



PUBLIC HEARING **FINISHED** AGENDA

Hearing Officer MAY 1, 2007

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: April 17, 2007

APPROVED.

2. Hold a public hearing for a request by the **ROWLEY RESIDENCE (PL070041)** (Steve Briggs/TEBO LLC, applicant; Chris Rowley, property owner) located at 948 South Ash Avenue in the R-3, Multi-Family Residential Limited District for:

ZUP07016 Use permit to allow tandem parking for a multi-family project.

VAR07006 Variance to reduce the north side yard setback from 10 feet to 3 feet.

VAR07007 Variance to reduce the west rear yard setback from 15 feet to 4 feet.

CONTINUED FROM APRIL 3, 2007 HEARING OFFICER

CONTINUED TO THE JUNE 5TH HEARING OFFICER.

Staff Report: [HOr_RowleyRes_050107.pdf](#)

3. Hold a public hearing for a request by the **AREVALOS RESIDENCE (PL070128)** (Juan Arevalos, applicant/property owner) located at 2041 East Don Carlos Avenue in the R1-6, Single Family Residential District for:

ZUP07044 Use permit to allow parking in the front yard setback.

APPROVED WITH CONDITIONS.

Staff Report: [HOr_ArevalosRes_050107.pdf](#)

4. Hold a public hearing for a request by **CLEARWIRE (PL070139)** (Brandon Brown, Clearwire/Powder River, applicant; American Tower Corporation, property owner) located at 2404 West 12th Street in the GID, General Industrial District for:

ZUP07045 Use permit to allow co-location of additional antennas on an existing eighty (80) foot monopole.

APPROVED WITH CONDITIONS.

Staff Report: [HOr_Clearwire_050107.pdf](#)

5. Hold a public hearing for a request by the **FRENCH RESIDENCE (PL070142)** (Richard French II, applicant/property owner) located at 2168 East Alameda Drive in the R1-4, Single Family Residential District for:

ZUP07046 Use permit standard to reduce the front yard setback by twenty percent (20%) from ten (10) feet to eight (8) feet.

APPROVED WITH CHANGE TO CONDITION #2

Staff Report: [HOr_FrenchRes_050107.pdf](#)

6. Hold a public hearing for a request by **DIRECTBUY (PL070152)** (Michael Ricketts, applicant/property owner) located at 2000 West University Drive in the GID, General Industrial District for:

ZUP07047 Use permit to allow a retail/wholesale showroom.

APPROVED WITH CONDITIONS.

Staff Report: [HOr_DirectBuy_050107.pdf](#)

7. Hold a public hearing for a request by **AFTER DARK TATTOO (PL070154)** (Michael Rogers, applicant; Thanh Van Ta, property owner) located at 2101 South McClintock Road in the CSS, Commercial Shopping and Services District for:

ZUP07048 Use permit to allow a tattoo/body piercing shop.

APPROVED WITH CONDITIONS.

Staff Report: [HOr_AfterDarkTattoo_050107.pdf](#)

8. Hold a public hearing for a request by the **COTTRELL RESIDENCE (PL070162)** (Craig & Andrea Cottrell, applicants/property owners) located at 923 East Carver Road in the AG, Agricultural District for:

VAR07015 Variance to reduce the front yard setback from forty (40) feet to twenty-four (24) feet to allow for a garage.

APPROVED THE REQUEST FROM 40' TO 32' WITH CONDITIONS.

Staff Report: [HOr_CottrellRes_050107.pdf](#)

9. Hold a public hearing for a request from **THE SETS (PL070167)** (Hamid Hekmatian, applicant; Ethan Christopher LLC, property owner) located at 93 East Southern Avenue in the CSS, Commercial Shopping and Services District for:

ZUP07042 Use permit to allow a billiard parlor and sports bar with live entertainment previously granted on March 21, 2006, and required to return for review after one year.

CONTINUED TO THE MAY 15, 2007 HEARING OFFICER

Staff Report: [HOr_TheSets_050107.pdf](#)

ABATEMENT CASES

10. Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Department to abate public nuisance items in violation of the Tempe City Code for the **CUPP RESIDENCE (PL070051/ABT07006)** (Dolly Cupp, property owner) Complaint No. CE064967 located at 226 East Pebble Beach Drive in the R1-6, Single Family Residential District.

CONTINUED FROM APRIL 3, 2007 HEARING OFFICER

REMOVED FROM THE AGENDA BY NEIGHBORHOOD ENHANCEMENT.

Staff Report: [HOr_CuppAbate_050107.pdf](#)

10. Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Department to abate public nuisance items in violation of the Tempe City Code for the **CONNELL RESIDENCE (PL070150/ABT07011)** (Corinne Connell, property owner) Complaint CE065415 located at 421 East Pegasus Drive in the R1-6, Single Family Residential District.

CONTINUED TO THE JUNE 5, 2007 HEARING OFFICER

Staff Report: [HOr_ConnellAbate_050107.pdf](#)