

**CITY OF TEMPE  
HEARING OFFICER**
**Meeting Date: 8/16/16  
Agenda Item: 5**

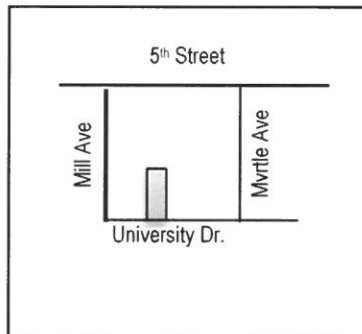
**ACTION:** Review of compliance with Conditions of Approval for ~~two~~ a use permits (~~indoor and~~ outdoor entertainment) for SHADY PARK RESTAURANT (formerly SAN PABLO RESTAURANT) (PL140445) located at 26 East University Drive. The applicant is Scott Price/Peacocks Unlimited LLC.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Staff – Approve, subject to conditions

**BACKGROUND INFORMATION:** SHADY PARK RESTAURANT (PL140445) is an eatery located at 26 East University Drive, two parcels west of South Myrtle Avenue and north of East University Drive, in the CC, City Center District. The Hearing Officer heard and approved an outdoor live entertainment use permit (ZUP15024) on March 3, 2015. The approval of the outdoor live entertainment use permit conditioned that the applicant return to the Hearing Officer for a nine month review of compliance. The original request included the following:

ZUP15024 Use Permit to allow live entertainment (outdoor).



Property Owner	Robert B. & Debra K. Strimling
Applicant	Scott Price, Peakcocks Unlimited LLC
Zoning District	CC, City Center District
Site Area	9,955 s.f.
Building Area	6,623 s.f.
Hours of Operation	Sun-Wed 11am-12am, Thu-Sa 11am-3am
Building Occupancy	A-2

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Jeffrey Tamulevich, Interim Community Development Director

Legal review by: N/A

Prepared by: Lee Jimenez, Senior Planner

Reviewed by: Ryan Levesque, Deputy Community Development Director

**COMMENTS**

The applicant is requesting a use permit to allow outdoor live entertainment. The entertainment would be in the form of live music and DJs. Live entertainment will take place during regular business hours, primarily on the weekends. The stage or area designated for live entertainment is shown on the floor plan, located at the north end of the patio abutting the exterior fence. The closest residential unit is approximately 600 feet to the north in the Orchid House. Staff supports approval of the use permit with conditions to control any potential nuisance due to the outdoor live entertainment.

**PUBLIC INPUT *(new information in italics)***

*To date, one (1) email has been received from an active member of the community who provided support for the continuation of the use permit.*

**POLICE INPUT *(new information in italics)***

*SHADY PARK has implemented a Security Plan since they have opened and there have been no violations to date. No noise complaints have been received by the Police Department. Furthermore, no special events have received any noise complaints. The calls for service that have been received are standard disturbances common with the bars on Mill Avenue.*

**CODE ENFORCEMENT INPUT *(new information in italics)***

No cases related to the indoor and outdoor live entertainment use permits were opened by the Code Compliance Division.

**USE PERMIT *(information provided from previous hearing in new format, no new information)***

The Zoning and Development Code requires a use permit for live entertainment in the CC, City Center District. This use permit request meets all applicable tests in the following manner:

Section 6-308 E Approval criteria for Use Permit *(in italics)*:

1. *Any significant increase in vehicular or pedestrian traffic.*

There should be no significant increase in vehicular or pedestrian traffic in adjacent areas.

2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.*

The restaurant use is similar to others in the area; sound from music must conform to the noise ordinance. Direct all speakers toward the south.

3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.*

The proposed use would not contribute to neighborhood deterioration or downgrade property values. The business owner shall provide entertainment as an audio enhancement for the restaurant patrons and not operate as a concert venue.

4. *Compatibility with existing surrounding structures and uses.*

The proposed use is compatible with surrounding uses. Live music is vibrancy the City is promoting in the City Center District.

5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.*

The business owner shall be responsible for incorporating sound attenuating devices and practices to minimize sound emanating beyond the property line.

## REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received and the above analysis staff recommends approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

**SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.**

### CONDITION(S) OF APPROVAL: *(compliance with conditions as noted in bold italics)*

1. The use permit is valid for the ~~San Pablo~~ **Shady Park Restaurant** and may be transferrable to successors in interest through an administrative review with the ~~Community Development Director Services Manager~~ or designee. ***For reasons not-related to this use permit request, the restaurant was renamed prior to opening. NAME OF BUSINESS AND REVIEW AUTHORITY REVISED BY STAFF.***
2. Any intensification or expansion of this use shall require the applicant to return to the appropriate decision making body for a new use permit. ***No intensification or expansion has occurred.***
3. Music generated from the use shall conform to the City of Tempe Code requirements for noise control. ***The Code Enforcement Division has not opened any cases related to noise control.***
4. If there are any complaints arising from the use permit that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by city staff to determine the need for a public hearing to re-evaluate the appropriateness of the use permit. ***No verified complaints have been received by this use.***
5. The use permit identified as ZUP14150 (approved at the 1/20/15 HO) shall pertain to the indoor live entertainment. ZUP15024 pertains to outdoor live entertainment. ***The minutes from the 1/20/15 hearing indicate that the applicant acknowledged that ZUP14150 was approved for indoor live entertainment only; therefore, a separate use permit was applied for and approved on 3/5/15 for outdoor live entertainment.***
6. Live entertainment is approved during regular business hours. ***No complaints have been received.***
7. The applicant or business owner shall contact the City of Tempe Police Department, Crime Prevention Unit to implement/update a Security Plan for the business. Please contact Ryan Conway at 480-858-6063. ***A security plan has been approved and implemented.***
8. Business shall not operate as a concert venue with advance ticket sales. ***No complaints have been received.***
9. Applicant to return to the Hearing Officer with nine (9) months (by 12/3/15) for a review of compliance with conditions. The applicant to be noticed per ZDC requirement to allow an opportunity for any public comment on the conduct of the business with outdoor live entertainment. ***Review hearing was delayed due to business opening in November of 2015. Condition satisfied; staff recommends removal.***

### CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- The Use Permits are valid for SHADY PARK RESTAURANT (PL140445) and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/planning/documents.htm](http://www.tempe.gov/planning/documents.htm) or purchase from Development Services.

- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- Any intensification or expansion of use shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.
- Music, sound, or live entertainment shall not violate the City of Tempe Noise Ordinance.

**HISTORY & FACTS:**

January 20, 2015           Hearing officer approved a use permit for live entertainment (indoor) for SAN PABLO RESTAURANT (PL140445/ZUP14150) located at 26 East University Drive in the CC, City Center District.

March 3, 2015            Hearing officer approved a use permit for live entertainment (outdoor) for SAN PABLO RESTAURANT (PL140445/ZUP15024) located at 26 East University Drive in the CC, City Center District.

November 1, 2015        SAN PABLO RESTARUANT opened for business under the new name, Shady Park, located at 26 East University Drive in the CC, City Center District.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 3-202 Permitted Uses in Commercial and Mixed-Use Districts  
 Section 6-308 Use Permit  
 Section 6-313 Security Plan



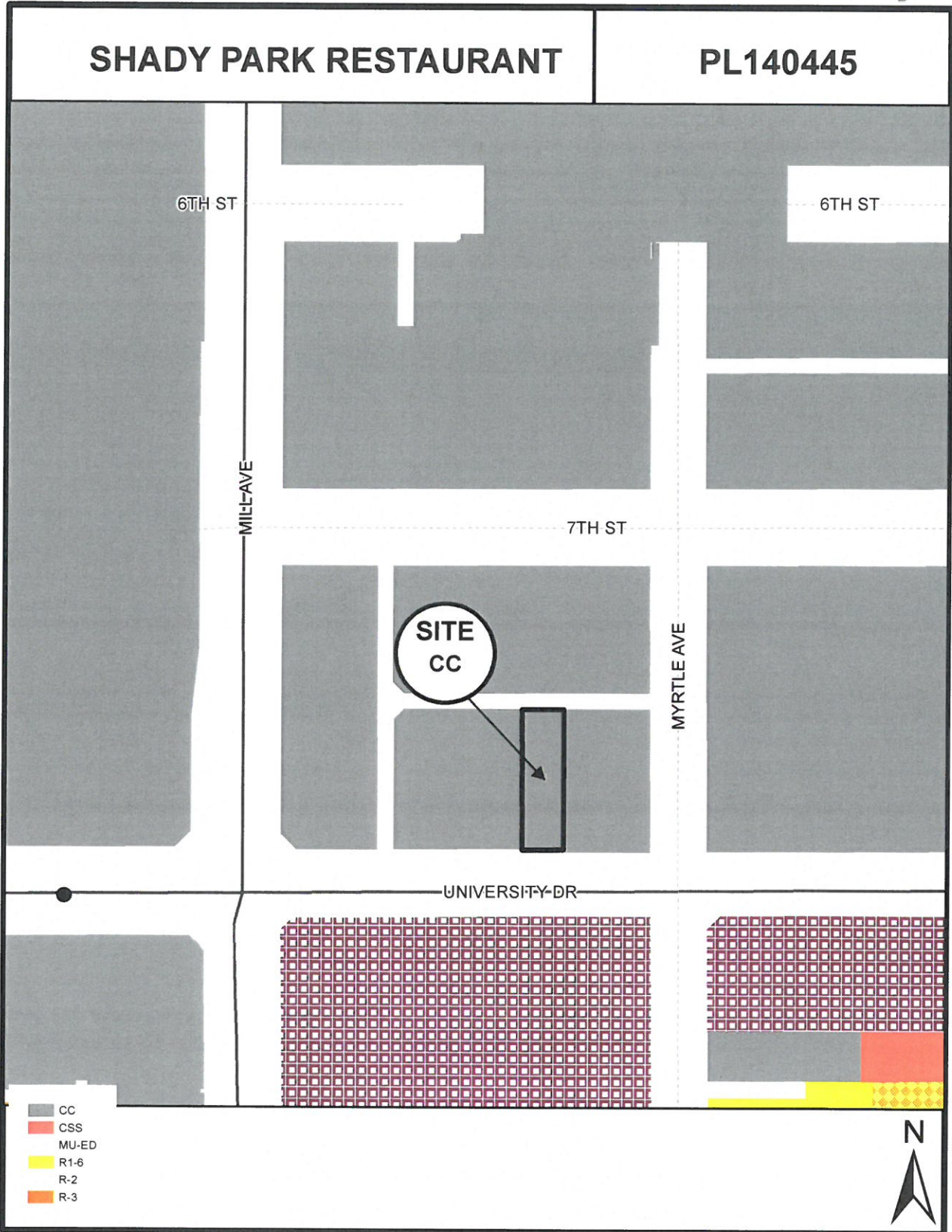
**DEVELOPMENT PROJECT FILE**  
for  
**SHADY PARK RESTAURANT**  
**(PL140445)**

**ATTACHMENTS:**

1. Location Map
2. Aerial
3. Letter of Explanation
- 4-5. Building Elevations
6. Floor Plan
- 7-8. ZUP14150 Hearing Officer Decision Letter for live entertainment (indoor)
- 9-11. Public Input Email Received by Staff

SHADY PARK RESTAURANT

PL140445



Location Map

**SHADY PARK RESTAURANT**

**PL140445**



Maricopa County Assessor's Office



**Aerial Map**

DATE: 12/08/2014

TO: Steve Abrahamson

FROM: Scott Price / [REDACTED]

SUBJECT: 26 E University Live Music Permit Letter of Explanation

Mr. Abrahamson,

We are applying for a Live Music Permit at 26 E University, Tempe 85281.

The space is used for restaurant and bar operations and we seek to add a live music component. The musical offerings will include a range of performances, including live bands, DJ's, karaoke, acoustic performances, and open mic events.

The attached site plan shows the possible locations where a stage may be set up to facilitate live music performances.

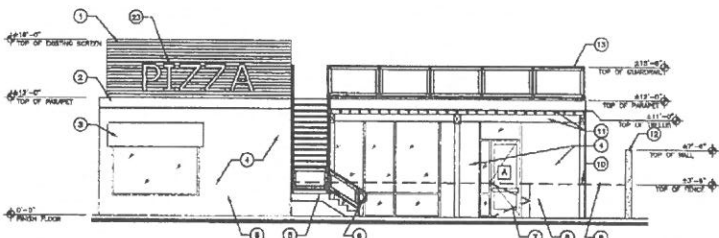
In keeping with our already agreed upon design review for the location, NO speakers will be placed on any second floor patio area.

The proposed hours of operation where live music may take place are 4pm - 2am Monday - Friday and from 12 noon - 2am on Saturday and Sunday. This proposal takes into account that there are offices within 300 feet of the location and we would seek to avoid any excess noise during weekday business hours.

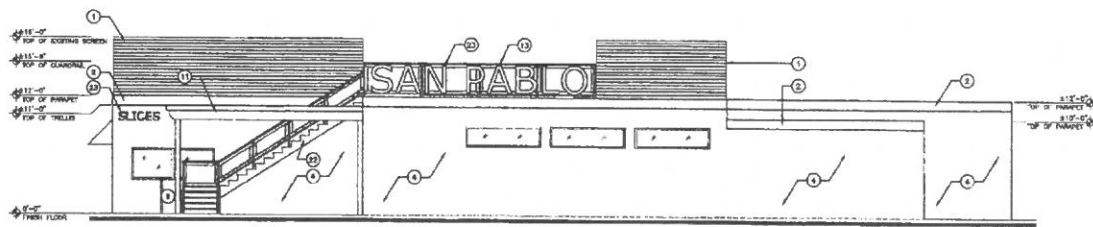
Thank you very much,

Scott Price

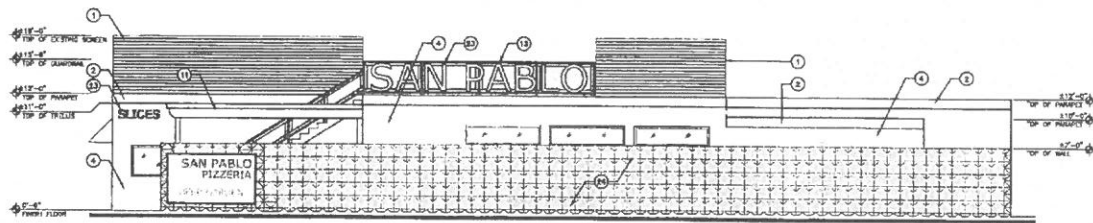




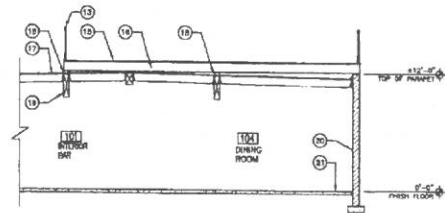
1 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



3 SECTION AT ROOFTOP DINING AREA  
SCALE: 3/16" = 1'-0"

KEYED NOTES

1. EXISTING ROOFTOP MECHANICAL SCREEN WALL TO REMAIN. PAINTED EP-3
2. EXISTING FINISH FLOORING TO REMAIN
3. PROVIDE NEW FINISH AS SELECTED BY OWNER TO MATCH PAINT EP-2
4. REMOVE ANY FINISH MATERIAL OVER EXISTING BRICK AND WATER BLAST TO CLEAN. PAINTED EP-1
5. START TO LOWER LEVEL
6. HANGING, REFER TO DETAIL 11 & 14/A/B
7. 4'-0" WIDE WOODKIT IRON GATE, REFER TO MAIN LEVEL FLOOR PLAN
8. MATCH AN EXISTING FINISH AT WALL. SPILL
9. LINE OF FINISH PLASTERING IN FUTUREWORK, NOT SHOWN FOR CLARITY
10. STRUCTURAL POST, REFER TO STRUCTURAL DRAWINGS
11. WOOD TRUSSEL FINISHING, REFER TO STRUCTURAL DRAWINGS. PAINTED EP-3.
12. ADJACENT SITE WALL
13. GUARDRAIL, REFER TO DETAIL 10/A. PAINTED EP-3
14. EXISTING STUCCO/PLASTER FINISH TO REMAIN
15. TRIM BEARING
16. NEW 2X12 @ 16" O.C. OVER EXISTING ROOF DECK FINISHING, REFER TO STRUCTURAL DRAWINGS
17. LINE OF EXISTING ROOF
18. CONTINUOUS IN CORNER WALL OVER EXISTING BEAM, REFER TO STRUCTURAL DRAWINGS
19. EXISTING BEAM
20. EXISTING EXTERIOR MASONRY WALL
21. EXISTING CONCRETE FLOOR SLAB
22. PAINTED WOOD STAIR
23. SOON PAVED EP-2
24. SHADOW BLOCK CONCRETE WALL TO BE PAINTED EP-1, ACCENT COLOR (BRANDED) ON WALL TO BE PAINTED EP-2

EXTERIOR PAINT COLORS:

EP-1	DUAN EDWARDS "OLD MORNING" #0608 (MAIN EXTERIOR WALL, FILL COLOR OF NEW EXTERIOR WALL)
EP-2	DUAN EDWARDS "RED ROCK" #0607 (SIGNAGE, STAR ON WEST WALL)
EP-3	DUAN EDWARDS "CHARCOAL CHARCOLE" #0605 (TRILLIS, RETAILING, EXISTING SCREENING, AND EXTERIOR GATE)
EP-4	BIRD "COAST ROCK" #0604-4 (ACCENT COLOR ON NEW EXTERIOR WALLS)

30115 VALDES VENTURA  
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NEPTUNE  
DESIGN GROUP

26 E. UNIVERSITY DRIVE  
TEMPE, AZ 85281

26 E. UNIVERSITY  
DRIVE

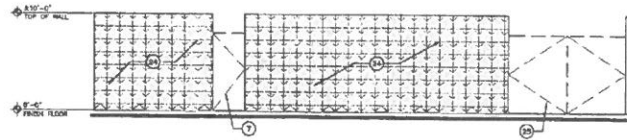
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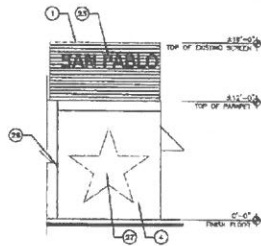


SHEET NAME  
NUMBER

A4.3



1 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



3 PARTIAL WEST ELEVATION  
SCALE: 3/16" = 1'-0"

KEYED NOTES

1. EXISTING ROOFTOP MECHANICAL SCREEN WALL TO REMAIN PAINTED EP-3
2. EXISTING FINISHES TO REMAIN
3. PROVIDE NEW FINISH AS SELECTED BY OWNER TO MATCH PAINT EP-2
4. REMOVE ANY FINISH MATERIAL OVER EXISTING BRICK AND REPAIR BLAST TO CLEAN. PAINTED EP-1
5. STAIR TO UPPER LEVEL
6. PARAPET, REFER TO DETAIL 15 & 16/25
7. 4'-0" WIDE BREAKFAST ROOM GATE, REFER TO MAIN LEVEL FLOOR PLAN
8. PATCH IN MATCH EXISTING FINISH AT WALL INFILL
9. LINE OF FINISH PLANTERS IN PORZECOLINA, NOT SHOWN FOR CLARITY
10. STRUCTURAL POST, REFER TO STRUCTURAL DRAWINGS
11. WOOD TRUSS FRAMING, REFER TO STRUCTURAL DRAWINGS, PAINTED EP-3
12. ADJACENT SITE WALL
13. GROUNDWATER PILES TO BEAL, H/AS, PAINTED EP-3
14. EXISTING STUCCO/L.A.T.S. FINISH TO REMAIN
15. TRUSS CEILING
16. NEW 2x12 AT 16" O.C. OVER EXISTING ROOF DECK FRAMING, REFER TO STRUCTURAL DRAWINGS
17. LINE OF EXISTING ROOF
18. CONTINUOUS 2x4 CHIMNEY WALL OVER EXISTING BEAM, REFER TO STRUCTURAL DRAWINGS
19. EXISTING BEAM
20. EXISTING EXTERIOR MASONRY WALL
21. EXISTING CONCRETE FLOOR SLAB
22. PAINTED WOOD SOAR
23. SIGN PAINTED EP-2
24. SHADOW BLOCK CONCRETE WALL TO BE PAINTED EP-1, ACCENT COLOR (DIAMONDS) ON WALL TO BE PAINTED EP-2
25. NEW GATE TO FINISH AREA BY G.C. PAINTED EP-3
26. LINE OF EXISTING MECHANICAL STRUCTURE (CHASE BANK)
27. SIGN PAINTED EP-4

EXTERIOR PAINT COLORS:

EP-1	DEWAIN EXTERIOR "OLD WORKING" BEAMS (MAIN EXTERIOR WALL, FLED COLOR OF NEW EXTERIOR WALLS)
EP-2	DEWAIN EXTERIOR "RED ROOF" (CORNER, SIGN ON WEST WALL)
EP-3	DEWAIN EXTERIOR "CHARCOAL SHADOX" (BEASTO (BELLIE, HONALD, EXISTING SCREENING, AND EXTERIOR GATE)
EP-4	DEWAIN EXTERIOR "TOSTA ROJA" (#503-4 (ACCENT COLOR ON NEW EXTERIOR WALLS)

NEPTUNE DESIGN GROUP  
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26 E. UNIVERSITY DRIVE

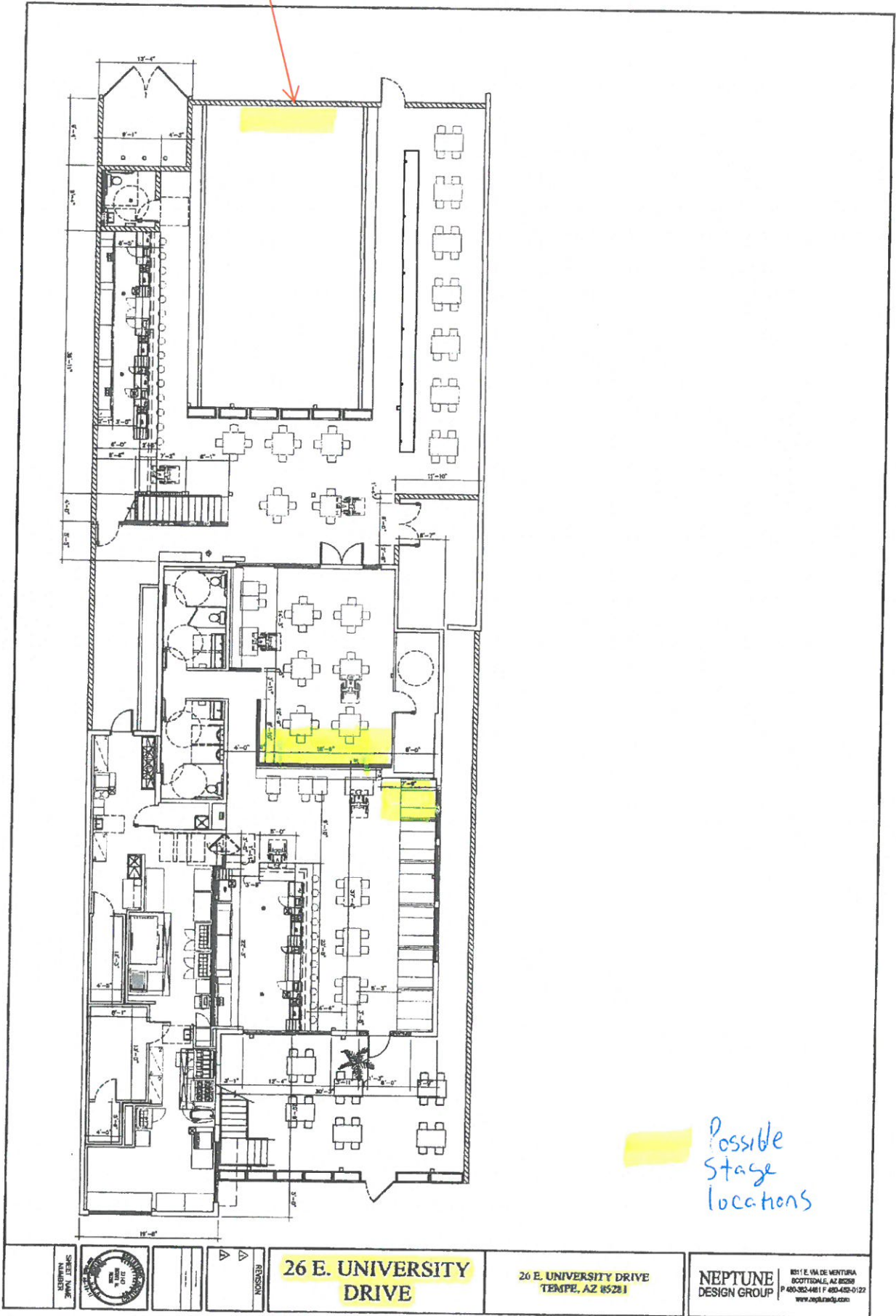
REVISION



SHEET NAME NUMBER

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OUTDOOR ENTERTAINMENT LOCATION



Possible Stage Locations

SERVING THE COMMUNITY



26 E. UNIVERSITY DRIVE

26 E. UNIVERSITY DRIVE  
TEMPE, AZ 85281

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821 E. VIA DE VENTURA  
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31 East Fifth Street  
Tempe, AZ 85280  
www.tempe.gov



Community Development  
Planning  
(480) 350-8331 (Phone)

March 4, 2015

Mr. Scott Price  
Peacocks Unlimited LLC  
21 East 6<sup>th</sup> Street  
Tempe, Arizona 85281  
s.wesley.price@gmail.com

**RE: SAN PABLO RESTAURANT**  
***Use Permit to allow live entertainment (outdoor).***  
**26 EAST UNIVERSITY DRIVE**  
**PL140445 / DS140792 / ZUP15024**

Dear Mr. Price:

You are hereby advised that at the hearing held March 3, 2015, the Hearing Officer of the City of Tempe, acting in accordance with Section 1-305, Paragraphs C and D, of the Zoning and Development Code:

Approved the request by **SAN PABLO (PL140445)** located at 26 East University Drive in the CC, City Center District for the following:

**ZUP15024** Use permit to allow live entertainment (outdoor).

Approved subject to the following conditions:

1. The use permit is valid for the San Pablo Restaurant and may be transferrable to successors in interest through an administrative review with the Development Services Manager or designee.
2. Any intensification or expansion of this use shall require the applicant to return to the appropriate decision making body for a new use permit.
3. Music generated from the use shall conform to the City of Tempe code requirements for noise control.
4. If there are any complaints arising from the use permit that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by city staff to determine the need for a public hearing to re-evaluate the appropriateness of the use permit.
5. The use permit identified as ZUP14150 (approved at the 1/20/15 HO) shall pertain to the indoor live entertainment. ZUP15024 pertains to outdoor live entertainment.
6. Live entertainment is approved during regular business hours.
7. The applicant or business owner shall contact the City of Tempe Police Department, Crime Prevention Unit to implement/update a Security Plan for the business. Please contact Ryan Conway at 480-858-6063.
8. Business shall not operate as a concert venue with advance ticket sales.
9. Applicant to return to the Hearing Officer with nine (9) months (by 12/3/15) for a review of compliance with conditions. The applicant to be noticed per ZDC requirement to allow an opportunity for any public comment on the conduct of the business with outdoor live entertainment.

San Pablo Restaurant  
PL140445 / DS140792 / ZUP15024  
March 4, 2015

PAGE 2

Approvals are specifically conditioned upon the applicant proceeding with the proposed use(s) and/or variance(s) within twelve (12) months of the date of the approval by the Hearing Officer and required by the Zoning and Development Code.

In addition to proceeding with the approvals granted, it is understood that any and all conditions as stipulated by the Hearing Officer as indicated above, shall be fully complied with. If the action of the Hearing Officer was required for the purposes of rectifying any violations of the Zoning and Development Code, the violations shall be the responsibility of the applicant/owner to fully correct and achieve conformance.

In sign-related violations, corrections shall be made within five (5) days of Hearing Officer action; in all other matters, corrections shall be made within fifteen (15) days of Hearing Officer action, unless specifically conditioned otherwise by the Hearing Officer. You are further advised that the above does not waive the requirements for obtaining building permits and other clearances as may be necessary.

If you have any questions, please contact me at (480) 350-8486.

Sincerely,



Sherri Lesser  
Senior Planner

SL/dm

cc: Ryan Conway/TPD  
Steve Abrahamson/CD  
File

## Jimenez, Lee

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**From:** Dave@[REDACTED]  
**Sent:** Sunday, August 07, 2016 6:49 AM  
**To:** Jimenez, Lee  
**Subject:** Re: Upcoming Project at Shady Park

Lee, Please add me to the staff report.

To Whom it may concern,  
In regards to the review of the Use Permit for Shady Park, I would like to add my voice in support of this renewal. As both a local resident and user of the amenities around town, and as a member of the development community, I wholeheartedly support the renewal of the Use Permit for Shady Park. We could use more consciences businesses that offer entertainment to properly enhance the experience of Downtown Tempe without causing other issues. I fee Scott has done a great job creating this space and managing the use properly.

Build Well,

Dave Maza  
Remodel Tempe  
M - 602-[REDACTED]

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**From:** "Jimenez, Lee" <[Lee\\_Jimenez@tempe.gov](mailto:Lee_Jimenez@tempe.gov)>  
**Date:** Friday, August 5, 2016 at 4:53 PM  
**To:** Dave Maza [REDACTED]  
**Subject:** RE: Upcoming Project at Shady Park

If you'd like it to make into the staff report, please provide it to me by close of business this Monday. If not, I can provide it to the Hearing Officer at study session.

Thanks.

Sincerely,  
**Lee Jimenez**  
Senior Planner

[City of Tempe Community Development Planning Division](#)  
31 East Fifth Street Tempe, Arizona 85281  
Ph: (480) 350-8486 (direct) Fax: (480) 350-8872

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**From:** [Dave@\[REDACTED\]](mailto:Dave@[REDACTED])  
**Sent:** Friday, August 05, 2016 4:51 PM  
**To:** Jimenez, Lee  
**Subject:** Re: Upcoming Project at Shady Park

Thanks Lee. I am an active member of the community. I live in Hughes Acres, Have been past chairman of Board of Adjust, Chair of building code advisory board, and alternate to the DRC. I am very active in the building community and try to stay up on issues especially when they impact businesses that I think are doing a great job.

I will send a note of support to Vanessa as I not only like the bar, but I like Scott and his contractor Tmac. I think they have done a good service to Tempe and the Mill Avenue culture.

Build Well,

Dave Maza  
Remodel Tempe  
M - 602- [REDACTED]

---

**From:** "Jimenez, Lee" <[Lee\\_Jimenez@tempe.gov](mailto:Lee_Jimenez@tempe.gov)>  
**Date:** Thursday, August 4, 2016 at 2:12 PM  
**To:** Dave Maza [REDACTED]  
**Subject:** RE: Upcoming Project at Shady Park

No noise complaints have been received by the Police Department. The calls for service that have been received by police are standard disturbances common with the bars on Mill Avenue.

For my records, are you a member of the neighborhood or a contact for any of the homeowner/neighborhood associations in the vicinity?

Thanks.

Sincerely,  
**Lee Jimenez**  
Senior Planner

[City of Tempe Community Development Planning Division](#)  
31 East Fifth Street Tempe, Arizona 85281  
Ph: (480) 350-8486 (direct) Fax: (480) 350-8872

---

**From:** [Dave@\[REDACTED\]](mailto:Dave@[REDACTED])  
**Sent:** Thursday, August 04, 2016 12:41 PM  
**To:** Jimenez, Lee  
**Subject:** Re: Upcoming Project at Shady Park

Thank Lee. Are there any known complaints? I love the place.

Build Well,

Dave Maza  
Remodel Tempe  
M - 602- [REDACTED]

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**From:** "Jimenez, Lee" <[Lee\\_Jimenez@tempe.gov](mailto:Lee_Jimenez@tempe.gov)>  
**Date:** Thursday, August 4, 2016 at 11:42 AM  
**To:** Dave Maza [REDACTED]  
**Subject:** RE: Upcoming Project at Shady Park

Mr. Maza,

Shady Park is returning to the Hearing Officer for their compliance review in regards to their two use permits for indoor and outdoor entertainment approved on January 20, 2015 and March 3, 2015. Shady Park has been operating their restaurant since last November and were conditioned to return for a review within 9 months of opening. Eventually, the staff report will be linked to the item listed on the August 16, 2016 Hearing Officer agenda located at the following link: <http://www.tempe.gov/Home/ShowDocument?id=42609>.

Sincerely,

**Lee Jimenez**

Senior Planner

[City of Tempe Community Development Planning Division](#)

31 East Fifth Street Tempe, Arizona 85281

Ph: (480) 350-8486 (direct) Fax: (480) 350-8872

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**From:** Dave@ [REDACTED]

**Sent:** Thursday, August 04, 2016 7:36 AM

**To:** Jimenez, Lee

**Subject:** Upcoming Project at Shady Park

Lee, Could I please get a link to latest info on the project at Shady Park. I will be out of town for the next couple weeks but would like hear about the project from a staff perspective. More than likely, as is the usual case, I find myself supporting staff in their work and would like to be more vocal to the Hearing Officer, DRC, and Council on such matters. Thank you. Even if basic links are not ready, if you could scribe me a quick: "basically they want to..." type of overview I would appreciate it.

Build Well,

Dave Maza

Remodel Tempe

M - 602- [REDACTED]