

CITY COUNCIL REPORT



Meeting Date: **May 19, 2026**
General Plan Element: **Land Use**
General Plan Goal: **Support a diversity of businesses.**

ACTION

Permanent Extension of Premises for EX-0003-2026 X-Golf. To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Permanent Extension of Premises for a Series 12 (restaurant) State liquor license for an existing location to expand the patio.

OWNER

X-Golf Scottsdale

APPLICANT CONTACT

Greg Catone

LOCATION

8140 N. Hayden Road Ste. H110

BACKGROUND

This establishment is currently operating with liquor since 2024, as a restaurant.

APPLICANTS PROPOSAL

Goal/Purpose of Request

This request is for an Extension of Premises of a Series 12 (restaurant) liquor license and is requesting to add 1,064 sq. ft.

IMPACT ANALYSIS

Reliability and Location

A.R.S. 4-203; Rule R19-1-207 Granting a License for an Extension of Premises

A spirituous liquor license shall be issued only after satisfactory showing that the best interest of the community will be substantially served by the issuance of an extension of premises for a Series 12 (restaurant) liquor license at a particular licensed location.

Outdoor Patio.

The proposed patio, on the northeast side of the building is 1,064 sq. ft. and does not encroach into the adjacent pedestrian walkway.

Zoning.

This site is zoned C-2 PCD (Central Business, Planned Community District). The C-2 PCD 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.

Parking and Traffic.

The surrounding street network provides sufficient access. Parking is in compliance with the zoning ordinance.

Public Safety

Police Department: No Opposition

Major life safety issues: None noted

COUNCIL OPTIONS & STAFF RECOMMENDATION

Council Options

The City Council has the option of recommending approval, disapproval or no recommendation to the Arizona Department of Liquor Licenses and Control.

Staff Recommendation

The City of Scottsdale staff has conducted a review and advises that the license request meets the criteria imposed for determining that the community's best interest is substantially served by the issuance of the liquor license.

Next Steps

The City Council's recommendation of approval, disapproval or no recommendation will be forwarded to the Department of Liquor Licenses and Control for their consideration. If approved, the proposed addition will be permanently added to the licensed are of the establishment.

RESPONSIBLE DEPARTMENT(S)

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

Thomas Myers, Lieutenant, tmyers@scottsdaleaz.gov
Police Special Investigations

APPROVED BY



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

5/4/2026

Date

ATTACHMENTS

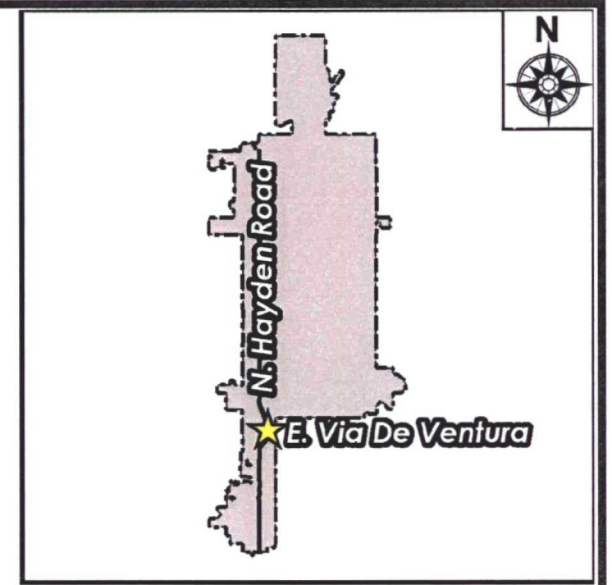
1. Map
2. State Application (Front Page)
3. Floor Plan



Q.S.
25-47

G.I.S. Orthophoto 2023

EX-0003-2026



X-Golf

ATTACHMENT 2



Arizona Department of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

DLLC USE ONLY

Job #:
Date Accepted:
LC:
License #:

PERMANENT EXTENSION OF
PREMISES/PATIO PERMIT
NON-REFUNDABLE \$50.00 FEE WILL APPLY

OBTAIN APPROVAL FROM LOCAL GOVERNING BOARD BEFORE SUBMITTING TO THE DEPARTMENT OF LIQUOR
Notice: Allow 30-45 days to process permanent change of premises

License#: 012070034597

Specific purpose for change: We are requesting to extend our premises to enhance guest experience and help market our restaurant business while while maintaining a safe, controlled environment.

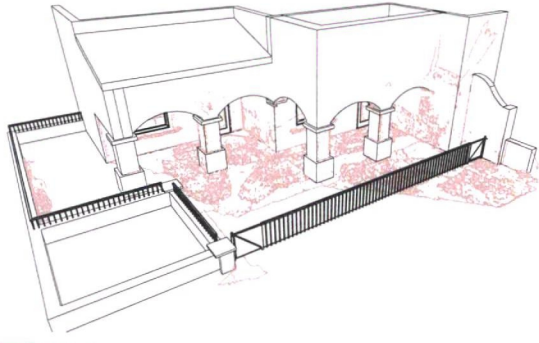
1. Agent Name: Cecil Joshua James
2. Business Name: X-Golf Scottsdale
3. Business Location Address: 8140 N Hayden Road, STE H110, Scottsdale, AZ 15258
4. Mailing address: 8140 N Hayden Road, STE H110, Scottsdale, AZ 15258
5. Email Address: josh@xgolfscottsdale.com
6. Business Phone Number: 4802195423 Contact Phone Number: 7407393897

7. Is extension of premises/patio complete? [] N/A [] Yes [x] No
If no, what is your estimated completion date? 6/15/2025
8. Do you understand Arizona Liquor Laws and Regulations? [x] Yes [] No
9. Does this extension bring your premises within 300 feet of a school? [] Yes [x] No
10. Have you received approved Liquor Law Training? [x] Yes [] No

11. What security precautions will be taken to prevent liquor violations in the extended area?
We will follow strict ID verification procedures and ensure all alcohol service is handled by trained staff in compliance with Arizona liquor laws.

The patio will include required fencing and clear signage to define the licensed area. Our staff will actively monitor both indoor and patio spaces, supported by cameras, to prevent over-service and keep alcohol within the premises.

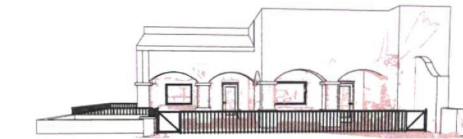
We'll also continue regular staff training to maintain a safe, compliant environment.



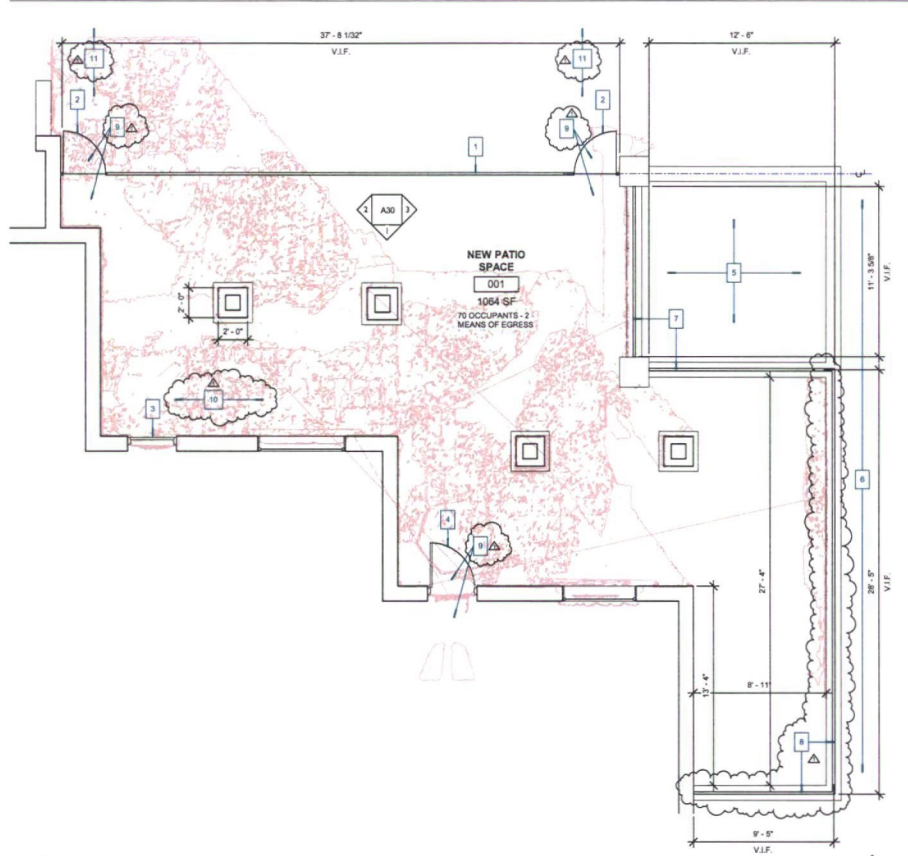
2 3D IMAGE 1
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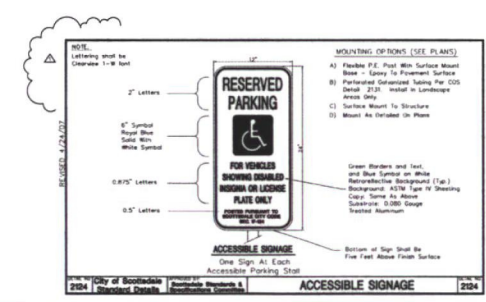
3 3D IMAGE 2
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4 3D IMAGE 3
A10



1 FLOOR PLAN
A10
1/4" = 1'-0"



TENANT PLUMBING FIXTURE CALCULATIONS

DIVISION	WATER CLOSETS		URINALS		LAVATORIES		SINKS		SINKS		FOUNTAINS	
	REQ	PROV	REQ	PROV	REQ	PROV	REQ	PROV	REQ	PROV	REQ	PROV
FEMALE	2	2	0	0	1	2	0	0	0	0	0	0
MALE	3	3	1	1	1	2	0	0	0	0	0	0
UNISEX	0	0	0	0	0	0	0	0	0	0	0	0
EMPLOYEE	0	0	0	0	0	0	0	0	0	0	0	0
GENERAL	0	0	0	0	0	0	1	1	0	0	0	0

WATER PROVIDED AT 80°

KEYNOTES

- NEW 3'-0" PATIO FENCING - MATCH ADJACENT TENANT FENCING
- 3'-0" HIGH X 3'-0" WIDE GATE. NO HARDWARE / LATCH ON GATE. SPRING CLOSER ONLY ALLOWED.
- EXISTING DOOR - OPERATIONALLY CLOSED PER PREVIOUS PERMIT ACTION.
- EXISTING DOOR - PROPOSED SERVICE TO PATIO
- EXISTING PLANTER - NO CHANGE
- EXISTING RAMP DOWN TO LOWER LEVEL - 3'-0" MIN SEPARATION FROM PATIO TO ADJACENT LEVEL
- ADD FENCING TO MATCH AT LOW WALL TO COME UP TO 3'-0" LINE. TYPICAL AT ALL LOW WALLS SURROUNDING PATIO.
- ADD FENCING TO MATCH AT LOW WALL TO COME UP TO 3'-0" LINE - GUARDRAIL. ALONG THIS LINE PER GUARDRAIL COMMENT 4 BELOW.
- SAME ELEVATION BOTH SIDES REQUIRED.
- EXISTING CONCRETE SLAB
- HARD SURFACE ROUTE TO PARKING LOT - EXISTING CONDITION, COMPLIANT
- PANIC HARDWARE REQUIRED FOR GATES.

GENERAL NOTES

- ALL LAYOUT DIMENSIONS SHOWN ARE FOR REFERENCE AND GENERAL LAYOUT / PRICING. COORDINATE ALL FINAL DIMENSIONS IN FIELD PRIOR TO FINAL INSTALLATION.
- OVERALL SCOPE SHOWN IN FINAL STATE AND WITHOUT PHASING. TENANT / LANDLORD TO COORDINATE COST RESPONSIBILITY AND RECONCILE BASED ON THE PREVIOUSLY AGREED ON SCOPE FOR THE LEASE.
- ALL NEW CONSTRUCTION TO MATCH EXISTING LEVEL OF CONSTRUCTION, AND MATCH EXISTING FINISHES FOR ALL NEW WORK.
- 2021 IBC 1018.2 Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30" vertically to the floor or grade below at any point along horizontally to the edge of the open side.
- TOTAL OCCUPANT LOAD FOR TENANT SPACE, INCLUDING PATIO, SHALL NOT EXCEED 195 PERSONS. OCCUPANT LOAD FOR INTERIOR SPACE SHALL BE REDUCED WHEN PATIO IS OCCUPIED.

RESET STUDIOS

RESET STUDIOS, L.L.C.
221 East Indiana Avenue
Phoenix, AZ 85012
p. 602.899.1099
www.resetstudios.com

PERMIT REVIEW

EXPIRES 30 SEP 2026

REVISIONS

NO. DATE DESCRIPTION

1 10/19/23 DRAFT

2 10/24/23 SITE REVIEW

3 01/07/24 BLDG REVIEW

PATIO FENCING MODIFICATION

X-GOLF

New Improvement at:
X-GOLF
8140 Hayden Road, 18-110
Scottsdale, AZ 85258

Revision Schedule

Revision	Date	Description
1	10/19/23	DRAFT
2	10/24/23	SITE REVIEW
3	01/07/24	BLDG REVIEW

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