

Hearing Officer April 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: April 1, 2008

2. Hold a public hearing for a request by **UNIVERSITY LUTHERAN CHURCH - T-MOBILE (PL080032)** (Rulon Anderson/T-Mobile West Corp, applicant; The University Lutheran Church Inc., property owner) located at 340 East 15th Street in the R1-6, Single Family Residential District for:

ZUP08042 Use permit to allow a wireless antenna (sixty-five (65) foot monopalm).

STAFF REPORT: [HOr_TMobileUnivLuth_041508.pdf](#)

3. Hold a public hearing for a request by the **TURLEY RESIDENCE (PL070232)** (Neil Sheiner/Sheiner & Associates, applicant; Tom Turley, property owner) located at 947 East Carver Road in the AG, Agricultural District for:

ZUP08043 Use permit standard to reduce the west side yard setback by twenty percent (20%) from twenty (20) feet to sixteen (16) feet.

ZUP08049 Use permit standard to reduce the east side yard setback by twenty percent (20%) from twenty (20) feet to sixteen (16) feet.

STAFF REPORT: [HOr_TurleyRes_041508.pdf](#)

4. Hold a public hearing for a request by **LA PITA BAR & GRILL (PL080102)** (James Hoffman/ La Pita on Mill LLC, applicant; Reds Moviola Inc., property owner) located at 505 South Mill Avenue in the CC, City Center District for:

ZUP08048 Use permit to allow live entertainment (karaoke, DJ, live acoustic music).

STAFF REPORT: [HOr_LaPita_041508.pdf](#)

5. Hold a public hearing for a request by the **LEWIS RESIDENCE (PL080107)** (Marshall & Virginia Lewis, applicant; property owner) located at 330 East Lilac Drive in the R1-4, Single Family Residential District for:

VAR08007 Variance to reduce the rear yard setback from ten (10) feet to three (3) feet (patio cover).

STAFF REPORT: [HOr_LewisRes_041508.pdf](#)

6. Hold a public hearing for a request by the **OASIS CAFE (PL080093)** (Ed Shalabi, applicant; Business Properties Partnership No. 41, property owner) located at 1731 East Broadway Road in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP08044 Use permit to allow a Hookah Lounge/ Tobacco Retailer.
CONTINUED TO MAY 6, 2008 HEARING OFFICER

7. Hold a public hearing for a request by **MEMO'S CAFE (PL080109)** (Ramez Rabata/Memos Café LLC, applicant; Red Mountain Retail Group, property owner) located at 1845 East Broadway Road, Suite 9 in the CSS, Commercial Shopping & Services District for:

ZUP08045. Use permit to allow a Hookah Lounge/ Tobacco Retailer.

STAFF REPORT: [HOr_MemosCafe_041508.pdf](#)

8. Hold a public hearing for a request by **THREE ROOTS COFFEE HOUSE (PL080106)** (Robin Bundy & Albert Quhuis/The Mat Corner Inc., applicant/property owner) located at 1020 South Mill Avenue in the CC, City Center District for:

ZUP08046 Use permit to allow live entertainment (poetry, live acoustic and amplified music).

STAFF REPORT: [HOr_3RootsCoffeeHs_041508.pdf](#)

9. Hold a public hearing for a request by **BETHANY CHRISTIAN SCHOOL (PL080059)** (Scott Wunderlich/Cityspaces, applicant; Bethany Christian School, property owner) located at 6304 South Price Road in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP08047 Use permit to allow the addition of two (2) modular buildings.
CONTINUED TO MAY 6, 2008 HEARING OFFICER

10. Hold a public hearing for a request by the **MCLOUGHLIN RESIDENCE (PL080115)** (David Koss/Tuff Shed, applicant; John McLoughlin, property owner) located at 428 East Alameda Drive in the R1-6, Single Family Residential District for:

ZUP08050 Use permit to allow an accessory building for storage.

STAFF REPORT: [HOr_McLoughlinRes_041508.pdf](#)

ABATEMENT CASES

11. 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 **FAGAN RESIDENCE (PL080086/ABT08005)** (Shane Fagan, property owner) Complaint CE080101 located at 4433 South Poplar Street in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_FaganResAbate_041508.pdf](#)

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 **HAZELTON PROPERTY (PL080087/ABT08006)** (Patrick Hazelton, property owner) Complaint CE075217 located at 1219 South Maple Avenue in the R-2, Multi-Family Residential District.

STAFF REPORT: [HOr_HazeltonPropertyAbate_041508.pdf](#)

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.

E-Mailed 27 March 2008, 11:00 AM

Advertised Monday 31 March 2008

Modified Monday 07 April 2008 to indicate continued cases