

# CITY COUNCIL REPORT



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

## ACTION

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**Liquor License Request for LL-0027-2026 LumSum Thai Cuisine (385784).** To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a New Application Series 12 (restaurant) State liquor license for a new location and new owner.

## OWNER

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Meeboon Studio LLC

## APPLICANT CONTACT

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Timothy Chakkaw

## LOCATION

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14870 N Northsight Boulevard, #103

## REQUEST

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The applicant is seeking a favorable recommendation on a Series 12 (restaurant) liquor license for a new location and new owner.

This liquor license allows the licensee to sell and serve spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its total revenue from the sale of food.

The applicant has indicated that this establishment will serve liquor between the hours of 11 am to 8 pm; however, due to state liquor license processing requirements, they are not required to notify the city or the state if they change their hours of operation.

## IMPACT ANALYSIS

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### Reliability and Location

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

The capability, qualifications and reliability of the applicant has been shown, and the public convenience and best interest of the community will be substantially served by the issuance.

### Restaurant

#### **A.R.S. Section 4-205.02 and R19-1-206 Criteria for Restaurant Operations**

This owner intends to operate this location as a restaurant. This establishment is 1,200 sq. ft. in size. The bar service area is 50 sq. ft. or 4% of gross floor area, and the kitchen area is 800 sq. ft. or 67% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

### Zoning

This site is zoned Highway Commercial (C-3). The C-3 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.

### 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**

**A.R.S. Section 4-207. Restrictions on Licensing premises near school or church buildings (within 300 ft.) applies to all but Series 5,11,12, Special Events, or Golf Courses.**

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

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### 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 that the community's best interest is substantially served by the issuance of the liquor license and 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)**

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Jack Kelly, Planning Technician, jkelly@scottsdaleaz.gov  
Planning and Development Services

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

**APPROVED BY**

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

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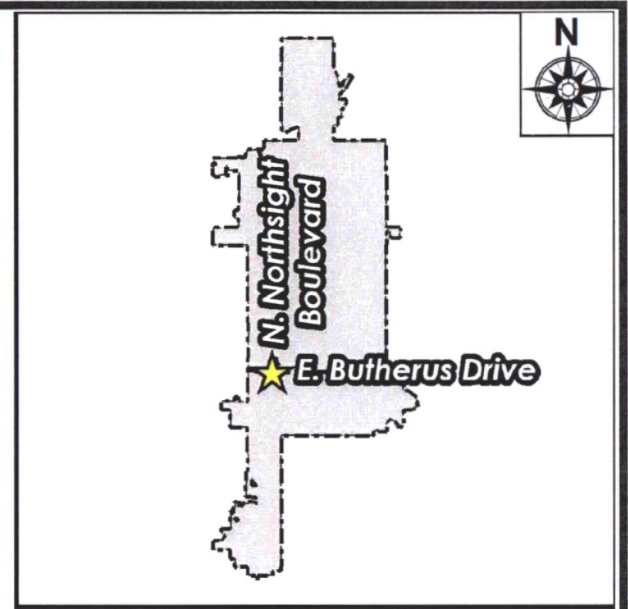
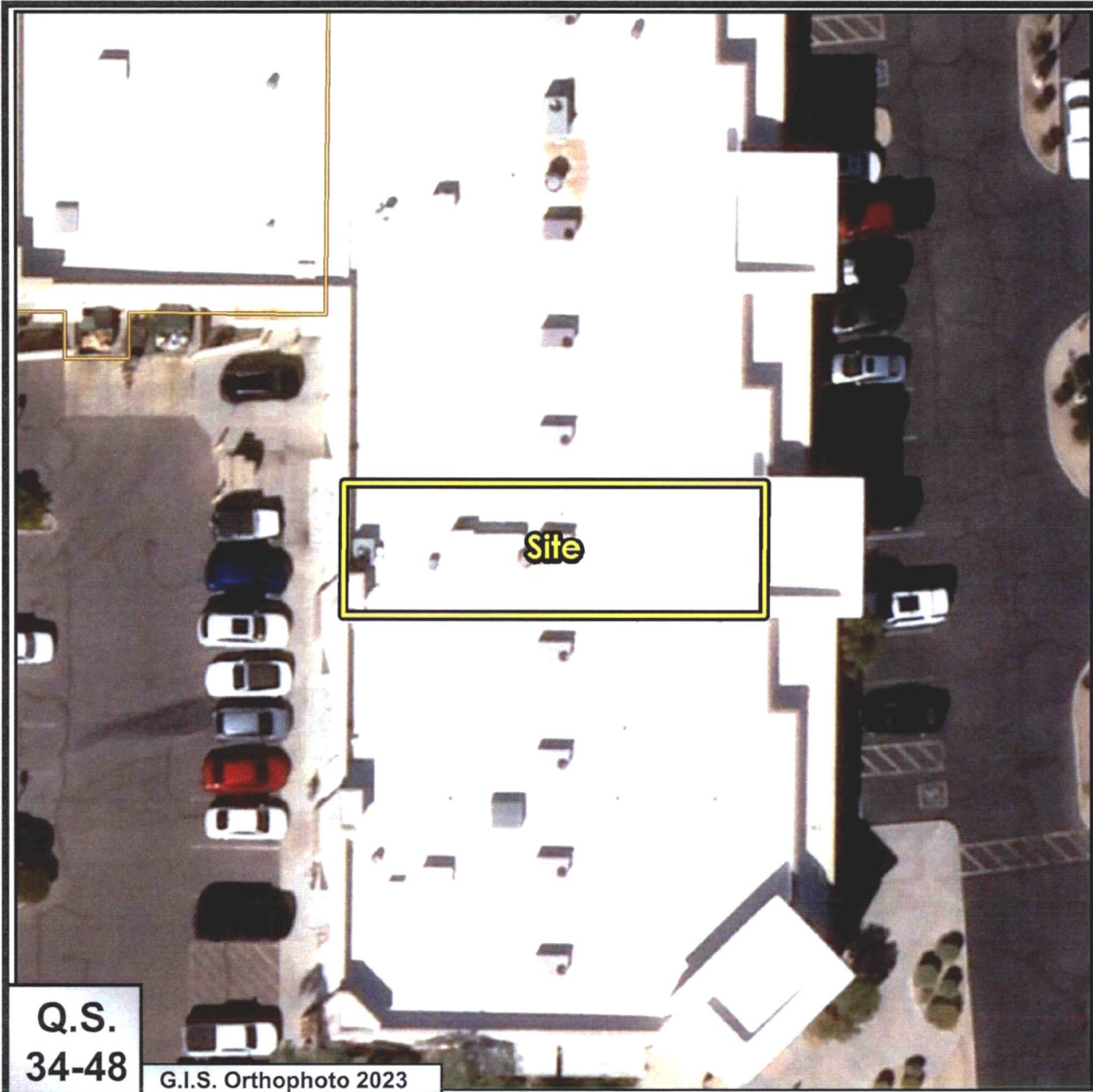
6/14/2026

Date

**ATTACHMENTS**

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



Q.S.  
34-48

G.I.S. Orthophoto 2023

LL-0027-2026

LumSum Thai Cuisine (385784)

# ATTACHMENT 2

## Liquor License Questionnaire (New Location) Restaurants & Bars (Series 3, 6, 7, 11, 12, 13)



Please complete all questions and return within 3 business days.

Name of Business: <input style="width: 80%;" type="text" value="LUMSUM THAI CUISINE"/>				
Business Address: <input style="width: 80%;" type="text" value="14870 N NORTHSIGHT BLVD"/>				
Total Gross Square Footage of Establishment (Minus the Patio): <input style="width: 20%;" type="text" value="1200 sqft"/>				
Is this business under construction or being remodeled? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Does this business have an existing patio? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions of patio: <input style="width: 20%;" type="text"/>				
Does this business have a proposed patio? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions of patio: <input style="width: 20%;" type="text"/>				
Was liquor sold at this location prior to this application? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
If yes, what type of license? <input style="width: 60%;" type="text"/>				
Is this business currently open? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
If yes, is this business operating with an interim license? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
If no, what is the proposed opening date? <input style="width: 20%;" type="text" value="6/22/2026"/>				
<b>For Restaurants, Bars and Restaurants/Bars:</b>				
Will the bar service area be less than 15% of the gross floor area? Yes <input checked="" type="checkbox"/> No* <input type="checkbox"/>				
Gross square footage of the bar service area? <input style="width: 20%;" type="text" value="50 sqft"/> <i>(includes the floor area under indoor and outdoor bars and the floor area behind the bars used for storage, prep and serving of food or drinks. NOT kitchen/backroom storage)</i>				
Will the kitchen be less than 15% of the gross floor area? Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Gross square footage of kitchen: <input style="width: 20%;" type="text" value="800"/>				
Will the kitchen close before 9:00 p.m.? Yes* <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Will less than 40% of gross revenues be derived from the sale of prepared food? Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/>				
During what hours will the establishment offer liquor sales? <input style="width: 40%;" type="text" value="11am - 8pm"/>				
<b>For admittance:</b>				
Will age verification be required/requested at any time during business operations? Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>For admittance:</b>				
Is a cover charge required at any time during business operations? Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>*May require a Conditional Use Permit</b>				
Please check <b>one</b> of the following that best describes the primary business operation:				
<input type="checkbox"/> Packaged Retail	<input checked="" type="checkbox"/> Restaurant	<input type="checkbox"/> Bar	<input type="checkbox"/> Personal Service	<input type="checkbox"/> Education Service
<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Hotel/Tourist Accomodation	<input type="checkbox"/> Residential Facility	<input type="checkbox"/> Sports/Theater	

### Planning and Development Services

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

# Liquor License Questionnaire

## (New Location)

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



Please complete all questions and return within 3 business days.

**Will this business feature any of the following:**

- |                      |  |                           |  |
|----------------------|--|---------------------------|--|
| Patrons Dancing?     | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> | Karaoke?                  | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Live Bands?          | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> | DJ?                       | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Amplified Music?     | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> | Games?                    | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Adult Entertainment? | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> | Four or more pool tables? | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| After Hours?         | Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/> |                           |  |

**\*May require a Conditional Use Permit**  
*Definition of [Live Entertainment](#)*

**Applicant Narrative:**

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

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

We take great pride in operating a professional and community-focused business. I understand the responsibilities that come with serving alcohol and am committed to following all liquor laws, training staff appropriately, and maintaining a safe and

- The best interest of the community will be substantially served by the issuance of the liquor license because:

It will support the continued growth and success of Lumsum Thai Cuisine as a locally owned small business dedicated to serving the community through hospitality, culture, and quality dining experiences. The liquor license will help us

- Please describe your business:

Lumsum Thai Cuisine is a locally owned Thai restaurant that blends authentic Thai and Isaan flavors with warm hospitality and a modern yet cozy dining atmosphere. Our restaurant is dedicated to providing high-quality food,

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.

Timothy Chakkaw

Print Name

Agent/Applicant Signature

05/11/2026

Date

## Planning and Development Services

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



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# Lum Sum

Thai cuisine

SCOTTSDALE,  
ARIZONA

AUTHENTIC THAI &  
E-SAAN CUISINE



UNWIND AND DINE WITH US ~ EXPLORE THE FLAVORS OF THAILAND  
WE WISH YOU HAVE A LUMSUM DAY!



IG @LUMSUMTHAICUISINE  
FB @LUMSUM THAI ESAN CUISINE



WWW.LUMSUMTHAI.COM  
THANK YOU FOR YOUR SUPPORT.  
SCAN OUR QR CODE FOR ALL THE  
LATEST UPDATES!

## starters

- Crispy Spring Rolls** \$5.95  
four veggie crispy rolls
- Chicken Wings** \$11.95  
plain crispy wings w/ sweet chili sauce
- Edamame** \$6.95  
steamed with salt
- Fresh Roll w/ Shrimp** \$9.95  
rice paper fresh roll with spring mix
- Grilled Chicken Satay** \$12.95  
flame grilled marinated with herbs
- Homemade Crab Puff** \$9.95  
homemade surimi and cream cheese
- Potstickers** \$9.95  
crispy eight chicken & vegetables
- Fried Tofu** \$7.95  
crispy on the outside, soft on the inside, served with a tangy-spicy dipping sauce



Nam Tok Moo



Som Tum

*bold, tangy Thai green papaya salad tossed with fresh herbs, salted crab, and fermented fish for an authentic, homestyle northeastern flavor.*

\$14.95



Crying Tiger ผัดท้อ

*a vibrant dish of tender sliced New York steak tossed with fresh herbs, crisp lettuce, and a bold lime-chili dressing for a bright, homestyle kick.*

\$21.95

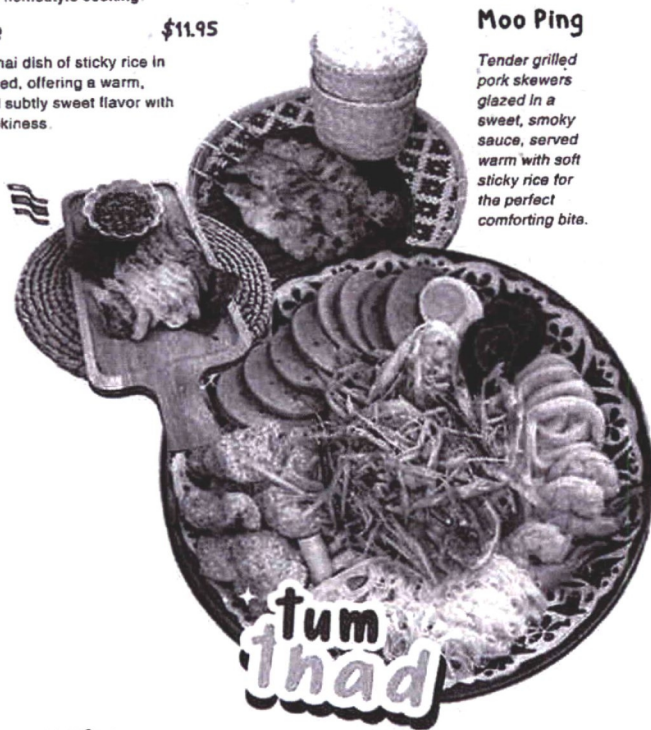


Mok Nok Mai

*comforting Thai dish of tender bamboo shoots, pork belly, steamed with fragrant herbs and spices for a warm, homestyle flavor.*

\$15.95

- คอหมูย่าง** \$15.95  
**Kor Moo Yang**  
หมูย่าง (Grilled Pork Neck) is tender, smoky pork neck grilled to perfection and served with a tangy-spicy dipping sauce for authentic homestyle Thai flavor
- Esan Sausage** \$12.95  
flavorful Thai-style sausage packed with herbs, garlic, and spices, offering a savory, slightly tangy taste straight from northeastern homestyle cooking
- Khao Gee** \$11.95  
homestyle Thai dish of sticky rice in egg batter fried, offering a warm, fragrant, and subtly sweet flavor with a hint of smokiness.



Tum Thad

แซ่บ

## Tom Yum / Tom Kha (Coconut) Hot Pot \$15.95

fragrant / creamy Thai soup simmered with lemongrass, lime, chili, and fresh herbs, offering a perfect balance of spicy, sour, and savory flavors your choice of either chicken, tofu, shrimp (+\$2), or seafood combo (+\$7)



## Som Tum Lumsum \$25.95

vibrant Thai platter of mixed papaya salad, fresh herbs, and assorted ingredients served together for a flavorful, shareable experience.

## Mango Salad \$12.95

refreshing mix of sweet, tangy, and zesty flavors, combining ripe mango, almond slices, tomatoes, and spring mix and sesame ginger dressing.

## Thai Corn Salad \$14.95

crunchy salad featuring sweet corn, fresh herbs, and a tangy-spicy dressing for a burst of flavor in every bite.

## Nam Tok Moo - Spicy Pork Salad \$18.95

homestyle Thai grilled pork salad tossed with fresh herbs, toasted rice, and a tangy-spicy lime dressing. Add sticky rice (+\$4)

## Thai Lettuce Wrap - (Chicken/Pork) \$15.95

classic Thai minced meat salad mixed with fresh herbs, toasted rice, and a tangy-spicy dressing, delivering bold flavors in every bite.

## Yum Woon Sen - Seafood Aroy Mak \$26.95

zesty Thai glass noodle salad tossed with fresh herbs, vegetables, and a tangy-spicy lime dressing for a refreshing homestyle taste

**Lum Sum**  
Thai cuisine

## หมูปัก \$15.95

### Moo Ping

*Tender grilled pork skewers glazed in a sweet, smoky sauce, served warm with soft sticky rice for the perfect comforting bite.*

please enjoy ☺ keeping your spirits warm with our soups

**\$26.95**  
Yentafo  
Seafood



with fresh seafood, a tangy pink sauce, and a perfect balance of sweet, sour, and savory flavors.

**\$21.95**  
Tom Saeb  
Pork Ribs



spicy and tangy Thai soup simmered with tender pork ribs, fresh herbs, and chili, delivering bold homestyle flavors from northeastern Thailand.

**ก๋วยเตี๋ยว**  
Braised Beef Hotpot **\$26.95**



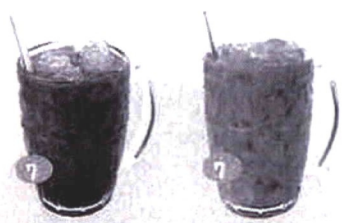
tender beef, savory meatballs, and fresh vegetables in a light, aromatic broth — hearty, comforting, and served without noodles.



**Lum Sum**  
Thai cuisine

**ข้าวซอยเนื้อ**  
Khao Soi Beef **\$27.95**  
(Northern Thai Curry)  
Noodle Soup with New York Steak

*Lumsum cafe*  
**DRINKS**



ICED COFFEE



THAI ICED TEA



GREEN TEA

"PINK" DRINK



**อัญชัน น้ำผึ้งมะนาว**  
Butterfly Pea Honey Lemon Drink **\$7**  
vibrant blue butterfly pea flower, sweet honey, and a zesty splash of lime for a refreshing taste



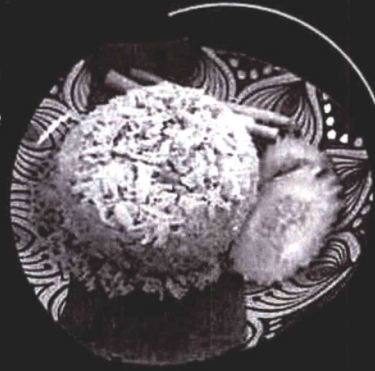
soft drink cans are available for \$2 ; Coke, Sprite, Diet Coke, Coke Zero, and Dr. Pepper

iced tea. \$3  
hot tea. \$3  
bottled water \$2

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Lum  
Sum  
Thai cuisine

Crab Thai  
Fried Rice  
\$24.95



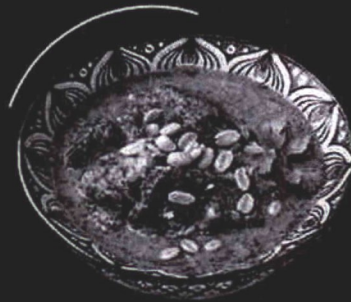
Gra Pow Braised  
Beef w/ Fried Egg  
\$18.95



Pad Thai  
Shrimp \$17.95



Masamman Roast  
Beef Curry \$25.95



Grilled Loligo  
Calamari \$18.95



Crying  
Tiger  
New York  
Steak w/  
Sticky Rice  
\$21.95

Must Try.  
สูตรโบราณ

ข้าวเหนียวมะม่วง  
pandan sticky rice  
with mango \$12



fried banana ice  
cream \$12



ข้าวต้มมัด  
sticky rice wrap  
with banana \$12

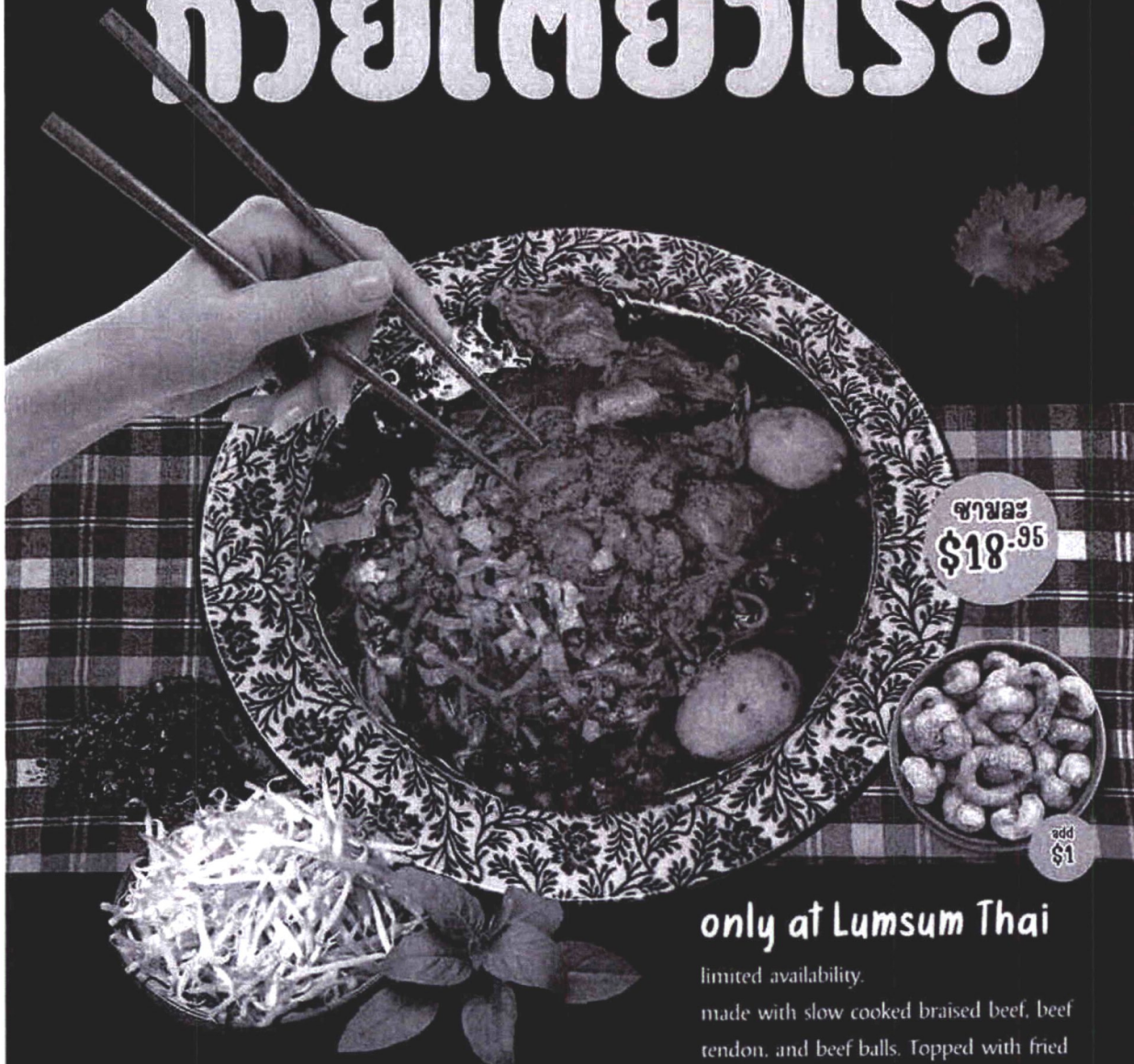


โรตีสายไข่  
roti w/ egg \$10



❖ please enjoy. ❖  
Thai Boat Noodle Soup

# ก๋วยเตี๋ยวเรือ



ขนาด  
\$18.95

add  
\$1

only at Lumsum Thai

limited availability.  
made with slow cooked braised beef, beef tendon, and beef balls. Topped with fried garlic. Add pork rinds on the side for \$1



เส้นเล็ก    เส้นใหญ่    หมี่ขาว    บะหมี่

we recommend with rice noodles. you may substitute with your choice of noodles

Lum  
Sum  
Thai cuisine

ขอสงวนลิขสิทธิ์ © 2014

# MENÚ

**STARTING AT \$15.95**  
please start here.

CHICKEN  
TOFU  
PORK  
BEEF +\$2  
SHRIMP +\$2  
COMBO +\$7  
SEAFOOD +\$7

Honoring tradition with every bite.  
Pick your favorite single selection protein  
with a classic Thai dishes all at \$15.95.  
Select dishes are fixed protein and select  
dishes can be made with no meat all  
vegetables and/or tofu

## NOODLES

### PAD THAI

A sweet-tangy mix of stir-fried rice noodles  
with crunchy peanuts, fresh lime and a warm  
touch of spice.

### PAD SEE EW

Stir-fried wide noodles with smoky sweet soy  
flavor, tender gai lan and a cozy, hearty taste.

### DRUNKEN NOODLES

A lively blend of soft noodles, bright basil and  
warm spice that brings a rich, comforting heat.

### SINGAPORE NOODLES

A bright mix of curry-kissed rice noodles with  
tender veggies, juicy protein and a warm,  
inviting spice.

### LOMEIN NOODLES

Soft stir-fried noodles tossed with fresh veggies  
in a warm, savory sauce.

## CURRY

### GREEN CURRY

Rich coconut curry simmered with Thai  
eggplant, green beans, bell peppers, bamboo,  
and Thai basil for a bright, aromatic, and  
comforting bite.

### YELLOW CURRY

A warm, creamy curry simmered with soft  
carrots, onions and tender potatoes for a cozy,  
gently spiced bite.

### RED CURRY

A creamy red curry with tender bell  
peppers, Thai eggplant, bamboo, green  
beans and fragrant basil that brings gentle  
heat in every spoonful.

### PANANG CURRY

A smooth, nutty curry with green beans and  
bell peppers and kaffir lime leaves simmered  
in coconut cream for a cozy blend of sweet  
spice and soft veggies.

## WOK FRY

### THAI FRIED RICE

Fragrant fried rice with egg tossed with  
broccoli, onions, and carrots

### PINEAPPLE FRIED RICE

Yellow curry spiced fried rice with egg tossed  
with cashews, raisins, broccoli, onions, and  
carrots

### PAD GRA POW

With fresh holy basil, garlic, chili, green beans,  
bell peppers, onions and bamboo with a rich,  
fragrant sauce for bold, homestyle Thai flavor.

### PAD GRA POW MOO KROB

With crispy pork, fresh holy basil, garlic,  
onions, and bell peppers with a rich, fragrant  
sauce for bold, homestyle Thai flavor. \$17.95

### CASHEW NUT

A savory-sweet medley of tender meat or  
vegetables tossed with roasted cashews, bell  
peppers, and onions in a rich, homestyle Thai  
sauce.

### PAD KA NA MOO KROB

With crunchy gai lan, crispy pork, chili and  
garlic with a rich, fragrant sauce for bold,  
homestyle Thai flavor. \$17.95

## ORIGINAL

### ORANGE CHICKEN

Golden fried white-meat chicken tossed in a  
sweet and tangy orange glaze, delivering a  
bright citrus flavor with a satisfying homestyle  
crunch. \$15.95

### MONGOLIAN BEEF

Sliced beef stir-fried with garlic and green  
onions in a rich, savory-sweet sauce for a bold  
and satisfying flavor in every bite. \$17.95

### SWEET & SOUR

Sautéed your choice with bell peppers, onions,  
and pineapple in a vibrant tangy-sweet sauce  
for a classic, comforting favorite. \$15.95

### GENERAL TSO'S CHICKEN

A bold sweet-spicy sauce with garlic, bell  
peppers, onions and chili for a rich, satisfying  
taste with crispy chicken

### SESAME CHICKEN

Golden fried white meat chicken tossed in a  
sesame glaze for simple no fuss flavor. \$15.95

### SZECHUAN DISH

A bold, spicy dish with bell peppers and onions  
tossed with garlic, chili, and Szechuan  
peppercorns for a fiery, aromatic Mala  
inspired flavor.

### KUNG PAO DISH

A flavorful mix of tender meat, roasted  
peanuts, bell peppers, and onions tossed in a  
savory-spicy sauce for a classic, homestyle  
Chinese favorite.



253 E. 14th St. Dept. RM1114

ATTACHMENT 4

26 5 4 Lic. Dept #11135

