
**Hearing Officer
FEBRUARY 15, 2011**

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 18, 2011**

2. Hold a public hearing for a request by **FIESTA PLAZA – JAB FITNESS (PL100433)** (Brendon Spencer, applicant; Jamm Investments LLC, property owner) located at 7305 South Kyrene Road, Suite No. 112, in the GID, General Industrial District and SWOD, Southwest Overlay District for:

ZUP 10169 Use permit to allow a fitness facility (boxing gym).
CONTINUED FROM JANUARY 18, 2011 HEARING OFFICER

STAFF REPORT: [HOr_JABFitness_021511.pdf](#)

3. Hold a public hearing for a request by **SUN DEVIL – A. T. & T. MOBILITY LLC – P284 (PL100436)** (Grettel Keane/Westower Communications Inc., applicant; AZ Department of Transportation, property owner) located at 2156 East Rio Salado Parkway in the HID, Heavy Industrial District for:

ZUP11003 Use permit to allow the replacement of three (3) existing four foot (4 ft) antennas with nine (9) new eight foot (8 ft) antennas including six (6) new remote radio heads on an existing 72 ft. high monopole.
CONTINUED AT THE REQUEST OF APPLICANT

4. Hold a public hearing for a request by **6031 SOUTH MAPLE LLC (PL110014)** (Jim Lloyd/Abacus Design Studio PLLC, applicant; 6301 S Maple LLC, property owner) located at 6031 South Maple Avenue in the GID, General Industrial District for:

ZUP11006 Use permit standard to reduce the front yard setback by 25% from 25 ft. to 19 ft. for a new 8 ft. fence and gate for an existing warehouse.

STAFF REPORT: [HOr_SMapleWarehs_021511.pdf](#)

5. Hold a public hearing for a request by **MIDNIGHT HOOKAH (PL110015)** (Nader Yousif, applicant; 1630 Apache LLC, property owner) located at 1630 East Apache Boulevard, Suite Nos. 103-104, in the CSS, Commercial Shopping and Services District within the Transportation Overlay District Corridor for:

ZUP11007 Use permit to allow a retail smoke shop (Hookah Lounge) offering tobacco and tobacco paraphernalia products and live indoor entertainment (dj and live music, dancing, and lingerie modeling).
CONTINUED TO MARCH 1, 2011 HEARING OFFICER

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, 25 January 2011, 3 PM ; Advertised Monday, 31 January 2011
Modified Thursday, 03 February 2011, 9 AM; Item No. 3 – A. T. & T. continued indefinitely at request of applicant; Item No. 5 –
Midnight Hookah continued to 01 March 2011 Hearing Officer.