



**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 8/25/2020  
Agenda Item: 3**

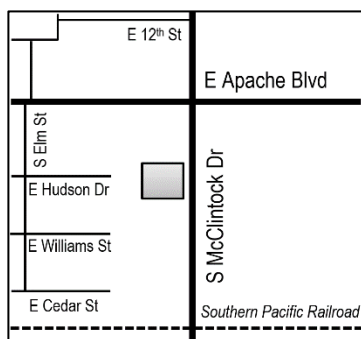
**ACTION:** Request a Use Permit to allow live entertainment for THE HIVE ARIZONA, located at 1400 South McClintock Drive, Suites 11 and 12. The applicant is The Hive Arizona Music Venue, LLC.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Staff – Deny, (conditions of approval shall apply if affirmative approval action is taken)

**BACKGROUND INFORMATION:** THE HIVE ARIZONA (PL200077) is in internet radio establishment operating in Suites 11 and 12 of King Center, located south of East Apache Boulevard and west of South McClintock Drive in the CSS, Commercial Shopping and Services District, and within the TOD, Transportation Overlay District. The applicant is requesting a Use Permit to allow live entertainment as an accessory use as a result of several complaints dating back to October of 2018. The establishment is known to be operating without a live entertainment use permit, serving alcohol without a liquor license, and violating building and fire code by exceeding their maximum occupant load among other fire code-related violations. The operator is currently under investigation by the Tempe Police Department (PD), Tempe Fire Medical Rescue Department (FMRD), and the Arizona Department of Liquor and License Control (AZDLLC). The request includes the following:

ZUP200020 Use Permit to allow live entertainment (disc jockey) as an accessory use in the CSS, Commercial Shopping and Services District.



Property Owner	King Plaza, LLC
Applicant	Daryl Stevenson, The Hive Arizona Music Venue, LLC
Zoning Districts	CSS (TOD)
Site Area	70,001 s.f.
Building Area	20,829 s.f.
Leased Suite Area	2,529 s.f.
Building Setbacks	5' front, 5' south side, 185' north side, 105' rear (0', 0', 0', 10' min. required)
Vehicle Parking	82 spaces (69 min. required)
Bicycle Parking	5 spaces (14 min. required)
Hours of Operation	10 a.m. to 12 p.m., Su-F; and 10 a.m. to 4 p.m., Sa
Building Code Occupancy	B-2

**ATTACHMENTS:** Development Project File

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

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Lee Jimenez, Senior Planner

Reviewed by: Steve Abrahamson, Principal Planner

**COMMENTS**

The leased space has B-2 occupancy which allows a maximum occupancy of 35 persons. Tempe PD, FMRD, and AZDLLC have witnessed 57 people occupying the leased space which is 61% over capacity. The Code Compliance Division issued violation notices to both the operator and the property owner on December 10, 2019, and final notices on April 2, 2020. The

Code Compliance Division, Tempe Police, and Tempe Fire continue to have on-going issues with the business and the business owner, Daryl A. Stevenson, has shown a pattern of non-compliance. Furthermore, the most recent calls for service due to loud music were received by PD on May 9<sup>th</sup> and May 11<sup>th</sup>, 2020, during the Governor's Stay Home, Stay Healthy, Stay Connected Executive Order which issued updated guidance that included canceling or postponing gatherings of 10 or more people among other restrictions to restaurants, bars, gyms, and movie theaters in counties with confirmed COVID-19 cases.

## **PUBLIC INPUT**

As of the publishing of the staff summary report, staff has received one (1) voice message from the nearby neighborhood in opposition to the request and five (5) emails from the applicant's acquaintances and friends in support of the request. Copies of the emails are provided in the attachments section of the report.

## **POLICE INPUT**

PD first became aware of a planned event at 1400 South McClintock Drive, Suite No. 12, in October of 2018 and brought to the attention of Tempe Fire Inspector, Brandon Seibert on October 27, 2018. Tempe Police became aware of another event in December of 2019 to which notification was sent to the AZDLLC and FMRD to establish an internal task force. The AZDLLC conducted an investigation and found that a \$5 cover was being charged at the door, liquor was being served by a bartender at an established bar inside the premise, music was being played by a DJ with professional equipment, and the venue appeared to be over the maximum occupant load with the majority of the attendees consuming alcohol. FMRD once again observed several fire code violations. As of now no one is allowed to occupy the business except for repairs to fire and life safety violations per FMDR. However, PD continues to receive calls/complaints against the applicant. The detailed PD statement is provided in the attachments section of the report.

## **FIRE INPUT**

FMRD is opposed to the use permit request based on a documented history of disregard for fire and life safety as well as related pending criminal charges against the applicant. A fire inspection was conducted during the evening of October 27, 2018. Several fire code violations were documented which resulted in a "DO NOT OCCUPY" sign posted on the front door. Then again during the evening of December 13, 2019, a fire and life safety inspection was conducted as a result of a public safety operation conducted by PD, FMRD, and AZDLLC. A total of eleven (11) fire code violations were recorded, some with a high severity. The "DO NOT OCCUPY" posting from 2018 was still posted on the front door yet ignored by the applicant. The detailed FMRD statement is provided in the attachments section of the report.

## **USE PERMIT**

The proposed use requires a Use Permit to allow live entertainment as an accessory use in the CSS zoning district.

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

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed use is not expected to significantly increase vehicular or pedestrian traffic as long as the live entertainment is an accessory to the primary internet radio station use, and the operator adheres to the maximum occupant load of the leased space.
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 proposed use is known to have caused a nuisance by emitting noise at a level exceeding that of ambient conditions based on the number of service calls received by the Tempe Police Department.
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 is currently contributing to the deterioration of the neighborhood and downgrading of properties due to the operator continuing to host non-sanctioned events with disdain of local and state regulations and authorities.
4. *Compatibility with existing surrounding structures and uses*; the proposed use is compatible with the shopping center and its tenant mix which include a Series 6 bar, a hookah lounge, and several other retail and service uses.

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 operator's track record and lack of communication with local and state authorities leaves staff to believe that there will be no adequate control of disruptive behavior related to the proposed use.*

**REASONS FOR DENIAL:**

Based on the information provided by the applicant, the public input received, statements provided by public safety, and the above analysis, staff does not support the requested Use Permit. This request does not meet the required criterion #2, #3, and #5. The applicant has been operating the business as a live music venue with liquor sales.

**SHOULD AN AFFIRMATIVE APPROVAL 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: (Non-standard conditions are identified in bold)**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.
2. Return to the appropriate decision-making body for review of compliance with conditions of approval within six (6) months. The timing for the six-month review period to commence begins when the business is in full operation. Advise Community Development staff when in full business operation.
3. The live entertainment use shall take place inside only. No live entertainment will be allowed outside.
4. No outdoor speakers shall be allowed.
5. Live entertainment to cease at twelve o'clock midnight (12:00 a.m.) Sunday through Thursday, and two o'clock in the morning (2:00 a.m.) Friday through Saturday.
6. The applicant shall contact the City of Tempe Crime Prevention Unit for a security plan within 30 days of this approval. Contact 480-858-6330 before September 24, 2020.
7. An occupancy inspection and clearance from the Tempe Fire Department shall be obtained prior to the use permit becoming effective.

**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.

- USE PERMIT:
  - The Use Permit is valid for THE HIVE ARIZONA and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
  - The use permit 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 after the use permit is granted or within the time stipulated by the decision-making body.

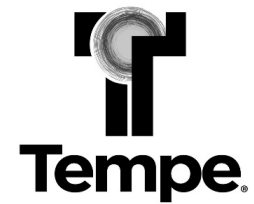
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- 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 <http://www.tempe.gov/zoning> 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.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.
- Music, sound, or live entertainment shall not violate the City of Tempe Noise Ordinance.

**HISTORY & FACTS:**

- |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| December 10, 2019 | Code Compliance Division received complaint (CM191450) of business, located at 1400 South McClintock Drive, Suite Nos. 11 and 12, advertising for new years eve party without a use permit for live entertainment. Violation letter mailed to business owner, Daryl A. Stevenson, and Milivoje Djordjevich, property owner.                                                                                                                                                                                                                           |
| April 2, 2020     | Code Compliance Division received complaint (CM2000568) about live entertainment occurring without a use permit, located at 1400 South McClintock Drive, Suite Nos. 11 and 12. Property owner was advised that the business in Suite Nos. 11 and 12 is operating with live entertainment without a use permit and that a citation will be issued if the live entertainment continues without an obtained use permit. Final certified violation letter mailed to the business owner, Daryl A. Stevenson, and the property owner, Milivoje Djordjevich. |

**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

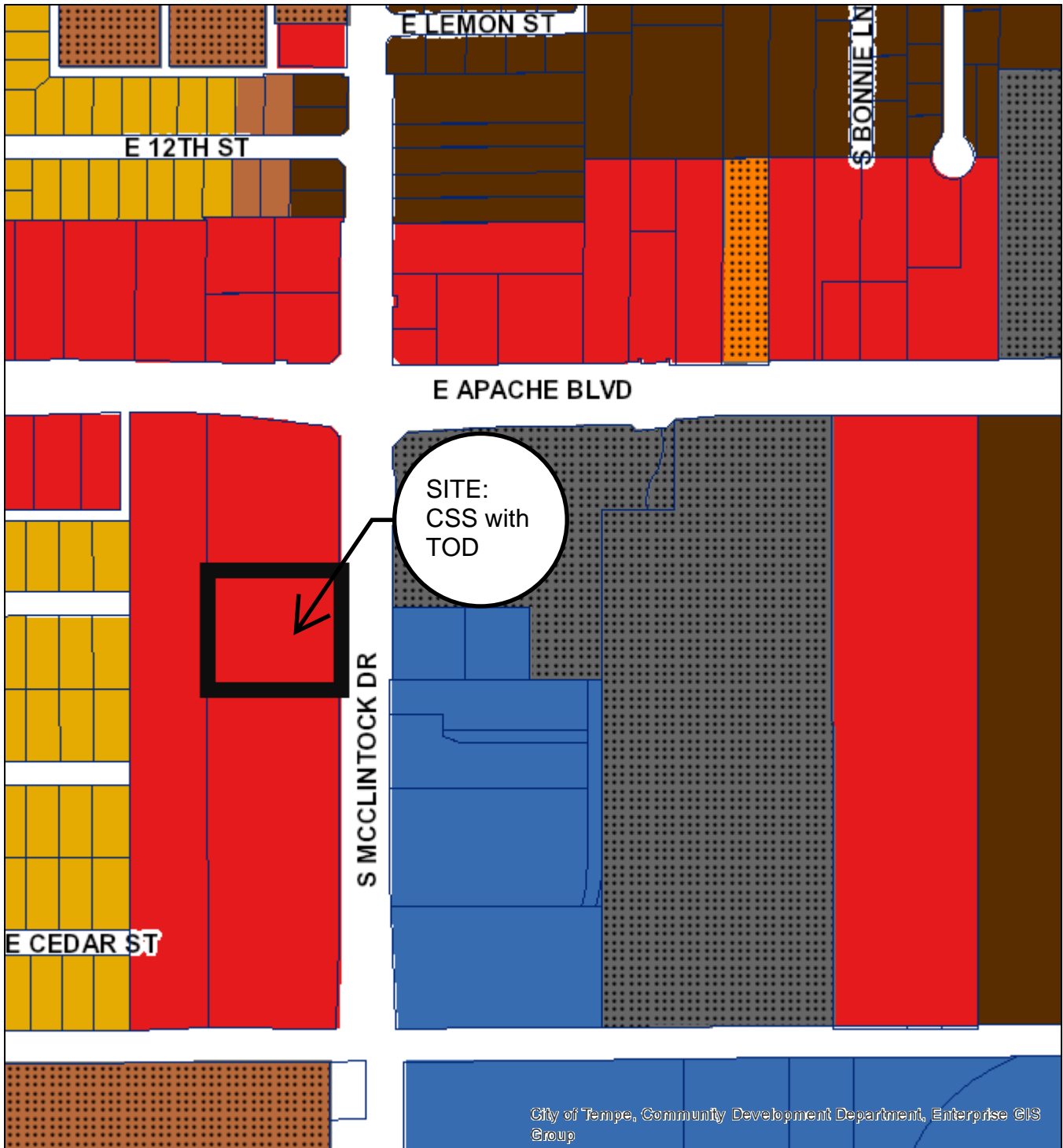
for  
THE HIVE AZ  
(PL200077)

## ATTACHMENTS:









1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
5. Floor Plan
- 6-7. Site Context Photos
- 8-13. Code Compliance Violation Notices to Business and Property Owner
14. Police Department Statement
- 15-16. Fire Medical Rescue Department Statement
- 17-36. Public Input

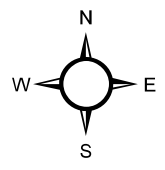
# The Hive Arizona

PL200077



City of Tempe, Community Development Department, Enterprise GIS Group

- |                                                                                                                            |                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
|  General Industrial District (GID)      |  Multi-Family Residential (R-2)         |
|  Mixed Use High (MU-4)                  |  Multi-Family Residential Limited (R-3) |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential General (R-4) |
|  Single-Family Residential (R1-6)       |  Trailer Park (TP)                      |

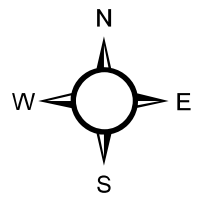


# The Hive Arizona

PL200077



Aerial Map





7-24-2020

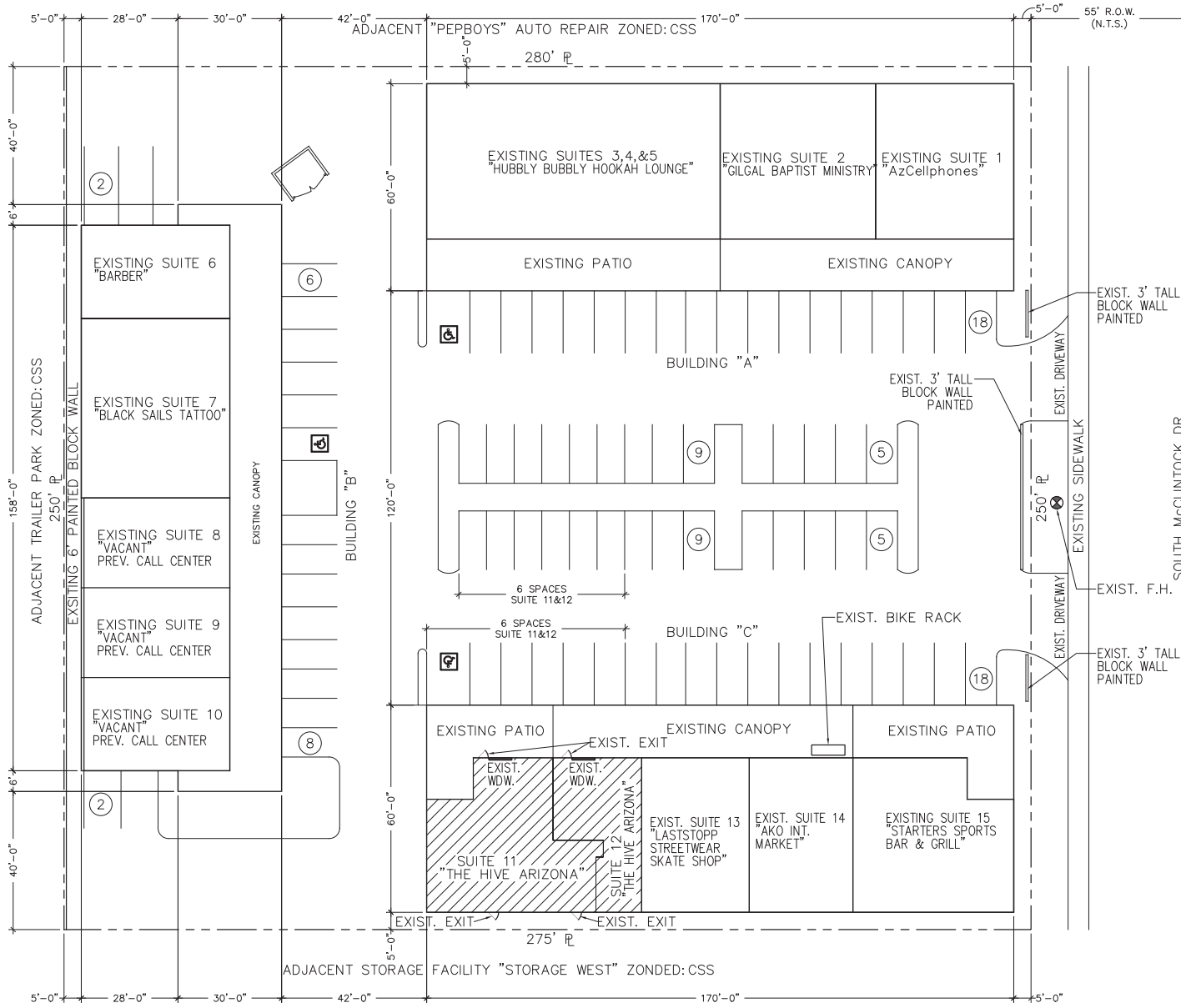
To Whom it may concern,

The intent of obtaining the use permit is for a radio station and studio admitting an audience for property 1400 S. McClintock Dr. suite 11&12. The name of the station is "The Hive Arizona Music Venue LLC" and is a internet based that radio station streams 24/7 of independent music from around the world. There is a minimum of four radio shows a week. Two shows on Saturday, the first from 10am-1pm and 1pm-4pm. The other two show times ,at earliest start at 10 am and end no later than 12 pm, and vary on which day they may fall from week to week. There are occasional live DJ shows as well. There are 6 employees and customers (audience is membership based) will vary, but not to exceed 49 occupants at any given time. This number includes everyone in the suite(s) (employees and the audience). Vehicular and pedestrian traffic would not be greatly impacted as it is a radio studio with only occasional live shows. The No nuisance arising from the emissions of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions as the use is a radio station. Noise is obviously a part of a radio station however not excessive and inside the building only. The business will not contribute to the deterioration of the neighborhood as it will generates revenue and keeps the building occupied. There is no change to the exterior, and is compatible with the surrounding area. Adequate control of disruptive behavior both inside and outside of business will be handled by security guards. The tentant will also provide the required security plan to the City of Tempe Police Crime Prevention Unit.

Shaun Mencer-Drafter

Precise Drafting LLC





**PROJECT DATA:**

CONTACT NAME: DARYL STEVENSON  
 ADDRESS: 1851 E. ALAMEDA DR. TEMPE, AZ. 85282  
 PHONE: (480) 332-3492  
 EMAIL: INERADIOMP3@GMAIL.COM

PROJECT TITLE: THE HIVE ARIZONA RADIO USE PERMIT  
 SITE ADDRESS: 1400 S. McCLINTOCK DR. SUITES 11&12 TEMPE, AZ. 85281  
 LEGAL DESCRIPTION: TH PT SE4 DAF BEG E4 COR  
 ALG E LN 375F TH W 41F TO POB TH W 289F TO COR  
 PT TH S 250F TH E 289F T H N 250F TO POB EX E 9F RD  
 COMMERCIAL PARCEL #133-06-001D

ZONING: CSS (TOD-STATION AREA)

LOT= 70,000 SQ. FT.  
 BUILDING 'A'=10,200 SQ. FT.  
 BUILDING 'B'=9,524 SQ. FT.  
 BUILDING 'C'=10,200 SQ. FT.  
 TOTAL FOOTPRINT=29,924 SQ. FT.  
 LOT COVERAGE=42.8%  
 SUITE #11 (1,111 SQ. FT.) & #12 (1,418 SQ. FT.) "THE HIVE ARIZONA"=2,529 SQ. FT.  
 PATIO @ "THE HIVE ARIZONA"=550 SQ. FT.

ALLOWED OCCUPANCY: COMMERCIAL SHOPPING & SERVICES  
 \*TENANT TO NOT ALLOW MORE THAN 49 OCCUPANTS\*  
 IBC 303.1.1 A BUILDING OR TENANT SPACE USED FOR  
 ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS  
 THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP "B" OCCUPANCY.

OVERLAY DISTRICT: TOD-STATION AREA

PARKING REQUIRED: 2,529/125 SQ. FT. x 50% TOD STATION PARKING REDUCTION=11 SPACES  
 PARKING PROVIDED: 12 SPACES (INCLUDING 1 ACCESSIBLE SPACE)

EXISTING BUILDING HEIGHT = ±11'

CONSTRUCTION TYPE: V-A 1HR (NON-SPRINKLERED)

SUITE	SQ. FT.	SPACES
TOTAL PARCEL PARKING w/ 50% TOD		
SUITE #1: 1,800 SQ. FT.	300 x 0.50	=3 SPACES
SUITE #2: 2,025 SQ. FT.	100 x 0.50	=11 SPACES
SUITE #3,4,5: 3,825 SQ. FT.	300 x 0.50	=7 SPACES
SUITE #6: 1,161 SQ. FT.	300 x 0.50	=2 SPACES
SUITE #7: 2,236 SQ. FT.	300 x 0.50	=4 SPACES
SUITE #8,9,10: 3,336 SQ. FT.	300 x 0.50	=6 SPACES
SUITE #11,12: 2,529 SQ. FT.	125 x 0.50	=11 SPACES
SUITE #13: 1,395 SQ. FT.	300 x 0.50	=3 SPACES
SUITE #14: 1,343 SQ. FT.	300 x 0.50	=3 SPACES
SUITE #15: 1,923 SQ. FT.	300 x 0.50	=4 SPACES
TOTAL PARKING REQUIRED		=54 SPACES
TOTAL PARKING PROVIDED		=82 SPACES

**VICINITY MAP**  
N.T.S.

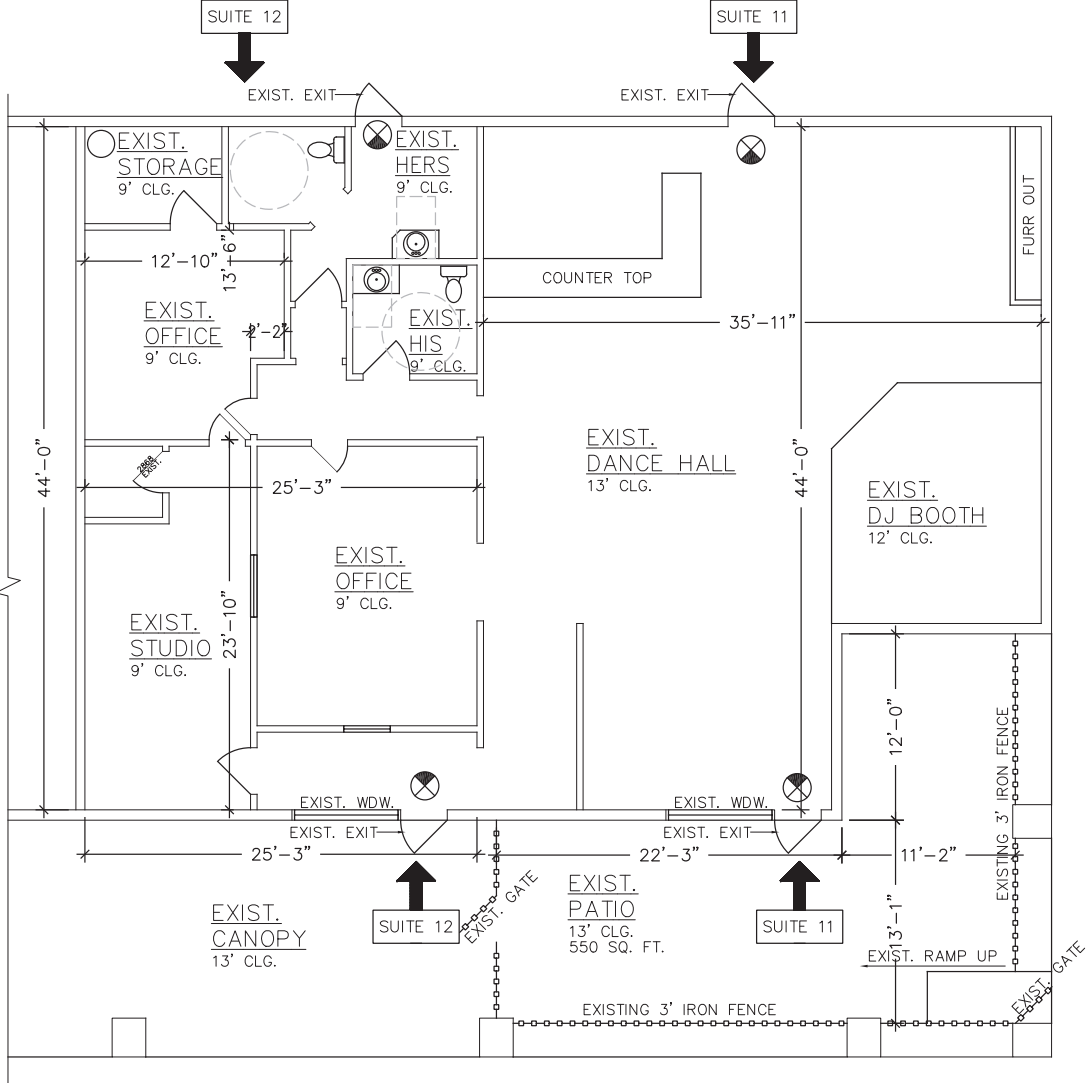


**SITE PLAN**  
SCALE: 1"=30'-0"



OCCUPANCY TYPE = A-1 (RADIO STUDIO ADMITTING AN AUDIENCE)

OCCUPANCY TYPE = A-1 (RADIO STUDIO ADMITTING AN AUDIENCE)



**EXISTING FLOOR PLAN**  
SCALE: 1/8"=1'

**PROJECT DATA:**

CONTACT NAME: DARYL STEVENSON  
ADDRESS: 1851 E. ALAMEDA DR. TEMPE, AZ. 85282  
PHONE: (480) 332-3492  
EMAIL: INERADIOMP3@GMAIL.COM

PROJECT TITLE: THE HIVE ARIZONA RADIO USE PERMIT  
SITE ADDRESS: 1400 S. McCLINTOCK DR. SUITES 11&12 TEMPE, AZ. 85281  
LEGAL DESCRIPTION: TH PT SE4 DAF BEG E4 COR  
ALG E LN 375F TH W 41F TO POB TH W 289F TO COR  
PT TH S 250F TH E 289F TH N 250F TO POB EX E 9F RD  
COMMERCIAL PARCEL #133-06-001D

ZONING: CSS (TOD-STATION AREA)

LOT= 70,000 SQ. FT.  
BUILDING 'A'=10,200 SQ. FT.  
BUILDING 'B'=9,524 SQ. FT.  
BUILDING 'C'=10,200 SQ. FT.  
TOTAL FOOTPRINT=29,924 SQ. FT.  
TOTAL COVERAGE=42.8%  
SUITE #11 (1,111 SQ. FT.) & #12 (1,418 SQ. FT.) "THE HIVE ARIZONA"=2,529 SQ. FT.  
PATIO @ "THE HIVE ARIZONA"=550 SQ. FT.

ALLOWED OCCUPANCY: COMMERCIAL SHOPPING & SERVICES  
"TENANT TO NOT ALLOW MORE THAN 49 OCCUPANTS"  
IBC 303.1.1 A BUILDING OR TENANT SPACE USED FOR  
ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS  
THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP "B" OCCUPANCY.

OVERLAY DISTRICT: TOD-STATION AREA

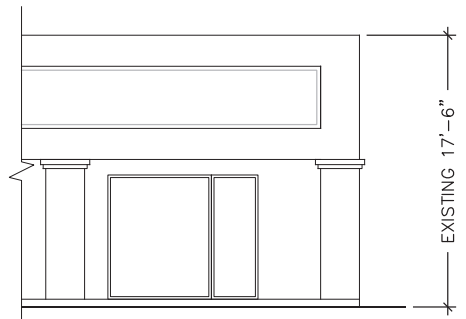
PARKING REQUIRED: 2,529/125 SQ. FT. x 50% TOD STATION PARKING REDUCTION=11 SPACES  
PARKING PROVIDED: 12 SPACES (INCLUDING 1 ACCESSIBLE SPACE)

EXISTING BUILDING HEIGHT =±16'

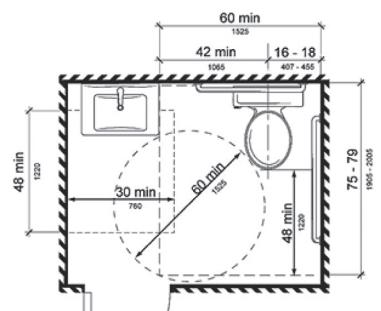
CONSTRUCTION TYPE: V-A 1HR (NON-SPRINKLERED)

⊗ EMERGENCY EXIT SIGN w/ BATTERY BACKUP

TOTAL PARCEL PARKING w/ 50% TOD  
SUITE #1: 1,800 SQ. FT./300 x 0.50 =3 SPACES  
SUITE #2: 2,025 SQ. FT./100 x 0.50 =11 SPACES  
SUITE #3,4,5: 3,825 SQ. FT./300 x 0.50 =7 SPACES  
SUITE #6: 1,161 SQ. FT./300 x 0.50 =2 SPACES  
SUITE #7: 2,236 SQ. FT./300 x 0.50 =4 SPACES  
SUITE #8,9,10: 3,336 SQ. FT./300 x 0.50 =6 SPACES  
SUITE #11,12: 2,529 SQ. FT./125 x 0.50 =11 SPACES  
SUITE #13: 1,395 SQ. FT./300 x 0.50 =3 SPACES  
SUITE #14: 1,343 SQ. FT./300 x 0.50 =3 SPACES  
SUITE #15: 1,923 SQ. FT./300 x 0.50 =4 SPACES  
TOTAL PARKING REQUIRED=54 SPACES  
TOTAL PARKING PROVIDED=82 SPACES

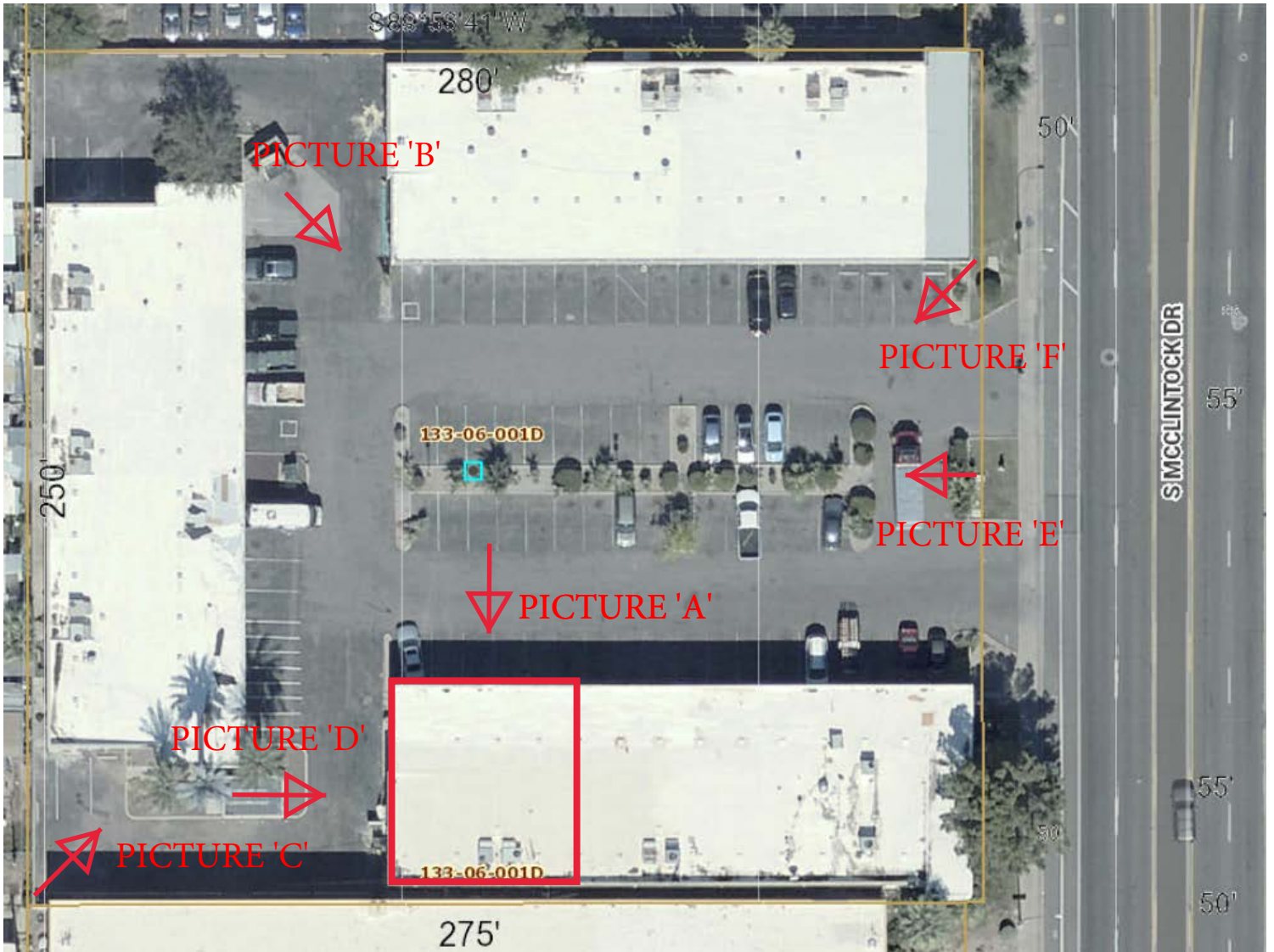


**EXISTING ELEVATION (TYPICAL)**  
SCALE: 1/8"=1'  
NO CHANGE (SEPERATE PERMIT REQUIRED FOR SIGNAGE)



**ADA BATHROOM CLEARANCES**  
SCALE: N.T.S.

# 1400 S. McClintock Dr.



PICTURE 'A'



PICTURE 'B'



PICTURE 'C'



PICTURE 'D'



PICTURE 'E'



PICTURE 'F'





COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE

**CORRECTION NOTICE**

12/10/19

THE HIVE ARIZONA MUSIC VENUE, L.L.C.  
ATTN: DARYL A. STEVENSON  
1400 S. MCCLINTOCK DR. # 12  
TEMPE, AZ. 85281

Case #: CM191450

Site Address: 1400 S. MCCLINTOCK DR.. # 12 TEMPE, AZ.

**SITE REINSPECTION ON OR AFTER: 12/24/19**

This is a notice to inform you that this site was inspected on 12/10/19 and found to be in violation of the City of Tempe’s Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

<b><u>SECTION</u></b> <b>ZDC 6-308</b>	<b><u>VIOLATION</u></b> Operating business with Live Entertainment without Use Permit.
-------------------------------------------	-------------------------------------------------------------------------------------------

<b><u>SECTION</u></b> <b>ZDC 6-308</b>	<b><u>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</u></b> <b>Discontinue</b> operating business with Live Entertainment or obtain Use Permit. Please contact the Planning Department at 480-350-4311 ask to speak with the on call planner about assistance with obtaining a Use Permit for Live Entertainment and obtain their name.
-------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

**Marvin White**  
**Code Inspector II**

**Direct: 480-350-8966**  
**Code Compliance: 480-350-8372**  
**Email: marvin\_white@tempe.gov**

**Civil and Criminal Penalties**

City Code Section 21-3, Subsec (b) 1-8, 17-19 and 21; Sections 21-4; Sections 21-13; Section 21-24; section 21-38, Subsec (a-k) and (m-q): 1<sup>st</sup> occurrence \$200 per violation, 2<sup>nd</sup> occurrence \$300 per violation, 3<sup>rd</sup> occurrence \$400 per violation | Sections 21-31, 21-32, 21-33, 21-35, 21-36: 1<sup>st</sup> occurrence \$300 per violation, 2<sup>nd</sup> occurrence \$500 per violation, 3<sup>rd</sup> occurrence \$700 per violation | Sections 21-3, Subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, Subsection (l): 1<sup>st</sup> occurrence \$400 per violation, 2<sup>nd</sup> occurrence \$700 per violation, 3<sup>rd</sup> occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1<sup>st</sup> occurrence \$550 in addition to other fines, 2<sup>nd</sup> occurrence \$1,050 in addition to other fines, 3<sup>rd</sup> occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1<sup>st</sup> occurrence \$170 per violation, 2<sup>nd</sup> occurrence \$420 per violation, 3<sup>rd</sup> occurrence \$820 per violation. | The City has the authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The City prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these Codes.

**Please Note:** In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$ 75.00 pursuant to City Code Section 21-51, subsection (b).



COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE

**CORRECTION NOTICE**

12/10/19

KING PLAZA, L.L.C.  
ATTN: OWNER  
6040 E. MAIN ST. # 466  
MESA, AZ. 85205

Case #: CM191450

Site Address: 1400 S. MCCLINTOCK DR.. # 12 TEMPE, AZ.

**SITE REINSPECTION ON OR AFTER: 12/24/19**

This is a notice to inform you that this site was inspected on 12/10/19 and found to be in violation of the City of Tempe’s Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

**SECTION VIOLATION**  
**ZDC 6-308** Operating business with Live Entertainment without Use Permit.

**SECTION PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION**  
**ZDC 6-308** **Discontinue** operating business with Live Entertainment or obtain Use Permit. Please contact the Planning Department at 480-350-4311 ask to speak with the on call planner about assistance with obtaining a Use Permit for Live Entertainment and obtain their name.

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

**Marvin White**  
**Code Inspector II**

**Direct: 480-350-8966**  
**Code Compliance: 480-350-8372**  
**Email: marvin\_white@tempe.gov**

**Civil and Criminal Penalties**

City Code Section 21-3, Subsec (b) 1-8, 17-19 and 21; Sections 21-4; Sections 21-13; Section 21-24; section 21-38, Subsec (a-k) and (m-q): 1<sup>st</sup> occurrence \$200 per violation, 2<sup>nd</sup> occurrence \$300 per violation, 3<sup>rd</sup> occurrence \$400 per violation | Sections 21-31, 21-32, 21-33, 21-35, 21-36: 1<sup>st</sup> occurrence \$300 per violation, 2<sup>nd</sup> occurrence \$500 per violation, 3<sup>rd</sup> occurrence \$700 per violation | Sections 21-3, Subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, Subsection (l): 1<sup>st</sup> occurrence \$400 per violation, 2<sup>nd</sup> occurrence \$700 per violation, 3<sup>rd</sup> occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1<sup>st</sup> occurrence \$550 in addition to other fines, 2<sup>nd</sup> occurrence \$1,050 in addition to other fines, 3<sup>rd</sup> occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1<sup>st</sup> occurrence \$170 per violation, 2<sup>nd</sup> occurrence \$420 per violation, 3<sup>rd</sup> occurrence \$820 per violation. | The City has the authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The City prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these Codes.

**Please Note:** In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$ 75.00 pursuant to City Code Section 21-51, subsection (b).



COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE

**CORRECTION NOTICE**

12/10/19

KING PLAZA, L.L.C.  
ATTN: OWNER  
5911 E. MAIN ST.  
MESA, AZ. 85205

Case #: CM191450

Site Address: 1400 S. MCCLINTOCK DR.. # 12 TEMPE, AZ.

**SITE REINSPECTION ON OR AFTER: 12/24/19**

This is a notice to inform you that this site was inspected on 12/10/19 and found to be in violation of the City of Tempe’s Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

**SECTION VIOLATION**  
**ZDC 6-308** Operating business with Live Entertainment without Use Permit.

**SECTION PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION**  
**ZDC 6-308** **Discontinue** operating business with Live Entertainment or obtain Use Permit. Please contact the Planning Department at 480-350-4311 ask to speak with the on call planner about assistance with obtaining a Use Permit for Live Entertainment and obtain their name.

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

**Marvin White**  
**Code Inspector II**

**Direct: 480-350-8966**  
**Code Compliance: 480-350-8372**  
**Email: marvin\_white@tempe.gov**

**Civil and Criminal Penalties**

City Code Section 21-3, Subsec (b) 1-8, 17-19 and 21; Sections 21-4; Sections 21-13; Section 21-24; section 21-38, Subsec (a-k) and (m-q): 1<sup>st</sup> occurrence \$200 per violation, 2<sup>nd</sup> occurrence \$300 per violation, 3<sup>rd</sup> occurrence \$400 per violation | Sections 21-31, 21-32, 21-33, 21-35, 21-36: 1<sup>st</sup> occurrence \$300 per violation, 2<sup>nd</sup> occurrence \$500 per violation, 3<sup>rd</sup> occurrence \$700 per violation | Sections 21-3, Subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, Subsection (l): 1<sup>st</sup> occurrence \$400 per violation, 2<sup>nd</sup> occurrence \$700 per violation, 3<sup>rd</sup> occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1<sup>st</sup> occurrence \$550 in addition to other fines, 2<sup>nd</sup> occurrence \$1,050 in addition to other fines, 3<sup>rd</sup> occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1<sup>st</sup> occurrence \$170 per violation, 2<sup>nd</sup> occurrence \$420 per violation, 3<sup>rd</sup> occurrence \$820 per violation. | The City has the authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The City prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these Codes.

**Please Note:** In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$ 75.00 pursuant to City Code Section 21-51, subsection (b). ATTACHMENT 10



COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE

FINAL CORRECTION NOTICE

04/02/20

THE HIVE ARIZONA MUSIC VENUE, L.L.C.  
ATTN: DARYL A. STEVENSON  
1400 S. MCCLINTOCK DR. # 12  
TEMPE, AZ. 85281

Case #: CM200568

Site Address: 1400 S. MCCLINTOCK DR. # 12 TEMPE, AZ.

SITE REINSPECTION ON OR AFTER: 04/10/20

This is a notice to inform you that this site was inspected on 03/28/20 and found to be in violation of the City of Tempe’s Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

**SECTION VIOLATION**  
**ZDC 6-308** Operating business with Live entertainment without Use Permit.

**SECTION PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION**  
**ZDC 6-308** **Discontinue** operating business with Live Entertainment or obtain Use Permit immediately or a citation will be issued. Please contact the Planning Department at 480-350-4311 ask to speak with Steve Abrahamson for assistance with obtaining Use Permit. If he is not available please ask to speak with the on call planner.

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

**Marvin White**  
**Code Inspector II**

**Direct: 480-350-8966**  
**Code Compliance: 480-350-8372**  
**Email: marvin\_white@tempe.gov**

**Civil and Criminal Penalties**

City Code Section 21-3, Subsec (b) 1-8, 17-19 and 21; Sections 21-4; Sections 21-13; Section 21-24; section 21-38, Subsec (a-k) and (m-q): 1<sup>st</sup> occurrence \$200 per violation, 2<sup>nd</sup> occurrence \$300 per violation, 3<sup>rd</sup> occurrence \$400 per violation | Sections 21-31, 21-32, 21-33, 21-35, 21-36: 1<sup>st</sup> occurrence \$300 per violation, 2<sup>nd</sup> occurrence \$500 per violation, 3<sup>rd</sup> occurrence \$700 per violation | Sections 21-3, Subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, Subsection (l): 1<sup>st</sup> occurrence \$400 per violation, 2<sup>nd</sup> occurrence \$700 per violation, 3<sup>rd</sup> occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1<sup>st</sup> occurrence \$550 in addition to other fines, 2<sup>nd</sup> occurrence \$1,050 in addition to other fines, 3<sup>rd</sup> occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1<sup>st</sup> occurrence \$170 per violation, 2<sup>nd</sup> occurrence \$420 per violation, 3<sup>rd</sup> occurrence \$820 per violation. | The City has the authority to abate the violations should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The City prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these Codes.

**Please Note:** In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$ 75.00 pursuant to City Code Section 21-51, subsection (b).





COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE

FINAL CORRECTION NOTICE

04/02/20

KING PLAZA, L.L.C.  
ATTN: MILIVOJE DJORDJEVICH  
6040 E. MAIN ST. # 466  
TEMPE, AZ. 85205

Case #: CM200568

Site Address: 1400 S. MCCLINTOCK DR. # 12 TEMPE, AZ.

SITE REINSPECTION ON OR AFTER: 04/10/20

This is a notice to inform you that this site was inspected on 03/28/20 and found to be in violation of the City of Tempe’s Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

**SECTION VIOLATION**  
**ZDC 6-308** Operating business with Live entertainment without Use Permit.

**SECTION PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION**  
**ZDC 6-308** **Discontinue** operating business with Live Entertainment or obtain Use Permit immediately or a citation will be issued. Please contact the Planning Department at 480-350-4311 ask to speak with Steve Abrahamson for assistance with obtaining Use Permit. If he is not available please ask to speak with the on call planner.

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

**Marvin White**  
**Code Inspector II**

**Direct: 480-350-8966**  
**Code Compliance: 480-350-8372**  
**Email: marvin\_white@tempe.gov**

**Civil and Criminal Penalties**

City Code Section 21-3, Subsec (b) 1-8, 17-19 and 21; Sections 21-4; Sections 21-13; Section 21-24; section 21-38, Subsec (a-k) and (m-q): 1<sup>st</sup> occurrence \$200 per violation, 2<sup>nd</sup> occurrence \$300 per violation, 3<sup>rd</sup> occurrence \$400 per violation | Sections 21-31, 21-32, 21-33, 21-35, 21-36: 1<sup>st</sup> occurrence \$300 per violation, 2<sup>nd</sup> occurrence \$500 per violation, 3<sup>rd</sup> occurrence \$700 per violation | Sections 21-3, Subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, Subsection (l): 1<sup>st</sup> occurrence \$400 per violation, 2<sup>nd</sup> occurrence \$700 per violation, 3<sup>rd</sup> occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1<sup>st</sup> occurrence \$550 in addition to other fines, 2<sup>nd</sup> occurrence \$1,050 in addition to other fines, 3<sup>rd</sup> occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1<sup>st</sup> occurrence \$170 per violation, 2<sup>nd</sup> occurrence \$420 per violation, 3<sup>rd</sup> occurrence \$820 per violation. | The City has the authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The City prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these Codes.

**Please Note:** In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$ 75.00 pursuant to City Code Section 21-51, subsection (b).



COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE

FINAL CORRECTION NOTICE

04/02/20

KING PLAZA, L.L.C.  
ATTN: MILIVOJE DJORDJEVICH  
5911 E. MAIN ST.  
TEMPE, AZ. 85205

Case #: CM200568

Site Address: 1400 S. MCCLINTOCK DR. # 12 TEMPE, AZ.

SITE REINSPECTION ON OR AFTER: 04/10/20

This is a notice to inform you that this site was inspected on 03/28/20 and found to be in violation of the City of Tempe’s Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

<b><u>SECTION</u></b>	<b><u>VIOLATION</u></b>
<b>ZDC 6-308</b>	Operating business with Live entertainment without Use Permit.

<b><u>SECTION</u></b>	<b><u>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</u></b>
<b>ZDC 6-308</b>	<b>Discontinue</b> operating business with Live Entertainment or obtain Use Permit immediately or a citation will be issued. Please contact the Planning Department at 480-350-4311 ask to speak with Steve Abrahamson for assistance with obtaining Use Permit. If he is not available please ask to speak with the on call planner.

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

**Marvin White**  
**Code Inspector II**

**Direct: 480-350-8966**  
**Code Compliance: 480-350-8372**  
**Email: marvin\_white@tempe.gov**

**Civil and Criminal Penalties**

City Code Section 21-3, Subsec (b) 1-8, 17-19 and 21; Sections 21-4; Sections 21-13; Section 21-24; section 21-38, Subsec (a-k) and (m-q): 1<sup>st</sup> occurrence \$200 per violation, 2<sup>nd</sup> occurrence \$300 per violation, 3<sup>rd</sup> occurrence \$400 per violation | Sections 21-31, 21-32, 21-33, 21-35, 21-36: 1<sup>st</sup> occurrence \$300 per violation, 2<sup>nd</sup> occurrence \$500 per violation, 3<sup>rd</sup> occurrence \$700 per violation | Sections 21-3, Subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, Subsection (l): 1<sup>st</sup> occurrence \$400 per violation, 2<sup>nd</sup> occurrence \$700 per violation, 3<sup>rd</sup> occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1<sup>st</sup> occurrence \$550 in addition to other fines, 2<sup>nd</sup> occurrence \$1,050 in addition to other fines, 3<sup>rd</sup> occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1<sup>st</sup> occurrence \$170 per violation, 2<sup>nd</sup> occurrence \$420 per violation, 3<sup>rd</sup> occurrence \$820 per violation. | The City has the authority to abate the violations should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The City prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these Codes.

**Please Note:** In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$ 75.00 pursuant to City Code Section 21-51, subsection (b).

## **PD Statement re: The Hive Use Permit Application**

June 3, 2020

In October of 2018 the Tempe Police Department became aware of a planned event at The Hive, 1400 S. McClintock Dr. #12, which was being advertised on social media. During the investigation it was discovered that The Hive was operating outside of their Use Permit. Tempe Fire Inspector, Brandon Seibert was notified and on October 27, 2018 with the assistance of the Tempe Police Department, Seibert observed several fire code violations and the business was shut down until all fire code repairs were completed.

In December of 2019, Tempe Police Department became aware of another planned event at The Hive which was being advertised on social media. Tempe Police notified Arizona Department of Liquor License and Control (DLLC) and Tempe Fire Medical Rescue Department of the event and an informal task force was established. The following items were observed by the investigator with DLLC; a \$5 cover was being charged at the door, liquor was being served by a bartender at an established bar inside the business, music was being played by a DJ with professional equipment, the venue appeared to be over maximum occupant load and the majority of the attendees were consuming alcohol. The Hive does not hold a liquor occupancy.

Fire Inspector Seibert again observed multiple fire code violations. The patrons were evacuated, and a notice posted by Tempe Fire prohibiting occupancy until all fire code violations were remedied. Charges were later filed against the owner of The Hive, Daryl Stevenson by DLLC and Tempe Fire and are currently pending.

As of now, no one is allowed to occupy the business except for repairs to fire and life safety violations per Tempe Fire. However, Tempe Police continue to receive calls/complaints against The Hive. Most recently Tempe Police received a loud music complaint on May 9, 2020 and again on May 11, 2020. On May 11<sup>th</sup> when PD responded the officers could hear the music coming from inside suite #12 but no one would come to the door and due to the dark tinting on the windows could not see inside. When the officers turned on their spotlights and overhead lights the music ceased. In addition, there were several vehicles in the parking lot, though all the businesses in the complex were closed.

The Tempe Police Department continues to have on-going issues with The Hive and the owner, Daryl Stevenson has shown a pattern of non-compliance.



# City of Tempe

---

FIRE MEDICAL RESCUE DEPARTMENT

**To:** City of Tempe Development Review Commission  
**From:** Fire Inspector Brandon Siebert – Tempe Fire Medical Rescue Department  
**Date:** Tuesday, June 16, 2020  
**RE:** The Hive Arizona Use Permit Application

The Tempe Fire Medical Rescue Department stands in opposition of the use permit application for The Hive Arizona, located at 1400 S. McClintock Dr. #12 in the City of Tempe. Our recommendation for denial or continuance is based on a documented history of disregard for fire and life safety as well as related pending criminal charges against the applicant.

On the evening of December 13, 2019, a fire and life safety inspection was conducted at the aforementioned business as the result of a public safety operation conducted by members of the Tempe Police Department, Tempe Fire Medical Rescue Department, and Arizona Department of Liquor Licenses and Control. A total of 11 fire code violations were recorded. Dangerous violations included a locked and disguised exit door, an attendance of 57 with a maximum occupant load of 35 (61% over capacity), and using a business-retail occupancy as an assembly-nightclub space. Recognizing the seriousness of these fire and life safety violations, the occupants were ordered to vacate the space and “DO NOT OCCUPY” signs were posted.

A similar fire inspection had also been conducted on the evening of October 27, 2018. Many of the same dangerous fire code violations were documented and never addressed by the occupant. A “DO NOT OCCUPY” sign from 2018 was still posted on the front door, yet ignored by the applicant, during the 2019 inspection. Criminal charges are pending as the result of these investigations and the use permit applicant, Daryl Stevenson, was identified as being responsible for both incidents.

This recommendation for denial is also based on improper occupancy type. The current certificate of occupancy for Suite #12 is for a Type B-2 retail sales establishment. However, the use permit application denotes the business as being Type A-1 radio studio while City of Tempe investigations have proven the



# City of Tempe

---

FIRE MEDICAL RESCUE DEPARTMENT

occupancy is regularly being used as Type A-2 bar or nightclub. The City of Tempe Building Codes and Amendments, as adopted by an ordinance of the City Council, recognize the hazards of operating a Group A occupancy in a Group B space. Significant modifications to the building would need to be made prior to the space being used as described in the use permit application. The applicant was ordered to initiate these modifications over one and a half years ago and has taken no action as of this writing.

Thank you for your time and consideration with this serious matter. I am available to answer any questions and provide documentation, including investigation photographs, as needed.

## **Brandon Siebert**

Fire Inspector/Investigator  
Tempe Fire Medical Rescue Department  
Community Risk Reduction Division  
480-858-7239  
brandon\_siebert@tempe.gov

## Jimenez, Lee

---

**From:** Daryl Stevenson <thehivearizona@gmail.com>  
**Sent:** Tuesday, August 11, 2020 9:33 AM  
**To:** Jimenez, Lee  
**Subject:** Fwd:

----- Forwarded message -----

From: **Jamal Waters** <[j.u.iceakajamalwaters@gmail.com](mailto:j.u.iceakajamalwaters@gmail.com)>  
Date: Sat, Aug 8, 2020 at 12:18 AM  
Subject:  
To: <[thehivearizona@gmail.com](mailto:thehivearizona@gmail.com)>

To whom it may concern:

I am writing this letter on behalf of The Hive Arizona and the owner, Daryl Stevenson.

I met Daryl 7 years ago through a mutual friend who thought we would be a good pair in the entertainment business. Over those past years as colleagues I have had the privilege to participate and/or attend charity events and fundraisers sponsored by The Hive Arizona:

- Food Drives for the Less Fortunate
- Clothing & Hygiene Drives
- Back to School Supplies for the Children
- Feeding the Homeless
- Toy Drives
- Fundraisers for Cancer Victims
- Free Family Fun Days at the Park

It is a rare thing these days to find a small business owner so committed to the community in which he lives and works in. The devotion in which Daryl, through The Hive Arizona's charitable efforts are superior and infectious to others such as myself. I personally have grown in the area of charity, largely in part through my participation and affiliation with The Hive Arizona.

Yours Truly,

**Jamal Waters**  
DJ J-U-ICE  
CEO/President, Desert Dawgz DJ Conglomerate  
On Air Personality, MC and DJ  
[REDACTED]

--

Daryl "Huey" Stevenson  
The Hive Arizona  
"Where we stay buzzin with the hottest artist!"  
[REDACTED]

## Jimenez, Lee

---

**From:** Darnell Reese <darnellreese40@gmail.com>  
**Sent:** Tuesday, August 11, 2020 9:33 AM  
**To:** Jimenez, Lee

To whom it may concern,

My name is Johnathon Reese. I am sending the letter in regards to the amazing team at The Hive. In January of 2019 I lost not just my cousin but my brother who played a major part in my life and many others. I decided to put together an event in his memory called "Trap Day" to bring remembrance of what my cousin Tikey was all about ..... family and his community. The Hive assisted me every step of the way and helped me make this event come to life. I am forever grateful for my brothers at The Hive.

Sent from my iPhone

## Jimenez, Lee

---

**From:** Daryl Stevenson <thehivearizona@gmail.com>  
**Sent:** Tuesday, August 11, 2020 9:38 AM  
**To:** Jimenez, Lee  
**Subject:** Fwd:

----- Forwarded message -----


From: **byron scott** <[byronscott480@gmail.com](mailto:byronscott480@gmail.com)>  
Date: Fri, Aug 7, 2020 at 4:41 PM  
Subject:  
To: <[thehivearizona@gmail.com](mailto:thehivearizona@gmail.com)>

Daryl Stevenson is a smart businessman who has created a great space for artist, and entrepreneurs to achieve their goals through performing arts, radio broadcast, engineering, and music business. Not only is he a dedicated businessman but also a humanitarian who has done so much for the homeless community such as feeding and clothing the homeless through Hive his Arizona brand. Daryl has also hosted many back to school events as well as thrown car washes and raised money for lost loved ones. If there is anyone who deserves to be in business at the king center it is Daryl Stevenson.

--

Be yourself.

--

Daryl "Huey" Stevenson  
The Hive Arizona  
"Where we stay buzzin with the hottest artist!"  




## Jimenez, Lee

---

**From:** Daryl Stevenson <thehivearizona@gmail.com>  
**Sent:** Tuesday, August 11, 2020 9:39 AM  
**To:** Jimenez, Lee  
**Subject:** Fwd: Hive Statment

----- Forwarded message -----

From: **Nina Stokes** <[ninanstokes@icloud.com](mailto:ninanstokes@icloud.com)>  
Date: Fri, Aug 7, 2020 at 2:19 PM  
Subject: Hive Statment  
To: <[thehivearizona@gmail.com](mailto:thehivearizona@gmail.com)>

I Nina Stokes, am writing you today in support of, "The Hive Arizona".  
The Hive Arizona, has played a huge part in our community, when no one did.  
The Hive Arizona has put together gatherings to help bring our community as one.

Allow me to just throw a few out there to give you more of a visual and mental picture of,  
"The Hive Arizona".

Nov 27<sup>th</sup>, 2019: 1<sup>st</sup> annual taking care of the Honey Comb  
-Donations of perishable items to help the less fortunate

July 20<sup>th</sup>, 2019: Local Celebrity Basketball Tournament  
-Meeting the community, food. One big community love event

April 7<sup>TH</sup>, 2019: The Return of the 90's Picnic Reunion:  
- Bringing the community and kids off the street, Free food, jumpers for the kids, basketball and eachothers enjoyment

Feb 22<sup>nd</sup>, 2019- Softball 4 A Cause:  
-All donation went to #liamstrong, who is battling Ewing Sarcoma Cancer

Jan 25<sup>th</sup>, 2019- Softball 4 A Cause:  
-clothing and hygiene drive

That is just a taste and the beginning of what, "The Hive Arizona," is all about and is about.  
The community, The People, The Peace!

I am a major supporter of, "The Hive Arizona". If it was not for the pandemic... I can guarantee you  
There would be a wide range of support throughout the state in all different types of communities, and  
believe me when I say, there is magic in the making.

I hope you understand the level and the mindset of what, " The Hive Arizona" is.  
Before I end my statement and support for what I call, " The hive". (Short for The Hive Arizona)

Allow me to give a meaning of what the Hive is:

The hive serve several purposes, not just our kindness (sweet honey), housing supply (helping the less fortunate), pollination of nearby crops (serving our community with compassion and growth)

Most importantly, we all come together to make it happen.

We Protect, The Hive.

Thank you Kindly,

Nina Stokes

--

Nina Ross

--

Daryl "Huey" Stevenson

The Hive Arizona

"Where we stay buzzin with the hottest artist!"



## Jimenez, Lee

---

**From:** Daryl Stevenson <thehivearizona@gmail.com>  
**Sent:** Wednesday, August 12, 2020 2:01 PM  
**To:** Jimenez, Lee  
**Subject:** Fwd: Letter


----- Forwarded message -----

From: **Wendy Rosales** <[wrosales84@icloud.com](mailto:wrosales84@icloud.com)>  
Date: Wed, Aug 12, 2020 at 11:50 AM  
Subject: Letter  
To: Daryl Stevenson <[thehivearizona@gmail.com](mailto:thehivearizona@gmail.com)>


To whom it may concern:

This is to write my opinion on The Hive Az and hope that you consider giving the best options for them to continue in their journey. I have not been able to attend personally, however I have been a spectator for a couple years and witnessed Daryl Stevenson and The Hive members help the community come together even during a crisis / pandemic. He has hosted several events that feed the community not just with a healthy meal, but also fundamentally. The Hive has fed the homeless and provided the essentials that they are not able to afford. Daryl has been a great example of developing self to be a great leader. I'm not sure what is at question here, but I have only seen positive come from this venue giving others opportunities to network, or even just build a family because we get to choose our family, even if we are born into one that doesn't accept us. We are able to have friends who become like family and that's all this venue has been to many who are struggling with their own issues. I'm sure its nothing that can't be conquered with the right support. The Hive is a place that creates many opportunities for growth personally and professionally. If you have any further questions you may reach out with the information listed below. Thank you for your time and God bless.

Sincerely,

Wendy Rosales  
  
[wrosales84@icloud.com](mailto:wrosales84@icloud.com)

--

Daryl "Huey" Stevenson  
The Hive Arizona  
"Where we stay buzzin with the hottest artist!"  


## Jimenez, Lee

---

**From:** Daryl Stevenson <thehivearizona@gmail.com>  
**Sent:** Saturday, August 15, 2020 11:02 AM  
**To:** Jimenez, Lee  
**Subject:** Fwd: Letter

----- Forwarded message -----

**From:** AdrianNRose Gonzales <[misslovato31@yahoo.com](mailto:misslovato31@yahoo.com)>  
**Date:** Sat, Aug 15, 2020 at 7:08 AM  
**Subject:** Letter  
**To:** <[thehivearizona@gmail.com](mailto:thehivearizona@gmail.com)>

To whom it May concern,

The Hive has been involved in many community events to give back to our cities and people . We have feed the homeless during holidays and hot summer days . We have held back to school back packs drives were we have supplied hundreds of children with school supplies . We have done adopt a family during Christmas to give families in need a Christmas . We have held many softball tournaments for a variety of different causes such as raising awareness of cancer for a little 4 year old boy named Liam which is #Liamstrong . The hive has done many good things for the community and will continue to do so . We all come together as a team and bring unity . I have attached some pictures of random events we have done for the community as well. Not only do we involve the community but the children. We teach them what it is to give back to those who are less fortunate and we keep them off the streets. The hive is a big positive team for the community only looking to make a positive difference .

Sincerely ,  
Rose Lovato

Owner of R&J  
Promotions





















[Sent from Yahoo Mail for iPhone](#)

--

Daryl "Huey" Stevenson

The Hive Arizona

"Where we stay buzzin with the hottest artist!"



## Jimenez, Lee

---

**From:** Daryl Stevenson <thehivearizona@gmail.com>  
**Sent:** Saturday, August 15, 2020 11:03 AM  
**To:** Jimenez, Lee  
**Subject:** Fwd: Letter Of Support

----- Forwarded message -----

**From:** Joseph Robinson-Jones <[jtrobinsonjones@gmail.com](mailto:jtrobinsonjones@gmail.com)>  
**Date:** Fri, Aug 14, 2020 at 9:47 AM  
**Subject:** Letter Of Support  
**To:** <[TheHiveArizona@gmail.com](mailto:TheHiveArizona@gmail.com)>

To Whom It May Concern,

I am writing you this letter in order to show my support for the venue The Hive. I have known of the venue and it's ownership since 2017. Over this time period I have witnessed and partakend in several events that gave assistance to the neighborhood and surrounding communities. These acts of kindness and community involvement are the reasons why I (as a resident and patron) of goods and services in the City of Tempe; I support this venue and it's ownership.

For instance, they (the Hive and it's owner(s)) were the host of several events to feed the homeless and the less fortunate in the neighborhood during the holidays over the years. In which, they purchased and prepared all of the food and beverages out of their own pockets, and invited the homeless and people in the area to feed themselves and their families free of charge and hassle free.

Another example I can give of their contributions to the neighbor and why I believe they would be an asset to the community is; over the past couple of years, they have done back to school drives for supplies and needed materials for underprivileged youths in the neighborhood. I have also witnessed them host several community basketball and softball tournaments to provide the community with activities to partake in during the winter and summer time, while kids in the area were on break. All done to give the kids an alternative set of activities to do. Rather than roaming the streets getting themselves into trouble, or seating in the house playing video games all day, not getting any exercise. All of which as far as I know, was done without asking for anything in return. Which in my humble opinion is what a member, either a business or community leader should do when people are in need of a hand up, or sitting idol in need of direction and focus.

Most recently, I was fortunate enough to view their live podcast of a round table discussion regarding the current unrest around the country regarding race relations, and community and police relations. In my opinion it was well thought out and conducted in a positive manner. Were the panelists not only discussed the negative and positive impacts of the protest and rallies. They also covered possibly solutions and ideas for improving the circumstances that communities across the country are dealing with as of late.

I also witnessed their support for the neighborhood when an associate of mine and theirs, prior to the outset of the corona virus, needed a place to host a birthday party for their child, and could not find a venue for the activity. The Hive opened its doors and allowed the family to gather in their place of business. Which brought a lot of joy to the child and their friends and family.

It's examples like these that I have written this letter of support of the Hive and its ownership. I believe that this venue will be an asset to the community. Not only are they a business venture, they are also leaders and a positive influence on the community. Concerning their location which has a sports bar and grill, a cell phone outlet, a African convenient store, a church, a bike club, and a hookah lounge, a tattoo shop, and was a former house of barber shop/salon. They are the only business in that area that has given back to the neighborhood.

Sincerely yours,  
Mr. Joseph Robinson-Jones  
Resident of The City of Tempe  
[REDACTED]

--  
Daryl "Huey" Stevenson  
The Hive Arizona  
"Where we stay buzzin with the hottest artist!"  
[REDACTED]



**Jimenez, Lee**

---

**From:** Daryl Stevenson <thehivearizona@gmail.com>  
**Sent:** Saturday, August 15, 2020 11:03 AM  
**To:** Jimenez, Lee  
**Subject:** Fwd: Hearing

----- Forwarded message -----

From: **Jonathan McCants** <[jkmccants29@gmail.com](mailto:jkmccants29@gmail.com)>  
Date: Thu, Aug 13, 2020 at 9:05 PM  
Subject: Hearing  
To: <[thehivearizona@gmail.com](mailto:thehivearizona@gmail.com)>

**The Hive Arizona has been a location that promotes creativity, community involvement, and brotherhood beyond the walls of the king center location. Events such as community softball/basketball tournaments, food drives, homeless outreach and clean up programs. The Hive Arizona is a positive part of the Tempe community. The opening of The Hive Arizona would promote advancement within the King center as well as the surrounding Tempe community.**

Personally I have been apart of four sporting events put on by The Hive. Each event has had positive turnouts, family involvement with attractions for the children as well as the actual tournament. They collected can goods, school supplies and clothes at the tournament for the homeless as well as children going back to school.

The Hive has put on Thanksgiving and Christmas dinners for the homeless and less fortunate family's over the last few years. Offering live music as well as hot food throughout the day. The event drew over 40 local homeless individuals in the community with the help of friends and other local businesses.

Opening The Hive Arizona would be a positive move toward rebuilding our community in this future of uncertainty, please consider my letter in the hearings.

Jonathan K. McCants

--

Daryl "Huey" Stevenson  
The Hive Arizona  
"Where we stay buzzin with the hottest artist!"  
