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**Hearing Officer**  
**SEPTEMBER 6, 2011**

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
1:30 PM

1. **CONSIDERATION OF MEETING MINUTES: August 16, 2011 MINUTES APPROVED**
2. 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 **ALPHA SIGMA HOUSING CORPORATION PROPERTY (PL110266 /ABT11031 /CE111791)** (Michael Spencer, Inspector; Alpha Sigma Housing Corporation Inc., property owner) located at 717 East Alpha Drive in the GID, General Industrial District.  
**CONTINUED FROM AUGUST 16, 2011 HEARING OFFICER**

**ABATEMENT REQUEST WITHDRAWN BY CODE COMPLIANCE SECTION**

3. 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 **SPIRAL BROADCASTING COMPANY SBC LLC PROPERTY (PL110293 /ABT11032 /CE110482)** (Marvin White, Inspector; Doug McClure/Spiral Broadcasting Company SBC LLC, property owner) located at 616 West Baseline Road in the CSS, Commercial Shopping and Services District.

**ABATEMENT APPROVED FOR AN OPEN PERIOD OF 180 DAYS**

4. 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 **DONNELLY RESIDENCE (PL110289 /ABT11033 /CE103870)** (Shawn Daffara, Inspector; John Donnelly, property owner) located at 3111 South Clementine Drive in the R1-6, Single Family Residential District.

**ABATEMENT APPROVED**

5. 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 **SIMPSON PROPERTY (PL110295 /ABT11034 /CE111879)** (Shawn Daffara, Inspector; Delores Simpson, property owner) located at 1714 South Parkside Drive in the R1-6, Single Family Residential District.

**ABATEMENT APPROVED FOR AN OPEN PERIOD OF 180 DAYS**

6. 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 **RAINS PROPERTY (PL110296 /ABT11036 /CE111968)** (Jack Scofield, Inspector; Rebecca Rains, property owner) located at 2102 East Radcliffe Drive in the R1-6, Single Family Residential District.

**ABATEMENT REQUEST WITHDRAWN BY CODE COMPLIANCE SECTION**

7. 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 **BAC HOME LOANS SERVICING LP PROPERTY (PL110297 /ABT11035 /CE112275)** (Jack Scofield, Inspector; BAC Home Loans Servicing LP, property owner) located at 4432 South Juniper Street in the R1-6, Single Family Residential District.

**ABATEMENT APPROVED FOR AN OPEN PERIOD OF 180 DAYS**

8. 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:

**VAR11006** 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.

**VAR11007** Variance to waive trees in the landscape islands for a portion of the parking area within the El Paso Natural Gas line easement.

**APPROVED**

9. Hold a public hearing for a request by **CAMPUS CELLULAR/42 DEGREES SMOKE SHOP (PL110283)** (Geoffrey Turner/Communicom LLC, applicant; Winter Wren LLC, property owner) located at 946 South Mill Avenue in the CC, City Center District for:

**ZUP11075** Use permit to allow a tobacco retailer.

**DENIED**

10. Hold a public hearing for a request by **OMNI CENTER - APACHE PAWN OF MESA INC. (PL110300)** (Walter Cheeseman, applicant; Mr. Kim Commons, property owner) located at 2155 East University Drive, Suite No. 107, in the CSS, Commercial Shopping and Services District for:

**ZUP11078** Use permit to allow a pawn shop.

**APPROVED**

11. Hold a public hearing for a request by **MILL TOWNE CENTER – ROLLY SMOKES LLC (PL110301)** (Thomas Schmidt, applicant; Matthews Real Estate LLC, property owner) located at 209 East Baseline Road, Suite 103 in the PCC-1, Planned Commercial Center Neighborhood District for:

**ZUP11079** Use permit to allow a tobacco retailer.

**APPROVED**

12. Hold a public hearing for a request by the **ROSEN PROPERTY (PL110305)** (Robert Rosen, applicant/property owner) located at 1229 West 10<sup>th</sup> Street in the R1-6, Single Family Residential District for:

**ZUP11081** Use permit to increase the maximum allowable height of a wall in the front yard setback from 4 ft. to 6 ft.

**APPROVED**

13. Hold a public hearing for a request by the **WOOD RESIDENCE (PL110307)** (Ron Wood, applicant/property owner) located at 1527 East Louis Way in the R1-10, Single Family Residential District for:

**ZUP11082** Use permit to allow an accessory building (shed/barn) 17 ft. in height.

**APPROVED**

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 Thursday, 18 August 2011, 1 PM

Advertised Monday, 22 August 2011

Modified Monday, 29 August 2011, 4 PM, Agenda Item No. 2 – Abatement Request Withdrawn