

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 01/11/2022  
Agenda Item: 5**

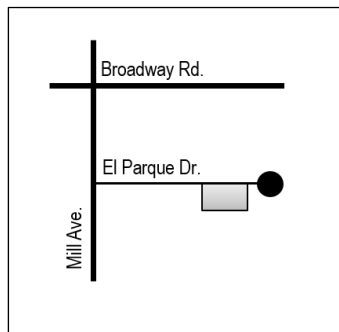
**ACTION:** Request a Use Permit to allow a fraternity house for FIJI HOUSE, located at 37 East El Parque Drive. The applicant is Alpha Sigma Chapter House Corporate, L.L.C.

**FISCAL IMPACT:** N/A

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

**BACKGROUND INFORMATION:** FIJI HOUSE (PL210363) is a fraternity house containing five (5) dwelling units. The fraternity has been operating without a use permit since summer 2021, with the first code violation for the use issued on October 18, 2021. The property owner/applicant have other outstanding code violations related to site modifications without the required City approvals. The request includes the following:

ZUP210092 Use Permit to allow a fraternity house in the R-2 zoning district.



|                 |  |
|-----------------|--|
| Property Owner  | LMN Investments L.L.C. / JRTEMPESIXPLEX L.L.C. / ASURental L.L.C.  |
| Applicant       | C.J. Berg, Alpha Sigma Chapter House Corporation, L.L.C.   |
| Zoning District | R-2 (Multi-Family Residential)   |
| Site Area       | 17,480 s.f.  |
| Building Area   | 4,207 s.f.   |
| Number of Units | 5 units  |
| Unit Types      | Four (4) two-bedroom<br>One (1) three-bedroom  |
| Vehicle Parking | Provided Quantity Unknown (6 min. required for original six-unit development, 17 min. required for proposed use) |
| Bicycle Parking | Provided Quantity Unknown (11 min. required for proposed use)  |

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Karen Stovall, Senior Planner (480) 350-8432

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

## COMMENTS

The property is located on the south side of El Parque Drive, west of Mill Avenue and is zoned R-2. Building permit records show that the site was developed in approximately 1958 as a six-unit apartment building that contained four (4) two-bedroom units and two (2) one-bedroom units, for a total of six (6) units. There is no record of the original approved site plan on file with the City of Tempe.

Historical aeriels show the land in the center of the units having landscaping, including trees. Vehicle parking was located directly north of the building and landscaping. Sometime around 2009, residents began parking in the landscape area, and eventually, the landscaping was eliminated. See Attachments 3-6 for historical aerial photos between 1969 and 2019.

The property owner and/or applicant have made several modifications to the site without receiving required City approvals, including:

- Modifying the original open space in the middle of the units.
- Constructing a wall and fence greater than four feet in height within the required front yard building setback. See attachments 14 and 15 for current street view photos of the site.
- Relocating parking from its historical location to an area directly adjacent to the public street.

At the time of construction in 1958, the Zoning and Development Code required six (6) vehicle and no bicycle parking spaces. As a multi-family land use today, the Zoning and Development Code (ZDC) would require 12 vehicle and five (5) bicycle parking spaces. If the site remains multi-family residential, it is considered a legal non-conforming development, and the previously provided six (6) spaces could remain as-is. However, vehicle and bicycle parking requirements for a fraternity differ from that of multi-family residential land uses. As a fraternity, the ZDC requires 17 vehicle and 11 bicycle parking spaces. The site plan submitted shows the 17 spaces along the north property line, which is within the required front yard building setback and possibly within the El Parque Drive right-of-way. The plan also does not account for required parking lot landscaping or lighting. If submitted for Development Plan Review, the location and layout of the parking shown on the site plan would not be approved.

Note that the site plan also shows a sidewalk along the south side of El Parque Drive; however, most of the property does not have a sidewalk running adjacent to it. A sidewalk only runs for approximately 15 feet from the east property line. If a sidewalk did exist for the entire frontage of the site, many vehicles would be parked overhanging the sidewalk.

The applicant informed staff that during the summer of 2021, the property owner combined the two one-bedroom units into a single three-bedroom unit, leaving a total of five (5) units in the complex. There is no record of the owner receiving permits to do this construction. A building permit application was submitted in November 2021 and has been deemed incomplete twice, so no review has occurred. The project description filled out on the building permit application states it is for "existing apartments remodeled without permit." However, the plans depict the building currently containing five (instead of the original six) and do not include the request to combine two units into one. If the application is deemed complete in the future, which will allow for formal review, this issue will need to be resolved during the review process.

## CODE VIOLATIONS

The property has code violations opened in September and October 2021 for the following:

- a. Operating a fraternity house without Use Permit approval.
- b. Constructing a fence greater than four feet in height in the required front yard building setback without Use Permit approval.
- c. Making other site modifications, such as adding vehicle parking, without Development Plan Review approval.
- d. Lack of maintenance, which includes trash, litter/and or debris between the building and side property lines and failure to maintain landscaping.

## PUBLIC INPUT

One email was received as of the completion of this staff report and is included in the attachments.

## POLICE INPUT

The Police Department stated there have been a total of eight (8) calls for service to the property in 2021. Five of the eight

are related to noise. Please see the attached calls for service report.

## **USE PERMIT**

The proposed use requires a Use Permit for a fraternity house in the R-2 zoning district.

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

1. *Any significant increase in vehicular or pedestrian traffic*; the use creates an increase in traffic. The ZDC requires a higher quantity of vehicle and bicycle parking spaces than if the site were a multi-family residential use. The vehicle parking depicted on the site plan submitted with this application does not comply with the ZDC. Additionally, it does not appear that the site would be able to accommodate 17 vehicle parking spaces with a design that also complies with the code.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; since the use began in summer 2021, Police received four (4) "Loud Party in Progress" and one (1) "Criminal" (loud/disruptive parties) calls for service related to activities on the site. It appears that the use emits noise at levels exceeding that of ambient conditions.
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 use is currently contributing to the deterioration of the neighborhood and downgrading property values due to the unauthorized site modifications that have occurred, including the installation of walls and fences within the front yard and parking vehicles in the front yard. Additionally, the open code violations regarding trash, litter/and or debris add to deterioration of the neighborhood.
4. *Compatibility with existing surrounding structures and uses*; the apartment building has existed since 1958. If the unauthorized site modifications are removed, it could be compatible with the surrounding structures again.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; based on the calls for service received by the Police Department since the fraternity began operating on the property, it does not appear that the residents have adequately controlled disruptive behavior and have created a nuisance to the surrounding area.

## **REASONS FOR DENIAL:**

Based on the information provided by the applicant and the above analysis, staff cannot support approval of the requested Use Permit. This request does not meet the required approval criteria and would not conform to the required development standards to bring the parking into compliance for the proposed use.

## **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:**

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 only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed.
2. Return to the appropriate decision-making body for review of compliance with conditions of approval within six (6) months.

3. The number of vehicle and bicycle parking spaces required per Zoning and Development Code Part 4, Chapter 6 – Parking, shall be provided. As proposed, a minimum of 17 vehicle parking spaces and 11 bicycle parking spaces are required.
4. Provide landscaping withing the courtyard of the apartment building, as shown in historical aerial photos.
5. Remove the masonry wall and wood fence that exceed four (4) feet in height that are located within the front yard building setback unless a use permit is approved.
6. Site light shall be brought into conformance with Zoning and Development Code Chapter 8 – Lighting.
7. A Development Plan Review application processed through the Planning Division is required for all site modifications.
8. The applicant shall contact the City of Tempe Crime Prevention Unit for a security plan within 30 days of this approval. Contact Crime Prevention at 480-858-6330.

**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 Fiji House 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.
- As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this site.
- Any intensification or expansion of use shall require a new Use Permit.

**HISTORY & FACTS:**

- |                    |   |
|--------------------|---|
| September 17, 2021 | Code Compliance issued a correction notice (CM211235) for lack of maintenance and unauthorized site modifications for the property located at 37 E. El Parque Drive.  |
| October 4, 2021    | Code Compliance issued a correction notice (CM211235) for lack of maintenance, unauthorized site modifications, and debris or trash-covered exterior areas for the property located at 37 E. El Parque Drive. |



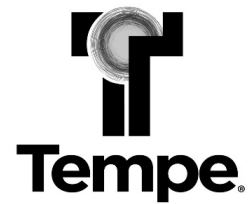
October 18, 2021

Code Compliance issued a correction notice (CM211235) for lack of maintenance, unauthorized site modifications, a non-permitted wall or fence, and non-permitted use in a residential district for the property located at 37 E. El Parque Drive.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 3-102 Permitted Uses in Residential Districts

Section 6-308 Use Permit

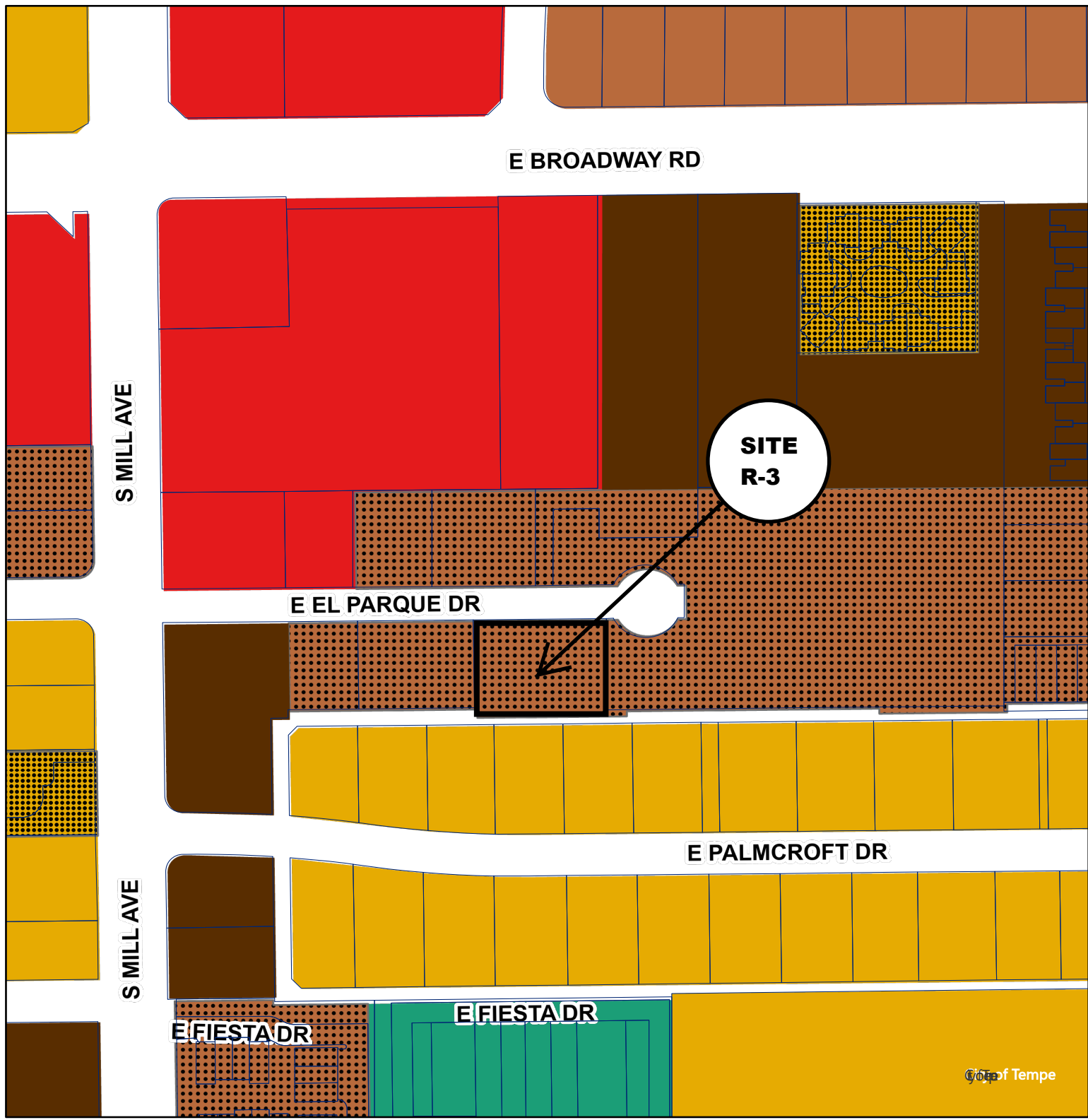


# DEVELOPMENT PROJECT FILE

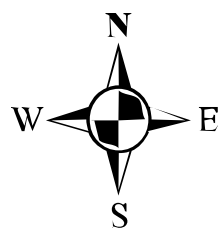
for  
FIJI HOUSE  
(PL210363)

## ATTACHMENTS:

1. Location Map
2. Aerial
- 3-6. Historical Aerials, 1969-2019
- 7-8. Letter of Explanation
- 9-13. Context Photos provided by applicant
- 14-15. Street View Photos dated December 2021
- 16-17. Context Plans
18. Site Plan
19. Floor Plan
20. Tempe Police Department calls for service at 37 E. El Parque Dr. between January 1, 2021 and December 22, 2021
21. Public Input



- Commercial Shopping and Services (CSS)
- Residential/Office (RO)
- Single-Family Residential (R1-6)
- Single-Family Residential Planned Area Dev (R1-PAD)
- Multi-Family Residential (R-2)
- Multi-Family Residential Restricted (R-3R)
- Multi-Family Residential Limited (R-3)
- Multi-Family Residential General (R-4)



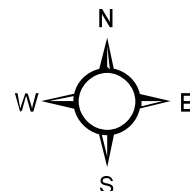


# FIJI HOUSE

PL210363



## Aerial Map





# Historical Aerial Photography



12/23/2021, 2:23:04 PM

Image  
Maricopa County High : 255 Low : 0  
Local

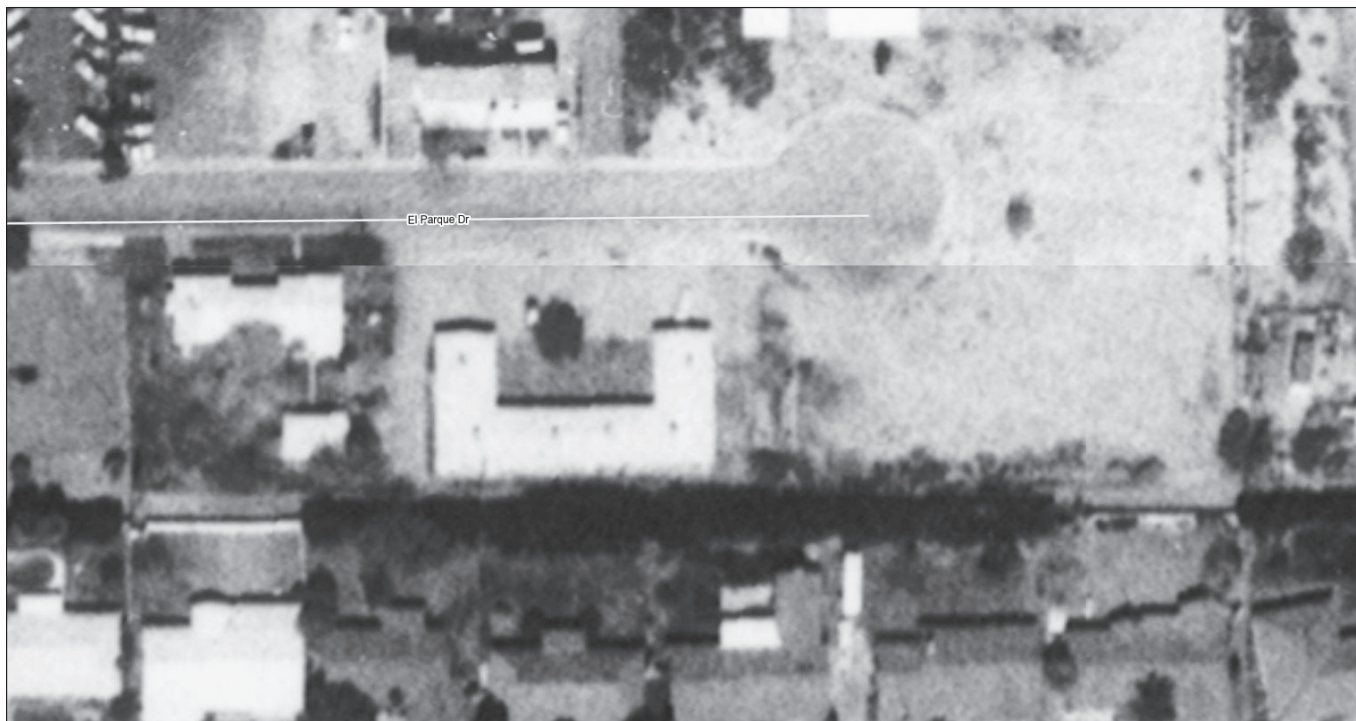
1969

1:564  
0 0.01 0.01 0.02 mi  
0 0.01 0.01 0.03 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Office of Enterprise Technology/GIS  
© 2020 Maricopa County

# Historical Aerial Photography



12/23/2021, 2:24:15 PM

Image  
Maricopa County High : 255 Low : 0  
Local

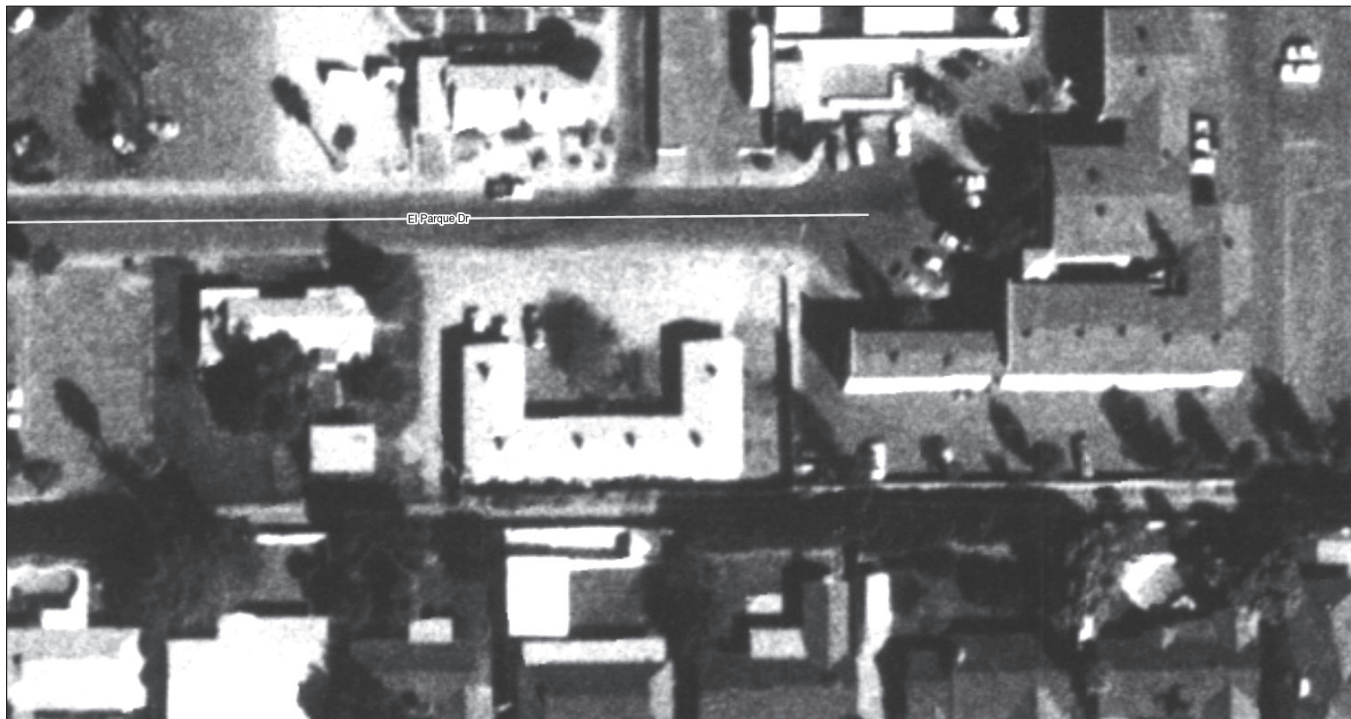
1976

1:564  
0 0.01 0.01 0.02 mi  
0 0.01 0.01 0.03 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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# Historical Aerial Photography



12/23/2021, 2:25:09 PM

Image  
Maricopa County High : 248 Low : 0  
Local

1986

1:564  
0 0.01 0.01 0.02 mi  
0 0.01 0.01 0.03 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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# Historical Aerial Photography



12/23/2021, 2:25:57 PM

Image  
Maricopa County High : 255 Low : 0  
Local

1996

1:564  
0 0.01 0.01 0.02 mi  
0 0.01 0.01 0.03 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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# Historical Aerial Photography



12/23/2021, 2:27:27 PM

Maricopa County  
 Local  
■ Green: Band\_2  
■ Red: Band\_1  
■ Blue: Band\_3

2004

1:564  
 0 0.01 0.01 0.02 mi  
 0 0.01 0.01 0.03 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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# Historical Aerial Photography



12/23/2021, 2:28:25 PM

Maricopa County  
 Local  
■ Green: Band\_2  
■ Red: Band\_1  
■ Blue: Band\_3

2009

1:564  
 0 0.01 0.01 0.02 mi  
 0 0.01 0.01 0.03 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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# Historical Aerial Photography



12/23/2021, 2:30:00 PM

Maricopa County  
 Local  
 Image  
■ Red: Band\_1  
■ Green: Band\_2  
■ Blue: Band\_3

2014

1:564  
 0 0.01 0.01 0.02 mi  
 0 0.01 0.01 0.03 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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# Historical Aerial Photography



12/23/2021, 2:31:08 PM

Maricopa County  
 Local

2019

1:564  
 0 0.01 0.01 0.02 mi  
 0 0.01 0.01 0.03 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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December 6, 2021

City of Tempe - Community Development Department  
ATTN: Shelly Seyler, Interim Community Development Director  
31 East 5th Street, Garden Level  
Tempe, Arizona 85281

Re: Use Permit Application for 37 E El Parque Dr., Tempe, AZ 85282

Dear Shelly Seyler,

The undersigned members of the Alpha Sigma Chapter House Corporation, LLC submit the following Use Permit Application on behalf of the Undergraduate Chapter of Phi Gamma Delta (Fiji) Fraternity at Arizona State University. The purpose of this application is to obtain a use permit to allow the fraternity to occupy the residential apartment complex located at 37 E El Parque Dr., Tempe, AZ 85282.

The attached Use Permit Application will allow 11 members of Phi Gamma Delta Fraternity to continue to reside in the 5 units of the multi-family residential complex located at 37 E El Parque Dr. In accordance with Section 6 of the Use Permit Application, please accept the following responses to the corresponding questionnaire:

a. **Any significant vehicular or pedestrian traffic in adjacent areas:**

We do not anticipate an increase in vehicular or pedestrian traffic in the adjacent areas to 37 E El Parque Dr. The property has a parking ratio of 3.4 per unit which provides more than adequate parking for residents and guests.

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

The residents of 37 E El Parque Dr. do not foresee a nuisance to the community arising from the approval of this Use Permit.

c. **Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is conflict with the goals, objectives or policies of the city's adopted plans for General Plan;**

The residents of 37 E El Parque Dr. do not foresee the degradation of property or community arising from the approval of this Use Permit.

d. **Compatibility with existing surrounding structures and uses; and**

37 E El Parque Dr. is zoned as a multi-family residential complex, therefore there is no reason to suspect that this Use Permit would impact compatibility with existing surrounding structures and uses.

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

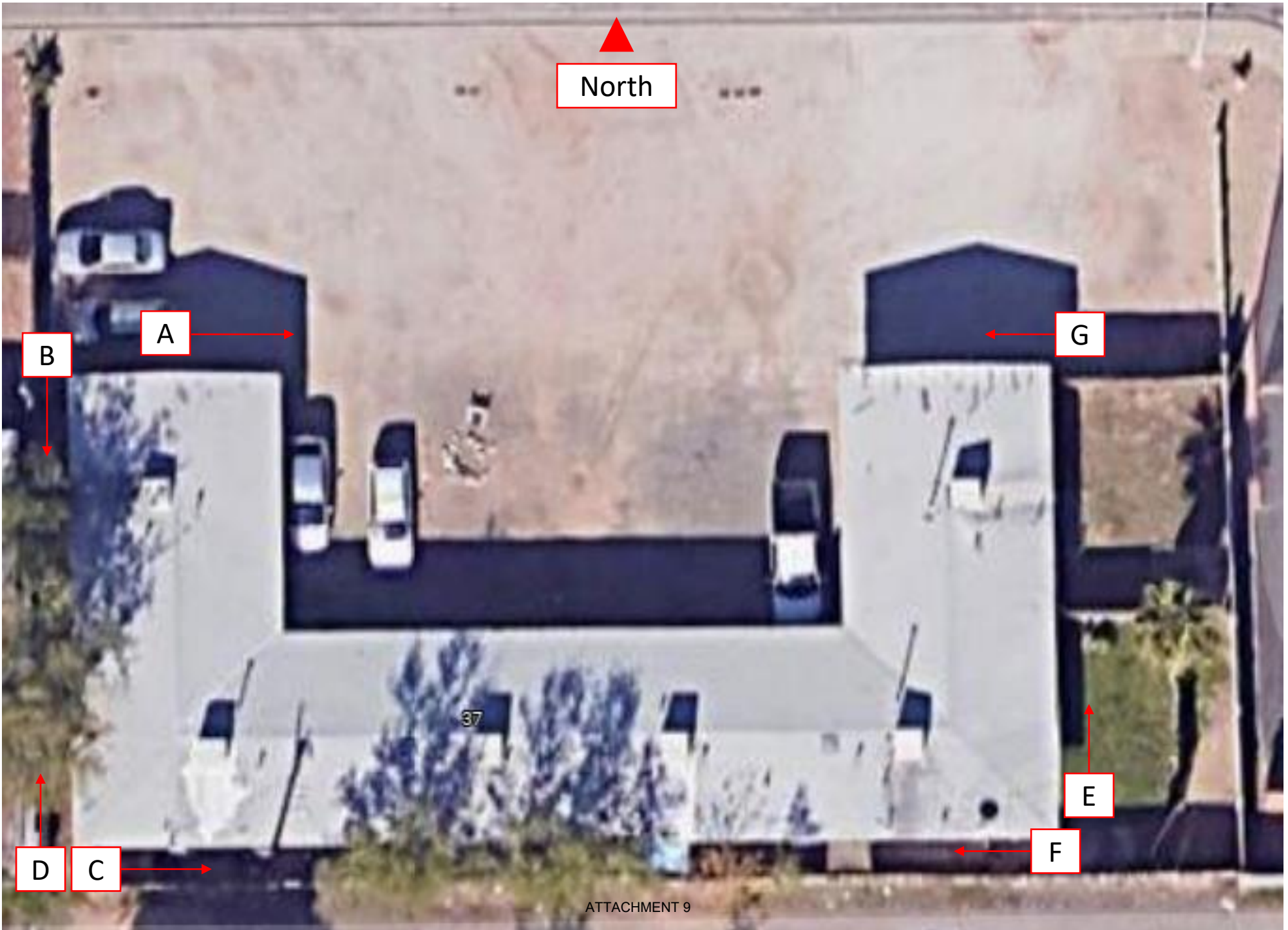
The residents at 37 E El Parque Dr. are subject to all laws and regulations just as any other resident of the City of Tempe. However, as members of an undergraduate chapter at

Arizona State University, members are subject to additional rules and regulations surrounding social events and gatherings which require members/residents to have adequate controls in place to manage any disruptions that could occur. If the Use Permit were to be approved, members/residents would work with the City of Tempe to develop a Multi-Housing Community Security Plan.

The Alpha Sigma Chapter of Phi Gamma Delta and its members have been active and engaged residents of the City of Tempe for the last 56 years. For nine of those years, from 2010 to 2019, the undergraduate chapter resided at 1116 East Lemon Street under the previously approved use permit [ZUP13002](#), until the property lease expired. The requested Use Permit will allow fraternity members to continue to reside at 37 E El Parque Dr. and provide members with the opportunity to continue to positively contribute to their community and university.

Thank you for your consideration,

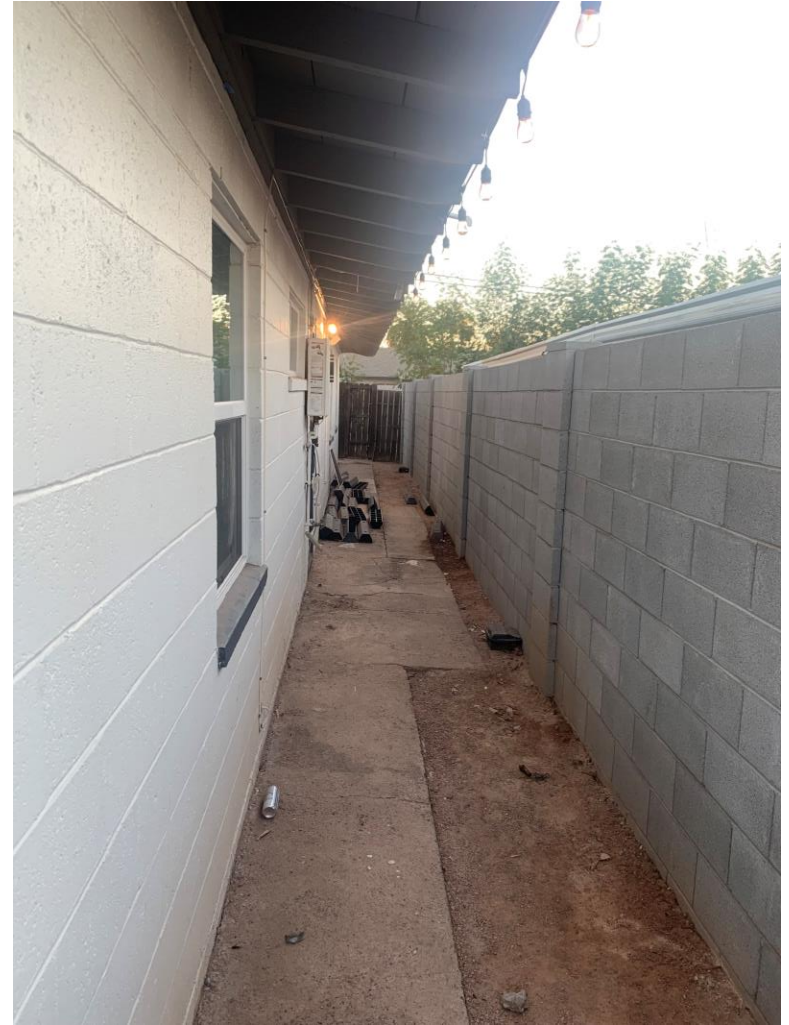
# Photo Location Cover Sheet



Context Photo A  
North West Corner Facing East



Context Photo B  
North West Corner Facing South

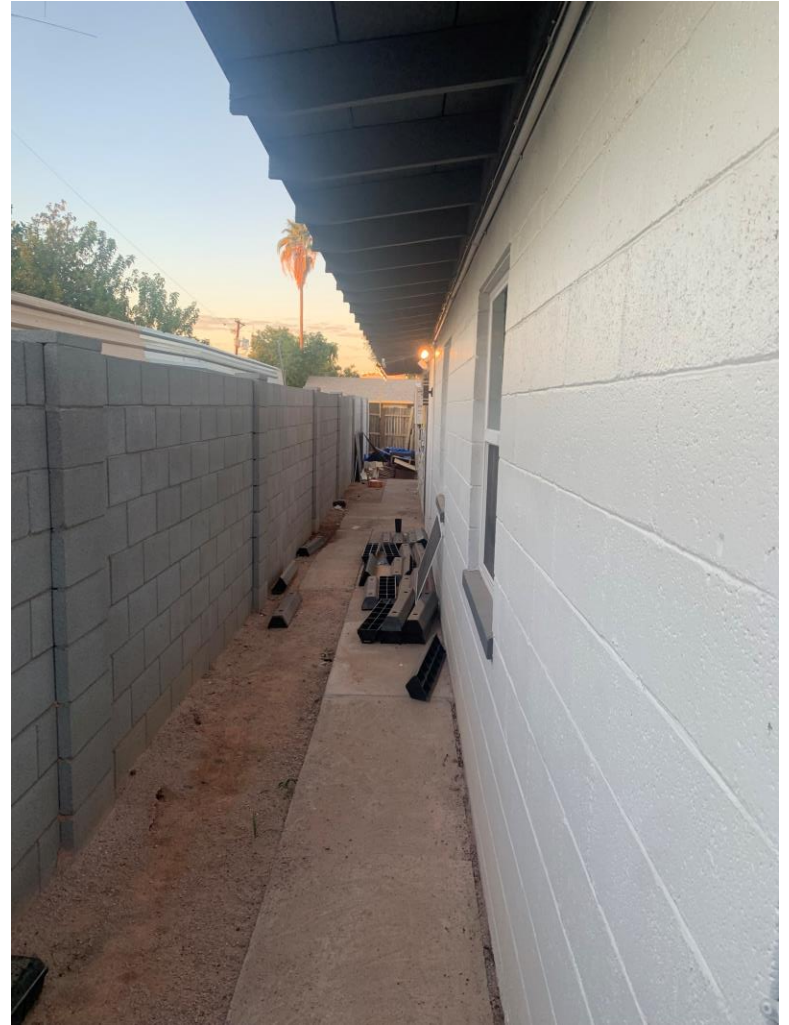




Context Photo C  
South West Corner Facing East



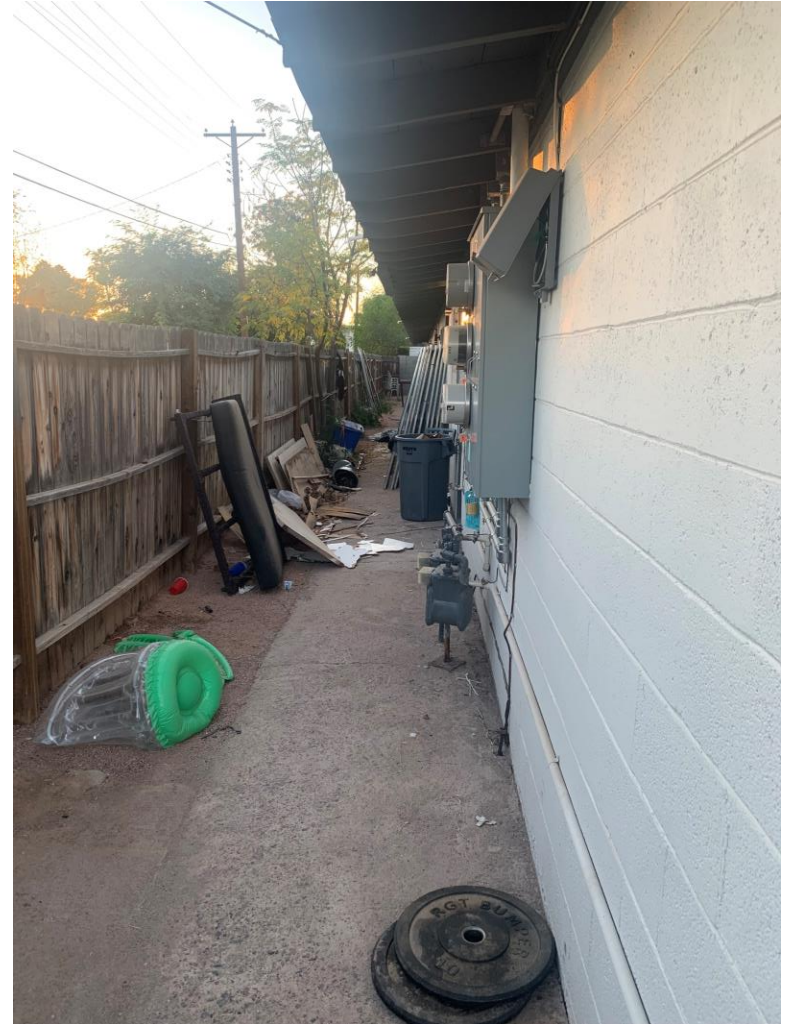
Context Photo D  
South West Corner Facing North



Context Photo E  
South East Corner Facing North



Context Photo H  
South East Corner Facing West





Context Photo G  
North East Corner Facing West



Context Photo H  
North East Corner Facing South





Google Maps 120 E El Parque Dr



Image capture: Dec 2021 © 2021 Google

Tempe, Arizona

Google

Street View - Dec 2021

ATTACHMENT 14



Google Maps 184 E El Parque Dr



Image capture: Dec 2021 © 2021 Google

Tempe, Arizona

Google

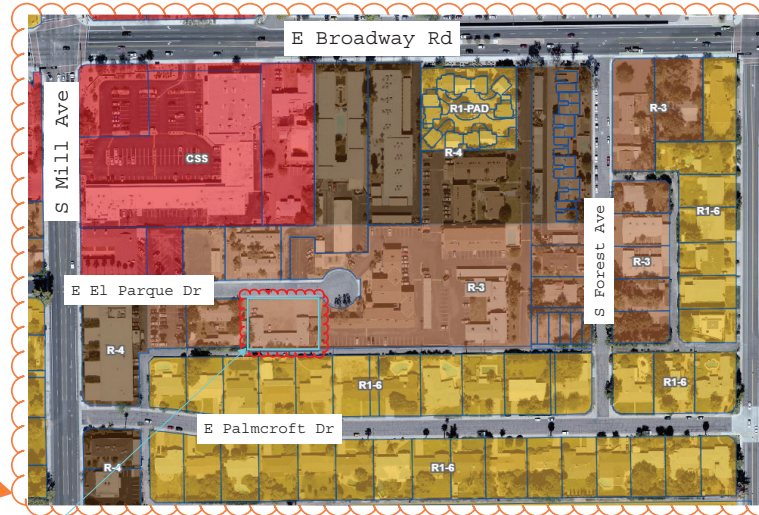
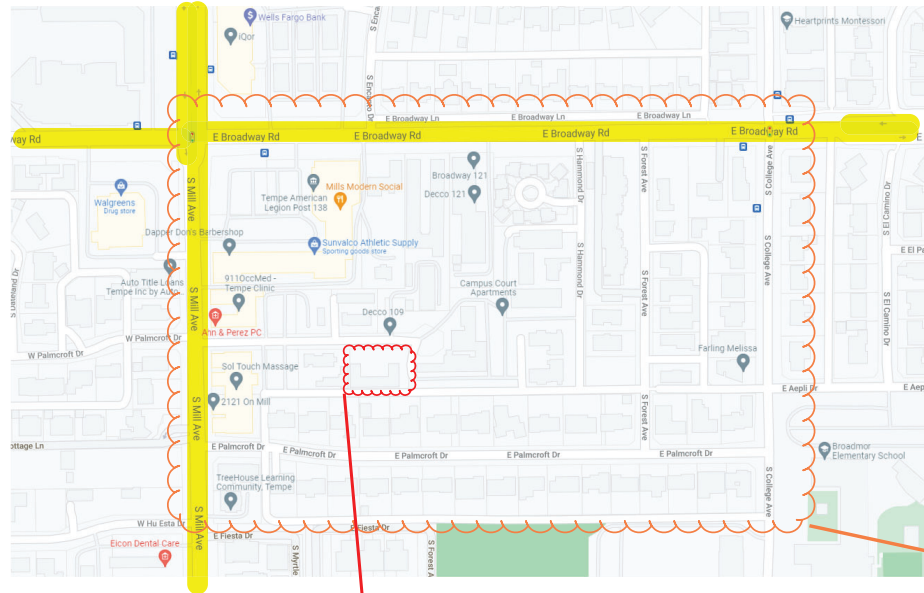
Street View - Dec 2021

ATTACHMENT 15



# Zoning Page

Major intersection identified:  
S Mill Ave/E Broadway Rd



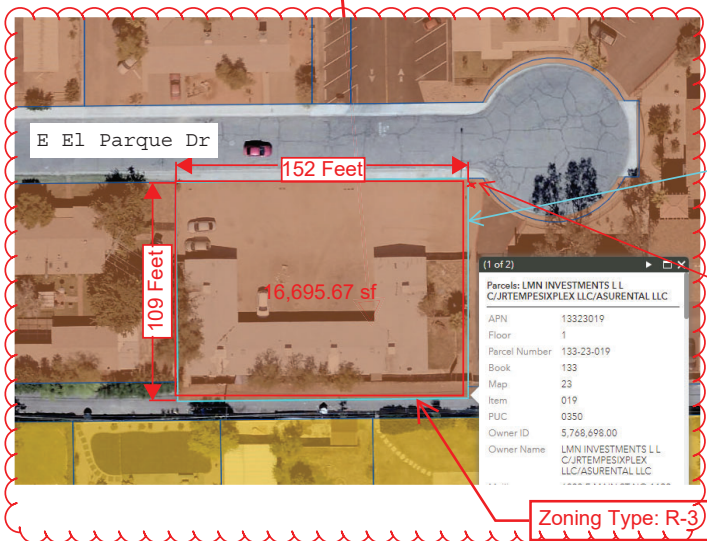
CSS  
Zoning:  
Commercial

R-4 Zoning:  
Multi-Family  
Residential

R-3 Zoning:  
Multifamily  
Residential

R1-PAD:  
Residential +  
Planned Area  
Development

R1-6  
Zoning:  
Residential

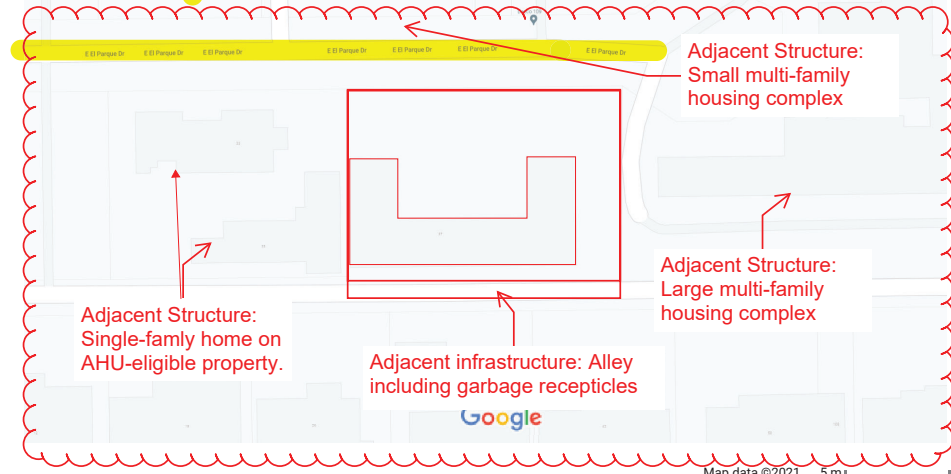
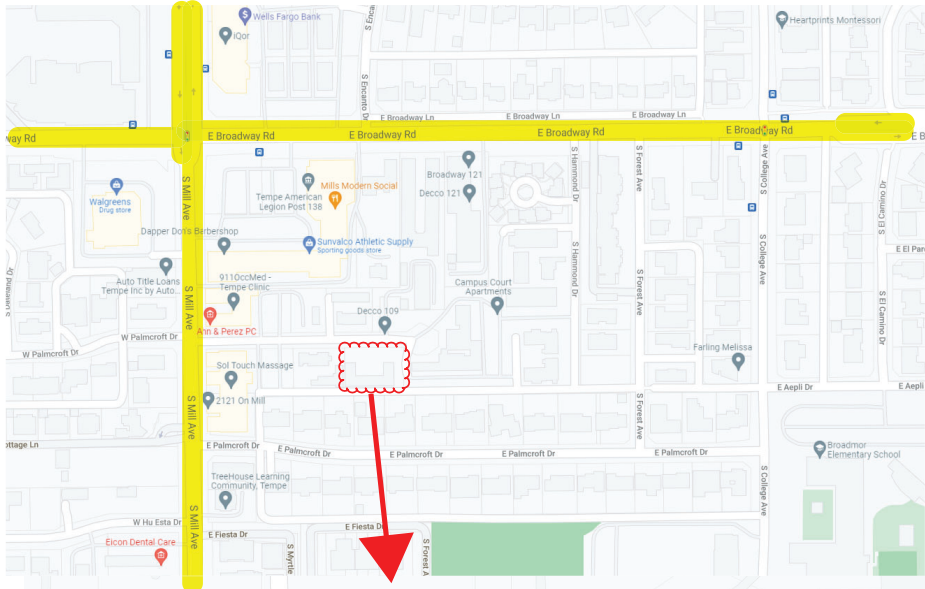


Other/Misc. Submittal Requirements:

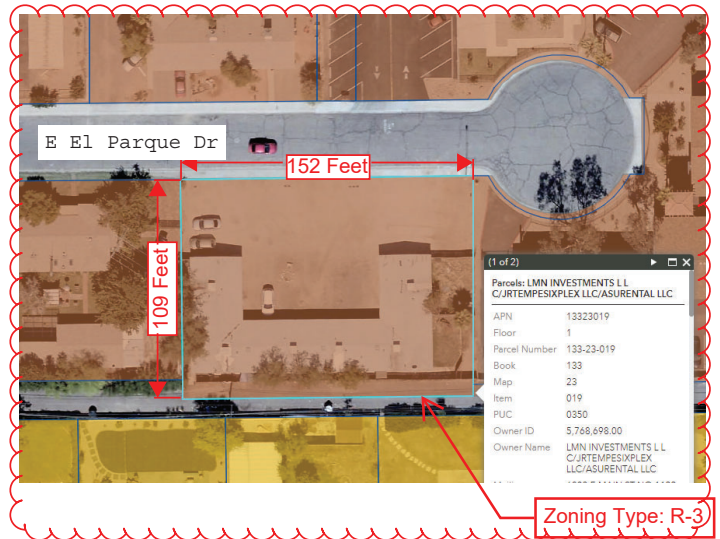
- No known easements. No proposed easement additions.
- No proposed improvements/changes in sidewalks, streets, etc.
- Accessible route: decomposed granite (ADA Compliant) between city sidewalk and building structure. Dimensions: See measurement "A" on Relative Locations Page.
- No proposed pavement changes. Existing pavement is decomposed granite (between sidewalks and building sidewalk).
- Density:
  - 5 units / 16,700 SQFT
  - 3.26 units per quarter acre
  - 7.18 tenants per quarter acre
- 11 tenants / 5000 SQFT of structure
- 455 SQFT/tenant
- Lot Coverage: 5000 SQFT indoor /16,700 SQFT outdoor
- Lot Coverage: ~30% of lot covered by building



Major intersection identified:  
S Mill Ave/E Broadway Rd

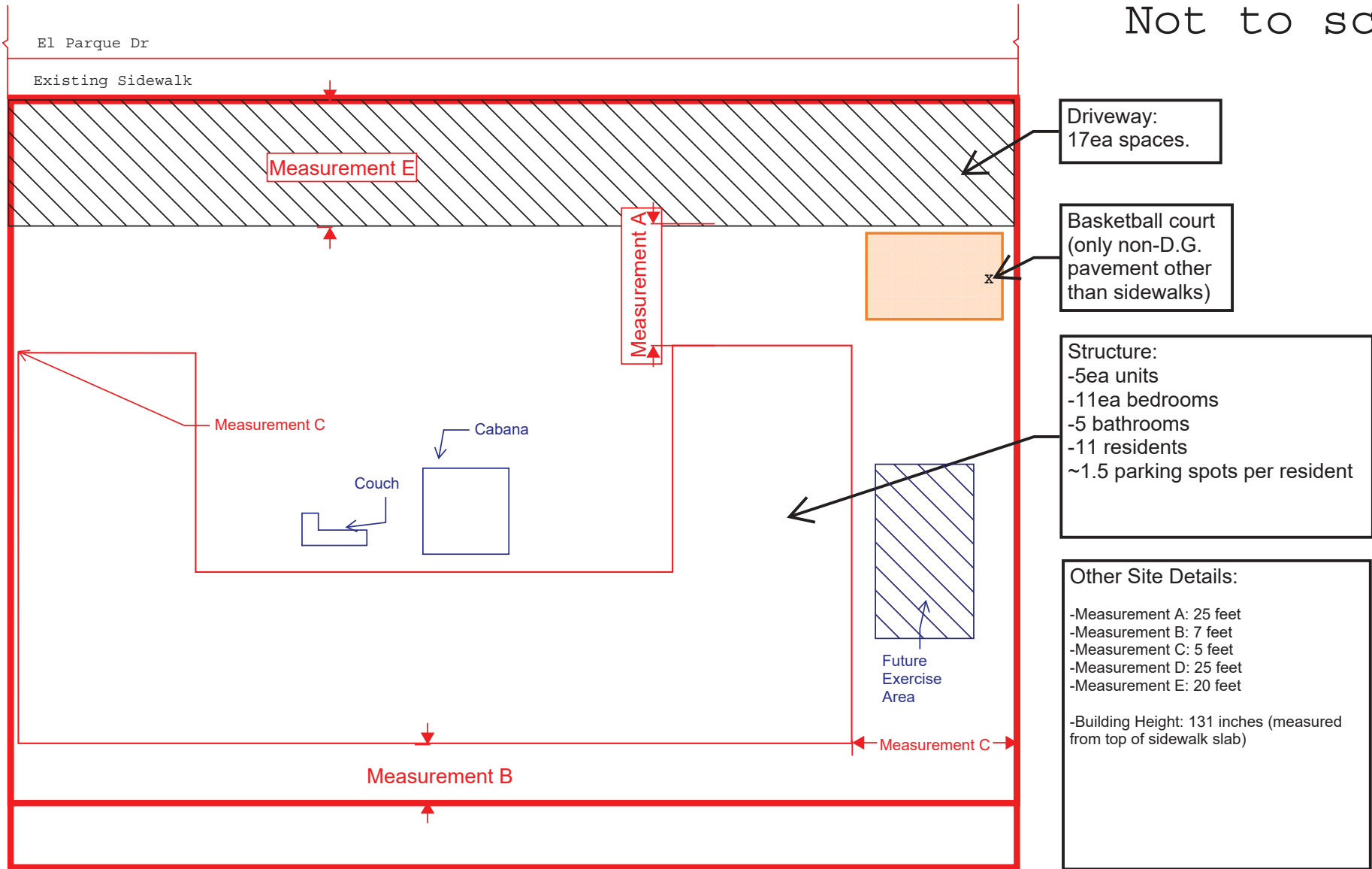


Adjacent Street + Address:  
37 E El Parque Drive



# Relative Locations Page.

Not to scale.



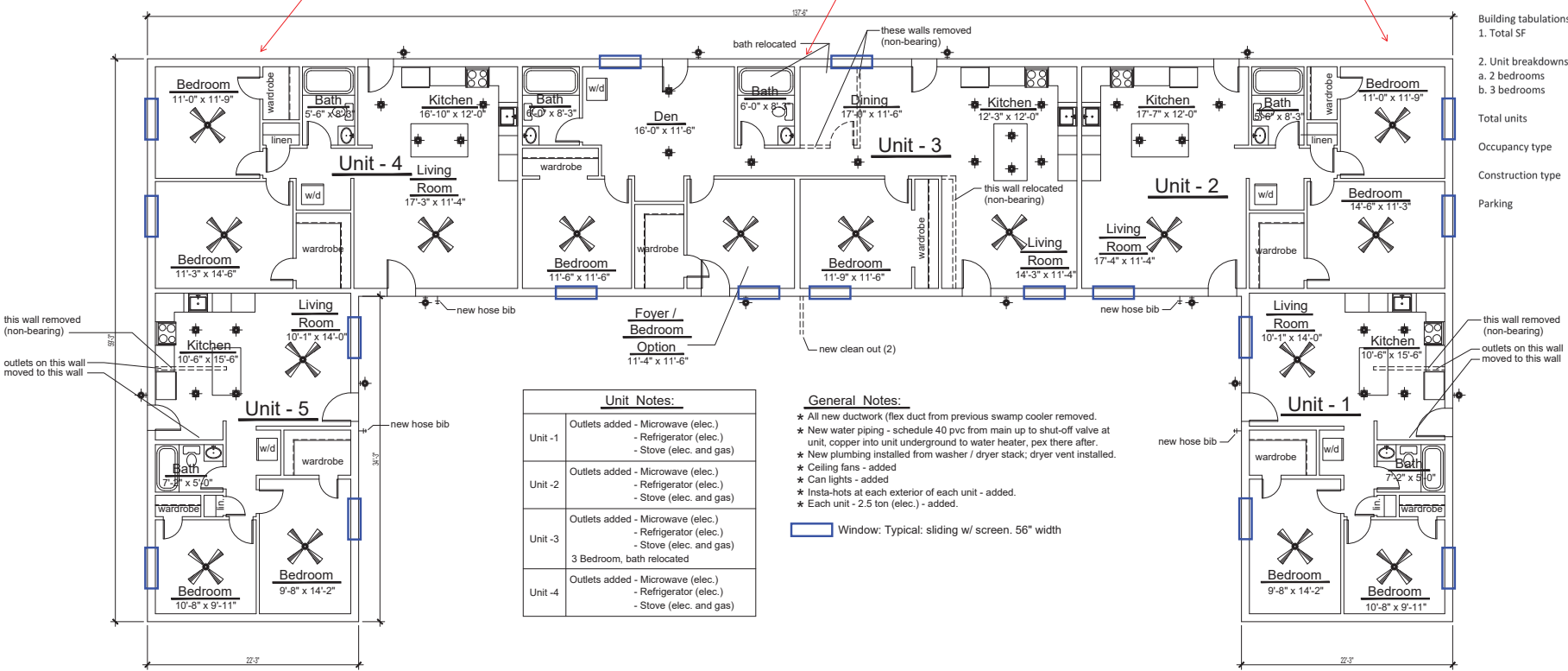
Electrical Breakers  
Utility Meters CDE  
Gas Meters DE

Gas Meter C

Electrical Breakers  
Utility Meters AB  
Gas Meters AB

**Project Code Review**

|                       |                                  |
|-----------------------|----------------------------------|
| Zoning                | R - 3 (Multi-family residential) |
| Site area             | 17,480 SF (0.401 acres)          |
| Building tabulations: |                                  |
| 1. Total SF           | 4,207 SF                         |
| 2. Unit breakdowns:   |                                  |
| a. 2 bedrooms         | 790 SF (5 total)                 |
| b. 3 bedrooms         | 1,040 SF (1 total)               |
| Total units           | 5                                |
| Occupancy type        | R2 (residential)                 |
| Construction type     | VB (Not sprinklered)             |
| Parking               | existing                         |

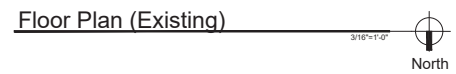


| Unit Notes: |   |
|-------------|---|
| Unit - 1    | Outlets added - Microwave (elec.)<br>- Refrigerator (elec.)<br>- Stove (elec. and gas)                              |
| Unit - 2    | Outlets added - Microwave (elec.)<br>- Refrigerator (elec.)<br>- Stove (elec. and gas)                              |
| Unit - 3    | Outlets added - Microwave (elec.)<br>- Refrigerator (elec.)<br>- Stove (elec. and gas)<br>3 Bedroom, bath relocated |
| Unit - 4    | Outlets added - Microwave (elec.)<br>- Refrigerator (elec.)<br>- Stove (elec. and gas)                              |

- General Notes:**
- \* All new ductwork (flex duct from previous swamp cooler removed).
  - \* New water piping - schedule 40 pvc from main up to shut-off valve at unit, copper into unit underground to water heater, pex there after.
  - \* New plumbing installed from washer / dryer stack; dryer vent installed.
  - \* Ceiling fans - added
  - \* Can lights - added
  - \* Insta-hots at each exterior of each unit - added.
  - \* Each unit - 2.5 ton (elec.) - added.

Window: Typical: sliding w/ screen. 56" width

| Symbols Legend |                          |
|----------------|--------------------------|
|                | Ceiling fan              |
|                | Wall mount light fixture |
|                | Recessed can light       |



9516 E. VENTASO CIRCLE  
TUCSON, AZ 85715  
PHONE: (520) 401-9183

PROJECT: 21-725  
DATE: 10.18.21  
DRAWN: JW  
CHECKED: GG

△  
△  
△

COPYRIGHT: BRAMC DESIGN GROUP PLLC  
DO NOT SCALE DRAWING

37 East El Parque Street  
Multi-Family Development

Tempe, Arizona

Floor Plan  
(As Built Condition)

SHEET: **A1.0**

**Tempe Police Department - Calls for Service - 37 E. El Parque Drive**

**January 1 - December 22, 2021**

| <b>Call #</b>  | <b>Call Date</b> | <b>Time</b> | <b>Initial Call Type</b>                        | <b>Cleared By</b>        | <b>Note</b>   |
|----------------|------------------|-------------|---|--------------------------|---|
| TE 2021-114327 | Oct-16-2021      | 15:14:19    | 415P (LOUD PARTY IN PROGRESS)                   | STREET CHECK             | Tempe Police responded to a Loud Party in Progress with reports of appx 60 attendees. 3 Officers dispatched. No violations found upon arrival. Contact made with subjects inside to advise about the complaint.   |
| TE 2021-105765 | Sep-24-2021      | 22:17:24    | 415P (LOUD PARTY IN PROGRESS)                   | NO FURTHER ACTION NEEDED | Tempe Police responded to a Loud Party in Progress with reports of appx 50 attendees and multiple subjects urinating in neighbors yard. 1 Officer dispatched. No violations found upon arrival.   |
| TE 2021-105648 | Sep-24-2021      | 17:03:06    | 419 (CRIMINAL INFORMATION)                      | NO FURTHER ACTION NEEDED | Tempe Police were requested to make contact with a neighbor about loud/disruptive parties. An Officer made contact and advised that TPD could be called to report crimes or other violations at the time if those occur.  |
| TE 2021-103686 | Sep-19-2021      | 17:18:49    | 961HZ (HIT & RUN ACCIDENT NO INJURIES CALLBACK) | NO FURTHER ACTION NEEDED |   |
| TE 2021-102950 | Sep-17-2021      | 22:15:17    | 415P (LOUD PARTY IN PROGRESS)                   | NO FURTHER ACTION NEEDED | Tempe Police responded to a Loud Party in Progress with reports of appx 30 people; trash in the yard, and attendees speeding in vehicles appx 70 mph on the neighborhood street. 1 Officer dispatched. No loud music or violations found upon arrival. An Officer made contact with subjects inside who advised that the party had concluded for the evening. |
| TE 2021-96887  | Sep-02-2021      | 22:59:34    | 415P (LOUD PARTY IN PROGRESS)                   | NO FURTHER ACTION NEEDED | Tempe Police responded to a Loud Party in Progress with reports of 20-40 people. 2 Officers dispatched. No violations found upon arrival; all quiet.  |
| TE 2021-85685  | Aug-06-2021      | 21:18:20    | SUBJEC(SUBJECT STOP)                            | NO FURTHER ACTION NEEDED |   |
| TE 2021-12000  | Feb-03-2021      | 06:43:35    | 900 (CHECK WELFARE)                             | NO FURTHER ACTION NEEDED | Tempe Police responded to reports of unauthorized squatters living inside the vacant residence. Upon contact, Officers determined that the individuals were authorized. No trespass, no crime or violation.   |

**From:** [Mark Stoneman](#)  
**To:** [Stovall, Karen](#); [Mark Stoneman](#)  
**Subject:** CASE - FIJI House CASE#PL210363  
**Date:** Tuesday, December 28, 2021 12:46:29 PM

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Good day

We have received your Public Hearing Notice as referenced above. We are the owners of the shopping center to the North of this property ( 15 through 85 E. Broadway). SEM Investments LLC is not in favor of a Fraternity house in this location. We believe the use and the issues that go along with a change from a 5 unit apartment complex to a fraternity house will be a substantial change to many factors for the neighboring properties, including ours.

We request that this use permit is denied for that reason.

Thank you

SEM Investments LLC