

# CITY COUNCIL REPORT



Meeting Date: *February 24<sup>th</sup>, 2026*  
General Plan Element: *Land Use*  
General Plan Goal: *Support a diversity of businesses.*

## ACTION

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**Liquor License Request for LL-0003-2026 Chada Asian Fusion 2.** To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a New Application Series 12 (Restaurant) State liquor license for an existing location and new owner.

## OWNER

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Chada Asian Fusion LLC

## APPLICANT CONTACT

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Bussara Ngoitaku Irwin

## LOCATION

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6204 N Scottsdale Rd, Ste 107 (aka 106 & 107)

## REQUEST

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The applicant is seeking a favorable recommendation on a Series 12 (Restaurant) liquor license for an existing location with new owner. This has been a licensed location most recently operating with liquor since 2017 as a restaurant.

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

The applicant has indicated that this establishment will serve liquor between the hours of 11 am and 8:50 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 for a Certain Location.**

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

### **Restaurant**

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

This owner intends to operate this location as a restaurant. This establishment is 2,565 sq. ft. in size, **plus** an existing 600 sq. ft. patio. The bar service area is 300 sq. ft. or 12% of gross floor area, and the kitchen area is 650 sq. ft. or 25% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

### **Outdoor Patio**

The existing proposed patio, on the east side of the building is 600 sq. ft. and does not encroach into the adjacent pedestrian walkway.

### **Zoning**

This site is zoned C-2 (Central Business). The C-2 district allows Restaurants as a permitted use. The applicant has been notified of the city's expectation that the business will operate as a restaurant.

### **Public Safety**

Police Department: No Opposition  
Major life safety issues: None noted

### **Public Notice and Proximity**

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

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

## **COUNCIL OPTIONS & STAFF RECOMMENDATION**

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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 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)**

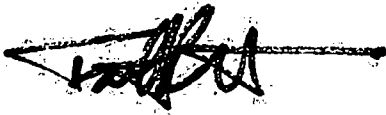
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Caitlin Clark, Planning Technician, cclark@scottsdaleaz.gov  
Planning and Development Services

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

2/9/2026

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Date

**ATTACHMENTS**

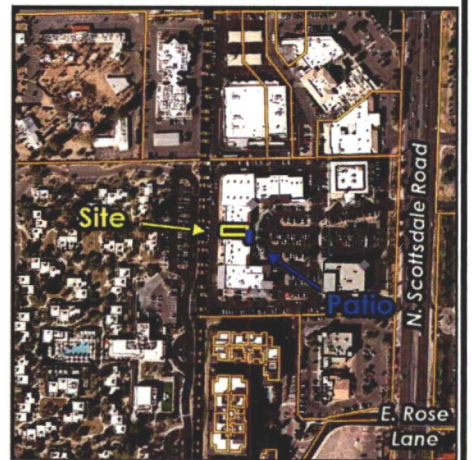
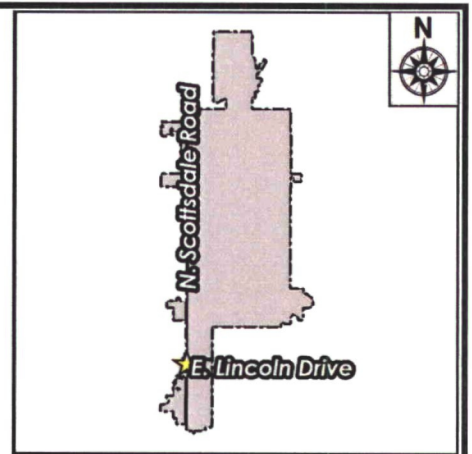
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1. Map
2. City of Scottsdale Applicant Questionnaire
3. State Application (Front Page, including menu)
4. Floor Plan



Q.S.  
21-44

G.I.S. Orthophoto 2023



**LL-0003-2026**

**Chada Asian Fusion 2 (380617)**

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:		Chada Asian Fusion 2	
Business Address:		6204 N. Scottsdale Rd. Paradise Valley AZ 85253 suite 106-107	
Total Gross Square Footage of Establishment (Minus the Patio):		2565	
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 checked="" type="checkbox"/> No <input type="checkbox"/>		Dimensions of patio: 30 x 20	
Does this business have a proposed patio? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Dimensions of patio:	
Was liquor sold at this location prior to this application? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
If yes, what type of license?		12	
Is this business currently open? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, is this business operating with an interim license? Yes <input type="checkbox"/> No <input type="checkbox"/>			
If no, what is the proposed opening date?		Feb 17	
<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?		300 Sq Ft.	
<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:		1650 Sq. Ft.	
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?		11 AM - 9:50 PM	
<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"/>			
*May require a Conditional Use Permit			
Please check one 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"/> Manufacturing	<input type="checkbox"/> Hotel/Tourist Accomodation	<input type="checkbox"/> Residential Facility	<input type="checkbox"/> Education Service
			<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.

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

*I have owned and run my restaurant CHADTHAI FOR 13 years. Each location has had a Series 12 Liquor License.*

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

*I am very responsible as are my employees. In the 13 years operating in Scottsdale I have had no complaints or violations.*

3. Please describe your business:

*Full service Dine in Restaurant.*

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.

**BUSSARA IRWIN**

Print Name

Agent/Applicant Signature

**02/9/2026**

Date

### Planning and Development Services

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

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

Created 01/29/2026 @ 01:14:40 PM

Local Governing Body Report

**LICENSE**

Number: Type: 012 RESTAURANT  
Name: CHADA ASIAN FUSION 2  
State: Pending  
Issue Date: Expiration Date:  
Original Issue Date:  
Location: 6204 N SCOTTSDALE ROAD  
#107  
SCOTTSDALE, AZ 85253  
USA  
Mailing Address: 8309 E LEWIS AVENUE  
SCOTTSDALE, AZ 85257  
USA  
Phone: (480)998-8220  
Alt. Phone: (480)399-7529  
Email: CHADAASIANFUSION2@GMAIL.COM

**AGENT**

Name: BUSSARA NGOITAKU IRWIN  
Gender: Female  
Correspondence Address: 8309 E LEWIS AVENUE  
SCOTTSDALE, AZ 85257  
USA  
Phone: (480)399-7529  
Alt. Phone:  
Email: CHADAASIANFUSION2@GMAIL.COM

**OWNER**

Name: CHADA ASIAN FUSION LLC  
Contact Name: BUSSARA NGOITAKU IRWIN  
Type: LIMITED LIABILITY COMPANY  
AZ CC File Number: 23927970 State of Incorporation: AZ  
Incorporation Date: 12/30/2025  
Correspondence Address: 8309 E LEWIS AVENUE  
SCOTTSDALE, AZ 85257  
USA  
Phone: (480)399-7259  
Alt. Phone:  
Email: CHADAASIANFUSION2@GMAIL.COM

*bothday*  
*03-30-2026*



# BEER & WINE

## CHADA ASIAN FUSION 2



SINGHA, THAILAND (12 OZ. OR 20 OZ.)  
 KIRIN LIGHT (12 OZ. OR 20 OZ.)  
 SAPPORO, JAPAN (12 OZ. OR 20 OZ.)  
 TSINGTAO, CHINA (12 OZ.)  
 HEINEKEN

BUDLIGHT  
 COORS LIGHT

WINE	GLASS	BOTTLE
CHARDONAY	\$8.5	\$27
PINOT GRIGIO	\$8.5	\$27
WHITE ZINFANDEL	\$8.5	
CABERNET	\$8.5	\$27
CELLAR NO 8 PINOT NOIR	\$8.5	\$27
MELBAC	\$8.5	\$27
SHIRAZ	\$8.5	\$27

SAKE (HOT/COLD) \$8.50  
 NIGORI CREME SAKE \$12.95  
 SAKE BOMBER (12 OZ) \$14.50 / (20 OZ) \$16.95  
 HANA LYCHEE SAKE (12 OZ) \$15.95



SODA / Beverage  
 Iced Tea \$4  
 Coke, D-coke \$4

Sweet Thai Tea \$6  
 Thai Ice coffee \$6

GHADA ASIAN FUSION 2  
6204 N. Scottsdale Rd.  
Suite 107-108

