

## Hearing Officer JANUARY 15, 2008

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
1:30 PM

1. **CONSIDERATION OF MEETING MINUTES: January 3, 2008**

2. Hold a public hearing for a request by **PHASE FOUR STUDIOS (PL060645)** (Jon Harris, applicant/property owner) located at 1700 West Drake Drive in the GID, General Industrial District for:

**ZUP06074** Use permit to allow a nightclub/concert venue including live entertainment.  
**CONTINUED TO FEBRUARY 5, 2008 HEARING OFFICER**

3. Hold a public hearing for a request by the **KERBER RESIDENCE (PL070497)** (Gregory Kerber, applicant/property owner) located at 401 East Hermosa Circle in the R1-6, Single Family Residential District for:

**ZUP07184** Use permit to park in the front yard setback.  
**VAR07030** Variance to reduce the front yard setback from fifteen feet (15') to seven feet (7') for an open structure.  
**CONTINUED TO FEBRUARY 5, 2008 HEARING OFFICER**

4. Hold a public hearing for a request by **SIGNATURE HEALTH CARE (PL070519)** (Jason Allen/Skyline Consultants LLC, applicant; Signature Health Care LLC, property owner) located at 6350 South Maple Avenue, in the GID General Industrial District for:

**ZUP07198** Use permit to allow a hospital in the GID, General Industrial District.

**STAFF REPORT:** [HOr\\_SignatureHealthCare\\_011508.pdf](#)

5. Hold a public hearing for a request by **SPRINT (PL070534)** (Brandon Brown/Reliant Land Services, applicant; Fairmont 1224 LLC, property owner) located at 1224 West Fairmont Drive in the GID, General Industrial District for:

**ZUP07202** Use permit to allow the addition of antennas on an existing monopole.

**STAFF REPORT:** [HOr\\_SprintFairmont\\_011508.pdf](#)

6. Hold a public hearing for a request by **ALL TERIORS CABINETS AND MILLWORK (PL070535)** (Tina Rose, applicant; DCT-AZ 2004 RN Portfolio LLLC, property owner) located at 1233 West Geneva Drive in the GID, General Industrial District for:

**ZUP07203** Use permit to allow woodworking/manufacturing in the GID, General Industrial District.

**STAFF REPORT:** [HOr\\_AllTeriors\\_011508.pdf](#)

7. Hold a public hearing for a request by the **APOLONIO RESIDENCE (PL070543)** (Francisco Apolonio, applicant/property owner) located at 2057 East 10<sup>th</sup> Street in the R1-6, Single Family Residential District for:

**ZUP07204** Use permit to allow parking in the front yard setback.

**STAFF REPORT:** [HOr\\_ApolonioRes\\_011508.pdf](#)

8. Hold a public hearing for a request by **SPRINT NEXTEL (PL070549)** (Corey Alvin/Sprint Nextel, applicant; Vista Real Estate Investments, property owner) located at 8980 South McKemy Street in the GID, General Industrial and SWO, Southwest Overlay Districts for:

**ZUP07208** Use permit to allow the addition of antennas on an existing monopole.

**STAFF REPORT:** [HOr\\_SprintNextelMcKemy\\_011508.pdf](#)

9. Hold a public hearing for a request by **SPRINT NEXTEL (PL070550)** (Corey Alvin/Sprint Nextel, applicant; 101 202 Holdings LLC, property owner) located at 2150 East Rio Salado Parkway in the HID, Heavy Industrial District for:

**ZUP07207** Use permit to allow the addition of antennas on an existing monopole.

**STAFF REPORT:** [HOr\\_SprintNextelRioSalado\\_011508.pdf](#)

10. Hold a public hearing for a request by **VASTOLA-SOLEY RESIDENCE (PL070551)** (Wes Helbert/Sancturay Builder, applicant; Sam Vastola, property owner) located at 2007 East La Vieve Lane in the AG, Agricultural District for:

**ZUP07209** Use permit to allow a two story home.

**STAFF REPORT:** [HOr\\_VastolaSoleyRes\\_011508.pdf](#)

11. Hold a public hearing for a request by the **MORENO RESIDENCE (PL070552)** (Timothy Penrose/Penrose Drafting, applicant; Tony Moreno, property owner) located at 808 East Carver Road in the R1-10, Single Family Residential District for:

**ZUP07206** Use permit to allow an accessory building (ramada).

**STAFF REPORT:** [HOr\\_MorenoRes\\_011508.pdf](#)

#### **ABATEMENT CASES**

12. Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Department to abate public nuisance items in violation of the Tempe City Code for the **ROWE RESIDENCE (PL070487/ABT07029)** (Richard Rowe, property owner) Complaint CE073237 located at 1405 North Rose Street in the R1-6, Single Family Residential District.

**CONTINUED FROM DECEMBER 18, 2007 HEARING OFFICER**

**STAFF REPORT:** [HOr\\_RoweResAbate\\_011508.pdf](#)

13. Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Department to abate public nuisance items in violation of the Tempe City Code for the **SINES PROPERTY (PL070537/ABT07032)** (Renate Sines, property owner) Complaint CE073201 located at 1143 East McKellips Road in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr SinesPropAbate\\_011508.pdf](#)

<p>The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.</p>
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*E-Mailed 27 December 2007; 10 AM  
Advertised Monday, 31 December 2007  
Modified 09 January 2008; 3 PM to indicate continued cases*