

**Hearing Officer  
June 5, 2007**

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: May 15, 2007**
  
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 TO JUNE 27, 2007 HEARING OFFICER**
  
3. Hold a public hearing for a request by **ENVIRONMENTAL RECYCLING (PL070116)** (Nate Sorkin/Environmental Recycling, applicant; Mark Kadrie, property owner) located at 1803 East Rio Salado Parkway #107 in the GID, General Industrial District for:  
  
    **ZUP07056** Use permit to allow for a recycling business.  
  
    Staff Report: [HOr\\_EnvirnRecycl\\_060507.pdf](#)  
    **APPROVED**
  
4. Hold a public hearing for a request by **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 FROM MAY 15, 2007 HEARING OFFICER**  
  
    Staff Report: [HOr\\_TheSets\\_060507.pdf](#)  
    **APPROVED**
  
5. Hold a public hearing for a request by **KING PLAZA – INTENSE CREATIONS TATTOO STUDIO AND ART GALLERY (PL070176)** (Eugene Ramirez, applicant; Ernest Kurschat, property owner) located at 1400 South McClintock Drive in the CSS, Commercial Shopping & Services District and Transportation Overlay District – Station Area for:  
  
    **ZUP07051** Use permit to allow a tattoo studio and art gallery.  
  
    Staff Report: [HOr\\_IntenseCreations\\_060507.pdf](#)  
    **APPROVED**

6. Hold a public hearing for a request by the **SHARER RESIDENCE (PL070193)** (Jon Sharer, applicant/property owner) located at 1040 East Westchester Drive in the R1-6, Single Family Residential District for:

**ZUP07063** Use permit to allow a detached accessory structure.

**VAR07016** Variance to reduce the north rear yard setback from fifteen (15) feet to five (5) feet.

Staff Report: [HOr\\_SharerRes\\_060507.pdf](#)

**APPROVED**

7. Hold a public hearing for a request by **MARCOS DE NIZA PLAZA - TOBACCO WORLD LLC (PL070195)** (Eddie Sharaf, applicant; Michael Pollock/property owner) located at 6460 South Rural Road in the PCC-1, Planned Commercial Center Neighborhood District for:

**ZUP07057** Use permit for a tobacco retailer.

Staff Report: [HOr\\_TobaccoWorld\\_060507.pdf](#)

**APPROVED**

8. Hold a public hearing for a request by **WARNER VILLAGE - HYATT SUMMERFIELD SUITES (PL070201)** (Charles Huellmantel, applicant; Gencom Group, property owner) located at 8575 South Priest Drive in the PCC-1, Planned Commercial Center Neighborhood and Southwest Overlay Districts for:

**ZUP07061** Use permit to allow a hotel in the PCC-1 District.

**ZUP07062** Use permit to increase the maximum building height by 12% from sixty (60) feet to sixty-seven (67) feet.

Staff Report: [HOr\\_HyattSummerfieldStes\\_060507.pdf](#)

**APPROVED**

9. Hold a public hearing for a request by the **BARGNESI RESIDENCE (PL070202)** (C. Tyler Kestner/The Apollo Group LLC, applicant; John Bargnesi, property owner) located at 221 East 15<sup>th</sup> Street in the R1-6, Single Family Residential District for:

**ZUP07060** Use permit to allow an accessory structure – an expansion of an existing detached garage.

Staff Report: [HOr\\_BargnesiRes\\_060507.pdf](#)

**APPROVED**

10. Hold a public hearing for a request by the **SUNSET CLOTHING XCHANGE (PL070207)** (Oswaldo Fuentes, applicant; David Frye, property owner) located at 601 West University Drive in the CSS, Commercial Shopping and Services District for:

**ZUP07058** Use permit to allow the resale of clothing and accessories.

Staff Report: [HOr\\_SunsetClothingXchg\\_060507.pdf](#)

**APPROVED**

11. Hold a public hearing for a request by **NORTH PEAK MILLWORKS (PL070213)** (Susan Anderson/North Peak Construction, applicant; Jemco Properties, property owner) located at 912 South Park Lane, Suite 102 in the GID, General Industrial District for:

**ZUP07059** Use permit to allow cabinet manufacturing.

Staff Report: [HOr\\_NorthPeakMillworks\\_060507.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 **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 FROM MAY 1, 2007 HEARING OFFICER**

Staff Report: [HOr\\_ConnellAbate\\_060507.pdf](#)  
**WITHDRAWN BY NEIGHBORHOOD ENHANCEMENT**

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 **COADY RESIDENCE (PL070204/ABT07015)** (William Coady, property owner) Complaint CE066508 located at 1846 East Riviera Drive in the R1-6, Single Family Residential District.

Staff Report: [HOr\\_CoadyResAbate\\_060507.pdf](#)  
**WITHDRAWN BY NEIGHBORHOOD ENHANCEMENT**

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.
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*E-Mailed Agenda; 17 May 2007; 1:00 PM*  
*Advertised Agenda, Monday 21 May 2007*