

**Hearing Officer
May 6, 2008**

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 15, 2008
2. Hold a public hearing for a request by the **MATWICK RESIDENCE (PL080037)** (Michael Matwick, applicant/property owner) located at 1733 East Louis Way in the AG, Agricultural District for:

VAR08008 Variance to reduce the rear yard setback from thirty-five (35) feet to twelve (12) feet.

STAFF REPORT: [HOr_MatwickRes_050608.pdf](#)

HEARING OFFICER APPROVED VARIANCE FROM 35' TO 27'

3. Hold a public hearing for a request by **BETHANY CHRISTIAN SCHOOL (PL080059)** (Scott Wunderlich/Cityspaces, applicant; Bethany Christian School, property owner) located at 6304 South Price Road in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP08047 Use permit to allow ~~the addition of two (2) modular buildings~~ **an expansion of a private school.**
CONTINUED FROM APRIL 15, 2008 HEARING OFFICER
CORRECTED BY DEVELOPMENT SERVICES DEPARTMENT

STAFF REPORT: [HOr_BethanyChristianSchool_050608.pdf](#)

APPROVED

4. Hold a public hearing for a request by **SUNSTOP PLAZA - URBAN CAFE (PL080094)** (Mohamed Elghalayini, applicant; Royal West Investments LLC, property owner) located at 1212 East Apache Boulevard, Suite No. 103 in the CSS, Commercial Shopping and Services District for:

ZUP08063 Use permit to allow a hookah lounge/tobacco retailer.

STAFF REPORT: [HOr_UrbanCafe_050608.pdf](#)

APPROVED

5. Hold a public hearing for a request by **ARIZONA LABOR FORCE INC. d.b.a. LABOR SYSTEMS (PL080110)** (Paul Turcotte/Arizona Labor Force, applicant; BYS Company, property owner) located at 15 West Baseline Road in the CSS, Commercial Shopping and Services District for:

ZUP08055 Use permit to allow an employment agency.

STAFF REPORT: [HOr_LaborSystems_050608.pdf](#)

APPROVED

6. Hold a public hearing for a request by the ~~TALIANI~~ **TAHILIANI RESIDENCE (PL080121)** (Matt Price/SW Commercial Services Inc., applicant; Harry Taliani, property owner) located at 1101 East Warner Road, Estate 442 151, in the R1-15, Single Family Residential District for:

ZUP08056 Use permit to allow an accessory building (ramada).

ZUP08065 Use permit to allow an accessory structure (batting cage).

CONTINUED TO MAY 20, 2008 HEARING OFFICER

CORRECTED BY DEVELOPMENT SERVICES DEPARTMENT

7. Hold a public hearing for a request by **KING TUT CAFE - MISHA'S SHEESHAS (PL080122)** (Kareem Kassel, applicant; Kassel Corporation, property owner) located at 1125 East Apache Boulevard in the CSS, Commercial Shopping and Services District for:

ZUP08064 Use permit to allow a hookah lounge/tobacco retailer.

STAFF REPORT: [HOr_KingTutCafe_050608.pdf](#)

APPROVED

8. Hold a public hearing for a request by the **PROFESSIONAL MEDICAL TRANSPORT (PMT) AMBULANCE STATION (PL080125)** (Michelle Angle/Starwest Associates LLC, applicant; BPRE Tempe Scottsdale LLC, property owner) located at 2240 North Scottsdale Road, Suite No. 5, in the CSS, Commercial Shopping and Services District for:

ZUP08057 Use permit to allow an ambulance dispatch station.

STAFF REPORT: [HOr_PMT_ScottsdaleRd_050608.pdf](#)

APPROVED

9. Hold a public hearing for a request by the **PROFESSIONAL MEDICAL TRANSPORT (PMT) AMBULANCE STATION (PL080126)** (Michelle Angle/Starwest Associates LLC, applicant; Bama Retail LLC, property owner) located at 7520 South Rural Road, Suite A-8, in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP08058 Use permit to allow an ambulance dispatch station.

STAFF REPORT: [HOr_PMT_RuralRd_050608.pdf](#)

APPROVED, WITH ADDITIONAL CONDITION

10. Hold a public hearing for a request by the **PROFESSIONAL MEDICAL TRANSPORT (PMT) AMBULANCE STATION (PL080127)** (Michelle Angle/Starwest Associates LLC, applicant; Weingarten Nostat Inc., property owner) located at 1832 East Southern Avenue, in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP08059 Use permit to allow an ambulance dispatch station.

STAFF REPORT: [HOr_PMT_SouthernAve_050608.pdf](#)

APPROVED

11. Hold a public hearing for a request by the **JUNCK RESIDENCE (PL080129)** (Terry Thomas/Legacy Custom Building and Remodeling, applicant; Colleen Junck, property owner) located at 2138 East Calle De Arcos in the AG, Agricultural District for:

ZUP08060 Use permit to allow an accessory building (pool cabana).

STAFF REPORT: [HOr JunckRes_050608.pdf](#)

APPROVED

12. Hold a public hearing for a request by the **LIESEGANG RESIDENCE (PL080130)** (Craig Liesegang, applicant/property owner) located at 4521 South Forest Avenue in the R1-6, Single Family Residential District for:

ZUP08061 Use permit to allow an accessory building (work shop).

STAFF REPORT: [HOr LiesegangRes_050608.pdf](#)

APPROVED

ABATEMENT CASES

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 **HAZELTON PROPERTY (PL080087/ABT08006)** (Patrick Hazelton, property owner) Complaint CE075217 located at 1219 South Maple Avenue in the R-2, Multi-Family Residential District.

CONTINUED FROM APRIL 15, 2008 HEARING OFFICER

STAFF REPORT: [HOr HazeltonPropertyAbate_050608.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.

E-Mailed 17 April 2008, 2 PM

Advertised Monday 21 April 2008

Correction to Name 18 April 2008, Tahiliani Residence PL080121; 24 April 2008 case continued to 5/20 HO.

Modified 29 April 2008, 4:30 PM, Hazelton Property Abatement continued.