
Hearing Officer
DECEMBER 7, 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: November 23, 2010**
2. Hold a public hearing for a request by **BROADWAY MARKET PLACE – ARIZONA #1 GOLD BUYERS (PL100172)** (Roman Babayev, applicant; Weingarten Nostat Inc., property owner) located at 2105 South Rural Road in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP10137 Use permit to allow a pawn shop at an existing gold buyer establishment.

STAFF REPORT: [HOr_AZGoldPawn_120710.pdf](#)
APPROVED WITH ADDED CONDITIONS
3. Hold a public hearing for a request by **VINTAGE ON 8TH LLC (PL100325)** (Gavin Jacobs, applicant; Arden Properties Inc., property owner) located at 1300 East 8th Street in the GID, General Industrial, and TOD, Transportation Overlay Districts for:

ZUP10127 Use permit to allow a restaurant and bar in the GID, General Industrial District, zoning.
CONTINUED FROM NOVEMBER 16, 2010 HEARING OFFICER

STAFF REPORT: [HOr_Vintage@8th_120710.pdf](#)
DENIED
4. Hold a public hearing for a request by **LIGHTSQUARED PHNX0692 (PL100340)** (Steve Ciolek/Coal Creek Consulting, applicant; Tower Company Assets LLC, property owner) located at 1505 West University Drive in the GID, General Industrial District for:

ZUP10136 Use permit to increase the height of an existing monopole from 50 ft to 61 ft to allow co-location of wireless antennas.

STAFF REPORT: [HOr_LightSquared_120710.pdf](#)
APPROVED
5. Hold a public hearing for a request by **SRP TOVREA – A. T. & T. (PL100346)** (Brendan Thomson/SRP, Applicant; SRP, property owner) located at 1282 Salt River Drive in the GID, General Industrial District for:

ZUP10135 Use permit to allow the replacement of nine (9) antennas with nine (9) new antennas increasing the overall height of the structure from seventy-two feet (72 ft) to seventy-four feet (74 ft) to the top of the antennas.

STAFF REPORT: [HOr_ATT_Tovrea_120710.pdf](#)
APPROVED

6. Hold a public hearing for a request by **UNIVERSITY PLAZA – SAYURI SUSHI BAR (PL100350)** (Sharon Rowe, applicant; Inverness LLC, property owner) located at 1435 East University Drive, Suite No. 111, in the GID, General Industrial District for:

ZUP10131 Use permit to allow a restaurant with live indoor and outdoor entertainment in the GID, General Industrial District.

STAFF REPORT: [HOr_SayuriSushi_120710.pdf](#)

APPROVED WITH ADDED CONDITIONS

7. Hold a public hearing for a request by **DANELLE PLAZA – RYO SMOKE SHOP (PL100366)** (Andreu Pomykala, applicant & property owner) located at 3400 South Mill Avenue, Suite No. 23, in the CSS, Commercial Shopping and Services District for:

ZUP10133 Use permit to allow a retail smoke shop offering tobacco and tobacco paraphernalia products.

STAFF REPORT: [HOr_RYOSmoke_120710.pdf](#)

APPROVED

8. Hold a public hearing for a request by **CROWN CUSTOM MILLWORK (PL100368)** (Dina Rosas/d. rosas Interior Architecture, applicant; Fifth Street Industrial Plaza, property owner) located at 1975 East 5th Street in the GID, General Industrial District for:

ZUP10134 Use permit to allow woodworking in the GID, General Industrial District.

STAFF REPORT: [HOr_CrownCustom_120710.pdf](#)

APPROVED

9. Hold a public hearing for a request by the **RAFAEL RESIDENCE (PL100370)** (Robert Bliss/R C Bliss, applicant; Timothy Rafael, property owner) located at 14 East 14th Street in the R1-6, Single Family Residential District and CRA, Cultural Resource Area for:

ZUP10139 Use Permit Standard to allow a twenty percent (20%) front yard (enclosed) building setback reduction from twenty feet (20 ft) to sixteen feet (16 ft) for a portion of the proposed residence.

STAFF REPORT: [HOr_RafaelRes_120710.pdf](#)

APPROVED

10. Hold a public hearing for a request by the **WASSON RESIDENCE (PL100376)** (Gregg Ludwigsen, applicant; James Wasson, property owner) located at 1131 East Bishop Drive in the R1-6, Single Family Residential District for:

ZUP10138 Use permit to allow an amateur radio antenna with a maximum height of seventy feet (70 ft) which will retract to thirty-five feet (35 ft) in height when not in use.

STAFF REPORT: [HOr_WassonRes_120710.pdf](#)

APPROVED

11. Hold a public hearing for a request by **AZTECH COURT - AUGUST KARAOKE BOX (PL100373)** (Zhaoxu Liu/August Culture Media LLC, applicant; Martin Bloom Investments, property owner) located at 1301 East University Drive, Suite No. 106 in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP10132 Use permit to allow an amusement use (Karaoke Club) with live entertainment in the GID, General Industrial District.

STAFF REPORT: [HOr AugKaraoke 120710.pdf](#)

APPROVED WITH ADDED AND MODIFIED CONDITIONS

ABATEMENT CASES

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 **FELSINGER RESIDENCE (PL100348/ABT10032/CE102870)** (Marvin White, Inspector; Arthur Felsing, property owner) located at 1031 East Lilac Drive in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr FelsingResAbate 120710.pdf](#)

APPROVED FOR AN OPEN PERIOD OF 180 DAYS

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 **PATEL MOTEL ESTATES LLC PROPERTY (PL100353/ABT10035/CE102621)** (Marvin White, Inspector; Patel Motel Estates LLC, property owner) located at 1340 South River Drive in the R-4, Multi-Family Residential General District.

STAFF REPORT: [HOr PatelMotelAbate 120710.pdf](#)

APPROVED FOR AN OPEN PERIOD OF 180 DAYS

14. 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 **ACKBAR LLC PROPERTY (PL100367/ABT10033/CE100540)** (Marvin White, Inspector; Ackbar LLC, property owner) located at 2058 East Apache Boulevard in the R-4, Multi-Family Residential General District; CSS, Commercial Shopping and Services District and TOD, Transportation Overlay District.

STAFF REPORT: [HOr AckbarPropAbate 120710.pdf](#)

APPROVED FOR AN OPEN PERIOD OF 180 DAYS

15. 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 **COSTALES PROPERTY (PL100369/ABT10034/CE102475)** (Jack Scofield, Inspector; Bernabe & Elenita Costales, property owner) located at 1050 East Greenway Drive in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr CostalesPropAbate 120710.pdf](#)

APPROVED

16. 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 **REVIE RESIDENCE (PL100374/ABT10036/CE101686)** (Shawn Daffara, Inspector; Kevin Revie, property owner) located at 1215 West 11th Street in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr RevieResAbate 120710.pdf](#)

APPROVED FOR AN OPEN PERIOD OF 180 DAYS

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 Tuesday, 16 November 2010, 4 PM ; Advertised Monday, 22 November 2010