
Hearing Officer
JUNE 1, 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: May 19, 2010**

2. Hold a public hearing for a request by **AMADO'S TAKE-OUT RESTAURANT (PL090408)** (Philip Reina/GBMA Architects LLC, applicant; Adalberto Hernandez, property owner) located at 6020 South McClintock Drive in the CSS, Commercial Shopping & Services District for:

ZUP10035 Use permit to allow a drive-thru in the CSS, Commercial Shopping and Services District.

VAR10005 Variance to partially waive the required landscape buffer between the CSS, Commercial Shopping and Services District and the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_Amados_060110.pdf](#)

APPROVED

3. Hold a public hearing for a request by the **ROBERTS RESIDENCE (PL100097)** (Don Roberts, applicant/property owner) located at 902 South Maple Avenue in the R-3, Multi-Family Residential Limited District for:

ZUP10031 Use permit to allow a single family residence to add a second story addition.

CONTINUED TO JUNE 22, 2010 HEARING OFFICER

4. Hold a public hearing for a request by **TEMPE TIME SQUARE EVENT LLC (PL100131)** (Mei Lee, Plato/Lee Trust, applicant/property owner) located at 425 South Mill Avenue in the CC, City Center District for:

ZUP10043 Use permit to allow live entertainment for entire building, including live bands, DJ's and music ensembles.

CONTINUED TO JUNE 22, 2010 HEARING OFFICER

5. Hold a public hearing for a request by the **TRAILER PARK RESTAURANT (PL100132)** (Francis Massimiano/MBM101 LLC, applicant; Brian Roehrich/DGRE101 LLC, property owner) located at 1001 East 8th Street in the CSS, Commercial Shopping & Services District and the TOD, Transportation Overlay District for:

ZUP10044 Use permit to allow a bar with a Series 6 liquor license.

ZUP10045 Use permit to allow live entertainment including DJ's and live bands.

STAFF REPORT: [HOr_TrailerPkRest_060110.pdf](#)

APPROVED WITH MODIFIED CONDITIONS

ABATEMENT CASES

6. 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 **GREENWAY TRUST PROPERTY (PL100114/ABT10006/CE100020)** (Brandy Zedlar, Inspector; 1224 Greenway Trust, property owner) located at 1224 East Greenway Drive in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_GreenwayPropAbate_060110.pdf](#)
APPROVED FOR CONTINUOUS 180 DAY ABATEMENT

REVOCATION CASES

7. Review of the following for possible revocation of the use permit per the City of Tempe Attorney office's direction due to non-compliance with the Condition of Approval No. 5, which reads, "All permits and clearances required by the Building Safety Division shall be obtained prior to the use permit becoming effective."

Request by **CAFE ISTANBUL (PL080075)** (Mahmoud Ayashe, applicant; City of Tempe, property owner) located at 1310 East Apache Boulevard, Suite No. 204, in the CSS, Commercial Shopping and Services District for:

ZUP08085 Use permit to allow a hookah lounge/tobacco retailer.
(Use permit was approved by the Hearing Officer at the June 3, 2008 HO hearing.)
CONTINUED FROM APRIL 6, 2010 HEARING OFFICER
BUSINESS IN COMPLIANCE – REVOCATION REQUEST WITHDRAWN

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, 12 May 2010, 12 Noon
Advertised Monday, 17 May 2010
Modified Tuesday, 18 May 2010, 2 PM – Roberts Residence cont to 6/22 HO (Agenda Item No. 3)
Modified Wednesday, 26 May 2010, 12 Noon – Tempe Time Square cont to 6/22 (Agenda Item No. 4) & Cafe Istanbul
Revocation (Agenda Item No. 7) withdrawn