
Hearing Officer
JULY 6, 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: June 22, 2010**
2. Hold a public hearing for a request by the **CHURCH OF CHRIST (PL080474)** (Abed Danganan, applicant; Church of Christ, property owner) located at 1967 East Palmcroft Drive in the R1-6, Single Family Residential District for:

ZUP09001 Use permit to increase the allowable maximum fence in the front yard setback from four (4) feet to six (6) feet.

Review of compliance with Condition of Approval Nos. 2 & 3, assigned by the Hearing Officer at the February 17, 2009 HO, which read:

COA No. 2: Install a lock on the gate that allows for fire personnel access during non-business hours; contact Jim Walker, Tempe Fire Inspector at (480) 350-8341.

COA No. 3: Obtain Development Plan approval for expansion of the parking area with paving, striping, lighting and landscape. All approvals and installations to be completed within one year (February 17, 2010).

STAFF REPORT: [HOr_ChurchofChristRev_070610.pdf](#)
REAPPROVED WITH MODIFIED CONDITIONS

3. Hold a public hearing for a request by **ARIZONA MILLS MALL - CLEARWIRE – AZ PHX0506A (PL090298)** (Rulon Anderson/Realand Consulting, applicant; American Tower, property owner) located at 1403 West Baseline Road in the GID, General Industrial District for:

ZUP10063 Use permit to increase the height of an existing monopole from 59 feet to 69 feet to allow co-location.

STAFF REPORT: [HOr_AZMillsClearwire_070610.pdf](#)
APPROVED

4. Hold a public hearing for a request by **CLEARWIRE – AZ PHX129E (PL100063)** (Rulon Anderson/Realand Consulting, applicant; Dresden Family Limited Partnership, property owner) located at 1006 East Guadalupe Road in the R/O, Residential/Office District for:

ZUP10066 Use permit to allow a new 60 foot wireless antenna (monopalm).

STAFF REPORT: [HOr_ClearwirePHX129E_070610.pdf](#)
APPROVED WITH ADDED CONDITION

5. Hold a public hearing for a request by **CLEARWIRE – AZ PHX56081 (PL100096)** (Rulon Anderson/Realand Consulting, applicant; John W. Horne Investments LLC, property owner) located at 700 East Baseline Road in the R/O, Residential/Office District for:

ZUP10067 Use permit to allow a new 65 foot wireless antenna (monopalm).

STAFF REPORT: [HOr_ClearwirePHX56081_070610.pdf](#)

APPROVED

6. Hold a public hearing for a request by the **ROBERTS RESIDENCE (PL100097)** (Don Roberts, applicant/property owner) located at 902 South Maple Avenue in the R-3, Multi-Family Residential Limited District for:

ZUP10031 Use permit to allow a single family residence to add a second story addition.

VAR10008 Variance to reduce the required on site driveway length and parking setback from 20 feet to 10 feet. (20 feet available driveway distance behind sidewalk) **ADDED BY STAFF**

CONTINUED FROM THE JUNE 22, 2010 HEARING OFFICER

STAFF REPORT: [HOr_RobertsRes_070610.pdf](#)

CONTINUED TO JULY 20, 2010 HEARING OFFICER

7. Hold a public hearing for a request by the **MAZZEO RESIDENCE (PL100170)** (Jaime Mazzeo, applicant/property owner) located at 815 West 12th Street in the R1-6, Single Family Residential District for:

ZUP10065 Use permit to allow a second and third story addition on a single family residence.

STAFF REPORT: [HOr_MazzeoRes_070610.pdf](#)

APPROVED

8. Hold a public hearing for a request by **BROADWAY MARKETPLACE – 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:

ZUP10064 Use permit to allow a resale retailer (precious metal buyer).

STAFF REPORT: [HOr_AZ1Gold_070610.pdf](#)

APPROVED WITH THE DELETION OF CONDITION OF APPROVAL # 8

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.
