



**CITY OF TEMPE  
BOARD OF ADJUSTMENT**

**Meeting Date: 6/23/2021  
Agenda Item: 2**

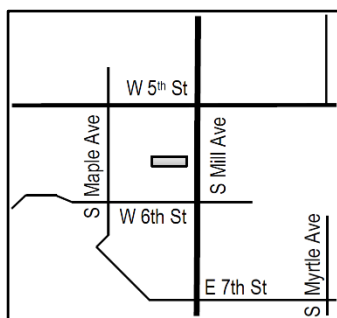
**ACTION:** Request a Variance to reduce the separation requirement between tattoo shops from 1,320 feet to 490 feet for VICTORUM TATTOO, located at 516 South Mill Avenue. The applicant is Earl & Curley.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Denial, (if an affirmative action is taken, conditions of approval shall apply)

**BACKGROUND INFORMATION:** VICTORUM TATTOO (PL210091) is proposing to operate a tattoo shop in a retail suite located on the west side of South Mill Avenue between West 5<sup>th</sup> Street and West 6<sup>th</sup> Street in the CC, City Center District, and within the TOD, Transportation Overlay District. The applicant, Earl & Curley, is seeking relief from the use separation requirements for tattoo shops. Pursuant to City of Tempe Zoning and Development Code Section 3-424, tattoo shops or body piercing establishments shall not be located on a lot within 1,320 feet, measured by a straight line in any direction, from the lot line of another tattoo shop or body piercing establishment. The proposed tattoo shop is located approximately 490 feet from the nearest tattoo shop, and 1,225 feet from the next nearest tattoo shop and body piercing establishment. In addition to the Variance, a Use Permit will also be required to operate the proposed tattoo shop. The Development Review Commission is the decision-making body for Use Permit requests. The request includes the following:

VAR210001 Variance to reduce the separation requirement between tattoo shops from 1,320 feet to 490 feet.



Property Owner	Linoff Development Company Inc
Applicant	Michelle Santoro, Earl & Curley
Zoning District	CC (TOD)
Site Area	3,750 s.f.
Building Area	1,875 s.f.
Lot Coverage	50% (no standard maximum)
Building Setbacks	0' front, 0' north side, 0' south side, 72' rear (0', 0', 0', 0' min.)
Vehicle Parking	No change in demand
Proposed Hours of Operation	12 p.m. to 9 p.m., M-F; and 12 p.m. to 10 p.m. Sa and Su

**ATTACHMENTS:** Development Project File

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

Department Director: Shelly Seyler, Interim Community Development Director  
Legal review by: N/A  
Prepared by: Lee Jimenez, Senior Planner  
Reviewed by: Steve Abrahamson, Principal Planner

## COMMENTS

The proposed tattoo shop is located approximately four hundred ninety (490) feet from Ink and Eagle Tattoo, located at 414 South Mill Avenue, and one thousand two hundred twenty-five (1,225) feet from Colossus Tattoo and HTC Studios, located at 808 South Ash Avenue.

## PUBLIC INPUT

A virtual neighborhood meeting was held by the applicant on Thursday, April 29<sup>th</sup>, 2021, at six o'clock in the evening (6:00 p.m.). Aside the applicant, the prospective operator, and staff, one (1) member from the public attended the meeting. The member's interest at the time was to gather more information about the request at hand and what are the proposed hours of operation. A meeting summary is provided in the attachments section.

Prior to the advertisement of the public hearing item, the applicant received a voice message from the owner of Tattooed Planet and Ink & Eagle, and an unrelated phone call from someone requesting more information about the request. The applicant made an attempt to return the voice message; however, the call went straight to an automated message stating that no voice messages could be left. Staff has received five (5) letters and emails in opposition to the request; all generally citing concern about over saturation of tattoo shops and body piercing establishments in the vicinity.

## VARIANCE

The proposed use requires a variance to allow a tattoo shop to operate on a lot within one thousand three hundred twenty (1,320) feet, measured by a straight line in any direction, from the lot line of another tattoo or body piercing establishment, pursuant to Zoning and Development Code Section 3-424, Tattoo, Body Piercing Establishment.

Section 6-309(D), Variance Approval Criteria (*in italics*):

1. *That special circumstances are applicable to the property, including its size, shape, topography, location, or surroundings;* the applicant identified special circumstances that include no water service to the retail suite and competition elimination by another local tattoo operator, none of which have any connection with the required use separation requirements nor the property's size, shape, topography, location, or surroundings.
2. *The strict application of this Code will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;* other property of the same classification and zoning district area also subject to the use separation requirements for tattoo and body piercing establishments.
3. *The adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;* other properties in the vicinity and zoning district are subject to the same use separation requirements; thus, authorizing the adjustment will constitute a grant of special privileges.
4. *A variance may not be granted if the special circumstances applicable to the property are self-imposed by the property owner;* the special circumstances identified by the applicant have no bearing on the physical attributes of the property, including its size shape, topography, location, or surroundings. Even if the lack of water service to the suite is accepted as a special circumstance, it may be considered self-imposed since water and sewer hookup is possible from the rear of the property.

## REASONS FOR DENIAL:

Based on the information provided by the applicant, the public input received, and the above analysis staff cannot support the requested Variance. This request does not meet any of the required criteria.

**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:**

1. This Variance is valid only after a Building Permit, if required, has been obtained and the required inspections have been completed, and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.

**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.

- Approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months of the approval or within the time stipulated by the hearing body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the variance.
- 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/zoning](http://www.tempe.gov/zoning) or purchase from the Permit Center.

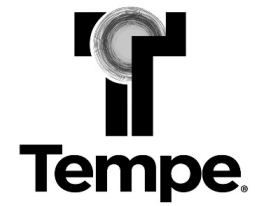
**HISTORY & FACTS:**

April 29, 2021                      Virtual neighborhood meeting held by applicant via the Zoom Meetings platform.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

[Section 3-424, Tattoo, Body Piercing Establishment](#)

[Section 6-309, Variance](#)



**DEVELOPMENT PROJECT FILE**  
for  
**VICTORUM TATTOO**  
**(PL210091)**

**ATTACHMENTS:**

1. Location Map
2. Aerial
- 3-11. Letter of Explanation
12. Site Plan
13. Floor Plan
- 14-41. Public Involvement Plan
- 42-46. Public Input

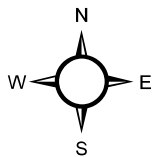
# Victorum Tattoo

PL210091



City of Tempe, Community Development Department, Enterprise GIS Group

 City Center (CC)

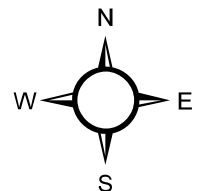


# Victorum Tattoo

PL210091



Aerial Map

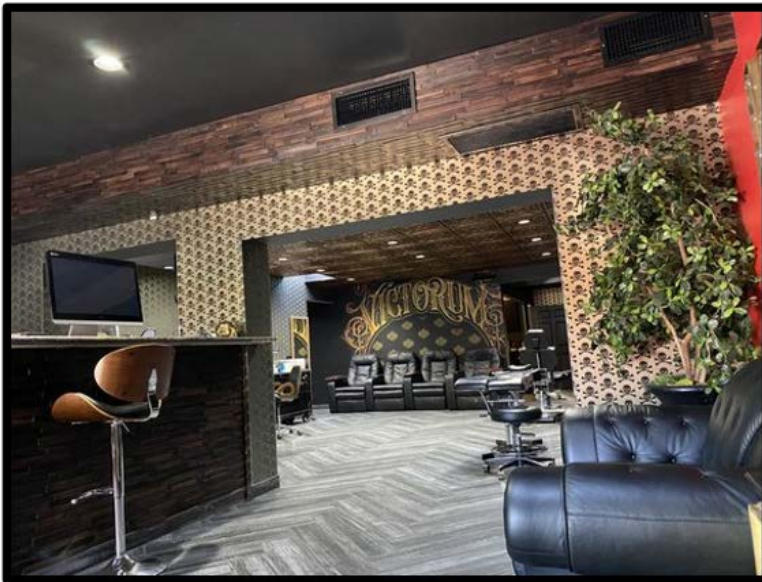




**Victorum Tattoo**  
**516 S. Mill Avenue**  
**Letter of Explanation - Variance**

**Introduction & Background**

This request seeks a Variance for a tattoo shop within approximately 490 feet of another tattoo shop (1320 feet minimum required). Our client, Victorium Tattoo, already operates a secure, clean, and state-of-the-art tattoo facility in Scottsdale. Victorium Tattoo Scottsdale's second largest customer base come from Tempe, hence fueling their desire to expand into Tempe.



Victorium's Existing Scottsdale Location

The proposed expansion is within an existing commercial building along Mill Avenue and within Tempe's Downtown Area. This use will seamlessly fit within the existing mixed-

use environment in this part of the City. In conjunction with this Variance application, there is a companion Use Permit application.



Aerial Map  
APN Parcels lines do not exactly match the suite spaces

This proposed property is located in the appropriate Mixed-Use / City Center zoned area of the City within an important and critical commercial corridor for Tempe.



City of Tempe zoning map: Mixed Use / City Center designation



Unlike traditional retail and restaurants, that have been decimated by online conglomerates and the recent pandemic, the tattoo industry has continued through these trying time, as a recession proof-business. The tattoo industry is a billion-dollar industry and is rapidly growing, as tattoos are no longer taboo. There are over 1,800 tattoo searches per month on Google in Tempe for “tattoo shops near me”, demonstrating that there is a surplus demand from Tempe’s citizens to support this proposed tattoo shop.

It should be noted that societal norms have altered dramatically with regard to tattoos in the last twenty/thirty years. Simply stated, tattoos are very acceptable, even very common, in mainstream society, even in the professional ranks of American culture. Long ago, tattoo parlors were received as locales for dangerous people; now, they are frequented by doctors, accountants, lawyers and soccer moms, not to mention highly sought after professional athletes.



The proposed location is in an existing historic commercial building along Mill Avenue. The suite does not have water, so proposed uses are limited. It cannot be used for food and beverage, nor would it make a good office space. There is a shared, communal bathroom attached to the building in the rear with running water (toilet and sink) for use. This bathroom can be used by employees and customers alike. The good news is a space with no water is a good location for a tattoo shop. All tools come out of sterile packaging, like disposable needle cartridges and second skin bandages, therefore no cleaning or hand washing of tools is needed. Medical grade products are used for cleaning surface areas and other cleaning solutions are used for skin preparation prior to and after tattooing. Water is not used in the tattooing process because water can cause an infection in an open wound.

As stated above, traditional retail has been decimated by the pandemic with many store fronts closing. Additionally, office uses are continuing to dwindle, due to the ability to work remote. This pandemic has tremendously impacted the market for office space, both in the short-term and, it appears from market reports, the long-term as well. A

trending number of companies are not only sending employees home during the pandemic but are reporting an increased interest in having employees work from home in the future, at least in part. For example, Microsoft announced that for most roles, employees can now work up to 50% of their hours from home. Facebook announced that as many as 50% of its employees could be working remotely within the next 5 to 10 years—clearly indicating that the pandemic was the start of a new trend that will not end when COVID is gone. With more work from home employment, the demand for office and small retail spaces is decreasing. These insights further highlight the unlikelihood this property would develop with a new office use.

Filling a vacant store front along a prominent corridor is critical to the survival of the area. Arizona State University is the largest public university in the United States, being home to a student base of 72,000 students. Increased competition in an area where tattoos are in extremely high demand is not just essential for the practice of free market capitalism, but also ensures the bar is raised for the quality of work provided and keeping a customer base in Tempe instead of losing it to surrounding areas.

**Request**

(1) Variance for separation from another tattoo shop;

In order to allow this small suite to become a tattoo facility we need to apply for a variance due to the separation requirement. The ordinance requires a separation of 1,320'. This Variance request is to locate a tattoo shop within approximately 490' of another tattoo shop, the Ink and Eagle. When this application was originally filed on March 18, 2021, the spacing request was for 1225', just a mere 95' less than the requirement. The shops in question can be seen below. From parcel property line to property line, in a straight line, as the crow flies, the separation distance is +/-1225'.



As the crow fly's measurement from Victorium Tattoo (on north) to the property line where HTC Body Piercing and Colossus tattoo are located.

When measuring from actual building to building, the spacing increases to well over 1320' and meets the spirit of the ordinance.



The imaginary red line crosses over arterials and high-rise buildings. In no way should one use affect the other, or prevent the other from opening. If you were to measure the

distance in a typical way of travel, like walking or driving, the distance would increase to over 2,000'.



Shortly after submittal, we learned that a competing tattoo shop applied for a use permit a block north of us. Since they were over 1320' from the existing shops on University, they did not need to seek a variance prior to the use permit and therefore were able to secure a use permit prior to Victorium. The new location can be seen below.



Although the distance between tattoo establishments has now been reduced to approximately 490', we still feel this is not an overabundance or clustering of tattoo shops. Along this stretch of urban, downtown Tempe, there are many small shop spaces and arterial roads between the proposed uses. In fact, there is a Henna shop located across the street from the newly proposed Ink and Eagle. Due to the fact that Henna is not permanent ink, it is not subject to the spacing requirements. The intent of the use is still the same regardless of permanence. And again, this use is akin to a personal service.

Historically, when codes are written to require spacing between similar uses, it is to avoid a cluster or grouping of those similar uses in one small area. This by no means is a clustering. The existing shops are not even visible from the proposed property.

These spacing regulations were put in place for uses that were once deemed "undesirable". Times have changed. Society's view of tattoos is not that same as it was when the code was written. Professional athletes, business professionals, all walks of life now use tattoos as a means to express themselves. Whereas tattoo parlors were once perceived as locales where dangerous people gathered, now they are far more similar to hair salons, where customers come for aesthetic enhancement of their personal appearance, expressing their preferences artistically for a desired look.

### **Variance**

#### **1. There are special circumstances or conditions applying to the property, including its size, shape, topography, location or surroundings; and**

The proposed property is unusually small and narrow for a commercial development, furthermore, the building is over 100 years old. It is hard for new commercial development to fit into such small parameters. Additionally, due to the building's historic nature, there is no water in the suite and as mentioned above, severely limits the uses that can occupy this space. This lack of water is a physical hardship to the Property Owner. This inhibits their ability to fill the space. Given the lack of water and the unlikely viability of a retail shop or office space in today's market, a tattoo establishment is perfect for this space in the Downtown Corridor, which allows a mix of uses including tattoo facilities.

Yet another special circumstance is presented. While we have demonstrated the essential nature of the required separation distance is satisfied with regard to the tattoo shop to the southwest, another tattoo shop has now been approved approximately 490-feet away. The special circumstance as to this second shop is the coincidental timing of its filing and the fact this second shop is owned by the owner of another downtown Tempe tattoo shops, Joe Conti. It appears that Mr. Conti is using the distancing requirement to eliminate competition. Mr. Conti already has a tattoo shop, the Tattooed Planet, approximately 1700-feet away at 204 East University Drive. Has he chosen to compete against his own shop? This is unlikely. Is he so busy he needs more space? Why not find more space close to his existing shop?

In fact, there is ample space close to his existing shop. It appears that Mr. Conti is trying to use the spacing requirement to eliminate competition. This is an abuse of the Board and of the City. We urge you to see the special circumstance there – that a well-respected competitor is seeking to serve its Tempe clientele and an established Tempe shop is seeking to prevent such competition by manufacturing a separation issue. In fact, the spacing requirement is antiquated, but Mr. Conti is seeking to use it as a club to fight against the free enterprise systems. Competition is a very effective means of serving consumers, promoting excellence in service and competitive pricing. One wonders which of these Mr. Conti objects to.

**2. The strict application of the Zoning and Development Code will deprive such property of privileges enjoyed by other properties of the same classification in the same zoning district; and**

Due to the historic nature of the building and the lack of water, potential uses are severely limited, burdening the Property Owner. The strict application of the antiquated separation requirement further burdens this Property. Other properties with similar zoning may not have the limited width and lack of water as the subject Property has.

**3. The adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located; and**

The authorization of this variance will not put limitations on other properties in the vicinity. The lack of water puts a limitation on the Property itself.

**4. A variance may not be granted if the special circumstances applicable to the property are self-imposed by the property owner.**

The historic nature and lack of water on the Property is not self-imposed by the Property Owner. Additionally, the antiquated spacing requirements required by the Land Development code are not self-imposed by the Property Owner. Other neighboring municipalities no longer require such spacing. See table below:

- City of Scottsdale – permitted by right and classified correctly as “Personal Care Service”

Personal care service is a business that provides a service such as: hair/skin/nail care, make-up/tattoo/body art, tanning, massage, shoe repair, tailoring/garment repair, laundromat, or dry cleaning.

- City of Phoenix – Use Permit – no separation
- City of Mesa – permitted by right

**5. Variances shall not;**

**a. Make any changes in the uses and densities permitted in any zoning classification or zoning district; or**

This variance will not change uses or densities.

**b. Allow relief from any item expressly prohibited by Code.**

This variance will not allow relief from an item expressly prohibited by Code.

**Conclusion**

Victorum Tattoo is a well-established, state-of-the-art tattoo shop, that is sought after by many Tempe residents. With over 1,800 Google searched per month for “tattoo shops near me”, and due to the size of a small building footprint, this is a good land use solution that will not have an adverse impact on adjacent property or properties in the area. The variance requested herein is straight forward, meet the legal tests, and we believe should be granted.

This part of the downtown core has many shop spaces in a small area. There will be a good number of shops and an arterial between the two facilities. Additionally, as stated above, there is a need for more tattoo shops in Tempe. 79% of people with tattoos get those tattoos between their late teens and twenties. With such a concentration of young people in this age range in Tempe, it is no wonder the need is so high.

Lastly, tattoo shops operate similar to that of a hair or nail salon. They are quiet and not disruptive to their surrounding neighbors or community. There are no lines, no loitering, no gathering. It should be noted that currently, there are no separation requirements for uses that are considered to be much more disruptive, with lines and loitering, such as bars.

Given the information outlined above, we respectfully request your approval of this minor separation variance.

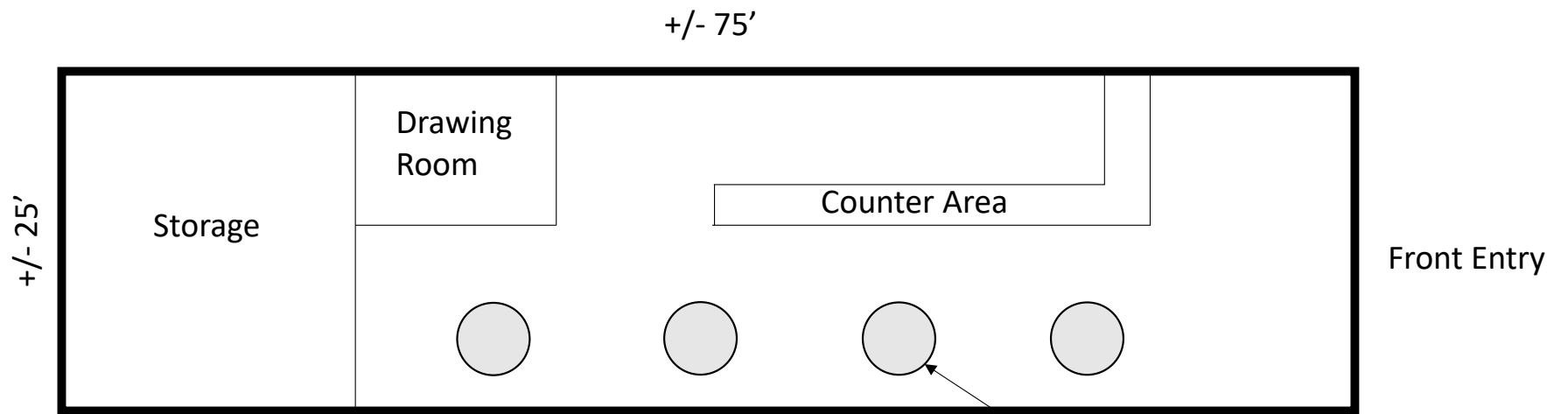


Victorium Tattoo  
 516 S. Mill Avenue  
 APN: 132-30-003 & 4:  
 parcel lines do not match  
 suites exactly  
 General Plan: Mixed Use  
 Zoning: CC – City Center  
 Site: .45 AC  
 Bldg: Approx. 1875SF

Victorium Tattoo Site Plan







Victorum Tattoo Floor Plan  
516 S Mill Avenue

Artist Stations

# Public Involvement Report

related to



## Victorium Tattoo

A variance to allow a tattoo facility withing 1,320' of another tattoo facility.  
Located south of the southwest corner of Mill Avenue and 5<sup>th</sup> Street.

APN 132-30-003 and 132-30-004

APN Parcel property lines do not exactly match the suite boundaries

### Vicinity Map



Date: May 18, 2021

## **INTRODUCTION:**

This Public Involvement Report is included in conjunction with an application for a spacing variance to allow for the development of tattoo facility within 1,320' of another tattoo facility. The proposed location is south of the southwest corner of Mill Avenue and 5<sup>th</sup> Street in the downtown core of Tempe.

The Public Involvement Report was prepared in accordance with City of Tempe Citizen Review Process procedures. As prepared, the Plan meets the City's requirements and the recommended notification area as identified by the Community Development Department. The purpose of this report is to outline what efforts were taken to notice the surrounding public of this case.

## **PARTIES NOTICED OF APPLICATION:**

The following parties were included in the neighborhood meeting notification (see attached Exhibit A):

- All property owners within 600' of the subject site.
- Tenants of properties along the east and west side of Mill Avenue from 5<sup>th</sup> Street to 6<sup>th</sup> Street.
- Neighborhood and property associations/groups within 1,320' of the subject site (and/or having an interest in the area of the subject site) – as identified by City of Tempe staff.
- Any other interested person(s) or party as identified by City of Tempe staff.

## **NOTIFICATION AND INFORMATION PROCEDURES:**

- On April 12, 2021 an introduction letter and invitation to a virtual neighborhood meeting was sent to those on the above referenced list, along with an aerial map. (See Exhibit B). The neighborhood meeting was scheduled for Thursday, April 29 at 6pm. The meeting was planned as a virtual meeting for the health and safety of all parties. The Property was also posted with a sign notifying the public of the upcoming neighborhood meeting and zoom link. (See Exhibit C).
- The applicant was then notified by the City of an upcoming hearing for a tattoo establishment within 490' of the proposed site. On April 26, 2021 a follow up letter was sent to the same notification list, notifying them of the change in request to reduce to 490'. (See Exhibit D). The property posting was also updated to reflect this revision. (See Exhibit E).

## **SUMMARY OF PARTICIPATION:**

Following the mailing of the letters the following events took place:

- On April 28, 2021, the virtual neighborhood meeting was held. Rod Jarvis presented the proposed project and opened to questions. In addition to the application team and City staff, only one property owner was in attendance. Mr. Randy Stolworthy identified himself as owner of several residential units in the area. He stated that he attended the meeting to gather information on what was being done. His only question was regarding the hours of operation. He was informed that the typical hours are 12pm-9pm on the weekdays and 12pm-10pm on the weekends, with customers and employees being out of the building typically 30-90 minutes later.
- On Sunday, May 16, 2021 a voicemail was received from Joe Conti, owner of Tattooed Planet and The Ink and Eagle. On Monday, May 17, Rod Jarvis returned the phone call but was immediately hung up on. Rod tried to call back two more times but the call went straight to an automated message stating that no voicemails could be left.
- On Thursday, May 27, 2021 a phone call was received from David Wursta. Mr. Wursta asked general questions about the application. The application was explained to Mr. Wursta and the neighborhood meeting presentation was sent to him via email.

Should any adjacent property owner and/or interested individuals raise any concerns between now and the date of the hearings, the Project Team will make every effort to address those concerns in the appropriate manner, such as, but not limited to, personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Tempe, surrounding neighborhoods, and any interested parties to ensure the compatibility and success of this application.

This concludes the Citizen participation Report for the proposed spacing variance for Victorium Tattoo, located south of the southwest corner of 5<sup>th</sup> Street and Mill Avenue.

# EXHIBIT A

PO's 600 feet - 208  
RNO's - 4  
Tenants - 10  
Total - 222

O:\INDEX\Victorium Tattoo\516 S. Mill Avenue - Use  
PermitNotification\LABELS.docx

Parcel 132-27-040  
CENTURY DRIVE INVESTMENTS  
LLC/ROYAL OAK ROAD  
333 GRANT AVE STE 709  
SAN FRANCISCO, CA 94108

Parcel 132-27-041  
REDS MOVIOLA INC  
8350 E MCDONALD DR  
SCOTTSDALE, AZ 85250

Parcel 132-27-043C  
REDS MOVIOLA INC  
7511 E MCDONALD DR  
SCOTTSDALE, AZ 85250

Parcel 132-27-060A  
NF REAL ESTATE LLC  
2626 E ARIZONA BILTMORE CIR UNIT 31  
PHOENIX, AZ 85016

Parcel 132-27-063  
NF REAL ESTATE LLC  
2626 E ARIZONA BILTMORE CIR UNIT 31  
PHOENIX, AZ 85016

Parcel 132-27-154  
CENTURY DRIVE INVESTMENTS  
LLC/ROYAL OAK ROAD  
333 GRANT AVE STE 709  
SAN FRANCISCO, CA 94108

Parcel 132-27-155  
ARIZONA BOARD OF REGENTS  
PO BOX 873908  
TEMPE, AZ 85287

Parcel 132-27-156  
ARIZONA BOARD OF REGENTS  
PO BOX 873908  
TEMPE, AZ 85287

Parcel 132-27-157A  
BRICKYARD ON MILL CONDOMINIUMS  
602 W 1ST ST  
TEMPE, AZ 85281

Parcel 132-27-158  
SKIHARD LLC  
1640 S STAPLEY DR 126  
MESA, AZ 85204

Parcel 132-27-163  
TEMPE CITY OF  
PO BOX 5002  
TEMPE, AZ 85281

Parcel 132-27-164  
SKIHARD LLC  
1640 S STAPLEY DR 126  
MESA, AZ 85204

Parcel 132-27-169  
HELLING CLINTON T  
21 E 6TH ST UNIT 301  
TEMPE, AZ 85281

Parcel 132-27-171  
TOM WYNSUM  
21 E 6TH ST 302  
TEMPE, AZ 85281

Parcel 132-27-173  
TOKOPH THOMAS J  
21 E 6TH ST UNIT 514  
TEMPE, AZ 85281

Parcel 132-27-175  
OBEX I LLC  
5936 E SOLCITO LN  
PARADISE VALLEY, AZ 85253

Parcel 132-27-178  
SKIHARD LLC  
21 E 6TH ST UNIT 305  
TEMPE, AZ 85281

Parcel 132-27-182  
SAFA FAMILY TRUST  
21 E 6TH ST UNIT 307  
TEMPE, AZ 85281

Parcel 132-27-185  
TAYLOR KENNETH J/CYNTHIA C  
250 208TH AVE NE  
SAMMAMISH, WA 98074

Parcel 132-27-188  
ARNOLD KENNETH E/CHERYL E  
11026 N PINTO DR  
FOUNTAIN HILLS, AZ 85268

Parcel 132-27-190  
NEAL JAMES E JR  
21 E 6TH ST NO 310  
TEMPE, AZ 85281

Parcel 132-27-192  
WARTH MATTHEW/KRISTEN D  
16201 S 1ST ST  
TEMPE, AZ 85048

Parcel 132-27-194  
FISHER MICHAEL  
21 E 6TH ST UNIT 312  
TEMPE, AZ 85281

Parcel 132-27-197  
BAXLA JOHN E/NOEL E  
11780 E RANCHO LOS RIOS  
TUCSON, AZ 85749

Parcel 132-27-200  
LUERA JAVIER  
21 E 6TH ST  
TEMPE, AZ 85281

Parcel 132-27-203  
STARONE HOLDINGS LLLP  
21 E 6TH ST UNIT 706  
TEMPE, AZ 85281

Parcel 132-27-205  
HEIMSTRA HOWARD/VALERIE TR  
21 E 6TH ST UNIT 16  
TEMPE, AZ 85281

Parcel 132-27-206  
EXTRA VIRGIN LLC  
10115 E BELL RD SUITE 107 NO 103  
SCOTTSDALE, AZ 85260

Parcel 132-27-210  
CLINE CAMERON E  
21 E 6TH ST 318  
TEMPE, AZ 85281

Parcel 132-27-212  
TOKOPH THOMAS  
21 E 6TH ST NO 514  
TEMPE, AZ 85281

Parcel 132-27-214  
SKIHARD LLC  
63 S ROCKFORD DR  
TEMPE, AZ 85281

Parcel 132-27-215  
BARKDOLL IVAN HARRY IV  
21 E 6TH ST 401  
TEMPE, AZ 85281

Parcel 132-27-217  
BUI ARIANA/CHAU  
2720 S COTTONWOOD DR  
GILBERT, AZ 85295

Parcel 132-27-219  
GARCIA JOHN J  
21 E 6TH ST M403  
TEMPE, AZ 85281

Parcel 132-27-221  
SKIHARD LLC  
133 N SKI CT  
GILBERT, AZ 85233

Parcel 132-27-224  
SKIHARD LLC  
133 N SKI CT  
GILBERT, AZ 85233

Parcel 132-27-226  
CHRISTOPHER AND JENNIFER MOZILO  
FAMILY TRUST  
21 E 6TH ST UNIT 407  
TEMPE, AZ 85281

Parcel 132-27-229  
YOUNG BRYAN  
1708 N ORCHARD ST STE B  
CHICAGO, IL 60614

Parcel 132-27-232  
PRICE SCOTT W  
11375 E SAHUARO DR UNIT 1047  
SCOTTSDALE, AZ 85259

Parcel 132-27-234  
STEWART TODD D  
10369 LONGDALE PL  
SAN DIEGO, CA 92131

Parcel 132-27-236  
SEA LEVEL ASSET MANAGEMENT LLC  
9140 S KYRENE RD STE 202  
TEMPE, AZ 85284

Parcel 132-27-238  
BAXLA DONALD R/MARY KATHRYN  
21 E 6TH ST UNIT 412  
TEMPE, AZ 85281

Parcel 132-27-241  
BARON FAMILY LIVING TRUST  
2342 W REMINGTON DR  
CHANDLER, AZ 85286

Parcel 132-27-244  
SIRAL INVEST LLC  
16264 S 31ST PL  
PHOENIX, AZ 85046

Parcel 132-27-247  
BRACAMONTE CHRISTOPHER A/JAN L  
3051 E PAGE AVE  
GILBERT, AZ 85234

Parcel 132-27-249  
URBAN ORCHID LLC  
21 E 6TH ST 416  
TEMPE, AZ 85281

Parcel 132-27-250  
HELLING MARK J/MICHELLE A  
21 E 6TH ST UNIT 417  
TEMPE, AZ 85281

Parcel 132-27-254  
BLAND THOMAS M/SCHUCHTER  
SHERYL FANNIN  
3113 E SAN JUAN AVE  
PHOENIX, AZ 85016

Parcel 132-27-256  
WARTHEN MICHAEL G  
21 E 6TH ST UNIT 419  
TEMPE, AZ 85281

Parcel 132-27-258  
ABAIR CHARLES TERRY/RITA  
21 E 6TH ST UNIT 420  
TEMPE, AZ 85281

Parcel 132-27-259  
JAKE ALEXIA LLC  
63 S ROCKFORD DR  
TEMPE, AZ 85281

Parcel 132-27-261  
SARAH ELIZABETH LOUKOTA LIVING  
TRUST  
21 E 6TH ST UNIT 502  
TEMPE, AZ 85281

Parcel 132-27-263  
CLARK DAVID/RAVENS CROFT SHEILAH  
21 E 6TH ST UNIT 503  
TEMPE, AZ 85281

Parcel 132-27-265  
BRICKYARD PROPERTIES LLC  
2614 S IGLESIA CIR  
MESA, AZ 85202

Parcel 132-27-266  
DONG ERIK R  
645 W 9TH ST NO 211  
LOS ANGELES, CA 90015

Parcel 132-27-267  
ADAMS KEVIN M/BRIDGET L  
9125 E PALM LN  
MESA, AZ 85207

Parcel 132-27-270  
SOMMER INVESTMENTS LLC  
3337 E KACHINA DR  
PHOENIX, AZ 85044

Parcel 132-27-272  
ORCHIDHOUSE 508 LLC  
PO BOX 2493  
PAGE, AZ 86040

Parcel 132-27-274  
MCCORMICK JEFFREY W/JULIE Y  
PO NOX 5003  
CAREFREE, AZ 85377

Parcel 132-27-276  
TRIPLE E PROPERTIES AZ LLC  
19121 BRIARFIELD RD  
ELKINS, AR 72727

Parcel 132-27-279  
STARONE HOLDINGS LLLP  
21 E 6TH ST UNIT 706  
TEMPE, AZ 85281

Parcel 132-27-282  
BARTELLE BENJAMIN/MANA MIYEKO  
21 E 6TH ST UNIT 512  
TEMPE, AZ 85281

Parcel 132-27-285  
HANNEN MATTHEW  
21 E 6TH ST M513  
TEMPE, AZ 85281

Parcel 132-27-287  
TOKOPH THOMAS J  
21 E 6TH ST UNIT 514  
TEMPE, AZ 85281

Parcel 132-27-288  
TOKOPH TOM  
21 E 6TH ST 514  
TEMPE, AZ 85281

Parcel 132-27-292  
MENENDEZ PAUL G/ANTOINE  
KETCHURA  
21 E 6TH ST UNIT 516  
TEMPE, AZ 85281

Parcel 132-27-294  
STARONE HOLDINGS LLLP  
21 E 6TH ST UNIT 706  
TEMPE, AZ 85281

Parcel 132-27-296  
FARRELL DEAN  
21 E 6TH ST UNIT 518  
TEMPE, AZ 85281

Parcel 132-27-297  
DARNALL BRYAN R  
21 E 6TH ST UNIT 601  
TEMPE, AZ 85281

Parcel 132-27-299  
TROTTER RICHARD L TR  
21 E 6TH ST NO 602  
TEMPE, AZ 85281

Parcel 132-27-301  
SRT II IRREVOCABLE TRUST  
21 E 6TH ST UNIT 706  
TEMPE, AZ 85281

Parcel 132-27-303  
SEKURA RONALD T  
21 E 6TH ST  
TEMPE, AZ 85281

Parcel 132-27-304  
WALLACE B AND MARY E MCCLURE REV  
LIV TRUST  
21 E 6TH ST UNIT 605  
TEMPE, AZ 85281

Parcel 132-27-305  
BOSCOVIC DRAGAN/VESNA  
21 E 6TH ST UNIT 606  
TEMPE, AZ 85281

Parcel 132-27-308  
POWERS NEIDA  
21 E 6TH ST STE 607  
TEMPE, AZ 85281

Parcel 132-27-310  
AHUMADA JAIME  
21 E 6TH ST UNIT 608  
TEMPE, AZ 85281

Parcel 132-27-312  
BAXLA DONALD R JR/PETERSON  
THERESA L  
521 E HORSESHOE AVE  
GILBERT, AZ 85296

Parcel 132-27-314  
CAPADONA RONELDA/CHRISTOPHER  
2136 E BROWNING PL  
CHANDLER, AZ 85286

Parcel 132-27-317  
HANSON ROBERT N  
1117 NE MOSS POINT RD  
LEES SUMMIT, MO 64064

Parcel 132-27-320  
WANG MARGARET/WU CHENG KONG  
CHRIS  
12093 N SUTTER DR  
MANANA, AZ 85653

Parcel 132-27-323  
AMALOR GEORGE  
21 E 6TH ST UNIT 613  
TEMPE, AZ 85281

Parcel 132-27-325  
PERESS ARI  
49 E 15TH ST  
TEMPE, AZ 85281

Parcel 132-27-326  
MCMANN MATTHEW/LISA  
21 E 6TH ST UNIT 615  
TEMPE, AZ 85281

Parcel 132-27-330  
INGELS DONALD A  
21 E 6TH ST UNIT 616  
TEMPE, AZ 85281

Parcel 132-27-333  
JOHNSON KARL P  
21 E 6TH ST UNIT 617  
TEMPE, AZ 85281

Parcel 132-27-335  
ORTIZ DARCY L/MARK A  
21 E 6TH ST  
TEMPE, AZ 85281

Parcel 132-27-338  
KATHY ANN CHAMBERS TRUST  
2201 S TISSAW RD  
CORNVILLE, AZ 86325

Parcel 132-27-340  
JASON PISTILLO FAMILY TRUST  
21 E 6TH ST UNIT 703  
TEMPE, AZ 85281

Parcel 132-27-343  
7TH FLOOR LLC  
63 S ROCKFORD DR  
TEMPE, AZ 85281



Parcel 132-27-346  
AMALOR GEORGE MARTIN/GOMEZ  
TONY  
675 SW 113TH WY  
PEMBROKE PINES, FL 33025

Parcel 132-27-347  
STARONE HOLDINGS LIMITED  
PARTNERSHIP  
1001 E CAROLINE LN  
TEMPE, AZ 85284

Parcel 132-27-350  
TEMPE CITY OF  
PO BOX 5002  
TEMPE, AZ 85281

Parcel 132-28-001C  
L O MISSION PALMS INC  
PO BOX 847  
CARLSBAD, CA 92018

Parcel 132-28-003A  
L O MISSION PALMS INC  
PO BOX 847  
CARLSBAD, CA 92018

Parcel 132-28-012  
TEMPE 401 S MILL AVE LLC  
290-700 6 AVE SW  
CALGARY, AB 0

Parcel 132-28-013  
TEMPE 401 S MILL AVE LLC  
290-700 6 AVE SW  
CALGARY, AB 0

Parcel 132-28-014  
TEMPE 401 S MILL AVE LLC  
290-700 6 AVE SW  
CALGARY, AB 0

Parcel 132-28-015  
MILL ALLEY PARTNERS  
325 E SOUTHERN AVE STE 111  
TEMPE, AZ 85282

Parcel 132-28-016  
MILL ALLEY PARTNERS  
325 E SOUTHERN AVE #111  
TEMPE, AZ 85282

Parcel 132-28-017  
MILL ALLEY PARTNERS  
325 E SOUTHERN AVE #111  
TEMPE, AZ 85282

Parcel 132-28-018  
MILL ALLEY PARTNERS  
325 E SOUTHERN AVE STE 111  
TEMPE, AZ 85282

Parcel 132-28-019B  
GEN2 ARIZONA PROPERTIES LLC  
3845 STOCKTON HILL RD  
KINGMAN, AZ 86409

Parcel 132-28-024  
L O MISSION PALMS INC  
PO BOX 847  
CARLSBAD, CA 92018

Parcel 132-28-025  
L O MISSION PALMS INC  
PO BOX 847  
CARLSBAD, CA 92018

Parcel 132-28-026  
L O MISSION PALMS INC  
PO BOX 847  
CARLSBAD, CA 92018

Parcel 132-28-027  
L O MISSION PALMS INC  
PO BOX 847  
CARLSBAD, CA 92018

Parcel 132-28-028  
L O MISSION PALMS INC  
PO BOX 847  
CARLSBAD, CA 92018

Parcel 132-28-029  
L O MISSION PALMS INC  
PO BOX 847  
CARLSBAD, CA 92018

Parcel 132-28-030  
L O MISSION PALMS INC  
PO BOX 847  
CARLSBAD, CA 92018

Parcel 132-28-031  
L O MISSION PALMS INC  
PO BOX 847  
CARLSBAD, CA 92018

Parcel 132-28-032  
L O MISSION PALMS INC  
PO BOX 847  
CARLSBAD, CA 92018

Parcel 132-28-033  
L O MISSION PALMS INC  
PO BOX 847  
CARLSBAD, CA 92018

Parcel 132-28-034  
L O MISSION PALMS INC  
PO BOX 847  
CARLSBAD, CA 92018

Parcel 132-28-035  
L O MISSION PALMS INC  
PO BOX 847  
CARLSBAD, CA 92018

Parcel 132-28-931  
TEMPE 425 MILL LP  
290-700 6TH AVE SOUTHWEST  
CALGARY, AB 0

Parcel 132-29-034  
BARBARA J MEISLIN IRREVOCABLE  
TRUST  
PO BOX 489  
MILL VALLEY, CA 94942

Parcel 132-29-035  
BARBARA J MEISLIN IRREVOCABLE  
TRUST  
PO BOX 489  
MILL VALLEY, CA 94942

Parcel 132-29-036  
BARBARA J MEISLIN IRREVOCABLE  
TRUST  
PO BOX 489  
MILL VALLEY, CA 94942

Parcel 132-29-037  
BARBARA J MEISLIN IRREVOCABLE  
TRUST  
PO BOX 489  
MILL VALLEY, CA 94942

Parcel 132-29-038  
BARBARA J MEISLIN IRREVOCABLE  
TRUST  
PO BOX 489  
MILL VALLEY, CA 94942

Parcel 132-29-039  
BARBARA J MEISLIN IRREVOCABLE  
TRUST  
PO BOX 489  
MILL VALLEY, CA 94942

Parcel 132-29-040  
BARBARA J MEISLIN IRREVOCABLE  
TRUST  
PO BOX 489  
MILL VALLEY, CA 94942

Parcel 132-29-041  
BARBARA J MEISLIN IRREVOCABLE  
TRUST  
PO BOX 489  
MILL VALLEY, CA 94942

Parcel 132-29-042  
CENTURY DRIVE INVESTMENTS  
LLC/ROYAL OAK ROAD  
333 GRANT AVE STE 709  
SAN FRANCISCO, CA 94108

Parcel 132-29-043  
CENTURY DRIVE INVESTMENTS  
LLC/ROYAL OAK ROAD  
333 GRANT AVE STE 709  
SAN FRANCISCO, CA 94108

Parcel 132-29-101C  
MILL AVENUE OFFICE LLC  
15475 N 84TH ST  
SCOTTSDALE, AZ 85260

Parcel 132-29-289  
IMAD AND MARY HADDAD FAMILY  
TRUST  
421 E AMBER RIDGE WY  
PHOENIX, AZ 85048

Parcel 132-29-293  
CLARK RILEY ALAN/ARVISO THERESA  
KATHLEEN  
154 W 5TH ST UNIT 238  
TEMPE, AZ 85281

Parcel 132-29-296  
FITCH ROMAN  
4180 LOUISIANA ST UNIT 1H  
SAN DIEGO, CA 92104

Parcel 132-29-297  
WCW HAYDEN SQUARE LLC  
520 NEWPORT CENTER DR SUITE 670  
NEWPORT BEACH, CA 92660

Parcel 132-29-299  
MATTERHORN CAPITAL LLC  
5601 E SANNA ST  
PARADISE VALLEY, AZ 85253

Parcel 132-29-300  
HAYDEN SQUARE HOLDINGS LLC  
16 SYCAMORE CREEK  
IRVINE, CA 92603

Parcel 132-29-301  
SLOAN SQUARE LLC  
4455 E CAMELBACK RD STE A-205  
SCOTTSDALE, AZ 85258

Parcel 132-29-302  
HALK JOHN J  
154 W 5TH ST UNIT 111  
TEMPE, AZ 85281

Parcel 132-29-303  
ROBINSON ROBERT A  
5420 CHIEFTAIN CIR  
ALEXANDRIA, VA 22312

Parcel 132-29-304  
SCOTT F JASON/PERKINS-SCOTT  
ELIZABETH  
154 W 5TH ST 212  
TEMPE, AZ 85281

Parcel 132-29-305  
WILSON KATHERINE K  
PO BOX 10236  
SCOTTSDALE, AZ 85271

Parcel 132-29-306  
WILLIAMS PETER/MITTNEEN  
PO BOX 44044  
PHOENIX, AZ 85064

Parcel 132-29-307  
MALIN MICHAEL/RANDI  
PO BOX 50817  
PHOENIX, AZ 85076

Parcel 132-29-308  
HS PROPERTY LLC  
4228 E HAZELWOOD ST  
PHOENIX, AZ 85018

Parcel 132-29-309  
AUGUSTINE MAGDALENA S  
154 W 5TH ST UNIT 117  
TEMPE, AZ 85281

Parcel 132-29-310  
SUNSET VIEW LLC  
154 W 5TH ST 116  
TEMPE, AZ 85281

Parcel 132-29-311  
SHULTS CHRISTIAN C  
2114 MAIN LINE BLVD  
ALEXANDRIA, VA 22301

Parcel 132-29-312  
DAVIS LARRY L/RENEE M  
10804 LOW BRIDGE LN  
AUSTIN, TX 78750

Parcel 132-29-313  
SCHNEIDER WILLIAM G/THEODORE G  
41809 N RIVER BEND RD  
ANTHEM, AZ 85086

Parcel 132-29-314  
MOORE FRANCIS P  
2510 STOCKTON HILL RD  
KINGMAN, AZ 86401

Parcel 132-29-315  
2020 PROPERTIES LLC  
3241 E SHEA BLVD NO 219  
PHOENIX, AZ 85028

Parcel 132-29-316  
AL ZUBAIDI SAMER  
26600 OSO PKWY  
MISSION VIEJO, CA 92691

Parcel 132-29-317  
LEE EDWARD PANG/CARMINA  
2447 CHARDONNAY WAY  
LIVERMORE, CA 94550

Parcel 132-29-318  
SQUARE ONE THIRTY FIVE LLC  
8542 E BELLEVIEW ST  
SCOTTSDALE, AZ 85257

Parcel 132-29-319  
JAMES MERRILL JONES II MD  
IRREVOCABLE TRUST  
154 W 5TH ST UNIT 232  
TEMPE, AZ 85281

Parcel 132-29-320  
APRAHAMIAN SUSAN V TR  
1141 E TUJUNGA AVE  
BURBANK, CA 91501

Parcel 132-29-321  
CUENDET JOHN/HELEN  
2582 W CARLA VISTA DR  
CHANDLER, AZ 85224

Parcel 132-29-322  
HSRE LLC  
795 VAL VERDE CIRCLE EAST  
LITCHFIELD PARK, AZ 85340

Parcel 132-29-323  
REYES HORTENCIA/JOHNNY RAMON  
7448 S 165TH PL  
QUEEN CREEK, AZ 85142

Parcel 132-29-324  
HARRIS LIVING TRUST/OSTEEN FAMILY  
TRUST  
300 W CLARENDON AVE SUITE 400  
PHOENIX, AZ 85013

Parcel 132-29-325  
BLACKRIDGE ENTERPRISE LLC  
154 W 5TH ST  
TEMPE, AZ 85281

Parcel 132-29-326  
SIMMONS GREGORY ALAN/WENDY  
ANNE/CLAIRE  
3768 BLOSSOM CT  
MASON, OH 45040

Parcel 132-29-327  
OSTEEN FAMILY TRUST  
154 W 5TH ST UNIT 228  
TEMPE, AZ 85281

Parcel 132-29-328  
MONTANO JOSE/J LORENA  
3201 E MEDLOCK DR  
PHOENIX, AZ 85018

Parcel 132-29-329  
BISHOPP JOHN F/DEBORAH LYNN  
2880 E LINDRICK DR  
CHANDLER, AZ 85249

Parcel 132-29-330  
EMERSON CHRISTOPHER LEE  
155 W 3RD ST NO 138  
TEMPE, AZ 85281

Parcel 132-29-331  
WONG PRESTON  
155 W 3RD ST  
TEMPRE, AZ 85281

Parcel 132-29-332  
PETERSON PHILLIP D  
221 OUTWEST AVE  
PRESCOTT, AZ 86303

Parcel 132-29-333  
BLANCO MICHAEL  
154 W 5TH ST UNIT 127  
TEMPE, AZ 85281

Parcel 132-29-334  
DELANDRAE KIMBERLY/DARREN  
154 W 5TH ST UNIT 225  
TEMPE, AZ 85281

Parcel 132-29-335  
VANTAGE RETIREMENT PLANS LLC  
20860 N TATUM BLVD STE 240  
PHOENIX, AZ 85050

Parcel 132-29-336  
SCHNEIDER BRIAN D/KELLI  
10021 NE 13TH ST  
BELLEVUE, WA 98004

Parcel 132-29-337  
GEIST JEFFREY S/JANICE K  
3210 HIGHLAWN DR  
TWIN FALLS, ID 83301

Parcel 132-29-338  
ELTZE JENS/TANJA  
545 E CRESCENT MOON DR  
ORO VALLEY, AZ 85755

Parcel 132-29-339  
SOUZA LORI E  
154 W 5TH ST NO 122  
TEMPE, AZ 85281

Parcel 132-29-340  
BUCHANAN MARK  
154 W 5TH ST UNIT 123  
TEMPE, AZ 85281

Parcel 132-29-341  
RISKE FAMILY TRUST  
2901 27TH ST S  
FARGO, ND 58103

Parcel 132-29-342  
SUTTON DAMON/NAKISHA  
154 W 5TH ST  
TEMPE, AZ 85281

Parcel 132-29-343  
HARPER CINDI L/ZACHARY T  
645 E BRIDGEPORT PKWY  
GILBERT, AZ 85295

Parcel 132-29-344  
SCOTT LUIS  
154 W 5TH ST NO 223  
TEMPE, AZ 85281

Parcel 132-29-345  
LUXURY VACATION PROPERTIES LLC  
3165 E STELLA LN  
PHOENIX, AZ 85016

Parcel 132-29-346  
FICHERA PAUL F/JOY W  
2496 E LIBRA PL  
CHANDLER, AZ 85249

Parcel 132-29-347  
HARRIS FRANKLIN S  
154 W 5TH ST UNIT 119  
TEMPE, AZ 85281

Parcel 132-29-348  
STEMPLE TRUST  
4448 E TURNBERRY CT  
GILBERT, AZ 85298

Parcel 132-29-349  
154 5TH 218 LLC  
2162 E HORSEHOE PL  
CHANDLER, AZ 85249

Parcel 132-29-350  
BUCK LIVING TRUST  
5344 ADENMOOR AVE  
LAKEWOOD, CA 90713

Parcel 132-29-352  
MILL AVENUE OFFICE LLC  
15750 N NORTHSIGHT BLVD  
SCOTTSDALE, AZ 85260

Parcel 132-29-973  
ANTIPESTO REAL ESTATE HOLDINGS L  
L C  
7400 E MCDONALD DR SUITE 101  
SCOTTSDALE, AZ 85281

Parcel 132-30-001  
UNITED STATES POSTAL SERVICE  
FACILITIES SERVICE CENTER  
SAN BRUNO, CA 0

Parcel 132-30-002  
LINOFF DEVELOPMENT COMPANY INC  
628 N CENTER ST  
MESA, AZ 85201

Parcel 132-30-003  
LINOFF DEVELOPMENT COMPANY INC  
628 N CENTER ST  
MESA, AZ 85201

Parcel 132-30-004  
LINOFF DEVELOPMENT COMPANY INC  
628 N CENTER ST  
MESA, AZ 85201

Parcel 132-30-005  
LINOFF DEVELOPMENT COMPANY INC  
628 N CENTER ST  
MESA, AZ 85201

Parcel 132-30-006  
FIRST INTERSTATE BANK OF ARIZONA  
1305 W 23RD BLDG F 2ND FL  
TEMPE, AZ 85282

Parcel 132-30-007  
OLD TOWNE VENTURES LLC  
520 S MILL AVE STE 301  
TEMPE, AZ 85281

Parcel 132-30-008  
TEMPE 526 S MILL AVE LLC  
290-700 6TH AVE SW  
CALGARY, AB 0

Parcel 132-30-009  
TEMPE 526 S MILL AVE LLC  
290-700 6TH AVE SW  
CALGARY, AB 0

Parcel 132-30-013  
MOUNTAIN STATES TELEPHONE &  
TELEGRAPH CO  
1801 CALIFORNIA ST  
DENVER, CO 80202

Parcel 132-30-014  
MOUNTAIN STATES TELEPHONE CO  
6300 SOUTH SYRACUSE WAY SUITE 700  
ENGLEWOOD, CO 80111

Parcel 132-27-039  
CENTURY DRIVE INVESTMENTS  
LLC/ROYAL OAK ROAD  
333 GRANT AVE STE 709  
SAN FRANCISCO, CA 94108

Parcel 132-30-143  
JPMORGAN CHASE BANK NA  
PO BOX 1919  
WICHITA FALLS, TX 76307

Parcel 132-30-146  
CENTERPOINT ON MILL INVESTMENTS  
LP  
290-700 6TH AVE SW  
CALGARY, AB 0

Parcel 132-30-151A  
HPTMI II PROPERTIES TRUST  
PO BOX 579  
LOUISVILLE, TN 37777

Parcel 132-30-153  
TEMPE CITY OF  
PO BOX 5002  
TEMPE, AZ 85281

Riverside NA  
Philip Yates  
320 S. Roosevelt St  
Tempe, AZ 85281

The Lofts at Orchid House  
Karl Johnson  
21 E 6<sup>th</sup> St, Ste 617  
Tempe, AZ 85281

Parcel 132-30-721  
HAMILTON CHASE-TEMPE LLC  
PO BOX 468  
SOLVANG, CA 93464

Parcel 132-30-722  
CENTERPOINT ON MILL INVESTMENTS  
LP  
290-700 6TH AVE SW  
CALGARY, AB 0

Parcel 132-30-723  
ARIZONA BOARD OF REGENTS FOR ASU  
PO BOX 873908  
TEMPE, AZ 85287

Parcel 132-30-724  
TEMPE CITY OF  
PO BOX 5002  
TEMPE, AZ 85281

Parcel 132-30-725  
CENTERPOINT ON MILL INVESTMENTS  
LP  
290-700 6TH AVE SW  
CALGARY, AB 0

Parcel 132-30-726  
CENTERPOINT ON MILL INVESTMENTS  
LP  
290-700 6TH AVE SW  
CALGARY, AB 0

Parcel 132-30-727  
MILL AVENUE OWNER LLC  
2001 ROSS AVE 28TH FLOOR  
DALLAS, TX 75201

Parcel 132-30-970  
MOUNTAIN STATES TELEPHONE &  
TELEGRAPH CO  
1801 CALIFORNIA ST  
DENVER, CO 80202

Parcel 132-30-971  
MOUNTAIN STATES TELEPHONE &  
TELEGRAPH CO  
1801 CALIFORNIA ST  
DENVER, CO 80202

Hayden Square Condos  
Sheri Dunn  
4645 E Cotton Gin Loop  
Phoenix, AZ 85040

Trumbles  
526 S Mill Ave  
Tempe, AZ 85281

Pitaya  
524 S Mill Ave  
Tempe, AZ 85281

Juut Aveda Salon  
520 S Mill Ave  
Tempe, AZ 85281

Old Town Books  
518 S Mill Ave  
Tempe, AZ 85281

Cactus Sports  
514 S Mill Ave  
Tempe, AZ 85281

The Real Estate Brokers  
512 S Mill Ave  
Tempe, AZ 85281

Sparky's Creamery  
510 S Mill Ave  
Tempe, AZ 85281

US Post Office  
500 S Mill Ave  
Tempe, AZ 85281

The Thirsty Dog  
15 W 5<sup>th</sup> Street  
Tempe, AZ 85281

Maple Ash Neighborhood Association  
Ginny Sandstedt  
1117 S Ash Ave  
Tempe, AZ 85281

**NEXT PAGE ARE REVISED CANADA  
ADDRESSES (originals are still on main  
list of labels above)**

Parcel 132-28-014  
TEMPE 401 S MILL AVE LLC  
290-700 6 AVE SW  
CALGARY, AB T2P 0T8  
CANADA

Parcel 132-28-012  
TEMPE 401 S MILL AVE LLC  
290-700 6 AVE SW  
CALGARY, AB T2P 0T8  
CANADA

Parcel 132-28-013  
TEMPE 401 S MILL AVE LLC  
290-700 6 AVE SW  
CALGARY, AB T2P 0T8  
CANADA

Parcel 132-30-722  
CENTERPOINT ON MILL INVESTMENTS  
290-700 6TH AVE SW  
CALGARY, AB T2P 0T8  
CANADA

Parcel 132-30-725  
CENTERPOINT ON MILL INVESTMENTS  
290-700 6TH AVE SW  
CALGARY, AB T2P 0T8  
CANADA

Parcel 132-30-726  
CENTERPOINT ON MILL INVESTMENTS  
290-700 6TH AVE SW  
CALGARY, AB T2P 0T8  
CANADA

Parcel 132-30-009  
TEMPE 526 S MILL AVE LLC  
290-700 6th AVE SW  
CALGARY, AB T2P 0T8  
CANADA

Parcel 132-30-008  
TEMPE 526 S MILL AVE LLC  
290-700 6th AVE SW  
CALGARY, AB T2P 0T8  
CANADA

Parcel 132-30-146  
CENTERPOINT ON MILL INVESTMENTS  
290-700 6TH AVE SW  
CALGARY, AB T2P 0T8  
CANADA

Parcel 132-28-931  
TEMPE 425 S MILL LP  
290-700 6TH AVE SW  
CALGARY, AB T2P 0T8  
CANADA

## MEMORANDUM

**TO:** City of Tempe  
**FROM:** Earl & Curley  
**DATE:** 4/12/21  
**RE:** Victorium Tattoo Neighborhood Meeting

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Good afternoon. As a part of the variance process, we are to notify property owners within 600' of our subject request for a variance to allow a tattoo establishment. The City of Tempe is the owner of records for hundreds of the parcels within this boundary. Instead of sending hundreds of letters, we are sending you one letter and it pertains to the following APN's:

132-27-350

132-27-351

132-27-354

132-28-041A

132-29-044

132-29-045

132-29-046

132-29-047

132-29-048

132-29-049

132-29-231

132-30-096G

132-30-153

132-30-341 to 132-30-399

132-30-400 to 132-30-499

132-30-500 to 132-30-599

132-30-600 to 132-30-699

132-30-700 to 132-30-720

132-30-724

Please contact us should you have any questions. Thank you!

Michelle Santoro

Senior Planner

Earl & Curley

602-265-0094

[msantoro@earlcurley.com](mailto:msantoro@earlcurley.com)



# EXHIBIT B

April 12, 2021

RE: 516 S. Mill Avenue  
Variance Request

Dear *Property Owner* or *Neighborhood Association President/Member*:

The purpose of this letter is to inform you that our office has filed a Variance request application seeking reduced spacing of 1225-feet from one tattoo shop to another tattoo shop. The proposed location is south of the southwest corner of 5<sup>th</sup> Street and Mill Avenue at 516 S Mill Avenue. It is located within an existing historic building and is surrounded by retail and commercial uses along this critical commercial corridor.

Victorum Tattoo is proposing to expand their Scottsdale location into the heart of downtown Tempe. This use will fit seamlessly within the existing mixed-use environment in this part of the City. Unlike traditional retail and restaurants, that have been decimated by online conglomerates and the recent pandemic, the tattoo industry has continued through this trying time, as tattoos are increasingly popular among a variety of age groups and diverse professions and demographics, creating a continuing, growing demand. Filling a vacant store front along a prominent corridor is critical to the survival of the area. The ordinance requires a separation of 1,320' between tattoo shops. We are requesting a variance to reduce that to 1,225', only a mere 95'.

A virtual neighborhood meeting will be held on **Thursday, April 29 at 6:00PM** to discuss this application.

Join by video (computer, tablet, or smartphone) or telephone-only (note that audio-only attendees will not be able to view exhibits that will be shown):

Join from a PC, Mac, iPad, iPhone or Android device; Please type in this URL to join (or scan the QR code):

<https://us02web.zoom.us/j/82855589644?pwd=dThkR2RiQXlzL0FYZ3ZNaGJmRnVvQT09>

Passcode: 207874



Attendees may scan this QR Code with their phones:

Attendees may also join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 828 5558 9644

Passcode: 207874

International numbers available: <https://us02web.zoom.us/j/82855589644>

You are welcome to attend this meeting to learn about the project and proposed zoning. If you are unable to attend, please contact me or one of my staff at (602) 265-0094 to learn more about the case and express your opinion (whether it be support or concern). As required by the City of Tempe Zoning Ordinance, this notice is being sent to you because property listed in your name is located within 600 feet of the site noted above. This notice is being sent to you to inform you of this application and to provide you with an opportunity to relay any questions, issues or concerns regarding this application to the contact person listed in the bottom of this page.

THIS IS NOT A NOTICE OF A PUBLIC HEARING. HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SCHEDULED FOR HEARING.

Sincerely,

A handwritten signature in black ink, appearing to read "Rod Jarvis" with a stylized flourish at the end.

**Rod Jarvis**

Partner

o (602) 265-0094

[rjarvis@earlcurley.com](mailto:rjarvis@earlcurley.com)

Attachments: Vicinity Map

Victorium Tattoo  
 516 S. Mill Avenue  
 APN: 132-30-003 & 4:  
 parcel lines do not match  
 suites exactly  
 General Plan: Mixed Use  
 Zoning: CC – City Center  
 Site: .45 AC  
 Bldg: Approx. 1875SF



Victorium Tattoo Site Plan

# EXHIBIT C



**Tempe**  
**AFFIDAVIT OF SIGN POSTING**

The undersigned Applicant has complied with the City of Tempe's Notification requirements for case # \_\_\_\_\_, located at 516 S Mill Avenue, on April 12th, 2021.

See attached photo exhibit.

For applicant:

\_\_\_\_\_

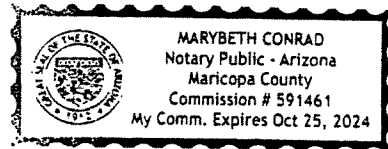
Dynamite Signs  
Sign Company Name

*Maria Hitt*  
Sign Company Representative

Subscribed and sworn to be on this 12<sup>th</sup> day of April, 2021 by  
Maria Hitt.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

*Marybeth Conrad*  
Notary Public



My Commission expires: 10-25-2024

# EXHIBIT D



April 26, 2021

RE: 516 S. Mill Avenue  
Variance Request

Dear *Property Owner* or *Neighborhood Association President/Member*:

This letter is a follow up to the letter that was sent on April 12, 2021. The purpose of this letter is to inform you that our office has had to revise the Variance request application to reduce the separation requirement between tattoo or body piercing establishments from 1,320 feet to 1,225 feet or from 1,320 feet to 490 feet; depending on rendered decision for proposed tattoo shop (PL210077) located at 414 S Mill Ave. Simply put, there is another tattoo shop proposing to locate within 490' of our proposed location, triggering the revision to our application.

Our virtual neighborhood meeting will still be held on **Thursday, April 29 at 6:00PM** to discuss this application.

Join by video (computer, tablet, or smartphone) or telephone-only (note that audio-only attendees will not be able to view exhibits that will be shown):

Join from a PC, Mac, iPad, iPhone or Android device; Please type in this URL to join (or scan the QR code):

<https://us02web.zoom.us/j/82855589644?pwd=dThkR2RiQXlzLOFYZ3ZNaGJmRnVvQT09>  
Passcode: 207874



Attendees may scan this QR Code with their phones:  
Attendees may also join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1  
301 715 8592 or +1 312 626 6799

Webinar ID: 828 5558 9644

Passcode: 207874

International numbers available: <https://us02web.zoom.us/j/82855589644?pwd=dThkR2RiQXlzLOFYZ3ZNaGJmRnVvQT09>

You are welcome to attend this meeting to learn about the project and proposed variance. If you are unable to attend, please contact me or one of my staff at (602) 265-0094 to learn more about the case and express your opinion (whether it be support or concern). As required by the City of Tempe Zoning Ordinance, this notice is being sent to you because property listed in your name is located within 600 feet of the site noted above. This notice is being sent to you to inform you of this application and to provide you with an opportunity to relay any questions, issues or concerns regarding this application to the contact person listed in the bottom of this page.

THIS IS NOT A NOTICE OF A PUBLIC HEARING. HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SCHEDULED FOR HEARING.

Sincerely,

**Rod Jarvis**

Partner

o (602) 265-0094

[rjarvis@earlcurley.com](mailto:rjarvis@earlcurley.com)

# EXHIBIT E

**PUBLIC NOTICE FOR  
NEIGHBORHOOD  
MEETING**

**DATE:** Thursday, April 29

**TIME:** 6:00 P.M.

**PLACE:** Virtual <https://us02web.zoom.us/j/82855589644?pwd=dThkR2RiQXlzL0FYZ3ZNaGJmRnVvQT09>  
Passcode: 207874

**SUMMARY OF REQUEST**

Variance to reduce the separation requirement between tattoo or body piercing establishments from 1,320 feet to 1,225 feet or from 1,320 feet to 490 feet; depending on rendered decision for proposed tattoo shop (PL210077) located at 414 S Mill Ave.

**CONTACT INFO:**

Michelle Santoro  
602-265-0094  
[msantoro@earlcurley.com](mailto:msantoro@earlcurley.com)



POSTING DATE: 4/12/2021

Penalty for removing or defacing  
sign prior to date of last meeting

4/26/21 13:41:24

**Tempe**  
**AFFIDAVIT OF SIGN POSTING**

The undersigned Applicant has complied with the City of Tempe's Notification requirements for case #PL210077, located at 414 S Mill Ave, on April 26th, 2021.

See attached photo exhibit.

For applicant:

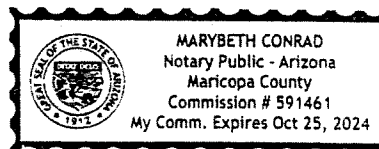
\_\_\_\_\_  
Dynamite Signs  
Sign Company Name

Maria Hitt  
Sign Company Representative

Subscribed and sworn to be on this 26<sup>th</sup> day of April, 2021 by  
Maria Hitt.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad  
Notary Public



My Commission expires: 10-25-2024

6/8/2021

By Electric Mail

JGJ Enterprises Inc.

204 East University Dr. Tempe, Arizona, 85281

**Letter of concern**

Dear Board of Adjustment,

Request a Variance to reduce the separation requirement between tattoo shops from 1,320 feet to 490 feet for VICTORUM TATTOO, located at 516 South Mill Avenue. The applicant is Earl & Curley. (PL210091)

Our corporation has been operating within downtown Tempe since 1993. We are very concerned about oversaturation in any one industry within downtown area. We believe this use permit is not compatible with the existing surrounding structures and established businesses within the neighborhood. Over the years we have witnessed firsthand oversaturation and overreach of many industries, putting the vitality of the neighborhood in jeopardy. For example the check cashing establishments in Mesa and Peoria.

In conclusion this letter is against giving use permits to the body modification industry any closer to each other than the already allotted distance.

Dear City of Tempe,

It was brought to our attention that the body modification industry was looking to gain a use permit that was closer than the now city allotted spacing. We have been operating in the downtown Tempe's award winning service industry since 1972. Us and other fellow businesses within the neighborhood have growing concerns of adequate control of the growth of any one industry. The diversity of our neighborhoods count on the existing permit requirements which we are requesting your counsel to uphold.

Thank you,

Paul Marquardt

A handwritten signature in black ink that reads "Paul Marquardt". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Long time Tempe resident, and Tempe business operator.

## Jimenez, Lee

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**From:** Joseph conti <conticompany@hotmail.com>  
**Sent:** Tuesday, June 15, 2021 3:18 PM  
**To:** Jimenez, Lee  
**Subject:** Request a Variance to reduce the separation requirement between tattoo shops from 1,320 feet to 490 feet for VICTORUM TATTOO, located at 516 South Mill Avenue. The applicant is Earl & Curley. (PL210091)

Ink And Eagle Tattoo

212 S. Mill Avenue Tempe Arizona 85281

4803885678

Our corporation has made all business decisions within the preexisting requirements of the city of Tempe. This dictated all of our conversations and meetings about what would be best for our industry and the Mill Avenue area. We were unanimously approved and acquired our permit within the last 60 days. We absolutely find this use permit being considered a conflict within the industry and detriment to anyone trying to conduct business within the preexisting requirements. Our industry requires a separation for proper function. Our goal is to provide an immersive experience in an artistic environment. Unlike a restaurant, our customers may only visit once or twice a year. This new use permit will put another body modification studio well within 490 ft from our front door. If any industry is to thrive within the downtown Tempe area, we need to avoid oversaturation and when building new growth, the new businesses need to be able to depend on the preexisting requirements in order to make their small business plans.

1. Detrimental to the health of an industry within the city
2. No unique value to the area
3. Downgrading the values of preexisting requirements
- 4.

Thank you for your consideration,  
Ink And Eagle Tattoo

Please respond to let us know you've received our email



## Jimenez, Lee

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**From:** Conti, Amanda <aconti@kyrene.org>  
**Sent:** Tuesday, June 15, 2021 3:28 PM  
**To:** Jimenez, Lee  
**Subject:** Tempe Market Saturation

To Whom it May Concern:

As a prior business owner and entrepreneur, I have experienced the negative effects of market saturation firsthand. Given the recent struggles of economic decline due to the Covid-19 pandemic, we have seen many local business have to close their doors. For those who have weathered the storm, they are now faced with an even larger threat of the prospect of future growth being cannibalized by competitors. What makes it an even greater disadvantage is the market saturation is not coming from local business but many from out of state, national even global corporations. Neighborhood brick and mortar traditional businesses is what makes Mill Avenue, Mill Avenue. Unique in Culture, Diversity, and Originality, local brick and mortar businesses offer a "one of a kind" experience. Owner operated businesses are the back bone of the American Dream. That said, some business types, such as those that operate in the service industry, are more appropriately suited to brick-and-mortar forms, such as hair salons, veterinarians, auto repair shops, restaurants, and accounting firms. It is crucial that marketing strategies for brick-and-mortar businesses highlight the advantages a consumer has when purchasing at a physical store. At the financial disadvantage, Market Saturation is a sure way to starve the growth of local businesses. In the end loyal neighborhood customers are who end up suffering the consequences. What makes Mill Ave special is its uniqueness. Yes, I could make all of my purchases on line or in a mega store, but that is as special as every child getting the same gift for their birthday.

Keep Mill Ave businesses unique, diverse, original, and seek new businesses that can offer something that will help other local businesses thrive and increase market share rather than market saturation.

*Salvatore Manzo*

SFE- Southwest Foodservice Excellence in partnership  
with Kyrene School District

8700 S Kyrene Rd  
Tempe, AZ 85284

Mobile: [REDACTED]

Office: [REDACTED]

## Jimenez, Lee

---

**From:** Conti, Amanda <aconti@kyrene.org>  
**Sent:** Tuesday, June 15, 2021 3:29 PM  
**To:** Jimenez, Lee  
**Subject:** Tempe Market Saturation

To Whom It May Concern:

The impact of the global economic crisis, together with market saturation creates a storm of unrelenting decline in retail. As well as changing the landscape of the community culture and environment. Many studies have shown that market saturation has significant implications on town centers and retail culture streets. I have been a member of the Tempe community for over 20 years and have seen the many evolutions of Mill Ave. From the vacancy's that Tempe Marketplace created in 2007 to the community banding together to recreate Mill Ave and save the culture in the area. I think it important that we don't forget about the rich history that this area provides us with. There was once a time when Mill Ave was one of the few drinking and dining destinations in central Arizona. Over the years, few of the original businesses have been able to weather the storms of business, this circle of life allows for new businesses to arise. This is so important in keeping life in our Tempe areas and is why I am taking the time to write this letter.

As new entrepreneurs or companies approach the council for permits. I ask that you please keep market saturation in the forefront of your mind. Studies show that market saturation has a profound effect on consumer culture shifts to saturated areas. As well as declining impacts on niche businesses. If we allow market saturation on Mill Ave. I believe that we will see a significant decline in the sustainability of all other retail markets. Market saturation causes customer bases to be altered and slimed down to only folks who are looking for the specific retail saturation. Leaving consumers turning away from Mill Ave. and turning to "big basket" stores for their needs. Unfortunately, this usually leads down to the trend of "relocalization" of the historical and niche businesses that we have woven into the fabric of our Tempe culture and community.

As a continuing member and contributor to the Tempe community, I ask that you consider the long term effects of market saturation. Let's all work as a community to keep Mill Avenue's culture and retail diversity rich and full of history. Thank you for taking the time to hear a community member's voice.

**Amanda J. Turner**

General Manager-Kyrene School District  
Director of Area Operations  
8700 South Kyrene Rd  
Tempe, AZ  
85284

