
**Hearing Officer
November 3, 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: September 21, 2010**
2. Hold a public hearing for a request by **RIO SALADO CENTER - TEEN DANCE CLUB (PL100060)** (Thomas George, applicant; Rio Salado Center LLC, property owner) located at 1290 North Scottsdale Road, Suite Nos. 120 – 122 in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP10020 Use permit to allow a teen dance hall with live indoor entertainment (live bands, DJ).

Review of compliance with Condition of Approval No. 18, assigned by the Hearing Officer at the 5/4/10 HO, which reads ' The applicant is to return to the Hearing Officer on November 3, 2010 for review of compliance with these conditions. '

STAFF REPORT: [HOr_TeenDanceClub_110310.pdf](#)

3. Hold a public hearing for a request by **CROWN CASTLE PUBLIC STORAGE – A. T. & T. WIRELESS W252-BB (PL100195)** (Grettel Keane/Westower Communications, applicant; Crown Castle Public Storage, property owner) located at 1737 East McKellips Road in the GID, General Industrial and RSOD, Rio Salado Overlay Districts for:

ZUP10084 Use permit to increase the height of an existing monopole from 58 ft to ~~72 ft~~ **75 ft** to allow the co-location of wireless antennae. **REVISED BY APPLICANT**

ZUP10085 Use permit standard to allow a 25 percent reverse front yard setback reduction along Larkspur from 25.0 ft to 18.75 ft for placement of an 8 ft tall equipment screen wall.

CONTINUED FROM SEPTEMBER 7, 2010 HEARING OFFICER

STAFF REPORT: [HOr_ATT_CrownCastle_110310.pdf](#)

4. Hold a public hearing for a request by the **DARNELL RESIDENCE (PL100299)** (Lyle Leslie/Leslie Custom Homes, applicant; David Darnell, property owner) located at 1850 East Carver Road in the R1-7, Single Family Residential District for:

ZUP10120 Use permit to allow an increase in the maximum allowable wall height within the front yard setback from 4 ft to 6 ft.

STAFF REPORT: [HOr_DarnellRes_110310.pdf](#)

5. Hold a public hearing for a request by **BROADWAY SQUARE - ROLL YOUR OWN TOBACCO (PL100313)** (Mike Gallagher/ODM Marketing LLC, applicant; Red Mountain Asset Fund I LLC, property owner) located at 1845 East Broadway Road, Suite No. 102 in the CSS, Commercial Shopping & Services District for:

ZUP10118 Use permit to allow a retail smoke shop offering tobacco and tobacco paraphernalia products.

STAFF REPORT: [HOr_RollTobacco_110310.pdf](#)

6. Hold a public hearing for a request by **DOS GRINGOS – A. T. & T. WIRELESS P456 (PL100321)** (Joe Engbrocks/Bechtel Communications, applicant; Dos Gringos, property owner) located at 8000 South Priest Drive in the GID, General Industrial District for:

ZUP10122 Use permit to allow a new 65' wireless telecommunication facility (permanent monopalm). (This will replace the existing temporary 65 ft cell tower at this location.)

CONTINUED TO NOVEMBER 16, 2010 HEARING OFFICER

7. Hold a public hearing for a request by the **PAPPANO RESIDENCE (PL100322)** (Michael Pappano, applicant/property owner) located at 207 West Alameda Drive in the R1-6, Single Family Residential District for:

VAR10010 Variance to reduce the front yard setback from 15 ft to 6 ft for an open structure (carport).

CONTINUED TO NOVEMBER 16, 2010 HEARING OFFICER

8. Hold a public hearing for a request by **HOUSE OF GLASS PIPES & GIFTS LLC (PL100326)** (Joshua Gault/House of Glass Pipes & Gifts LLC, applicant; 1630 Apache LLC, property owner) located at 1630 East Apache Boulevard, Suite No. 101 in the CSS, Commercial Shopping & Services District for:

ZUP10123 Use permit to allow a retail smoke shop offering tobacco and tobacco paraphernalia products.

STAFF REPORT: [HOr_HouseofGlass_110310.pdf](#)

ABATEMENT CASES

9. Hold a public hearing for a request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for the **BANK OF AMERICA PROPERTY (PL100273/ABT10028/CE102618)** (Brandy Zedlar, Inspector; Bank of America, property owner) located at 2401 West Vineyard Road in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_BOAPropAbate_110310.pdf](#)

10. Hold a public hearing for a request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for the **LAUX PROPERTY (PL100282/ABT10026/CE101267)** (Jack Scofield, Inspector; Margaret Laux, property owner) located at 1965 East Lodge Drive in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_LauxPropAbate_110310.pdf](#)

11. Hold a public hearing for a request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for the **J. P. MORGAN CHASE BANK PROPERTY (PL100283/ABT10029/CE102235)** (Brandy Zedlar, Inspector; J. P. Morgan Chase Bank, property owner) located at 6103 South College Avenue in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_JPMorganPropAbate_110310.pdf](#)

12. Hold a public hearing for a request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for the **GUTIERREZ RESIDENCE (PL100303/ABT10027/CE102786)** (Jack Scofield, Inspector; Luciano & Lisa Gutierrez, property owner) located at 4419 South Alder Drive in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_GutierrezResAbate_110310.pdf](#)

13. Hold a public hearing for a request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for the **RANGEL RESIDENCE (PL100316/ABT10030/CE101987)** (Brandy Zedlar, Inspector; Gilbert Rangel, property owner) located at 2612 West Carter Drive in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_RangelResAbate_110310.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 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

E-Mailed Wednesday, 13 October 2010, 4 PM ; Advertised Monday, 18 October 2010
Agenda Item No. 6 - DOS GRINGOS – A. T. & T. WIRELESS P456 (PL100321) continued to 11/16 HO
Agenda Item No. 7 - PAPPANO RESIDENCE (PL100322) continued to 11/16/ HO