



## Zoning Administrator Hearing

### *Agenda*

**John S. Gendron**  
Hearing Officer

**April 21, 2009 - 1:30 p.m.**

The View Conference Room  
55 North Center Street, 2<sup>nd</sup> Floor  
Mesa, Arizona 85201

A. CONSIDER THE FOLLOWING:

1. ZA09-001TC      58 North Country Club Drive (Council District 4) – Requesting a Special Use Permit to allow development of a Comprehensive Sign Plan in the TCB-1 zoning district.  
  
Staff Planner: Angelica Guevara  
Staff recommendation: Approval with conditions  
Hearing Officer Decision: Approval with conditions
2. ZA09-013      2030 West Southern Avenue (Council District 3) – Requesting a Special Use Permit in conjunction with the redevelopment of an automobile service station in the C-2 zoning district.  
  
Staff Planner: Angelica Guevara  
Staff recommendation: Approval with conditions  
Hearing Officer Decision: Approval with conditions
3. ZA09-014      941 South Dobson Road (Council District 3) – Requesting a Special Use Permit (SUP) to allow an Electronic Message Display to remain static for less than 1 hour in the C-2 zoning district.  
  
Staff Planner: Angelica Guevara  
Staff recommendation: Approval with conditions  
Hearing Officer Decision: Approval with conditions
4. ZA09-015      1040 and 1041 South Lebaron (Council District 4) – Requesting: 1) a Substantial Conformance Improvement Permit; and 2) a Special Use Permit; all in conjunction with the redevelopment of an assisted living facility in the R-4 zoning district.  
  
Staff Planner: Tom Ellsworth  
Staff recommendation: Approval with conditions  
Hearing Officer Decision: Approval with conditions

B. ITEMS FROM CITIZENS PRESENT: