

CITY COUNCIL REPORT



Meeting Date: *January 13th, 2026*
General Plan Element: *Land Use*
General Plan Goal: *Support a diversity of businesses.*

ACTION

Liquor License Request for 87-LL-2025 Sinclair Dino Mart (368126). To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a New Application Series 10 (Beer and Wine Store) State liquor license for an existing location and new owner.

OWNER

Hayden Petroleum Inc

APPLICANT CONTACT

MICHAEL RAYMOND KAFFER JR

LOCATION

304 N Hayden Rd

REQUEST

The applicant is seeking a favorable recommendation on a Series 10 (Beer and Wine Store) liquor license for an existing location with new owner. This has been a licensed location most recently operating with liquor since 2023 as a Beer and Wine Store.

This liquor license allows a liquor store retailer to sell beer and wine liquors, only in the original package, to be taken away from the premises of the retailer and consumed off the premises.

The applicant has indicated that this establishment will serve liquor between the hours 5 am to 1 am; however, due to state liquor license processing requirements, they are not required to notify the city or the state if they change their hours of operation.

IMPACT ANALYSIS

Reliability and Location

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

The capability, qualifications and reliability of the applicant has been shown.

Zoning

This site is zoned Neighborhood Commercial (C-1). The C-1 district allows Beer and Wine Store's as permitted use. The applicant has been notified of the city's expectation that the business will operate as a Beer and Wine Store.

Public Safety

Police Department: No Opposition.

Major life safety issues: None noted

Public Notice and Proximity

A.R.S. Section 4-201.B. Petitions from Persons in Close Proximity.

The applicant has maintained the required posting notice for the State mandated 20-day period. No petitions or protests were received during the 20 (twenty) day posting period.

COUNCIL OPTIONS & STAFF RECOMMENDATION

Council Options

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

Staff Recommendation

Staff advises that the license request meets the criteria imposed for determining the capability, qualifications, and reliability of the applicant.

Next Steps

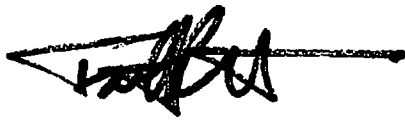
The City Council's recommendation will be forwarded to the Department of Liquor Licenses and Control for their consideration. If the application is approved by the Department of Liquor Licenses and Control, the applicant should receive their license from the State within 105 days of original application.

RESPONSIBLE DEPARTMENT(S)

Caitlin Clark, Planning Technician, cclark@scottsdaleaz.gov
Planning and Development Services

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

APPROVED BY



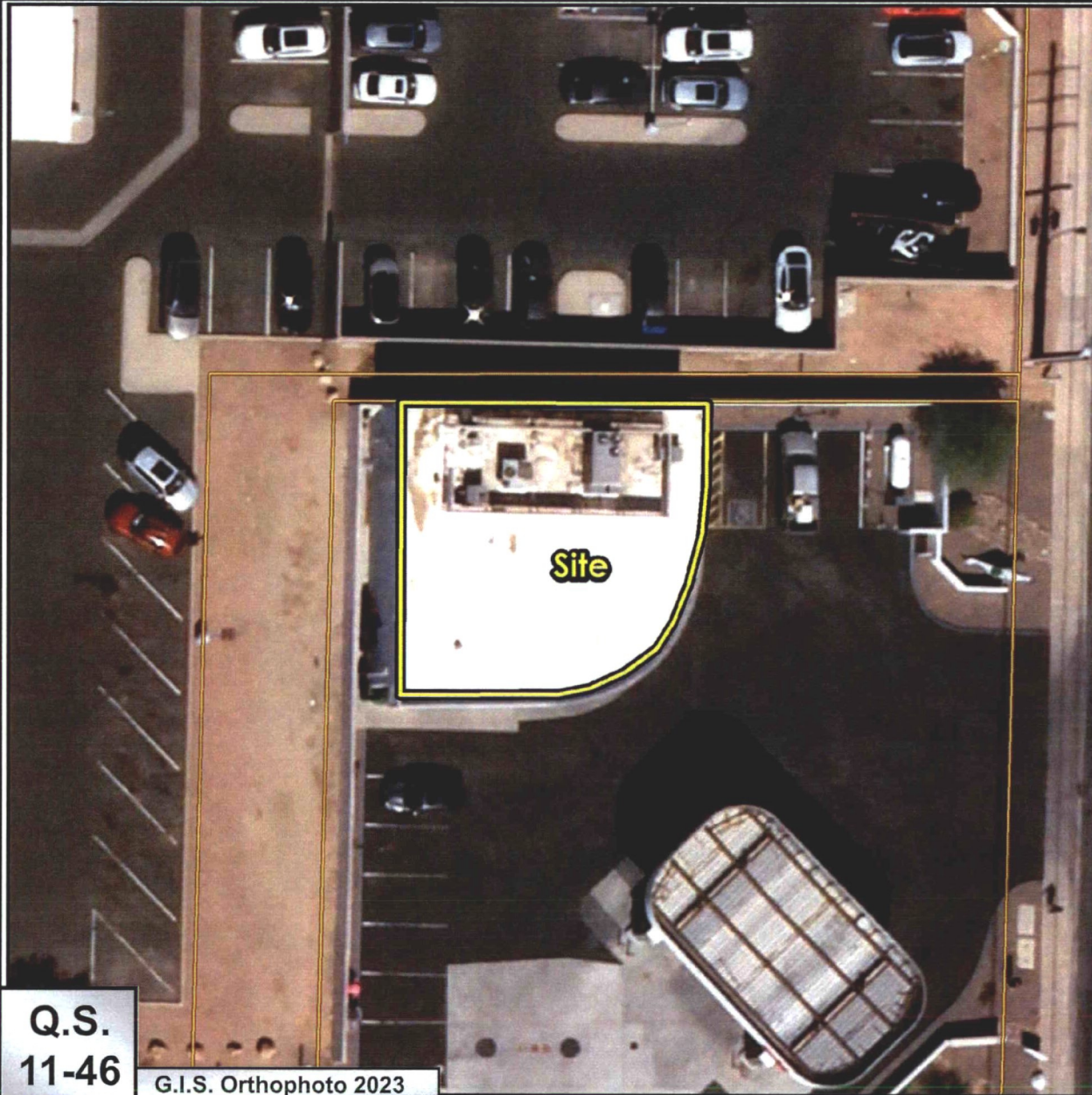
Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

12/19/2025

Date

ATTACHMENTS

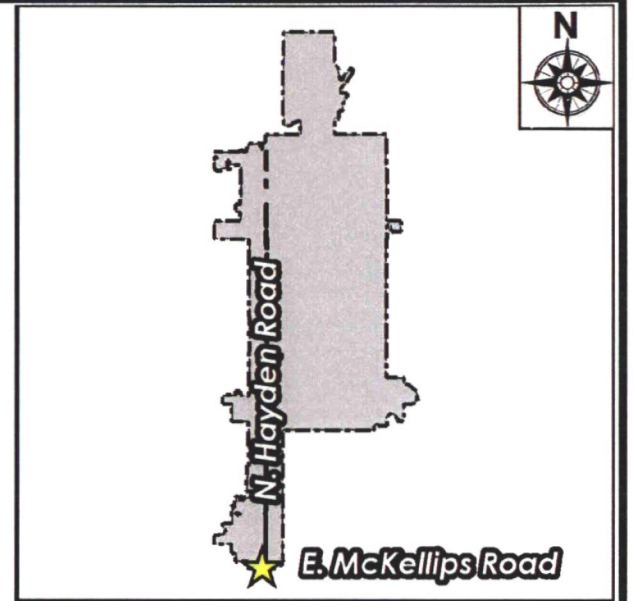
1. Map
2. City of Scottsdale Applicant Questionnaire
3. State Application (Front Page)
4. Floor Plan



Q.S.
11-46

G.I.S. Orthophoto 2023

87-LL-2025



Sinclair Dino Mart (368126)

Liquor License Questionnaire**(Existing Location)****Packaged Retail, Wholesale, Manufacturing (Series 1, 2, 3, 4, 9, 10, 19)**

Please complete all questions and return within 3 business days.

Name of Business: **Sinclair Dino Mart**Business Address: **304 N. Hayden Rd. Scottsdale, AZ 85257**Type of Business (packaged retail, wholesale, manufacturing): **Packaged Retail**Total Gross Square Footage of Establishment: **2,293 Sq. Ft.**Was liquor sold at this location prior to this application? Yes ☒ No ☐If yes, what type of license? **Series 10 Beer & Wine Store**Is this business currently open? Yes ☒ No ☐If yes, is this business operating with an interim license? Yes ☒ No ☐If no, what is the proposed opening date? Is this business under construction? Yes ☐ No ☒Is this business being remodeled? Yes ☐ No ☒Does this business have a drive thru window? Yes ☐ No ☒**Applicant Narrative:**

ARS 4-201-G: Except for a person to person transfer of a transferable license for use at the same location and as otherwise provided in section 4-203, subsection A, in all proceedings before the governing body of a city or town, the board of supervisors of a county or the board, the applicant bears the burden of showing that the public convenience requires and that the best interest of the community will be substantially served by the issuance of a license.

1. I have the capability, qualifications and reliability to hold a liquor license because:

I have worked for Arizona Alcohol Traffic & Firearms for 3 years helping people acquire liquor licenses and become Title Four certified to insure compliance with state and governmental laws and regulations regarding alcohol.

2. Please describe your business:

Friendly local gas station & convenience store.

Planning and Development Services7447 E. Indian School Road, Suite #105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

Liquor License Questionnaire

(Existing Location)

Packaged Retail, Wholesale, Manufacturing (Series 1, 2, 3, 4, 9, 10, 19)



Please complete all questions and return within 3 business days.

The City's forwarding of a recommendation to the AZ Department of Liquor Licenses and Control does not waive and is not a substitute for the Licensee's obligation to comply with all state, local and federal laws, policies and regulations applicable to the license. The Recommendation is not a permit or regulatory approval to hold any events or construct or demolish any improvements. Zoning processes, building permit processes, and similar regulatory requirements may apply to Licensee's contemplated improvements and are completely separate from the Recommendation. Licensee shall be responsible to, separate and apart from this Recommendation, directly obtain all necessary permits and approvals from any and all governmental or other entities including the City's having standing or jurisdiction over the subject areas. For more information regarding zoning processes, building permit processes, and similar regulatory requirements and approvals please call 480-312-2611.

Michael Raymond Kaffer Jr.

Print Name

Michael R. Kaffer Jr.

Agent/Applicant Signature

11/14/2025

Date

Planning and Development Services

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State of Arizona
Department of Liquor Licenses and Control

Created 11/14/2025 @ 10:44:57 AM

Local Governing Body Report

LICENSE

Number:		Type:	010 BEER AND WINE STORE
Name:	SINCLAIR DINO MART		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	304 N HAYDEN ROAD SCOTTSDALE, AZ 85257 USA		
Mailing Address:	PO BOX 6252 CHANDLER, AZ 85246 USA		
Phone:	(619)971-1230		
Alt. Phone:	(928)581-9038		
Email:	ADMIN@AATF-AZ.COM		

AGENT

Name:	MICHAEL RAYMOND KAFFER JR
Gender:	Male
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA
Phone:	(928)581-9038
Alt. Phone:	
Email:	ADMIN@AATF-AZ.COM

OWNER

Name:	HAYDEN PETROLEUM INC.	
Contact Name:	MICHAEL RAYMOND KAFFER JR	
Type:	CORPORATION	
AZ CC File Number:	23900783	State of Incorporation: AZ
Incorporation Date:	10/27/2025	
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA	
Phone:	(619)971-1230	
Alt. Phone:		
Email:	ADMIN@AATF-AZ.COM	

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