

and bocce-ball court. The business will be open Sunday through Thursday, 11 a.m. to 12 a.m., and Friday through Saturday from 11 a.m. to 2 a.m. Native New Yorker will employ approximately 35 full-time and 3 part-time employees.

The restaurant is estimated to open in April 2009.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting was held on December 17, 2008 at the Chandler Community Center. No one attended other than the applicant.
- The Police Department has been informed of the application and has responded with no issues or concerns.
- At the time of the memo, Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 5 Opposed: 0 Absent: 2 (Irby, Rivers)

RECOMMENDED ACTION

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of Use Permit UP08-0054 NATIVE NEW YORKER AT MILL CROSSING, subject to the following conditions:

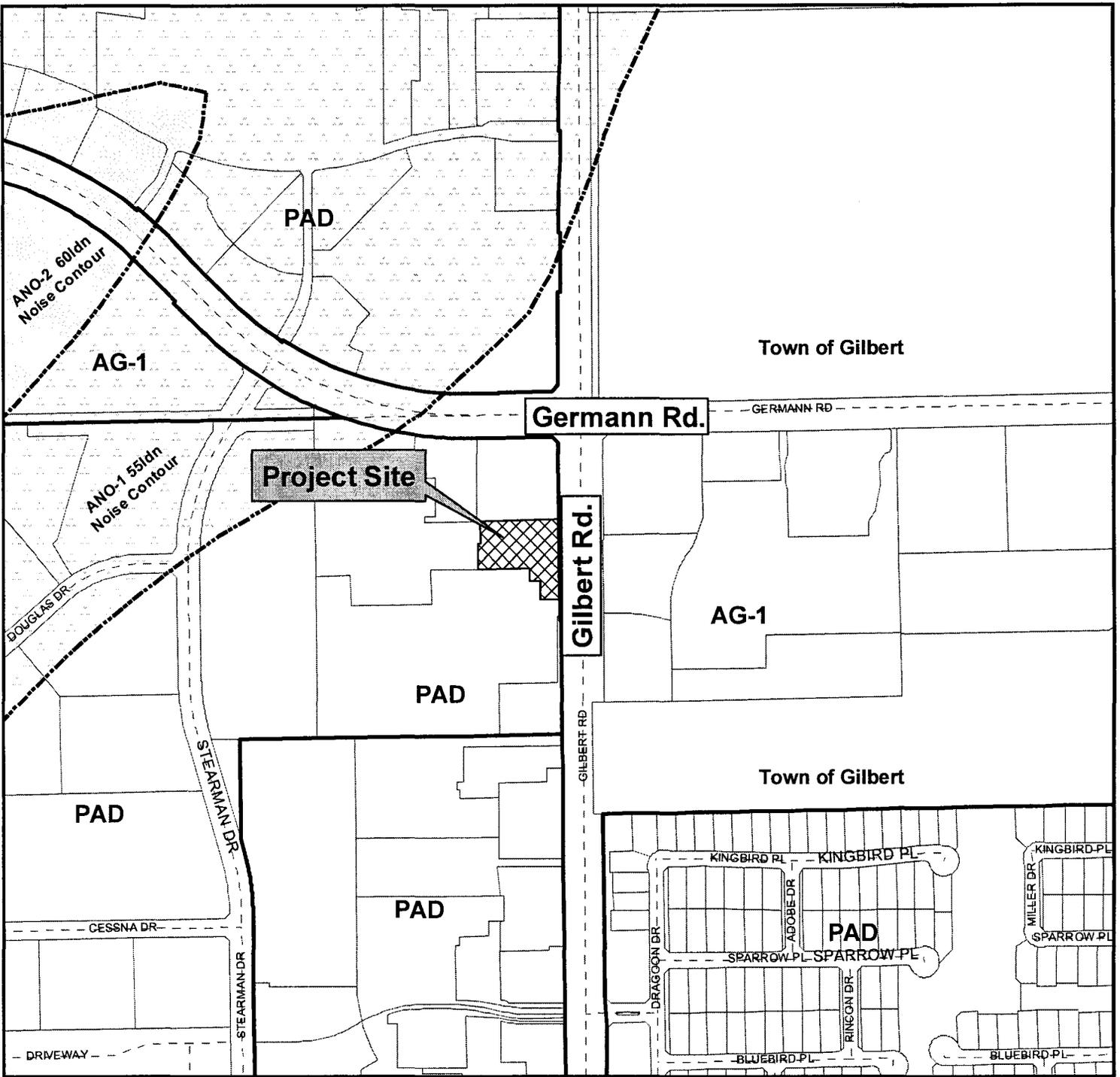
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. The Use Permit is granted for a Series 12 license only, and any change of licenses shall require re-application and new Use Permit approval.
3. The Use Permit is non-transferable to other restaurant locations.
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

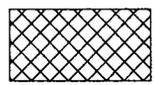
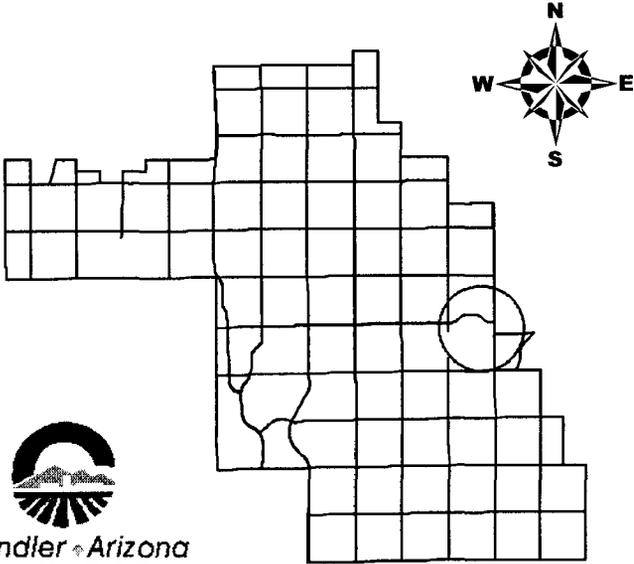
Move to approve Use Permit UP08-0054 NATIVE NEW YORKER AT MILL CROSSING, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Applicant Narrative
3. Plat
4. Floor Plan



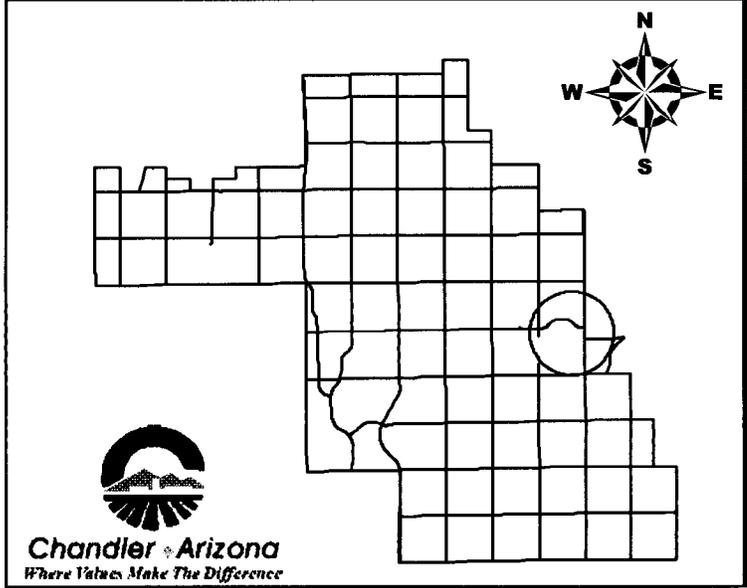
Vicinity Map



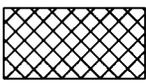
UP08-0054

**Native New Yorker at Mill Crossing
Liquor Use Permit**





Vicinity Map



UP08-0054

**Native New Yorker at Mill Crossing
Liquor Use Permit**



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



ARIZONA LIQUOR
INDUSTRY CONSULTANTS

City of Chandler
Planning and Development Division
215 E. Buffalo Street
Chandler, Arizona 85225

October 24, 2008

To Whom It May Concern:

We are respectfully requesting a series 12 Restaurant liquor use permit for NNY Gilbert, LLC doing business as Native New Yorker Restaurant.

Native New Yorker is a full restaurant that specializes in pizza & chicken wings. It will be located in a new 8375 square foot building (including the patio) in the Chandler Crossing center on the south west corner of Gilbert and Germann Roads in Chandler (2110 S. Gilbert Road). This business will sell all liquor for on premise consumption. It will also have several televisions and a few video games.

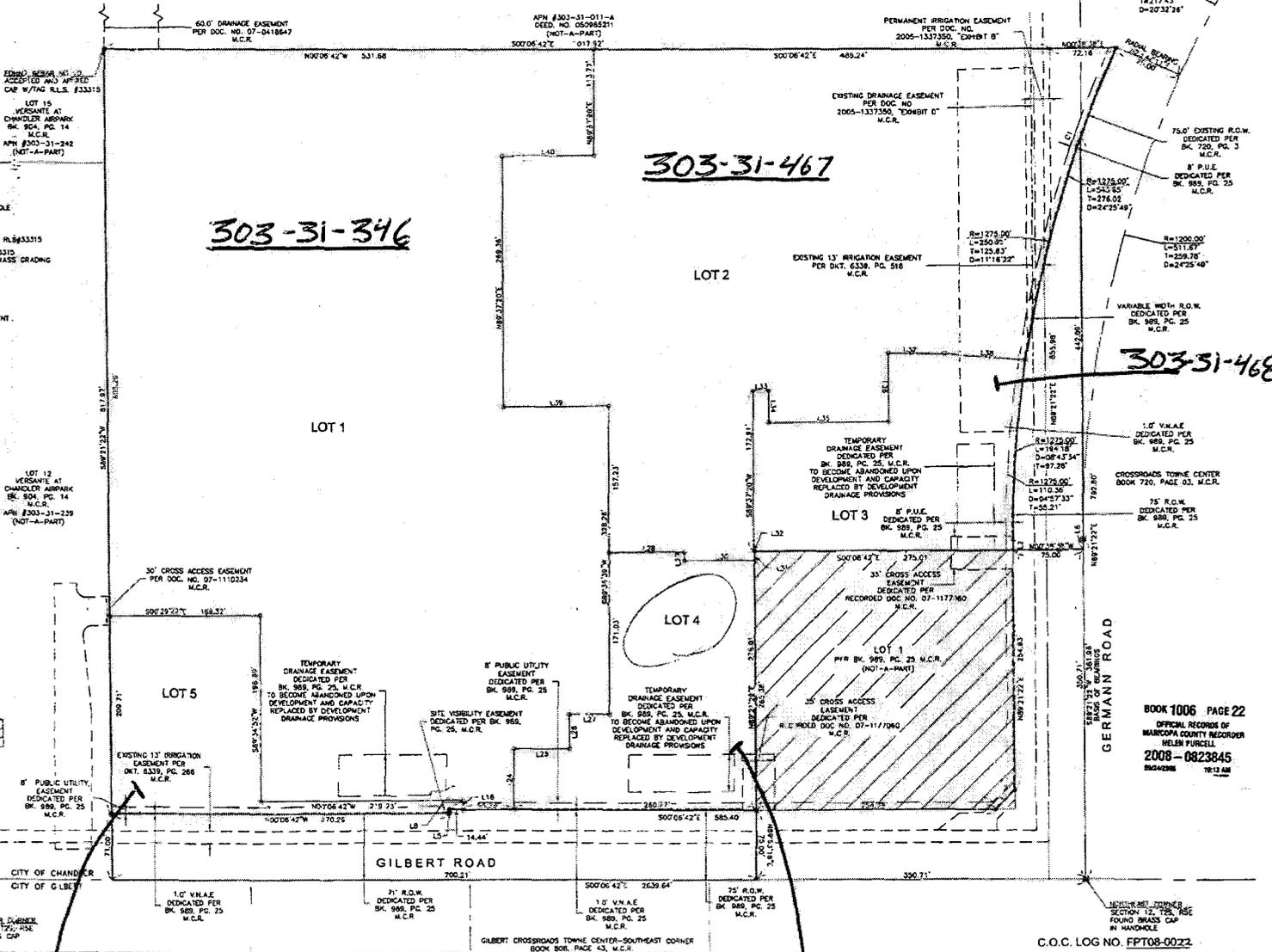
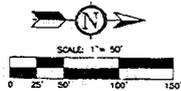
We will be open for business from 11am to 12am Sunday through Thursday and 11am to 2am Fridays & Saturdays. Native New Yorker will employ 35 full time and 3 part time persons.

Please call us with any questions you may have.

Sincerely,


Amy Nations
Arizona Liquor Industry Consultants

"REPLAT OF LOT 2 OF OPUS CHANDLER CROSSING"
 PER BOOK 989, PAGE 25, MARICOPA COUNTY RECORDER
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5
 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND

- FOUND BRASS CAP IN A HANDBOLE
- FOUND BRASS CAP FLUSH
- FOUND 1/2" REBAR W/CAP/TAG RL#833315
- 1/2" REBAR W/CAP/TAG RL#833315 TO BE SET AT COMPLETION OF MASS GRADING
- M.C.R. MARICOPA COUNTY RECORDER
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- DOC. DOCUMENT
- DKT. DOCKET
- BK. BOOK
- PG. PAGE

LINE	BEARING	DISTANCE
L1	S45°18'00"E	28.44'
L2	N82°22'00"W	11.72'
L3	S89°53'15"E	4.00'
L4	S87°21'00"W	11.25'
L5	N82°22'00"W	10.00'
L6	N82°22'00"W	10.00'
L7	N82°22'00"W	10.00'
L8	N82°22'00"W	10.00'
L9	N82°22'00"W	10.00'
L10	N82°22'00"W	10.00'
L11	N82°22'00"W	10.00'
L12	N82°22'00"W	10.00'
L13	N82°22'00"W	10.00'
L14	N82°22'00"W	10.00'
L15	N82°22'00"W	10.00'
L16	N82°22'00"W	10.00'
L17	N82°22'00"W	10.00'
L18	N82°22'00"W	10.00'
L19	N82°22'00"W	10.00'
L20	N82°22'00"W	10.00'
L21	N82°22'00"W	10.00'
L22	N82°22'00"W	10.00'
L23	N82°22'00"W	10.00'
L24	N82°22'00"W	10.00'
L25	N82°22'00"W	10.00'
L26	N82°22'00"W	10.00'
L27	N82°22'00"W	10.00'
L28	N82°22'00"W	10.00'
L29	N82°22'00"W	10.00'
L30	N82°22'00"W	10.00'
L31	N82°22'00"W	10.00'
L32	N82°22'00"W	10.00'
L33	N82°22'00"W	10.00'
L34	N82°22'00"W	10.00'
L35	N82°22'00"W	10.00'
L36	N82°22'00"W	10.00'
L37	N82°22'00"W	10.00'
L38	N82°22'00"W	10.00'
L39	N82°22'00"W	10.00'
L40	N82°22'00"W	10.00'
L41	N82°22'00"W	10.00'
L42	N82°22'00"W	10.00'
L43	N82°22'00"W	10.00'
L44	N82°22'00"W	10.00'
L45	N82°22'00"W	10.00'
L46	N82°22'00"W	10.00'
L47	N82°22'00"W	10.00'
L48	N82°22'00"W	10.00'
L49	N82°22'00"W	10.00'
L50	N82°22'00"W	10.00'

CURVE	BEARING	DELTA	TANGENT
C1	S112°00'00"E	120.00'	275.25'

26
YEARS OF
EXCELLENCE

DEI Professional
Services, LLC

REPLAT OF
LOT 2 OF OPUS CHANDLER CROSSING
CHANDLER, ARIZONA

DATE: 08/07
 PROJ. NO.: 0210M
 DESIGNED BY: [blank]
 DRAWN BY: ALS
 CHECKED BY: JRC
 SCALE: 1"=50'
 CAD FILE: SEE LIST

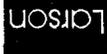
FINAL
PLAT

2 of 2

303-31-470

303-31-469

Larson Associates Architects, Inc.
 3807 North 24th Street, Suite 100
 Phoenix, AZ 85016
 402.956.9929 402.954.1700 FAX
 design@larson-architects.com



NATIVE NEW YORKER
 MILL CROSSING STORE #31
 6 V. CORNER OF GILBERT AND GERMAN PAD "B"
 CHANDLER, ARIZONA

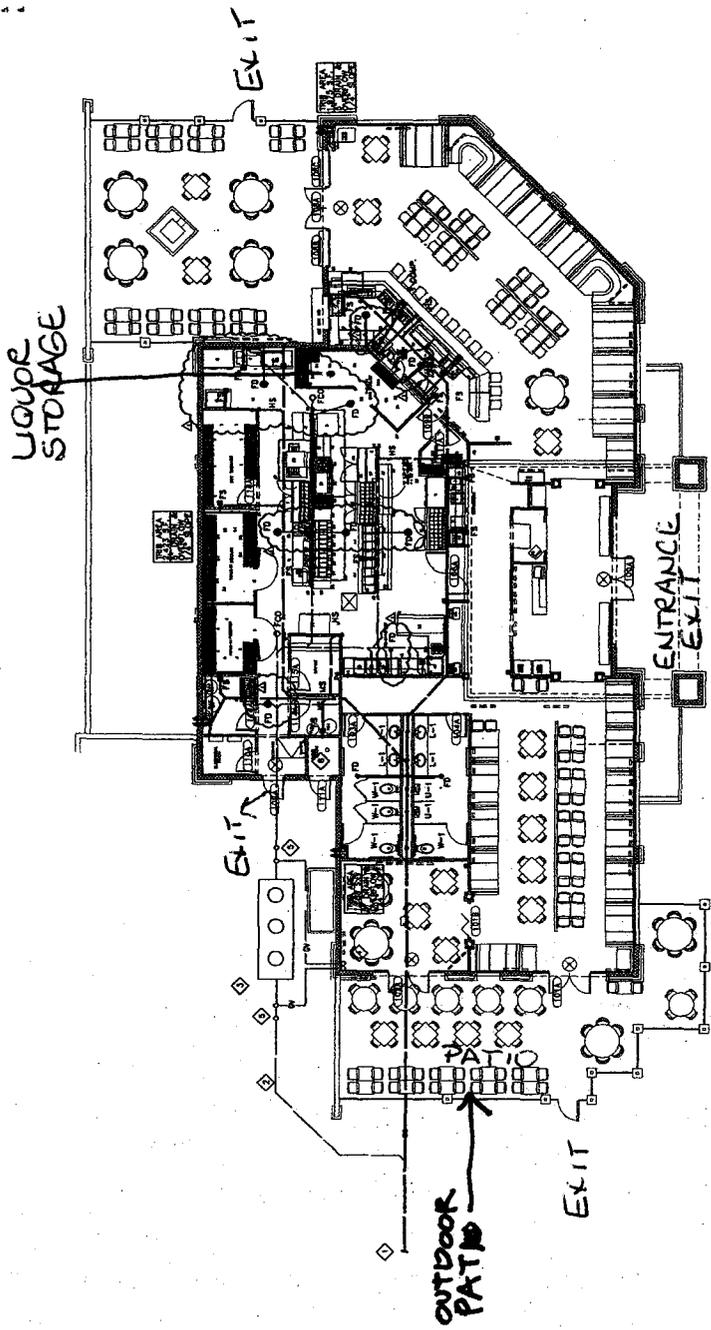


Drawing Name: PLUMBING
 WASTE PLAN
 Date: 02/11/00
 Project Number: 76322
 Drawing No: P2.0

KEY NOTES

1. 4" SANITARY DRAIN CONNECT TO EXISTING DRAIN SUB UNIT.
2. 3" SANITARY DRAIN.
3. 1500 GALLON URINAL INTERCEPTOR (SEE DRAWING PLS FOR DETAILS)
4. 2" VENT UP THROUGH ROOF.
5. TWO-HOT CLEANOUT
6. FIVE SPENCER HUBS

PREPARED BY: TAYLOR & GAINES
 1500 East McDowell Avenue, Suite 100
 Phoenix, AZ 85016
 Project No. 5009-0008



PLUMBING WASTE PLAN
 SCALE: 1/8" = 1'-0"



WASTW 8375 SF