Item 21

CITY COUNCIL REPORT

Meeting Date: July 1, 2026
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Old Town Tavern - Bar Use & Live Entertainment Use
Liquor License Request for Old Town Tavern (391654)
5-UP-2025, 6-UP-2025, 1-IP-2025, LL-0030-2026

Request to consider the following:

1. Adopt Resolution No. 13592 for a Bar Conditional Use Permit on a +/- 3,140 square foot portion of the +/- 6,000 square foot site, zoned Central Business Downtown Overlay (C-2 DO) located at 7330 E. Main St.

2. Adopt Resolution No. 13593 for a Live Entertainment Conditional Use Permit for both bar and restaurant of the +/- 6,000 square foot site, zoned Central Business Downtown Overlay (C-2 DO) located at 7330 E. Main St.

3. Adopt resolution No. 13600 approving a request to participate in the In-lieu Parking Program for sixteen (16) Parking Credits to be paid monthly for a new bar with live entertainment on a +/- 3,140 square foot portion of the +/- 6,000 square foot site, zoned Central Business Downtown Overlay (C-2 DO) located at 7330 E. Main St.

4. Forward a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a location transfer of a Series 6 (Bar) State liquor license for a +/- 3,140 square foot portion of the +/- 6,000 square foot site, zoned Central Business Downtown Overlay (C-2 DO) located at 7330 E. Main St.

Goal/Purpose of Request

The applicant's request is to operate a new restaurant and bar with live entertainment. The applicant will also seek approval from City Council for 16 In-Lieu Parking Credits necessary to meet parking requirements due to the proposed increased land use intensity.

Key Items for Consideration

- Conditional Use Permit Criteria
- Previous operations: Restaurant (series 12 liquor), Domestic winery/retail (series 13 liquor)
- Requesting 16 In-Lieu parking credits

- Existing public parking locations to the north and south, and planned additional public parking at 2nd Street and Brown Avenue
- No known opposition
- Planning Commission heard conditional use permit cases on 1/28/2026 and recommended approval with a vote of 6-0.

OWNER

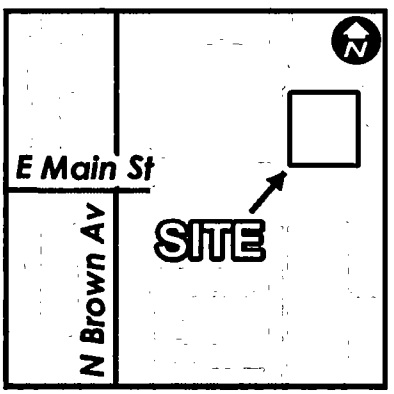
Paul S Mitchell
(480) 275-9989

APPLICANT CONTACT

Cameron Morgan
Cameron Morgan Attorney at Law
480-990-9507

LOCATION

7330 E Main St Ste 105



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed-use Neighborhoods. This category includes higher-density housing combined with complementary office or retail uses, which is most suitable near and within Growth and Activity Areas.

Old Town Scottsdale Character Area Plan (OTSCAP)

The OTSCAP designates the subject site as Downtown Civic Center, which encompasses primarily public open space along with cultural, sports and municipal activities. Redevelopment should activate, support, and increase the civic, cultural, sports and open space amenities.

Zoning

The site is zoned Central Business Downtown Overlay (C-2 DO). The C-2 zoning district allows for commercial activities located near residential neighborhoods, including shopping and service needs. Bars and Live Entertainment are permitted with a Conditional Use Permit (CUP).

Context

Located where the west end of the Civic Center meets Brown Avenue, the subject site is situated in an area occupied by a variety of retail and restaurant/bar uses. The nearest existing residentially-zoned community is about 1,000 feet away (Emory Apartments – formerly "The Palladium"). There is at least one other residential unit above "The Clayton" mixed-use development approximately 150 feet to the east, and an additional residential unit above the Bischoff property approximately 150 feet to the west, however both properties are zoned Commercial with the Downtown Overlay. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Public Surface Parking, zoned C-2 DO
- South: Civic Center, D/DCC-2 PBD DO
- East: Office, zoned C-2 DO
- West: Retail & Bar, zoned C-2 DO

Other Related Policies, References:

- Scottsdale General Plan 2035
- Old Town Scottsdale Character Area Plan

APPLICANTS PROPOSAL

Development Information

The +/- 6,000 square foot site currently contains a +/- 5,155 square foot building within the Civic Center area. The building currently operates a +/- 2,015 square foot restaurant suite (west side) and +/- 3,140 square foot vacant suite (east side). There is also a combined 802 square foot patio on the south side of the building.

The previous proposal presented to City Council on February 10, 2026 included the entire +/- 5,155 square foot building as a bar with live entertainment. The entire building as a bar with live entertainment had a very high parking demand, and, with no parking available on site, required participation in the in-lieu parking program for 41 parking space credits. With concerns expressed about parking, the City Council voted to continue the case to be heard at a later date.

The current proposal seeks to maintain the +/- 2,015 square foot restaurant suite (west side) and add live entertainment. Given the small stage area (less than four percent of the floor area) and live entertainment occurring during full menu hours, no additional parking is required by the city parking code.

The current proposal also seeks to occupy the +/- 3,140 square foot vacant suite (east side) as a new bar with live entertainment. This more limited bar area significantly reduces the parking requirements from the previous proposal. The revised request will require 16 in-lieu parking

credits to be considered by City Council. Existing public parking is located immediately to the north and south of the establishment, and there is planned future additional public parking at 2nd Street and Brown Avenue. There is also public on-street parking in the vicinity, as well as the increasing trend in rideshare options. The bar operations plan states the bar will operate between 10:00am – 2:00am.

- Parcel Size: 6,000 sf
- Parking Required: 40 spaces
- Parking Provided: 40 spaces (22 credits (1975), 2 bike, 16 In-Lieu)
- Floor Area: 4,353 sf (plus 802 sf of patio)

Parking

This revised request which reduces bar area requires less parking than the previous proposal. Consequently, the necessary in-lieu parking has been reduced to 16 credits. Also contributing to the reduced in-lieu demand are documents discovered through further research since the previous Council meeting, which detail parking credits from the 1970s Urban Renewal Project. The required parking for this property at the time was 22 spaces, which was reduced by a rate of 35% to help redevelop commercial properties along the Scottsdale Civic Center Mall. The reduction in bar area in tandem with these additional property parking credits lowers the parking demand and lessens the reliance on in-lieu credits to round out the parking needs.

IMPACT ANALYSIS

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

A. That the granting of such Conditional Use Permits will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:

   1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

      - This establishment is located in an area with uses of similar intensity, including bars and restaurants. Live entertainment is part of this request, and similar to the original operation recently vacated next door. The live entertainment will occur indoors and the bar is not anticipated to result in any damage or nuisance arising from smoke, odor, dust, vibration, or illumination.

   2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

- The proposed use is consistent in intensity and size with other nearby establishments in the immediate area. There are bars and restaurants nearby (some with karaoke and live entertainment) that have similar hours and operations. Though this request is not necessarily anticipated to generate a significant increase in vehicular traffic volume that would affect existing traffic patterns on surrounding streets, bars with live entertainment do have higher parking requirements to accommodate increased levels of patronage. Parking for the proposed site requires 40 spaces, with 40 spaces provided via credits and participation in the in-lieu parking program.

B. The characteristics of the proposed conditional uses are reasonably compatible with the types of uses permitted in the surrounding areas.

- This establishment is located in an area with uses having similar intensity, including bars and restaurants nearby (some with karaoke and live entertainment) with similar hours and operations. The characteristics of the proposed uses are reasonably compatible with the uses in the surrounding area.

C. The additional conditions in Section 1.403, as applicable, have been satisfied.

Bar

1. The use shall not disrupt existing balance of daytime and nighttime uses.

- A new bar will likely draw more patrons to this site than the vacant retail portion of the property during the night, however it does not significantly shift the overall dynamic of daytime and nighttime uses in the area. As such, this request is not anticipated to disrupt the existing balance of daytime and nighttime uses.

2. The use shall not disrupt pedestrian-oriented daytime activities.

- This area of Downtown is occupied primarily by retail, restaurants, and bars. It also sits along the western entrance to the Civic Center, and as such embraces the intended pedestrian network. This use is compatible with the OTSCAP goal of an 18-hour mixed-use downtown.

3. If the site is located within the downtown overlay district then:

a. The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.

- Part of the existing building is a vacant retail space. While the current proposal for a bar would replace a retail suite, providing an additional entitlement to operate a bar here would not prevent a return to retail in the future, should the market dictate that.

b. The required parking for the use shall be within six hundred (600) feet of the property and shall not be separated from the property by a major or minor arterial street.

- There is no remote parking associated with this request. The proposed purchase of in-lieu parking credits would help fund current and future public parking maintenance and improvements.

4. If the use is located within five hundred (500) feet of a residential use or district then:

   a. The use shall not adversely impact residential uses.

   b. The use shall provide methods of buffering residential uses.

   - There are at least two residential units about 150 feet away (both east and west of the subject property) also within the Civic Center area. The applicant's narrative describes how they intend to mitigate those effects. Staff is not aware of any ongoing issues or complaints from these units (7343 E Scottsdale Mall, 3925 E Brown Avenue) pertaining to the variety of entertainment venues in the area.

5. An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.

   - A Public Safety Plan (PSP) has been submitted. All PSP materials will be reviewed upon certificate of occupancy and closer to the opening date of the establishment, per Police recommendation.

6. The applicant shall create a written exterior refuse control plan for approval by the City.

   - A refuse control plan was not submitted as part of this request, however the operation plan denotes expectations, along with consequences for violating the requirements.

7. The applicant shall demonstrate how noise and light generated by the use shall be mitigated.

   - The application indicates that noise will be contained within the building, except when accessing the patio. There will be no doors propped open, and all lighting shall be shielded and directed downward.

8. The applicant shall demonstrate that the use shall meet required parking and shall not exceed capacity for traffic in the area.

   - To meet the required parking will necessitate the ongoing monthly rental of 16 in-lieu credits. The proposed use is not anticipated to generate a significant increase in vehicular traffic volume that would affect existing traffic patterns on surrounding streets. Existing public parking is located immediately to the north

and south of the establishment, and there is planned future public parking to be located nearby at 2nd Street and Brown Avenue. There is also public on-street parking in the vicinity, as well as the increasing trend in rideshare options.

9. After hours establishments must maintain a valid after hours establishment license.

   - No after-hours activities are proposed as part of this application.

Live Entertainment

1. The applicant has provided and obtained City approval of a written Security and Maintenance Plan.

   - A PSP has been received by the Police Department. Conditions of the PSP will be enforced by the City's Code Enforcement Division and the Police Department.

2. The applicant has provided written evidence that sound resulting from indoor live entertainment will be contained within the building, except where external speakers are permitted by Conditional Use Permit to allow indoor live entertainment to be heard outdoors.

   - All doors and windows will be closed but not locked during the hours live entertainment is provided. The applicant indicates in their narrative that there will be no external speakers on the patio.

5. The applicant has provided a lighting plan that addresses exterior lighting on the property, in accordance with Article VII of the Zoning Ordinance and the Security and Maintenance Plan requirements.

   - All external lighting is stipulated to be shielded and directed downward.

6. The applicant has provided a floor plan which identifies the areas for the primary use and for accessory functions, including but not limited to areas for performances.

   - The floor plan provided by the applicant with this application identifies the location for the proposed live entertainment.

7. If the establishment is not in the Downtown area, and access to the establishment is from a street other than one classified by the Transportation Master Plan as minor collector or greater, the applicant shall provide a traffic analysis which complies with the City's transportation guidelines. The traffic analysis shall demonstrate that the level of service on all streets accessed by the use meets City standards.

   - The establishment is located in the Downtown area.

8. If the Zoning Administrator determines that a parking study is necessary, the applicant shall provide a study which complies with the City's requirements.

- A parking study is not required as part of this request.

9. The owner shall provide any additional information required by the Zoning Administrator to evaluate the impacts of the proposed use on the area.

   - All information and plans needed to analyze impacts of the proposed use on the area were provided as part of the application materials.

10. All building openings such as doors, windows and movable wall panels shall be closed but not locked, except as permitted by Conditional Use Permit. Doors and service windows may be opened temporarily to allow passage.

    - All doors and windows will be closed during the hours live entertainment is provided.

11. No external speakers used for live entertainment or outdoor live entertainment activities will be permitted on the premises of a use that is located within 500 feet of a residential district shown in Table 4.100.A

    - This establishment is not located within 500 feet of a residentially-zoned property. There are residential units associated with commercially zoned properties with a downtown overlay designation. Nevertheless, there is no outdoor live entertainment proposed, nor outdoor speakers projecting the live entertainment.

12. The owner and operator shall comply with all plans approved as part of the Conditional Use Permit.

    - A stipulation requiring compliance with the site plan and floor plan is included as a condition of approval.

13. All patron entrances shall be illuminated in accordance with the Building Code and the exterior lighting plans approved by the Development Review Board.

    - Entrances are illuminated and no new exterior lighting is proposed with this application.

14. Noise generated from the live entertainment shall conform to the City's Noise Ordinance.

    - The applicant is aware of the City Noise Ordinance.

In-Lieu Parking

Pursuant to the Zoning Ordinance Section 9.108. D.3. of the In-Lieu Parking Program, parking requirements for nonresidential uses may be met by making in-lieu payments into the City's downtown parking fund. The City Council shall determine whether or not to allow a property owner to participate in the in-lieu parking program based on the following considerations:

i. New development, reinvestment, or redevelopment of the property;
   - This project will merge two (2) commercial suites previously occupied by retail and restaurant uses. Redevelopment of the site is consistent with the Old Town Plan and Urban Design goals.

ii. The use of the property fosters a pedestrian-oriented environment with an urban design and character, and the use of public transit or the downtown tram service;
   - As a whole, the businesses in the area encourage a pedestrian-oriented environment and the use of publicly available transportation such as taxi-cabs, pedi-cabs, golf-cabs, trolley and public transit. The proposed bar with patio space will further activate an existing pedestrian environment along the Civic Center.

iii. Property size and configuration;
   - The subject parcel is 6,000 sf with no on-site parking available; typical for small downtown parcels. This prohibits the ability to reasonably accommodate all of the required parking for the more intense land use. Besides patio space, there is no expanded floor area proposed.

iv. The amount of public parking available to the area;
   - Within the immediate area of the subject site, there are several public parking garages, and an additional surface lot immediately abutting this parcel to the north. There is also standard on-street parking in the area.

v. The future opportunity to provide public parking in the area; or
   - The City continues to explore ways to increase public parking in this area for the benefit of the public at-large. The funds provided from the proposed participation in the in-lieu parking program can be used for future public parking improvements or operations and maintenance of existing facilities. Currently, there is a plan for a future, new public parking garage within walking distance (The Brown Avenue Garage).

vi. Open space and public realm areas are maintained and/or parking lots convert into open space and public realm.
   - The area is enhanced and encourages use of the public realm with an improved patio area.

Liquor License Review

The applicant is seeking a favorable recommendation on a Series 6 (Bar) liquor license for the +/- 3,140 square foot portion of the +/- 6,000 square foot site. This liquor license allows a bar retailer to sell and serve spirituous liquors, primarily by individual portions, to be consumed on the premises and in the original container for consumption on or off the premises. This has been a licensed location most recently with a restaurant (Series 12) and Domestic winery/retail (Series 13) liquor licenses.

Reliability and Location

A.R.S. Section 4.-203.A and R19-1-702 Granting a License

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

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 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

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

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.

Public Safety

All Public Safety Plan materials will be reviewed upon certificate of occupancy and closer to the opening date of the establishment. However, the Scottsdale Police Department sees no reason for the applicant not to continue through the review process in order to obtain use permits and building permits as needed per City requirements.

Community Impact

Property owners within 750 feet of the site have been notified by mail of the applicant's request and the site is posted with the required signage. No public comment has been received.

Other Boards and Commissions

Planning Commission:
Planning Commission heard the conditional use permits on January 28, 2026 and recommended approval with a vote of 6-0.

Recommended Approach:

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval of the Conditional Use Permits, per the attached stipulations.

City Council:
City Council heard conditional use permits cases on February 10, 2026 and continued them with a vote of 7-0.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Adopt Resolution No. 13592 for a Bar Conditional Use Permit on a +/- 3,140 square foot portion of the +/- 6,000 square foot site, zoned Central Business Downtown Overlay (C-2 DO) located at 7330 E. Main St.

Adopt Resolution No. 13593 for a Live Entertainment Conditional Use Permit for both bar and restaurant of the +/- 6,000 square foot site, zoned Central Business Downtown Overlay (C-2 DO) located at 7330 E. Main St.

Adopt resolution No. 13600 approving a request to participate in the In-lieu Parking Program for sixteen (16) Parking Credits to be paid monthly for a new bar with live entertainment on a +/- 3,140 square foot portion of the +/- 6,000 square foot site, zoned Central Business Downtown Overlay (C-2 DO) located at 7330 E. Main St.

Forward a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a location transfer of a Series 6 (Bar) State liquor license for a +/- 3,140 square foot portion of the +/- 6,000 square foot site, zoned Central Business Downtown Overlay (C-2 DO) located at 7330 E. Main St.

RESPONSIBLE DEPARTMENT(S)

Planning and Development Services
Current Planning Services

STAFF CONTACT(S)

Casey Steinke
Senior Planner
480-312-2611
E-mail: csteinke@ScottsdaleAZ.gov

APPROVED BY



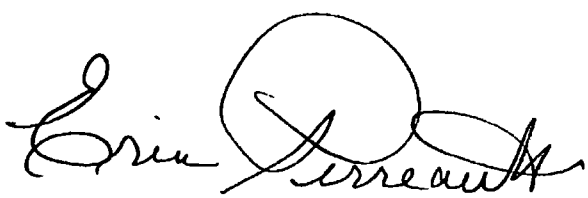
6/15/26

Casey Steinke, Report Author — Date



6/16/2026

Tim Curtis, AICP, Current Planning Director — Date
Planning Commission Liaison
Phone: 480-312-4210, Email: tcurtis@scottsdaleaz.gov



06/16/2026

Erin Perreault, AICP, Sr. Director — Date
Planning & Development Services
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

ATTACHMENTS

1. Context Aerial
2. Resolution No. 13592
   - Exhibit 1: Aerial Close Up
   - Exhibit 2: Stipulations
   - Exhibit A to Exhibit 2: Site Plan
   - Exhibit B to Exhibit 2: Floor Plan
   - Exhibit 3: Additional Conditions
3. Resolution No. 13593
   - Exhibit 1: Aerial Close Up
   - Exhibit 2: Stipulations
   - Exhibit A to Exhibit 2: Site Plan
   - Exhibit B to Exhibit 2: Floor Plan
   - Exhibit 3: Additional Conditions
4. Resolution No. 13600
   - Exhibit 1: Zoning Map
5. Operation Plan
6. Applicant's Narrative
7. Zoning Map
8. Citizen Involvement
9. City Notification Map
10. Planning Commission January 28, 2026 Draft Meeting Minutes
11. Liquor License Information: Aerial and Application (front page only)



Context Aerial

5-UP-2025 & 6-UP-2025

ATTACHMENT 1

RESOLUTION NO. 13592

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR A BAR USE WITHIN AN APPROXIMATELY 3,140 SQUARE FOOT AREA WITH CENTRAL BUSINESS DOWNTOWN OVERLAY (C-2 DO) ZONING LOCATED AT 7330 E. MAIN STREET.

WHEREAS, the Planning Commission held a public hearing on January 28, 2026; and

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

a) that the granting of this conditional use permit per stipulations set forth on **Exhibit 2** will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;

b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and

c) that compliance with the additional conditions for bars, set forth on **Exhibit 3**, is required.

Section 2. That a description of the conditional use permit is set forth in Case No. 5-UP-2025. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibits 2** and **Exhibit 3**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2026.

ATTEST:

By:_____
Ben Lane
City Clerk

CITY OF SCOTTSDALE, an Arizona Municipal Corporation

By:_____
Lisa Borowsky
Mayor

APPROVED AS TO FORM:

By:_____
Luis E. Santaella, City Attorney
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

5-UP-2025

Conditional Use Permit – Bar

Stipulations

Old Town Tavern - Bar Use

Case Number: 5-UP-2025

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

Stipulations added after Planning Commission are shown in ***bold italics***.

OPERATIONS

1. CONFORMANCE TO THE CONCEPTUAL SITE PLAN/FLOOR PLAN. The interior layout of the premises shall be in substantial conformance with the conceptual floor plan, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual floor plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. ***TERM OF CONDITIONAL USE PERMIT. This conditional use permit is valid for three (3) years, unless it is first amended or renewed for a three (3) year extension.***
3. NO LIVE ENTERTAINMENT. This Conditional Use Permit is for a bar use only, and no live entertainment is approved as part of this request.
4. SECURITY, MAINTENANCE, AND OPERATIONS PLAN. The operations of the bar shall conform to the Security, Maintenance, and Operations Plan approved by, and on record with the City of Scottsdale's Police Department and the Planning and Development Services Department. A copy of the approved Security, Maintenance, and Operations shall be maintained on site. Within 10 days after a request by the City Manager or designee, the owner shall provide an update of the Security, Maintenance, and Operations Plan to the Scottsdale Police Department and the Planning and Development Services Department. At least ten (10) days before any operational change of the bar, or any promotional event (excluding Special Events), that modifies the requirements or contents of the Security, Maintenance, and Operations Plan, the owner shall submit a revised Security, Maintenance, and Operations Plan to the Scottsdale Police Department and the Planning, Neighborhoods, and Transportation Division. Any revised Security, Maintenance, and Operations Plan shall be subject to approval by the City of Scottsdale's Police Department and the Planning and Development Services Department.
5. NOISE. In addition to the City's Noise Ordinance (Ordinance No. 3192, Article II, Chapter 19 of the Scottsdale Revised Code), noise generated from this use, including any speakers or other amplification equipment, shall not exceed ambient noise levels consistent to the use and the character of the area during hours of operation, as determined by the Zoning Administrator, or designee. Amplified music shall be limited to the times that State law allows liquor sales at this bar.
6. EXTERNAL DOORS. All external doors shall be closed but not locked during business hours.

PARKING

7. MINIMUM PARKING. The site shall be required to provide parking, as required by the Zoning Ordinance, through on-site parking, off-site parking, in-lieu parking spaces, or any combination thereof, at all times. Failure to provide required parking for the use, to the satisfaction of the Zoning Administrator, or designee, may be grounds for revocation of the Conditional Use Permit.

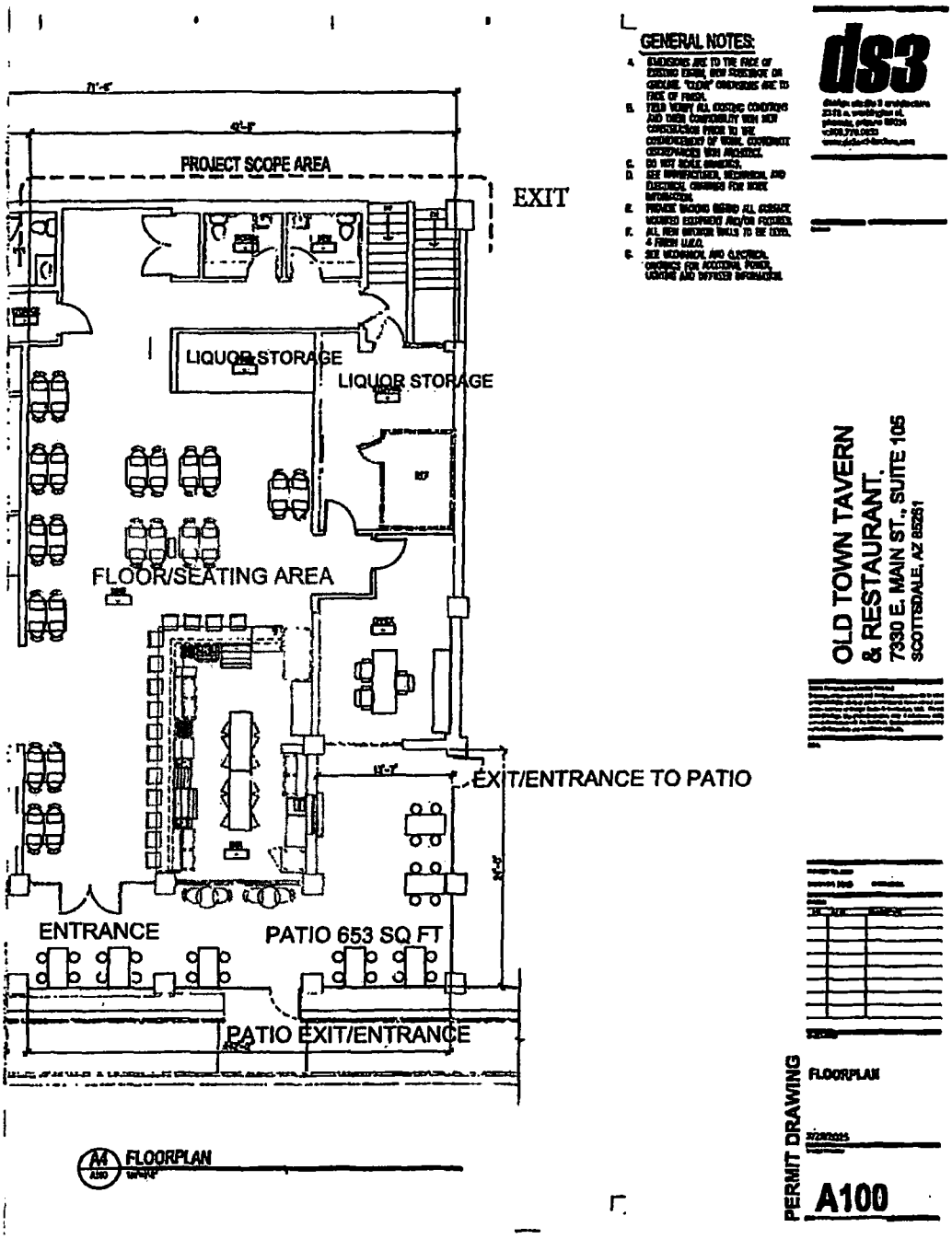
8. PARKING ASSURANCE AGREEMENT(S). If the owner or operator chooses to utilize off-site parking to satisfy the parking requirement for the use, the owner or operator shall enter into a parking assurance agreement in a form satisfactory to the city. Thirty (30) days before the expiration of any assurance agreement, the owner or operator shall submit a new assurance agreement to the Zoning Administrator, or designee, subject to city review and approval. Inability of the owner or operator to obtain the required parking under an assurance agreement, to the satisfaction of the Zoning Administrator, or designee, may be grounds for revocation of the Conditional Use Permit.

ADMINISTRATIVE/PROCESS

9. CONDITIONAL USE PERMIT ADMINISTRATIVE REVIEW. Within ten (10) days after a request by the Zoning Administrator or designee, the owner shall submit a letter to the Zoning Administrator or designee demonstrating compliance with all stipulations. A deviation from any stipulations or change in the floor plan may be grounds for revocation of the Conditional Use Permit.

10. CHANGES IN OWNERSHIP. Within ten (10) days after a change in ownership, the owner shall provide notice to the Zoning Administrator in writing of any such ownership change.

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APPENDIX B – BASIC ZONING ORDINANCE
1.403

C.1 *Bars, cocktail lounges, and/or after-hours establishments.*

1. The use shall not disrupt existing balance of daytime and nighttime uses.
2. The use shall not disrupt pedestrian-oriented daytime activities.
3. If the site is located within the Downtown Overlay District D-O then:
   a. The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.
   b. The required parking for the use shall be within six hundred (600) feet of the property and shall not be separated from the property by a major or minor arterial street.
4. If the use is located within five hundred (500) feet of a residential use or district then:
   a. The use shall not adversely impact residential uses.
   b. The use shall provide methods of buffering residential uses.
5. An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.
6. The property owner shall create a written exterior refuse control plan for approval by the City.
7. The property owner shall demonstrate how noise and light generated by the use shall be mitigated.
8. The use shall conform to the parking requirements of Article IX and shall not exceed capacity for traffic in the area.
9. After hours establishments must maintain a valid after-hours establishment license.

RESOLUTION NO. 13593

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR LIVE ENTERTAINMENT FOR AN APPROXIMATELY 6,000 SQUARE FOOT AREA WITH CENTRAL BUSINESS DOWNTOWN OVERLAY (C-2 DO) ZONING LOCATED AT 7330 E. MAIN STREET.

WHEREAS, the Planning Commission held a public hearing on January 28, 2026; and

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

a) That the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;

b) That the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and

c) That compliance with the additional conditions for live entertainment, set forth on **Exhibit 3**, is required.

Section 2. That a description of the conditional use permit is set forth in Case No. 6-UP-2025. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibit 2** and **Exhibit 3**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2026.

ATTEST:

By:_____
Ben Lane, City Clerk

CITY OF SCOTTSDALE, an Arizona Municipal Corporation

By:_____
Lisa Borowsky, Mayor

APPROVED AS TO FORM:

By:_____
Luis E. Santaella, City Attorney
By: Joe Padilla, Deputy City Attorney

ATTACHMENT 3



Close-up Aerial

6-UP-2025

Resolution No. 13593
Exhibit 1
Page 1 of 1

Conditional Use Permit – Live Entertainment

Stipulations:

Old Town Tavern - Live Entertainment for

Case Number: 6-UP-2025

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

Stipulations added after Planning Commission are shown in ***bold italics***.

OPERATIONS

1. CONFORMANCE TO THE CONCEPTUAL FLOOR PLAN. The interior layout of the premises shall be in substantial conformance with the conceptual floor plan, attached as Exhibit B to Exhibit 2. Any proposed significant change to the conceptual floor plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. ***TERM OF CONDITIONAL USE PERMIT. This conditional use permit is valid for three (3) years, unless it is first amended or renewed for a three (3) year extension.***
4. NO BAR USE. This Conditional Use Permit is for live entertainment only, and a bar use is not approved as part of this request.
5. HOURS OF LIVE ENTERTAINMENT. The hours of the live entertainment for this establishment shall be limited to:

	Allowed Start of the Live Entertainment	To	Required End of the Live Entertainment
Sunday	2:00 PM	To	11:00 PM
Monday	3:00 PM	To	11:00 PM
Tuesday	3:00 PM	To	11:00 PM
Wednesday	3:00 PM	To	11:00 PM
Thursday	3:00 PM	To	11:00 PM
Friday	3:00 PM	To	11:00 PM
Saturday	2:00 PM	To	11:00 PM

6. SECURITY, MAINTENANCE, AND OPERATIONS PLAN. The live entertainment shall conform to the Security, Maintenance, and Operations Plan approved by, and on record with the City of Scottsdale's Police Department and the Planning and Development Services Department. A copy of the approved Security, Maintenance, and Operations shall be maintained on site.

Within 10 days after a request by the City Manager or designee, the owner shall provide an update of the Security, Maintenance, and Operations Plan to the Scottsdale Police Department and the Planning and Development Services Department. At least ten (10) days before any operational change of the live entertainment, or any promotional event (excluding Special Events), that modifies the requirements or contents of the Security, Maintenance, and Operations Plan, the owner shall submit a revised Security, Maintenance, and Operations Plan to the Scottsdale Police Department and the Planning and Development Services Department. Any revised Security, Maintenance, and Operations Plan shall be subject to approval by the City of Scottsdale's Police Department and the Planning and Development Services Department.

7. NOISE. In addition to the City's Noise Ordinance (Ordinance No. 3912, Article II, Chapter 19 of the Scottsdale Revised Code), noise generated from this use, including any speakers or other amplification equipment, shall not exceed ambient noise levels consistent to the use and the character of the area during hours of operation, as determined by the Zoning Administrator, or designee. Amplified music shall be limited to the times that State law allows liquor sales at this establishment.
8. EXTERNAL LIVE ENTERTAINMENT. No external live entertainment is permitted.
9. EXTERNAL SPEAKERS. No external speakers to broadcast live entertainment are permitted.
10. EXTERNAL DOORS. All external doors shall be closed, except for passage, but not locked during Live Entertainment.
11. EXTERNAL WINDOWS. All external windows shall be closed during live entertainment.

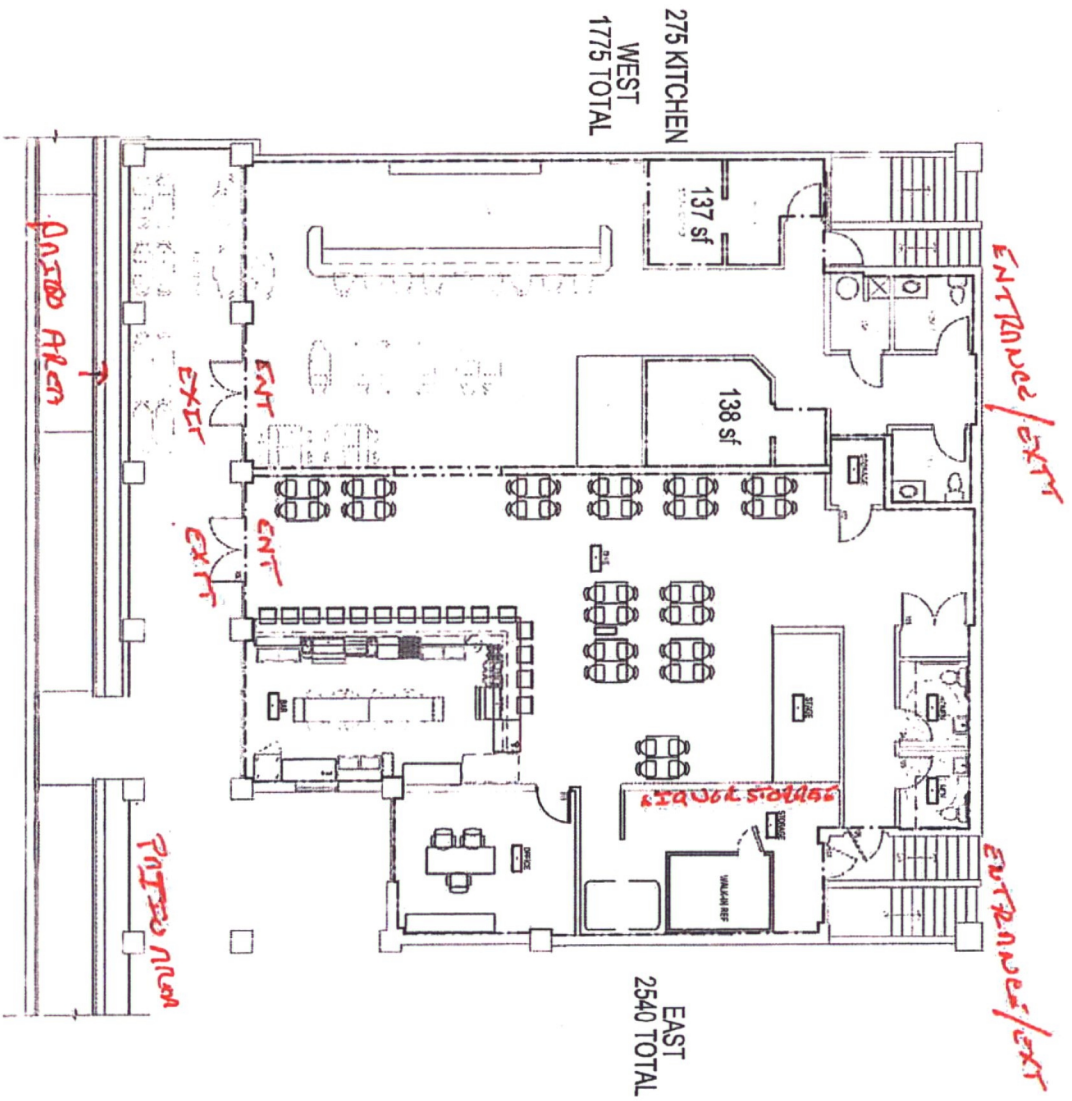
PARKING

12. PARKING ASSURANCE AGREEMENT. If the owner or operator chooses to utilize off-site parking to satisfy the parking requirement for the use, the owner or operator shall enter into a parking assurance agreement in a form satisfactory to the city. Thirty (30) days before the expiration of any assurance agreement, the owner or operator shall submit a new assurance agreement to the Zoning Administrator, or designee, subject to city review and approval. Inability of the owner or operator to obtain the required parking under an assurance agreement, to the satisfaction of the Zoning Administrator, or designee, may be grounds for revocation of the Conditional Use Permit.

ADMINISTRATIVE PROCESS

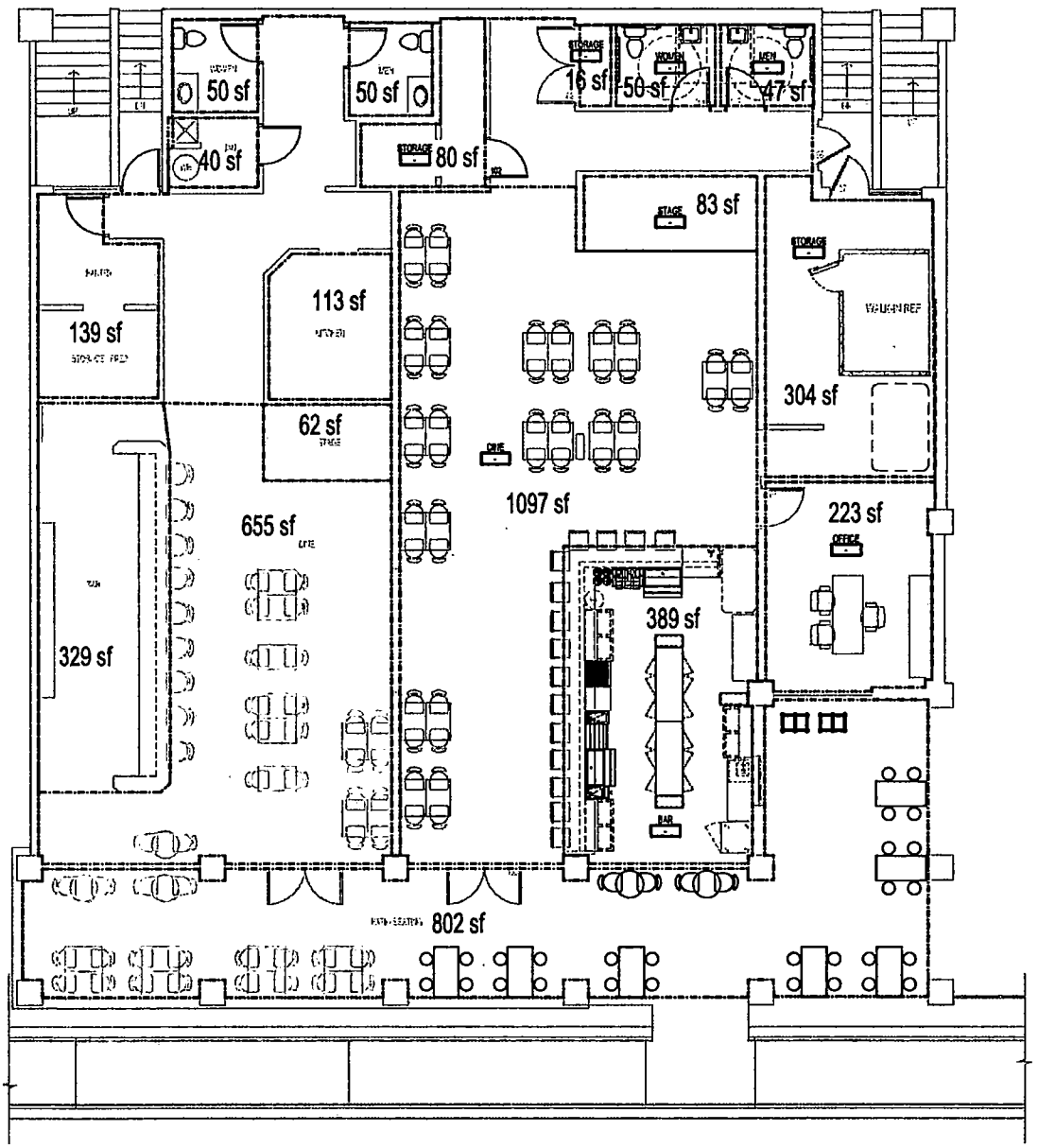
13. CONDITIONAL USE PERMIT ADMINISTRATIVE REVIEW. Within ten (10) days after a request by the Zoning Administrator or designee, the owner, shall submit a letter to the Zoning Administrator or designee demonstrating compliance with all stipulations. A deviation from any stipulations or change in the floor plan may be grounds for revocation of the Conditional Use Permit.
14. CHANGES IN OWNERSHIP. Within ten (10) days after a change in ownership, the owner shall provide notice to the Zoning Administrator in writing of any such ownership change.

'25 NOV 20 PM 1:33 AZDLLC



4353 total Footage

interior	4,353 sf
patio area	802 sf
total	5,155 sf



Sec. 1.403. - Additional conditions for specific conditional uses.

K. *Live entertainment.*

1. The applicant has provided and obtained City approval of a written Security and Maintenance Plan.

2. The applicant has provided written evidence that sound resulting from indoor live entertainment will be contained within the building, except where external speakers are permitted by Conditional Use Permit to allow indoor live entertainment to be heard outdoors.

3. The applicant has provided a lighting plan that addresses exterior lighting on the property, in accordance with Article VII. of the Zoning Ordinance and the Security and Maintenance Plan requirements.

4. The applicant has provided a floor plan which identifies the areas for the primary use and for accessory functions, including but not limited to areas for performances.

5. If the establishment is not in the Old Town Area, and access to the establishment is from a street other than one classified by the Transportation Master Plan as minor collector or greater, the applicant shall provide a traffic analysis which complies with the City's transportation guidelines. The traffic analysis shall demonstrate that the level of service on all streets accessed by the use meets the City's standards.

6. If the Zoning Administrator determines that a parking study is necessary the applicant shall provide a study which complies with the City's requirements.

7. The owner shall provide any additional information required by the Zoning Administrator to evaluate the impacts of the proposed use upon the area.

8. All building openings such as doors, windows and movable wall panels shall be closed but not locked, except as permitted by Conditional Use Permit. Doors and service windows may be opened temporarily to allow passage.

9. No external speakers used for live entertainment or outdoor live entertainment activities will be permitted on the premises of a use, which is located within five hundred (500) feet of a residential district shown on Table 4.100.A.

10. The owner and operator shall comply with all plans approved as part of the Conditional Use Permit.

11. All patron entrances shall be illuminated in accordance with the Building Code and the exterior lighting plans approved by the Development Review Board.

12. Noise generated from the live entertainment shall conform to the City's Noise Ordinance.

RESOLUTION NO. 13600

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING THE PROPERTY OWNER'S PARTICIPATION IN THE IN-LIEU PARKING PROGRAM TO BE PAID MONTHLY FOR AN ESTABLISHMENT LOCATED AT 7330 E. MAIN STREET.

WHEREAS, the property owner will be operating a mixed-use commercial development and under the City's Zoning Ordinance is required to have 10 parking spaces. The property is providing twenty-four (24) parking spaces and the Owner desires to participate in the City's in-lieu parking program for sixteen (16) in-lieu parking spaces to meet the parking requirements; and

WHEREAS, the City of Scottsdale Ordinance provides that the City is not obligated to allow participation in the in-lieu parking program to provide in-lieu parking space credits, but the City Council shall determine whether or not to allow in-lieu spaces based on the following criteria:

1. New development, reinvestment, or redevelopment of the property;
2. The use of the property fosters a pedestrian-oriented environment with an urban design and character, and the use of public transit of the downtown tram service;
3. The property size and configuration;
4. The amount of available public parking in the area; or
5. Open space and public realm areas are maintained and/or parking lots convert into open space and public realm; and

WHEREAS, the City Council has considered the above referenced criteria in determining whether participation in the in-lieu parking program should be allowed.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds the criteria to participate in the in-lieu parking program for the property, shown on **Exhibit 1**, located at 7330 E. Main Street, has been met, and approves the property owner's participation in the in-lieu parking program for sixteen (16) in-lieu parking credits. **Exhibit 1** is attached hereto and incorporated herein by reference.

Section 2. That upon the execution of a term in-lieu parking credit agreement as approved by the Planning & Development Services Manager, or designee, sixteen (16) in-lieu parking space credits as described in Case No. 1-IP-2025, shall be credited in accordance with the agreement to the property shown on **Exhibit 1.**

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2026.

ATTEST:

By:_____
Ben Lane
City Clerk

CITY OF SCOTTSDALE, an Arizona municipal corporation

By:_____
Lisa Borowsky
Mayor

ATTACHMENT 4

APPROVED AS TO FORM:

By:_____

Luis E. Santaella, City Attorney
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

1-IP-2025

Resolution No. 13600
Exhibit 1
Page 1 of 1

SECURITY, MAINTENANCE AND OPERATIONS PLAN

For Bars and Live Entertainment Use Permits

Scottsdale Police Department, 3700 North 75th Street, Scottsdale, AZ 85251

480.312.5000 FAX 480.312.7701

City of Scottsdale Planning, 7447 E. Indian School, Scottsdale AZ 85251

480-312-7000 FAX 480-312-7088

Assigned Planner:	Casey Steinke
Police Detective:	Detective Christian Bailey
Establishment:	Old Town Tavern
Address:	7330 E. Main Street, Ste. 105
Business Phone:	480-945-2882
Business FAX:	
Maximum Occupancy:	60
Effective Date of the Plan:	September 3, 2025
Date of Plan Review:	
Use Permit Issue Date:	
Liquor License Number:	06070595
Contact Person (1):	Paul Mitchell
Home Phone:	480-275-9989
Contact Person (2):	Mike Bayer
Home Phone:	480-250-2711

Purpose of the Plan

To address security measures, maintenance/refuse and operations for an establishment whose use shall require a Security Plan pursuant to Scottsdale Revised Codes. These uses typically include a Bar Use Permit and a Live Entertainment Use Permit. The contents of this plan will address the listed concerns as well as community concerns regarding:

- Any significant increase in vehicular or pedestrian traffic, including effects on parking, traffic and circulation in the area.

- Adequate control of disruptive behavior both inside and outside the premises to include property damage and refuse issues.

- Compatibility with surrounding structures and uses.

It is the intent of the City of Scottsdale to provide an environment that enhances the safeguarding of property as well as public welfare and to limit the need for law enforcement involvement.

The Permittee agrees that successful execution and enforcement of this Plan are a required condition of the use permit. Termination, cancellation, deviation or non-approval of the Plan constitutes a breach of the Plan and could result in the revocation of the use permit.

Operations and Hours

1. Permittee: Miccio Enterprises,

   Type of Organization:
   __Arizona Corporation __Corporation
   __Sole Proprietorship XLLC
   __Partnership __Other

2. Managing Agents Name: Paul Mitchell

   Title: Owner

   Address: 7330 E. Main St., Ste. 1, Scottsdale AZ 85251

   Phone Numbers: 480-275-9989

   Fax or Other Numbers:

3. Business Owner(s) (if different than Managing Agent) Name, Address, Phone:

4. Property Owner or Property Manager (if different from Managing Agent) Name, Address, Phone: Saba Brothers

5. Hours of Operation:

	Peak/Non-Peak Night	Open to Customers	Liquor Sale Begin	Liquor Sale Ends	Closed to Customers
Monday	Non-Peak	10:00 a.m.	10:00 a.m.	1:00 a.m.	1:30 a.m.
Tuesday	Non-Peak	10:00 a.m.	10:00 a.m.	1:00 a.m.	1:30 a.m.
Wednesday	Non-Peak	10:00 a.m.	10:00 a.m.	1:00 a.m.	1:30 a.m.
Thursday	Peak	10:00 a.m.	10:00 a.m.	1:30 a.m.	2:00 a.m.
Friday	Peak	10:00 a.m.	10:00 a.m.	1:30 a.m.	2:00 a.m.
Saturday	Peak	10:00 a.m.	10:00 a.m.	1:30 a.m.	2:00 a.m.
Sunday	Peak	10:00 a.m.	10:00 a.m.	1:30 a.m.	2:00 a.m.

6. Promotional Events: *(Attach an addendum which describes week to week promotional events you plan to have throughout the year i.e. "Ladies night." Do no include special events)*

7. Program Format/Entertainment/Advertising: *(Complete for Live Entertainment Use Permit Only. Attach addendum that describes*

entertainment format i.e. DJ, Live music, Comedy acts etc.) See Scottsdale Revised Code – Appendix B, Zoning Ordinance for definitions.

8. Special Events:

Permittee must give notice to City of Scottsdale Planning and Development at least forty-five (45) days prior to conducting Special Events on the premises. "Special Events" are any program formats varying from the regular format and audiences described or provided above organized or planned by Permittee. Scottsdale requires separate licenses for outdoor special events.

9. Cooperation/Complaints/Concerns:

Permittee will maintain communications with establishments located on and adjacent to the premises, and with residents and other businesses that may be affected by patrons or operations of the Permittee. Permittee designates the following person to receive and respond to concerns or complaints from other residents or businesses:

Name: Paul Mitchell Address: 8102 E. Foothills Dr. Phone: 480-275-9989

Permittee, managing agents, on-duty managers, supervisors and security personnel will cooperate closely with Scottsdale Police, City of Scottsdale Code Enforcement staff or other City staff as well as business and residential neighbors in addressing and investigating complaints, criminal acts, refuse issues and any other concerns.

Security and Maintenance

Security Attire
Security personnel must be readily identifiable to police, patrons, and other employees to ensure the safety of the security staff when engaged with patrons. Security personnel should wear an appropriate styled shirt with the word "security" on both the front and back, in two (2) inch lettering and clearly visible. During cold weather, a jacket with the same inscription should be worn.

The use of radios should be employed between security staff and management when the size of the establishment limits communication efforts.

Security Officer Responsibilities
The Permittee or management must clearly delineate the below responsibilities to all new security personnel and ensure these responsibilities are explained and understood.

Civilian Security Officers will be responsible for patrolling the full property of the liquor establishment during all hours when patrons are in the establishment, outside the establishment, and in the establishment parking areas.

On peak nights, there will be a minimum of 3 uniformed security officer(s). (Wearing the above-described uniform). The following responsibilities shall be agreed upon and adhered to:

1. 1 Security officer(s) will be responsible for roaming the interior of the business and identifying hazards, problems, and maintaining guest safety.
2. 2 Security officer(s) will be responsible for checking identifications at the front door. Acceptable identification are those listed in Arizona Revised Statutes Title 4, section 241A and apply to patrons accessing any area of the licensed premises, including the time period of After-Hours, if applicable. Additional responsibilities shall include: access control, counting of patrons, and prevention of intoxicated persons from entering the business.
3. 1 Security officer(s) will be responsible for conducting roaming patrol of the exterior in an effort to prevent criminal behavior, maintain the peace and prevent refuse issues. This patrol shall include all parking areas to prevent a gathering of patrons during business hours and up to thirty (30) minutes after closing.

In addition, security officers will report all acts of violence to management personnel, complete a written report, log the act of violence, and contact Scottsdale Police Department immediately. Liquor establishment management and/or ownership has the ultimate responsibility for the recording of the act of violence, logging of the act of violence, and reporting the act of violence to the police department and the State Department of Liquor Licenses.

Management Responsibilities

The Permittee must clearly delineate the below responsibilities to all managers, assistant managers, and person(s)-in-charge and ensure these responsibilities are understood and followed.

The manager(s) shall ensure that all employees, security staff and off-duty officers (if applicable) be trained and knowledgeable about the contents of this plan. The following shall be agreed upon and adhered to:

1. There will be a minimum of 1 manager(s) available during peak nights.
2. There shall be a general manager and one assistant manager on duty all hours while open for business and for thirty minutes after closing.
3. A manager shall be identified as the "Security Manager" for the establishment and be responsible for ensuring that a safe environment exists; for the supervision of all security personnel and that all security personnel as identified here shall meet or exceed the requirements established by A.R.S. 32-2621 through A.R.S. 32-2636, as amended, relating to security personnel and guards, and any regulation issued pursuant thereto.
4. At least one security manager will be on duty until one hour after closing or the last security officer is off duty, whichever occurs last.

Uniformed Sworn Officer Responsibilities:
If Off-duty law enforcement is used for security, it is the responsibility of the Permittee or management to clearly delineate the following responsibilities, which include at a minimum the following:

1. Conduct traffic control as needed.
2. Assist civilian security officer(s) in removal of disorderly and/or intoxicated guests and maintain the peace outside the establishment.
3. If necessary, patrol the exterior portions of the business to maintain the peace as well as prevent criminal acts.
4. If a valet is utilized, maintain the peace in the area of the valet.
5. Assist Security Officers with maintaining order in the entrance line and assist in discovery of underage patrons attempting admittance.

☐ I plan to hire_____officer(s) during peak nights from (name of agency)_____.
☒ I do not plan to hire off-duty law enforcement.

Parking
In order to reduce criminal activity that negatively affects the nearby businesses, the Permittee is responsible for the designated parking area to include any lots used by the Permittee's contracted valet company. It is the Permittee's responsibility to ensure that parking areas utilized by patrons and employees will be routinely patrolled by security staff so parking areas are not used: as a gathering place; for consumption of spirituous liquor; for violations of state or city law; for acts of violence, or disorderly conduct. Management will ensure that all patrons have left the parking areas within thirty minutes after the designated closing time.

If valet is used, it is the Permittee's responsibility to ensure the valet company meets all the requirements of the City of Scottsdale and has a valid valet license and permit prior to conducting valet business.

Refuse Plan
It is the Permittee's responsibility to ensure refuse containers are properly used and the area in and around the business is kept clean. Failure to do so will result in an investigation and possible citation from the City of Scottsdale Code Enforcement or other governmental agencies.

At closing, management will be responsible for refuse pick-up and any appropriate cleaning, for any refuse found within a 300 foot (three hundred) radius of the business. This will also include patron parking lot(s), valet parking lot(s) and employee parking lot(s). All bottles, trash, bodily fluids or secretions and refuse found on streets, sidewalks, private property, and empty lots within the above designated areas will be placed in the refuse container or cleaned appropriately.

Enforcement of Security Plan
Violations of this Security Plan will be enforceable by City of Scottsdale Police Officers and/or Code Enforcement employees and may constitute grounds for revocation of applicable use permits relating to the establishment.

Violation, amendment, revocation, as defined in Scottsdale City Zoning Code Sec. 1.402.
Conditional use-permits, which have been approved by the City Council, shall be subject to the following procedures and criteria regarding any violation, amendment, or revocation.

- The violation of any condition imposed by the conditional use permit shall constitute a violation of this ordinance and shall be subject to the requirements of Section 1.1400 et seq.
- Conditional uses shall be developed in conformance to the approved plans as determined by the Zoning Administrator. An amendment to a conditional use permit is required before implementation of any material change in the scope and nature of an approved conditional use, material change in any conditions or stipulations to a conditional use permit or material change in the physical size, placement or structure of property subject to a conditional use permit. The Zoning Administrator shall have the discretion to determine if a proposed change warrants an amendment. An amendment must be approved as provided in Section 1.400 et seq. for the approval of conditional use permits.
- The Zoning Administrator may recommend to the City Council and the City Council may affect revocation of a conditional use permit pursuant to Section 1.402 of the Scottsdale Zoning Code for acts including but not limited to:
  1. A violation of the Plan.
  2. Violation of the conditions of the Use Permit.
  3. Violation of Scottsdale ordinances or law.
  4. Repeated acts of violence or disorderly conduct as reflected by police calls for service or offenses occurring on premises utilized by patrons of the Permittee, or failure to report acts of violence
  5. Failure of the Permittee to take reasonable steps to protect the safety of persons entering, leaving or remaining on the premises when the Permittee knew or should have known of the danger to such person, or the Permittee fails to take reasonable steps to intervene by notifying law enforcement officials or otherwise to prevent or break up an act of violence or an altercation occurring on the premises or on premises utilized by patrons and employees of the Permittee when the Permittee knew or reasonably should have known of such acts of violence or altercations.
  6. Any enlargement or expansion of the premises, plan of operation or program format without appropriate approval from the City.
  7. Misrepresentations or material misstatements of the Permittee, its agents or employees.

CAMERON A. MORGAN, ESQ.

Attorney at Law (480) 990-9507

6619 N. Scottsdale Rd.
Scottsdale, Arizona 85250
Arizona State Bar No. 006709
camerona.morgan@hotmail.com

June 10, 2026

City of Scottsdale
Planning Services Motor Vehicle Division

VIA ELECTRONIC UPLOAD

RE: Amended In Lieu Parking
Amended Entertainment Permit Application
Amended Bar Use Application
5-UP-2025, 6-UP-2025,
Old Town Tavern
Back Door Restaurant
5S118 (Key Code)

Mr. Curtis,

Applicant hereby submits his Amended Applications for the premises located at 7330 E. Main. This amended application addresses the live entertainment requests for Back Door and the Old Town Tavern, the bar application for Old Town Tavern and the parking issues for both.

This amended application includes both the Old Town Tavern and the Back Door restaurant located at 7330 E. Main. As the parties have discussed, the Back Door Restaurant will continue to operate as a restaurant under the Class 12 restaurant liquor license on the west side of the building. The Old Town will operate as a bar with a Class 6 bar liquor license on the east side of the building.

Both establishments will have live entertainment however, the live entertainment in the Back Door Restaurant will be limited primarily to afternoons while the full menu food service is provided. The stage is less than 15% of the gross floor area as is required under Zoning Code 9.103B. Nighttime live entertainment will be offered at the Old Town Tavern.

LIVE ENTERTAINMENT PERMITS

The Old Town Tavern offered live entertainment for the Scottsdale community for approximately 18 years at its former location next door to 7330 East Main. It moved to the Back Door after the expiration of its lease in October 2025. It offers popular music from the 1970s to the present primarily played on acoustic guitars to an older crowd.

The owner intends to continue to offer the same live entertainment as in the past. There have been no issues with the noise levels in the neighborhood, and the new building actually cuts down on any sound emanating from the venue as opposed to the more open building format at the former location.

Live entertainment will be offered at Back Door in the afternoons when the full food service is offered. It has small stage that meets the requirements of zoning code section 9.103B. Historically the entertainers have played from 3 PM through 6 PM depending on the day of the week. Live entertainment will continue at the Old Town Tavern at night from 8-11 PM.

IN LIEU/SCOTTSDALE MALL PARKING REQUIREMENTS FOR THE SABA BUILDING

The original application was premised on the entire building being under a Class 6 bar license as the Old Town Tavern. Council members voiced objections to the 58 parking spaces required under the zoning code for the original plan. The net parking that was required, as presented to the Council, was 41 spaces which also drew objections from council members. The council continued its consideration of the application for the applicant and the city to work out the parking issues. There is no disagreement about the entertainment permit or the bar permit for Old Town Tavern under the current plan. The Back Door Restaurant will continue to operate as is.

Since then the parties have discussed the various plans for the proposed licensing for the two businesses in the Saba Building. The parties have settled on the plan of having two separate businesses as is set forth herein.

The calculation of the parking requirements under the current zoning ordinance is not in dispute. The required parking pursuant to the zoning code is as set forth below.

However, the parties have not resolved whether the parking venue for the increase in parking for the building is at the Scottsdale Mall parking lot pursuant to the 1975 parking leases the city required for all of the commercial buildings in the Scottsdale Mall or under the in lieu parking program. In effect, the Scottsdale Mall is a special parking district with its own garage paid for, in large part, by the Scottsdale Mall merchants, in this case the Saba Brothers, pursuant to the 22.5 year parking lease payment provisions in the parking leases.

The secondary consideration is the cost of the parking to be imposed on the Old Town Tavern. The in lieu program has parking fees set by the council at $150 per space per month. There is currently no charge for any of the Scottsdale Mall businesses who have parking in the Scottsdale Mall lot pursuant to the 1975 parking leases. However, under the Scottsdale Mall leases the merchants are responsible for a pro rata share of the Scottsdale Mall parking lot maintenance costs. Those costs have not been imposed by the city on the merchants in years. Those parking leases are still in effect, and the terms specify that they will remain so as long as the Scottsdale Mall parking garage and the original buildings exist. Another consideration for the city is the fact that only about one half of the Scottsdale

Mall parking spaces are currently allocated to the Mall merchants who are the primary beneficiaries under the leases. There is plenty of available parking at the Mall to satisfy this application.

The applicant is not opposed to obtaining his required parking under the in lieu parking program however, that appears to be in contravention of the parking lease agreement. At this point, whatever path the city requires in order to resolve the issue in order to move forward with permits is acceptable.

Our parking requirements are as follows:

TOTAL BUILDING AREA (BASED ON ATTACHED SITE PLANS)

INTERIOR 4315 SF

PATIO AREA 802 SF

WEST SIDE: BACKDOOR RESTAURANT

AREA 1813 SF
PATIO 202 SF

EAST SIDE: OLD TOWN TAVERN PLUS OFFICES AND STORAGE

AREA 2540 SF
PATIO 600 SF

PARKING ORDINANCE REQUIREMENTS IN THE DOWNTOWN DISTRICT (Code Section 9.103B Old Town Parking Requirements)

Restaurant with Live Entertainment: 1 space per 300 SF
Patio: 1 space per 350 SF gross floor area-first 350 SF

Bar: 1 space per 80 sf gross floor area
Patio: 1 space per 200 SF gross floor area-first 200 SF

PARKING CALCULATIONS

Since the current amended application cuts down the square footage of the Old Town Tavern, it necessarily lessens the required parking. Our parking calculation is as follows:

Back Door Restaurant: 1813 SF Plus 202 SF Patio

GFA: $1813 \div 300 = 6.04$ (7 parking spaces)
PATIO: $202 - 350 = (-152)$ (0 parking spaces)

Total spaces = 6

Old Town Tavern: 2540 SF Plus 600 SF Patio

GFA: 2450 ÷ 80 sf = 30.62 (31 parking spaces);
PATIO: 600 - 200 = 400 ÷ 200 = 2 (2 parking spaces);

Total parking spaces required: 40

Parking Space Requirement Adjustments:

-22: Saba Brothers spaces per the recorded parking lease agreement with the City
-2: Bike rack

New Parking Required

Backdoor: 7 parking spaces
Old Town Tavern: 33 Parking spaces
Adjustments : 24 parking spaces

40 – 24 = 16 parking spaces

TOTAL PARKING = 16 parking spaces

Sincerely,

/s/Cameron A. Morgan

Cameron A. Morgan
Attorney for Paul Mitchell

cc. Paul Mitchell

Old Town Tavern

7330 E. Main Street, Scottsdale, Arizona 85251

Case Numbers

5-UP-2025 – Amended Bar Conditional Use Permit
6-UP-2025 – Amended Live Entertainment Conditional Use Permit
1-IP-2025 Amended In Lieu Parking Application

Zoning

Central Business Downtown Overlay (C-2 DO)

Date

December 26, 2025
Amended – Prior Submittals 10/31/25, 8/11/15 and 5/11/25



Applicant

Cameron A. Morgan Esq.
6619 N. Scottsdale Road, Scottsdale, Arizona 85250
Phone: (480) 990-9507 • Email: camerona.morgan@hotmail.com

Business Owner

Paul S. Mitchell
Miccio Enterprises LLC d.b.a. Old Town Tavern
7330 E. Main Street, Scottsdale, Arizona 85251
Phone: (480) 275-7828 • Email: psmiccio@aol.com

ATTACHMENT 6

Application Narrative

The purpose of this application is to move the physical facility and Class 6 liquor license of the Old Town Tavern from 7320 E. Main next door to 7330 E. Main (also known as 7300 Scottsdale Mall). Old Town Tavern and its predecessors, Brackens and J Chews Lounge, have been serving alcohol and having live entertainment at 7320 E. Main since 1985. Old Town Tavern has operated under the current name since 2012. The reason for the move is that the lease at 7320 ended in September 2025. The new facility will combine the existing Backdoor Restaurant with addition space next door to form the new Old Town Tavern. The new facility allows the Old Town Tavern to modernize and expand its' patron capacity while maintaining its location at the Scottsdale Mall and its local character.

The new facility will encompass the 1st floor of the Saba Brothers building originally constructed in 1975. The interior is 4353 sq. ft. and the patio is 802 sq. ft. for a total of 5155 sq ft.

The facility will have two bars and two stages. A dividing wall will run down the middle of the facility and the west side will have the capability to be segregated for private/corporate functions.

The existing kitchen facilities will be utilized to provide a limited menu of food items.

Entertainment will continue to emphasize the acoustic music that Old Town Tavern has been known for and has played the last 12 years. Live music will be played in the afternoon, normally 3-6 pm, and at night 8-11 pm.

Parking calculations are set forth below. The total parking spaces needed pursuant to the ordinance is 59. The building has credits for 15 spaces and 2 are available from the installation of bike racks. Old Town Tavern will need in lieu parking for 47 spaces.

ZO Section 4.103.C – Bar Conditional Use Permit Criteria

Old Town Tavern is requesting a Conditional Use Permit to operate a bar in Old Town Scottsdale, specifically along the Scottsdale Mall. As detailed below, Old Town Tavern satisfies the requirements set forth in the Zoning Ordinance (ZO) and respectfully requests approval of the Bar Conditional Use Permit.

1. *The use shall not disrupt existing balance of daytime and nighttime uses.*

With respect to the Zoning Ordinance requirements under Section 4.103 for a Bar Conditional Use Permit, the new facility will not disrupt the existing balance of daytime and nighttime activities because the use remains the same for the area.

2. *The use shall not disrupt pedestrian-oriented daytime activities.*

Pedestrians will still be able to fully use the mall. There is no displacement of retail or any other

commercial uses.

3. *If the site is located within the Downtown Overlay District D-O then:*
   a. *The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.*
   b. *The required parking for the use shall be within six hundred (600) feet of the property and shall not be separated from the property by a major or minor arterial street.*

We have identified fifteen parking spaces that Saba Brothers Rental LLC leased from the city in 1975 when the building was built that were intended to apply to any use of the premises for as long as the city provides parking in the area. There is a City of Scottsdale parking lot with approximately several hundred spaces immediately adjacent to the facility and the three story lot for the Scottsdale Mall. Traffic in the area is expected to remain the same and the parking requirements for the bar patrons will not change. There has never been a shortage of parking except during the Parada del Sol Parade, when the pickups, trailers and horses take over the parking lot adjacent to the building. However, there is a caveat as the city has begun leasing spaces in the adjacent lot to another business, apparently for special occasions.

4. *If the use is located within five hundred (500) feet of a residential use or district then:*
   a. *The use shall not adversely impact residential uses.*
   b. *The use shall provide methods of buffering residential uses.*

There is one residential use within 500 feet, the Bishoff residence at 3925 N. Brown Ave. The Bishoffs have welcomed the Old Town Tavern and its musical entertainment for the last twelve years.

5. *An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.*

An active security plan has been in place and will continue. The update to the security plan for the new Old Town Tavern is currently under review by Detective Christian Bailey with the Scottsdale Police Department as of August 11, 2025, and once Detective Bailey signs off on the updated security plan, it will be provided to Current Planning and the assigned coordinator/planner.

6. *The property owner shall create a written exterior refuse control plan for approval by the City.*

Refuse is maintained in two (2) dumpsters provided and serviced by the City. The existing enclosed dumpsters are located in the parking lot directly north of the subject property and just south of the 1st Avenue entry into the parking lot.

7. *The property owner shall demonstrate how noise and light generated by the use shall be mitigated.*

All noise will be contained within the building except ambient noise from any limited patio

service. There will not be any outdoor speakers installed in the outdoor patio area. All noise will be contained within the exterior walls of the building and the doorway entrances into the bar will remain closed and not be propped open. All exterior lighting (both existing and proposed) will be shielded and directed downwards, and comply with Zoning Ordinance Section 7.600 – Outdoor Lighting.

8. *The use shall conform to the parking requirements of Article IX and shall not exceed capacity for traffic in the area.*

We have identified fifteen parking spaces that Saba Brothers Rental LLC leased from the city in 1975 when the building was built that were intended to apply to any use of the premises. There is a City of Scottsdale parking lot with approximately several hundred spaces immediately adjacent to the facility and the three story parking lot at the Scottsdale Mall. Another lot is at 2nd street. Traffic in the area is expected to remain the same and the parking requirements for the bar patrons will not change. There has never been a shortage of parking except during the Parada del Sol Parade, when the pickups, trailers and horses take over the parking lot adjacent to the building. See Parking Requirements below.

9. *After hours establishments must maintain a valid after hours establishment license.*

Old Town Tavern does not and will not qualify as an after-hours establishment. The bar will be open from 10:00AM to 12:00AM, from Monday through Thursday, and 10:00AM to 1:00AM, from Friday through Sunday (these are the published business hours).

ZO Section 4.103.K – Live Entertainment Conditional Use Permit Criteria

Old Town Tavern is requesting a Live Entertainment Conditional Use Permit to provide live entertainment at a bar in Old Town Scottsdale, specifically along the Scottsdale Mall. As detailed below, Old Town Tavern satisfies the requirements set forth in the Zoning Ordinance (ZO) and respectfully requests approval of the Live Entertainment Conditional Use Permit.

1. *The applicant has provided and obtained City approval of a written Security and Maintenance Plan.*

We have provided the city with an updated written Security and Maintenance Plan. The update to the security plan for the new Old Town Tavern is currently under review by Detective Christian Bailey with the Scottsdale Police Department as of August 11, 2025, and once Detective Bailey signs off on the updated security plan, it will be provided to Current Planning and the assigned coordinator/planner.

2. *The applicant has provided written evidence that sound resulting from indoor live entertainment will be contained within the building, except where external speakers are permitted by Conditional Use Permit to allow indoor live entertainment to be heard outdoors.*

All sound resulting from live indoor entertainment will be contained within the building. The south side of the building is a thick tempered glass façade. There are no windows that can be opened on the Scottsdale Mall on the south side of the building. There are two large self-closing glass entrance doors. We are not contemplating outside speakers at this time although speakers were used at the prior Old Town Tavern location for decades and the doors and windows of the original J Chews and Old Town Tavern were open so that sound emitted from the premises. Please note that the Scottsdale Mall is an open-air music facility that hosts concerts and fairs. Noise is not and issue in this area.

3. *The applicant has provided a lighting plan that addresses exterior lighting on the property, in accordance with Article VII. of the Zoning Ordinance and the Security and Maintenance Plan requirements.*

The lighting for the building will remain substantially the same as it currently is, and all exterior lighting (both existing and proposed) will be shielded and directed downwards and comply with Zoning Ordinance Section 7.600 – Outdoor Lighting.

4. *The applicant has provided a floor plan which identifies the areas for the primary use and for accessory functions, including but not limited to areas for performances.*

The attached floor plan submitted to the city (as part of the overall construction plan set) indicates the primary use areas and the position of the stage at the back of the floor area (all indoors).

5. *If the establishment is not in the Old Town Area, and access to the establishment is from a street other than one classified by the Transportation Master Plan as minor collector or greater, the applicant shall provide a traffic analysis which complies with the City's transportation guidelines. The traffic analysis shall demonstrate that the level of service on all streets accessed by the use meets the City's standards.*

This criterion does not apply to the subject property – the subject property is located in Old Town.

6. *If the Zoning Administrator determines that a parking study is necessary the applicant shall provide a study which complies with the City's requirements.*

The applicant does not believe a parking study is necessary for the reasons set forth above and in the next section, Parking Requirements (see below). However, the applicant and business owner will work with the City of Scottsdale and the Current Planning Department to resolve any issues pertaining to parking.

7. *The owner shall provide any additional information required by the Zoning Administrator to evaluate the impacts of the proposed use upon the area.*

The business owner will provide any additional information required by the Zoning Administrator, if practicable and reasonable, to evaluate the impacts of the proposed live

entertainment use upon the surrounding area.

8. *All building openings such as doors, windows and movable wall panels shall be closed but not locked, except as permitted by Conditional Use Permit. Doors and service windows may be opened temporarily to allow passage.*

The exterior façade of the building facing south on the Mall is solid construction grade glass with no operable windows. The two doors on the south façade are also solid glass. There is one entrance on the north side of the building that is a solid door. There are no other openings that would allow sound to travel out of the premises. All noise will be contained within the exterior walls of the building and the doorway entrances into the bar will remain closed and not be propped open. The only time the doors will be open is when patrons are entering and leaving the bar.

9. *No external speakers used for live entertainment or outdoor live entertainment activities will be permitted on the premises of a use, which is located within five hundred (500) feet of a residential district shown on Table 4.100.A.*

There will not be any outdoor speakers installed in the outdoor patio area.

10. *The owner and operator shall comply with all plans approved as part of the Conditional Use Permit.*

The owner and operator will fully comply with any and all plans approved as part of the Live Entertainment Conditional Use Permit.

11. *All patron entrances shall be illuminated in accordance with the Building Code and the exterior lighting plans approved by the Development Review Board.*

The lighting for the building will remain substantially the same as it currently is, and all exterior lighting (both existing and proposed) will be shielded and directed downwards, and comply with Zoning Ordinance Section 7.600 – Outdoor Lighting.

12. *Noise generated from the live entertainment shall conform to the City's Noise Ordinance.*

The business will comply with all code conditions for sound and lighting and will comply with the City's Noise Ordinance.

In Lieu Parking Requirements

The interior floor area for Old Town Tavern is 4343 square feet as calculated from the plans attached hereto. The exterior patio area is 802 square feet as calculated from the plans. The parking under the ordinance is 55 spaces for the interior and 4 spaces for the patio, for a total of 59 parking spaces.

Regarding the parking space calculation under the current ordinance, we have found the 15

parking places that were leased by Saba Rental LLC in the parking lots in the surrounding area when they purchased their plot for this building from the city in 1975 at the time Scottsdale Mall was being built. This agreement is recorded with the Maricopa County Recorder and runs with the land. These parking places apply to the building and to the benefit of all subsequent lessees such as applicant. Two parking spaces will be supplemented and furnished by providing bicycle racks on the east side of the building. That leaves 47 parking spaces that must be accounted for under the current ordinance.

The parking calculations are as follows:

Building Site Area:		
Gross	5155	.118 acre
Interior	4353	.099 acre
Patio	802	.019 acre
Parking Requirements:		
Interior (4353 sf/80)	54.41 = 55 spaces	
Patio (802 sf -200 /200)	3.01 = 4 spaces	
TOTAL SPACES NEEDED	59 spaces	
Saba Lease credit	(15 spaces)	
Bike Rack credit	(2 spaces)	
TOTAL IN LIEU SPACES NEEDED	**47 spaces**	



Zoning Aerial

5-UP-2025 & 6-UP-2025

ATTACHMENT 7

PUBLIC PARTICIPATION SUMMARY

An Open House was held on July 17, 2025 at 6:00 p.m. The attached letter/flyer (marked 13-1 LETTER/FLYER) was mailed on July 3, 2025 via USPS 1st Class Mail to the people/business listed in the attached form marked 13-2 EMAIL LIST ADDRESSES 1-4.

The attached letter/flyer was mailed on July 7, 2025 via USPS 1st Class Mail to the people/businesses listed in the attached addresses marked 13-2 ADDRESSES 1-6.

The map of where these people/businesses are located is attached and marked 13-2 Map.

One Open House was held. One letter/flyer was mailed. No responsive correspondence or comments were received.

The sign-in sheet from the Open House held on July 17, 2025 at 6:00 p.m. is attached.

Detective Christian Bailey attended the Open House on July 17, 2025 at 6:00 p.m.

13-1 LETTER/FLYER

EARLY NOTIFICATION OF

PROJECT UNDER CONSTRUCTION

NEIGHBORHOOD OPEN HOUSE MEETING

DATE: **JULY 17, 2025**

TIME: **6:00 P.M.**

LOCATION: **7330 E. MAIN STREET, SUITE 105, SCOTTSDALE, AZ 85251**

SITE ADDRESS: 7330 E. MAIN STREET, SUITE 105, SCOTTSDALE, AZ 85251

PROJECT OVERVIEW:

Request: Miccio LLC seeks to move the Old Town Tavern from 7320 E. Main Street to 7330 E. Main Street, Suite 105, obtain a new use permit and transfer the existing Class 6 Liquor License to the new location.

Description of Project and Proposed Use: renovation of existing suite for use as a bar and live acoustic entertainment

Site Acreage: Suite 105 square footage is 2540

Site Zoning: C-2 DO

APPLICANT/CONTACT: Miccio Enterprises LLC
c/o Cameron Morgan, Attorney
Phone Number: 480-990-9507
Email Address: camerona.morgan@hotmail.com

CITY CONTACT: Casey Steinke
Phone Number: 480-312-2611
Email Address: csteinke@scottsdaleaz.gov

PREAPPLICATION #: 168-PA-2025

POSTING DATE: July 7, 2025

Penalty for removing or defacing sign prior to posting hearing notification sign.

Applicant Responsible for Sign Removal

Outlook

Fw:

From Paul S. Mitchell <psmiccio@aol.com>
Date Sat 6/21/2025 3:03 PM
To Cameron A Morgan <camerona.morgan@hotmail.com>

Sent from the all new AOL app for iOS

Begin forwarded message:

On Thursday, June 19, 2025, 5:45 AM, Paul S. Mitchell <psmiccio@aol.com> wrote:

Name	Company	Address	City	State	Zip
JPMORGAN CHASE BANK NATIONAL ASSOCIATION		1111 POLARIS PKWY 1E	COLUMBUS	OH	43240
7353 SCOTTSDALE MALL LLC		833 N JEFFERSON ST	MILWAUKEE	WI	53202
CSM HGI SCOTTSDALE LLC		500 WASHINGTON AVE S STE 3000	MINNEAPOLIS	MN	55115
FSC RE I LLC		1799 KNOX AVE S	MINNEAPOLIS	MN	55403
OLD TOWN SCOTTSDALE LLC		16400 DALLAS PKWY STE 100	DALLAS	TX	75248
KAW PROPERTY HOLDINGS LLC		404 S 8TH ST STE 188	BOISE	ID	83702
OUR LADY OF PERPETUAL HELP ROMAN CATHOLIC PAR		400 E MONROE	PHOENIX	AZ	85004
7272 INDIAN SCHOOL OWNER LLC		3200 E CAMELBACK RD STE 298	PHOENIX	AZ	85018
HUMBL LLC		4602 N ROYAL VIEW DR	PHOENIX	AZ	85018
16TH & UNIVERSITY LLC		428 E THUNDERBIRD RD 445	PHOENIX	AZ	85022

GIANGOBBE JAMES P & PATRICIA A TR	3233 W PEORIA AVE STE 118	PHOENIX	AZ	85029
GIANGOBBE INVESTMENT FUND LLC	3233 W PEORIA AVE STE 118	PHOENIX	AZ	85029
OLD TOWN HOSPITALITY LLC	14602 N TATUM BLVD	PHOENIX	AZ	85032
4141 SCOTTSDALE OWNER LLC	3920 E THOMAS RD PO BOX 80525	PHOENIX	AZ	85060
MASYNO SCOTTSDALE LLC	PO BOX 520	COOLIDGE	AZ	85125
SABA BROTHERS RENTALS LLC	3270 N COLORADO ST	CHANDLER	AZ	85225
SABA:S STORES INC	2182 E TONTO PL	CHANDLER	AZ	85249
MABEL K WEIRICH TR THE	6508 N 86TH ST	SCOTTSDALE	AZ	85250
GDO LIMITED PARTNERSHIP LLLP	3925 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
SARRAR PROPERTIES LLC	3945 N BROWN AVE	SCOTTSDALE	AZ	85251
SCOTTSDALE HEALTHCARE HOSPITALS	3604 N WELLS FARGO AVE STE C	SCOTTSDALE	AZ	85251
JOHN SONG TRUST	3933 N BROWN AVE	SCOTTSDALE	AZ	85251
CLAYTON PEPPERWOOD LLC	7340 E MAIN ST	SCOTTSDALE	AZ	85251
PARK PARK LLC	7340 E MAIN ST 200	SCOTTSDALE	AZ	85251
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
BISCHOFF FAMILY LP	7247 MAIN ST	SCOTTSDALE	AZ	85251
BISCHOFF FAMILY LIMITED PARTNERSHIP	7247 MAIN ST	SCOTTSDALE	AZ	85251
FLOYD INVESTMENTS LP	6990 E MAIN ST #201	SCOTTSDALE	AZ	85251
GRC BROWN AVENUE PROPERTY LLLP	3805 N BROWN AVE	SCOTTSDALE	AZ	85251
20 PIMA PLAZA LLC	7220 E FIRST AVE	SCOTTSDALE	AZ	85251
OLD TOWN 7228 LLC	7228 E 1ST AVE	SCOTTSDALE	AZ	85251
SIMONSON BUILDINGS INC	7520 E ANGUS DR	SCOTTSDALE	AZ	85251

EARLS MARKET II LLC	3523 N 70TH ST	SCOTTSDALE	AZ	85251
JALM CAPITAL LLC	7330 E SCOTTSDALE MALL STE BT100	SCOTTSDALE	AZ	85251
SINGH RANDHIR/ GURDEEP K	3014 N HAYDEN RD STE 108	SCOTTSDALE	AZ	85251
ANSELM & HONG LLC	7247 E MAIN ST	SCOTTSDALE	AZ	85251
1ST BAPTIST CHURCH OF SCOTTSDALE	7025 E OSBORN	SCOTTSDALE	AZ	85251
ACSM PROPERTIES LLC	7232 E MAIN ST	SCOTTSDALE	AZ	85251
ANSELM AND HONG LLC	7247 MAIN ST	SCOTTSDALE	AZ	85251
7363 LLC	7340 E MAIN ST STE 200	SCOTTSDALE	AZ	85251
EARLS MARKET III LLC	3523 N 70TH ST	SCOTTSDALE	AZ	85251
OLD TOWN SCOTTSDALE PLAZA LLC	PO BOX 907	SCOTTSDALE	AZ	85252
IDALEE PLAZA LLC	PO BOX 356	SCOTTSDALE	AZ	85252
MS WHITE ENTERPRISES LLP	6245 E MCDONALD DR	PARADISE VALLEY	AZ	85253
ATP BUILDING LLC	5916 E EDGEMONT AVE	SCOTTSDALE	AZ	85257
MARTINEZ ELIAS P/ ELODIA M TR	8402 E MUSTANG TR	SCOTTSDALE	AZ	85258
JACLYN H KRAWCZYK DECEDENTS TRUST/ ETAL	7416 E PLEASANT RUN	SCOTTSDALE	AZ	85258
MARTINEZ ELIAS P/ ELODIA M	8402 E MUSTANG TR	SCOTTSDALE	AZ	85258
KAS HOLDING LLC	9839 N 119TH PL	SCOTTSDALE	AZ	85259
NEUTA PROPERTIES LLC	10876 E PARADISE DR	SCOTTSDALE	AZ	85259
ALVARO C CORRAL LIMITED PARTNERSHIP	15544 N PIMA RD	SCOTTSDALE	AZ	85260
BROOKS BUILDING INC	2323 W UNIVERSITY DR	TEMPE	AZ	85281
POV PROPERTIES RS01 LLC	PO BOX 2159	LITCHFIELD PARK	AZ	85340
MAVERICKS OF SANTA FE LLC	3025 GOVERNOR MECHEM RD	SANTA FE	NM	87505

7217 EAST MAIN ST LLC		3025 GOVERNOR MECHEM RD	SANTA FE	NM	87505
PHX LTC LLC		1331 N CALIFORNIA BLVD STE 170	WALNUT CREEK	CA	94956
Commissioner George Ertel	City of Scottsdale Planning Commission	11725 N. 129th Way	Scottsdale	AZ	85259
Carla		3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Community Development Director	Town of Paradise Valley	6401 E Lincoln Drive	Paradise Valley	AZ	85253

Capriotti's Sandwich Shop
4017 N. Scottsdale Rd
Scottsdale, AZ 85251

Good Time Tattoo
4017 N. Scottsdale Rd.
Scottsdale, AZ 85251

Patties First Ave. Lounge
7220 E. 1st Ave
Scottsdale, AZ 85251

Cien Agave Tacos and Tequila
7228 E. 1st Ave.
Scottsdale, AZ 85251

Retablo Furniture & Folk Art
7236 E. 1st Ave.
Scottsdale, AZ 85251

Silver Kiva
7236 E. 1st Ave
Suite D
Scottsdale, AZ 85251

American Leather Company
Maker of Fine Belts
7236 E. 1st Ave.
Scottsdale, AZ 85251

Royal Palace Jewelry
7326 E. 1st Ave
Suite A & B
Scottsdale, AZ 85251

Ortega International
7252 E. 1st Ave
Scottsdale, AZ 85251

Hula's Modern Tiki
7213 E. 1st Ave
Scottsdale, AZ 85251

Southwestern Reflections
7221 E. 1st Ave
Scottsdale, AZ 85251

Bold Beauty Company
7225 E. 1st Ave
Scottsdale, AZ 85251

Light & Bark Candle Company
7227 E. 1st Ave
Scottsdale, AZ 85251

Mercantile Boutique
7231 E. 1st Ave
Scottsdale, AZ 85251

Yellow Spruce Roasters & Wine Bar 3902 N. Brown Ave. Scottsdale, AZ 85251	Zamar Collections 3954 N. Brown Ave. Scottsdale, AZ 85251
Crazy Horse Inc 7232 E. Main Street Scottsdale, AZ 85251	Sunrise Jewelry & Gallery 7254 E. Main Street Scottsdale, AZ 85251
Wild West Trading Post 3945 N. Brown Ave. Scottsdale, AZ 85251	Scottsdale Rodeo Museum 3806 N. Brown Ave. Scottsdale, AZ 85251
Miranda Jewelry 3902 N. Brown Ave. Scotsdale, AZ 85251	Rusty Spur Saloon 7245 E. Main Street Scottsdale, AZ 85251
Maya Gallery 7237 E. Main Street Scottsdale, AZ 85251	Maverick's of Scottsdale 7237 E. Main Street Suite A Scottsdale, AZ 85251
Riva Diamond 7237 E. Main Street Suite C Scottsdale, AZ 85251	Southwester Gallery 7233 E. Main Street Suite A Scottsdale, AZ 85251

Alani Skin MD
7246 E. 1st St
Suite 102
Scottsdale, AZ 85251

Lane Park
7232 E. 1st St
Scottsdale, AZ 85251

Shakes and Cones
7215 E. 1st Street
Scottsdale, AZ 85251

Uchi Resturant
3821 N. Scottsdale Rd
Scottsdale, Az 85251

Republic Rare Coin
3907 N. Scottsdale
Scottsdale, Az 85251

Rehab Burger Therapy
7210 E. 2nd St
Scottsdale, Az 85251

Old Town Trading Company
4005 N. Brown Ave
Scottsdale, Az 85251

Karsen's Grill
7246 E. 1 st Street
Suite 101
Scottsdale , AZ 85251

Bootleggers Modern American Steak House
7217 E. 1st St.
Scottsdale, AZ 85251

RA Sushi Bar Resturant
3815 N Scottsdale Rd.
Scottsdale, Az 85251

AZ-Tex Hats &Gifts
3903 N. Scottsdale Rd.
Scottsdale, Az 85251

Sanni's Gifts
3911 N. Scottsdale Rd
Scottsdale, Az 85251

Fry Bread Lounge
7211 E. Main St.
Scottsdale, Az 85251

Native American Market
7215 E. Main St.q
Scottsdale, Az 85251

Topit
7233 E. 1st Ave
Scottsdale, AZ 85251

Uptown Hippie
7235 E. 1st Ave
Scottsdale, AZ 85251

Rockin Street Wear
7229 E. 1st Ave
Scottsdale, AZ 85251

Backbar Hospitality Management
7229 E. 1st Ave
Scottsdale, AZ 85251

Lux Custom Cabinetry and Construction Group
7229 E. 1st Ave #203
Scottsdale, AZ 85251

Pendleton
7237 E. 1st Ave
Scottsdale, AZ 85251

Grey Wolf
7239 E. 1st Ave
Scottsdale, AZ 85251

Leather Mill
7245 E. 1st Ave
Scottsdale, AZ 85251

4 Tribes Tading
7236 E. 1st Ave
Scottsdale, AZ 85251

Silver Star Jewelry
7257 E. 1st Ave
Scottsdale, AZ 85251

Sugar Bowl
4005 N. Scottsdale Rd.
Scottsdale, AZ 85251

Tommy V's Urban Kitchen & Bar
7303 E. Indian School Rd
Scottsdale, AZ 85251

Grapevine Restaurant
4013 N. Brown Ave.
Scottsdale, AZ 85251

Jewels of the West
409 N. Brown Ave
Scottsdale, AZ 85251

La Locanda Italian Bistro
3915 N. Scottsdale Rd
Scottsdale, Az 85251

Clayton Companies
7340 E. Main St
Suite 200
Scottsdale Az 85251

AZ88
7353 E. Scottsdale Mall
Scottsdale Az 85251

Lauren Allen Culinary Events
7343 E. Scottsdale Mall #105
Scottsdale, Az 85251

Scottsdale Museum of
Contemporary Art
7374 E. 2nd St.
Scottsdale, Az 85251

Scottsdale Center for the
Performing Arts
7380 E. 2nd St.
Scottsdale, Az 85251

Paxton Construction
7340 E. MAIN St. #107
Scottsdale, Az 85251

Belle's Nashville Kitchen
7212 E. MAIN St.
Scottsdale Az 85251

Los Olivos Mexican Patio
7328 E. 2nd St.
Scottsdale Az 85251

The Monarch
4000 N. Drinkwater Blvd.
Scottsdale, Az 85251

Sun Valley Jewlery $ Gifts
7240 E. MAIN St.
Scottsdale, Az 85251

Sasaki Sushi & Bar
7373 E. Scottsdale Mall #6
Scottsdale, Az 85251

Cool Gelato Italiano
7373 E. Scottsdale Mall #125
Scottsdale, Az 85251

Studio No. 5
7373 E. Scottsdale Mall #110
Scottsdale, Az 85251

Native Traditions
7233 E. Main St.
Suite B
Scottsdale, AZ 85251

Cactus Carlos
7229 E. Main St.
Scottsdale, AZ 85251

Carine Clothing
7233 E. Main St
Scottsdale, AZ 85251

Chantelle Southwest Gifts
7223 E. Main St
Scottsdale, AZ 85251

Norde Scottsdale Western Boutique
7238 E. Main St.
Scottsdale, AZ 85251

The Spice & Tea Exchange of Scottsdale
7236 E. Main St
Scottsdale, AZ 85251

Smoking Cactus
7240 E. Main St.
Scottsdale, AZ 85251

Cleopatra's Temple of Egypt
7240 E. Main St.
Suite B-3
Scottsdale, AZ 85251

Beginner's Luck
7240 E. MAain St
Suite C100
Scottsdale, AZ 85251

Red Canyon Café
7240 E. Main St
Suite A4
Scottsdale, Az 85251

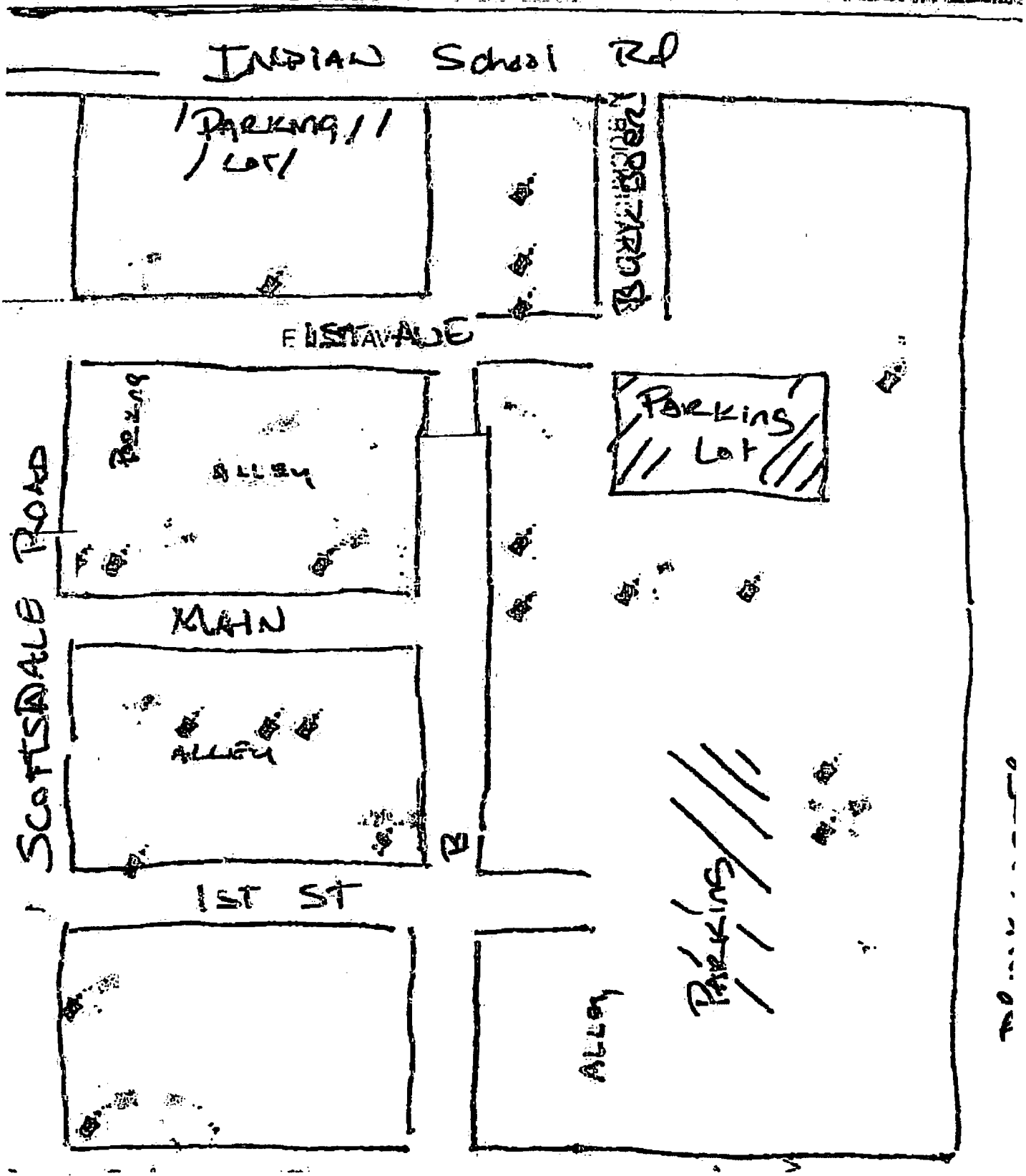
Outrageous Olives Oils and Vinegars
7240 E. Main St
Suite A-2
Scottsdale, AZ 85251

Turquoise Candy Hat Bar
7240 E. Main St.
Scottsdale, AZ 85251

LaVez Spa
7217 E. Main St.
Scottsdale, AZ 85251

Viola Boutique
7212 E. Main St.
Scottsdale, AZ 85251

13-2 BOUNDARY MAP



Community Input Certification

CITY OF SCOTTSDALE

CASE NO: 168-PA-2025

PROJECT LOCATION: 7330 E. Main St., Ste. 1, Scottsdale, AZ 85251

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type of Contact		
		Meeting	Phone	Letter
7/17/25	Danelle Culley 13600 Downtown Mesa, AZ	✓		
7/17/25	CHRISTOPHER S KUMAR 1210 N. 87th St Scottsdale, AZ			
7/17/25	Todd Towles 8700 E Univ #134 Mesa AZ	✓		
7/17/25	Gina Kurczewski 8700 E University Dr Mesa, AZ 85207	✓		
07/17/2025	Tim Stewart AZBO 7353 Scottsdale Mall 85251	✓		
7/17/2025	Joe Schwarz 8902 Playa Ave Scottsdale, AZ 85258	✓		
07/17/2025	Patrick Scott aka Mr. P-body 8626 E Thornwood Scottsdale 85251			
07/17/25	John PO Box 10523 Scottsdale AZ			
7/17/25	Kasey Haas 2700 N. HAYDEN RD SCOTTSDALE	✓		
7/17/25	Robert Emery 2241 N. 37th Pl Phx AZ	✓		

RLD

Signature of owner/applicant

July 17, 2025

Date

Community Input Certification

CITY OF SCOTTSDALE

CASE NO: 168-PA-2025

PROJECT LOCATION: 7330 E. Main St., Ste. 1, Scottsdale, AZ 85251

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type of Contact		
		Meeting	Phone	Letter
7/17/25	Barb Christensen 7420 E Northland Dr		602 377-0404	
7/17/25	DERRICK LOPATA		602 695 7007	
7/17/25	Ella Mullen		480-469-4314	
7/17/25	Easton Mullen (Local Resident)		602 625 9749	
7/17/25	Doc Holliday (Local Musician)		602-38[illegible] 5486	

Signature of owner/applicant

July 17, 2025

Date

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DATE	NAME (Person, Organization, Etc. and Address)	Type of Contact		
		Meeting	Phone	Letter
7.17	Terry Kipp 7126 E. Osborn		480-456-9204	
7-17	David Cielo 9241 N. Menoce ST		602-348-6861	
7-17	Stephanie Hershey 7777 E. Main St		602-510-7680	
7-17	Jennifer Blanton 7494 E 20th Ave Dr		602 628 9226	
7-17	Lynn Gerardo		480	688-9876
7-17	Tracy Martin 7430 E. Chaparral Rd #254	✓	623-256-0782	
7-17	KIRA BROWN 3976 E. Glenrosa Phx 85018	✓		
7-17	Jayson Johnson 8105 E Vista Dr Scottsdale	✓	602	703-1699
7-17	Chad Wilson Bailey 3549 E Monterosa St Phoenix AZ 85018		480	2084404
7-17	Amanda Bailey 3644 E. Monterosa St Phx, AZ 85044	✓	602	432-7217

Signature of owner/applicant

July 17, 2025
Date

Community Input Certification

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DATE	NAME (Person, Organization, Etc. and Address)	Type of Contact		
		Meeting	Phone	Letter
7/17/25	Joey Spadafore 6025 E Osborn PHX AZ 85018		480-620-2064	
7/17/25	Jarel Blackstone 8517 E. Amelia Ave. Scottsdale, AZ 8525		480-553-2436	
7/17/25	Paige Danner 6829 E. Avalon Dr. Scottsdale AZ 85251		602-820-2077	

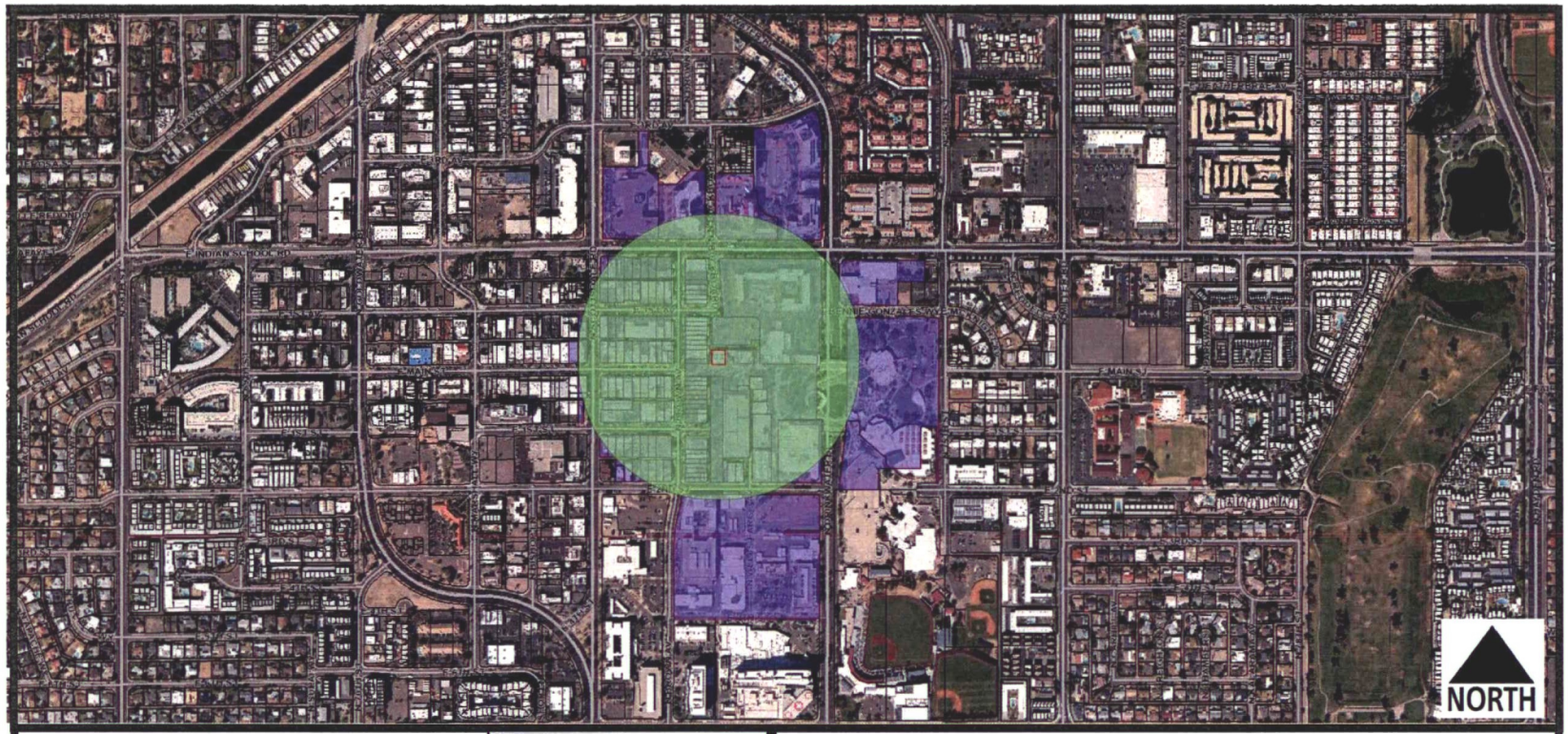
Signature of owner/applicant

July 17, 2025

Date

City Notifications – Mailing List Selection Map

Old Town Tavern



Labels Pulled
July 31, 2025

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Map Legend:

Site Boundary

Properties within 750-feet

Postcards: **88**

5-UP-2025 & 6-UP-2025

ATTACHMENT 9

Approved 3/25/2026 (JM)

SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA

WEDNESDAY, JANUARY 28, 2026

***SUMMARIZED MEETING MINUTES ***

PRESENT: Joe Young, Chair
William Scarbrough, Vice Chair
George Ertel, Commissioner
Michal Ann Joyner, Commissioner
Barney Gonzales, Commissioner
Doug Drake, Commissioner

ABSENT: David Reid, Commissioner

STAFF: Tim Curtis
Joe Padilla
Becca Cox
Jason Katz
Casey Steinke
Chris Zimmer
Jack Kelly
Jason McWilliams

CALL TO ORDER

Chair Young called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of the January 14, 2026 Regular Meeting Minutes.

   Vice Chair Scarbrough made a motion to approve the January 14, 2026 Regular Meeting Minutes. Second by Commissioner Joyner, the motion passed unanimously by a vote of six (6) to zero (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

CONSENT AGENDA

2. 6-AB-2024 (114th St Abandonment)
   Request by property owner to abandon the southern 25' and eastern 30' of right of way on a property with Single-family Residential (R1-35) zoning, located at 11345 E Beryl Avenue. City to obtain needed dedications. Staff contact person is Jason Katz, 480-312-2542. **Applicant contact person is Jamaal Ragland, 770-686-8810.**

   Item No. 2; Moved to Regular Agenda. Vice Chair Scarbrough made a motion for recommendation of approval to City Council for case 6-AB-2024 after finding that the proposed abandonment is consistent with and conforms to the adopted General Plan. Second by Commissioner Ertel, the motion passed by a vote of five (5) to one (1) with Commissioner Gonzales dissenting.

3. 5-UP-2025 (Old Town Tavern - Bar Use)
   Request for a Bar Conditional Use Permit on a +/- 6,000 sf site, zoned Central Business Downtown Overlay (C-2 DO) located at 7330 E. Main St. Staff contact person is Casey Steinke, 480-312-2611. **Applicant contact person is Cameron Morgan, 480-990-9507.**

4. 6-UP-2025 (Old Town Tavern - Live Entertainment)
   Request for a Live Entertainment Conditional Use Permit on a +/- 6,000 sf site, zoned Central Business Downtown Overlay (C-2 DO) located at 7330 E. Main St.
   Staff contact person is Casey Steinke, 480-312-2611. **Applicant contact person is Cameron Morgan, 480-990-9507.**

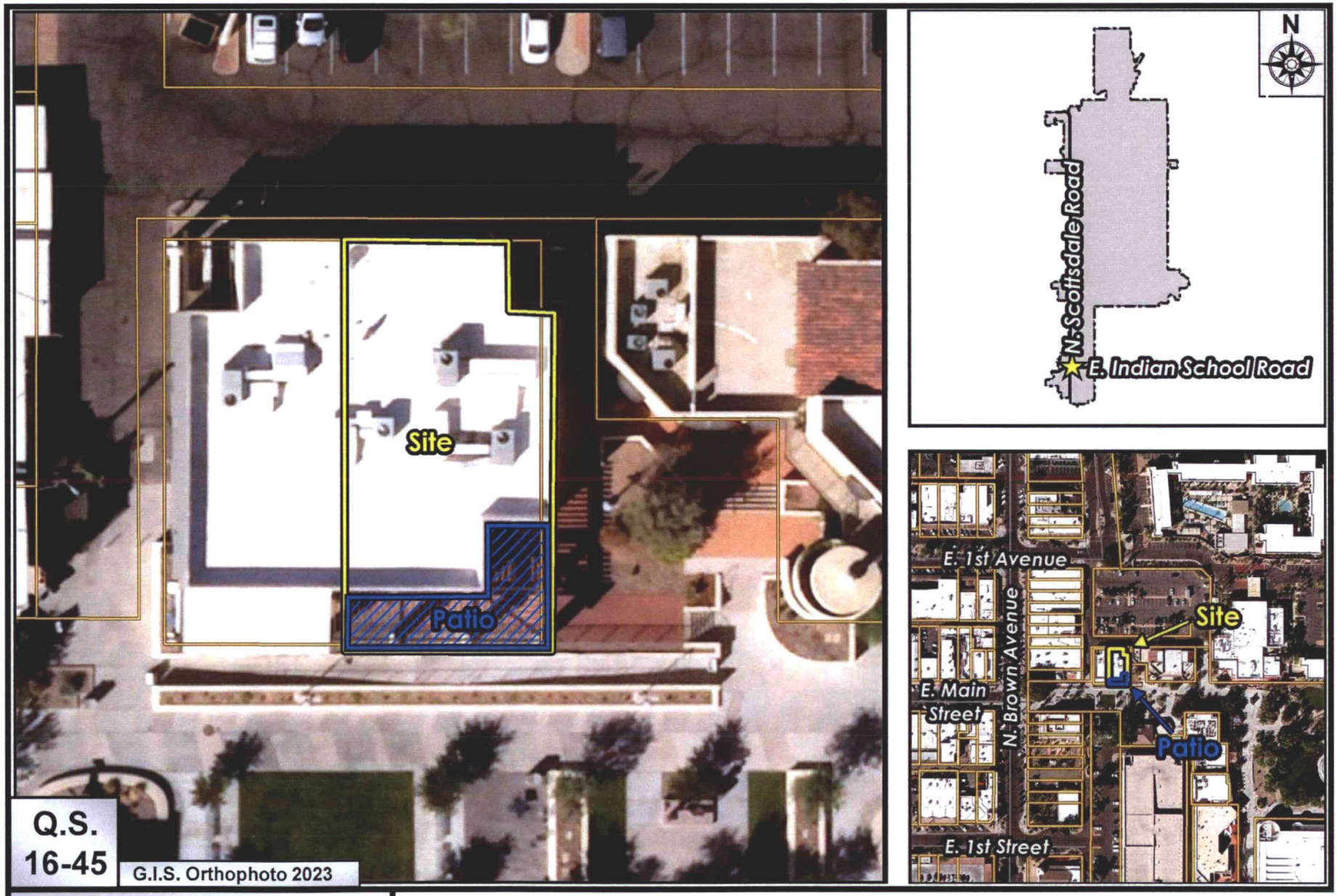
   Item No. 3 & 4; Moved to Regular Agenda. Commissioner Ertel made motion for recommendation of approval to City Council for cases 5-UP-2025 and 6-UP-2025 after finding that the CUP criteria have been met and that the proposed Conditional Use Permits are consistent and conform with the adopted General Plan, per the attached stipulations. Second by Commissioner Joyner the motion passed unanimously by a vote of six (6) to zero (0).

5. 7-UP-2025 (Alpio's at Troon Event Center - BAR CUP)
   Request by owner for a conditional use permit for a bar located at 10452 E Jomax Rd with Central Business Environmentally Sensitive Land Overlay (C-2 ESL) zoning. Staff contact person is Chris Zimmer, 480-312-2347. **Applicant contact person is TERRI Virga Triebwasser, (916) 412-2352.**

   Item No. 5; Moved to Regular Agenda. Commissioner Joyner made a motion for recommendation of approval to City Council for case 7-UP-2025 after finding that the CUP criteria have been met and that the proposed Conditional Use Permit is consistent and conforms with the adopted General Plan, per the attached stipulations. Second by Commissioner Drake, the motion passed by a vote of five (5) to one (1) with Commissioner Gonzales dissenting.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:22 p.m.



LL-0030-2026

Old Town Tavern (391654)

ATTACHMENT 11

'26 5 20 Liq. Dept AM 9:43

State of Arizona
Department of Liquor Licenses and Control

Created 05/20/2026 @ 09:47:13 AM

AMENDMENT

Local Governing Body Report

LICENSE

Number:	06070595	Type:	006 BAR
Name:	OLD TOWN TAVERN		
State:	Pending		
Issue Date:		Expiration Date:	01/31/2027
Original Issue Date:	01/30/1981		
Location:	7330 E MAIN STREET #100 SCOTTSDALE, AZ 85251 USA		
Mailing Address:	8102 E FOOTHILLS DRIVE SCOTTSDALE, AZ 85255 USA		
Phone:	(480)306-7320		
Alt. Phone:	(480)275-9989		
Email:	PSMICCIO@AOL.COM		

Currently, this license has pending applications.

AGENT

Name:	PAUL SAMUEL MITCHELL
Gender:	Male
Correspondence Address:	8102 E FOOTHILLS DRIVE SCOTTSDALE, AZ 85255 USA
Phone:	(480)275-9989
Alt. Phone:	(480)306-7320
Email:	PSMICCIO@AOL.COM

OWNER

Name:	MICCIO ENTERPRISES LLC		
Contact Name:	PAUL SAMUEL MITCHELL		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	L15412158	State of Incorporation:	AZ
Incorporation Date:	07/23/2009		
Correspondence Address:	8102 E FOOTHILLS DRIVE SCOTTSDALE, AZ 85255 USA		
Phone:	(480)275-9989		
Alt. Phone:	(480)306-7320		
Email:	PSMICCIO@AOL.COM		

3916654
Mitchell, Paul

Officers / Stockholders

Old Town Tavern - Bar Use & Live Entertainment

5-UP-2025
6-UP-2025
1-IP-2025
LL-0030-2026

City Council | July 1, 2026

Coordinator: Casey Steinke

CITY OF SCOTTSDALE



Detail Aerial

5-UP-2025 & 6-UP-2025



Existing Zoning

5-UP-2025 & 6-UP-2025


New Location
Old Location
Old Town Tavern
Mexican Import
America ATM
AZ88

Action Requested

Adopt Resolutions No. 13592, 13593, 13600 & Case LL-0030-2026 approving Bar and Live Entertainment Conditional Use Permits, In-Lieu Parking Credits, and a Series 6 liquor license on a +/- 6,000 sf site, zoned Central Business Downtown Overlay (C-2 DO) located at 7330 E. Main St.

CITY OF SCOTTSDALE

Restaurant

Interior: 1,813 sf

Patio: 202 sf

Bar

Interior: 2,540 sf

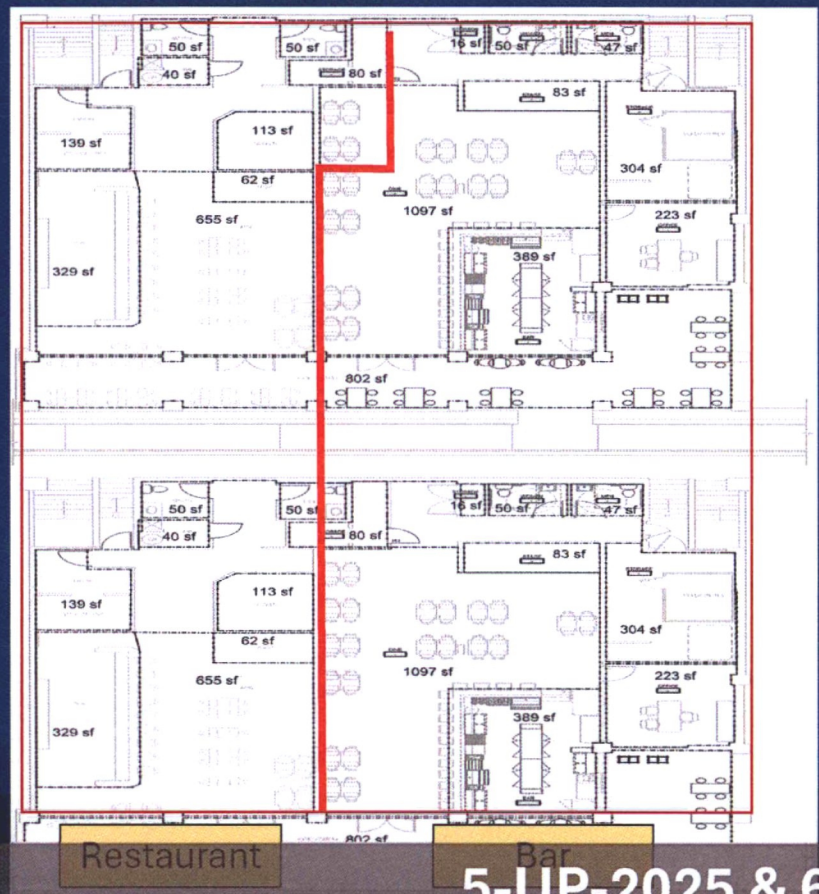
Patio: 600 sf

Total:

Interior: 4,353 sf

Patio: 802 sf

5,155 sf



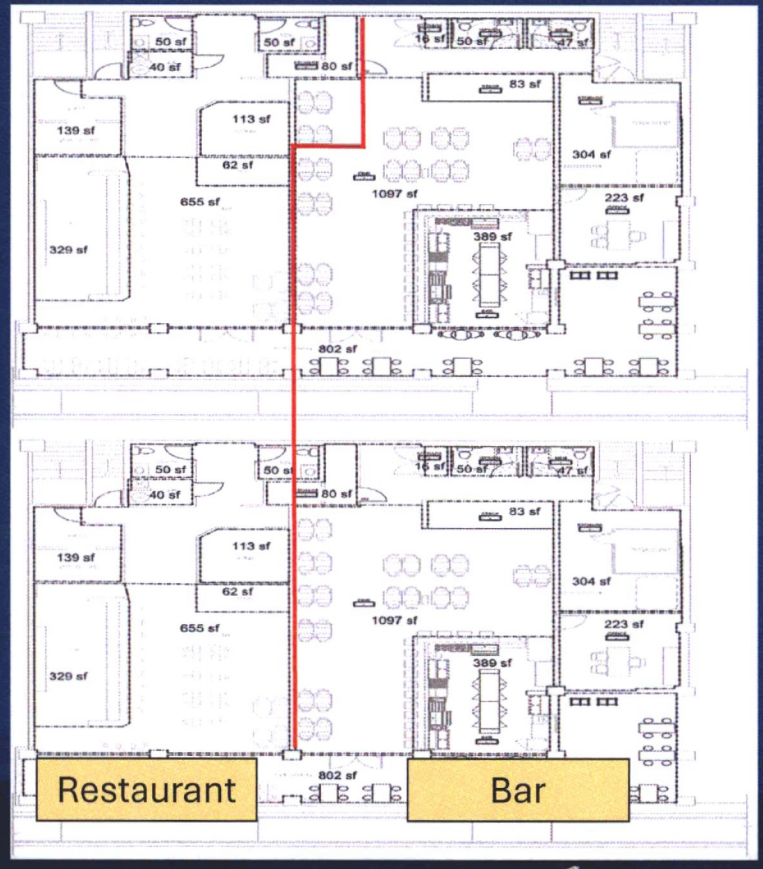
Floor Plan

5-UP-2025 & 6-UP-2025

SCOTTSDALE

Live Entertainment

- No exterior speakers
- No propped-open doors/windows
- No residentially-zoned uses in area



CITY OF SCOTTSDALE

Parking

Requirements

- Restaurant with Live Entertainment: 1:300 + 1:350 patio (-500 patio)
  - Interior: 1,813 / 300 = 6
  - Patio: 202 – 500 = 0
- Bar with Live Entertainment: 1:80 + 1:200 patio (-200 patio)
  - Interior: 2,540 / 80 = 32
  - Patio: 600 – 200 = 2
- Total Required Parking: 40 spaces

CITY OF SCOTTSDALE

Parking

Provided

- 22: Urban Renewal Credits
- 2: Bicycle Parking Credits
- 16: In-lieu Credits (part of request before Council)
- 40: Total

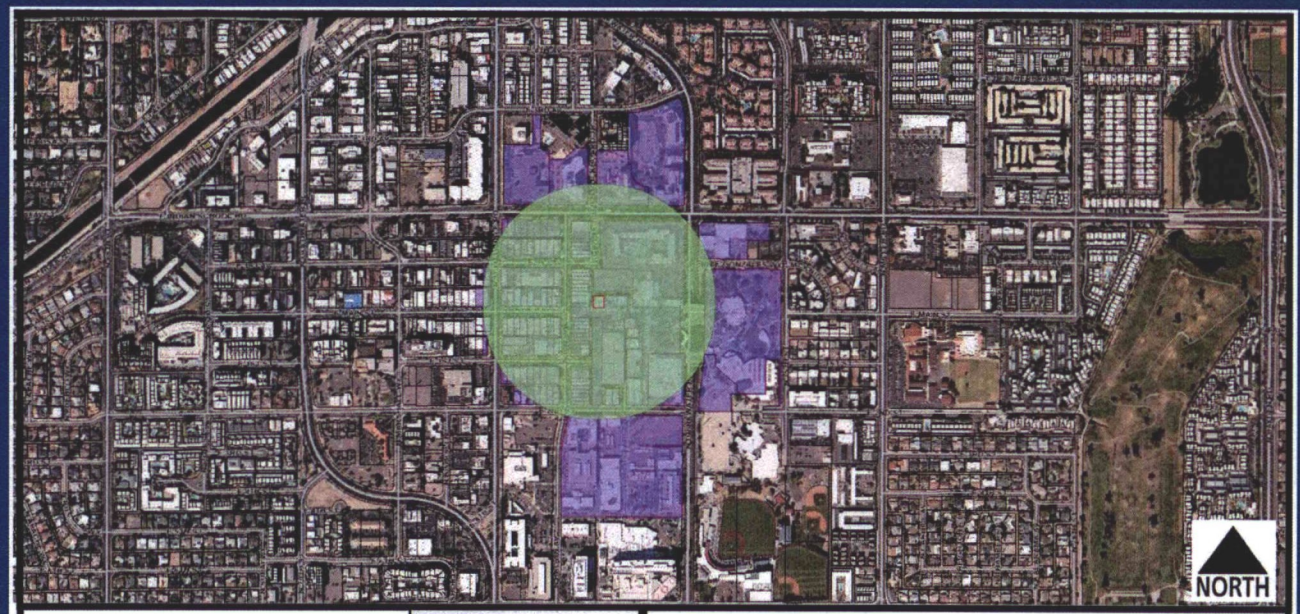
CITY OF SCOTTSDALE

Stipulations

- CUP valid for three (3) years, unless amended or renewed by City Council
- No exterior live entertainment or speakers for LE
- No propped-open doors/windows
- Hours of live entertainment:

	Allowed Start of the Live Entertainment	To	Required End of the Live Entertainment
Sunday	2:00 PM	To	11:00 PM
Monday	3:00 PM	To	11:00 PM
Tuesday	3:00 PM	To	11:00 PM
Wednesday	3:00 PM	To	11:00 PM
Thursday	3:00 PM	To	11:00 PM
Friday	3:00 PM	To	11:00 PM
Saturday	2:00 PM	To	11:00 PM

CITY OF SCOTTSDALE



Labels Pulled
July 31, 2025

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com

Map Legend:

Site Boundary

Properties within 750-feet

Postcards: 87

Notification Area

5-UP-2025 & 6-UP-2025

SCOTTSDALE

Other Boards and Commissions

- Planning Commission: January 28, 2026
  - Approved 6-0
- City Council: February 10, 2026
  - Continued: 7-0

CITY OF SCOTTSDALE

Old Town Tavern - Bar Use & Live Entertainment

5-UP-2025
6-UP-2025
1-IP-2025
LL-0030-2026

City Council | July 1, 2026

Coordinator: Casey Steinke

CITY OF SCOTTSDALE


New Location
Old Location
Old Town Tavern
Mexican Import
Residence
Residence
AZ88
f America ATM

Item 21

Lane, Benjamin

From: Carol 2020 <carol.2020@comcast.net>
Sent: Sunday, June 28, 2026 5:06 PM
To: City Council
Subject: Support

⚠ **External Email: Please use caution if opening links or attachments!**

I support the Old Town Tavern. I have no financial interest.
Carol McDowell