

Hearing Officer JUNE 17, 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: June 3, 2008**

2. Hold a public hearing for a request by the **LAYALENA RESTAURANT (PL080100)** (Rawi Issa, applicant; Rio Salado LLC, property owner) located at 1290 North Scottsdale Road in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP08090 Use permit to allow indoor live entertainment, consisting of belly dancing, live and amplified music.

STAFF REPORT: [HOr LayalenaRestaurant 061708.pdf](#)

APPROVED, WITH MODIFIED CONDITION # 3

3. Hold a public hearing for a request by **RECONDITIONED SYSTEMS INC. (PL080181)** (Paul McDaniel/Reconditioned Systems Inc., applicant; Gateway Valleyview Inc., property owner) located at 2636 South Wilson Street, Suite No. 105 in the GID, General Industrial District for:

ZUP08091 Use permit to allow a woodworking operation in the GID, General Industrial District.

STAFF REPORT: [HOr ReconditionedSystems 061708.pdf](#)

APPROVED

4. Hold a public hearing for a request by the **O'BRIEN RESIDENCE (PL080182)** (Doug O'Brien, applicant/property owner) located at 506 East Loyola Drive in the R1-6, Single Family Residential District for:

VAR08012 Variance to reduce the front yard setback from twenty (20) feet to thirteen (13) feet.

VAR08015 Variance to reduce the required on-site driveway length from twenty (20) feet to thirteen (13) feet.

STAFF REPORT: [HOr OBrienRes 061708.pdf](#)

APPROVED VARIANCES TO A SIXTEEN (16) FOOT SETBACK (20% USE PERMIT STANDARD)

5. Hold a public hearing for a request by the **TARALDSEN RESIDENCE (PL080183)** (Audun Taraldsen, applicant/property owner) located at 805 West 17th Place in the R1-6, Single Family Residential District for:

ZUP08092 Use permit to allow an accessory building (solar pod).

STAFF REPORT: [HOr TaraldsenRes 061708.pdf](#)

APPROVED

6. Hold a public hearing for a request by **PRICE ROAD BUSINESS PARK - FOOTHILLS WOOD TRANSFORMATIONS (PL080184)** (Amy Freidenberger/Foothills Wood Transformations, applicant; Lodru BV Inc., property owner) located at 2035 East Cedar Street in the GID, General Industrial District for:

ZUP08093 Use permit to allow a woodworking operation in the GID, General Industrial District.

STAFF REPORT: [HOr_FoothillsWoodTransform_061708.pdf](#)

APPROVED

7. Hold a public hearing for a request by the **MONTES RESIDENCE (PL080185)** (Arturo Montes, applicant/property owner) located at 2316 West Riviera Drive in the R1-6, Single Family Residential District for:

ZUP08094 Use permit to allow an accessory building (storage building).

STAFF REPORT: [HOr_MontesRes_061708.pdf](#)

APPROVED, WITH ADDITIONAL CONDITIONS # 2, 3

8. Hold a public hearing for a request by **BASLINE BUSINESS PARK – ABC BARTENDING SCHOOL (PL080186)** (Sharon Watts, applicant; Walston CWAZ Baseline 80 LLC, property owner) located at 5024 South Ash Avenue, Suite Nos. 108 and 109 in the GID, General Industrial District for:

ZUP08095 Use permit to allow a vocational school (bartending, casino academy).

STAFF REPORT: [HOr_ABCBartending_061708.pdf](#)

APPROVED

9. Hold a public hearing for a request by the **MINCHUK RESIDENCE (PL080187)** (Larry Dalton/Dalton Designs Inc., applicant; Marion Minchuk, property owner) located at 1333 East Whalers Way in the R1-6, Single Family Residential District for:

VAR08013 Variance to reduce the front yard setback from twenty (20) feet to thirteen (13) feet eight (8) inches.

STAFF REPORT: [HOr_MinchukRes_061708.pdf](#)

APPROVED

10. Hold a public hearing for a request by **TEMPE SQUARE - EFES TURKISH CUISINE (PL080192)** (Kal Salem, applicant; Watavision II LLC d.b.a. Tempe Square, property owner) located at 1701 East Guadalupe Road in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP08096 Use permit to allow live entertainment.

STAFF REPORT: [HOr_EfesTurkishCuisine_061708.pdf](#)

APPROVED, WITH ADDITIONAL CONDITIONS # 9

11. Hold a public hearing for a request by **BIMBO BAKERIES (PL080196)** (George Fulton/Fulton Architects, applicant; University and Perry LLC, property owner) located at 1920 East University Drive, Suite No. 101 in the GID, General Industrial District for:

ZUP08097 Use permit to a retail use (bakery outlet) in the GID, General Industrial District.

STAFF REPORT: [HOr_BimboBakeries_061708.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 **ROBBINS RESIDENCE (PL080177/ABT08009)** (David Robbins, property owner) Complaint CE077230 located at 513 West 17th Place in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_RobbinsResAbate_061708.pdf](#)

APPROVED

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 **WAYMIRE PROPERTY (PL080178/ABT08010)** (David & Pamela Waymire, property owners) Complaint CE075685 located at 1128 South Farmer Avenue in the R-3, Multi-Family Residential Limited District.

STAFF REPORT: [HOr_WaymirePropAbate_061708.pdf](#)

APPROVED

14. 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 **SANDERS RESIDENCE (PL080180/ABT08011)** (Micah Sanders, property owner) Complaint CE081948 located at 800 East Cavalier Drive in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_SandersResAbate_061708.pdf](#)

APPROVED

<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 29 May 2008, 11 AM
Advertised 02 June 2008*