

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 05/28/2024
Agenda Item: 5**

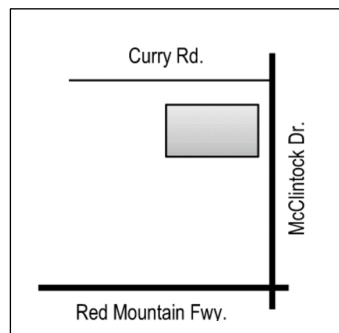
ACTION: Request a Use Permit to allow the expansion of an existing entertainment use for extended hours of operation between 2:00 a.m. and 6:00 a.m. for **DIMES CABARET**, located at 910 North McClintock Drive. The applicant is J & J Entertainment.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: **DIMES CABARET** (PL240128) is an existing adult-oriented business with approved Use Permits for live entertainment and a Series 6 bar. The subject Use Permit will allow for the expansion of the entertainment uses on the site for extended hours of operation between 2:00 a.m. and 6:00 a.m. The request includes the following:

ZUP240037 Use Permit to allow an expansion of an entertainment use for extended hours of operation between 2:00 a.m. and 6:00 a.m.



Property Owner	910 N MCCLINTOCK LLC
Applicant	Justin Christman, J & J Entertainment, LLC
Zoning Districts	GID, RSOD
Site Area	97,968 s.f.
Building Area	3,745 s.f.
Lot Coverage	3% (NS max. allowed)
Landscape Coverage	21% (10% min. required)
Building Height	16'-0" (35'-0" max. allowed)
Vehicle Parking	135 spaces (135 min. required)
Bicycle Parking	9 spaces (12 min. required)
Hours of Operation	6:00 p.m. to 6:00 a.m., Daily
Building Code Occupancy	A-2

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lily Drosos, Planner II (480) 350-8245

Department Director: Jeff Tamulevich, Community Development Director
 Legal review by: N/A
 Prepared by: Lily Drosos, Planner II
 Reviewed by: Michelle Dahlke, Principal Planner

COMMENTS

The site is located north of the Red Mountain 202 Freeway, south of Curry Road, and on the west side of McClintock Drive. The building was constructed in 1978, and a Use Permit to allow a nightclub with live entertainment was granted in 2002 for Club Macarena (formerly Boston's Night Club). In 2006, the Use Permit for a Series 6 (Bar) was transferred to Elite Cabaret. Since then, the Use Permits for live entertainment were transferred to GO Entertainment Property LLC in 2022, and most recently to Dimes Cabaret in 2024.

On February 7, 2024, the Code Compliance Division inspected the property, and the business received a violation (CM250257) for operating past 2:00 a.m. (not in compliance with the existing Use Permits). Other violations were given to the business for site modifications and signage without City approval. The applicant has submitted applications for building permits to address the site modifications, and the subject Use Permit application for the expansion of the existing entertainment uses. Additionally, the applicant filed an application with the City of Tempe Tax and Licensing Division for an After-Hours Establishment License, which has been signed off for approval by Community Development, the Fire Department, the Police Department, and Building Safety. This After-Hours Establishment License request is scheduled to be heard by the City Council on June 27, 2024.

The activities proposed with the subject Use Permit for extended hours of operation include pool tables, cornhole games, food and non-alcoholic food purchases, and regular dancing of fully clothed dancers.

PUBLIC INPUT

Since the publishing of this staff report, no public comments have been received.

POLICE INPUT

An updated Security Plan is required.

USE PERMIT

The proposed expansion of the use requires a Use Permit to allow extended hours of operation within the GID and RSOD zoning and overlay districts. Briefly describe the request and why it is required to have a use permit:

Section 6-308(E) Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; extended hours of operation for the existing business are not expected to cause a significant increase in vehicular or pedestrian traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; no nuisances are expected to arise from the proposed extended hours. The outdoor speakers face inward to minimize ambient sound from music.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; the activities proposed with the subject Use Permit does not include serving alcohol or adult-oriented business activities. As such, the proposed extended hours would not contribute to the deterioration of the neighborhood or to the downgrading of property values. Additionally, as conditioned in the original live entertainment Use Permit, any expansion or intensification of the use is only permitted subject to a new Use Permit.
4. *Compatibility with existing surrounding structures and uses*; the existing business operation has been in effect since 2002, therefore the Use Permit for extended hours of operation demonstrates compatibility with the existing surrounding uses and structures.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the business has an existing Security Plan in place and security staff on site to ensure that there will be adequate control of disruptive behavior. Additionally, the applicant will be required to submit an updated Security Plan to the Police Department as a condition of approval for this Use Permit.

REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL: (Non-standard conditions are identified in bold)

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. **This Use Permit for expansion of an entertainment use does not modify the previous Use Permits for live entertainment, a bar with a Series 6 liquor license, and nightclub (BA020134). All conditions of those approvals remain in effect.**
3. **All existing site modifications that have not received City approvals must receive permits and pass inspections prior to the extended hours entertainment use becoming effective.**
4. **A minimum of five (5) foot-candles are required at all entrance and exit doors. Contact Shawn Daffara, Crime Prevention Planning Coordinator at 480-858-2284.**
5. The Use Permit is or are valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.
6. Return to the appropriate decision-making body for review of compliance with conditions of approval within six (6) months. The timing for the six-month review period to commence begins when the business is in full operation. Advise Community Development staff when in full business operation.
7. Live entertainment to cease at 5:55 a.m. daily.
8. The applicant shall contact the City of Tempe Crime Prevention Unit for a Security Plan within 30 days of this approval. Contact 480-858-6409 before June 27, 2024.
9. Hours of operation to end no later than 6:00 a.m. on a daily basis.
10. All nonconforming building lighting shall be removed and replaced with compliant light fixtures. Details can be resolved during Building Safety Plan Review.
11. All rear exit doors require a security vision panel. Details to be approved through Building Safety Plan Review.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

USE PERMIT:

- The Use Permit is valid for DIMES CABARET and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- Any intensification or expansion of use shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.
- Music, sound, or live entertainment shall not violate the City of Tempe Noise Ordinance.

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- If the development includes a use listed in [City Code Section 26-70\(c\)](#), the Owner is required to prepare a security plan with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.

HISTORY & FACTS:

September 9, 1975	Board of Adjustment approved a Use Permit for ROBERT LECHNER to operate a tavern and restaurant at 910 North Hayden Road in the I-1 Garden Type Industrial District (A-75-9.3).
October 2, 1975	Design Review Board approved the sign and front elevation for BLUE GOAT PUB located at 910 North Hayden Road in the I-1 Garden Type Industrial District (DR-75.76).
July 7, 1976	Design Review Board approved the building addition for BLUE GOAT PUB at 910 North Hayden Road in the I-1 Garden Type Industrial District.
July 21, 1976	Design Review Board reconsidered the previously imposed conditions of approval and further clarified its approval of July 7, 1976. The Board thus added an additional condition to the BLUE GOAT PUB located at 910 North Hayden Road. The condition is as follows: No speakers are to be installed that would emit noise in violation of the City of Tempe Noise Ordinance (DR-75.76).
August 25, 1976	Board of Adjustment approved the Use Permit to expand the restaurant and pub at 910 North Hayden Road in the I-1 Garden Type Industrial District (A-76-7.6)
July 6, 2002	Hearing Officer approved the Use Permit request by MACARENA, INC d.b.a CLUB MACARENA (formerly Boston's Night Club) to allow a night club with live entertainment located at 910 North McClintock Drive in the I-1, Light Industrial and Rio Salado Overlay Districts.
December 10, 2007	Community Development staff administratively approved the transfer of a Use Permit for a Bar to ELITE CABARET (Idaho Business holdings, LLC), located at 910 North McClintock Drive (PL006606).
February 24, 2022	Community Development staff administratively approved the transfer of a Use Permit from Idaho Business Holdings, LLC to GO ENTERTAINMENT PROPERTY, LLC to allow a Series 6 (Bar) Liquor License and Live entertainment at 910 North McClintock Drive (PL220038).

January 29, 2024 Community Development staff administratively approved the request to transfer the existing Use Permits, in the name of GO Entertainment Property, LLC (PL220038) to J&J ENTERTAINMENT, LLC, to allow a Series 6 (Bar) Liquor License and Live Entertainment at 910 North McClintock Drive (PL240016 & PL240017).

February 7, 2024 Code Compliance Division issued a notice for site modifications, signage, and for extended hours of operation between the hours of 2:00 a.m. and 6:00 a.m. without a Use Permit for DIMES CABARET, located at 910 North McClintock Drive (CM240257).

April 10, 2024 This Use Permit application for DIMES CABARET was filed (PL240128).

May 28, 2024 This request is scheduled to be heard by the Development Review Commission.

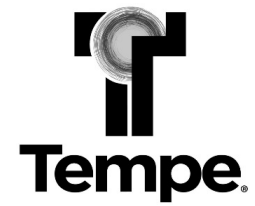
June 27, 2024 The After-Hours Establishment License to be heard by the City Council.

ZONING AND DEVELOPMENT CODE REFERENCE:

[Section 3-302, Permitted Uses in Office/Industrial Districts](#)

[Section 6-308, Use Permit](#)

[Section 6-313, Security Plan](#)



DEVELOPMENT PROJECT FILE

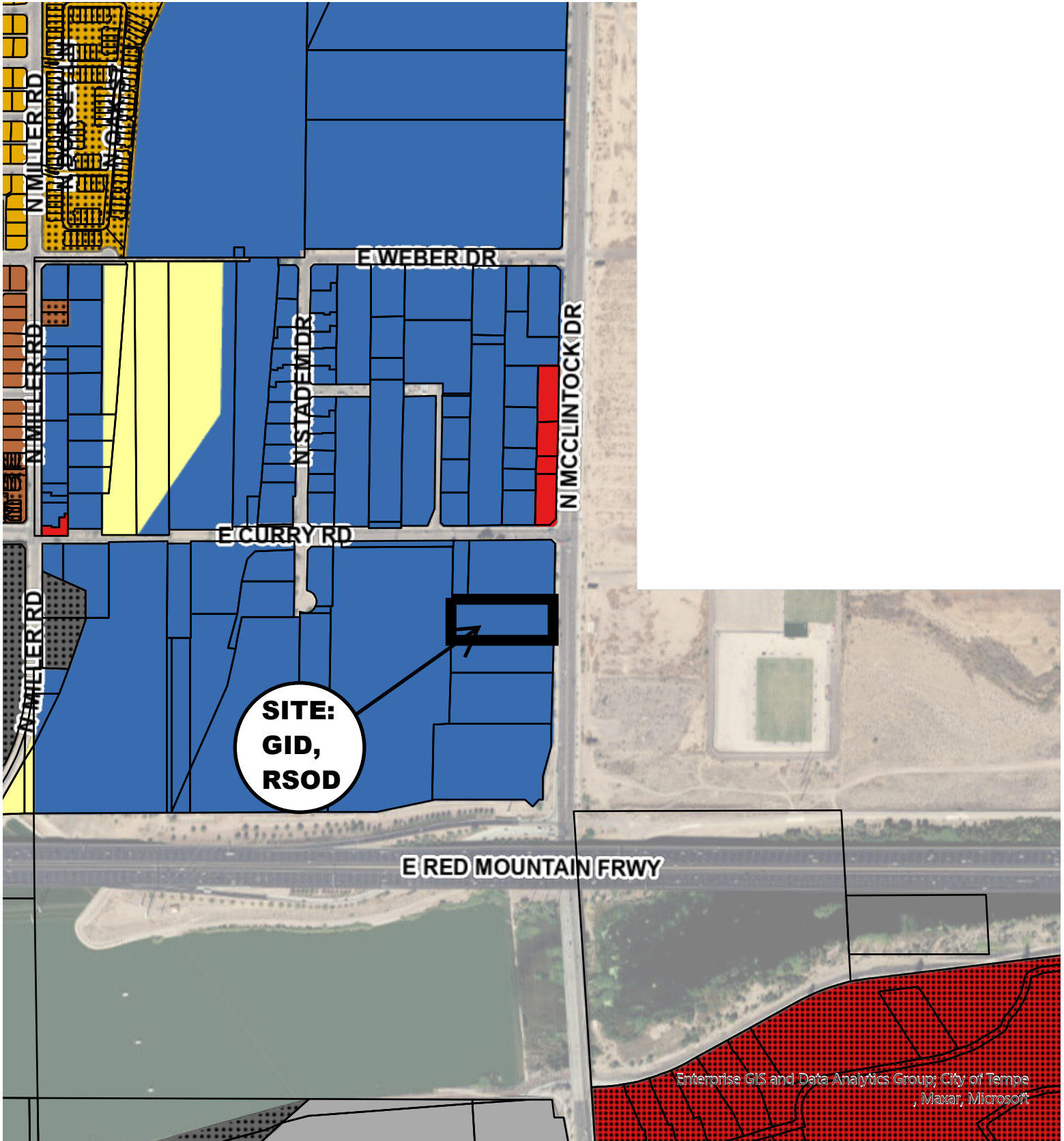
for
DIMES CABARET
(PL240128)

ATTACHMENTS:

1. Zoning Map
2. Aerial Map
- 3-5. Letter of Explanation
6. Site Plan
7. Floor Plan
- 8-11. Site Context Photos













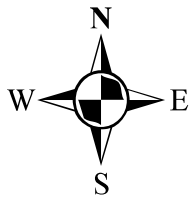
DIMES CABARET



**SITE:
GID,
RSOD**

Enterprise GIS and Data Analytics Group; City of Tempe
, Maxar, Microsoft

- | | |
|---|--|
|  General Industrial District (GID) |  Agricultural (AG) |
|  Mixed Use High (MU-4) |  Single-Family Residential (R1-6) |
|  Mixed Use Educational (MU-ED) |  Single-Family Residential (R1-4) |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential (R-2) |
|  Regional Commercial Center (RCC) |  Multi-Family Residential Limited (R-3) |





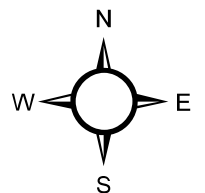
Tempe

PL240128

DIMES CABARET



Aerial Map





ARIZONA LIQUOR
INDUSTRY CONSULTANTS

P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone
(480) 730-2676 Fax

April 23, 2024

City of Tempe
Community Development Department
Planning Division
Mail Stop 01-7
Tempe, Arizona 85288-5002

Re: J & J Entertainment, LLC dba Dimes Cabaret

To whom it may concern:

Our firm represents the applicant. J & J Entertainment, LLC, in the application of a City of Tempe USE PERMIT to allow the business to be open from 2:30 AM until 6:00 AM. The existing USE PERMIT (DS 24105) allows the business to be open from 6:00 PM until 2:30 AM.

The business is open seven (7) days weekly.

The current staffing consists of up to fourteen (14) employees with various job functions during the hours of 6:00 PM until 2:30 AM daily. Staffing for the Extended-Hours USE PERMIT, when issued, will consist of up to twelve (12) employees with various job functions.

The applicant currently holds a valid Arizona Department of Liquor Licenses and Control ("ADLLC") Series 6 liquor license for a bar (06070237). The applicant has an approved Security Plan for the existing USE PERMIT. The applicant has submitted a pending supplemental Security Plan for the Extended-Hours USE PERMIT application.

The business employs personnel at the entrance to check ID's to ensure that all patrons admitted to the business are over the age of twenty-one (21). This age restriction will continue for all hours of operation, both existing and extended, as applied for herein.

The business currently has a Disc Jockey (“DJ”) playing pre-recorded music for customers to enjoy and to accompany dancing, which is offered within the business and on the attached outdoor patio. The business halts the serving of all alcoholic beverages at 1:55 AM daily, in 100% compliance with Arizona Revised Statutes Title 4; no alcoholic beverages are allowed to be consumed after 2:30 AM. The applicant maintains Security staffing as stipulated in their approved Security Plan.

The DJ provided pre-recorded music played on the attached outdoor patio is at a decibel level compliant with the City of Tempe noise statute which goes into effect at 1:45 AM daily. All outdoor speakers are directional and faced inward to minimize any ambient sound emanating from the DJ pre-recorded music.

In addition to the dancing offered, the applicant has two (2) pool tables inside the business which are for the use and enjoyment of their customers during the existing business hours; the pool tables will continue to be available to customers during the extended hours, as applied for herein.

The transition plan going from existing hours to extended hours will be as follows:

An announcement will be made at 1:40 AM (“last call”) that the bar will continue to serve alcoholic beverages until 1:55 AM and beginning at 2:00 AM the bar will only serve non-alcoholic beverages until 6:00 AM. Dancing will continue with all participants fully clothed, both inside and outside (on the attached outdoor patio) and will conclude at 6:00 AM.

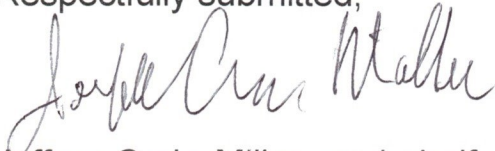
The Extended-Hours USE PERMIT applied for will not cause any significant vehicular and/or pedestrian traffic in the adjacent areas which are in the **City of Tempe General Industrial District (“GID”)**.

The surrounding area contains restaurants, stores, and general industrial buildings, and therefore will not cause any additional nuisances such as odors, dust, gas, noise, vibration, heat, or glare. The approved exterior signage and lighting will remain unchanged; the approved exterior lighting on the attached outdoor patio will remain unchanged.

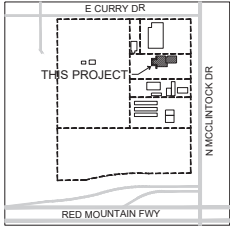
The issuance of this Extended-Hours USE PERMIT will not have any type of negative impact on the valuation of surrounding properties and the continuity of surrounding neighborhoods. Further, the existing business operation is fully compatible with those of surrounding businesses and properties.

The applicant will maintain the stipulated Security personnel at all times of permitted operation, in 100% compliance with ARS Title 4 and all City of Tempe codes.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jeffrey Craig Miller". The signature is written in a cursive, flowing style.

Jeffrey Craig Miller, on behalf of J & J Entertainment, LLC dba Dimes Cabaret



VICINITY MAP
NOT IN SCALE

LEGENDS

- EXISTING LANDSCAPE
- NOT IN SCOPE
- PROPERTY LINE
- BUILDING SETBACK
- EXISTING STREET LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE

ZONING AND STIPULATIONS

DS240105/PL240016/ZUP240009/PL240017/ZUP240010

THE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION HAS APPROVED YOUR REQUEST TO TRANSFER THE EXISTING USE PERMITS CURRENTLY IN THE NAME OF GO ENTERTAINMENT PROPERTY, LLC (DS220292/PL220038/ZUP220015), TO J&J ENTERTAINMENT, LLC, IN ORDER TO ALLOW A SERIES 6 (BAR) LIQUOR LICENSE AND LIVE ENTERTAINMENT AT 910 N. MCCLINTOCK DRIVE, LOCATED IN THE GENERAL INDUSTRIAL ZONING DISTRICT (GID).

SPECIFIC FACTORS WHICH CONTRIBUTED TO THIS DECISION, ARE AS FOLLOWS:

1. THE PROPOSED USE WILL BE A CONTINUATION OF AN EXISTING USE.

THIS APPROVAL IS BASED ON COMPLIANCE WITH THE CONDITIONS LISTED BELOW:

1. THE USE PERMIT IS VALID FOR 910 NORTH MCCLINTOCK DRIVE AND MAY BE TRANSFERABLE TO SUCCESSORS IN INTEREST THROUGH AN ADMINISTRATIVE REVIEW WITH THE COMMUNITY DEVELOPMENT MANAGER, OR DESIGNEE. SHOULD THE BUSINESS BE SOLD, THE NEW OWNERS MUST REPROCESS A USE PERMIT TRANSFER APPLICATION FOR ADMINISTRATIVE REVIEW.

2. TRANSFER CONDITIONS OF APPROVAL FROM THE LAST DETERMINATION LETTER SUBJECT TO THE FOLLOWINGS:

- a. OBTAIN ALL PERMITS AND CLEARANCES REQUIRED BY THE BUILDING SAFETY DIVISION.
- b. THE USE PERMIT IS VALID FOR THE PLANS AND BUSINESS OPERATION AS SUBMITTED TO AND APPROVED BY THE HEARING OFFICER/BOARD OF ADJUSTMENT.
- c. ANY EXPANSION OR INTENSIFICATION OF USE SHALL REQUIRE A NEW USE PERMIT TO BE APPROVED, THIS INCLUDES, BUT IS NOT LIMITED TO, PROVIDING AFTER-HOURS SERVICE BETWEEN 2:30 A.M. AND 6:00 A.M. ON ANY GIVEN DAY OF THE WEEK.
- d. IF THERE ARE ANY COMPLAINTS ARISING FROM THE USE PERMITS THAT ARE VERIFIED BY A CONSENSUS OF THE COMPLAINTING PARTY AND THE CITY ATTORNEY'S OFFICE, THE USE PERMIT WILL BE REVIEWED BY CITY STAFF TO DETERMINE THE NEED FOR A PUBLIC HEARING SET TO RE-EVALUATE THE APPROPRIATENESS OF THE USE PERMIT.
- e. ALL REQUIRED FEDERAL, STATE AND MUNICIPAL LIQUOR LICENSE PERMITS SHALL BE OBTAINED OR THE USE.

IF YOU ARE DISSATISFIED WITH THESE CONDITION(S) OF APPROVAL, PLEASE SEEK RESOLUTION WITH STAFF. IF THERE ARE ISSUES WHICH REMAIN AFTER DISCUSSION WITH STAFF, YOU MAY APPEAL THIS DECISION TO THE BOARD OF ADJUSTMENT WITHIN FOURTEEN (14) CALENDAR DAYS FROM THE DATE OF THIS LETTER, BY FILING A NOTICE OF APPEAL WITH THE COMMUNITY DEVELOPMENT DEPARTMENT, SPECIFYING THE GROUNDS FOR SUCH APPEAL, AND PAYING ANY APPLICABLE FEES AFTER RECEIPT OF AN APPEAL APPLICATION, A PUBLIC HEARING FOR THE APPEAL WILL BE SCHEDULED AT THE NEXT REGULAR MEETING OF THE BOARD OF ADJUSTMENT.

SITE PLAN GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
5. OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH THE APPROVED PLANS.
6. THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE TEMPE CONSTRUCTION CODE PRIOR TO USE.
7. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL THE CITY AND REQUEST A DESIGN REVIEW INSPECTION.
8. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
9. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
10. BARBED, RAZOR, OR CONCERTINA WIRE SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
11. SIGNAGE WILL BE REVIEWED UNDER A SEPARATE PERMIT.
12. WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY. WALLS ARE EXISTING.
13. ALL RAMP MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAA) STANDARDS, 2% MAX CROSS SLOPES, AND 12:1 MAXIMUM LONGITUDINAL SLOPES.

CONSTRUCTION CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THE CITY OF TEMPE ADOPTING ORDINANCES.

- 2018 IBC (INTERNATIONAL BUILDING CODE)
- 2018 IRC (INTERNATIONAL RESIDENTIAL CODE)
- 2018 IMC (INTERNATIONAL MECHANICAL CODE)
- 2018 IPC (INTERNATIONAL PLUMBING CODE)
- 2018 IECC (INTERNATIONAL ENERGY CODE)
- 2018 IFGC (INTERNATIONAL FUEL CODE)
- 2018 IFC (INTERNATIONAL FIRE CODE)
- 2017 NEC (NATIONAL ELECTRIC CODE)
- 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN

KEYNOTES

- ① EXISTING DRIVEWAY
- ② TUFF SHED - THIS PROJECT
- ③ EXISTING HYDRANT
- ④ EXISTING LANDSCAPE
- ⑤ EXISTING SIGN
- ⑥ EXISTING STREET LIGHT
- ⑦ EXISTING UTILITY POLE
- ⑧ EXISTING CMU WALL
- ⑨ EXISTING CHAIN LINK FENCE
- ⑩ EXISTING CONCRETE 3 FT WALL WITH METAL FENCE
- ⑪ CONTAINER - STORAGE
- ⑫ CONTAINER - BOTTLE ROOMS
- ⑬ TUFF SHED - UNDER SEPARATE PERMIT
- ⑭ NEW LANDSCAPE ISLAND
- ⑮ NEW BICYCLE PARKING PER CITY OF TEMPE STANDARD DETAIL T-578
- ⑯ NEW TRASH ENCLOSURE

PROJECT DESCRIPTION

THIS SUBMITTAL ITS TO BRING INTO CONFORMANCE THE EXISTING 327 SQ.FT. TUFF SHED PRE-MANUFACTURED BUILDING THAT HAS BEEN ADDED TO THE EXISTING BUILDING TO THE SOUTH-WEST SIDE OF THE EXISTING ESTABLISHMENT.

THIS SITE PLAN HAS BEEN PRODUCED TO BRING INTO CONFORMANCE PER THE REQUEST OF THE CITY OF TEMPE. ADDITIONAL PARKING SPACES HAS BEEN ADDED TO THE SITE AND ALSO THE TRASH ENCLOSURE HAS BEEN RELOCATED TO COMPLY WITH THE CURRENT CODES.

PROJECT DATA

PROJECT: MR. DIMES CABARET
ADDRESS: 910 N MCCLINTOCK DR TEMPE, AZ 85288

OWNER: 910 N MCCLINTOCK LLC
APN: 132-16-002P
ZONING: GID
PUC: 2050
SITRS: 11 IN 4E

OCCUPANCY: A-2
CONSTRUCTION TYPE: V-3

FIRE PROTECTION: NO EXISTING BUILDING WITH NO SPRINKLERS
FIRE SPRINKLERS: YES
FIRE ALARM: YES

LOT AREA: 97,968 SQ. FT. (2.249 ACRES)
LOT COVERAGE MAX ALLOWED: NO STANDARD

THIS PROJECT: 13,066 SQ.FT. (GROSS) = 13.64%
EXISTING BUILDING: 3,745 SQ.FT. (GROSS) - NOT IN SCOPE
COURTYARD: 9,321 SQ.FT. (GROSS) - NOT IN SCOPE
EXISTING PRE-FAB BUILDING: 327 SQ.FT. (GROSS) - THIS PROJECT

BUILDING HEIGHT: 35'
MAXIMUM ALLOWED: 16' +/- (EXISTING BUILDING)
THIS PROJECT:

LANDSCAPE: 10% MIN PROVIDED: 20,664 SQ.FT. = 21%

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT:	25'	55'
SIDE:	0'	9'
REAR:	0'	170'
STREET:	25'	55'
PARKING:	20'	40'

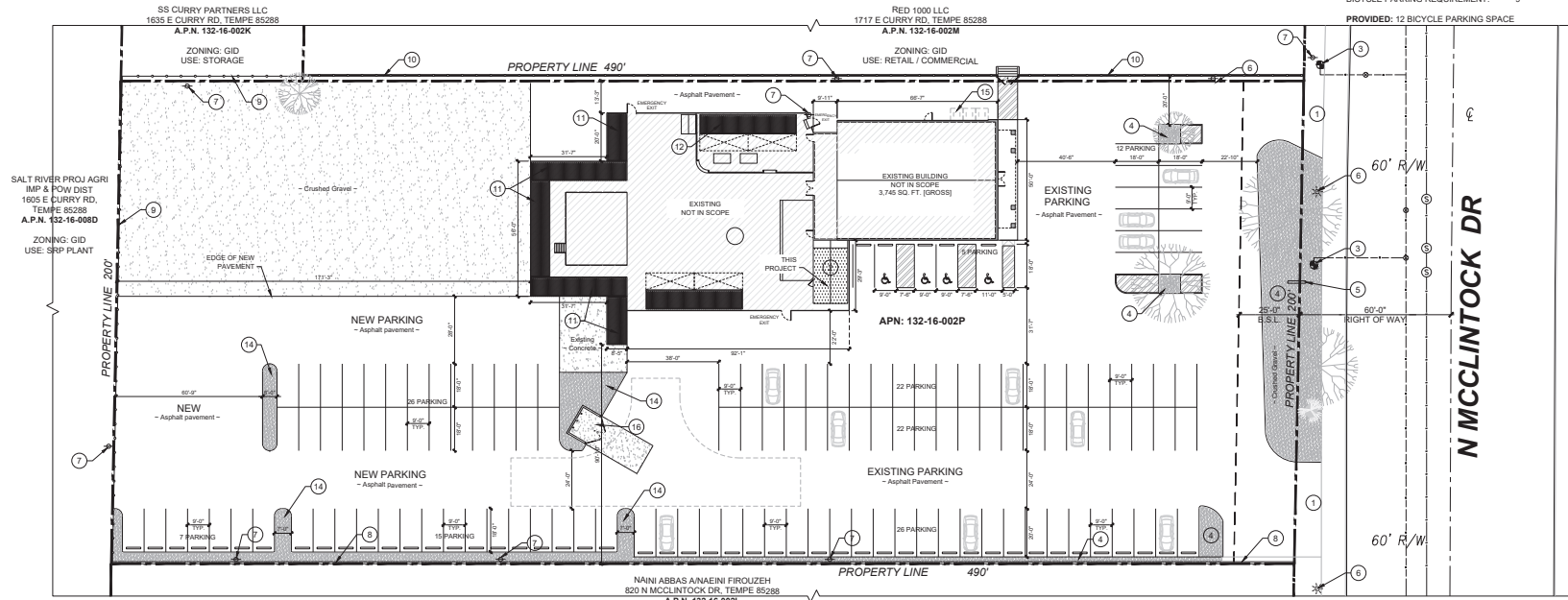
PARKING REQUIREMENTS:
FOR BAR / TAVERN / NIGHT CLUB - 1 VEHICLE SPACE PER 50 SQ.FT.
FOR OUTDOOR (NO PARKING FIRST 300 SF) - 1 SPACE PER 150 SQ.FT.

BAR / NIGHT CLUB (3,745 SF): 75 VEHICLE SPACE REQUIRED
OUTDOOR / COURTYARD AREA (9,021 SF): 60 VEHICLE SPACE REQUIRED
VEHICLE PARKING REQUIREMENT: 135

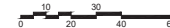
PROVIDED: 135 PARKING SPACES [131 STANDARD + 4 ACCESSIBLE PARKING SPACES]

BICYCLE PARKING REQUIREMENTS:
FOR BAR / TAVERN / NIGHT CLUBS - 1 SPACE PER 1000 SQ.FT. (3,745 SF)
FOR OUTDOOR - 1 SPACE PER 2000 SQ.FT. (9,021 SF)
BICYCLE PARKING REQUIREMENT: 9

PROVIDED: 12 BICYCLE PARKING SPACE



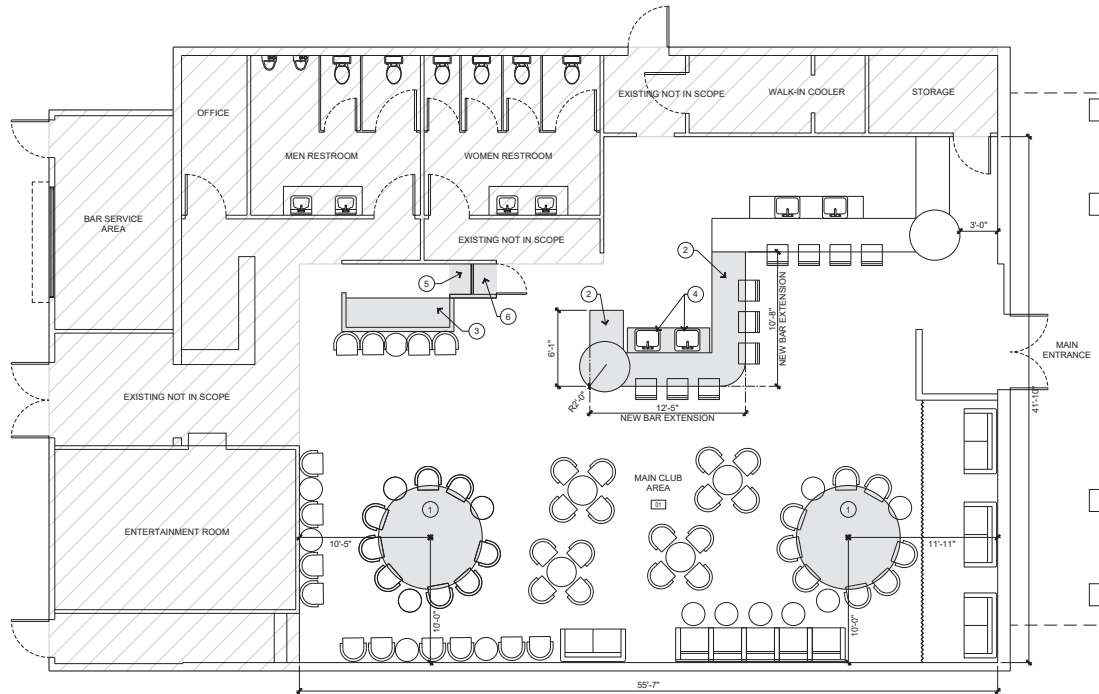
SITE PLAN
SCALE: 1" = 20'-0"



DIMES CABARET - CHANGING ROOM
TUFF SHED - ADDITION
 910 N MCCLINTOCK DR
 TEMPE, AZ 85288



NO.	
SHEET TITLE	
SITE PLAN	
SHEET NUMBER	A020
DATE	04/01/2024
BY	CR
CHECKED BY	NP
DATE	2024-09



GENERAL NOTES

1. ALL SOIL UNDER FOOTINGS AND SLABS ON GRADE SHALL BE TREATED WITH TERMITICIDE PRIOR TO POURING CONCRETE.
2. ALL GYPSUM BOARD SHALL BE 5/8" THICK UNLESS NOTED OTHERWISE.
3. ALL GLAZING SHALL COMPLY WITH CHAPTER 24 OF THE INTERNATIONAL BUILDING CODE.
4. AT ALL WATER HEATER LOCATIONS - PROVIDE PRESSURE RELIEF LINE TO THE EXTERIOR @ 7" - 24" ABOVE FINISH GRADE IN THE DOWN POSITION.
5. PROVIDE COMBUSTION AIR AS REQUIRED AT ALL GAS APPLIANCE LOCATIONS PER THE INTERNATIONAL MECHANICAL CODE.
6. ALL BUILDING INSULATION SHALL COMPLY WITH SECTION 718 OF THE 2018 I.B.C AND SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25, AND A SMOKE DENSITY NOT TO EXCEED 450, WHEN TESTED IN ACCORDANCE WITH ASTM E84.
7. SIGNAGE UNDER SEPARATE APPROVAL AND PERMITS.
8. NOT ALL KEYNOTES REFER TO ITEMS ON THIS SHEET.
9. WHERE DIMENSIONAL OR DETAIL DISCREPANCIES EXIST BETWEEN THE CEILING PLANS, THE FLOOR PLANS, SECTIONS AND DETAILS, THESE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
10. ALIGN ALL LIGHT FIXTURES, SPEAKERS, SMOKE DETECTORS, SPRINKLER HEADS AND OTHER DEVICES AS INDICATED ON THE REFLECTED CEILING PLANS (R/C P L/N O). VERIFY PLACEMENT W/ ARCHITECT FOR DEVICES AND FIXTURES NOT SHOWN.
11. FURNITURE IS N.I.C. AND IS SHOWN FOR LOCATION ONLY.
12. CONTRACTOR SHALL ADD EMERGENCY AND EXIT SIGNS THROUGH THE BUILDING AS DETERMINED BY THE CITY OF TEMPE INSPECTORS DURING FIELD INSPECTIONS.
13. COORDINATE WITH MPE FOR LIGHTING FIXTURES, DUCTS AND ALL MPE ACCESSORIES. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
14. INSTALL FIRE EXTINGUISHERS IN ACCORDANCE TO NFPA-10. PLEASE NOTE THAT MAXIMUM DISTANCE TRAVELED TO A FIRE EXTINGUISHER SHALL BE 75 FEET.
15. DRYWALL TO BE LEVEL 5 FINISH THROUGHOUT.

LEGEND

-  EXISTING NOT IN SCOPE
-  NEW ADDITION TO EXISTING

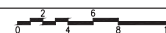
KEY NOTES:

- ① NEW ELEVATED STAGE
- ② SERVICE BAR ADDITION
- ③ NEW DJ BOOTH
- ④ NEW SINK
- ⑤ DJ EQUIPMENT AREA
- ⑥ NEW STORAGE



AS-BUILT FLOOR PLAN

1/4" = 1'-0"



DIMES CABARET
INTERIOR T.I.
 910 N McCLINTOCK DR
 TEMPE, AZ 85288

DIMES
 CONSTRUCTION

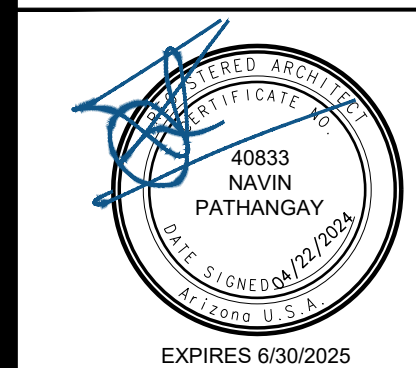
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KEY:

SHEET TITLE:
AS-BUILT FLOOR PLAN

SHEET NUMBER:
A201

OWNER: AGS	DESIGNED BY: NP
DATE: 04/01/2024	SCALE: 2024-09



PROJECT DESCRIPTION

THIS SUBMITTAL IS TO BRING INTO CONFORMANCE THE EXISTING 9,021 SQUARE FEET OUTDOOR ENTERTAINMENT COURTYARD AREA THAT HAS BEEN ADDED TO THE EXISTING BUILDING TO THE WEST SIDE OF THE EXISTING ESTABLISHMENT.

THIS SITE PLAN HAS BEEN PRODUCED TO BRING INTO CONFORMANCE PER THE REQUEST OF THE CITY OF TEMPE. ADDITIONAL PARKING SPACES HAS BEEN ADDED TO THE SITE AND ALSO THE TRASH ENCLOSURE HAS BEEN RELOCATED TO COMPLY WITH THE CURRENT CODES.

PROJECT DATA

PROJECT: DIMES CABARET
ADDRESS: 910 N MCLINTOCK DR TEMPE, AZ 85288

OWNER: 910 N MCLINTOCK LLC
APN: 132-16-002P
ZONING: GID
PUC: 2050
S/T/R: 11 1N 4E

OCCUPANCY: A-2
CONSTRUCTION TYPE: V-B

FIRE PROTECTION:
FIRE SPRINKLERS: NO, EXISTING BUILDING WITH NO SPRINKLERS
FIRE ALARM: YES

LOT AREA: 97,968 SQ. FT. (2.249 ACRES)
LOT COVERAGE MAX ALLOWED: NO STANDARD

THIS PROJECT: 13,066 SQ.FT. (GROSS) = 13.64%
EXISTING BUILDING: 3,745 SQ.FT. (GROSS)
NEW COURTYARD: 9,321 SQ.FT. (GROSS)

BUILDING HEIGHT:
MAXIMUM ALLOWED: 35'
THIS PROJECT: 16' +/- (EXISTING BUILDING)

LANDSCAPE:
REQUIRED: 10% MIN
PROVIDED: 20,664 SQ.FT. = 21%

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT:	25'	93'
SIDE:	0'	9'
REAR:	0'	170'
STREET:	25'	93'
PARKING:	20'	40'

PARKING REQUIREMENTS
 FOR BAR / TAVERN / NIGHT CLUB - 1 VEHICLE SPACE PER 50 SQ.FT.
 FOR OUTDOOR (NO PARKING FIRST 300 SF) - 1 SPACE PER 150 SQ.FT.

BAR / NIGHT CLUB (3,745 SF):	75 VEHICLE SPACE REQUIRED
OUTDOOR / COURTYARD AREA (9,021 SF):	60 VEHICLE SPACE REQUIRED
VEHICLE PARKING REQUIREMENT:	135

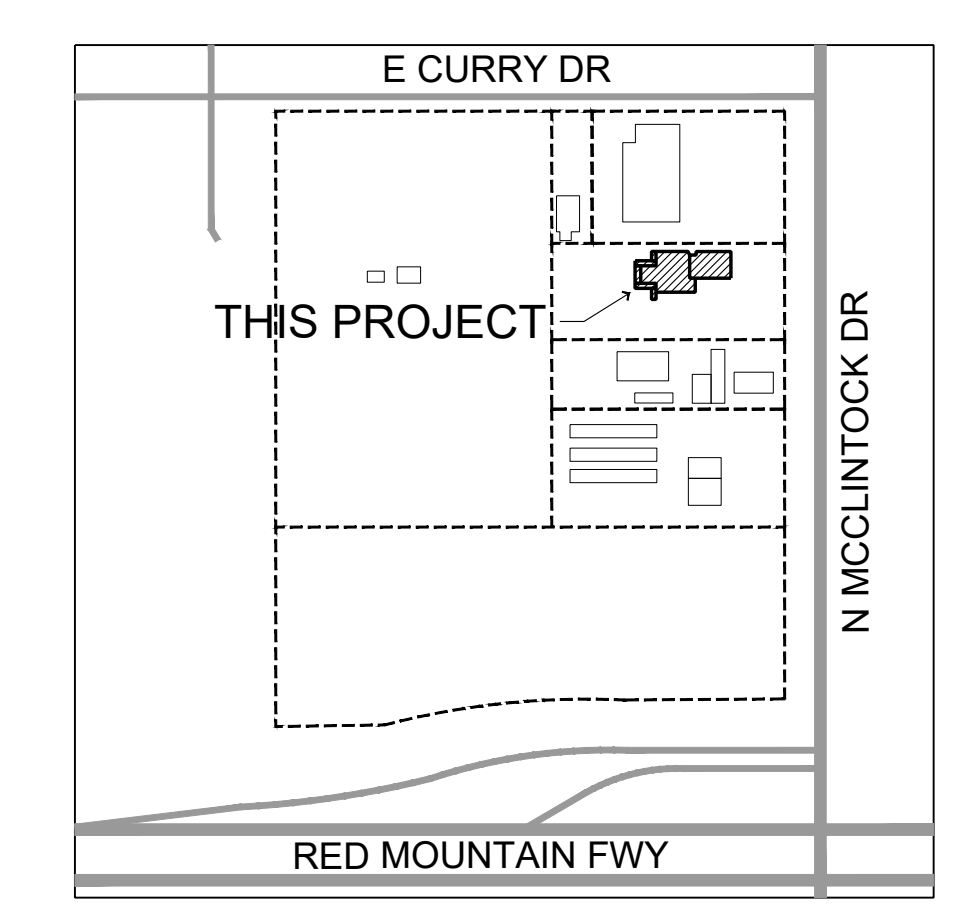
PROVIDED: 135 PARKING SPACES [131 STANDARD + 4 ACCESSIBLE PARKING SPACES]

BICYCLE PARKING REQUIREMENTS
 FOR BAR / TAVERN / NIGHT CLUB - 1 SPACE PER 1000 SQ.FT. [3,745 SF]
 FOR OUTDOOR - 1 SPACE PER 2000 SQ.FT. [9,021 SF]
BICYCLE PARKING REQUIREMENT: 9

PROVIDED: 12 BICYCLE PARKING SPACE

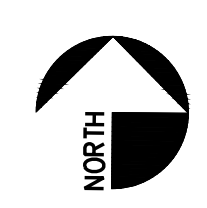
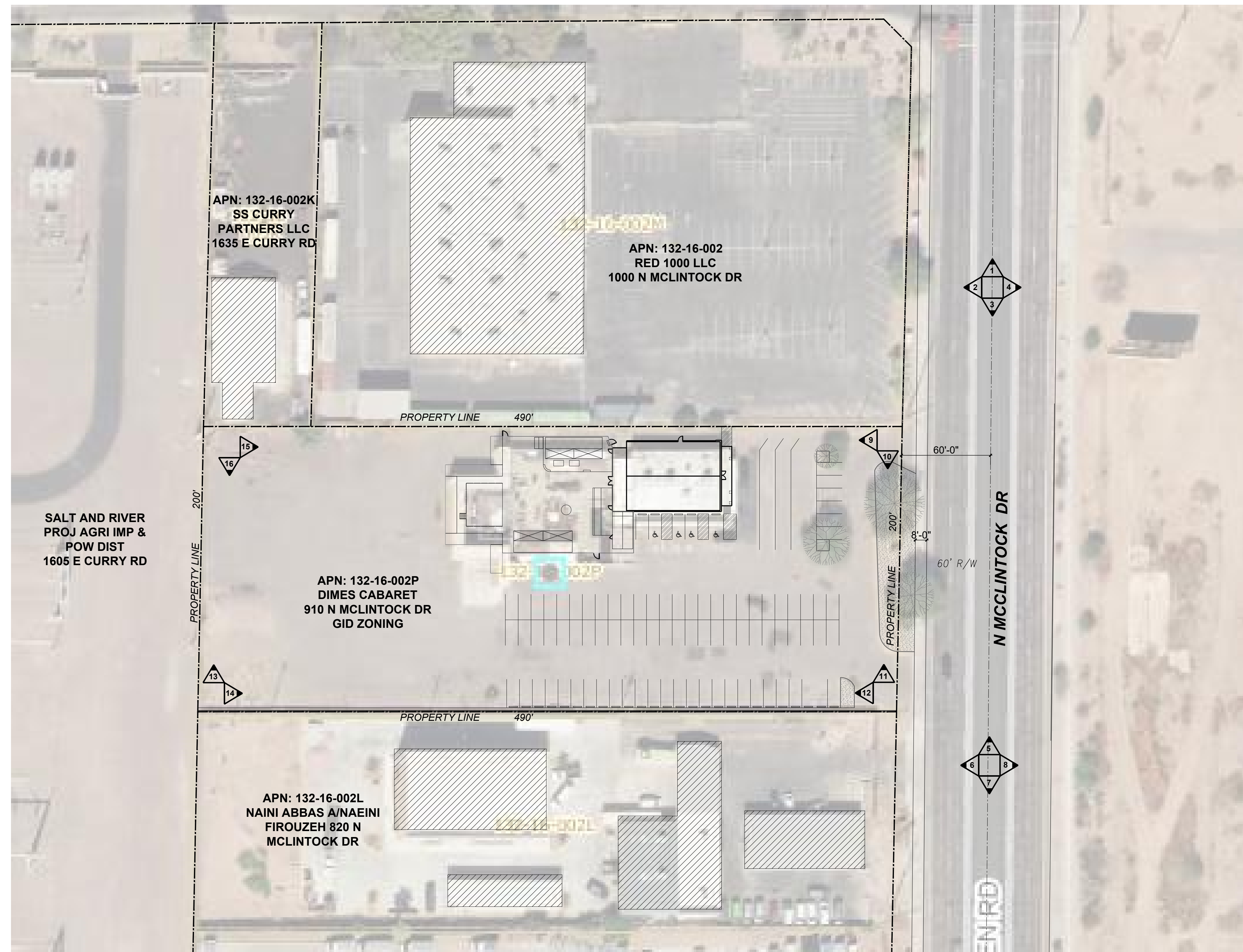
LEGENDS

INDICATE THE DIRECTION OF THE VIEW - SEE SHEETS A023 TO A0x PER CONTEXT PICTURES



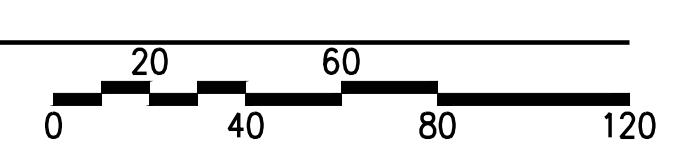
VICINITY MAP

NOT IN SCALE

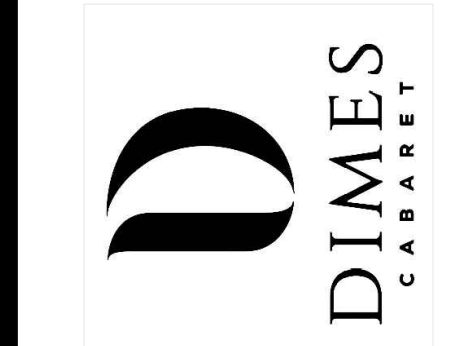


KEY PLAN - CONTEXT PLAN

SCALE: 1" = 40'-0"



DIMES CABARET
 910 N MCLINTOCK DR
 TEMPE, AZ 85288



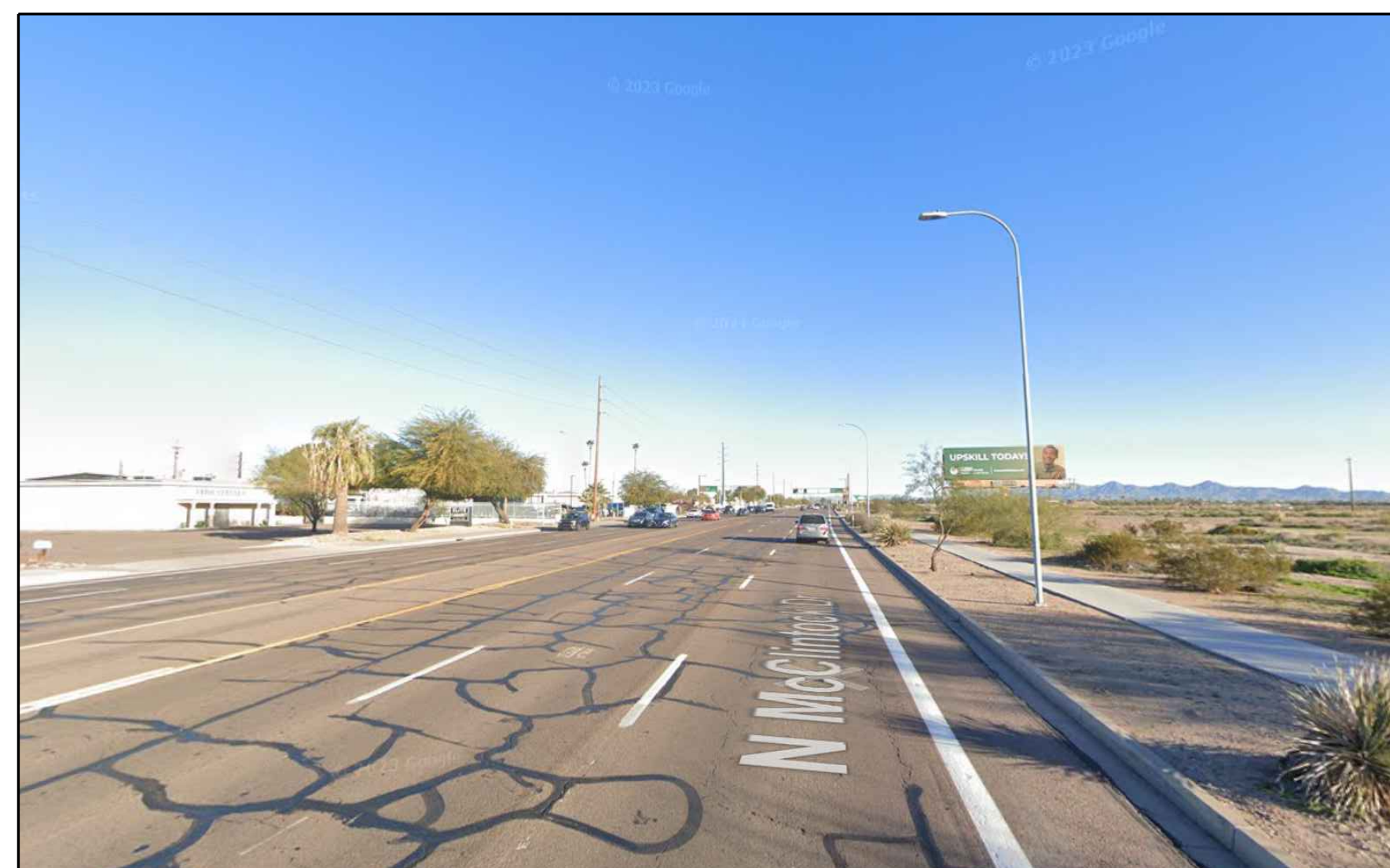
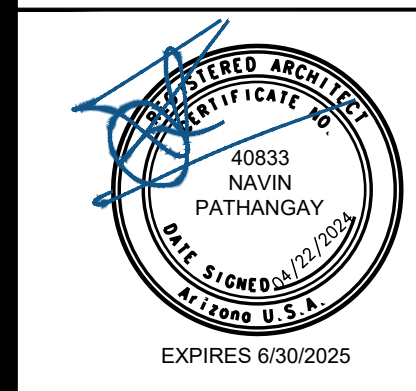
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KEY:

SHEET TITLE:
CONTEXT PLAN

SHEET NUMBER:
A022

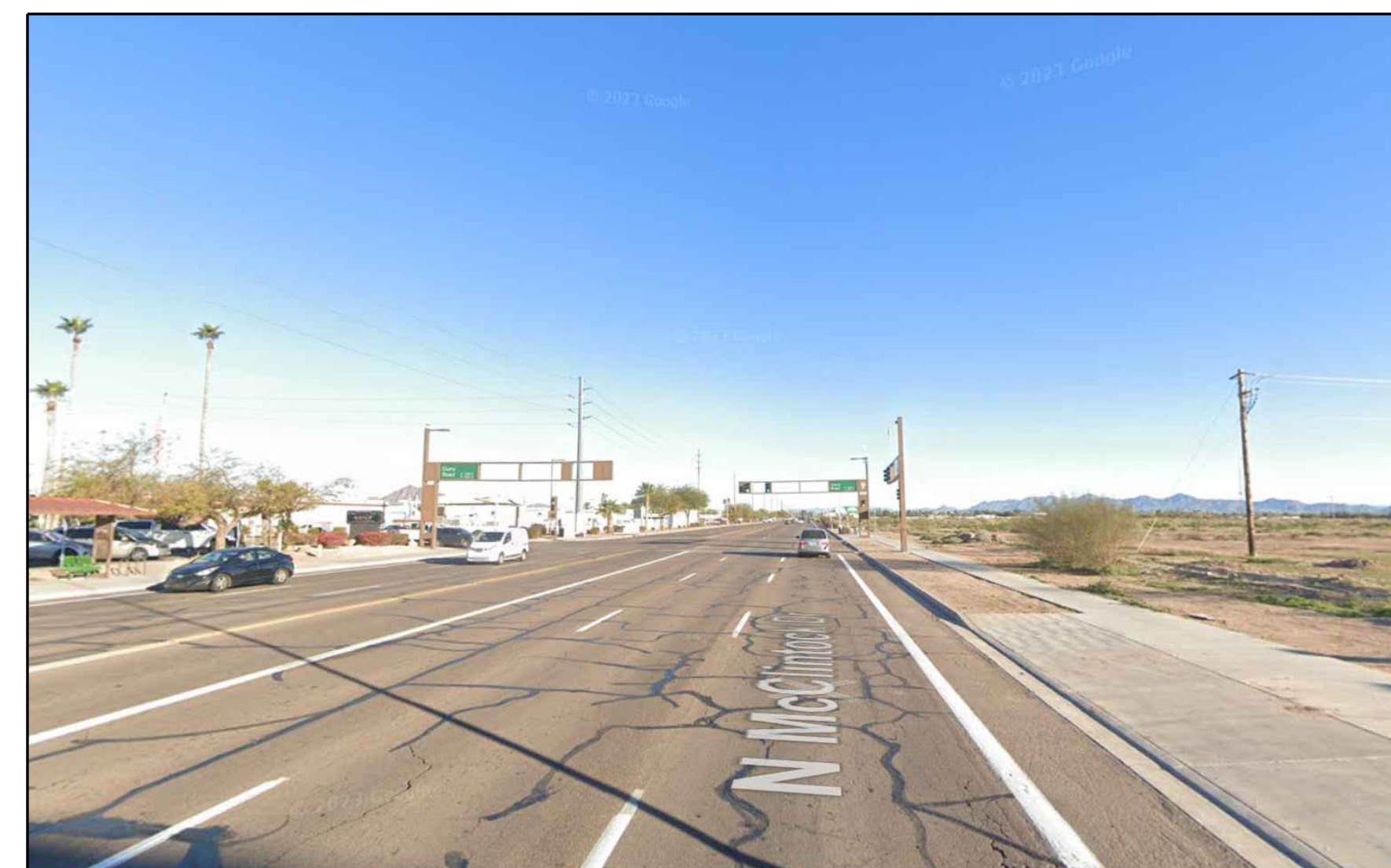
DRAWN BY: AGS	REVIEWED BY: NP
DATE: 04/22/2024	PROJECT NUMBER: 2024-09



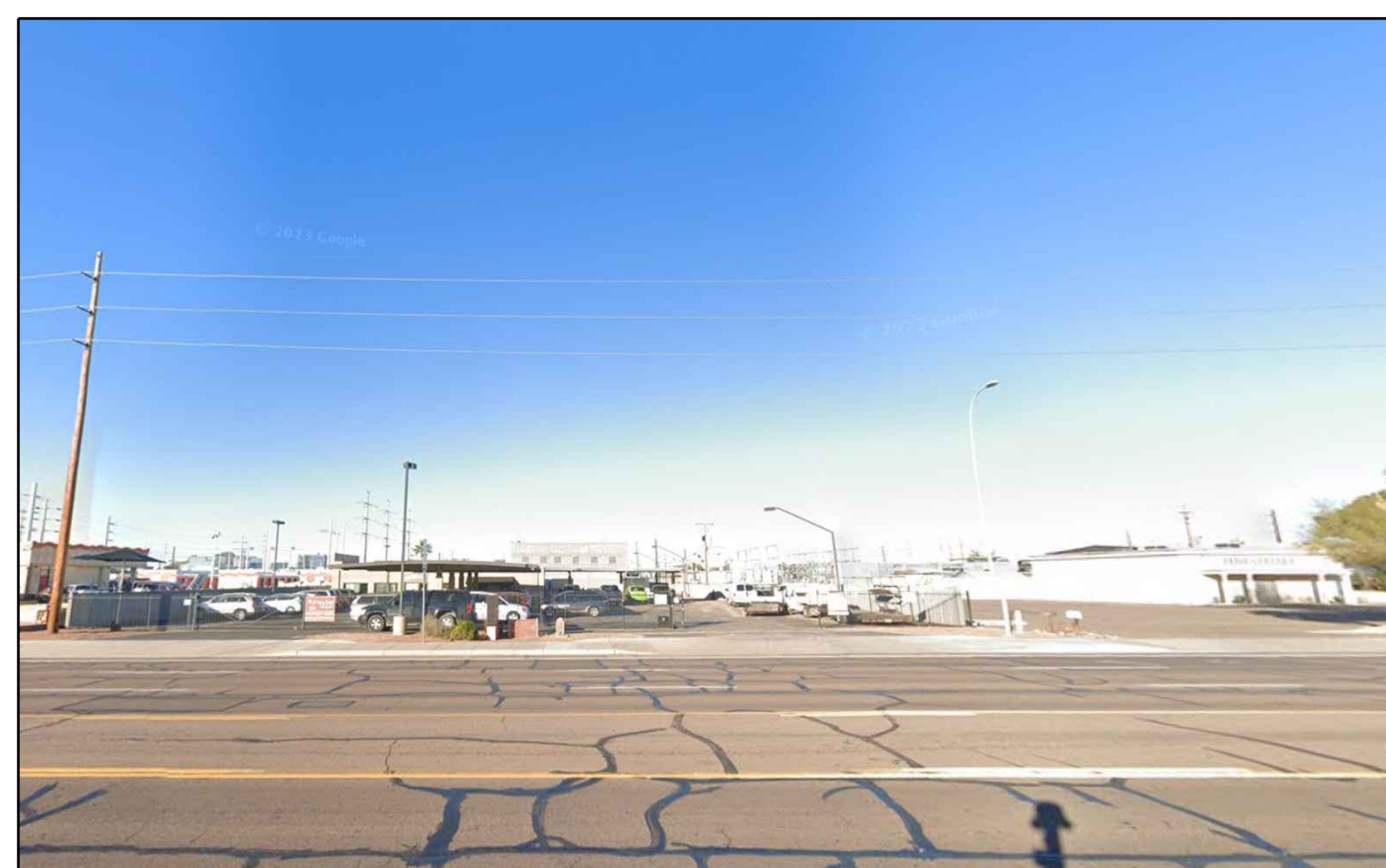
5 - CONTEXT VIEW



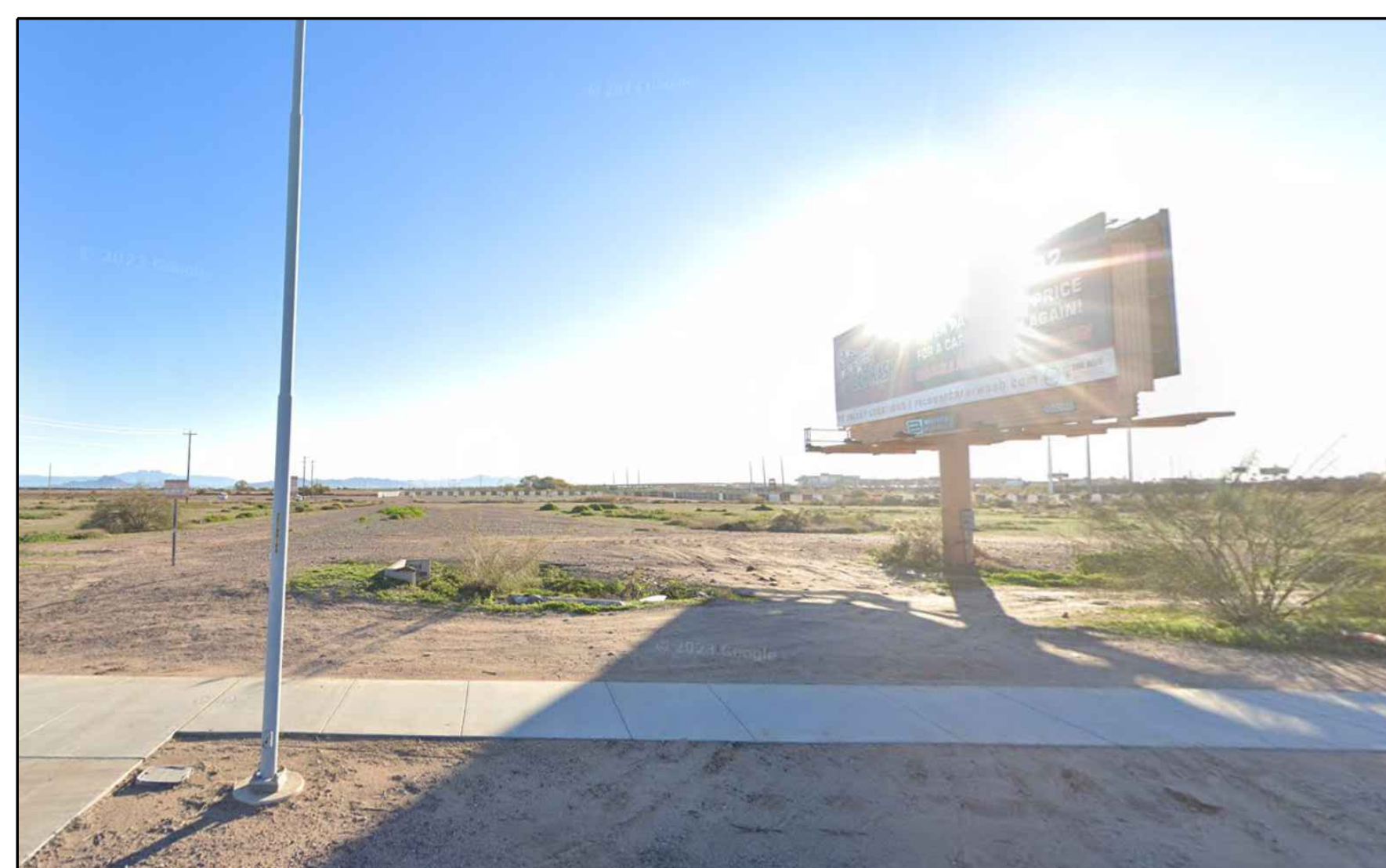
3 - CONTEXT VIEW



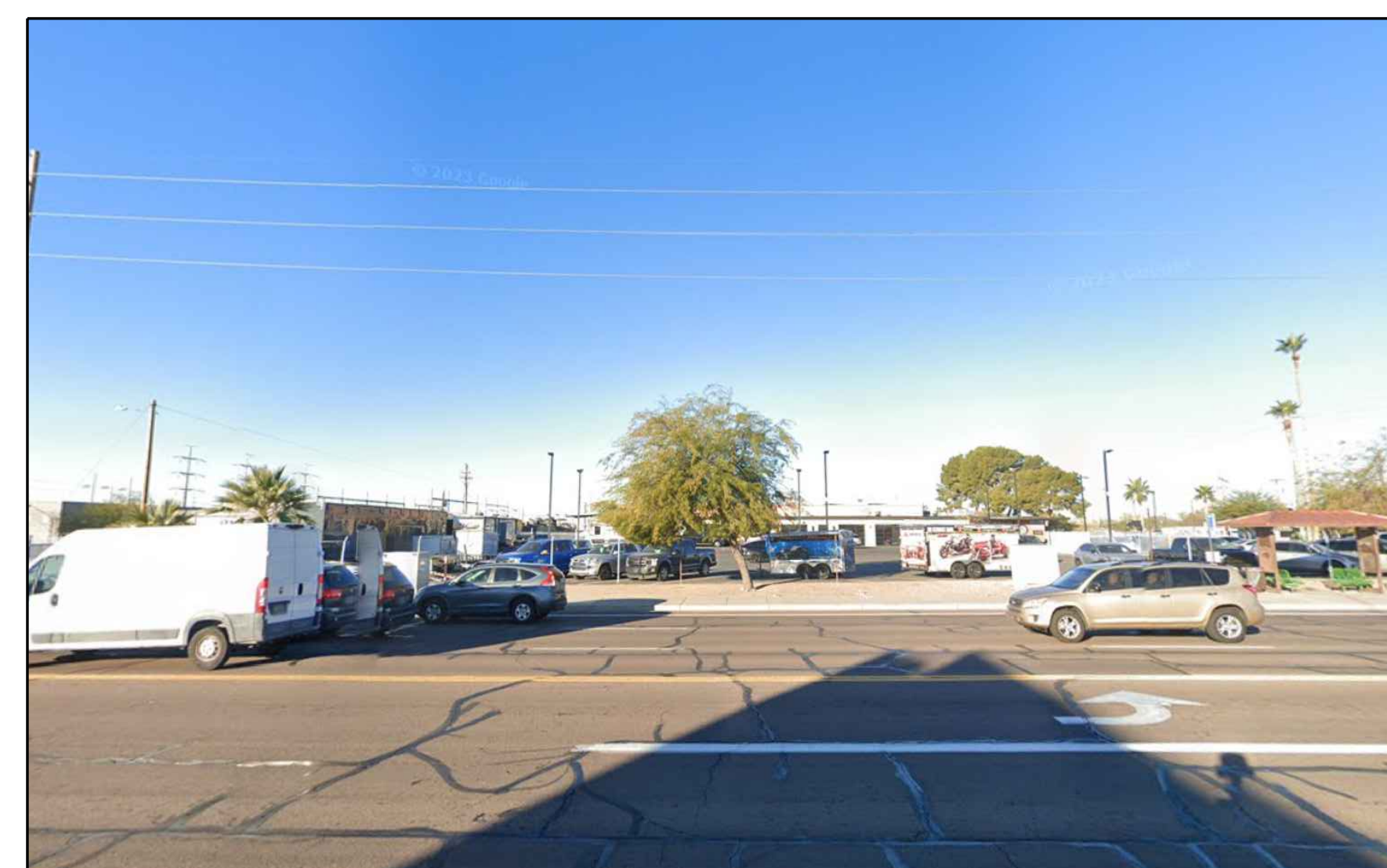
1 - CONTEXT VIEW



6 - CONTEXT VIEW

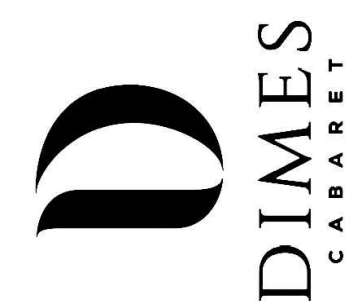


4 - CONTEXT VIEW



2 - CONTEXT VIEW

DIMES CABARET
 910 N McCLINTOCK DR
 TEMPE, AZ 85288



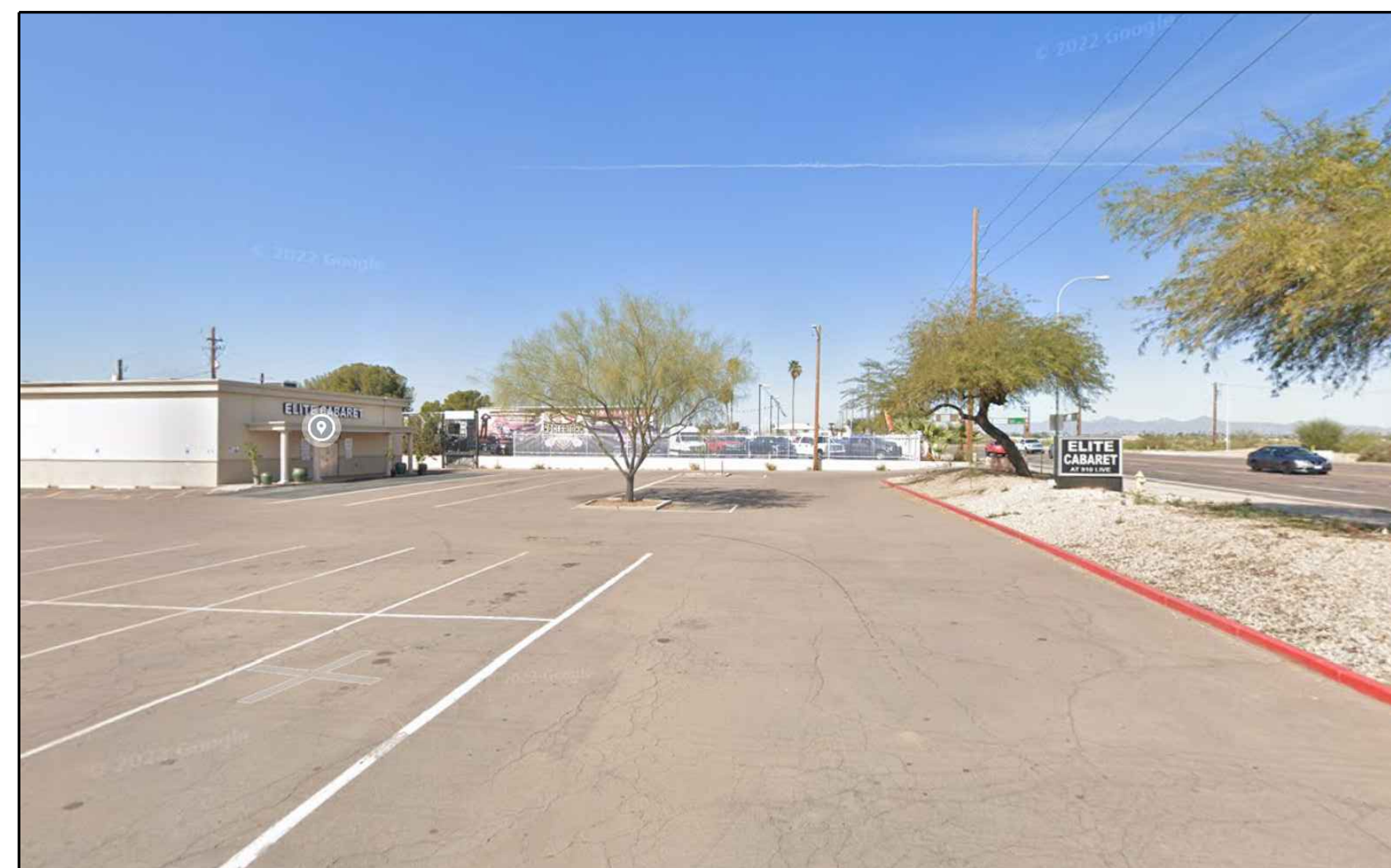
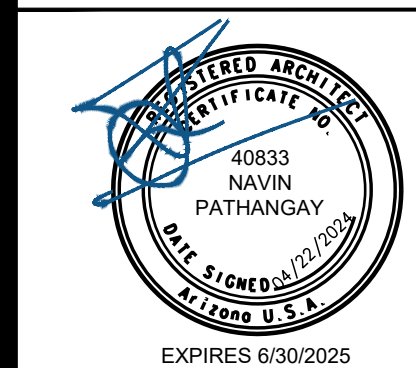
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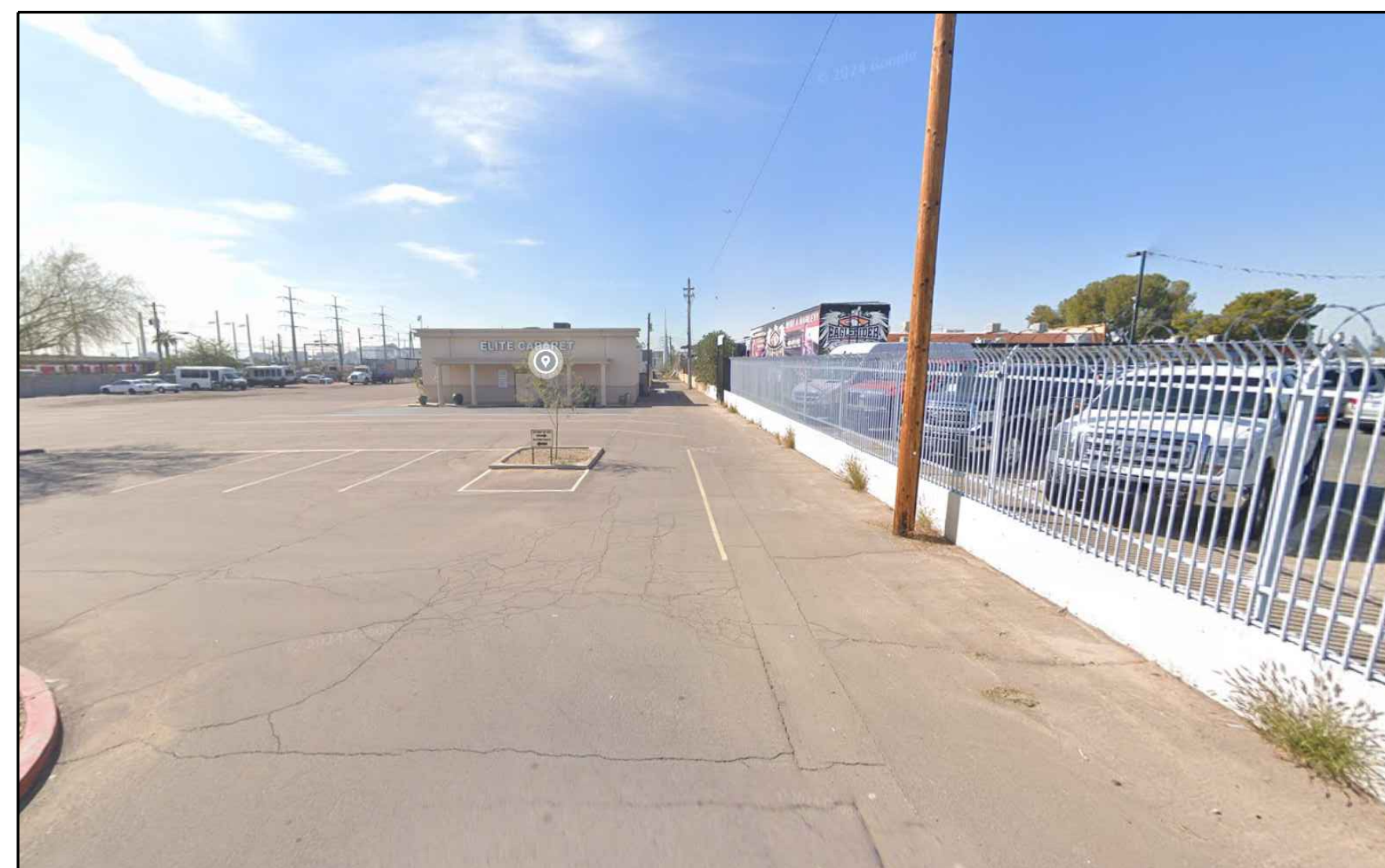
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**CONTEXT PLAN
 IMAGES 1 OF 3**

SHEET NUMBER:
A023

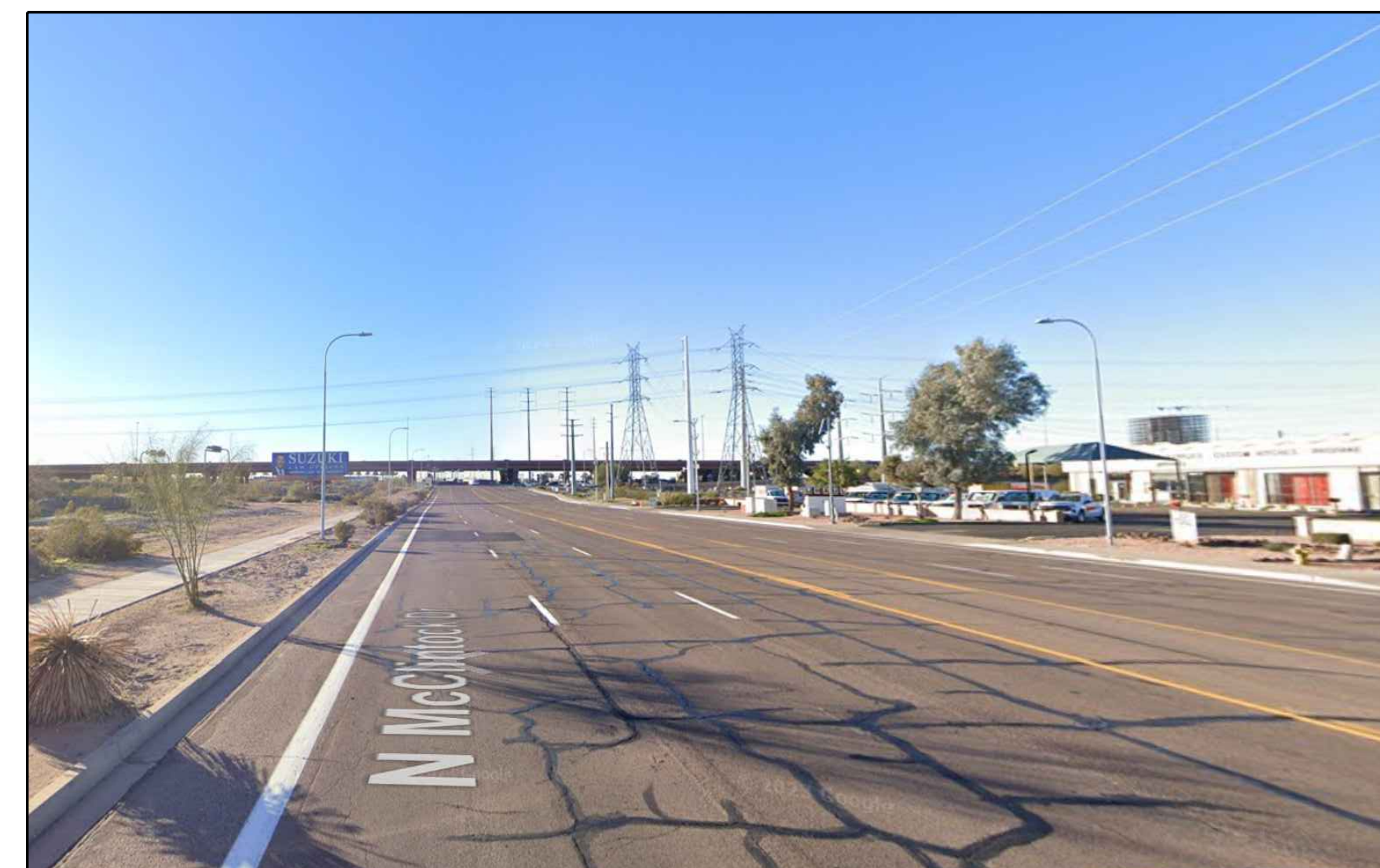
DRAWN BY: AGS	REVIEWED BY: NP
DATE: 04/22/2024	PROJECT NUMBER: 2024-09



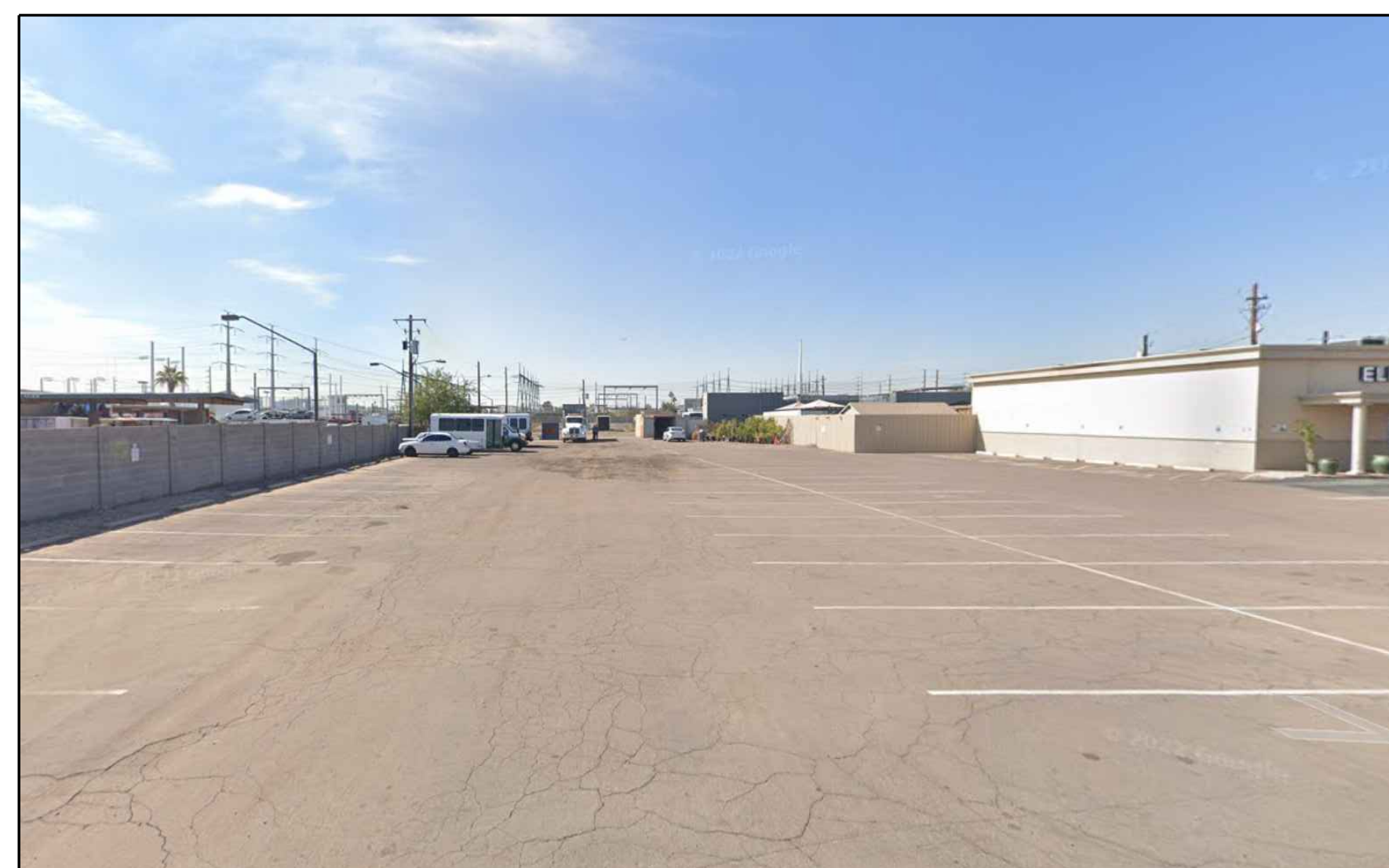
11 - CONTEXT VIEW



9 - CONTEXT VIEW



7 - CONTEXT VIEW



12 - CONTEXT VIEW

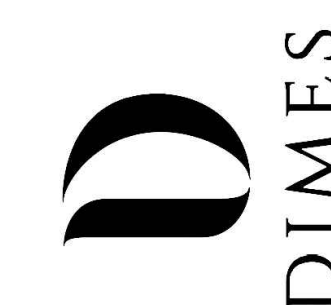


10 - CONTEXT VIEW



8 - CONTEXT VIEW

DIMES CABARET
 910 N McCLINTOCK DR
 TEMPE, AZ 85288



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KEY:

SHEET TITLE:
**CONTEXT PLAN
 IMAGES 2 OF 3**

SHEET NUMBER:
A024

DRAWN BY: AGS	REVIEWED BY: NP
DATE: 04/22/2024	PROJECT NUMBER: 2024-09



15 - CONTEXT VIEW



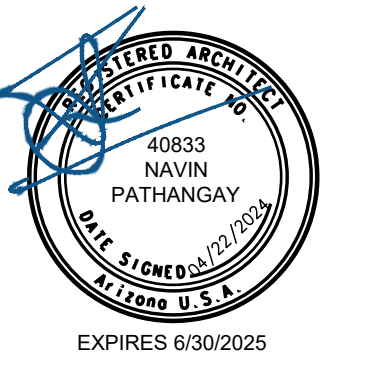
13 - CONTEXT VIEW



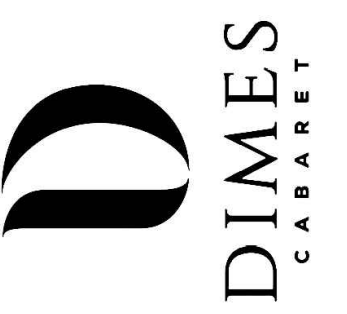
16 - CONTEXT VIEW



14 - CONTEXT VIEW



DIMES CABARET
 910 N McCLINTOCK DR
 TEMPE, AZ 85288



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KEY:

SHEET TITLE:
 CONTEXT PLAN
 IMAGES 3 OF 3

SHEET NUMBER:
A025

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