

**From:** [John Wagner](#)  
**To:** [Kim Steadman](#)  
**Subject:** 2600 E. Southern Ave Property- Reception House  
**Date:** Monday, November 16, 2015 4:50:49 PM

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Kim,

Thank you for taking time to meet with me today so I could voice my concerns about our next door property, 2600 E. Southern Ave. We were presented with the plans for the reception/banquet house, and we initially gave our support for it, but we have lived here for 5 months and our actual experience is very different from what they have told us that the way the events would happen. Even after meeting with their planning and zoning attorney, Reese Anderson, going over each of our concerns individually, we are under the mutual understanding that all issues will be resolved. However, since the last meeting, the events at 2600 E. Southern Ave have been becoming progressively worse.

1. Shelly, her mother, and their attorney have misrepresented that all events held were for only church members and/or family and friends. We were told by a neighbor that Shelly or her mother told them that they were getting paid for the events, which are at least 2-3 events each month. The current use of the house is not licensed for paid events.
2. I have witnessed Hey, Bartender, a professional bartending service, show up, deliver, and provide drinks onsite numerous times. Beer bottles and beer cans have been left on the ground in the easement between the two properties.
3. We were told that all parties would end at 10:00pm. This has not been our experience the majority of these events. The majority of these events have ended as late as 11:30pm and on one occasion 3 cars were left overnight. Presumably they were too drunk to drive. One neighbor complained to us that he texted Shelly that it was after 10:00pm and asked when the music would be turned off.
4. I have watched people smoke cigarettes, the remains of which, the butts, have ended up on my property during the reception house events. I have smelled marijuana, and have walked to the back of my property to find 2 men smoking marijuana during an event at the reception house.
5. The easement is a dedicated and well established right-of-way, used by all adjoining neighbors for access to the rear of the surrounding properties. This easement is available to see and identify on any county map. This right-of-way is used weekly, if not daily, by myself and one other neighbor, and occasional use by other neighbors for irrigation and access to their backyards. The reception center has said that it will continue to grant access, but it is a vague description of access granted, and as per the site plan submitted there is no indication of access points that are similar to the existing right-of-way usage. We were told by their attorney, Reese Anderson, that they were going to move the existing west side fence to take away or block the right-of-way usage before the zoning is approved adding to the sense of rushing this through.
6. Every time there is an event at the reception house, people are turning into our driveway and turning around, mistaking our property for the reception house, almost hitting cars in my driveway and myself. People turn around in the easement driveway into my irrigation ditch

and then onto my driveway out on the street. All of the above events only happen when the reception house has events.

7. We cannot use our house as a house when there are events at the reception house. We have to make the accommodations for the reception house. We have to be vigilant about security and parking enforcement on our own property. It's irritating and incredibly inconvenient when there is an event at the reception house because there's always a problem that affects us and our property. We didn't buy this house to have strangers coming on to our property, consistent alcohol use and consumption, drugs, and cigarettes next door to the house that my wife and children live in.

8. We have asked the owners of the reception house for a calendar of events and have only been notified of 3 events. We want to be notified of all events so that we can make appropriate plans for security and to be able to watch our property so people stay off of it.

9. My wife and I have formally signed a statement of support of the reception house. We both now rescind that support in this email. We do not approve of the Special Use Permit (SUP) or the Substantial Conformance Improvement Permit (SCIP). The best and conforming use of 2600 E Southern Ave would be for Office Commercial (OC) ie: business office, law office, or doctor's office as are existing on Southern Ave now, or keep it as a residential house.

Our concern and fear is that if we are being lied to about these things now, what else are we not being told? We want our property to be protected and feel that it's not being so.

Sincerely,  
Jon Wagner  
602-750-8127  
2550 E. Southern Ave.

**From:** [Travis Barney](#)  
**To:** [Kim Steadman](#)  
**Subject:** Travis Barney  
**Date:** Monday, November 16, 2015 9:47:12 PM

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Dear Mr. Steadman

I live in the house directly behind or to the north of 2600 E. Southern Ave. Mesa, AZ 85204. I have a few concerns regarding the proposed use of the property. They are as follows. I would like in writing that I will have unlimited use of the ally way if the fence is moved west. I would like in writing that no alcohol will be served. I would like in writing that no smoking will be allowed. I would like in writing that a gate not a fence will be installed for me to have access to the allay way to the back of my property.

Also, in the email we received it talks about a block fence that will be built. I never agreed to that and we talked about a gate being installed. The more this goes forward the more uneasy I feel about it.

I do have reservations about the rezoning until a more definite plan can be presented.

For example, the High School on the corner of Lindsey and Southern was presented to be a school for really smart and high end students but after it opened we found out it was for those kids who were kicked out of every other school they had attended. Since then the crime and vandalism rate in the area has gone up and we find teenagers roaming the neighborhood.

I bring this up because I don't want to enter into an agreement until all the details are worked out.

We don't mind putting up with noise as long as certain conditions and standards are maintained.

Sincerely

Travis Barney  
1127 S. Lyn Rae Sq.  
Mesa, AZ 85204

**Z15-041** – 2600 E. Southern Ave.

November 17, 2015

Neighbor Comments – ADDITIONAL COMMENTS (received yesterday and today.)

Staff has received these additional contacts regarding Z15-041:

**EMAIL:**

11/16/2015	John	Wagner	<b>Opposed:</b> raises various concerns.
11/16/2015	Travis	Barney	<b>Concerned:</b> wants conditions and standards established.