

# CITY COUNCIL REPORT



Meeting Date: June 23, 2026  
General Plan Element: Land Use  
General Plan Goal: Create a sense of community through land uses

## ACTION

### Stetson Saloon 13-UP-2025 & 14-UP-2026

#### Request to consider the following:

1. Adopt Resolution No. 13682 for a bar Conditional Use Permit on a +/- 4,820 sf site, zoned Highway Commercial District/Parking Type 3, Downtown Overlay & Parking Type 2, Downtown Overlay (C-3/P-3 DO & P-2 DO) located at 4340 N. 75th Street.
2. Adopt Resolution No. 13683 for a live entertainment Conditional Use Permit on a +/- 4,820 sf site, zoned Highway Commercial District/Parking Type 3, Downtown Overlay & Parking Type 2, Downtown Overlay (C-3/P-3 DO & P-2 DO) located at 4340 N. 75th Street.

#### Goal/Purpose of Request

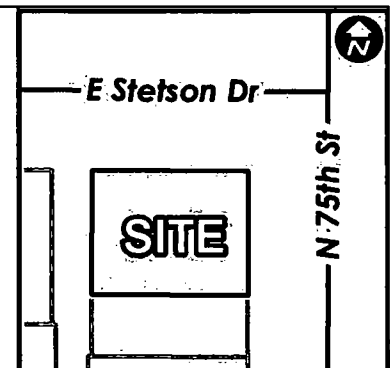
The applicant's request is to convert an existing one-story commercial building into a bar with live entertainment.

#### Key Items for Consideration

- Conditional Use Permit Criteria
- Parking Spaces: 3 on-site, 11 remote, 5 in-lieu, 13 P-3 credits, and 1 bicycle parking credit
- Nearest residential community located across street to north (Camden Apartments)
- No written public comments received as of date of this report
- Associated cases: 2-IP-2025 (parking credits), SA-0052-2026 (design changes)
- Planning Commission heard this case 5/27/2026 and recommended approval with a vote of 7-0

## OWNER

4340 N. 75th St., LLC



## APPLICANT CONTACT

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Lauren Proper Potter  
Huellmantel & Affiliates/Lauren Proper Potter  
480-921-2800

## LOCATION

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4340 N 75th Street

## BACKGROUND

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### General Plan

The General Plan Land Use Element designates the property as Mixed-use Neighborhoods. This category includes higher-density housing combined with complementary office or retail uses, most suitable near and within Growth and Activity Areas.

### Old Town Scottsdale Character Area Plan (OTSCAP)

The OTSCAP designates the subject site as Downtown Multiple Use, which encourages a mix of uses and activities through the development of mutually supportive uses.

### Zoning

The site is zoned Highway Commercial Downtown Overlay C-3/P-3 DO & P-2 DO. The C-3 zoning district allows for commercial activities located along major streets, including shopping and service needs. Bars and live entertainment are permitted with a Conditional Use Permit (CUP).

### Context

Located at the southwest corner of N. 75<sup>th</sup> St and E. Stetson Drive, the subject site is situated in an area occupied by a variety of commercial/office and mixed-use residential uses. The nearest existing residential community is located to the north across Stetson Drive (Camden Apartments). There are existing bars and live entertainment venues in the area within equal proximity to those apartments and offices.

### Adjacent Uses and Zoning

- North: Mixed-use Residential, zoned D/OC-2 DO
- South: Medical Office, C-3/P-3 DO
- East: Office, zoned C-3/P-3 DO
- West: Office, zoned C-3/P-3 DO

### Other Related Policies, References:

- Scottsdale General Plan 2035
- Old Town Scottsdale Character Area Plan

## APPLICANTS PROPOSAL

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### Development Information

The development proposal is to convert an existing office building into a bar featuring live entertainment. The applicant's narrative indicates weekday hours from 5:00 p.m. to 2:00 a.m., and weekend hours from 10:00 a.m. to 2:00 a.m.

- Existing Use: Office
- Proposed Use: Bar with live entertainment
- Parcel Size: 4,943 sf combined (Lots 41 and 42)
- Parking Required: 32 spaces
- Parking Provided: 32 spaces (3 on-site, 11 remote, 5 in-lieu, and 13 P-3 credits, and 1 bicycle parking credit)
- Floor Area: 2,950 sf

## IMPACT ANALYSIS

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### Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - There is no disproportionate smoke, odor, dust, vibration or illumination issues anticipated from this use. Live entertainment invariably creates noise, however there is no outdoor seating, which helps contain noise to the building interior. Bars and nightclubs with live music and DJs are common in this part of downtown, all of which are subject to the City's Noise Ordinance, however there are no special code protections for the residential use across the street, due to its Downtown (D) zoning.
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - There is no indication that this land use will produce unusual volumes of traffic. This area is popular for ridesharing, walking, and alternative transportation means.

- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- This establishment is located in an area with uses of similar intensity, including bars and restaurants with similar hours of operation. The characteristics of the proposed use are reasonably compatible with the uses in the surrounding area.
- C. The additional conditions in Section 1.403, as applicable, have been satisfied.

**Bar**

1. The use shall not disrupt existing balance of daytime and nighttime uses.
  - Though a bar use will likely draw more patrons to this site than the existing office during the night, it does not shift the existing dynamic of daytime and nighttime uses in the area, which is diverse including nightlife. As such, this request is not anticipated to disrupt the existing balance of daytime and nighttime uses.
2. The use shall not disrupt pedestrian-oriented daytime activities.
  - This area of Downtown is occupied primarily by office, personal care services, retail, restaurants and bars with varying hours of operation. The establishment proposes to operate on weekdays from 5 p.m. to 2 a.m. Weekend hours are proposed as 10 a.m. to 2 a.m. As such, this request is not anticipated to disrupt pedestrian-oriented daytime activities.
3. If the site is located within the downtown overlay district then:
  - a. The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.
  - The bar is proposed within an existing office building and will not displace any daytime retail uses.
  - b. The required parking for the use shall be within six hundred (600) feet of the property and shall not be separated from the property by a major or minor arterial street.
    - The proposed 11 remote parking spaces are all within 600 feet and do not cross any major streets. All remote spaces are located at one easily visible and accessible site.
4. If the use is located within five hundred (500) feet of a residential use or district then:
  - a. The use shall not adversely impact residential uses.
  - b. The use shall provide methods of buffering residential uses.
    - This site is located approximately 80 feet from the nearest residential use (north) and has live entertainment which is kept interior to the building. This

establishment is located in an area with uses of similar intensity, including bars and restaurants. There is no outdoor patio or seating.

5. An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.
  - A Public Safety Plan has been submitted. All PSP materials will be reviewed upon certificate of occupancy and closer to the opening date of the establishment, per Police recommendation.
6. The applicant shall create a written exterior refuse control plan for approval by the City.
  - A refuse plan will be reviewed as part of the concurrent Development Review case
7. The applicant shall demonstrate how noise and light generated by the use shall be mitigated.
  - No additional light issues are expected. Music noise can be manually capped from the business operator; and all sound will be contained within the building.
8. The applicant shall demonstrate that the use shall meet required parking and shall not exceed capacity for traffic in the area.
  - Parking for the proposed site requires 32 spaces, with 32 spaces provided. The proposed use is consistent in intensity with other establishments in the area and is not anticipated to generate a significant increase in vehicular traffic volume that would affect existing traffic patterns on surrounding streets.
9. After hours establishments must maintain a valid after hours establishment license.
  - No after-hours activities are proposed as part of this application.

**Live Entertainment**

1. The applicant has provided and obtained City approval of a written Security and Maintenance Plan.
  - A Public Safety Plan has been submitted. All PSP materials will be reviewed upon certificate of occupancy and closer to the opening date of the establishment, per Police recommendation.
2. The applicant has provided written evidence that sound resulting from indoor live entertainment will be contained within the building, except where external speakers are permitted by Conditional Use Permit to allow indoor live entertainment to be heard outdoors.
  - All noise will be contained within the building. There are no external speakers.

3. The applicant has provided a lighting plan that addresses exterior lighting on the property, in accordance with Article VII of the Zoning Ordinance and the Security and Maintenance Plan requirements.
  - No lighting changes are proposed directly related to this CUP request. Any lighting changes will be reviewed as part of the Development Review process.
4. The applicant has provided a floor plan which identifies the areas for the primary use and for accessory functions, including but not limited to areas for performances.
  - The floor plan provided by the applicant identifies the location for the proposed live entertainment.
5. If the establishment is not in the Downtown area, and access to the establishment is from a street other than one classified by the Transportation Master Plan as minor collector or greater, the applicant shall provide a traffic analysis which complies with the City's transportation guidelines. The traffic analysis shall demonstrate that the level of service on all streets accessed by the use meets City standards.
  - The establishment is located in the Downtown area.
6. If the Zoning Administrator determines that a parking study is necessary, the applicant shall provide a study which complies with the City's requirements.
  - A parking study is not required as part of this request.
7. The owner shall provide any additional information required by the Zoning Administrator to evaluate the impacts of the proposed use on the area.
  - All information and plans needed to analyze impacts of the proposed use on the area were provided as part of the application materials.
8. All building openings such as doors, windows and movable wall panels shall be closed but not locked, except as permitted by Conditional Use Permit. Doors and service windows may be opened temporarily to allow passage.
  - All doors and windows will be closed during the hours live entertainment is provided other than for the entrance and exiting of patrons.
9. No external speakers used for live entertainment or outdoor live entertainment activities will be permitted on the premises of a use that is located within 500 feet of a residential district shown in Table 4.100.A
  - This establishment is not located within 500 feet of a residentially-zoned property. There are residential units associated with commercially zoned properties with a downtown overlay designation. Nevertheless, there is no outdoor live entertainment proposed, nor outdoor speakers projecting the live entertainment.

10. The owner and operator shall comply with all plans approved as part of the Conditional Use Permit.

- A stipulation requiring compliance with the site plan and floor plan is included as a condition of approval.

11. All patron entrances shall be illuminated in accordance with the Building Code and the exterior lighting plans approved by the Development Review Board.

- Entrances are illuminated and no new exterior lighting is proposed with this application.

12. Noise generated from the live entertainment shall conform to the City's Noise Ordinance.

- The applicant is aware of, and will conform to, the City Noise Ordinance

### **Public Safety**

All Public Safety Plan materials will be reviewed upon certificate of occupancy and closer to the opening date of the establishment. However, the Scottsdale Police Department sees no reason for the applicant not to continue through the review process in order to obtain use permits and building permits as needed per City requirements.

### **Community Impact**

Property owners within 750 feet of the site have been notified by mail of the applicant's request and the site is posted with the required signage. No written comments have been received.

### **Other Boards and Commissions**

#### **Planning Commission:**

Planning Commission heard this case on May 27, 2026 and recommended approval with a 5-0 vote.

#### **Recommended Approach:**

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation to City Council for approval, per the attached stipulations.

## **OPTIONS & STAFF RECOMMENDATION**

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#### **Recommended Approach:**

Adopt Resolution No. 13682 for a bar Conditional Use Permit on a +/- 4,820 sf site, zoned Highway Commercial District/Parking Type 3, Downtown Overlay & Parking Type 2, Downtown Overlay (C-3/P-3 DO & P-2 DO) located at 4340 N. 75th Street.

**City Council Report | Stetson Saloon**

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Adopt Resolution No. 13683 for a live entertainment Conditional Use Permit on a +/- 4,820 sf site, zoned Highway Commercial District/Parking Type 3, Downtown Overlay & Parking Type 2, Downtown Overlay (C-3/P-3 DO & P-2 DO) located at 4340 N. 75th Street.

**RESPONSIBLE DEPARTMENT(S)**

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**Planning and Development Services**  
Current Planning Services


**STAFF CONTACT(S)**


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Casey Steinke  
Senior Planner  
480-312-2611  
E-mail: csteinke@ScottsdaleAZ.gov

**APPROVED BY**

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	6/8/26
_____	_____
Casey Steinke, Report Author	Date

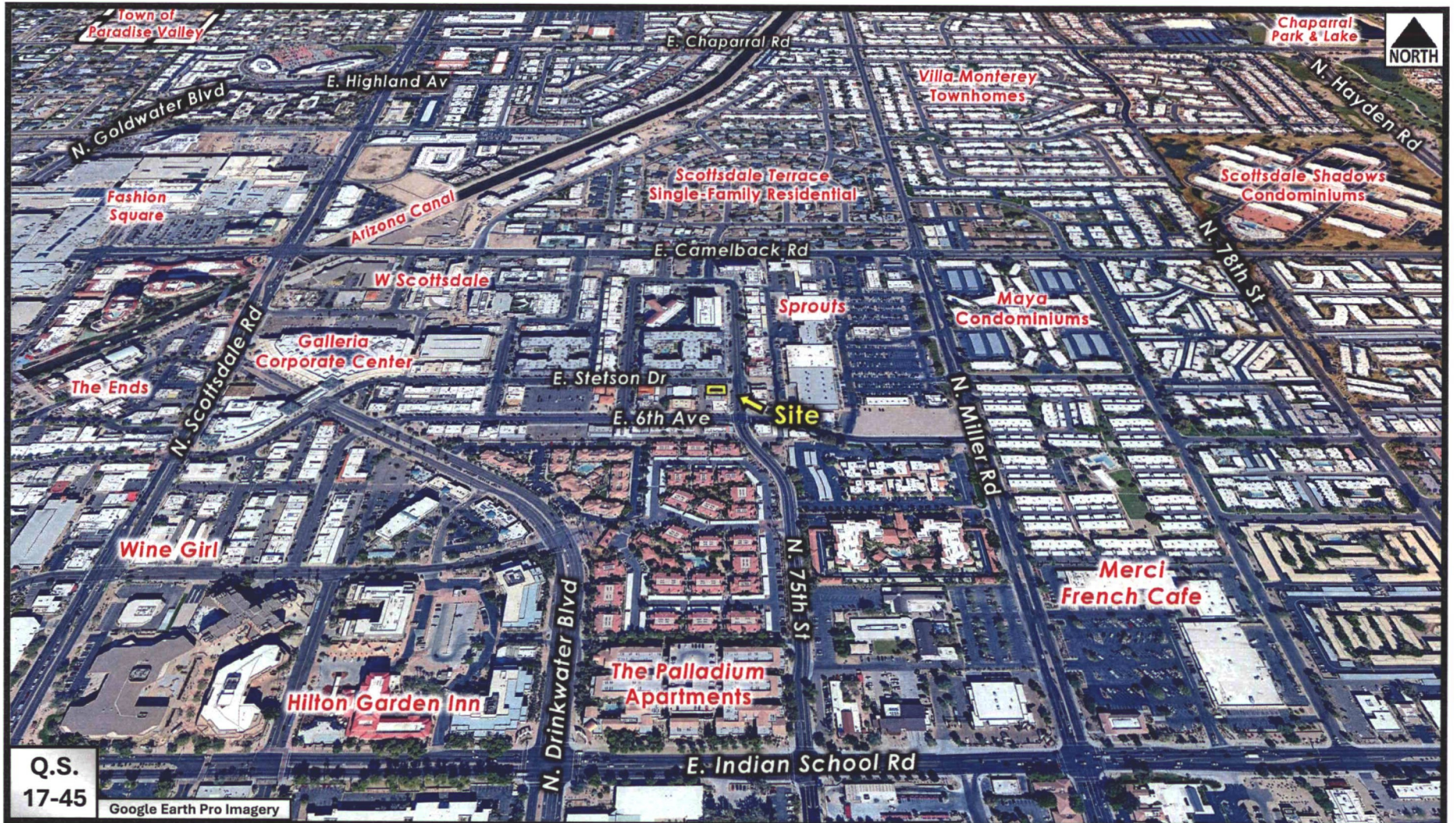
	6/4/2026
_____	_____
Tim Curtis, AICP, Current Planning Director Planning Commission Liaison Phone: 480-312-4210, Email: tcurtis@scottsdaleaz.gov	Date

	06/09/2026
_____	_____
Erin Perreault, AICP, Sr. Director Planning & Development Services Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov	Date

**ATTACHMENTS**

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1. Context Aerial
2. Draft Resolution No. 13682
  - Exhibit 1: Aerial Close Up
  - Exhibit 2: Stipulations
  - Exhibit A to Exhibit 2: Site Plan
  - Exhibit B to Exhibit 2: Floor Plan
  - Exhibit 3: Additional Conditions
3. Draft Resolution No. 13683
  - Exhibit 1: Aerial Close Up
  - Exhibit 2: Stipulations
  - Exhibit A to Exhibit 2: Site Plan
  - Exhibit B to Exhibit 2: Floor Plan
  - Exhibit 3: Additional Conditions
4. Operation Plan
5. Applicant's Narrative
6. Zoning Map
7. Citizen Involvement
8. City Notification Map
9. Planning Commission Draft Meeting Minutes May 27, 2026



Context Aerial

13-UP-2025 & 14-UP-2025

RESOLUTION NO. 13682

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR A BAR USE ON A +/- 4,820 SF SITE, ZONED HIGHWAY COMMERCIAL DISTRICT/PARKING TYPE 3, DOWNTOWN OVERLAY & PARKING TYPE 2, DOWNTOWN OVERLAY (C-3/P-3 DO & P-2 DO) LOCATED AT 4340 N. 75TH STREET.

WHEREAS, the Planning Commission held a public hearing on May 27, 2026; and

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) That the granting of this conditional use permit per stipulations set forth on **Exhibit 2** will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) That the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- c) That compliance with the additional conditions for bars, set forth on **Exhibit 3**, is required.

Section 2. That a description of the conditional use permit is set forth in Case No. 13-UP-2025. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibit 2** and **Exhibit 3**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_ day of \_\_\_\_\_, 2026.

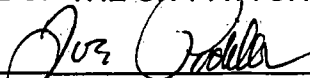
ATTEST:

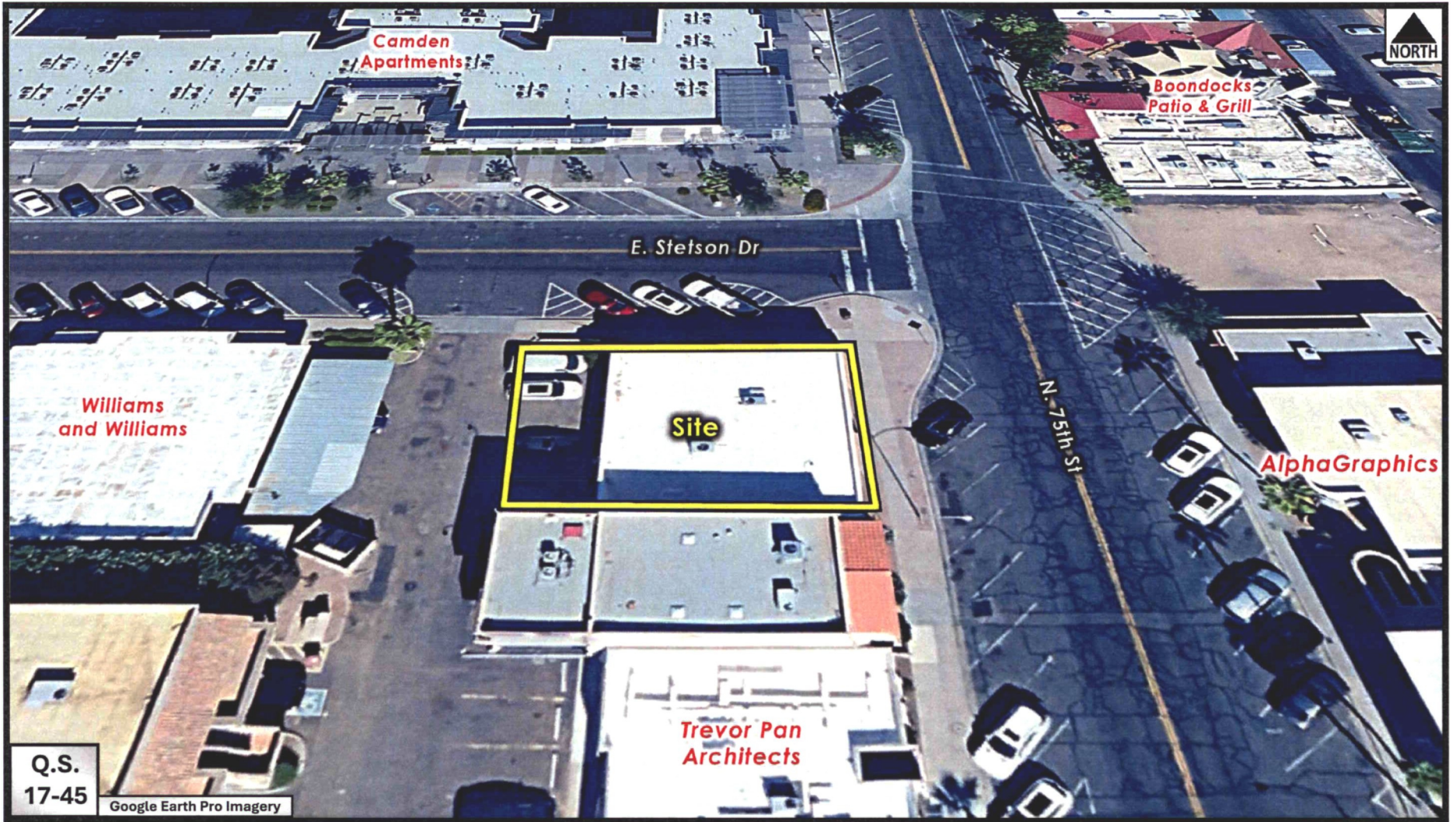
CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

By: \_\_\_\_\_  
Ben Lane  
City Clerk

By: \_\_\_\_\_  
Lisa Borowsky  
Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Luis E. Santaella, City Attorney  
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

**13-UP-2025 & 14-UP-2025**

## **Conditional Use Permit – Bar**

### **Stipulations**

### **Stetson Saloon**

**Case Number: 13-UP-2025**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

#### **OPERATIONS**

1. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by Tomcak Design, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **CONFORMANCE TO THE CONCEPTUAL FLOOR PLAN.** Development shall conform with the conceptual floor plan submitted by Tomcak Design, attached as Exhibit B to Exhibit 2. Any proposed significant change to the conceptual floor plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. **NO LIVE ENTERTAINMENT.** This Conditional Use Permit is for a bar use only, and no live entertainment is approved as part of this request (related live entertainment case 14-UP-2025).
4. **PUBLIC SAFETY PLAN (PSP).** Operation of the bar shall conform to PSP approved by and on file with the City of Scottsdale's Police Department and Planning and Development Services Department. A copy of the approved PSP shall be maintained on site. Within 10 days after a request by the City Manager or designee, the owner shall provide an update to the PSP to the Scottsdale Police Department and the Planning and Development Services Department. At least ten (10) days before any operational change of the bar, or any promotional event (excluding Special Events), that modifies the requirements or content of the PSP, the owner shall submit a revised PSP to the Scottsdale Police Department and the Planning and Development Services Department. Any revised PSP shall be subject to approval by the City of Scottsdale's Police Department and the Planning and Development Services Department.
5. **NOISE.** In addition to the City's Noise Ordinance (Ordinance No. 3192, Article II, Chapter 19 of the Scottsdale Revised Code), noise generated from this use, including any speakers or other amplification equipment, shall not exceed ambient noise levels consistent to the use and the character of the area during hours of operation, as determined by the Zoning Administrator, or designee. Amplified music shall be limited to the times that State law allows liquor sales at this bar.
6. **EXTERNAL SPEAKERS.** External speakers are not permitted.
7. **EXTERNAL DOORS.** All external doors shall be closed but not locked during business hours.

8. **LAND ASSEMBLAGE.** Prior to building permit issuance and bar operations (whichever occurs first), Lots 41 and 42 of Indian Plaza Properties subdivision shall be platted to combine as one lot.

#### **PARKING**

9. **MINIMUM PARKING.** The site shall be required to provide parking, as required by the Zoning Ordinance, through on-site parking, off-site parking, in-lieu parking spaces, or any combination thereof, at all times. Failure to provide required parking for the use, to the satisfaction of the Zoning Administrator, or designee, may be grounds for revocation of the Conditional Use Permit.
10. **PARKING ASSURANCE AGREEMENT(S).** If the owner or operator chooses to utilize off-site parking to satisfy the parking requirement for the use, the owner or operator shall enter into a parking assurance agreement in a form satisfactory to the city. Thirty (30) days before the expiration of any assurance agreement, the owner or operator shall submit a new assurance agreement to the Zoning Administrator, or designee, subject to city review and approval. Inability of the owner or operator to obtain the required parking under an assurance agreement, to the satisfaction of the Zoning Administrator, or designee, may be grounds for revocation of the Conditional Use Permit.

#### **ADMINISTRATIVE/PROCESS**

11. **CONDITIONAL USE PERMIT ADMINISTRATIVE REVIEW.** Within ten (10) days after a request by the Zoning Administrator or designee, the owner shall submit a letter to the Zoning Administrator or designee demonstrating compliance with all stipulations. A deviation from any stipulations or change in the floor plan may be grounds for revocation of the Conditional Use Permit.
12. **CHANGES IN OWNERSHIP.** Within ten (10) days after a change in ownership, the owner shall provide notice to the Zoning Administrator in writing of any such ownership change.

# STETSON SALOON

## SITE PLAN

4340 NORTH 75TH STREET  
SCOTTSDALE, ARIZONA 85251



**TOMECAK  
DESIGN**  
4340 NORTH CIVIC CENTER PLAZA  
SUITE 202  
SCOTTSDALE, ARIZONA 85251  
T 852.881.7710  
F 852.881.7710

### PARKING CALCULATIONS

#### BAR/LESS WITH LIVE ENTERTAINMENT

REQUIREMENT	TYPE	PROPOSED	PROPOSED	PROPOSED
BAR/LESS	AREA	ADJACENT	ADJACENT	ADJACENT
MINIMUM FLOOR AREA				
MINIMUM FLOOR AREA				
MINIMUM FLOOR AREA				

FOR BAR/LESS WITH LIVE ENTERTAINMENT, SEE PARKING REQUIREMENTS - TOTAL GARAGE AND STREET

FOR BAR/LESS WITH LIVE ENTERTAINMENT, SEE PARKING REQUIREMENTS - LIVE ENTERTAINMENT

PROVIDED:

TYPE OF PARKING	PROPOSED	PROPOSED
STREET SIDE PARKING	10 SPACES	10 SPACES
UNDERGROUND PARKING	10 SPACES	10 SPACES
UNDERGROUND PARKING	10 SPACES	10 SPACES
UNDERGROUND PARKING	10 SPACES	10 SPACES

MINIMUM PARKING: 10 SPACES

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### PROJECT INFORMATION

PROJECT NAME: STETSON SALOON

ADDRESS: 4340 N. 75TH ST., SCOTTSDALE, ARIZONA 85251

LOT #:

APN: 179-060117-00-016

OWNER: C-AP-138 P-1-200

USE: BAR

STORIES: 1

ALLOWED: 10 STORY

PROPOSED: 10 STORY

BUILDING HEIGHT: 30'-0" HIGH

ALLOWED: 27'-0" HIGH

PROPOSED: 27'-0" HIGH

BUILDING SET BACKS:

FRONT: 10'-0" FROM BACK OF CURB

REAR: 0'-0"

SIDE: 0'-0"

LOT SIZE: 10,411 SQ. FT.

NET ACRES: 0.24 ACRES

BUILDING AREA: 2,200 SQ. FT.

BUILDING FOOTPRINT: 2,200 SQ. FT.

FIRE PROTECTION:

SMoke: YES PER IBC

FIRE ALARM: NO

NOTES: COMMUNITY PICK UP

### CODE REVIEW

AUTHORITY: CITY OF SCOTTSDALE, ARIZONA

CODE: 2015 INTERNATIONAL BUILDING CODE (AMENDMENTS)

2015 INTERNATIONAL CODE (AMENDMENTS)

2015 INTERNATIONAL FIRE CODE

2015 INTERNATIONAL MECHANICAL CODE

2015 INTERNATIONAL PLUMBING CODE

2015 INTERNATIONAL ENERGY CONSERVATION CODE (AMENDMENTS)

2015 INTERNATIONAL GREEN CONSTRUCTION CODE (AMENDMENTS)

2015 NATIONAL ELECTRICAL CODE (AMENDMENTS)

2015 ADA (AMENDMENTS FOR ACCESSIBILITY)

2015 ADA (ACCESSIBLE AND USABLE BUILDING AND FACILITIES)

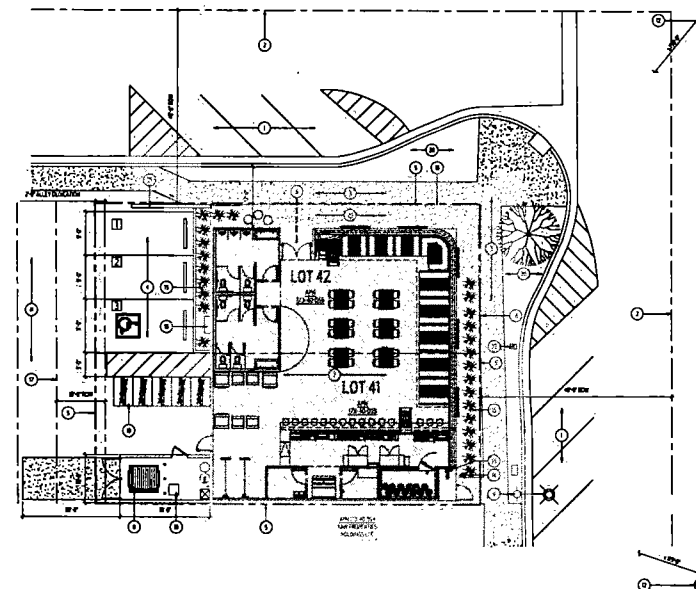
ADA (AMENDMENTS)

OCCUPANCY USE: RESTAURANT

OCCUPANCY: RESTAURANT

PROPOSED: A-2

CONSTRUCTION TYPE: I-B



### GENERAL NOTES:

1. ACCESS SHALL BE MAINTAINED FOR THE APPROVED EMERGENCY ACCESS.
2. ALL UTILITIES SHALL BE MAINTAINED AND NOT BE DISRUPTED.
3. ALL UTILITIES SHALL BE MAINTAINED AND NOT BE DISRUPTED.
4. ALL UTILITIES SHALL BE MAINTAINED AND NOT BE DISRUPTED.

### SITE PLAN NOTES:

1. EXISTING PAVED DRIVEWAY TO REMAIN.
2. EXISTING DRIVEWAY TO REMAIN.
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23. EXISTING DRIVEWAY TO REMAIN.



STETSON SALOON  
4340 NORTH CIVIC CENTER PLAZA  
SUITE 202  
SCOTTSDALE, ARIZONA 85251

DATE: 03.20.2024

PROJECT: SITE PLAN

PROJECT NO: A0.01

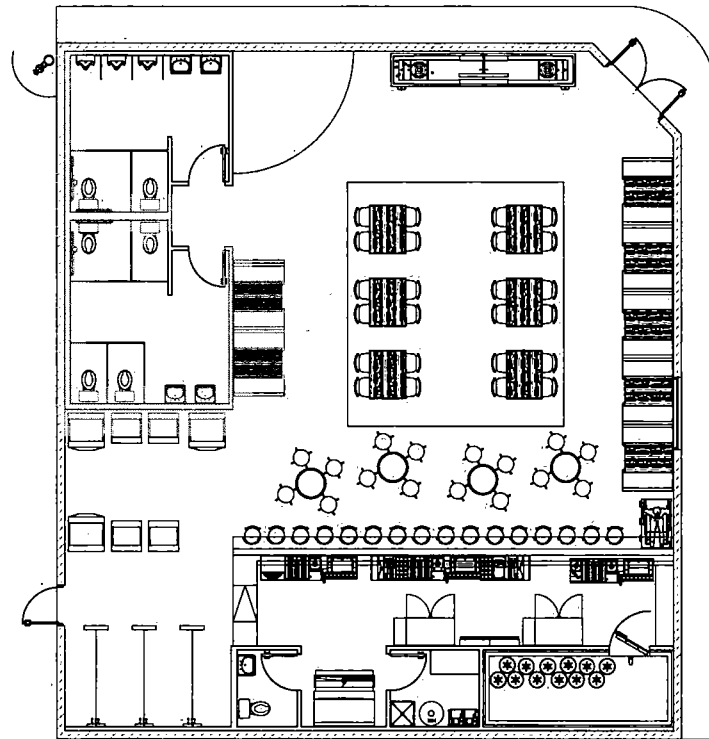
# STETSON SALOON

## FLOOR PLAN

4340 NORTH 75TH STREET  
SCOTTSDALE, ARIZONA 85251



**TOMECAK  
DESIGN**  
4340 NORTH 75TH STREET, SUITE 100  
SCOTTSDALE, ARIZONA 85251  
TEL: 480.979.1111  
WWW.TOMECAKDESIGN.COM



⊕ ——— FLOOR PLAN  
SCALE: 1/8" = 1'-0"



PROJECT:  
STETSON SALOON  
4340 NORTH 75TH STREET  
SCOTTSDALE, ARIZONA 85251

DATE: 2/24/2014  
DRAWN: TOMECAK  
CHECKED: TOMECAK  
PROJECT: SITE PLAN

PROJECT No. A0.01

APPENDIX B – BASIC ZONING ORDINANCE

1.403

C.1 *Bars, cocktail lounges, and/or after-hours establishments.*

1. The use shall not disrupt existing balance of daytime and nighttime uses.
2. The use shall not disrupt pedestrian-oriented daytime activities.
3. If the site is located within the Downtown Overlay District D-O then:
  - a. The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.
  - b. The required parking for the use shall be within six hundred (600) feet of the property and shall not be separated from the property by a major or minor arterial street.
4. If the use is located within five hundred (500) feet of a residential use or district then:
  - a. The use shall not adversely impact residential uses.
  - b. The use shall provide methods of buffering residential uses.
5. An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.
6. The property owner shall create a written exterior refuse control plan for approval by the City.
7. The property owner shall demonstrate how noise and light generated by the use shall be mitigated.
8. The use shall conform to the parking requirements of Article IX and shall not exceed capacity for traffic in the area.
9. After hours establishments must maintain a valid after-hours establishment license.

RESOLUTION NO. 13683

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR LIVE ENTERTAINMENT ON A +/- 4,820 SF SITE, ZONED HIGHWAY COMMERCIAL DISTRICT/PARKING TYPE 3, DOWNTOWN OVERLAY & PARKING TYPE 2, DOWNTOWN OVERLAY (C-3/P-3 DO & P-2 DO) LOCATED AT 4340 N. 75TH STREET.

WHEREAS, the Planning Commission held a public hearing on May 27, 2026; and

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) That the granting of this conditional use permit per stipulations set forth on **Exhibit 2** will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) That the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- c) That compliance with the additional conditions for live entertainment, set forth on **Exhibit 3**, is required.

Section 2. That a description of the conditional use permit is set forth in Case No. 14-UP-2025. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibit 2** and **Exhibit 3**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

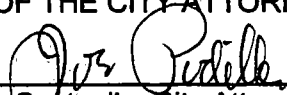
ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Ben Lane, City Clerk

By: \_\_\_\_\_  
Lisa Borowsky, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Luis E. Santaella, City Attorney  
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

13-UP-2025 & 14-UP-2025

## **Conditional Use Permit – Live Entertainment**

### **Stipulations:**

#### **Stetson Saloon - Live Entertainment for**

#### **Case Number: 14-UP-2025**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

#### **OPERATIONS**

1. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by Tomecak Design, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **CONFORMANCE TO THE CONCEPTUAL FLOOR PLAN.** The interior layout of the premises shall be in substantial conformance with the conceptual floor plan submitted by Tomecak Design, attached as Exhibit B to Exhibit 2. Any proposed significant change to the conceptual floor plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. **NO BAR USE.** This Conditional Use Permit is for live entertainment only, and a bar use is not approved as part of this request (related bar case 13-UP-2025).
4. **PUBLIC SAFETY PLAN (PSP).** Operation of the bar shall conform to PSP approved by and on file with the City of Scottsdale's Police Department and Planning and Development Services Department. A copy of the approved PSP shall be maintained on site. Within 10 days after a request by the City Manager or designee, the owner shall provide an update to the PSP to the Scottsdale Police Department and the Planning and Development Services Department. At least ten (10) days before any operational change of the bar, or any promotional event (excluding Special Events), that modifies the requirements or content of the PSP, the owner shall submit a revised PSP to the Scottsdale Police Department and the Planning and Development Services Department. Any revised PSP shall be subject to approval by the City of Scottsdale's Police Department and the Planning and Development Services Department.
5. **NOISE.** In addition to the City's Noise Ordinance (Ordinance No. 3912, Article II, Chapter 19 of the Scottsdale Revised Code), noise generated from this use, including any speakers or other amplification equipment, shall not exceed ambient noise levels consistent to the use and the character of the area during hours of operation, as determined by the Zoning Administrator, or designee. Amplified music shall be limited to the times that State law allows liquor sales at this establishment.
6. **EXTERNAL LIVE ENTERTAINMENT.** No external live entertainment is permitted.
7. **EXTERNAL SPEAKERS.** No external speakers to broadcast live entertainment are permitted.

8. **EXTERNAL DOORS.** All external doors shall be closed, except for passage, but not locked during Live Entertainment.
9. **EXTERNAL WINDOWS.** All external windows shall be closed during live entertainment.
10. **LAND ASSEMBLAGE.** Prior to building permit issuance and live entertainment operations (whichever occurs first), Lots 41 and 42 of Indian Plaza Properties subdivision shall be platted to combine as one lot.

#### **PARKING**

11. **MINIMUM PARKING.** The site shall be required to provide parking, as required by the Zoning Ordinance, through on-site parking, off-site parking, in-lieu parking spaces, or any combination thereof, at all times. Failure to provide required parking for the use, to the satisfaction of the Zoning Administrator, or designee, may be grounds for revocation of the Conditional Use Permit.
12. **PARKING ASSURANCE AGREEMENT(S).** If the owner or operator chooses to utilize off-site parking to satisfy the parking requirement for the use, the owner or operator shall enter into a parking assurance agreement in a form satisfactory to the city. Thirty (30) days before the expiration of any assurance agreement, the owner or operator shall submit a new assurance agreement to the Zoning Administrator, or designee, subject to city review and approval. Inability of the owner or operator to obtain the required parking under an assurance agreement, to the satisfaction of the Zoning Administrator, or designee, may be grounds for revocation of the Conditional Use Permit.

#### **ADMINISTRATIVE PROCESS**

13. **CONDITIONAL USE PERMIT ADMINISTRATIVE REVIEW.** Within ten (10) days after a request by the Zoning Administrator or designee, the owner, shall submit a letter to the Zoning Administrator or designee demonstrating compliance with all stipulations. A deviation from any stipulations or change in the floor plan may be grounds for revocation of the Conditional Use Permit.
14. **CHANGES IN OWNERSHIP.** Within ten (10) days after a change in ownership, the owner shall provide notice to the Zoning Administrator in writing of any such ownership change.

# STETSON SALOON

## SITE PLAN

4340 NORTH 75TH STREET  
SCOTTSDALE, ARIZONA 85251



**TOMECAK  
DESIGN**  
4340 NORTH 75TH STREET, SUITE 100  
SCOTTSDALE, ARIZONA 85251  
PHONE: 480.961.1111  
WWW.TOMECAKDESIGN.COM

### PARKING CALCULATIONS

#### BAR USE WITH LIVE ENTERTAINMENT

REQUIREMENT	IF	PROVIDED	PROPOSED	PROPOSED
MINIMUM PARKING AREA	2,000 SQ FT	2,000 SQ FT	2,000 SQ FT	2,000 SQ FT
MINIMUM PARKING AREA	2,000 SQ FT	2,000 SQ FT	2,000 SQ FT	2,000 SQ FT
MINIMUM PARKING AREA	2,000 SQ FT	2,000 SQ FT	2,000 SQ FT	2,000 SQ FT

FOR 3.0 & 3.1, SEE PARKING REQUIREMENTS - LIVE ENTERTAINMENT - MINIMUM OFFICE AND RESIDENTIAL PARKING REQUIREMENTS - SEE PARKING REQUIREMENTS - 1.000 SQ FT = 20 SPACES REQUIRED

PROVIDED:	IF	PROPOSED:	IF
AS PER CITY CODE	YES	AS PER CITY CODE	YES
CONFORMANCE WITH CITY CODE	YES	CONFORMANCE WITH CITY CODE	YES
CONFORMANCE WITH CITY CODE	YES	CONFORMANCE WITH CITY CODE	YES
CONFORMANCE WITH CITY CODE	YES	CONFORMANCE WITH CITY CODE	YES
CONFORMANCE WITH CITY CODE	YES	CONFORMANCE WITH CITY CODE	YES
CONFORMANCE WITH CITY CODE	YES	CONFORMANCE WITH CITY CODE	YES
CONFORMANCE WITH CITY CODE	YES	CONFORMANCE WITH CITY CODE	YES
CONFORMANCE WITH CITY CODE	YES	CONFORMANCE WITH CITY CODE	YES
CONFORMANCE WITH CITY CODE	YES	CONFORMANCE WITH CITY CODE	YES
CONFORMANCE WITH CITY CODE	YES	CONFORMANCE WITH CITY CODE	YES

#### BICYCLE PARKING

REQUIREMENT	IF	PROPOSED	IF
MINIMUM BICYCLE PARKING	10 BICYCLES	10 BICYCLES	10 BICYCLES
MINIMUM BICYCLE PARKING	10 BICYCLES	10 BICYCLES	10 BICYCLES

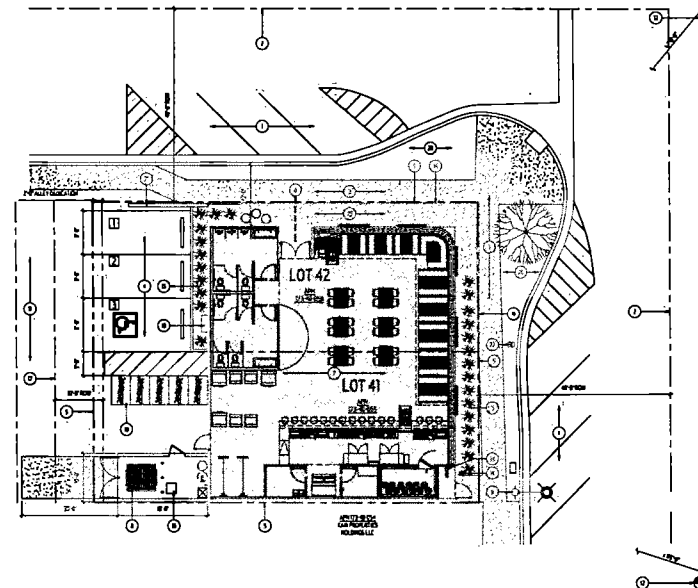
### PROJECT INFORMATION

PROJECT NAME: STETSON SALOON  
ADDRESS: 4340 NORTH 75TH STREET, SCOTTSDALE, ARIZONA 85251  
LOT #: 4340-001-075-00-000  
APN: 075-001-075-00-000  
ZONING: C-100 (COMMERCIAL)  
USE: RESTAURANT  
STORIES: 1  
ALLOWED: RESTAURANT  
PROPOSED: RESTAURANT  
BUILDING HEIGHT: 10 FT  
ALLOWED: 10 FT  
PROPOSED: 10 FT  
BUILDING SET BACKS: 10 FT FROM BACK OF CURB  
SEAL: 8 FT  
SIDE: 8 FT  
REAR: 8 FT  
LOT AREA: 10,000 SQ FT  
BUILDING AREA: 2,000 SQ FT  
BUILDING FOOTPRINT: 2,000 SQ FT  
FIRE PROTECTION: SPRINKLER  
FIRE ALARM: YES  
ELEVATOR: NO

### CODE REVIEW

AGENCY: CITY OF SCOTTSDALE, ARIZONA  
CODE: 2015 INTERNATIONAL BUILDING CODE (IBC) WITH AMENDMENTS  
2015 INTERNATIONAL CODE FOR HOUSING AND MULTIFAMILY HOUSING  
2015 INTERNATIONAL FIRE CODE  
2015 INTERNATIONAL MECHANICAL CODE  
2015 INTERNATIONAL PLUMBING CODE  
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH AMENDMENTS  
2015 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC) WITH AMENDMENTS  
2015 INTERNATIONAL ELECTRICAL CODE (IEEC) WITH AMENDMENTS  
2015 ANS I STANDARDS FOR ACCESSIBLE DESIGN  
2015 ICS (IF) ACCESSIBILITY AND USABLE BUILDINGS AND FACILITIES (ANSI A117.1)

OCCUPANCY USE: RESTAURANT  
OCCUPANCY: RESTAURANT  
CONSTRUCTION TYPE: II-B



**GENERAL NOTES:**  
A. REVIEWER HAS REVIEWED THE SUBMITTAL FOR CONFORMANCE WITH THE CITY OF SCOTTSDALE, ARIZONA, AND THE APPLICABLE ORDINANCES AND HAS APPROVED THE SUBMITTAL FOR CONSTRUCTION.  
B. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SCOTTSDALE, ARIZONA.  
C. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SCOTTSDALE, ARIZONA.

**SITE PLAN NOTES:**  
1. EXISTING PUBLIC STREET PARKING TO REMAIN.  
2. EXISTING SIDEWALK TO REMAIN.  
3. EXISTING SIDEWALK TO REMAIN.  
4. NEW SIDEWALK.  
5. SIDEWALK.  
6. NEW SIDEWALK TO REMAIN.  
7. EXISTING SIDEWALK.  
8. EXISTING SIDEWALK TO REMAIN.  
9. EXISTING SIDEWALK TO REMAIN.  
10. EXISTING SIDEWALK TO REMAIN.  
11. EXISTING SIDEWALK TO REMAIN.  
12. EXISTING SIDEWALK TO REMAIN.  
13. EXISTING SIDEWALK TO REMAIN.  
14. EXISTING SIDEWALK TO REMAIN.  
15. EXISTING SIDEWALK TO REMAIN.  
16. EXISTING SIDEWALK TO REMAIN.  
17. EXISTING SIDEWALK TO REMAIN.  
18. EXISTING SIDEWALK TO REMAIN.  
19. EXISTING SIDEWALK TO REMAIN.  
20. EXISTING SIDEWALK TO REMAIN.  
21. EXISTING SIDEWALK TO REMAIN.  
22. EXISTING SIDEWALK TO REMAIN.

**SITE PLAN**  
SCALE: 1/8" = 1'-0"



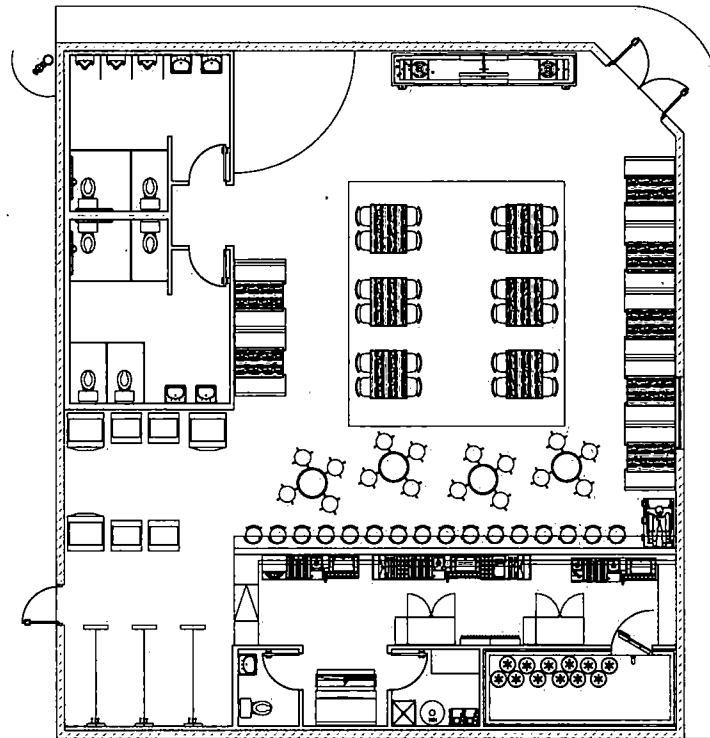
STETSON SALOON  
4340 NORTH 75TH STREET  
SCOTTSDALE, ARIZONA 85251

DATE: 10/1/2024  
DRAWN BY: TOMECAK  
CHECKED BY: TOMECAK  
SCALE: AS SHOWN  
PROJECT: STETSON SALOON  
DRAWING NO.: A0.01

# STETSON SALOON

## FLOOR PLAN

4340 NORTH 75TH STREET  
SCOTTSDALE, ARIZONA 85251



⊕ ——— FLOOR PLAN  
TRUE NORTH SCALE 1/8" = 1'-0"



**TOMECAK  
DESIGN**  
1000 NORTH ONE CENTER PLAZA  
SUITE 200  
SCOTTSDALE, ARIZONA 85251  
TEL: 480.775.1111  
WWW.TOMECAKDESIGN.COM



PROJECT  
**STETSON SALOON**  
4340 N. 75TH ST.  
SCOTTSDALE, ARIZONA 85251

DATE: 2/24/14  
DRAWN: TOMECAK  
CHECKED: TOMECAK  
SCALE: SITE PLAN

A0.01

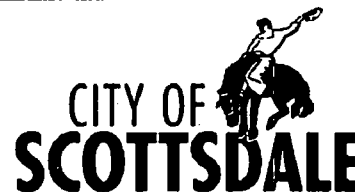
**Sec. 1.403. - Additional conditions for specific conditional uses.**

**K. Live entertainment.**

1. The applicant has provided and obtained City approval of a written Security and Maintenance Plan.
2. The applicant has provided written evidence that sound resulting from indoor live entertainment will be contained within the building, except where external speakers are permitted by Conditional Use Permit to allow indoor live entertainment to be heard outdoors.
3. The applicant has provided a lighting plan that addresses exterior lighting on the property, in accordance with Article VII. of the Zoning Ordinance and the Security and Maintenance Plan requirements.
4. The applicant has provided a floor plan which identifies the areas for the primary use and for accessory functions, including but not limited to areas for performances.
5. If the establishment is not in the Old Town Area, and access to the establishment is from a street other than one classified by the Transportation Master Plan as minor collector or greater, the applicant shall provide a traffic analysis which complies with the City's transportation guidelines. The traffic analysis shall demonstrate that the level of service on all streets accessed by the use meets the City's standards.
6. If the Zoning Administrator determines that a parking study is necessary the applicant shall provide a study which complies with the City's requirements.
7. The owner shall provide any additional information required by the Zoning Administrator to evaluate the impacts of the proposed use upon the area.
8. All building openings such as doors, windows and movable wall panels shall be closed but not locked, except as permitted by Conditional Use Permit. Doors and service windows may be opened temporarily to allow passage.
9. No external speakers used for live entertainment or outdoor live entertainment activities will be permitted on the premises of a use, which is located within five hundred (500) feet of a residential district shown on Table 4.100.A.

10. The owner and operator shall comply with all plans approved as part of the Conditional Use Permit.
11. All patron entrances shall be illuminated in accordance with the Building Code and the exterior lighting plans approved by the Development Review Board.
12. Noise generated from the live entertainment shall conform to the City's Noise Ordinance.

# Operation Plan



An Operation Plan explains operational characteristics of a proposed use.

1. Business use type: Bar
2. Days of Operation: Monday - Sunday
3. Hours of Operation: Monday - Friday: 5:00 p.m. - 2:00 a.m. & Saturday/Sunday: 10:00 a.m. - 2:00 a.m.
4. Number of employees
  - a. Full time, indicate work shift TBD
  - b. Part time, indicate work shift TBD
5. Other business officials on site if not employees N/A
6. Customer characteristics
  - a. Patron seating TBD
  - b. Frequency and peak time of customer activity Anticipated peak hours Friday & Saturday from 8:00 p.m. - 12:00 a.m.
7. Outdoor operations
  - a. Explain all outdoor activities (e.g. everything that takes place outside the confines of an enclosed building):
    - Parking located off the alley at the rear (west) of the property
    - Loading will occur in the alley at the rear (west) of the property
    - Storage N/A
    - Display N/A
    - Product demonstrations/testing N/A
    - Activities that take place within areas that are walled but not roofed or covered N/A
    - Other activities N/A
8. Description of service activities such as parking lot sweeping, loading, trash hauling and similar associated activities. Loading/unloading will likely occur on Fridays during the day with trash service occurring on Friday, Saturday and Tuesday mornings
  - a. Frequency of service Activities: days of week, hours of day Anticipated on Friday, Saturday and Tuesday mornings
  - b. Location of Service Activities relative to lower intensity uses In alley at rear (west) of building
9. Description of refuse removal:
  - a. The location of anticipated parking area for customers including those located off the site. A few parking spaces are located at the rear of the building off of the alley, and an additional 8 parking spaces will be located off-site at the nearby Plaza Codorniz office complex.
  - b. The area surrounding the property that will be cleaned of debris by the applicant The alley behind the bar as well as the sidewalks adjacent to the building.
  - c. Time of day of refuse removal. We anticipate this will occur on Friday, Saturday and Tuesday mornings

## Planning and Development Services

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

# Operation Plan



An Operation Plan explains operational characteristics of a proposed use.

10. Description of activities that generate noise that will be apparent to/from adjoining properties.

a. Source of noise N/A

b. Noise level in DBA at source of noise and point of impact N/A

c. Description and diagrams of noise source location N/A

11. Description and documentation of how noise is abated

a. Narrative description all live entertainment is proposed to occur indoors

b. Attach site plans, elevation, and other plans that visually demonstrate noise source and noise levels, and how noise will be abated

12. Proposal for noise monitoring and maintenance of acceptable noise level: although live music

is proposed with this Use Permit request, all of the music will occur indoors and there is no patio or outdoor speakers.

Schools Only:

1. Number of students on site at any given time: \_\_\_\_\_

2. Frequency of drop offs and pick-ups (start and stop times) on each day of the week: \_\_\_\_\_

**Planning and Development Services**

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

**STETSON SALOON**  
4340 N. 75<sup>th</sup> St.

**CONDITIONAL USE PERMITS TO OPERATE A  
BAR AND FOR LIVE INDOOR  
ENTERTAINMENT**

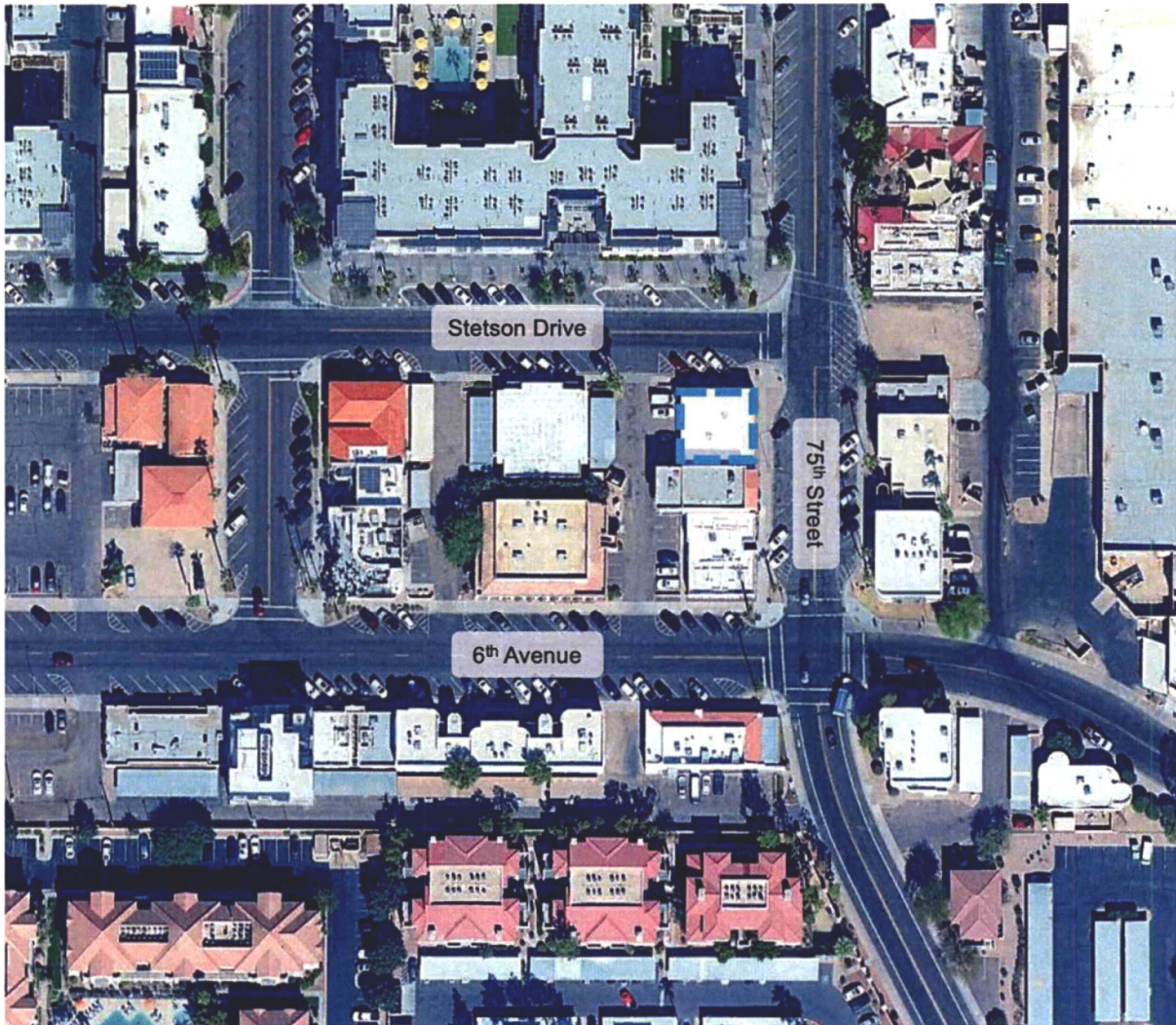
**H**UELLMANTEL  
AFFILIATES

P.O. Box 1833, Tempe, Arizona 85280-1833 + T: (480) 921-2800 + [lauren.proper@huellmantel.com](mailto:lauren.proper@huellmantel.com)

**ATTACHMENT 5**

## SUMMARY

The team behind Boondocks and Pistoleros Parrilla (formerly Sanchas) is proposing a new bar in the Entertainment District of Old Town located at 4340 N. 75<sup>th</sup> Street (APNs: 173-40-055 and 056) at the site outlined in blue below:



We are requesting to operate a bar with a Series 6 (Bar) Liquor License and to allow live indoor entertainment, and accordingly, we are requesting this Conditional Use Permit.

The site is zoned C-3/P-3 DO within the Downtown Overlay. The property is within the Downtown Multiple future land use in the Old Town Scottsdale Character Area Plan and is located within the Entertainment District in a Type 2 Development Type.

The proposed bar is a well-designed revitalization of an existing building. The team plans to open Monday through Friday from 5:00 p.m. until 2:00 a.m. and Saturday and Sunday from

10:00 a.m. to 2:00 a.m. Part of that request will include 5 in lieu parking spaces as well as 8 remote parking spaces from a single property less than 600 feet away.

### USE PERMIT CRITERIA

Stetson Saloon is requesting a Conditional Use Permit to operate a bar in the Old Town Scottsdale Entertainment District. As detailed below, Stetson Saloon satisfies the requirements set forth in the Zoning Ordinance and respectfully requests approval of the Conditional Use Permit.

- A. *That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare.*

The granting of the Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. This area in the Entertainment District of Old Town is home to many bars, nightclubs and restaurants that collectively contribute to the vibrancy of the area.

The owners of Stetson Saloon have other bars and restaurants in the Entertainment District as well as outside of Scottsdale and they operate without causing any negative impacts to the surrounding area.

The addition of indoor live entertainment as part of the

*In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:*

1. *Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.*

Stetson Saloon will not cause damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination. The proposed use does not produce any smoke, odor, dust, vibration or illumination as part of its operations. Any noise generated by the Stetson Saloon would be consistent with the surrounding area and would not cause any damage or constitute a nuisance.

The proposed live music will occur entirely indoors and there are no proposed outdoor spaces. Musicians will connect their instruments directly into the house system so that volume levels can be controlled by bar management.

In an area with several nearby businesses that produce significant noise to due their business models (nightclub) and physical site configuration (open rooftops and/or outdoor entertainment areas), the proposed use is consistent with and less intense than other nearby existing uses.

2. *Impact on surrounding areas resulting from an unusual volume or character of traffic.*

Stetson Saloon will not result in an impact on the surrounding areas due to an unusual volume or character of traffic. This area of Old Town – within the heart

of the Entertainment District – has reconfigured its infrastructure to respond to the traffic flow in the area, which is uniquely impacted by a small but lively area. Stetson Saloon is proposing to take over an existing space that is less than 3,000 square feet, and accordingly, the traffic impact is de minimis.

In an effort to promote less vehicular traffic in the Entertainment District, Stetson Saloon is providing 8 bicycle parking spaces as part of its proposal.

- B. *The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.*

Stetson Saloon is located within the Old Town Scottsdale Entertainment District and is close to many compatible uses, including bars and nightclubs with live entertainment to hotels and restaurants. The proposed Stetson Saloon is consistent with much of the surrounding area and an appropriate addition to the heart of the Entertainment District.

- C. *The additional conditions specified in Section 1.403, as applicable, have been satisfied.*  
*Section 1.403.C – Additional Conditions*

1. *The use shall not disrupt existing balance of daytime and nighttime uses.*  
Old Town is home to diverse and eclectic businesses that operate throughout the day and night. Specifically, within the Entertainment District, the mix of businesses tend to be more evening- and weekend-focused. Stetson Saloon is proposing to co-exist with the surrounding uses that have similar hours of operation and will not disrupt the existing balance of daytime and nighttime uses.

2. *The use shall not disrupt pedestrian-oriented daytime activities.*  
Stetson Saloon will not disrupt pedestrian-oriented daytime activities. The nearby area features a number of bars, restaurants, apartments, offices and service suites with a wide range of hours of operation. The conversion of less than 3,000 square feet from a frame shop into a bar will not disrupt the pedestrian-oriented daytime activities.

Stetson Saloon will have daytime hours on Saturday and Sunday as well as evening hours every night of the week, which will contribute to the wide variety of active hours in this area in Old Town's Entertainment District.

3. *If the site is located within the Downtown Overlay District D-O then:*  
a. *The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.*

Stetson Saloon will be taking over the space currently occupied by a framing shop and will contribute to the diversity of ground floor uses along the street. This particular site is surrounded on its immediate sides exclusively by office uses, with a variety of other uses further out that include multi-family, salons, restaurants, and more.

The addition of a bar in this area will help enliven the street in the evenings and during the daytime hours on weekends when many of the nearby businesses are closed, which will support the diversity of uses along the 75<sup>th</sup> Street in this area.

- b. *The required parking for the use shall be within six hundred (600) feet of the property and shall not be separated from the property by a major or minor arterial street.*

Like many of the properties within this part of Old Town, the required parking is provided through a variety of means. The parking here is provided through a combination of on-site parking spaces, parking credits for a P-3 overlay, a bicycle parking credit, in-lieu parking spaces and remote parking spaces. Of the 8 remote parking spaces required for Stetson Saloon, we are obtaining all of them from a single location that is less than 600 feet from the business. There is also ample on-street parking available to the public along Stetson Drive and 75<sup>th</sup> Street.

- 4. *If the use is located within five hundred (500) feet of a residential use or district then:*

- a. *The use shall not adversely impact residential uses.*

Stetson Saloon is located within 500 feet of a handful of mixed-use and/or multi-family residential developments. These developments are located within the Entertainment District and in close proximity to other bars, nightclubs, restaurants and hotels – many of which also feature live music that either occurs outdoors or is audible from outdoor areas (such as rooftops and patios).

Unlike those other establishments, Stetson Saloon's operations are located entirely inside of the building. This will ensure that the business does not adversely impact residential uses.

- b. *The use shall provide methods of buffering residential uses.*

Because the entire business occurs within the interior of the building, no additional buffering is necessary to ensure Stetson Saloon's operations do not negatively impact nearby residential uses.

- 5. *An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.*

We are providing a draft Public Safety Plan with this CUP submittal. As the business gets closer to opening, we will be able to finalize any draft items. We will work with the Police Department to ensure that the PSP is approved. The team behind Stetson Saloon owns and operates other businesses in Old Town and is experienced in the success implementation of these plans.

6. *The property owner shall create a written exterior refuse control plan for approval by the City.*

Stetson Saloon is proposed within an existing building that has refuse located off the alley at the rear. A refuse plan will be included with future submittals for approval by the City.

7. *The property owner shall demonstrate how noise and light generated by the use shall be mitigated.*

The proposed use will not generate light or noise at a level that requires mitigation. No light generation is proposed, and any noise generated will be contained within the interior of the building. Live musical performances will have volume control through their direct plug in to the business-controlled sound system. There are no exterior speakers as the use is entirely within the building.

8. *The use shall conform to the parking requirements of Article IX and shall not exceed capacity for traffic in the area.*

Stetson Saloon provides all of the required parking as detailed above – through a combination of on-site spaces, parking credits, in-lieu spaces, and remote parking. Stetson Saloon is taking over an existing business and operating within the existing building, which is than 3,000 square feet. Any additional traffic generated by Stetson Saloon will be minimal and will not exceed the capacity for traffic in the area.

9. *After hours establishments must maintain a valid after hours establishment license.*

Stetson Saloon is not required to obtain an after hours establishment license.

## Live Entertainment Criteria

C. *The additional conditions specified in Section 1.403, as applicable, have been satisfied.*

*Section 1.403.C – Additional Conditions*

1. *The applicant has provided and obtained City approval of a written Security and Maintenance Plan.*

A Security and Maintenance Plan is included with this CUP submittal for review and approval by the City.

2. *The applicant has provided written evidence that sound resulting from indoor live entertainment will be contained within the building, except where external speakers are permitted by Conditional Use Permit to allow indoor live entertainment to be heard outdoors.*

As detailed in the preceding sections, the sound generated from the indoor live entertainment is completely contained within the building. No external speakers or patio space is proposed, not are any large openable windows proposed that would allow sound to emanate from inside of the building to the surrounding area.

3. *The applicant has provided a lighting plan that addresses exterior lighting on the property, in accordance with Article VII. of the Zoning Ordinance and the Security and Maintenance Plan requirements.*

A lighting plan will be submitted with design review documents, but the lighting will comply with all Ordinance requirements and be standard building mounted lights.

4. *The applicant has provided a floor plan which identifies the areas for the primary use and for accessory functions, including but not limited to areas for performances.*

A floor plan is included with this submittal that identifies the areas for primary use (as a bar) and the stage intended for use by the live entertainment.

5. *If the establishment is not in the Old Town Area, and access to the establishment is from a street other than one classified by the Transportation Master Plan as*

*minor collector or greater, the applicant shall provide a traffic analysis which complies with the City's transportation guidelines. The traffic analysis shall demonstrate that the level of service on all streets accessed by the use meets the City's standards.*

The establishment is within the Old Town Area and, accordingly, this provision does not apply.

6. *If the Zoning Administrator determines that a parking study is necessary the applicant shall provide a study which complies with the City's requirements.*  
We have not been asked by the Zoning Administrator to provide a parking study.
7. *The owner shall provide any additional information required by the Zoning Administrator to evaluate the impacts of the proposed use upon the area.*  
We have not been asked by the Zoning Administrator to provide any additional information at this time.
8. *All building openings such as doors, windows and movable wall panels shall be closed but not locked, except as permitted by Conditional Use Permit. Doors and service windows may be opened temporarily to allow passage.*  
No movable wall panels or openable windows are proposed with this establishment. Doors will be opened temporarily only to allow passage consistent with this provision.
9. *No external speakers used for live entertainment or outdoor live entertainment activities will be permitted on the premises of a use, which is located within five hundred (500) feet of a residential district shown on Table 4.100.A.*  
Stetson Saloon is not proposing any outdoor live entertainment or outdoor speakers. There is no outdoor space associated with
10. *The owner and operator shall comply with all plans approved as part of the Conditional Use Permit.*  
The team behind Stetson Saloon is fully prepared to comply with all plans approved with the CUP.
11. *All patron entrances shall be illuminated in accordance with the Building Code and the exterior lighting plans approved by the Development Review Board.*  
Consistent with this requirement, and as we go through the design review and building permit process in the future pending approval of the requested CUPs, all of the plans will be consistent with the building code and any approved lighting plans.
12. *Noise generated from the live entertainment shall conform to the City's Noise Ordinance.*  
The noise generated from the live entertainment will conform to the City's Noise Ordinance.



Zoning Aerial

13-UP-2025 & 14-UP-2025

# Community Input Certification




CASE NO: 470-PA-2025

PROJECT LOCATION: 4340 N. 75th Street, Scottsdale, Arizona 85251

## COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type of Contact		
		Meeting	Phone	Letter
	SEE ATTACHED NOTIFICATION LIST			✓

  
 \_\_\_\_\_  
 Signature of owner/applicant

November 14, 2025  
 \_\_\_\_\_  
 Date

**Planning and Development Services**  
 7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

Name	Address	City	State	Zip
Andrew J/Althea B Lamb	32 Pond Rd.	Mendon	VT	05701-9640
HBL LLC	17 Riverwalk Dr.	Weatogue	CT	06089
John Mascharka	150 N. Healy Ave.	Hartsdale	NY	10530
Ben Zion Ismalloff	3734 Maple Ave.	Brooklyn	NY	11224
Kalil Ayal Tr.	3734 Maple Ave.	Brooklyn	NY	11224
Weingarten Nostat Inc	500 N. Broadway, Ste. 201	Jericho	NY	11753
Sharman E Staschak	2575 Lake Rd.	Ransomville	NY	14131
Farzo 2020 Trust	P.O. Box 89	Sewickley	PA	15143
Terra Hospitality-SFMSA LLC	1628 John F Kennedy Blvd.	Philadelphia	PA	19103
Roberta Ong Roumel Trust	1221 Ingleside Ave.	McLean	VA	22101
Envy5007 LLC	2625 Collins Ave., Apt. 1503	Miami	FL	33140
4282 N Drinkwater Blvd LLC	5050 Poplar Ave., Ste. 1510	Memphis	TN	38157
Viva Holdings LLC	310 W. Michigan St., Apt. 414	Indianapolis	IN	46202-3239
Miguel Alvarez Garcia/Lorena Garcia Martinez	3832 Vermilion Clfs	Fort Wayne	IN	46814
AZ Offices LLC	10412 N. Baehr Rd.	Mequon	WI	53092
KGV Irrevocable Trust	5881 Lost Hill Ln.	Pacific	MO	63069
Lynn/David X Truong	5603 Palomar Ln.	Dallas	TX	75229
Camden USA Inc	P.O. Box 27329	Houston	TX	77227
Summit Hospitality XIV LLC	13215 Bee Cave Pkwy., B-300	Austin	TX	78738
Thomas C Moschetti Living Trust	5723 Sunridge Dr.	Parker	CO	80134
Milano Investments LLC	7175 E. Camelback Rd., Ste. 1204	Scottsdale	AZ	8251
Kaw Property Holdings LLC	404 S. 8th St.	Boise	ID	83702
Keith/Melissa Wells	380 S. Mossy Rock Ln.	Coeur D Alene	ID	83814
Marlon Michel	36 E. Knightsbridge Ln	Salt Lake City	UT	84103
Equity Partners Group LLC	2800 N. 44th St., Ste. 150	Phoenix	AZ	85008
BLJS Properties LLLP	2244 W. McDowell Rd.	Phoenix	AZ	85009
4400 N Civic Center Plaza LLC	1023 E. Palo Verde Dr.	Phoenix	AZ	85014
Pacific Stetson LLC	2801 E. Camelback Rd., 450	Phoenix	AZ	85016
Alatrash Investments LLC	6530 N. 16th St.	Phoenix	AZ	85016
Leonard M/Stephie Hoffman	3500 E. Lincoln Dr.	Phoenix	AZ	85018
Joan A Chandler Trust / Etal	5702 E. Camelback Rd.	Phoenix	AZ	85018
J King Holdings LLC	3224 E. Osborn Rd.	Phoenix	AZ	85018

Properties II LLC	5319 E. Royal View Dr S.	Phoenix	AZ	85018
2017 High Street LLC	4714 E. Via Los Caballos	Phoenix	AZ	85028
Agg Salon Properties LLC	3746 E. Ringtail Way	Phoenix	AZ	85050
Likey Com LLC	5520 N. 79th Pl.	Scottsdale	AZ	85250
Jennifer L James Family Trust Revocable	7345 E. Shoeman Ln.	Scottsdale	AZ	85251
DS Famby Trust	4422 N. 75th St., Unit 8002	Scottsdale	AZ	85251
Whipple Family Trust	4422 N. 75th St., 7012	Scottsdale	AZ	85251
Novodale LLC	7403 E. 6th Ave.	Scottsdale	AZ	85251
Stetson Drive LLC	7425 E. Stetson Dr.	Scottsdale	AZ	85251
Stetson Suites LLC	4211 N. 78th Way	Scottsdale	AZ	85251
Fast Track LLC	4330 N. Civic Center Pl., Unit 100	Scottsdale	AZ	85251
4301 75th Street LLC	4414 N. Civic Ctr., 100	Scottsdale	AZ	85251
1st And 75th LLC	4422 N. 75th St., Unit 3001	Scottsdale	AZ	85251
Elliot Barkan Development LLC	7505 E. 6th Ave.	Scottsdale	AZ	85251
Craig Joseph Catanoso	4422 N. 75th St., Unit 3012	Scottsdale	AZ	85251
4422 Civic Center LLC	4414 N. Civic Center Plz.	Scottsdale	AZ	85251
Derek Manalo	4422 N. 75th St., Unit 3008	Scottsdale	AZ	85251
Gordon/Patricia Cohen	4422 N. 75th St., Unit 7009	Scottsdale	AZ	85251
Natalie K Vargo Irrevocable Trust	4422 N. 75th St., Unit 4001	Scottsdale	AZ	85251
Fred Sabell Revocable Living Trust	4422 N. 75th St., Unit 4002	Scottsdale	AZ	85251
City of Scottsdale	3939 Civic Center Blvd.	Scottsdale	AZ	85251
4430 Civic Center LLC	4414 N. Civic Center Pl., Unit 100	Scottsdale	AZ	85251
7328 East Stetson LLC	7161 E. Rancho Vista Dr., Unit 3006	Scottsdale	AZ	85251
4375 N 75th LLC	7328 E. Stetson Dr.	Scottsdale	AZ	85251
RJ Real Estate Holdings LLC	4414 N. Civic Center Pl., Unit 100	Scottsdale	AZ	85251
JTCJ LLC	4422 N. 75th St., 2008	Scottsdale	AZ	85251
Elle Miraglia	4422 N. 75th St., Unit 6006	Scottsdale	AZ	85251
LNМ Properties INC	4368 N. Civic Center Plz., Ste. 201	Scottsdale	AZ	85251
Equity Partners Group LLC	4501 N. Scottsdale Rd., Ste. 201	Scottsdale	AZ	85251
Randhir/Gurdeep K Singh	3014 N. Hayden Rd., Ste. 108	Scottsdale	AZ	85251
Dale Hicks	4422 N. 75th St., Unit 5013	Scottsdale	AZ	85251
Diamond Park LLC	7350 E. Stetson Dr., Unit 3033W	Scottsdale	AZ	85251
4414 Civic Center LLC	4414 N. Civic Center Pl., Unit 100	Scottsdale	AZ	85251

Tiberiu Vlad Popa	4422 N. 75th St., Unit 3002	Scottsdale	AZ	85251
Ann Cartwright Tr.	4255 N. Brown Ave.	Scottsdale	AZ	85251
C&J 6th Ave Property LLC	4401 N. 61st St.	Scottsdale	AZ	85251
Richard James Sabell	4422 N. 75th St., Unit 3009	Scottsdale	AZ	85251
Mielo Lotz Family Trust	4422 N. 75th St., Unit 4014	Scottsdale	AZ	85251
Stetson Drive LLC	7425 E. Stetson Dr.	Scottsdale	AZ	85251
Scott B Semer	4422 N. 75th St., Unit 7014	Scottsdale	AZ	85251
Kalani B Hilliker	4422 N. 75th St., Unit 5001	Scottsdale	AZ	85251
Bryan/Kristi A Clark	4422 N. 75th St., Unit 5014	Scottsdale	AZ	85251
Gizachew Wubishet	4422 N. 75th St., Unit 6013	Scottsdale	AZ	85251
Carlos Murcia/Vanessa Montero	4422 N. 75th St., Unit 2010	Scottsdale	AZ	85251
7316 E 6th Avenue LLC	7014 E. Camelback Rd., Ste. 1452	Scottsdale	AZ	85251
Six Webers LLC	8107 E. Weldon Ave.	Scottsdale	AZ	85251
Anthony P Haechler	7525 E. 6th Ave.	Scottsdale	AZ	85251
4356 N Civic LLC	6816 E. 6th St.	Scottsdale	AZ	85251
Dwight Errington Belyue	4422 N. 75th St., Unit 4012	Scottsdale	AZ	85251
Papa Stan LLC	4422 N. 75th St., Unit 8008	Scottsdale	AZ	85251
4417 LLC	4400 N. Scottsdale Rd., 9-830	Scottsdale	AZ	85251
James M Lambert	4422 N. 75th St., Unit 4013	Scottsdale	AZ	85251
Pebble Run LLC	4421 N. 75th St., Ste. 101	Scottsdale	AZ	85251
Kajia Wen Peters	4422 N. 75th St., Unit 2011	Scottsdale	AZ	85251
David M Barrs And Barbara E. Barrs Memorial Trust	4422 N. 75th St., Unit 4008	Scottsdale	AZ	85251
Maya Hotel LLC	4501 N. Scottsdale Rd., Ste. 201	Scottsdale	AZ	85251
Zier Family Trust	7339 E. 6th Ave.	Scottsdale	AZ	85251
Daniel J Hüpfner	4422 N. 75th St., Unit 7005	Scottsdale	AZ	85251
Isabel Mercado	4422 N. 75th St., Unit 3013	Scottsdale	AZ	85251
Craig S/Allison Inouye	4422 N. 75th St., Unit 5012	Scottsdale	AZ	85251
Nichole M Groff Revocable Trust	4422 N. 75th St., Unit 5011	Scottsdale	AZ	85251
Trevor Johnston/Amy Mason	4422 N. 75th St., Unit 3004	Scottsdale	AZ	85251
Judith K/Gregory F Gargiulo	4422 N. 75th St., Unit 6010	Scottsdale	AZ	85251
Envy 7007 LLC	7175 E. Camelback Rd., 1204	Scottsdale	AZ	85251
Randhir Singh	3014 N. Hayden Rd., Ste. 108	Scottsdale	AZ	85251
Bobby Williamson	4422 N. 75th St., 7006	Scottsdale	AZ	85251

Jason Lynn	4422 N. 75th St., Unit 6005	Scottsdale	AZ	85251
75th Street Building LLC	4295 N. 75th St.	Scottsdale	AZ	85251
Troy A Emert/Amy Taylor	4422 N. 75th St., Unit 7002	Scottsdale	AZ	85251
Papa Stan 2 LLC	4422 N. 75th St., Unit 8008	Scottsdale	AZ	85251
GGB Partners LLC	4342 N. Civic Center Plz.	Scottsdale	AZ	85251-3420
1639 40th Street LLC	4414 N. Civic Center Pl., Unit 100	Scottsdale	AZ	85251-3563
Parimal C Parmar/Ameesha N Joshi	4422 N. 75th St., Unit 2001	Scottsdale	AZ	85251-4070
C & M Properties of AZ LLC	4422 N. 75th St., Unit 4007	Scottsdale	AZ	85251-4075
Robert K Rupprath	4422 N. 75th St., Unit 6004	Scottsdale	AZ	85251-4079
James B Eklund Revocable Living Trust	4422 N. 75th St., Unit 6014	Scottsdale	AZ	85251-4080
David Natywa	4422 N. 75th St., Unit 7010	Scottsdale	AZ	85251-4082
Planeta Properties Limited Partnership	P.O. Box 8050	Scottsdale	AZ	85252
Planeta Properties Limited Partnership Etal	P.O. Box 8050	Scottsdale	AZ	85252
Drinkwater Commercial Investments LLC	6709 E. Valley Vista Ln.	Paradise Valley	AZ	85253
7321 E Shoeman LLC	5303 E. San Miguel Ave.	Paradise Valley	AZ	85253
Andrew El Daye	6341 N. 44th St.	Paradise Valley	AZ	85253
Perkins Holding LLC	6631 E. Cheney Dr.	Paradise Valley	AZ	85253
PM Solutions LLC	4228 E. Highlands Dr.	Paradise Valley	AZ	85253
Convertible Trust	6116 E. Cactus Wren Rd.	Paradise Valley	AZ	85253
Envy7004 LLC	4228 E. Highlands Dr.	Paradise Valley	AZ	85253
Catalpa Industrial Park Inc	6501 E. El Maro Cir.	Paradise Valley	AZ	85253
Brandon/Alena Fuchs	9340 E. Canyon View Rd.	Scottsdale	AZ	85255
Envy7011 LLC	8216 E. Lewis Ave.	Paradise Valley	AZ	85257
Thomas F/Josephine A Giek	6013 E. Windsor Ave.	Scottsdale	AZ	85257
6th Avenue Estate LLC	7961 E. Via Bonita	Scottsdale	AZ	85258
Bergfeldt Properties LLC	7887 E. Via Bonita	Scottsdale	AZ	85258
Bergfeldt Investments LLC	7887 E. Via Bonita	Scottsdale	AZ	85258
Stetson Estate LLC	7903 E. Via Linda	Scottsdale	AZ	85258
Bergfeldt Development LLC	7887 E. Via Bonita	Scottsdale	AZ	85258
SH & FH LLC	7903 E. Via Linda	Scottsdale	AZ	85258
Stetson Studios LLC	11547 E. Dreyfus Ave.	Scottsdale	AZ	85259
Cole Harding	12703 N. 103th Way	Scottsdale	AZ	85259
Christopher R Moore Gift Trust	9375 E. Shea Blvd., Apt. 100	Scottsdale	AZ	85260

4341 N 75th St LLC	14000 N. Pima Rd., Ste. 100	Scottsdale	AZ	85260
Dino/Patricia Lopesio	10180 E. Cholla St.	Scottsdale	AZ	85260
GIBRO LLC	8776 E. Shea Blvd., Ste. 106 PMB 310	Scottsdale	AZ	85260
T & I Enterprises LLC	9320 E. Raintree Dr.	Scottsdale	AZ	85260
Smythe Enterprises LLC	9106 E. Poinsettia Dr.	Scottsdale	AZ	85260
B&K International LLC	P.O. Box 5792	Scottsdale	AZ	85261
Mad369 LLC/Equity Trust Company Custodian	3514 N. 63rd Pl.	Scottsdale	AZ	85262
Ghassan/Polly Sesi	27898 N. 71st Ave.	Scottsdale	AZ	85266
Kimberly Schaefer	10141 N. Canyon View Ln.	Fountain Hills	AZ	85268
Oneten Rei Main LLC	140 E. rio Salado Pkwy., Ste. 1104	Tempe	AZ	85281
4333 Civic LLC	1024 E. Broadway Rd.	Tempe	AZ	85282
4340 N 75th St LLC	1024 E. Broadway Rd.	Tempe	AZ	85282
7317 E 6th Ave LLC	2619 E. Desert Broom Pl.	Chandler	AZ	85286
Fox On The Side LLC	1464 E. Williams Field Rd., 104	Gilbert	AZ	85295
Elle Investments LLC/Zatara Investments LLC	16641 E. Frye Rd.	Gilbert	AZ	85295
Envy001 LLC	5757 W. Thunderbird Rd., Ste. W212	Glendale	AZ	85306
Carefree Trust	36618 Wildflower Rd.	Carefree	AZ	85377
Richard/Norma Calixtro	2910 N. Camino Vista del Cielo	Nogales	AZ	85621
GPW Trust	1490 E. Silver King Cir.	Prescott	AZ	86303
David G/Anita R Archer Tr.	11250 N. Retriever Ln.	Prescott	AZ	86315
Scotland Nevada Trust/Anthony Maldonado	11079 Crosseto Dr.	Las Vegas	NV	89141
Jinstage NV LLC	9451 Gypsum Quarry St.	Las Vegas	NV	89178
Ken Investments LLC	9451 Gypsum Quarry Dr.	Las Vegas	NV	89178
Cambria/Hotel Investors LLC/JC Hotel Scottsdale	10850 Wilshire Blvd., Ste. 1050	Los Angeles	CA	90024
Stockdale Galleria Project Owner LLC	10850 Wilshire Blvd., Ste. 1050	Los Angeles	CA	90024
Stockdale Galleria Land Owner LLC	10850 Wilshire Blvd., Ste. 1050	Los Angeles	CA	90024
Marquee Shoeman LLC	10850 Wilshire Blvd., Ste. 1050	Los Angeles	CA	90024
EPG 3 LLC	11601 Wilshire Blvd., Ste. 1750	Los Angeles	CA	90025
Sofia L Properties LLC	3599 Cahuenga Blvd., 2nd Floor	Los Angeles	CA	90068
Osage LLC	14738 Caminito Vista Estrellado	Del Mar	CA	92014
LLC Trust	14738 Caminito Vista Estrellado	Del Mar	CA	92014-3958
San Marin Apartments Ltd	P.O. Box 847	Carlsbad	CA	92018
Gerald J Schmitt Declarations Of Trust	300 E. HST SPC 36	Benicia	CA	94510

Kevin Smith	45 Mount Tiburon Rd.	Belvedere	CA	94920
Robert Baker Nicholas and Alice Ai-Yuan Chang Trust	20697 Sunrise Dr.	Cupertino	CA	95014
Michelle Mei Lam	590 Millich Dr., Unit B	San Jose	CA	95117
John Lee	8039 133rd Ave. NE	Redmond	WA	98052
Sonya J Olejar Living Trust	8820 Densmore Ave. N	Seattle	WA	98103
Four Mountain Revocable Trust	2314 Franklin St.	Vancouver	WA	98660
Vertex Investments LLC	101-8828 Heather St.	Vancouver	BC	V6P 3S8
City of Scottsdale Planning Commission c/o Commissioner George Ertel	11725 N. 129th Way	Scottsdale	AZ	85259
Carla	3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner	7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Town of Paradise Valley Community Development Director	6401 E. Lincoln Drive	Paradise Valley	AZ	85253
Constance Laub	10105 E. Via Linda Suite 345	Scottsdale	AZ	85258
David G. Gulino	5235 N. Woodmere Fairway	Scottsdale	AZ	85250
Burch & Cracchiolo PA c/o Edwin Bull	1850 N. Central Ave., Ste. 1700	Phoenix	AZ	85004
Berry Riddell, LLC c/o John Berry/Michele Hammond	6750 E. Camelback Rd., Ste. 100	Scottsdale	AZ	85251
John Washington	3518 N. Chambers Court	Scottsdale	AZ	85251
City of Scottsdale City Council c/o Kathy Littlefield	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Maricopa County Superintendent of Schools	4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Maricopa County Planning & Development Planning & Development Departn	301 W. Jefferson St., Suite 170	Phoenix	AZ	85003
City of Phoenix Planning & Development Director	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003
Arizona State Land Department Planning & Engineering Section Manager	1110 W. Washington St.	Phoenix	AZ	85007
Town of Carefree Planning and Zoning	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377
Town of Cave Creek Planning Department	37622 N. Cave Creek Road	Cave Creek	AZ	85331
SRP-MIC Planning Department	10005 E. Osborn Road	Scottsdale	AZ	85256
Arizona Department of Transportation ADOT Central District - Red Letter	2140 W. Hilton Avenue, Mail Drop PM00	Phoenix	AZ	85009
Town of Fountain Hills Planning & Zoning Division	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
SRP Land Department atten: Sherry Wagner/Right-of-Way Technician, SR.	Mail Station PAB10W P.O. Box 52025	Phoenix	AZ	85072-2025
Cave Creek Unified School District c/o Superintendent	P.O. Box 426	Cave Creek	AZ	85327
Scottsdale Unified School District c/o Superintendent	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250
Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
	2525 E. Arizona Biltmore Circle; Suite A-			
Withey Morris, PLC	212	Phoenix	AZ	85016
Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032

Maggie Keasler	7127 E. 6th Ave.	Scottsdale	AZ	85251
Gammage & Burnham c/o Susan Demmitt/Nick Sobraske	40 N. Central Ave., 20th Floor	Phoenix	AZ	85004
Paul Alessio	7527 E. Tailspin Lane	Scottsdale	AZ	85255
Rose Law Group c/o Jennifer Hall	7144 E. Stetson Dr., Suite 300	Scottsdale	AZ	85251
City of Mesa c/o Tye Hodson	55 N. Center Dr.	Mesa	AZ	85201
Commercial Development Consulting c/o Michael P. Leary	10278 E. Hillery Dr.	Scottsdale	AZ	85255
City of Scottsdale Planning & Development Department c/o Casey Steinke	7447 E. Indian School Rd.	Scottsdale	AZ	85251
Huellmantel & Affiliates	P.O. Box 1833	Tempe	AZ	85280-1833

**H**UELLMANTEL  
AFFILIATES

November 7, 2025

Dear Neighbor:

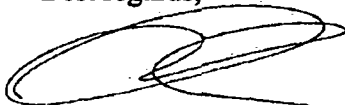
The purpose of this letter is to inform you that we plan to file a request for a new Conditional Use Permit to operate a bar and for live indoor entertainment at Stetson Saloon located at the southwest corner of Stetson Drive and 75<sup>th</sup> Street.

The proposed bar is within a single-story building with no outdoor patio space or rooftop space -- the entirety of the establishment is contained within the interior of the building. We are not requesting any modifications to the zoning or development standards with this submittal. We have enclosed a plan depicting the layout of the site for your reference.

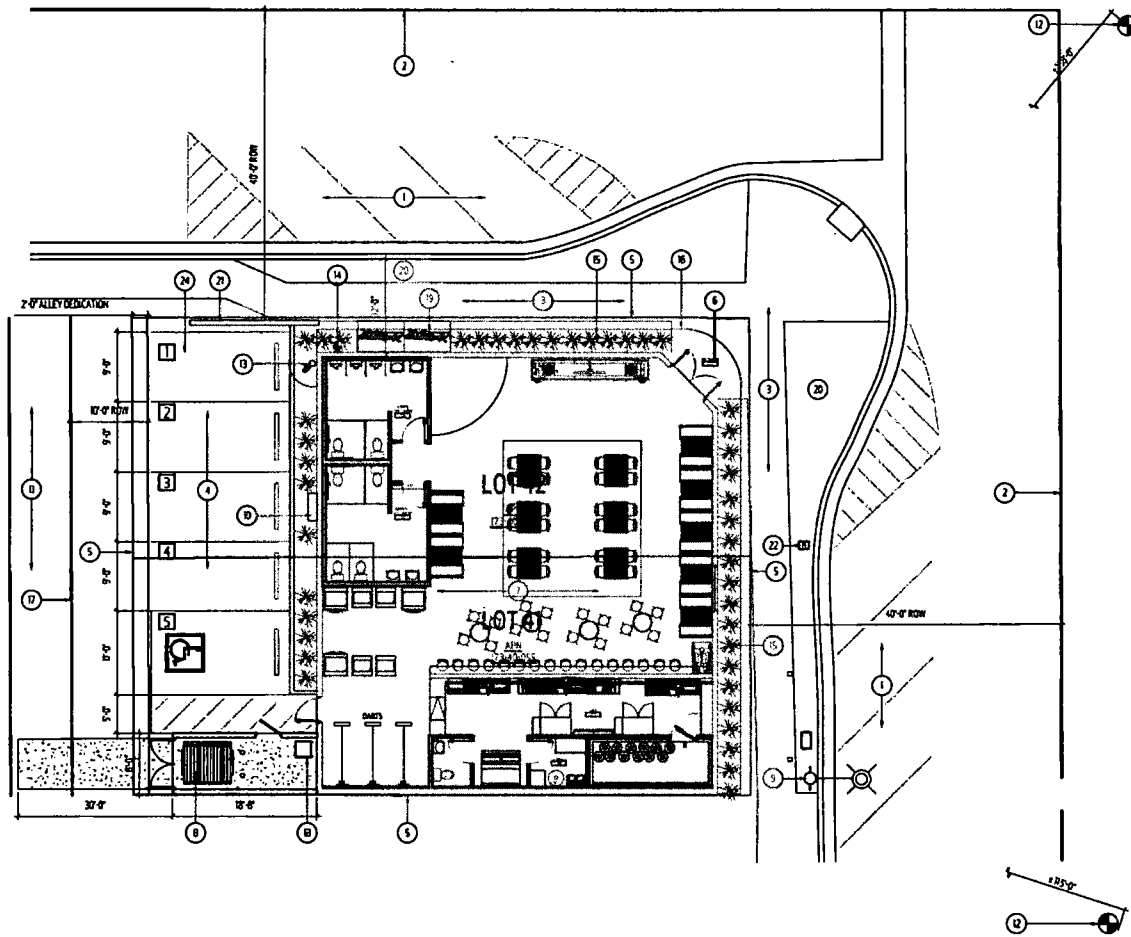
Please feel free to contact me with any questions or to discuss the request further. I can be reached at (480) 921-2800 or via e-mail at [lauren.proper@huellmantel.com](mailto:lauren.proper@huellmantel.com). The City of Scottsdale planner assigned to the case is Casey Steinke, who can be reached at 480-312-2611 or through email at [csteinke@scottsdaleaz.gov](mailto:csteinke@scottsdaleaz.gov). Our case number is 470-PA-2025.

Again, please do not hesitate to contact me to discuss this proposal further. I am happy to answer any questions you may have.

Best regards,

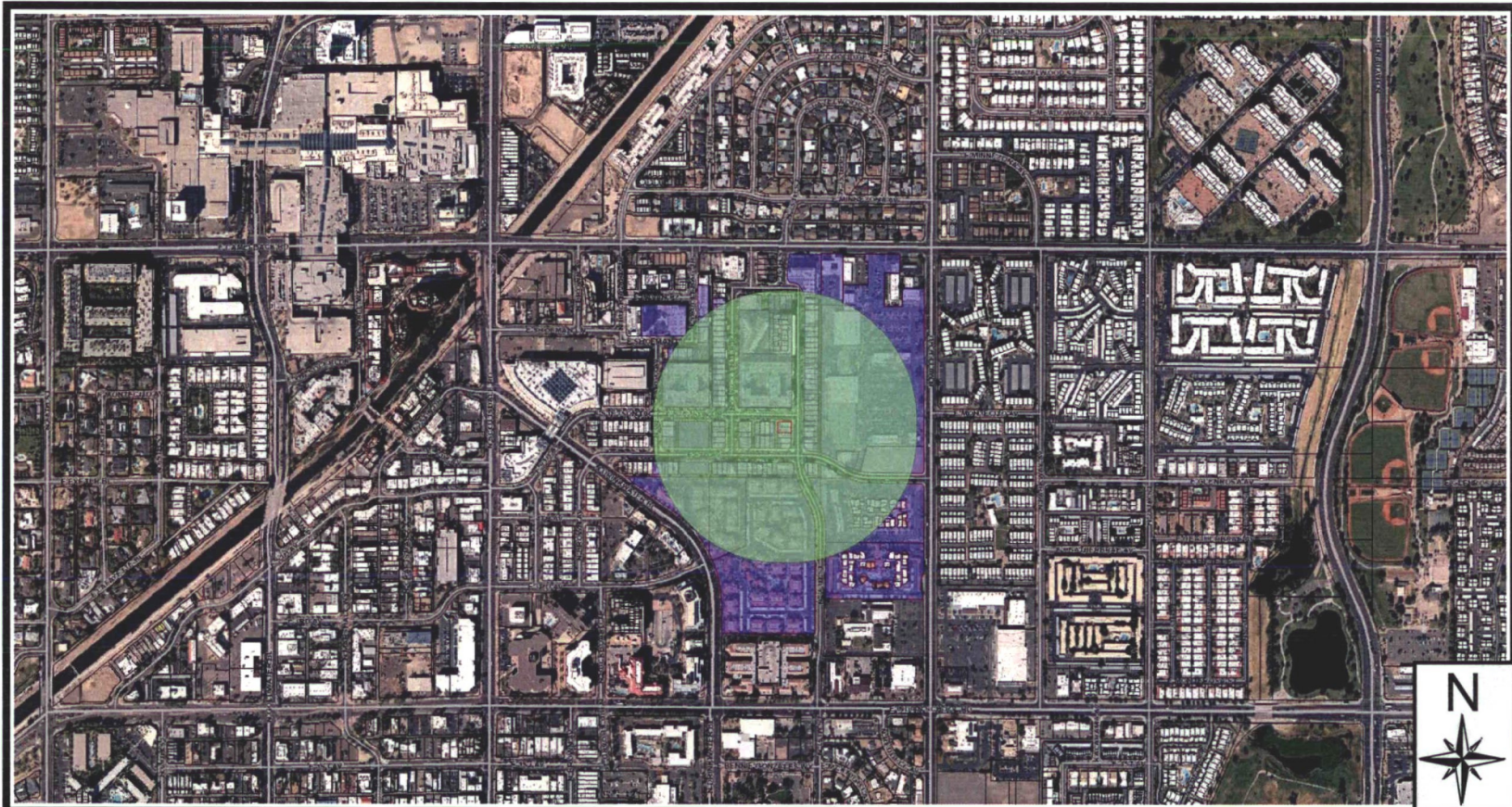


Lauren Proper Potter



**SITE PLAN**  
SCALE 1/8" = 1'-0"

# City Notifications – Mailing List Selection Map Stetson Saloon



**Additional Notifications:**

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels  
December 2, 2025

**Map Legend:**



Site Boundary



Properties within 750-feet

Postcards: 173

13-UP-2025  
14-UP-2025



**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, MAY 27, 2026**

**\*DRAFT SUMMARIZED MEETING MINUTES \***

**PRESENT:** Joe Young, Chair  
William Scarbrough, Vice Chair  
George Ertel, Commissioner  
Michal Ann Joyner, Commissioner  
Doug Drake, Commissioner  
Barney Gonzales, Commissioner

**ABSENT:** David Reid, Commissioner

**STAFF:** Tim Curtis  
Joe Padilla  
Becca Cox  
Casey Steinke  
Jesus Murillo  
Jack Kelly  
Jason McWilliams

**CALL TO ORDER**

Chair Young called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**MINUTES REVIEW AND APPROVAL**

1. Approval of the May 13, 2026 Regular Meeting Minutes.  
**Commissioner Drake made a motion to approve the May 13, 2026 Regular Meeting Minutes. Second by Commissioner Joyner, the motion passed unanimously by a vote of five (5) to zero (0).**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

## **CONSENT AGENDA**

1. [3-AB-2024 \(Widdows Residence Abandonment \(North Cavedale\)\)](#)  
Request by applicant to abandon the 33-foot GLOPE and the underlying 25-foot fee-simple right-of-way, located along the southern (E. Cavedale Drive alignment) boundary of parcel 212-22-036A, with Single-family Residential Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning, located at 26815 N. 79th Street, totaling approximately 10,065 square-feet of right-of-way. Owner to dedicate property interests to the City. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Bryan Riensche, 480-310-1737.**
2. [13-UP-2025 \(Stetson Saloon\)](#)  
Request by owner for a bar Conditional Use Permit on a +/- 4,820 sf site, zoned Highway Commercial District/Parking Type 3, Downtown Overlay & Parking Type 2, Downtown Overlay (C-3/P-3 DO & P-2 DO) located at 4340 N. 75th Street. Staff contact person is Casey Steinke, 480-312-2611. **Applicant contact person is Lauren Proper Potter, 480-921-2800.**
3. [14-UP-2025 \(Stetson Saloon - Live Entertainment\)](#)  
Request for a Live Entertainment Conditional Use Permit on a +/- 4,820 sf site, zoned Highway Commercial District/Parking Type 3, Downtown Overlay & Parking Type 2, Downtown Overlay (C-3/P-3 DO & P-2 DO) located at 4340 N 75th Street. Staff contact person is Casey Steinke, 480-312-2611. **Applicant contact person is Lauren Proper Potter, 480-921-2800.**

**Items No. 2,3, & 4; Vice Chair Scarbrough made a motion to approve for recommendation of approval to City Council for cases 3-AB-2024, 13-UP-2025 and 14-UP-2025 after finding that the proposed abandonment and CUP criteria have been met and that the proposed Conditional Use Permits are consistent and conforms with the adopted General Plan, per the attached stipulations. Second by Commissioner Ertel, the motion passed unanimously by a vote of five (5) to zero (0). Due to technical issues, Commissioner Gonzales was unable to participate in the vote.**

## **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:09 p.m.

TREVOR PAN ARCHITECTS, PLLC  
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SCOTTSDALE, AZ 85251  
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June 22, 2026

**RE: Conditional Use Permits 13-UP-2025 + 14-UP-2025**

Hello,

I would like to offer my support for the future bar with live music located at 4340 N 75<sup>th</sup> Street, Scottsdale, AZ 85251.

Having graduated from the Frank Lloyd Wright School of Architecture in 2006, I am pleased to see the improvements to Old Town Scottsdale over the past two decades.

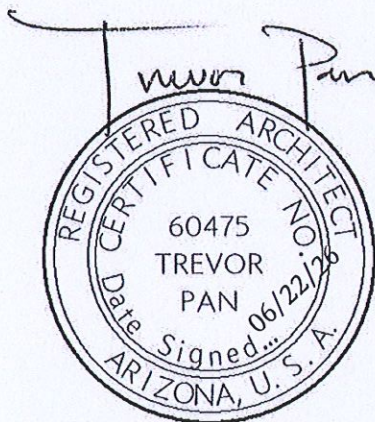
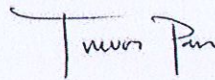
The current building, an old frame shop, is in bad condition. As it's two doors down from our office, I'd welcome seeing it remodeled to Scottsdale standards.

There have been numerous recent projects in the few blocks surrounding this building: Cala and the Senna House Hotel, Pistolero's, Dee's Bakeshop, and a new bread shop currently under construction.

Many blocks are still in need of infill development.

This music bar will help fill those gaps.

Sincerely,



Expires: 9/30/2027