
**Hearing Officer
JANUARY 19, 2010**

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 5, 2010**
2. Hold a public hearing for a request by the **RESIDENCE AT 16 EAST 15TH STREET (PL090003)** (Charles Huellmantel, applicant) located at 16 East 15th Street in the R1-6, Single Family Residential District for:

ZUP09182 Use permit to allow an accessory building above fifteen (15) feet in height, not-to-exceed thirty (30) feet in height (new two story accessory building).

VAR09016 Variance to reduce the north rear yard setback from ~~nine (9) fifteen (15)~~ feet to five (5) feet.
CORRECTED BY DEVELOPMENT SERVICES IN ACCORDANCE WITH THE OCTOBER 2009 ZONING DEVELOPMENT CODE CHANGES

~~**VAR09017** Variance to allow a separate utility metering service for an accessory building/guest quarters.~~
WITHDRAWN BY APPLICANT

STAFF REPORT: [HOr_16E15St_011910.pdf](#)

3. Hold a public hearing for a request by **WAGGONER ELEMENTARY – CLEARWIRE – AZ-PHX0704 (PL090396)** (Rulon Anderson/Clearwire, applicant; Kyrene School District #28, property owner) located at 1062 East Carver Road in the AG, Agricultural District for:

ZUP09155 Use permit to allow a sixty-five foot (65') monopole (light pole).
CONTINUED FROM DECEMBER 15, 2009 HEARING OFFICER HEARING

STAFF REPORT: [HOr_Clearwire_Waggoner_011910.pdf](#)

4. Hold a public hearing for a request by **AGAVE CENTER – CARL'S JR RESTAURANT (PL090412)** (Nick Wood/Snell & Wilmer LLP, applicant; Property Reserve Arizona LLC, property owner) located at 8825 South Jewel Street in the PCC-1, Planned Commercial Center Neighborhood District **and SWOD, Southwest Tempe Overlay District** for:

VAR09018 Variance to allow a drive-through lane on the street side of the building deviating from Zoning & Development Code Section 3-408, drive-through orientation requirements.

VAR09019 Variance to waive trees in the landscape islands for a portion of the parking area within the El Paso Natural Gas line easement.

STAFF REPORT: [HOr_CarlsJr_011910.pdf](#)

5. Hold a public hearing for a request by **VALLEY WEST SHOPPING PLAZA – CLEARWIRE – AZ-PHX0501C (PL090432)** (Rulon Anderson/Clearwire, applicant; Pollack Investments, property owner) located at 1811 North Scottsdale Road in the CSS, Commercial Shopping and Services District for:

ZUP09165 Use permit to allow a ~~sixty-three foot (63')~~ **sixty foot (60')** monopole (~~monopine~~) (**monopalm**).
CORRECTED BY DEVELOPMENT SERVICES DEPARTMENT
CONTINUED FROM DECEMBER 15, 2009 HEARING OFFICER HEARING

STAFF REPORT: [HOr Clearwire ValleyWest 011910.pdf](#)

6. Hold a public hearing for a request by the **KUITUNEN RESIDENCE (PL090482)** (Jeff Pawlowski/PK Architects, applicant; Scott Kuitunen, property owner) located at 1217 East Knight Lane in the AG, Agricultural District for:

ZUP09183 Use permit standard to reduce the north front yard setback by twenty percent (20%) from forty (40) feet to thirty-two (32) feet for two (2) additions to the residence. (*Note: Side yard use permit not required per Sunburst Farm PAD.*)

STAFF REPORT: [HOr KuitunenRes 011910.pdf](#)

ABATEMENT CASES

7. Hold a public hearing for a request by the City of Tempe – Code Compliance Department to abate public nuisance items in violation of the Tempe City Code for the **ORRAS RESIDENCE (PL090428/ABT09038/CE087014)** (Jamie Orras, property owner) located at 26 West Erie Drive in the R1-6, Single Family Residential District.

CONTINUED FROM DECEMBER 15, 2009 HEARING OFFICER
WITHDRAWN BY CITY OF TEMPE – CODE COMPLIANCE DEPARTMENT

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.

E-Mailed Wednesday, 30 December 2009, 9:30 AM

Advertised Monday, 04 January 2010

Modified Tuesday, 05 January 2010, Code Compliance withdrew request for abatement on Orras Residence, Agenda Item #7

Modified Wednesday, 06 January 2010, Correction to Agenda Item #2, Variance setback terminology.

Modified Thursday, 14 January 2010, Applicant withdrew request for VAR09017 – Agenda Item #2/PL090003