

---

**Hearing Officer  
DECEMBER 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: November 15, 2011**

2. Hold a public hearing for a request by the **ARKULES-SAINT VINCENT PROPERTY (PL100228)** (Patricia St. Vincent, applicant; Arkules-Saint Vincent, property owners) located at 902 South Ash Avenue in the R-3, Multi-Family Residential Limited District for:

**VAR11008** Variance to waive the required masonry wall between the properties developed for multi-family and single family.

**STAFF REPORT:** [HOr\\_ArkStVin\\_120611.pdf](#)

3. Hold a public hearing for a request by **RIO SALADO SHOPPING CENTER - ARIZONA EXOTIC BIRD RESCUE INC. (PL110360)** (Curt Scarberry & Tyler Odekirk, applicants; P J Properties, property owner) located at 1290 North Scottsdale Road, Suite No. 130 in the PCC-1, Planned Commercial Center Neighborhood District for:

**ZUP11091** Use permit to allow the overnight boarding of small animals (birds) **and outdoor retail display.**  
**CONTINUED FROM NOVEMBER 2, 2011 HEARING OFFICER**

**STAFF REPORT:** [HOr\\_ExParrots\\_120611.pdf](#)

4. Hold a public hearing for a request by **MILL AVENUE SHOPS - BAJA COVE BAR & GRILL (PL110365)** (Rick Anekgerb/ADR Associates LLC, applicant; Mill Avenue Shops, property owner) located at 414 South Mill Avenue, Suite No. 118 in the CC, City Center District for:

**ZUP11101** Use permit to allow live entertainment.

**STAFF REPORT:** [HOr\\_BajaCove\\_120611.pdf](#)

5. Hold a public hearing for a request by **SHALIMAR PLAZA - CASH FOR GOLD (PL110382)** (Esfira Uvaydov, applicant; Susan Colunga/Shalimar Plaza, property owner representative) located at 2060 East Southern Avenue in the CSS, Commercial Shopping & Services District for:

**ZUP11102** Use permit to allow a resale retailer (precious metal buy business).

**STAFF REPORT:** [HOr\\_CashGold\\_120611.pdf](#)

6. Hold a public hearing for a request by **RIO SALADO CENTER – CTR GUNS (PL110387)** (John Webster, applicant; P J Properties, property owner) located at 1290 North Scottsdale Road, Suite No. 129 in the PCC-1, Planned Commercial Center Neighborhood District for:

**ZUP11103** Use permit to allow gun sales.

**STAFF REPORT:** [HOr\\_CTRGuns\\_120611.pdf](#)

7. Hold a public hearing for a request by **HACIENDA PARK - GD JIU JITSU LLC (PL110391)** (Gustavo Dantas, applicant; Colliers International, property owner representative) located at 1848 East University Drive, Suite Nos. 106 – 108, in the GID, General Industrial District for:

**ZUP11104** Use permit to allow a fitness facility in the GID, General Industrial District.

**STAFF REPORT:** [HOr\\_GDJIU\\_120611.pdf](#)

8. Hold a public hearing for a request by **ALAMEDA INDUSTRIAL CENTER – I AM FUNDAMENTALS (PL110394)** (Oscar Garcia/Infinite Abundance Mentality LLC, applicant; Deyus Industrial SPE Financed Portfolio LLC, property owner) located at 1130 West Alameda Drive in the GID, General Industrial District for:

**ZUP11105** Use permit to allow a fitness facility/personal trainer business in the GID, General Industrial District.

**STAFF REPORT:** [HOr\\_IAMFund\\_120611.pdf](#)

9. Hold a public hearing for a request by **TEMPE SQUARE - TURN STYLE SPORTS STORES INC. (PL110399)** (Lewis Kennedy/Consignment Ventures Inc., applicant; Keith Moser, property owner) located at 6426 South McClintock Drive, Suite No. 104 in the PCC-1, Planned Commercial Center Neighborhood District for:

**ZUP11106** Use permit to allow resale retail (consignment).

**CORRECTED BY COMMUNITY DEVELOPMENT STAFF**

**STAFF REPORT:** [HOr\\_TurnStyle\\_120611.pdf](#)

10. Hold a public hearing for a request by **THE BRICK YARD - ANTARS SPORTS BISTRO (PL110404)** (Greg Davis/Antars Sports Bistro LLC, applicant; ASU, property owner) located at 699 South Mill Avenue, Suite No. 201 in the CC, City Center District for:

**ZUP11107** Use permit to allow a Series 6 bar with live entertainment.

**CONTINUED TO DECEMBER 20, 2011 HEARING OFFICER BY COMMUNITY DEVELOPMENT**

11. Hold a public hearing for a request by **ATC GUADALUPE - CRICKET COMMUNICATIONS - PHX 232 (PL110405)** (Doug Kearney, applicant; City of Tempe, property owner) located at 735 West Carver Road in the GID, General Industrial and SWOD, Southwest Overlay Districts for:

**ZUP11108** Use permit to increase the height of an existing monopole from 85 ft. to 95 ft.

**CONTINUED TO JANUARY 2012 HEARING OFFICER BY COMMUNITY DEVELOPMENT**

12. 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.

**Review of compliance with Conditions of Approval as assigned by the Hearing Officer at the December 7, 2010 Hearing.**

**STAFF REPORT:** [HOr AZGold 120611.pdf](#)

13. Hold a public hearing for a request by **RIO SALADO CENTER - TEEN DANCE CLUB (PULSE) (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 Conditions of Approval as assigned by the Hearing Officer at the June 7, 2011 Hearing.**

**STAFF REPORT:** [HOr TeenDanceClub 120611.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 Thursday, 17 November 2011, 2:30 PM

Advertised Monday, 21 November 2011; Modified Tuesday, 29 November 2011 to indicate continued cases

Revised modification, 02 December 2011 – Teen Dance Club (Pulse) retained on the agenda