

MCKOWN BANQUET CENTER

2600 East Southern Avenue

Mesa, Arizona

PRELIMINARY CITIZEN PARTICIPATION REPORT

October 12, 2015

PURPOSE:

The purpose of this Preliminary Citizen Participation Report is to provide initial results of the implementation of the Citizen Participation Plan to inform citizens, property owners, neighborhood associations, and businesses concerning the Applicant's request to the City of Mesa for the following items related to the property located at 2600 E. Southern Avenue:

1. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
2. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
3. Substantial Conformance Improvement Permit (SCIP) .
4. Site Plan approval.

This information will ensure that those potentially affected by this application will have an adequate opportunity to learn about and comment on the proposed plan addressed in this application.

CONTACT:

Those coordinating the Citizen Participation activities are listed as follows:

Reese L. Anderson
Pew & Lake, PLC
1744 S. Val Vista Drive, Suite 217
Office: 480-461-4670
Facsimile: 480-461-4676
Email: reese.anderson@pewandlake.com

Jeff D. Welker
Welker Development Resources, LLC
3125 E. Dover Street
Phone: 480-209-7167
Email: jeffw@wdrllc.net

COMMUNICATIONS:

From 08/19/2015 through 09/21/2015 the owners held numerous informal discussions with over two dozen property owners adjacent to and in the area near the property. Those informal discussions were positive and the property owners indicated their support for the project; including 28 formal letters of endorsement (see attached).

CORRESPONDENCE:

On 09/09/2015, letters regarding the neighborhood meeting were mailed to those individuals listed on the contact list (see attached); including individual property owners within 1000-feet, all registered neighborhood associations and Homeowners Associations within ½-mile, and businesses within one quarter mile. These mailings included a letter describing the project and site plan (see attached copy of letter).

NEIGHBORHOOD MEETING:

On 09/22/2015, a neighborhood meeting was held at the residence located at 2600 E Southern Avenue, from 6:00 to 7:00 PM. The meeting provided attendees an introduction to the project and an opportunity to ask questions and state concerns. A sign-in list was used (see attached). Via this report, copies of the sign-in list and related documents are provided to the City of Mesa Planner assigned to this project.

RESULTS:

There are 307 persons/entities on the contact list as of the date of this Preliminary Citizen Participation Report. A total of nine individuals attended the neighborhood meeting.

1. SUMMARY OF CONCERNS, ISSUES AND/OR PROBLEMS:

Of the eight individuals attending the neighborhood meeting and all other communications held prior, one specific concern, issue and/or problem regarding the proposed banquet center were expressed. Particularly, one attendee expressed a concern that the traffic associated with banquet events would exceed the traffic associated with the existing commercial uses in this reach of Southern Avenue.

The primary interests and questions expressed by attendees involved operational issues such as the typical days/times receptions would be held at the site, average numbers of people attending receptions, etc. In addition, there was a question regarding any the owners proposed additions or expansion of the existing residence to accommodate the proposed banquet center uses.

2. HOW CONCERNS ISSUES AND/OR PROBLEMS WERE ADDRESSED:

Regarding the single individual that expressed concern over the traffic that might be generated by the proposed banquet center, that concern was addressed as follows:

- It is not anticipated that the proposed banquet center would generate traffic volumes that exceed the church adjacent to the east boundary or any other commercial uses in this reach of Southern Avenue.
- Typically, most banquet uses would occur evening after the daily commuter traffic.
- Typically banquet events are a “come and go” activity and attendees do not generally arrive or depart at the same timeframe. Accordingly, any traffic associated with a banquet event would be spread-out over a longer period of time.

The individual that expressed this concern appeared satisfied with the explanations given.

Regarding the questions regarding operational issues, it was explained that the hours of operation are anticipated to be 9 AM to 10 PM Monday through Saturday and closed on Sunday, but are subject to change. It is anticipated that Thursday, Friday, and Saturday evening to be when the majority of their operations and activities to occur. Depending on the day and time of the day, there could be anywhere between 5 and 10 employees on site in support of the banquet event being held.

Lastly, it was explained that the owner's are not proposing any external additions, modifications, or expansion of the existing residence. The attendees were informed that the owner's intended to keep the existing storage building in the rear of the yard for storing tables, chairs, etc. associated with banquet events. Attendees also were informed that there would be internal remodeling performed to ensure compliance with Mesa's life/safety codes and to accommodate ADA compliance/access. In addition, there would be work performed to the site (as illustrated on the site plan) to provide for required parking and supplement the existing landscaping with trees and shrubs.

SCHEDULE:

- Formal Application (P&Z and Submittal - August 31, 2015
- Neighborhood Meeting (Tentative) - September 22, 2015
- Re-submittal of application and Citizen Participation Report - October 13, 2015
- Planning and Zoning Board Hearing - November 18, 2015 (Anticipated)
- City Council Introduction - December 1, 2015 (TBD)
- City Council Final Action - December 8, 2015 (TBD)
- Board of Adjustment Hearing - December 2, 2015 or January 6, 2016 (Anticipated)

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature):



NAME (Print):

Larry Hook

ADDRESS:

1120 S. Lyn Rae Sq.

PHONE:

480-980-2103

DATE:

9-22-15

EMAIL ADDRESS:

LLH_Larry@cox.net

STATEMENT OF SUPPORT

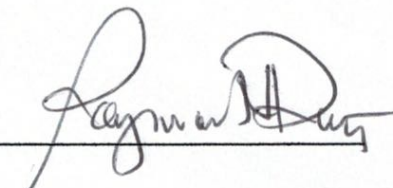
2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature):

Raymond Domantay 

NAME (Print):

RAYMOND DOMANTAY

ADDRESS:

1110 SOUTH LYNRAE SQUARE MESA AZ 85204

PHONE:

(480) 540-2258

DATE:

9/21/15

EMAIL ADDRESS:

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature):

Joseph L Hughes

NAME (Print):

Joseph L Hughes

ADDRESS:

2424 E Southern Ave Mesa Az

PHONE:

602 931-9405

DATE:

9/20/15

EMAIL ADDRESS:

johugh

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature): Melodee Cooley

NAME (Print): Melodee Cooley

ADDRESS: 2357 E. Flossmoor Cir.

PHONE: 480 592 9244 DATE: 8-9-3-15

EMAIL ADDRESS: _____

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature): Jeff Cooley

NAME (Print): Jeff Cooley

ADDRESS: 2357 E. Flossmoor Cir

PHONE: 480 410-7337 DATE: 9-3-15

EMAIL ADDRESS: _____

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature): Sarah Canuso

NAME (Print): Sarah Canuso

ADDRESS: 1139 S. Lyn Rose Sq.

PHONE: 480-213-1327 DATE: 9-22-15

EMAIL ADDRESS: lovemelots7@hotmail.com

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature):

Travis Barney

NAME (Print):

Travis Barney

ADDRESS:

1127 S. Lyn Ree Sq

PHONE:

480-213-4094

DATE:

8-19-15

EMAIL ADDRESS:

Bigtales7@gmail.com

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature): Minnie Lorenzen

NAME (Print): MINNIE LORENZEN

ADDRESS: 1140 S Lyn Rae Sq

PHONE: 480-969-3085 DATE: 8-19-15

EMAIL ADDRESS: _____

STATEMENT OF SUPPORT
2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature): Chris Lorenzen

NAME (Print): Chris Lorenzen

ADDRESS: 1140 S. Lyn Rae Sq.

PHONE: 480-830-5346 DATE: 8-20-15

EMAIL ADDRESS: lclorenze2@gmail.com

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature):

Jan Barney

NAME (Print):

Jan Barney

ADDRESS:

1127 S. Lyr-Roe Square, Mesa

PHONE:

480.993.9165

DATE:

8.20.15

EMAIL ADDRESS:

pigtales7@gmail.com

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature): Robin G. Uribe

NAME (Print): Robin Uribe

ADDRESS: 1120 S. Lyn Rae Sq.

PHONE: 480-248-9541 DATE: 8-21-2015

EMAIL ADDRESS: robinu_m@yahoo.com

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature):

Shahid Hanif

NAME (Print):

ADDRESS:

2549 E Flo Rain Cir

PHONE:

480-633 0707

DATE:

21-08-2015

EMAIL ADDRESS:

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature):

Charles Hegelheimer

NAME (Print):

Charles Hegelheimer

ADDRESS:

2525 E Florian Cir Mesa AZ 85204

PHONE:

602-577-4130

DATE:

8-21-15

EMAIL ADDRESS:

pastcrazy@a Cox.net

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature): Marlene R. Ellingson

NAME (Print): Marlene R. Ellingson

ADDRESS: 2538 E. Florian

PHONE: 480-833-1112 DATE: 8/21/15

EMAIL ADDRESS: mmie.sam@gmail.com

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature): Mark Ellingson

NAME (Print): Mark Ellingson

ADDRESS: 2538 E. Florian Cir

PHONE: 480-727-1479 DATE: 8/21/15

EMAIL ADDRESS: mm.e.fam@gmail.com.

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature): Barbara A. Creem

NAME (Print): Barbara A. Creem

ADDRESS: 1027 S. Lyn Rae Sq.

PHONE: 480-892-9416 DATE: 8-20-15

EMAIL ADDRESS: _____

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature): Arienne S. Wagner

NAME (Print): Arienne Wagner

ADDRESS: 2550 E. Southern Ave Mesa, AZ 85204

PHONE: 303-854-6920 DATE: 8/19/15

EMAIL ADDRESS: asluber@tdf.com

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature):

NAME (Print):

ADDRESS:

PHONE:

DATE:

EMAIL ADDRESS:

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature): Mason Hale

NAME (Print): Mason Hale

ADDRESS: 1130 S. Lyn Rae Sq

PHONE: 480-284-9021 DATE: 8-24-15

EMAIL ADDRESS: _____

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature): Todd R. Lorenzen

NAME (Print): Todd R. Lorenzen

ADDRESS: 1140 S. Lyn Rae Sq.

PHONE: 480-830-5346 DATE: 8-20-15

EMAIL ADDRESS: tlorenzen@gmail.com

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

On behalf of Unity Church of Mesa:

NAME (Signature): Mark Fisk

NAME (Print): Rev. Mark Fisk, Senior Minister

ADDRESS: 2700 E. Southern Ave., Mesa AZ 85204

PHONE: 480-892-2700 DATE: 8.25.15

EMAIL ADDRESS: mark@unityofmesa.org

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature):



NAME (Print):

Taz E. Evans

ADDRESS:

2650 East Southern Avenue

PHONE:

(480) 926-8600

DATE:

8/26/2015

EMAIL ADDRESS:

Taz.Evans@azbar.org

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature): Candy S Martinez

NAME (Print): Candy Martinez

ADDRESS: 2500 E Southern Ave, Mesa, Az 85204

PHONE: 480-777-1100 DATE: Aug 26, 2015

EMAIL ADDRESS: Candy.Martinez.Mact@
StateFarm.com

STATEMENT OF SUPPORT

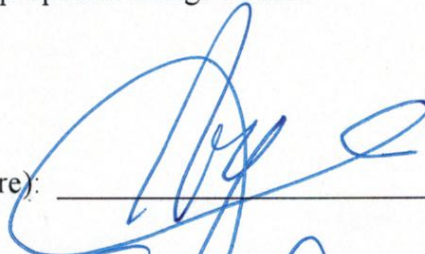
2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature):



NAME (Print):

TROY GLOVER

ADDRESS:

2444 E. SOUTHERN #110
MESA, AZ 85204

PHONE:

602-909-8908

DATE:

8/26/15

EMAIL ADDRESS:

troy@gvgaz.com

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature):

NAME (Print):

ADDRESS:

PHONE:

DATE:

EMAIL ADDRESS:

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature):

Paula Merkley

NAME (Print):

Paula Merkley

ADDRESS:

2518 E. Florian Cir. Mesa

PHONE:

480-628-7872

DATE:

8-25-15

EMAIL ADDRESS:

merkley2006@yahoo.com

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature): N. Sahiliani (Head of the Branch)

NAME (Print): SANT NIRANKARI MISSION

ADDRESS: 2640 E. SOUTHERN Ave, MESA AZ

PHONE: (480) 406-3739 DATE: Aug 23, 2015

EMAIL ADDRESS: SHANDILYAR@MSN.COM (CONTACT)

STATEMENT OF SUPPORT

2600 EAST SOUTHERN AVENUE

Michael and Shelley McKown are the owners of the existing residence located at 2600 E. Southern Avenue (APN 140-44-096A). They are pursuing an application with the City of Mesa for a zoning change (RS-43 to OC) that will allow the property to be used as a banquet and conference center. The specific requests are as follows:

- A. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.
- D. Site Plan approval for additional parking and landscaping.

As a property owner and neighbor in the vicinity 2600 E. Southern Avenue, I have discussed and understand the zoning change being requested. By my signature below, I support the McKown's request and endorse the proposed change of use.

NAME (Signature):

Donna DeLaVina Hegelheimer

NAME (Print):

Donna DeLaVina Hegelheimer

ADDRESS:

2525 E Florian Cir Mesa AZ 85204

PHONE:

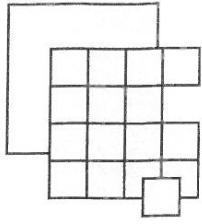
602 579 6266

DATE:

8-21-15

EMAIL ADDRESS:

donna.delavina@live.com



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

September 9, 2015

Dear Neighbor:

Together with our client, Michael & Shelley McKown, we are pleased to invite you to a neighborhood meeting to discuss and receive your comments relative to our proposal to the City of Mesa to rezone the property located at 2600 E Southern Avenue to allow for a banquet facility. For your reference, the Maricopa County Assessor parcel number of this property is 140-44-096A. The specific requests pending before the City of Mesa are as follows:

- A. Rezoning from RS-35 to Office Commercial,
- B. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
- C. Substantial Conformance Improvement Permit (SCIP) to allow the majority of existing site conditions to remain.

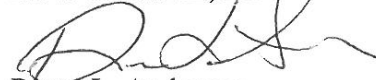
A neighborhood meeting has been scheduled to give adjacent property owners in this area an opportunity to meet with the applicant and learn more about the proposed project. If you are aware of any other parties interested in this project, please let them know about it. The details of the meeting are as follows:

Date:	Tuesday, September 22, 2015
Time:	6:00 pm
Place:	2600 E. Southern Avenue (On Site)
	Mesa, 85204

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me at my office at 480-461-4670. As we proceed through the planning process, there will be future public hearings at the City's Planning & Zoning Board, Board of Adjustment and the City Council. You will be notified about those meetings as well. We hope to see you on Tuesday, September 22nd.

Sincerely,

PEW & LAKE, PLC


Reese L. Anderson

Neighborhood Meeting
Sign-In Sheet

Applicant:

Pew & Lake, PLC

Property Location:

2600 E. Southern Avenue
Mesa, AZ

Date:

September 22, 2015

Meeting Location:

On Site
2600 E Southern Avenue
Mesa, AZ 85204

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Charles Hegelholmer	2525 E. Florida av	85204		602-5774130
2	FRED WOODS	3319 E. McDONELL RD	85213	Fredwoods@msn.com	
3	Pam Claspill	2565 E Southern Ave # 75	85204	pkone01@gmail.com	
4	Kay Dennis Robinson	2565 E Southern Ave # 3	85204	Kaydennis23@aol.com	
5	Larry Hook	1126 S. Lyn Rae Sq.	85204	LLH_LARRY@cox.net	
6	Marla Dyer	2565 E Southern # 158	85204		
7	Dan Letman	2562 E. Clark Ave	85204	—	—
8	JON WAGNER	2550 E SOUTHERN AVE	85204	JWAGNERAZ@GMAIL	6027508127
9	Arienne Wagner	2550 E Southern Ave	85204	asluber@tdf.com	
10					
11					
12					
13					