

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 89-LL-2025 Johnny Chews (366608). To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Location / Owner Transfer Series 7 (Beer and Wine Bar) State liquor license for an existing location and new owner.

OWNER

Johnny Chews LLC

APPLICANT CONTACT

THERESA JUNE MORSE

LOCATION

7320 Scottsdale Mall

REQUEST

The applicant is seeking a favorable recommendation on a Series 7 (Beer and Wine Bar) liquor license for an existing location with new owner. This has been a licensed location most recently operating with liquor as a Bar.

This liquor license allows a beer and wine bar retailer to sell and serve beer and wine, primarily by individual portions, to be consumed on the premises and in the original container for consumption on or off the premises.

The applicant has indicated that this establishment will serve liquor between the hours of 10 am and 12 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

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.

Outdoor Patio

There existing patio on the first floor is 288 square feet and existing patio on the second floor is 176 square feet. The patios do not encroach into the adjacent pedestrian walkway.

Zoning

This site is zoned Central Business, Downtown Overlay, Historic Property (C-2 DO HP). The C-2 DO HP districts allow Beer and Wine Bars as permitted use. The applicant has been notified of the city's expectation that the business will operate as a Beer and Wine Bar.

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



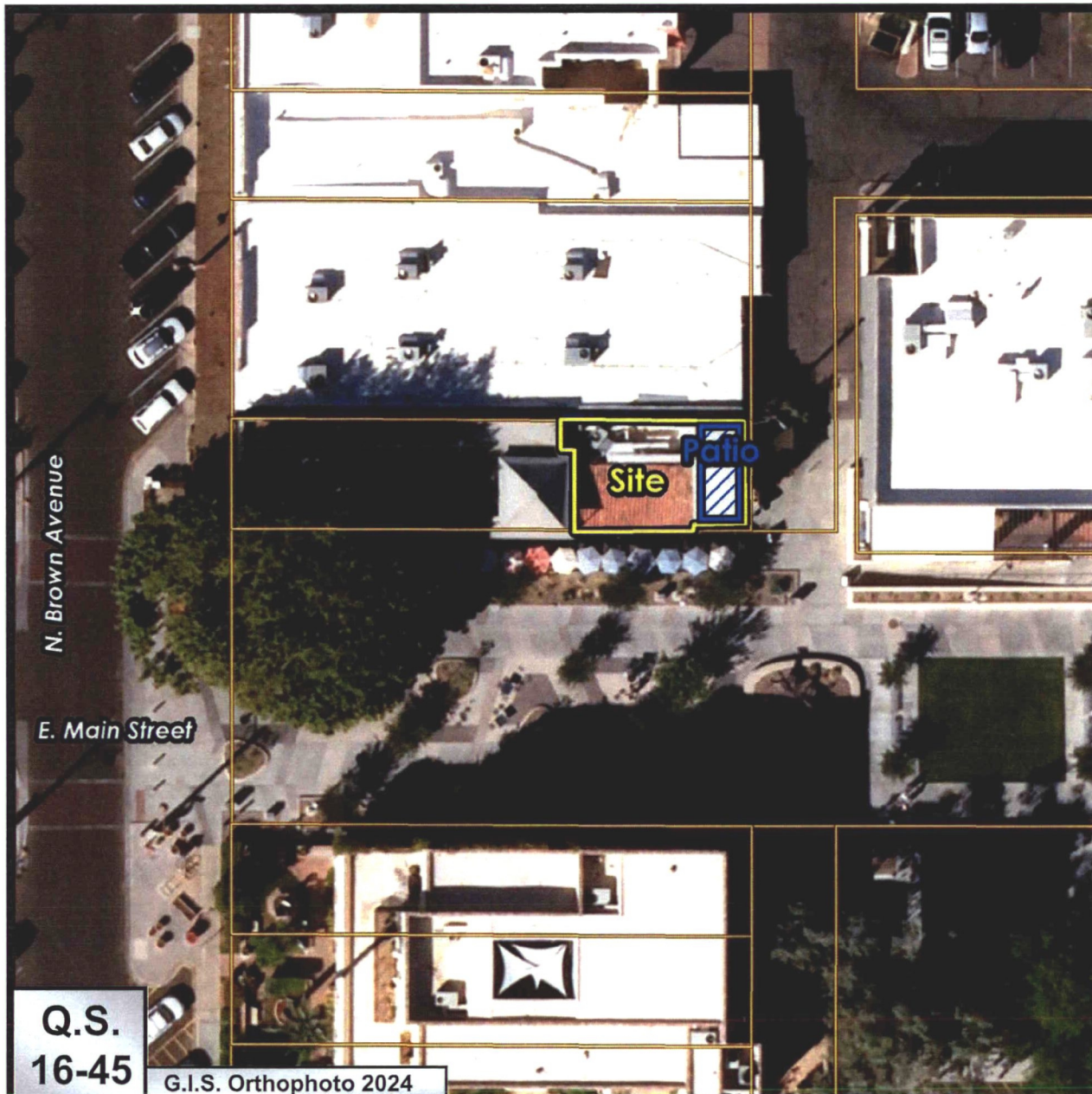
Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

12/19/2025

Date

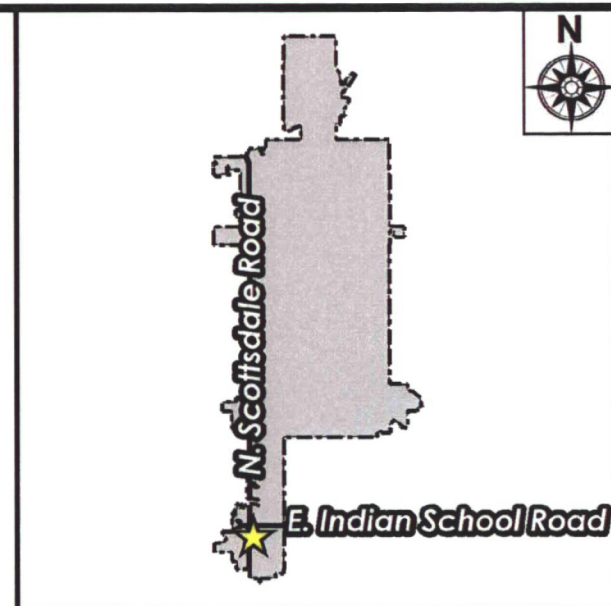
ATTACHMENTS

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



89-LL-2025

Johnny Chews (366608)



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

Please complete all questions and return within 3 business days.

Name of Business: **JOHNNY CHEWS**Business Address: **7320 E SCOTTSDALE MALL, SCOTTSDALE, ARIZONA 85251**Total Gross Square Footage of Establishment (Minus the Patio): **644**Is this business under construction or being remodeled? Yes ☐ No ☒Does this business have an existing patio? Yes ☒ No ☐ Dimensions of patio: **1=288 sq ft, 2=176 sq ft**Does this business have a proposed patio? Yes ☐ No ☒ Dimensions of patio: Was liquor sold at this location prior to this application? Yes ☒ No ☐If yes, what type of license? **SERIES 6**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? **APPROXIMATELY MARCH 15, 2026****For Restaurants, Bars and Restaurants/Bars:**Will the bar service area be less than 15% of the gross floor area? Yes ☐ No* ☒Gross square footage of the bar service area? **600***(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)*Will the kitchen be less than 15% of the gross floor area? Yes* ☒ No ☐Gross square footage of kitchen: **0 sq ft (planning permitted patio without kitchen at this time)**Will the kitchen close before 9:00 p.m.? Yes* ☐ No ☒Will less than 40% of gross revenues be derived from the sale of prepared food? Yes* ☐ No ☒During what hours will the establishment offer liquor sales? **10 AM TO 12 PM****For admittance:**Will age verification be required/requested at any time during business operations? Yes* ☒ No ☐**For admittance:**Is a cover charge required at any time during business operations? Yes* ☐ No ☒***May require a Conditional Use Permit**Please check **one** of the following that best describes the primary business operation:

- | | | | | |
|--|--|---|---|--|
| ☐ Packaged Retail | ☐ Restaurant | ☒ Bar | ☐ Personal Service | ☐ Education Service |
| ☐ Manufacturing | ☐ Hotel/Tourist Accommodation | ☐ Residential Facility | ☐ Sports/Theater | |

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

Liquor License Questionnaire

(Existing 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* ☐ No ☒	Karaoke?	Yes* ☐ No ☒
Live Bands?	Yes* ☒ No ☐	DJ?	Yes* ☒ No ☐
Amplified Music?	Yes* ☐ No ☒	Games?	Yes* ☐ No ☒
Adult Entertainment?	Yes* ☐ No ☒	Four or more pool tables?	Yes* ☐ No ☒
After Hours?	Yes* ☐ No ☒		

***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:

The owners have not been involved in any criminal activity and are law abiding citizens. Owners and staff will attend Arizona liquor law training to identify underage and obviously intoxicated guests. Policies and procedures will be established along with a

2. Please describe your business:

This location was previously a series 6 full bar selling all types of spirituous liquor. This new application is for a series 7 license to sell only beer and wine to our guests.

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.

Theresa June Morse

Print Name

Agent/Applicant Signature

11/24/25

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 11/20/2025 @ 02:45:23 PM

Local Governing Body Report

LICENSE

Number:	007070013349	Type:	007 BEER AND WINE BAR
Name:	JOHNNY CHEWS		
State:	Pending		
Issue Date:		Expiration Date:	02/28/2026
Original Issue Date:	03/22/2021		
Location:	7320 SCOTTSDALE MALL SCOTTSDALE, AZ 85251 USA		
Mailing Address:	530 E MCDOWELL RD 107-241 PHOENIX, AZ 85004 USA		
Phone:	(480)353-8035		
Alt. Phone:			
Email:	TJMORSE1208@Q.COM		

Currently, this license has pending applications.

AGENT

Name:	THERESA JUNE MORSE
Gender:	Female
Correspondence Address:	530 E MCDOWELL RD 107-241 PHOENIX, AZ 85004 USA
Phone:	(480)353-8035
Alt. Phone:	
Email:	TJMORSE1208@Q.COM, LICENSING@AAICLIQUOR.COM

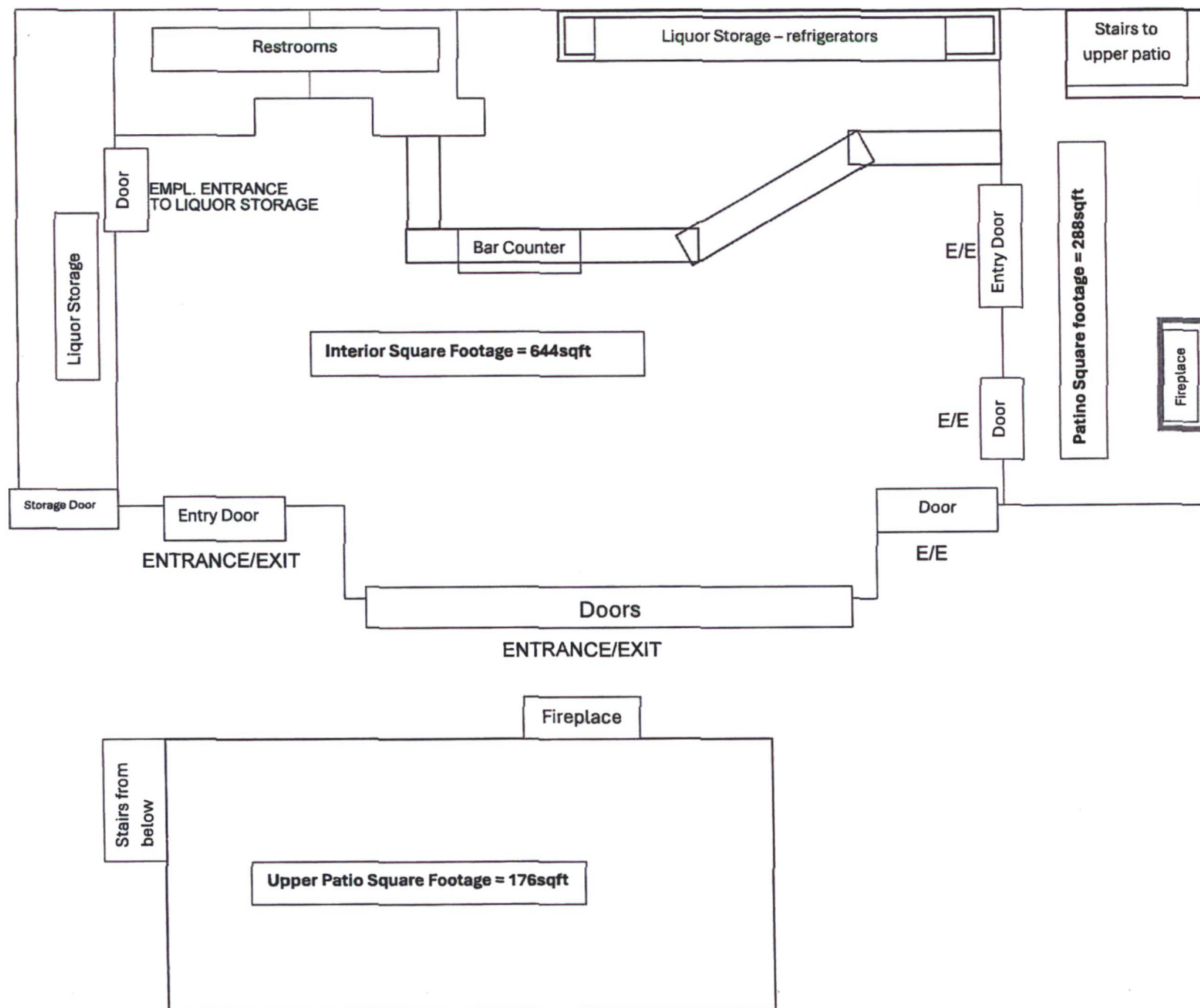
OWNER

Name:	JOHNNY CHEWS LLC		
Contact Name:	THERESA JUNE MORSE		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	23544241	State of Incorporation: AZ	
Incorporation Date:	06/18/2023		
Correspondence Address:	530 E MCDOWELL RD 107-241 PHOENIX, AZ 85004 USA		
Phone:	(480)353-8035		
Alt. Phone:			
Email:	TJMORSE1208@Q.COM		

*60th day
01-19-2026*

ATTACHMENT 4

Johnny Chew's Layout – Main Floor



25 OCT 31 AM 11:11 AZH.LC