

**Hearing Officer
DECEMBER 18, 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: November 20, 2007 & December 4, 2007**

2. Hold a public hearing for a request by **SPRINGHILL SUITES (PL070378)** (Art Sandoval/Iconicity, Inc., applicant; Mike Wimbush, V.P. Operations/World Travel Inns Limited Partnership VII, property owner) located at 1601 W Rio Salado Parkway in the GID, General Industrial District for:

ZUP07189 Use permit to allow the expansion of existing hotel use within the GID, General Industrial District.

STAFF REPORT: [HOr_SpringhillSuites_121807.pdf](#)
APPROVED

3. Hold a public hearing for a request by **CENTRAL PLAZA - FOOD CITY NO. 96 (PL070481)** (M. Brennan Ray/Burch & Cracchiolo, applicant; Bashas Inc., property owner) located at 1338 East Apache Boulevard in the CSS, Commercial Shopping and Services District for:

ZUP07174 Use permit to allow outdoor retailing (outdoor roasting/retail food productions).
CONTINUED TO FEBRUARY 5, 2008 HEARING OFFICER

4. Hold a public hearing for a request by the **FITZHUGH RESIDENCE (PL070485)** (Edward Fitzhugh, applicant/property owner) located at 2059 East La Vieve Lane in the AG, Agricultural District for:

ZUP07177 Use permit standard to reduce the west side yard setback by twenty percent (20%) from twenty feet (20') to sixteen feet (16').
ZUP07190 Use permit to allow a second story addition (Sports/Recreation Room).
CONTINUED FROM DECEMBER 4, 2007 HEARING OFFICER
CORRECTED BY DEVELOPMENT SERVICES DEPARTMENT
APPROVED

STAFF REPORT: [HOr_FitzhughRes_121807.pdf](#)

5. Hold a public hearing for a request by the **KERBER RESIDENCE (PL070497)** (Gregory Kerber, applicant/property owner) located at 401 East Hermosa Circle in the R1-6, Single Family Residential District for:

ZUP07184 Use permit to park in the front yard setback.
VAR07030 Variance to reduce the front yard setback from fifteen feet (15') to seven feet (7') for an open structure.
CONTINUED TO JANUARY 3, 2008 HEARING OFFICER

6. Hold a public hearing for a request by **FAIRLANES VILLAGE CENTER – PREPPY PET SUITES (PL070499)** (Chad Watkins, applicant; Zonline LLC, property owners) located at 4415 South Rural Road, Suite Nos. 1 – 4, in the PCC-2, Planned Commercial Center General District for:

ZUP07185 Use permit to allow overnight dog boarding.

STAFF REPORT: [HOr_PreppyPet_121807.pdf](#)

APPROVED

7. Hold a public hearing for a request by the **RICHARDS RESIDENCE (PL070501)** (John Richards, applicant/property owner) located at 1031 West Fremont Drive in the R1-6, Single Family Residential District for:

VAR07031 Variance to reduce the east side yard setback from five feet (5') to three feet (3').

CONTINUED TO JANUARY 3, 2008 HEARING OFFICER

8. Hold a public hearing for a request by **LAMSON COLLEGE (PL070502)** (Mathew Holm/Cresa Partners, applicant; Argus Realty Investors, property owner) located at 875 West Elliot Road in the GID, General Industrial District for:

ZUP07186 Use permit to allow a vocational school in the GID, General Industrial District.

STAFF REPORT: [HOr_LamsonCollege_121807.pdf](#)

APPROVED

9. Hold a public hearing for a request by the **MAYO RESIDENCE (PL070505)** (Frank Mayo, applicant/property owner) located at 1349 West Elna Rae Street in the R1-6, Single Family Residential District for:

ZUP07187 Use permit to allow an accessory building (garage).

STAFF REPORT: [HOr_MayoRes_121807.pdf](#)

APPROVED

10. Hold a public hearing for a request by the **NATIONAL MASSAGE CLUB (PL070511)** (Dennis Teufel, applicant; Matt Building 1 LLC, property owner) located at 8100 South Priest Drive, Suite 101, in the GID, General Industrial District for:

ZUP07188 Use permit to allow a massage facility in the GID, General Industrial District.

STAFF REPORT: [HOr_NatIMassageClub_121807.pdf](#)

APPROVED

11. Hold a public hearing for a request by the **HAMM RESIDENCE (PL070516)** (Dan Uribe/Uribe Ink Design Studios LLC, applicant; Kirt Hamm, property owner) located at 9314 South Rita Lane in the AG, Agricultural District for:

ZUP07192 Use permit to allow a unattached accessory building (gazebo).

STAFF REPORT: [HOr_HammRes_121807.pdf](#)

APPROVED

ABATEMENT CASES

12. 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 **ROWE RESIDENCE (PL070487/ABT07029)** (Richard Rowe, property owner) Complaint CE073237 located at 1405 North Rose Street in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_RoweResAbate_121807.pdf](#)

H.O. GRANTED A CONTINUANCE FOR 30 DAYS, CONTINUED UNTIL JAN 15 MEETING.

13. 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 **LOPEZ RESIDENCE (PL070488/ABT07030)** (Frank and Adela Lopez, property owners) Complaint CE074242 located at 734 East Papago Drive in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_LopezResAbate_121807.pdf](#)

APPROVED

14. 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 **KELCHNER RESIDENCE (PL070489/ABT07031)** (Paul and Henrietta Kelchner, property owners) Complaint CE074609 located at 39 East McKinley Street in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_KelchnerResAbate_121807.pdf](#)

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 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.