

**Hearing Officer
JANUARY 15, 2008**

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th 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](#)

APPROVED

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](#)

APPROVED

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](#)

APPROVED

7. Hold a public hearing for a request by the **APOLONIO RESIDENCE (PL070543)** (Francisco Apolonio, applicant/property owner) located at 2057 East 10th 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](#)

APPROVED

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](#)

APPROVED

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](#)

APPROVED

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](#)

APPROVED

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](#)

APPROVED

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](#)

CONTINUANCED UNTIL FEB 19

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](#)

CONTINUANCED UNTIL FEB 5

<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*