

## Hearing Officer JULY 21, 2009

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: July 7, 2009**
  
2. Hold a public hearing for a request by the **CONDER RESIDENCE (PL090224)** (Michael Conder, applicant/property owner) located at 2022 East Malibu Drive in the R1-6, Single Family Residential District for:  
  
**ZUP09096** Use permit standard to reduce the front yard setback by twenty percent (20%) from twenty (20) feet to sixteen (16) feet.  
  
STAFF REPORT: [HOr\\_ConderRes\\_072109.pdf](#)
  
3. Hold a public hearing for a request by **ROYAL PALMS PLAZA - YUPHA'S THAI KITCHEN (PL090225)** (Yupha Dequenne, applicant; Pollack Enterprises LLC, property owner) located at 1805 East Elliot Road, Suite No. 115 in the PCC-1, Planned Commercial Center Neighborhood District for:  
  
**ZUP09097** Use permit to allow live entertainment.  
  
STAFF REPORT: [HOr\\_YuphasThaiKitchen\\_072109.pdf](#)
  
4. Hold a public hearing for a request by **BROADWAY VILLAGE – ~~AL-OMADA~~ ALOMDA HOOKAH (PL090227)** (Mahmoud Ahmed, applicant; Caland Management LLC, property owner) located at 818 West Broadway Road, Suite No. 111 in the CSS, Commercial Shopping and Services District for:  
  
**ZUP09098** Use permit to allow a hookah lounge.  
**CORRECTED BY DEVELOPMENT SERVICES STAFF**  
  
STAFF REPORT: [HOr\\_AlomdaHookah\\_072109.pdf](#)
  
5. Hold a public hearing for a request by the **AUSTIN RESIDENCE (PL090228)** (Tessa Jones/the Phactory, applicant; Jon & Hiroko Austin, property owners) located at 1440 East Secretariat Drive in the AG, Agricultural District for:  
  
**ZUP09099** Use permit to allow an accessory building (pool house).  
  
STAFF REPORT: [HOr\\_AustinRes\\_072109.pdf](#)

6. Hold a public hearing for a request by **GRYPHEN SCHOOLS – TEMPE CENTER (PL090231)** (Todd Lewis/Gryphen Specialty Products & Services, applicant; D'Angelo Family 1911 Trust, property owner) located at 311 South McClintock Drive in the GID, General Industrial District for:

**ZUP09101** Use permit to allow a multi-habitation facility (vocational school).  
**APPLICANT WITHDREW**

7. Hold a public hearing for a request by the **KARSTEN RESIDENCE (PL090232)** (Ed Karsten, applicant/property owner) located at 5751 South Wilson Street in the R1-6, Single Family Residential District for:

**ZUP09103** Use permit to allow a six (6) foot masonry wall within the front yard setback.

**STAFF REPORT:** [HOr\\_KarstenRes\\_072109.pdf](#)

8. Hold a public hearing for a request by **GOODWILL OF ARIZONA (PL090233)** (Jason Morris/Withey Morris PLC, applicant; Fortuna Asset Management, property owner) located at 575 West Warner Road in the PCC-2, Planned Commercial Center General and Southwest Overlay Districts for:

**ZUP09102** Use permit to allow a resale retailer (second hand store).

**STAFF REPORT:** [HOr\\_GoodwillAz\\_072109.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 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.</p>
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E-Mailed Wednesday, 01 July 2009, 12 Noon

Advertised Monday, 06 July 2009

Modified Wednesday, 8 July 2009, 1:30 PM – corrected spelling of business name for Alomda Hookah, Agenda Item No. 4

Modified Monday, 13 July 2009, 3:30 PM – Gryphen Schools withdrawn by applicant, Agenda Item No. 6