date:
Original Issue Date:
Location: 7605 E PINNACLE PEAK ROAD
#2
SCOTTSDALE, AZ 85255
USA
Mailing Address:
Phone: (480)353-8035
Alt. Phone:
Email: LICENSING@AAICLIQUOR.COM

AGENT

Name: JESUS MANUEL ALTAMIRANO
Gender: Male
Correspondence Address: 530 E MCDOWELL ROAD
#107-241
PHOENIX, AZ 85004
USA
Phone: (480)255-6471
Alt. Phone: (480)353-8035
Email: LICENSING@AAICLIQUOR.COM

OWNER

Name: GOLDEN FORTUNE 89 LLC
Contact Name: JESUS MANUEL ALTAMIRANO
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: 25030469 State of Incorporation: AZ
Incorporation Date: 04/01/2026
Correspondence Address: 530 E MCDOWELL ROAD
#107-241
PHOENIX, AZ 85004
USA
Phone: (480)353-8035
Alt. Phone:
Email: LICENSING@AAICLIQUOR.COM

Officers / Stockholders

60th Day -
8/2/26

BAAN THAI BISTRO

DINE IN - TAKE OUT - DELIVERY - PARTY TRAY

**GIFT CERTIFICATES AVAILABLE
PLEASE CONTACT FOR OUR CATERING SERVICES**

SCOTTSDALE

7605 East Pinnacle Peak Road
Scottsdale, AZ 85255



BUSINESS HOURS

Monday - Friday | 11:00am - 9:00pm
Saturday - Sunday | 11:00am - 9:00pm

**MOST SAUTÉED DISHES
CAN COOKS WITH GLUTEN FREE SAUCE, UPON REQUEST.**

Meat ball
Crab Roll
Shrimp Cake

APPETIZERS

SIGNATURE FRESH ROLLS

TOFU OR VEGGIE \$8.99
SHRIMP OR CHICKEN \$9.99

Hand wrapped rolls, rice noodles, tofu, bean sprouts, cucumbers, wrapped in rice paper. Served cold with hoisin peanut sauce and crushed peanuts.

CHICKEN SATAY (4 Stick) \$11.99
Skewered chicken, marinated in Thai herbs, served with peanut sauce and cucumber sauce.

COMBINATION \$17.99
Chicken satay (2), sweet potatoes (3), fried tofu (3), spring rolls (2), Thai toast (3), served with sweet & sour sauce, Thai plum sauce and peanut sauce.

FRIED CALAMARI (10 Pcs.) \$13.99
Deep fried calamari, served with sweet & sour sauce.

SHRIMP WRAP (7 Pcs.) \$13.99
Deep fried wonton filled with shrimp, served with Thai plum sauce.

SHRIMP TEMPURA (7 Pcs.) \$12.99
Shrimp dipped in tempura batter then deep fried, served with sweet & sour sauce.

THAI CRISPY NOODLES \$11.99
(Mee Krob)
Mixed in homemade sweet tamarind sauce with chicken, tofu and cubed bell pepper, garnished with green onions and bean sprouts.

CRISPY SWEET POTATO (8 Pcs.) \$9.99
Deep fried sweet potato, served with Thai plum sauce.

FRIED TOFU (8 Pcs.) \$9.99
Deep-fried crispy tofu, served with sweet & sour sauce and crushed peanut on top.

THAI POT STICKERS (6 Pcs.) \$11.99
Homemade Thai dumplings (fried or steamed) stuffed with ground chicken and vegetables, served with homemade ginger sauce.

THAI TOAST (8 Pcs.) \$12.99
Flash-fried toast filled with garlic and ground chicken, served with cucumber sauce.

SOFT SHELL CRAB TEMPURA (1 Pc.) \$14.99
Soft shell crab and veggies dipped in tempura batter and crumb bread then deep fried, served with sweet & sour sauce.

EDAMAME \$6.99
Steamed soybeans sprinkle with sea salt

CRAB RANGOON (8 Pcs.) \$12.99
Imitation crab, cream cheese and green onion wrapped in wonton skin served with homemade sweet & sour sauce.

SPRING ROLLS (5 Pcs.) \$9.99
Fried homemade Thai vegetable rolls stuffed with mixed vegetables and Thai herbs, wrap with spring roll skin, and served with sweet & sour sauce.

COCONUT SHRIMP (5 Pcs.) \$10.99
Shrimps covered in a light tempura batter flavored with the taste of fresh coconut flakes, served with sweet & sour sauce.

AVOCADO SPRING ROLLS (4 Pcs.) \$10.99
Fresh avocado, tomato, and green onion served with homemade sweet & sour sauce.

NEW

SOUPS

15.99



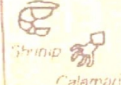
Hot and Sour Soup

17.99



Coconut Soup

18.99



Thai Boat Noodle Soup

22.99



HOT AND SOUR SOUP \$15.99
Hot and sour soup with choice of meat, tomatoes, mushrooms, kaffir lime leaves, lemongrass and Thai herbs.

COCONUT SOUP \$15.99
Simmered coconut milk with choice of meat, tomatoes, galanga, kaffir lime leaves, lemongrass, roasted chili and mushrooms.

BEAN THREAD NOODLES \$15.99
Bean thread noodles with mixed vegetables in a clear broth topped with cilantro, green onion and roasted garlic.

PHO WONTON SOUP \$16.99
Combination of wonton and rice noodles in clear broth with vegetables topped with cilantro, green onion and roasted garlic.

THAI BOAT NOODLE SOUP \$17.99
Beef balls, slice beef no fat no lien in beef broth with Thai herbs, bean sprout, cilantro, green onion, garlic with choice of rice or egg noodle.

SALADS

SIAMESE GREEN SALAD \$11.99
Lettuce, cucumbers, tomatoes, spinach and carrot with house dressing.

BBQ. PRAWN SALAD \$15.99
Grilled prawns tossed with lemongrass, mint leaves and roasted chili in lime juice, served on a bed of lettuce.

BEAN THREAD NOODLE SALAD \$15.99
Bean thread noodle salad tossed with chicken, prawns, tomatoes, cilantro, green onion and lime juice, served on a bed of lettuce and whole peanuts.

BEEF SALAD \$15.99
Grilled beef tossed with lemongrass, red onions, cucumber, tomatoes, cilantro, green onion and spicy lime juice, served on a bed of lettuce.

PAPAYA SALAD \$14.99
Northeastern Thai style, fresh green papayas tossed with grilled prawns, carrots, tomatoes, peanuts, green beans and lime juice.

LARB \$13.99
Ground pork or chicken mixed with ground roasted rice, chili, lime juice, cilantro, red onions and mint leaves.

MINCED PORK SALAD \$13.99
A delectable blend of minced pork, chili, ginger, onions and lime juice topped with peanuts.

MANGO SALAD (Seasonal) \$14.99
Grilled prawns with green mango, fresh chili, red onions and lime juice, served on a bed of lettuce and cashew nuts.

GRILLED

Served with jasmine rice or Brown rice.

GRILLED SEAFOOD \$22.99

Grilled prawns, calamari, scallops, and seasonal fish marinated with Thai herbs. Served with homemade sauce and side of salad.

BARBECUE CHICKEN \$15.99

Char-broiled, marinated chicken or pork with Thai herbs, soy sauce and garlic. Served with steamed veggies and homemade sauce.

BARBECUE PORK \$15.99

Char-broiled, marinated pork with Thai herbs, soy sauce and garlic. Served with steamed veggies and homemade sauce.

Grilled Seafood



Barbecue Chicken



CURRY PLATES

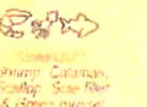
15.99

17.99

19.99

20.99

22.99



RED CURRY
Choice of meat simmered in coconut milk, with red curry, bamboo shoots, carrots, bell peppers, broccoli, green beans, zucchini and Thai basil.



GREEN CURRY
Choice of meat simmered in coconut milk with green curry, carrots, broccoli, eggplant, green beans, bamboo shoots, zucchini and Thai basil leaves.



ROASTED DUCK CURRY \$20.99
Our homemade roasted duck fillet, pineapple, bell peppers, tomatoes, basil in red curry.



SWEET NUT CURRY
Choice of meat simmered in coconut milk with peanut sauce, carrots, yellow onions, potatoes and whole peanuts.



YELLOW CURRY
Choice of meat simmered in coconut milk with yellow curry, carrots, onions and potatoes.

CURRY NOODLES (KAO SOY)
Special Northern Thai noodles in coconut curry with choice of meat, topped with red onions, cilantro, green onion, a wedge of fresh lime and crispy egg noodles or rice noodle.

PEANUT CURRY (PANANG)
Choice of meat and broccoli, carrots, bell peppers, green beans with coconut milk, in a peanut sauce and ground peanuts.

PINEAPPLE CURRY
Choice of meat in red curry sauce with coconut milk, pineapple, bell peppers, tomatoes and basil leaves.

MANGO CURRY
Choice of meat in red coconut curry sauce, bell pepper, carrots, and basil leaves.

AVOCADO GREEN CURRY **NEW**
Fresh avocado in green curry, bell pepper, Chinese egg plant, carrots, and basil.



SAUTEED PLATES

Served with jasmine rice or Brown rice.

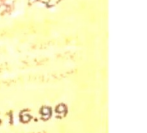
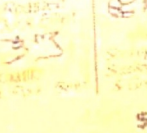
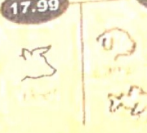
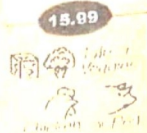
15.99

17.99

19.99

20.99

22.99



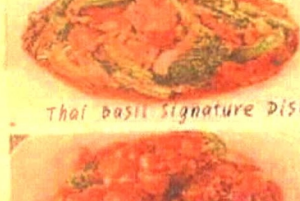
CASHEW NUTS
Sautéed cashew nuts with chili garlic sauce, baby corn, broccoli, carrots, mushrooms, onions, pineapple and zucchini.



RABBIT FAVORITE
Sautéed sliced meat of your choice of meat, fresh garlic and veggies topped with ground peanut sauce.



SPICY GREEN BEANS
Sautéed choice of meat with green beans, bell peppers and kaffir lime leaves in a red curry paste.



CHILI GARLIC VEGETABLES (Pad Pak)
Bamboo shoots, bean sprouts, bell peppers, broccoli, cabbage, carrots, green beans, onions and zucchini with your choice of meat sautéed with chili garlic sauce.



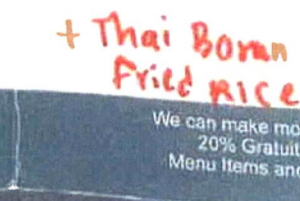
GARLIC
Sautéed fresh garlic with onions, mushrooms with homemade cooking sauce.



GINGER
Sautéed with fresh ginger root, mushrooms, baby corn, broccoli, carrots, onions and zucchini.



EGGPLANT GARLIC (Pad Ma Kua)
Sautéed with garlic, eggplant, onions, carrots, broccoli, bell peppers and Thai basil leaves.



PAD BROCCOLI
Sautéed fresh broccoli, onions and carrots with Thai herbs in garlic sauce.

SWEET & SOUR
Sautéed with homemade sweet & sour, tomato sauce, broccoli, bell peppers, cucumbers, fresh tomatoes, onions and pineapple.

THAI BASIL SIGNATURE DISH
Sautéed with garlic sauce, bamboo shoots, bell peppers, broccoli, carrots, yellow onions, green beans, zucchini and Thai basil.

ORANGE CHICKEN \$15.99
Chicken breast, broccoli, carrots, and onion sautéed with homemade orange sauce.

+ Thai omlet ch, P

RICE DISHES

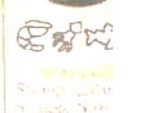
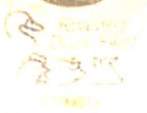
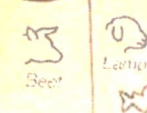
15.99

17.99

19.99

20.99

22.99



THAI FRIED RICE
Thai fried rice with your choice of meat, eggs, mixed broccoli, cabbage, carrots, baby corn, onions, garlic and Thai herbs.

SPICY FRIED RICE
Stir-fried rice with fresh spicy chili and garlic sauce, Thai basil, bell peppers, carrots, broccoli, onions and cabbage.

CRAB MEAT FRIED RICE \$21.99
Stir-fried rice with crab meat, egg, green onion and tomatoes topped with cilantro.

SIAMESE PINEAPPLE FRIED RICE \$17.99
Choice of chicken, pork, veggies in tofu. Stir-fried rice with pineapple, broccoli, carrots, onions, cashew nuts, egg and cashew with a touch of turmeric and curry powder.

+ Thai Boman train Fried rice



We can make most of our dishes vegan friendly and gluten free. 20% Gratuity will be added to all parties of 5 or more. Menu Items and prices are subject to change without notice.

We can make most of our dishes vegan friendly and gluten free. 20% Gratuity will be added to all parties of 5 or more. Menu Items and prices are subject to change without notice.

NOODLE PLATES

15.99 Pad See Ew Fried wide rice noodles	17.99 Pad Rad Nar Wide rice noodles	19.99 Siamese Chow Mein Pan-fried egg noodles	20.99 Stir-Fried Silver Noodles Bean thread noodles	22.99 Drunken Noodles Pan-fried wide rice noodles
---	--	--	--	--

Spicy Pork Noodle

PAD-SEE-EW
Pan-fried wide rice noodles sautéed with black sweet soy sauce, broccoli, carrots, cabbage, onions and egg.



Pad-See-Ew

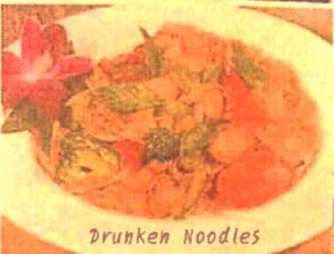
PAD-RAD-NAR
Wide rice noodles sautéed with soy bean paste, broccoli, onions and carrots in Thai gravy.



Pad Thai

SIAMESE CHOW MEIN
Chinese-influenced egg noodles stir-fried with ground beef, carrots, cabbage, onion and choice of meat.

STIR-FRIED SILVER NOODLES
Bean thread noodles stir-fried with eggs, broccoli, carrots, tomatoes and onions in homemade sauce.



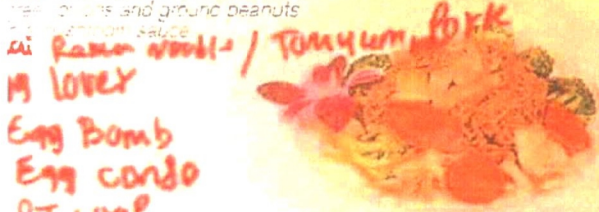
Drunken Noodles

DRUNKEN NOODLES
Pan-fried wide rice noodles with choice of meat, broccoli, carrots, onions, tomatoes, hot peppers and Thai basil.

SPICY NOODLES
Pan-fried rice noodles with your choice of meat, bean sprouts, hot peppers, broccoli, carrots, onions and Thai basil in homemade spicy sauce.

PAD THAI
Pan-fried rice noodles with your choice of meat, eggs, bean sprouts, green onions, chili and ground peanuts in a homemade Thai sauce.

CHICKEN NOODLES
Pan-fried wide rice noodles with choice of meat, bean sprouts, yellow onions, green onions and ground peanuts in a homemade sauce.



Siamese Chow Mein

DESSERTS



Sweet Sticky Rice with Fresh Mango

SWEET STICKY RICE WITH FRESH MANGO \$9.99
Choice of purple or white sticky rice topped with coconut milk.

THAI COCONUT CUSTARD & SWEET STICKY RICE \$9.99
Thai custard with sweet purple or white sticky rice topped with coconut milk.

COCONUT ICE CREAM WITH PINEAPPLE \$6.99

F.B.I (Fried Banana With Ice Cream) \$9.99



Thai Coconut Custard & Sweet Sticky Rice

Coconut Ice-Cream with Pineapple

We can make most of our dishes vegan friendly and gluten free. 20% Gratuity will be added to all parties of 5 or more. Menu items and prices are subject to change without notice.

SIDE ORDERS

26 MAY 26 PM 3:01 AM DUC

SWEET & SOUR SAUCE	\$1.00
FISH SAUCE WITH FRESH CHILI (2 Oz)	\$1.50
PEANUT SAUCE	\$1.50
JASMINE RICE OR BROWN RICE	Small \$4.00 Large \$6.50
STICKY RICE, BEAN TRADE NOODLE, EGG NOODLE, OR RICE NOODLES	\$4.00
SIDE OF FRIED RICE (Stir fried rice and egg)	7 \$6.50
STEAMED VEGGIES	\$5.00

EXTRA MEAT

VEGGIES, TOFU, CHICKEN OR PORK	\$2.00
BEEF	\$3.00
LAMB	\$5.00
SHRIMP	\$5.00
CALAMARI	\$5.00
SALMON	\$5.00
DUCK	\$6.00
SEAFOOD	\$7.00
CRAB MEAT	\$7.00

kid menu
67 Fried Rice
fries
chicken tender
chicken nugget
small chow mein \$10

BEVERAGES



BOBA WITH YOUR DRINK

ADD BOBA TO YOUR DRINK \$1.50

YOUNG COCONUT JUICE	\$6.9
MANGO OR LIMEADE SMOOTHIE	\$5.9
PERRIER WATER	\$4.7
THAI ICED TEA	\$5.0
THAI ICED GREEN SWEET TEA	\$5.0
THAI ICED COFFEE	\$5.0
LIPTON ICED TEA, GREEN ICED TEA OR JASMINE ICED TEA	\$4.0
ARIZONA ICED TEA	\$3.5
HOT JASMINE TEA	\$3.0
HOT GREEN TEA	\$3.0
SOFT DRINKS	\$3.5
ORANGE JUICE, CRANBERRY JUICE, OR PINEAPPLE JUICE	\$4.5
LIMEADE/LEMONADE	\$3.5
BOTTLED WATER/CAN SODA	\$2.00

Thai Iced coffee

Young Coconut Juice

Thai Iced Green Sweet Tea

Domestic Beer \$5.00 (12 Oz), Large \$12
Import Beer \$6.00 (12 Oz), Large \$12

2200 sq ft
2611A226#301A226C

Door
← Emergency Exit

ATTACHMENT 3

Dry Storage

Prep Area

Walk-in Cooler

Walk-In Freezer

Office

Prep Table

Hand sink

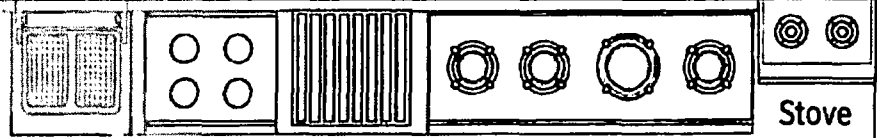
Veg sink

Hood

Dishwasher

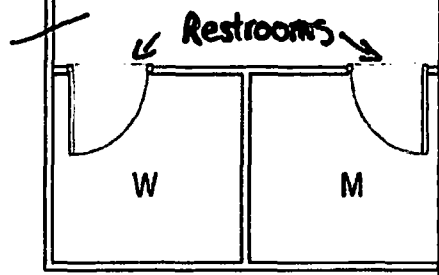
Hand sink

Triple sink



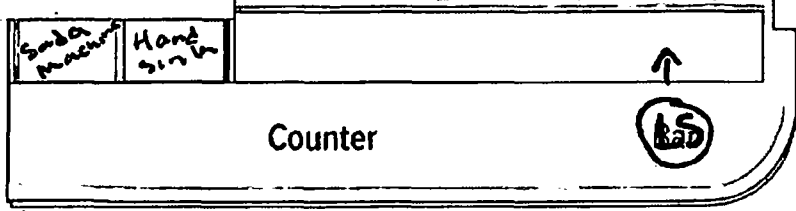
Stove

Kitchen Area



Soda machine

Hand sink

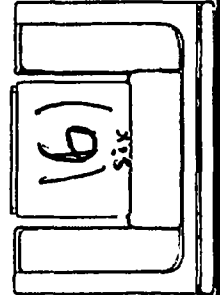
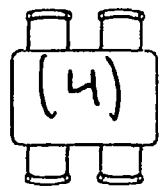
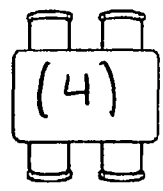
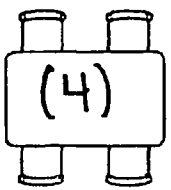
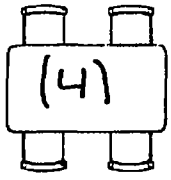
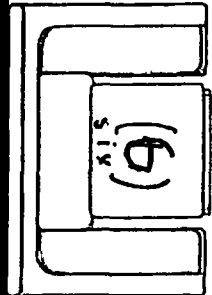


High top stools → (11) (11) (11) (11) (11) (11) (11)

Dining Area

Dining Area

Dining Area



E/E

WALL

WALL