



## Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

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**Case:** Z2014012 – Superstition Manor

**Meeting Date:** June 11, 2015

**Agenda Item:** 1

**Supervisor District:** 2

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**Applicant/Owner:** John Burns

**Request:** Major Amendment to Special Use Permit (Z2012086) for Superstition Manor

**Site Location:** Generally located at the northwest corner of Brown Rd. and Signal Butte Rd. (in the east Mesa area).

**Site Size:** 6.2 acres

**Density:** N/A

**County Island Status:** N/A

**County Plan:** In Concert – Rural

**Municipal Plan:** City of Mesa Low Density Residential (0-1 d.u./ac.)

**Municipal Comments:** The use is not consistent with the City's general plan and the City of Mesa does not support the request for further expansion of the existing use.

**Support/Opposition:** Applicant provided staff with 1 email of support, 2 petitions with 94 signatures of support and 9 signatures of opposition (not excluding duplicates). 16 documents of opposition received by staff via email (not excluding duplicates).

**Recommendation:** **Deny** as filed, **approve** with conditions for the following only: parking reconfiguration/addition, offsite rental business as part of SUP, additional 1,850 sq. ft. patio shade cover, altered R1-35 development standards for setbacks and perimeter wall height, and increase hours of operation to 10:00 p.m. Sunday – Thursday.

## Project Summary:

1. The applicant, John Burns, is requesting a Major Amendment to the existing Special Use Permit (SUP) known as Superstition Manor. The original SUP (Z2012086) was approved to allow assemblage of large groups of people to be used as a wedding reception/event center. The existing 2.75 ac. property is located in an R1-35 zoning district, generally at the northwest corner of Brown Rd. and Signal Butte Rd. in the east Mesa area. This case was originally withdrawn by the applicant on June 9, 2014 but was resumed when the applicant re-filed for the Amendment on February 13, 2015.
2. The request for changes are outlined below as identified in the narrative report:
  - Property expanded to 6.2 acres (gross) to allow for reconfiguration/addition of parking and additional 5,000 sq. ft. storage building. All three parcels (220-04-014G, portion of 220-04-013K, and 220-04-014Y) would be combined prior to permits if changes are approved.
  - Parking to be increased from 121 approved spaces to 151 (137 regular, 5 trailer, 6 handicap, and 3 limousine). The existing parking along the northern property line of parcel #220-04-014Y will be removed and there would be landscaped screening along this area and along the north side of parcel #220-04-014G where the parking is being added and reconfigured.
  - The 5,000 sq. ft. storage building (with bathroom) addition to a portion of parcel #220-04-013K would be a storage unit for the owner's offsite wedding material rental business (approved as a Home Occupation through LU20130044).
  - Addition a of two-story 8,116 sq. ft. "operations building" which would consist of dish washing, laundry room, floral, and storage area. Second floor would include a "grooms suite" with shower and bathrooms (Note: this proposed building appears to extend around the existing wedding center and possibly connect to the existing game room as shown in the site plan).
  - Addition of two patio shade areas (1,157 sq. ft. and 1,850 sq. ft.) which would be adjacent to the proposed "operations building" and existing wedding center.
  - Clarification that the 250 person occupancy limit includes employees, vendors, and residents.
  - Increase hours of operation to 10:00 p.m. Sunday – Thursday (currently approved until 9:00 p.m.). The applicant mentions that the increase by one hour for each day would allow for guests to depart from the event.
  - Increase the SUP to 15 years from BOS approval date of this Major Amendment (SUP was approved for 10 years from March 27, 2013 BOS approval of original SUP).
  - Light background music not to exceed 55 db at the property line to comply with Maricopa County Noise Ordinance. No PA system other than actual wedding ceremony.

- Alter R1-35 zoning district standards to allow for the following:
  1. Existing 400 sq. ft. gazebo to be allowed within front yard setback of Signal Butte Road showing as 31' setback from eastern property line. This was caused when a VNAE was placed on Brown Rd. and created the front setback of 40' on Signal Butte Rd.
  2. Existing structure (wedding and event center) to stay at its current setback of 20'. This was approved at the 20' setback from the original SUP (Z2012086) and is not an issue. If proposed 8,116 sq. ft. building is to be approved, there would only be a 10' setback to the rear of the parcel as it is currently configured. As mentioned previously, the owner would need to combine these parcels to meet setbacks.
  3. Increase CMU block walls to be maximum of 8' (h).
- Include the offsite rental business as part of the SUP entitlement.

### Public Participation Summary:

3. The applicant posted the property and notified all property owners within 300' of the subject site and parties of interest, in accordance with the Maricopa County's Citizen Review process. The applicant has provided staff with notification of minutes of a neighborhood meeting that was held on Monday, April 6, 2015. The minutes indicated that the meeting lasted from 6:00 p.m. to 7:30 p.m. where 15 people were in attendance. After the meeting minutes were made available, staff received three emails from attendees detailing the discrepancies in the minutes provided by the applicant and what actually happened at the meeting. These emails, sign-in sheets, and the minutes are included as supplemental to this report.
4. Since the applicant resubmitted for this case on February 13, 2015, staff has received 1 email of support, 2 petitions with 94 signatures of support, and 9 signatures of opposition all provided by the applicant (not excluding duplicates). Staff also received 16 documents of opposition by email (not excluding duplicates). All support material was given to staff by the applicant with support from 300' neighbors in support submitted in petition form. Primary concerns with the proposed changes are increased traffic, noise issues, and expanded commercial operation in a residential neighborhood.

### Background:

5. **March 27, 2013:** The Board of Supervisors approved SUP case #Z2012086 to allow for assemblage of large groups of people to be used as a wedding reception/event center. Approval is subject to the following conditions:
  - a. Development of the site shall comply with the Site Plan entitled "Superstition Manor", consisting of two (2) full-size sheets, dated January 10, 2013, and stamped received January 11, 2013 except as modified by the following conditions. Within 30 days of Board of Supervisor's approval, the site plan shall be revised to illustrate the following: 1) wall sign in conformance with the Maricopa County Zoning Ordinance and 2) a landscape plan. A revised site

plan shall be provided within 30 days of Board approval that is consistent with the following conditions.

- b. Development of the site shall be in conformance with the Narrative Report entitled "SUP for Superstition Manor", consisting of nine (9) pages, dated revised March 25, 2013, and stamped received March 25, 2013, except as modified by the following conditions. A revised narrative report shall be provided within 30 days of Board approval that is consistent with the following conditions.
- c. All landscaping shall be installed prior to commencement of the use. All landscaping shall be maintained and replaced as necessary to maintain the integrity of the proposal for the life of the Special Use Permit.
- d. Prior to commencement of the use, as required by the Development Services Department a commercial remodeling building permit must be completed.
- e. All transformers, back-flow prevention devices, utility boxes and all other utility related ground mounted equipment shall be painted to complement the development and shall be screened with landscape material where possible. All HVAC units shall be ground-mounted or screened with a continuous parapet for commercial projects.
- f. All outdoor lighting shall conform to the Maricopa County Zoning Ordinance.
- g. The hours of operation (open to the public) for this facility shall be restricted to between 10:00 a.m. to 9:00 p.m. Sunday through Thursday and 8:00 a.m. to 11:00 p.m. on Friday and Saturday.
- h. The maximum number of people on the property at any one time is limited to 250. The Kitchen must obtain an appropriate food service permit prior to using the kitchen for food preparation
- i. Security and parking attendants shall be provided for every event over 150 guests.
- j. Food permits and liquor licenses shall be obtained prior to each event as appropriate.
- k. No amplified music is permitted outside other than during a ceremony officiated by an individual authorized to perform weddings. Amplified music inside shall not extend past 9:00 p.m. Sunday – Thursday and 10:00 p.m. on Friday and Saturday. Noise generated on site shall not exceed 55 dB measured at any of the lot lines.
- l. Outdoor parking lot lighting and wall lighting in excess of 60 watt incandescent or equivalent lumens shall be fully shielded and directed downward. Parking lot lighting and wall lighting shall be turned off within 30 minutes after the event. This condition does not apply to outdoor light fixtures at the residential entrance to the building.

- m. No off-site parking is permitted.
- n. Maricopa County Department of Transportation extends their recommendation with the following conditions:
  - 1. The owner shall provide a total half-width of right of way: Brown Road – 65 feet. All such dedications shall be in fee and free of all liens and encumbrances. Prior to acceptance of such dedication, the owner shall provide the County an owner's title insurance policy issued to the county, the MCDOT environmental checklist and any and all other requirements as set forth in the "MCDOT Right of Way Dedications Reference Guide." Until Maricopa County has accepted said dedication, all responsibilities, including but not limited to maintenance and repair for the property to be dedicated shall be that of the owner. Right of way dedication shall occur within six (6) months of approval of this requires by the Board of Supervisors, and prior to zoning clearance.
  - 2. Pave all portions of driveways located within County right of way. (Must obtain MCDOT permit for all work within right-of- way.) Driveways must be constructed to MCDOT standards.
- o. Development of the site shall be in compliance with all applicable Maricopa County Air Quality rules and regulations.
- p. The following Drainage Review conditions shall apply:
  - 1. The Owner or Owner's Agent must apply for a permit for the storage container shown on the Grading and Drainage Plan prior to or concurrent with any building permit application for work on this site; or remove it from the site.
  - 2. The grading of the site must provide for positive drainage towards the retention basin. At the time of application for building permits(s), the Grading and Drainage Plan must be revised to eliminate local low points within the site and demonstrate that flows from the site will be directed to and retained in the retention basin.
  - 3. At the time of application for building permit(s), the site cross sections must be drawn to scale (exaggerated vertical (10x the horizontal scale)) and show existing and proposed grade elevations through the new improvements (i.e. retention basin) on the site.
  - 4. Drainage review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with the Drainage Regulations and design policies and standards.
  - 5. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance and current

engineering policies, standards and best practices at the time of application for construction.

- q. This Special Use Permit shall expire ten (10) years from the date of approval by the Board of Supervisors.
- r. The applicant/owner shall submit a written report outlining the status of the development annually from the date of approval by the Board of Supervisors. The status report shall be reviewed by staff to determine whether the Special Use Permit remains in compliance with the approved conditions. If the conditions of Special Use Permit approval have not been maintained the matter may be considered by the Board of Supervisors for revocation upon recommendation by the Planning and Zoning Commission.
- s. Amendments to the site plan and narrative report shall be processed as a revised application in accordance with Maricopa County Zoning Ordinance Article 304.9.
- t. Noncompliance with the conditions of approval will be treated as a violation in accordance with the Maricopa County Zoning Ordinance. Further, noncompliance of the conditions of approval may be grounds for the Planning and Zoning Commission to take action in accordance with Chapter 3 (Conditional Zoning).
- u. Non-compliance with the regulations administered by the Maricopa County Environmental Services Department, Maricopa County Department of Transportation, Drainage Review Division, Planning and Development Department, or the Flood Control District of Maricopa County may be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.
- v. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval is temporary and allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions and stipulations. In the event of the failure to comply with any condition or stipulation, and at the time of expiration of the Special Use Permit, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions or stipulations, or the expiration of the Special Use Permit, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation or expiration of the Special Use Permit. The Special Use Permit enhances the value of the property above its value as of the date the Special Use Permit is granted and reverting to the prior zoning results in the same value of the property as if the Special Use Permit had never been granted.
- w. Event traffic exiting onto Signal Butte Road shall only be permitted turning right / southbound. Applicant shall address by signage, striping or physical barrier.

6. **April 26, 2013:** A Residential Home Occupation Permit was approved (LU20130044) to allow for "party rentals (chairs, tables, etc.) for pick up or deliveries for off-site weddings" on the subject property.
7. **November 21, 2013:** Staff administratively approved case #Z2013113, an SUP Minor Amendment adding a new gazebo, patio shade covers, rear building area to existing ballroom, reduced the parking spaces from 120 to 108, an increase in perimeter wall height to 8' along the south lot line, a new interior 6' CMU wall to shield parking from the ceremony yard, and relocated the storage container. Approval was subject to the following conditions:
  - a. Development and use of the site shall be in conformance with the site plan entitled "Request for a Minor Amendment to Special Use Permit Case # Z2012086," consisting of two (2) sheets stamped and received November 20, 2013.
  - b. Development and use of the site shall be in conformance with the narrative report entitled "Superstition Manor: Minor Amendment to SUP Z2012086," consisting of four (4) pages, stamped received November 20, 2013
  - c. All necessary building permits must be obtained for proposed changes.
  - d. The following standard Drainage Plan Review conditions will apply:
    1. On site drainage conditions are to remain intact with all flows directed to the existing retention basin.
    2. Drainage review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with Section 1205 of the Maricopa County Zoning Ordinance and the Maricopa County Drainage Policies and Standards.
    3. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance and current engineering policies, standards and best practices at the time of application for construction.
    4. Detailed Grading and Drainage Plans showing the new site improvements must be submitted for the acquisition of building permits.
  - e. The following MCESD conditions will apply:
    1. Development and engineering design shall be in conformance with the Maricopa County Stormwater Quality Management and Discharge Control Regulation. If required, the owner/developer shall prepare a SWPPP and obtain approval by MCESD prior to construction. (A separate submittal to MCESD would be required.) If required, upon completion of construction, the owner shall fulfill MCESD requirements and obtain a post-construction stormwater permit.

2. If applicable, the site plan shall contain a note designating the entity responsible for operation and maintenance of the on-lot stormwater management facilities consistent with an approved operation and maintenance plan.
- f. Continued compliance with the stipulations of approval for Z2012086 as applicable.
8. **April 17, 2014:** Staff administratively approved case #Z2014021, an SUP Minor Amendment to expand kitchen facilities on site, and the addition of two new storage buildings (replaced the existing storage container), change from a single driveway off Signal Butte Rd. to a couplet with entrance and exit aisle, and increase perimeter wall height to 8' along the north property line. The approval was subject to the following conditions:
  - a. Development and use of the site shall be in conformance with the site plan entitled "Request for a Minor Amendment to Special Use Permit Case # Z2014021," consisting of two (2) sheets stamped and received March 28, 2014.
  - b. Development and use of the site shall be in conformance with the narrative report entitled "Minor Amendment to SUP," consisting of one (1) page, stamped received March 28, 2014.
  - c. All necessary building permits must be obtained for proposed changes.
  - d. The following standard Drainage Plan Review conditions will apply:
    1. On site drainage conditions are to remain intact with all flows directed to the existing retention basin.
    2. Drainage review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with Section 1205 of the Maricopa County Zoning Ordinance and the Maricopa County Drainage Policies and Standards.
    3. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance and current engineering policies, standards and best practices at the time of application for construction.
    4. Detailed Grading and Drainage Plans showing the new site improvements must be submitted for the acquisition of building permits.
    5. The subject property is not within a delineated 100 year (one percent chance) floodplain. The proposed use would not be in conflict with any existing or proposed Flood Control District projects. No objections are raised with respect to floodplain management.

- e. The following MCESD condition will apply:
  - 1. Contact the MCESD Onsite Wastewater Program (602-506-0372) regarding possible review or permit required for the dish room addition.
  
- f. The following MCDOT conditions will apply:
  - 1. Existing driveway access shall be depicted on the site plan to match existing condition. Proposed driveway shall be designed to meet minimum County Standards.
  - 2. Roadway review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with Current MCDOT Design Standards.
  - 3. Detailed Plans showing the new improvements in the County right-of-way must be submitted for the acquisition of building permits.
  
- g. Continued compliance with the stipulations/conditions of approval for Z2012086 & Z2013113 as applicable.
  
- 9. **February 13, 2015:** Case Z2014012 was resumed by the applicant after being withdrawn on June 8, 2014. Staff received resubmittal documents and distributed material to reviewing agencies and Areas of Interest.
  
- 10. **March 17, 2015:** A Technical Advisory Committee (TAC) Meeting was held to discuss agency comments regarding the resubmittal of case Z2014012.

**Existing On-Site and Adjacent Zoning and Land Use:**

- 11. On-site: R1-35 & SUP/Superstition Manor Event Center  
 North: R1-35 /vacant land, single-family residence  
 South: Arterial, then Rural-43/ Brown Rd, then vacant land, single-family residence  
 East: Arterial, then Rural-43/Signal Butte Rd., then vacant desert  
 West: R1-35/vacant land

Aerial of site and surrounding properties showing existing approved SUP area and proposed expansion



**Adopted Plan:**

- 12. **East Mesa Area Plan:** The Plan identifies the subject site for Rural uses. Rural uses allow large assembly of people as a use in concert with the plan.

**Utilities and Services:**

- 13. Water: Arizona Water Company
- Wastewater: On-site septic
- Electric: Salt River Project (SRP)
- School District: Mesa Public School
- Fire: Rural/Metro Fire Department
- Police: Maricopa County Sheriff's Office

**Outstanding Concerns from Reviewing Agencies:**

- 14. N/A

## Staff Analysis:

15. Staff supports the increase and reconfiguration of the parking to have a total of 151 parking spaces (137 regular parking spaces, 5 trailer parking spaces, 6 handicap spaces, and 3 limousine spaces). The additional area for parking proposed just west of the current manor site (current parcel #220-04-013G) is a good area for this use since the location is under an SRP easement where there are existing power lines. Since occupancy is not requested to be increased and the 250 allowed on-site includes residents, vendors, guests, employees, etc. then the parking changes should not affect the number of people allowed on-site.
16. The request for an additional 15 years from the BOS approval date is not supported by staff. The original SUP (Z2012086) was approved as an "interim use" with a 10 year timeframe and required status reports. The limited timeframe was approved due to the public opposition received by staff during the SUP process. Staff believes this timeframe is still adequate as the applicant has expanded the site with two Minor Amendments and this request for Major Amendment in less than two years of SUP approval. As this subject site becomes more commercial in nature, staff would like to see this use re-evaluated when the SUP is closer to expiration to see if an extension is appropriate at that time.
17. Staff will include a condition to the recommendation to have the off-site rental business of wedding material as part of the SUP use of the site. The off-site rental business was included as part of the "Description of Proposal" for the approved Narrative approved by the BOS on 3/27/2013 for Z2012086. Staff is not in support of the proposed 5,000 sq. ft. storage building relating to the off-site rental business as this would be an expansion of the business to a warehouse type of use and further movement towards a commercial zoning district type use.
18. The proposed "operations building" consisting of a two-story 8,116 sq. ft. dish washing, laundry room, floral room, groom's suite, and storage area and proposed attached 1,157 sq. ft. patio cover is not supported by staff. After staff visited Superstition Manor, it was evident that storage space was becoming an issue. However, the applicant was approved for a total of 3,400 sq. ft. which included a kitchen addition and two new storage buildings with Minor Amendment (Z2014021). The applicant never built the approved additions where the "operations building" and patio cover is now being requested with a much larger area. Since the site plan approved for Z2014021 did not include the 10' PUE easement with the approved plan along the west portion of the property, staff would have allowed a reconfiguration of the 3,400 sq. ft. approved to meet zoning guidelines (as the proposed additions would be encroaching on the PUE). The applicant never resubmitted a revised site plan for these acceptable changes. Thus, staff is in favor of having the 3,400 sq. ft. approved previously through Z2014021 applied toward the storage building(s) and kitchen addition.
19. The requested 1,850 sq. ft. patio shade cover on the south side of the existing wedding center building is supportable by staff. This is an existing outdoor area for seating and will help with shading for guests of the facility.
20. Staff recommends reconfiguring the condition dealing with amplified music. Outdoor amplified music or speakers will still not be permitted outside other than during the

ceremony by an individual authorized to perform weddings for maximum one hour duration during daylight hours only. Noise generated on site shall not exceed 55 dB average over a 10 minute period as measured outside the boundary of the Special Use Permit.

21. A Vehicular Non-Access Easement (VNAE) was recorded on 11/24/2014 by the owner of Superstition Manor along Brown Rd. on parcel #220-04-014Y. Maricopa County did not want access off of Brown Rd. and the owner recorded the VNAE to assure that access would not be allowed to the property through Brown Rd. This created setback issues with R1-35 development standards since Signal Butte Rd. is considered the front of the property due to the VNAE where a 40 ft. setback is needed; when before the VNAE, 20 ft. was allowed from Signal Butte Rd. as it was considered a street side. The existing gazebo near Signal Butte Rd. is only 31 ft. from the east property line. The rear of the existing wedding center building is around a 20 ft. setback from the west property line (rear yard) where 40 ft. is also required. Staff recommends allowing a 20 ft. setback from the property lines along Brown Rd. and Signal Butte Rd. and a rear setback of 20 ft. to allow for the existing wedding center setback. If the expanded parking lot area is approved by the BOS and the lots are combined, the setback for the rear will not be an issue since this will alter the configuration of the parcel and the 107<sup>th</sup> St. portion of the parcel will then be considered the rear.
22. Staff is in support of altering the R1-35 zoning standard to allow 8 ft. (h) solid walls along lot lines. Staff believes this helps screening and buffering of the site. This increase in wall height would help the site be more internalized and less of a distraction to surrounding properties.
23. The increase of hours of operation to 10:00 p.m. Sunday – Thursday is supported by staff. This is just to allow adequate time for guests to depart from the facility after the event. Since music indoors is not allowed past 9:00 p.m. and outdoor music is not allowed at this time, the time adjustment for departing the events is justified.
24. Staff received an email from the City of Mesa on March 18, 2014 when the Major Amendment was first applied for. Their stance is stated as being very much opposed to any further expansion of the current use at this location. Superstition Manor is part of the City's Desert Uplands area and their General Plan Designates the area for very low density residential uses. City of Mesa responded to the Amendment changes on May 26, 2015 and stated that their position on the matter has not changed.
25. The applicant provided a memo from a deputy sheriff that has worked on events at the Superstition Manor explaining observations during an event at the site. This is included as a supplemental document to this report.
26. The narrative report also includes the annual Status Report due for the Superstition Manor SUP. Staff accepts this report as part of this Major Amendment report.

## Recommendation:

27. Staff recommends the Commission motion for **denial** as filed, and **approval** of only the following requests relating to **Z2014012**:
- Increase and reconfiguration of the parking to have a total of 151 parking spaces (137 regular parking spaces, 5 trailer parking spaces, 6 handicap spaces, and 3 limousine spaces).
  - Off-site rental business of wedding material as part of the SUP use of the site.
  - 1,850 sq. ft. patio shade cover on the south side of the existing wedding center building.
  - Allowing altered R1-35 development standards for the following: A 20 ft. setback from the property lines along Brown Rd. and Signal Butte Rd. and a rear setback of 20 ft. to allow for the existing wedding center setback. Also, 8 ft. (h) solid walls along lot lines.
  - Increase of hours of operation to 10:00 p.m. Sunday – Thursday.

Subject to conditions 'a' through 'x':

- a. Development of the site shall be in substantial conformance with the Site Plan entitled "Superstition Manor", consisting of one (1) full-size sheet, dated April 24, 2015, and stamped received April 27, 2015, except as modified by the following conditions. Within 30 days of Board of Supervisors' approval, the site plan shall be revised to delete the 5,000 sf new storage building and 8,116 sf new building (addition) with grooms room, and 1,157 sf new patio cover – and replace with a maximum building square footage of 3,400 sf aggregate additional building space for storage and kitchen only (as approved previously).
- b. Development of the site shall be in conformance with the Narrative Report entitled "SUP for Superstition Manor", consisting of eight (8) pages, dated revised May 22, 2015, and stamped received May 22, 2015, except as modified by the following conditions. A revised narrative report shall be provided within 30 days of Board approval that is consistent with the following conditions.
- c. These listed conditions supersede all conditions of approval for Z2012086 as amended Z20130113 & Z2014021.
- d. The Special Use Permit is for a wedding/event reception center, catering, and offsite event consulting and equipment rental. Said equipment rental shall be limited to materials used at the Superstition Manor event center.
- e. The Special Use Permit shall vary the R1-35 development standards to permit an 8' high solid wall along all lot lines, and a 20' minimum setback along the Brown Rd and Signal Butte Rd street lines as well as a 20' rear setback for the existing wedding center buildings.

- f. All landscaping shall be maintained and replaced as necessary to maintain the integrity of the proposal for the life of the Special Use Permit.
- g. All outdoor lighting shall conform to the Maricopa County Zoning Ordinance.
- h. The hours of operation (open to the public) for this facility shall be restricted to between 10:00 a.m. to 10:00 p.m. Sunday through Thursday and 8:00 a.m. to 11:00 p.m. on Friday and Saturday. No business operations (cleaning, set up, etc.) shall be conducted outside of these business hours.
- i. The maximum number of people on the property at any one time is limited to 250. There shall be no more than 250 persons on site at any given time. This includes guests, customers, staff, residents, visitors and any other persons.
- j. Security and parking attendants shall be provided for every event (or combination of concurrent/overlapping events) over 150 guests.
- k. No amplified music or speakers are permitted outside other than during a ceremony officiated by an individual authorized to perform weddings (maximum duration one hour during daylight hours only). Amplified music inside shall not extend past 9:00 p.m. Sunday – Thursday and 10:00 p.m. on Friday and Saturday. Noise generated on site shall not exceed 55 dB average over a 10 minute period as measured outside the boundary of the special use permit.
- l. Outdoor parking lot lighting and wall lighting in excess of 60 watt incandescent or equivalent lumens shall be fully shielded and directed downward. Parking lot lighting and wall lighting shall be turned off within 30 minutes after the event. This condition does not apply to outdoor light fixtures at the residential entrance to the building. There shall be no lighting on perimeter walls except at driveways.
- m. The designated onsite parking area must be paved with marked spaces. All guests, customers, customers, staff, residents, visitors and any other persons shall park in the designated parking area and not on the adjacent streets, proximate neighborhood streets, or offsite residential parcels; except that offsite event parking at nonresidential properties is permitted with a valet or shuttle service.
- n. Maricopa County Department of Transportation extends their recommendation with the following conditions:
  - 1. The plans show expansion of the SUP area for a distance of ±85 feet along Brown Road (a minor arterial roadway). Dedication of 25' (to provide a 65' total half-width) along Brown Road is required and is shown on the plan. Dedication of the required right-of-way shall occur prior to the issuance of zoning clearance for any work on the site.
- o. Development of the site shall be in compliance with all applicable Maricopa County Air Quality rules and regulations.
- p. The following Drainage Review conditions shall apply:

1. At the time of the application for building permits, the applicant shall provide a design for the openings in the north wall such that historic flow conditions are maintained.
  2. At the time of the application for building permits, the applicant shall provide calculations substantiating the design of the new drainage improvements, including culverts, on the site.
  3. At the time of the application for building permits, the applicant shall provide required testing to demonstrate that the retention basins will drain within 36 hours.
  4. The new parking areas and storage building areas shall be graded such that their runoff flows are directed to the new retention basin(s).
  5. Drainage review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with Section 1205 of the Maricopa County Zoning Ordinance and the Maricopa County Drainage Policies and Standards.
  6. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance and current engineering policies, standards and best practices at the time of application for construction.
  7. Detailed Grading and Drainage Plans showing the new site improvements must be submitted for the acquisition of building permits.
- q. This Special Use Permit shall expire on March 27, 2023.
- r. The applicant/owner shall submit a written report outlining the status of the development annually from the date of approval by the Board of Supervisors. The status report shall be reviewed by staff to determine whether the Special Use Permit remains in compliance with the approved conditions. If the conditions of Special Use Permit approval have not been maintained the matter may be considered by the Board of Supervisors for revocation upon recommendation by the Planning and Zoning Commission.
- s. Amendments to the site plan and narrative report shall be processed as a revised application in accordance with Maricopa County Zoning Ordinance Article 304.9.
- t. Noncompliance with the conditions of approval will be treated as a violation in accordance with the Maricopa County Zoning Ordinance. Further, noncompliance of the conditions of approval may be grounds for the Planning and Zoning Commission to take action in accordance with Chapter 3 (Conditional Zoning).

- u. Non-compliance with the regulations administered by the Maricopa County Environmental Services Department, Maricopa County Department of Transportation, Drainage Review Division, Planning and Development Department, or the Flood Control District of Maricopa County may be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.
- v. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval is temporary and allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions and stipulations. In the event of the failure to comply with any condition or stipulation, and at the time of expiration of the Special Use Permit, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions or stipulations, or the expiration of the Special Use Permit, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation or expiration of the Special Use Permit. The Special Use Permit enhances the value of the property above its value as of the date the Special Use Permit is granted and reverting to the prior zoning results in the same value of the property as if the Special Use Permit had never been granted.
- w. Event traffic exiting onto Signal Butte Road shall only be permitted turning right / southbound. Applicant shall address by signage, striping or physical barrier. There shall be no event traffic ingress/egress from Brown Rd. There shall be no event traffic ingress/egress onto 107th St other than for the purpose of secondary emergency access.
- x. The following MCESD conditions will apply:
  1. Contact the Onsite Program (602-506-0372) for possible septic permitting requirements associated with the expansion (new building up to 6,000 sq. ft. and 5,000 sq. ft. storage building).
  2. Development and engineering design shall be in conformance with the Maricopa County Stormwater Quality Management and Discharge Control Regulation. If required, the owner/developer shall prepare a SWPPP and obtain approval by MCESD prior to construction. (A separate submittal to MCESD would be required.) If required, upon completion of construction, the owner shall fulfill MCESD requirements and obtain a post-construction stormwater permit.
  3. If applicable, the site plan shall contain a note designating the entity responsible for operation and maintenance of the on-lot stormwater management facilities consistent with an approved operation and maintenance plan.

Presented by: Ray Banker, Planner  
Reviewed by: Matthew Holm, AICP, Comprehensive Planning Supervisor

Attachments: Case Map (1 page)  
Vicinity Map (1 page)  
Site Plan (reduced 8.5"x11", 1 page)  
Proposed elevation plans/floor plans of building additions (3 pages)  
Narrative Report (8 pages)  
TAC Routing Memo (1 page)  
Engineering comments (2 pages)  
MCESD comments (1 page)  
City of Mesa comments (2 pages)  
Sheriff's Memo (4 pages)  
Public Meeting Minutes (4 pages)  
Documents of opposition and support (45 pages)



# MARICOPA COUNTY



<b>Application Name: SUPERSTITION MANOR MAJOR AMENDMENT</b>		
<b>Legal Description</b> T01N R07E 011, T1N R07E 11		
<b>Applicant</b> JOHN A BURNS	<b>Applicant Phone/Email</b> 480.560.4390 JOHN@SUPERSTITIONMANOR.COM	<b>Z2014012</b>
<b>Case Address</b> 1220 N SIGNAL BUTTE Rd MESA AZ 85207	<b>Parcel Primary:</b> 220-04-014Y 220-04-013G, 220-04-013K	
Generated May 28, 2015 10:03:10 AM	Gross acres: 7 approx.	Map scale: 1:2,400 Aerials Sep-Oct 2011

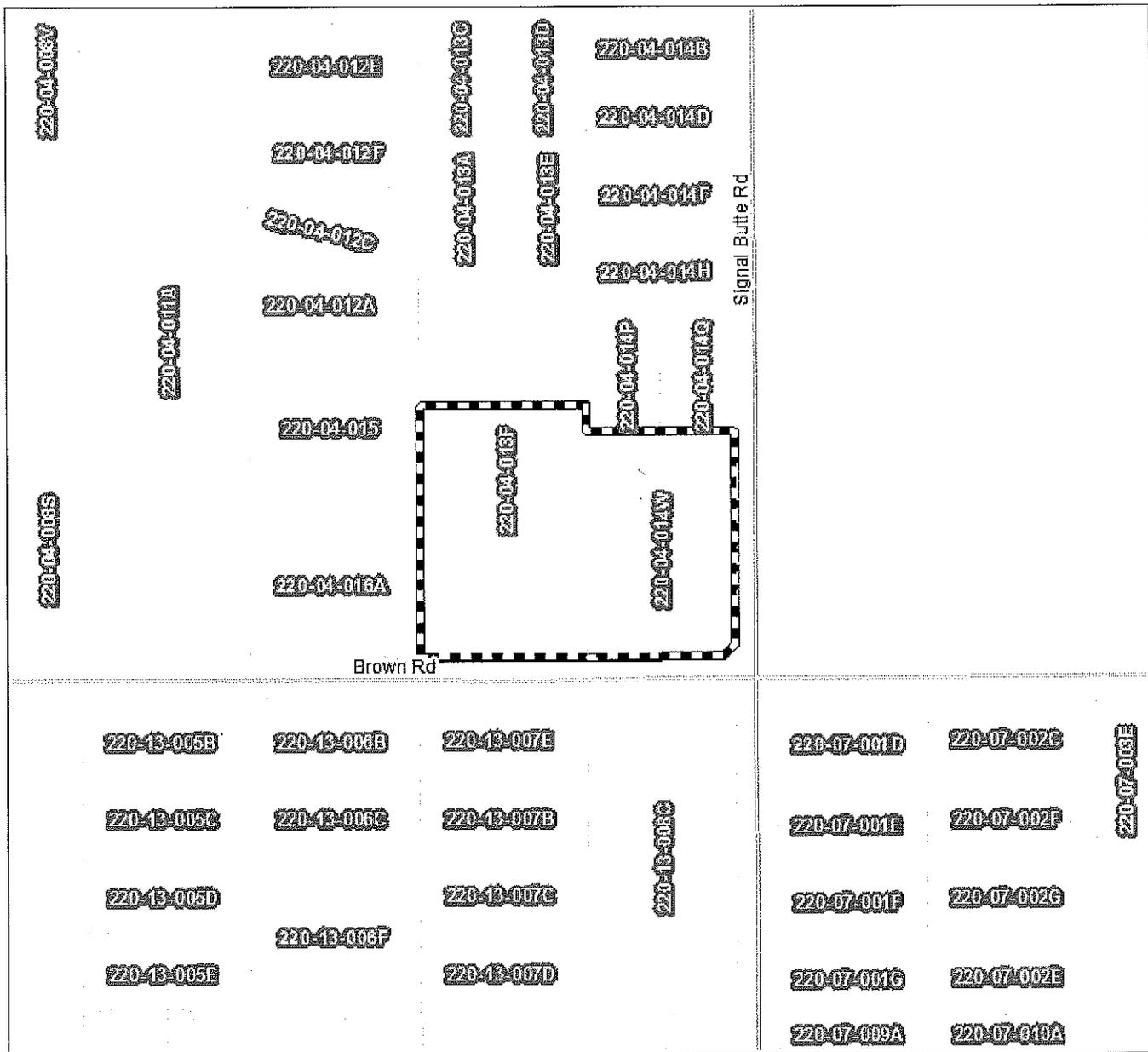
Supervisor District No. 2

SUP MAJOR AMENDMENT





# MARICOPA COUNTY



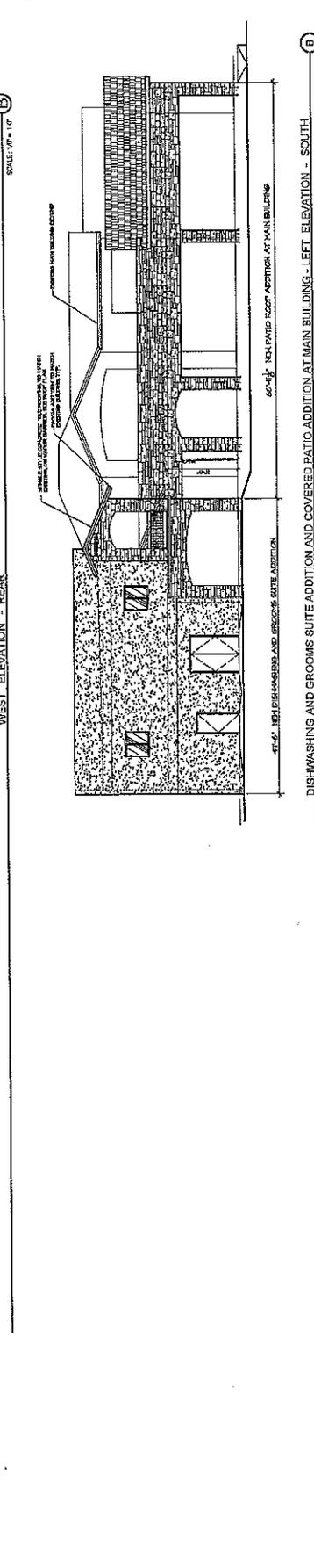
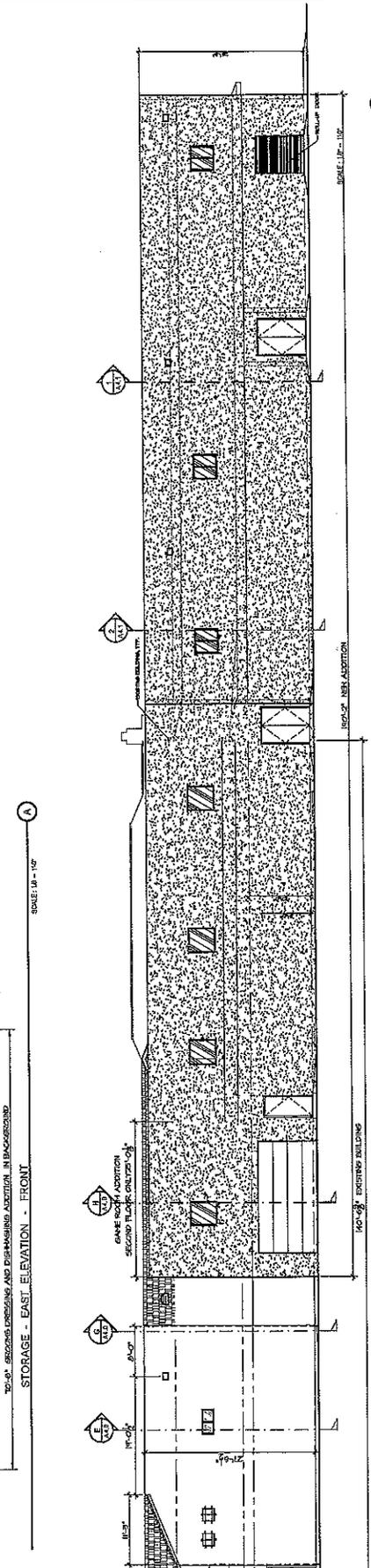
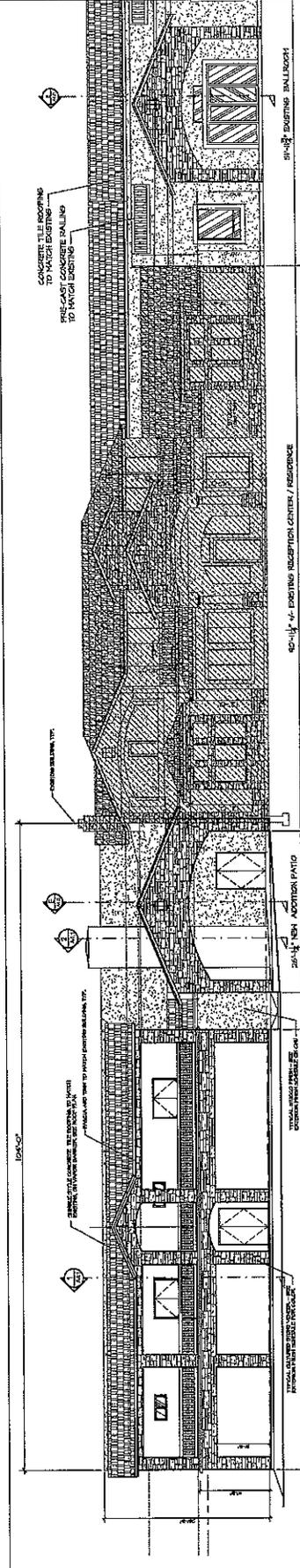
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Generated May 28, 2015 10:03:45 AM	Gross acres: 7 approx.	Map scale: 1:3,600 Aerials Sep-Oct 2011

Supervisor District No. 2

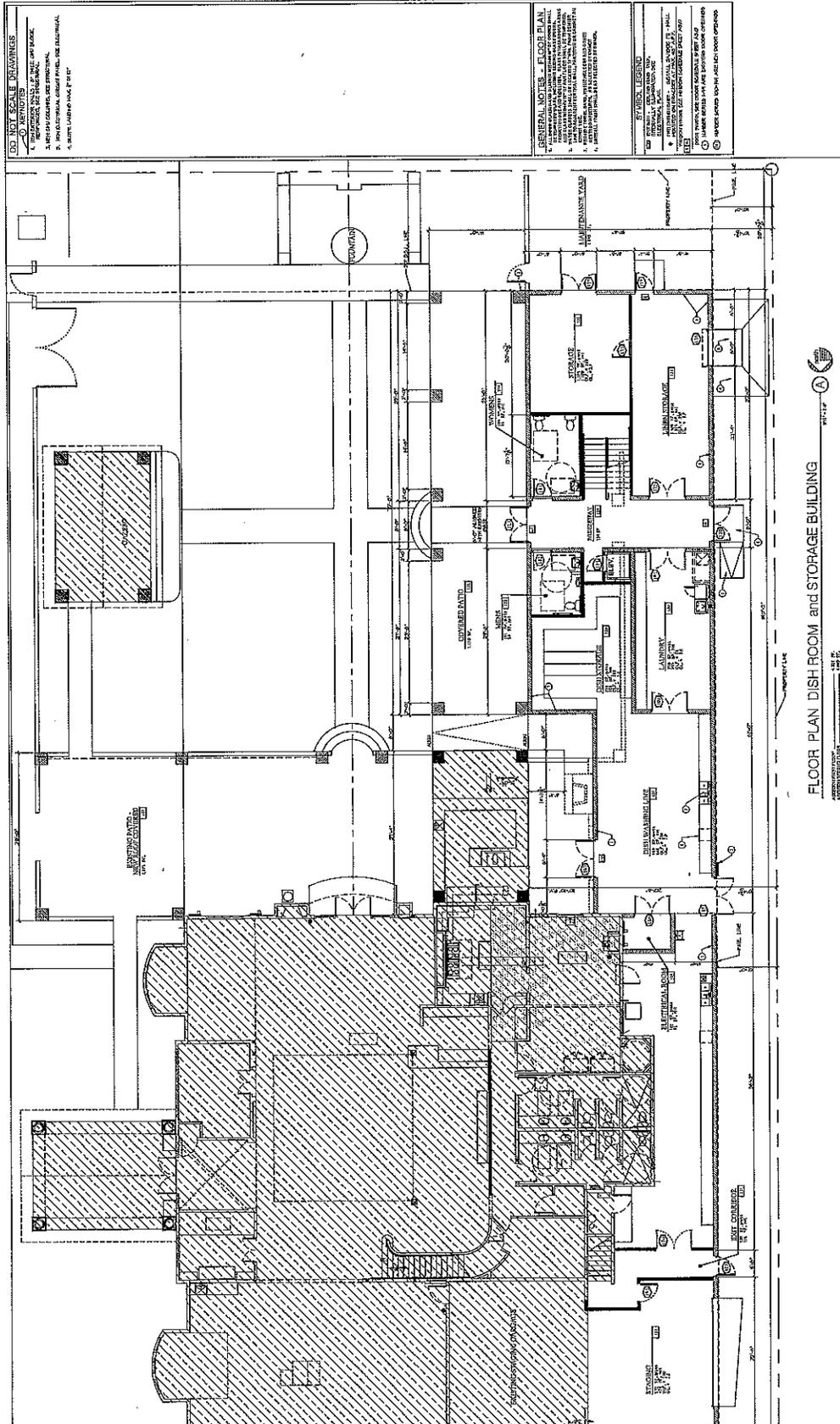
SUP MAJOR AMENDMENT







RECEIVED MAY 21 2015



FLOOR PLAN DISH ROOM and STORAGE BUILDING

WALL LEGEND		DETAIL
SYMBOL	DESCRIPTION	
[Symbol]	EXISTING WALL	
[Symbol]	(M) 5" THICK GRS WALL	
[Symbol]	(M) EXTERIOR WOOD FRAMED WALL	
[Symbol]	(M) INTERIOR WOOD FRAMED WALL	
[Symbol]		

**DO NOT SCALE DIMENSIONS**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**GENERAL NOTES - FLOOR PLAN**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**SYMBOL LEGEND**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

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3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**PROJECT INFORMATION**

PROJECT: DISHWASHING and LINEN STORAGE ADDITION

LOCATION: SUPERSTITION MANOR - EVENT CENTER

RECEPTION CENTER / RESIDENCE

1250 N. SUPERSTITION RD.

MANOR, CALIFORNIA 92550

**CLIENT INFORMATION**

CLIENT: MCS STUDIO ARCHITECTURE

1700 BOX 1818 MANOR, CALIFORNIA 92550

TEL: (951) 251-1111

**DESIGNER INFORMATION**

DESIGNER: MCS STUDIO ARCHITECTURE

1700 BOX 1818 MANOR, CALIFORNIA 92550

TEL: (951) 251-1111

**DATE**

DATE: MAY 20, 2015

**SCALE**

SCALE: AS SHOWN

**PROJECT NO.**

PROJECT NO: 150102

**DATE**

DATE: MAY 20, 2015

**SCALE**

SCALE: AS SHOWN

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PROJECT NO: 150102

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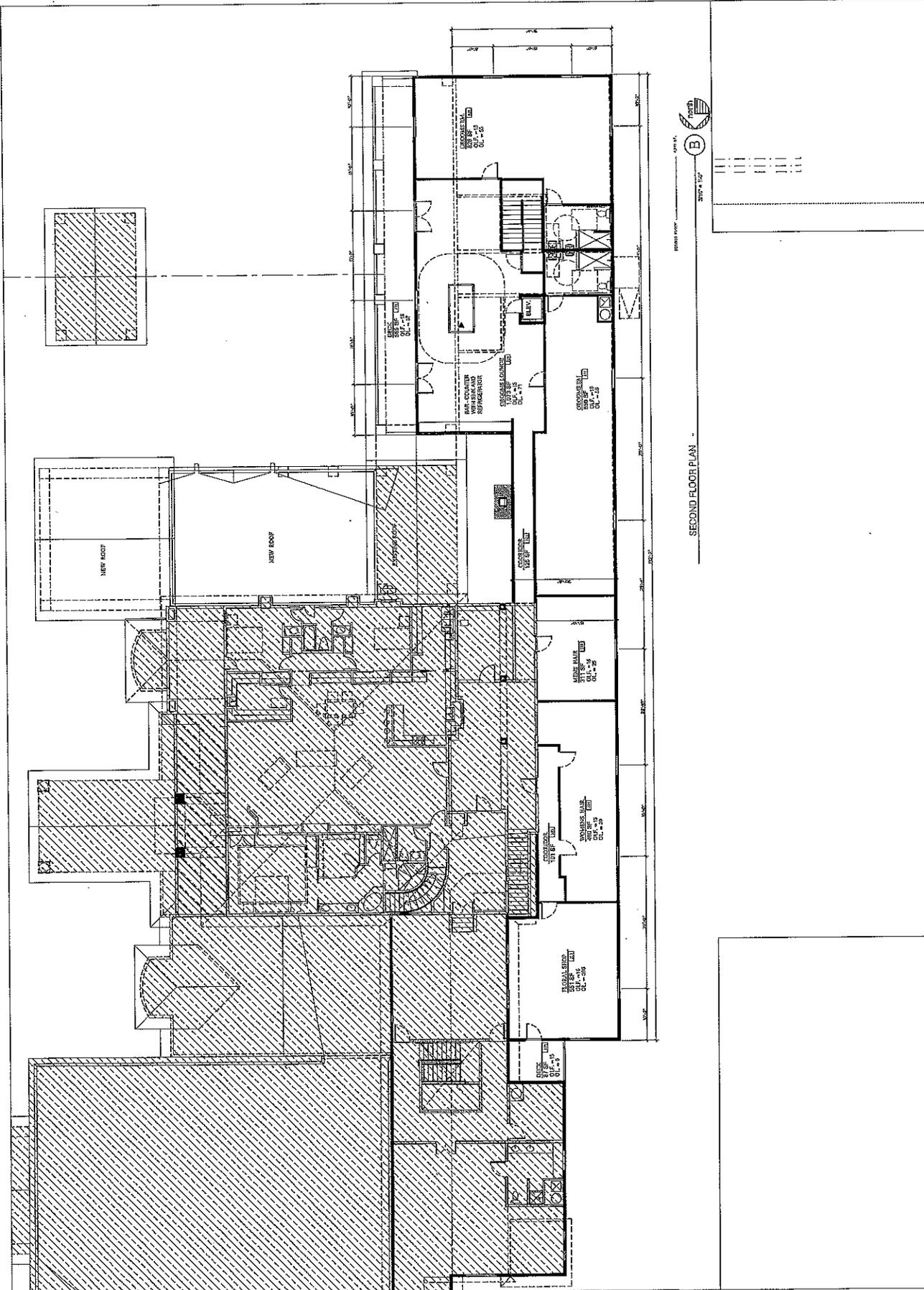
**PROJECT NO.**

PROJECT NO: 150102

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NARRATIVE REPORT

# SUP for Superstition Manor

Case No. Z2014012

Superstition Manor  
1220 N Signal Butte Rd  
Mesa, Arizona 85207

Submitted 3/20/2014

Revision 1/12/2015

Revision 3/21/2015

Revision 4/3/2015

Neighborhood Meeting  
4/6/2015

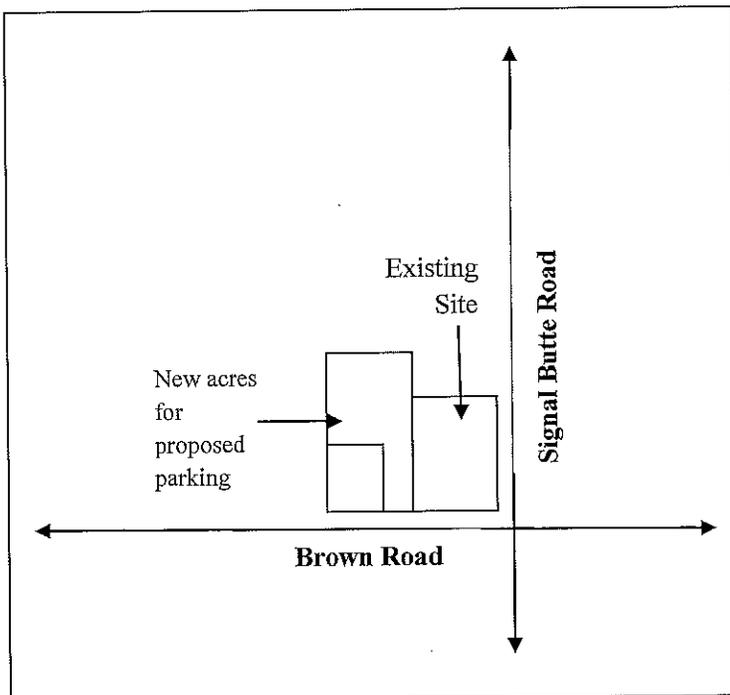
Revision 4/7/2015

Revision 4/21/2015

Revision 4/24/2015

Revision 5/20/2015

Revision 5/22/2015



RECEIVED MAY 22 2015

**Introduction**

Mr. John Burns (“Owner”) requests a Major Amendment to their Special Use Permit (“SUP”). The subject property is located at the northwest corner of Brown Road and Signal Butte Road in unincorporated Maricopa County and further identified as APN 220-04-014Y

The Property consists of approximately 5.16 acres and is improved with an approximately 20,000 square foot building consisting of two reception halls, bridal suits, two kitchens, four ADA bathrooms, two bridal yards with gazebos, landscaping and garden area. He is requesting to add additional acres to the property the property was acquired by the Owner through a foreclosure sale. The Owner has invested over 2.5 Million dollars to finish the property improvements that were started by the previous owner as well as additions to the property. The facility specializes in wedding ceremonies, and receptions. This facility is a non-denomination facility and accepts all religions. Over 200 bride and grooms have exchanged their vows at Superstition Manor and over 100 have booked for 2015 with sixty more in 2016 and 2017. The owner has also donated the hall to the East Vailey Sun Devils (kid’s football), Halos (little league baseball), Skyline High School senior football banquet, and political events. We have donated our hall to the needy for funeral receptions and fund raisers for cancer patients. We are very giving back to the community and the needy. Superstition Manor has become a vendor to Mesa School District and JR ROTC will hold their Awards Banquet in early April 2015.

**Purpose of Request- Changes to original SUP approval and site plan**

**The owners, after 2 years of operating, have determined that they need changes to original SUP so their business can operate more efficiently.**

1. Property to be expanded 224,968 square ft (net) or 5.1645 acres or 269,022 square ft (gross) 6.1759 acres west parcel # 220-04-014G and 80 ft of parcel # 220-04-013K. Combined new legal description filed ASAP upon approval. All parcels will be combined into one parcel.
2. Operations building that will consist of dish washing, laundry room, floral, and storage with upstairs being for grooms suites with shower and bathrooms also hair and makeup 8116 square ft two story. Under roof 4058 square ft. Patio 1157 square ft shade covers on the new operations building. Entire length of building, to match existing roof. Construction to begin approximately 11/1/2015 and end approximately 2/1/2016.
3. 20 ft landscaping buffer with curbing, down north side of existing parcel # 220-04-013G and # 220-04-014Y to restrict any parking along north property line. Construction to begin approximately 9/1/2015 and end approximately 11/1/2015.
4. Storage building with bathroom for offsite rental business 5000 square ft. Located on 80ft of parcel # 220-04-013K. Construction to begin approximately 1/1/2016 and end approximately 4/1/2016.
5. Patio shade covers on main building south side patio. 1850 square ft of roof. Construction to begin approximately 8/1/2015 and end approximately 10/1/2015.
6. Parking spaces, valet, oversized vehicles, vendors, guests and employees. These spaces will consist of:

Parking Graph

	Approved SUP #Z2013113	Proposed	Additional spaces
Regular	112	137	25
Trailer Parking Spaces		5	5
Handicaps	6	6	0
Limousine Parking Spaces	3	3	0
<b>Total</b>	<b>121</b>	<b>151</b>	<b>30</b>

- a. There will be no parking within 20 ft of north property lines
- b. parking spaces shall be marked or lined with 4” of recycled asphalt for dust control.
- c. no parking signs shall be posted on north property buffer
7. Increase the block wall on Signal Butte Road to six feet in front of parking area to further screen parking lot from neighbors. All other pertinent walls will be 8’ and 42” at front of gazebo.
8. 250 occupancy includes employees, vendors, or residents.
9. Increase hours of operation to 10:00pm Sunday –Thursday for exiting only

### Hours of Operation

Approved SUP    Proposed

Sunday –Thursday 9:00am-9:00pm    9:00pm-10:00pm    guests to depart

Friday-Saturday    9:00am-10:00pm 10:00pm -11:00pm    guest to depart

10. Increase to a 15 year SUP. Renewal upon application for an additional 15 years. 15 years from new date of approval.
11. Light background music not to exceed 55 db at the property line to comply with Maricopa County Noise Ordinance. No PA system other than actual wedding ceremony. (Technical correction)
12. Zoning district standards R1-35 to be altered for the below reasons.
  - a. Gazebo on Signal Butte Road had adequate setbacks of 24' until front yard was relocated to Signal Butte Road and side yard to Brown Road. A none vehicular easement was placed on Brown Road
  - b. Rear building set back of main structure, with current parcel is only 20' from property line, again when the above easement was placed, caused this issue. If property is expanded with the additional acreage this will correct itself
  - c. Block wall in front yard that borders parking lot North is 8' tall request a variance for parking lot wall in front yards to be at the maximum of 8' for screening.
13. Entire property and residence to be used for Wedding and Event Center, catering, and off site event rentals

### Description of Proposal

1. **Proposed use:** The primary purpose use of the property will be used for weddings and receptions. Other events such as family reunions, corporate functions and similar uses are also permitted but the primary use is for weddings and receptions.
2. The facility will accommodate weddings receptions and other events. Each individual event will have the option to either contract with Superstition Manor to provide catering and food services or to hire outside catering along with other vendors such as photographers, disc jockey's, wedding officiate and other consultants or contractors necessary for their event. Superstition Manor has acquired all the necessary permits through the appropriate County and State agencies for the kitchen and alcohol services. Additional services will be contracted separately by the renter of the facility and provided by those who are license by the appropriate jurisdiction for food and beverage services. Superstition Manor may apply and obtain a liquor license if so desired. When alcohol is being served at an event on the property, Superstition Manor will provide the necessary security.
3. In addition to the wedding and event services offered on-site, the Owner also provides wedding and event services off-site. Customers can rent from Superstition Manor tables, chairs, linens, consulting services, etc. and Superstition Manor can provide handle of the details for the wedding or other event at an off-site location (in a backyard, convention, center, ballroom or other venue).
4. **Hours/Days of Operations:** The facility is proposed to be available for use seven (7) days per week between the hours of 9:00am to 10:00pm Sunday through Thursday and 9:00am-11:00pm on Fridays and Saturdays. Currently hours of operation are 9:00am–9:00pm Sunday –Thursday and 9:00am-11:00pm Friday-Saturday. Most events will occur on the weekends in the early afternoon and evening times. Guest will exit no later than 10:00pm Sunday thru Thursday and 11:00pm Friday and Saturdays. only during the wedding ceremony can the amplified music exceed 55db for one hour. Amplified music inside shall not extend past 9:00pm Sunday through Thursday and 10:00pm Friday and Saturday. The noise generated on site shall not exceed 55db measured at any of the property lines except during the ceremony. All other outside music will be light back ground music maintained at 55db at the property lines and shall abide by the Maricopa County Noise Ordinance. There will continue to be employees on-site after the end of the event to clean and lock up the facility. .
5. **Noise:** The proposed use will comply with the Maricopa County Noise Ordinance (P-23). In order to mitigate sound and noise on the property the following steps have been or will be taken: The site is

surrounded on three sides by an eight (8) foot block wall which will help to reduce the amount of noise trespass from the property. Additionally the site has been designed to keep the outdoor noise generating uses (such as weddings) as far from the residential uses as possible. The outdoor garden areas where the wedding ceremonies will take place is located on the southern portion of the property, adjacent to Brown Road and in center part of property. The outdoor garden area will be able to accommodate events other than wedding ceremonies such as sit-down dinners, but the noise in the outdoor areas will be limited to soft background music while the louder amplified music will be located inside the reception hall, which is inside the building located on the property. The facility will also allow low level outside amplified wedding processional music during the wedding ceremony. The property owner agrees that no amplified music shall be generated on site during any wedding or event that will be greater than the County Code of 55db at the property line. The ambient noise levels from Brown Road which is typically 80db will be louder than that outdoor uses proposed for the property and therefore the noise generated outside will be negligible to the surrounding properties and property owners. Enclosed is an expert analysis of proposed changes and existing screening for noise abatement.

6. **Parking:** It is anticipated that the occupancy for the facility will be 250 guest, employee and vendors. Because the proposed use is not clearly defined in the County's Zoning Ordinance, there are subsequently no parking standards found in the Zoning Ordinance for this use. With Superstition Manor at its two year anniversary of operating they have determined that the listed parking spaces will accommodate the guests, employees, vendors and oversize vehicles with trailers. Parking spaces shall be marked or lined. Superstition Manor will have:

Regular	137
Trailer Parking Spaces	5
Handicaps	6
Limousine Parking Spaces	<u>3</u>
Total	151

For a total of 151 parking spaces and will accommodate 250 people. Parking attendants will be provided by Superstition Manor for every event over 150 guests, in order to direct arriving guest where to park as they enter the facility. A stationary sign is posted at the exit of the parking lot to indicated "No Left Turn". A separate exit has been developed for right exit only onto Signal Butte with signs posted. The owner has also invested in signage for "slow children at play". He has also worked with local horse owners to give them access across his property to the riding trails and a watering hole for the horses.

The parking field is currently covered with a 4" reprocessed asphalt base in order to provide proper dust mitigation on the property. Additionally, the ADA parking spaces have been paved with the necessary asphalt or concrete base and will comply with ADA requirements. Parking lot attendants will continue to stay in the parking lot to insure that all guest only turn south onto Signal Butte and that there is no unnecessary loitering or noise in the parking lot.

7. **Number of employees:** There will be 10 to 12 employees who will work at the property full time. These employees will consist of wedding and event managers, office staff, and a landscape/maintenance technician. In addition to the full time employees, there will also be approximately 10-15 part time employees who will come before the event for set-up and after for clean up. Other part time employees may be on-site during an event to act as parking attendants, and security (when necessary) for an event on the property. It is anticipated that no more than 10-15 part time employees will be required on the property during an event or function. In addition to those employed by Superstition Manor, there will be outside contractors and vendors who will work on-site during a particular event but will not be employed by Superstition Manor.
8. **Description of Building:** The existing building on-site is approximately 20,000 square feet in size and is designed for and suitable to accommodate large events such as weddings, reception as proposed as part of the SUP application.
9. **Screening and Fencing:** There is an existing CMU wall on all sides of the property. In addition to the wall, the Owner had planted new trees along the South, West, and North sides to provide additional screening for both the residential uses to the north and west and the arterial street to the south. The site was originally built with a 6 foot screen wall around the site that currently exists. Portions of the wall along the east side were reduced to 3 feet at the direction of Maricopa County to comply with all code requirements. The owner has

installed interior walls to further screen events from neighbors. With the addition of approximately 2.5 acres to the west the owner's purpose is to install an eight (8) foot CMU wall and additional trees to screen from the neighbors. In addition to the wall, the owner purposes to relocate all north parking spaces from current parking lot to the new 2.5 acres to put a twenty foot landscape barrier for all north neighbors. This additional screening will prevent disturbance to the north neighbors. All other neighbors are bordering a major road. An existing 8' wall borders the southern property line to further screen the south neighbors and brown road. In addition, an interior 8' CMU wall on the exiting northwest corner existing 3 acres to additionally screen the north neighbors. Additional trees and 8ft SMV wall will be added along the SRP easement to the north of the property for additional screening.

10. **Lighting:** All light shall be residential lot leveling lighting consistent with the high quality residential feel of the facility. Existing lighting fixtures will remain throughout the site, which are primarily found attached to the building, perimeter walls and in the garden areas and are accent lighting. New parking area lighting is proposed to be similar in style and design to the existing wall and sconce lighting but will be on a post approximately 6-8" in height in the parking area. Parking lot and perimeter wall lights shall be fully screened and shielding unless the bulbs used in the lights are 60 watt incandescent bulb or equivalent lumens. There will be no lighting within 15' of the northern property lines except low voltage landscaping lighting. Conceptual samples of the existing and proposed site light are provided herein for reference.



Examples: Wall Lighting



Attached to the building lighting

### **Relationship to Surrounding Properties**

The larger area is primarily residential in nature, although the property is located on the immediate corner of two arterial streets.

**North:** To the immediate north of the property are large parcels zoned for residential use. North of the parcels are single-family residential homes.

**East:** To the east of the property is vacant land. It is also the location of the Superstition Airpark, where the remote control aircrafts fly in and out of which generated very loud plane noises and the Horse Arena has a PA system and amplified music outside.

**South:** The south of the site is Brown Road. South of Brown Road is property that is either vacant or developed for single-family residential use.

**West:** To the west is an undeveloped land as well as single-family homes

### **Signage**

This SUP also includes a wall sign for Superstition Manor. The wall area where the sign is located is 6' high by 23' wide, with individual letters that are permanently affixed to the wall and do not exceed the height of the wall.

### **Location and Accessibility**

The subject property is located just minutes from two major freeways, the US-60 and the Loop 202, which provide convenient access for guests visiting the property, the property is accessed from Signal Butte Road, as demonstrated on the site plan.

## **Circulation System**

As demonstrated on the site plan, adequate access, parking and drive aisles have been provided to allow traffic to circulate safely and efficiently both as guest arrive to the property and once they are on-site. The main access to the site is from Signal Butte Road, which is a full movement, entrance and exit. In addition, there is a secondary access at the northeast corner of the site on Signal Butte Road which is indentified on the site plan.

## **Future Expansion/Phasing**

The site plan also identifies the expansion that was added to the north of the current building. The proposed expansions are for the approximately 2.5 acres west of the facility to relocate parking spaces, add a storage building, operations building, shade covers and additional screening.

## **Public Utilities and Services**

Police: Maricopa County Sheriffs

Fire: Rural Metro

Water: Arizona Water Company

Electric: Salt River Project

Refuse: Waste Management

Schools: Mesa Public Schools

Phone/Cable: Cox Communications

Sewer: On-site Septic

## **Yearly status report of SUP# Z2012086**

The following stipulation will be outlined and how we are complying with them.

### **1. Parking**

- a. Parking attendant is provided at each event over 150 guests.
- b. Parking attendant are task with no loitering and or eating or drinking in parking lot area.
- c. Parking spaces are an issue due to oversized vehicles/cowboy trucks that take up two spaces.
- d. We have purchased a stretch limousine and a 2015 Ford Transit to pickup and drop off guests, from out of town, staying at hotels.

### **2. Security**

- a. At each event over 150 guest or multiple events MCSO is contracted to provide security and traffic control.
- b. In the 2 years, security had to get involved on one guest incident that was a law enforced issue.

### **3. No left turns onto Signal Butte Road**

- a. A sign has been posted at each exit.
- b. Security and parking attend are at exits to insure no left turns.

### **4. Amplified Music**

- a. Only during actual ceremony, by an officiator authorized to conduct such, is music amplified and it never exceeds Maricopa County noise ordinance of 55 db at property lines.

b. No amplified music is conducted inside or out that violates county noise ordinance.

#### **5. Occupancy**

a. Events are maintained at a guest count that keeps occupancy at 250 including employees. Most events are 75-100 people.

#### **6. Hours of Operation Sunday-Thursday 10am to 9pm – Friday and Saturday 10am to 11pm**

a. Music is off at 9pm Sunday-Thursday.

b. Music is off at 10pm Friday- Saturday.

c. Guest departure, Sunday-Thursday at the end of the event 9pm. Friday- Saturday 11pm.

#### **7. Permits**

a. Catering license is in place and quarterly inspections by Maricopa County Environmental Services are conducted. We have an ( A ) rating since we started our catering with eight inspections conducted to date.

#### **8. Noise abatement**

a. We have planted more trees and raised our exterior walls to eight ft. Neighbors within the Property lines have signed stating that there is no noise that is effecting their enjoyment of their homes.

#### **9. Construction**

a. There is no construction going on, on the property currently and no open permits. All permits have been finalized and closed out. We were cited for raising a wall without a permit. This area was flood damaged and a major repair was conducted after permit was issued, which had to be completed, to protect my property. I did raise the wall and built up a bream to keep the major wash water from coming onto my property. In part this damage is caused by the county having an improper sized culvert under Brown Road and not recognizing the historic water flow. I have two 24" culverts and the county has only one 18" converts, this is a 30" difference and the water from the 100 year flood damaged my property. This was taken to a hearing and I paid the fine. As far as any other violations or issue we have none.

#### **10. Events**

a. We are currently booking for years 2016 and 2017. We have very few weekend dates available for 2015, we are basically sold out. Primarily we do not due many events Monday – Thursday, except for schools or youth league type events. Weddings are mostly Friday – Sunday.

#### **11. Lighting**

a. We use 60 watt incandescent bulbs.

We are currently going through a major amendment to our SUP to address some issues and to relocate a portion of parking, additional buildings, occupancy, and hours.

We have complied with all stipulations and will continue to do so. There are some conflicting areas in original approved SUP. However this major amendment addresses them and clarifies the issues.

### **Neighborhood Meeting & Neighbors in support**

At our neighborhood meeting, held on April 6, 2015, no neighbor within 300' objected to our proposed major amendment. Neighbors that border our current property and proposed acreage increase has signed a petition and are in support. The following is a list of names and addresses that are in support.

<b><u>Name</u></b>	<b><u>Address</u></b>	<b><u>Phone</u></b>	<b><u>Proximity</u></b>
Doug Henderson	1151 N 107 <sup>th</sup> St, Mesa, AZ	480-710-9000	300'
Jordon Romero	1123 N 107 <sup>th</sup> St, Mesa, AZ	602-316-3833	600'
David Lawhead	1137 N 107 <sup>th</sup> St, Mesa, AZ	480-209-4546	400'
Patricia Vanwagner	10638 E Brown Road, Mesa, AZ	480-274-9589	300'
Boyd Lee	1109 N 107 <sup>th</sup> St, Mesa, AZ	480-593-3508	900'
Tim (Castle Rock)	243 E Leland St, Mesa, AZ	602-361-1366	Property Line
Eiji Pollard	10735 E Glencove St, Mesa, AZ	480-580-5434	Property Line
Allen & Susie Baker	7841 Dowell Rd, Mesa, AZ	480-986-2857	Property Line
John & Lisa Burns	1211 N 107 <sup>th</sup> St, Mesa, AZ	480-560-4390	Property Line
John & Ann Ambrosia	1114 N 109 <sup>th</sup> St, Mesa, AZ	480-233-3872	2000'
Jesus & Karina Hernandez	1108 N 109 <sup>th</sup> St, Mesa, AZ	480-358-9781	2000'
Colton Guitord	1121 N Signal Butte Rd, Mesa, AZ	435-602-0120	300'
Brian Rowland	1135 N Signal Butte Rd, Mesa, AZ	480-390-8314	400'

The above neighbors have informed the owner, John Burns, that no music can be heard from Superstition Manor. However the road traffic from Brown Road is heard more then anything. They also informed the owner that they have never been in a traffic jam or congestion caused by Superstition Manor.

As the owner of Superstition Manor I would like to add that Thousands of guest have passed through the doors of the manor. Hundreds of brides and grooms have started their married life and thousand and hundreds more will pass through the doors. Superstition Manor and its owners believe in faith, family, and happiness. As you consider this Major amendment please keep in mind that we are creating employment opportunities and creating growth in an area that is struggling for jobs. Our expansion will give so much happiness on top of the overwhelming happiness we already have given to so many brides, grooms and their families. The future development of this County Island can help many who live here prosper and achieve their goals. This area is growing with homes but no commerce is being added, So many have to travel many miles for employment.

Thank you for your consideration

John A. Burns  
Burns Family Investments LLC  
480-560-4390



# Maricopa County

## Planning & Development Department

Ray Banker, Planner  
501 N. 44<sup>th</sup> Street, Suite 200  
Phoenix, Arizona 85008-6526  
Phone: (602) 506-2364  
Fax: (602) 506-3711  
RaymondBanker@mail.maricopa.gov  
www.maricopa.gov/planning

DATE: March 2, 2015  
TO: DISTRIBUTION NOTED BELOW  
FROM: Ray Banker, Planner  
RE: Superstition Manor- Major Amendment to SUP  
CASE: Z2014012

Enclosed are the following materials relating to the above case date stamped received February 13, 2015:

- 1) Narrative Report
- 2) Site Plan

The Technical Advisory Committee (TAC) will hold a meeting to discuss the above-referenced case on **Tuesday, March 17, 2015 at 10:30 a.m.**, at the Maricopa County Planning & Development Department, 1st Floor of 501 N. 44<sup>th</sup> Street, in Phoenix.

You, or your authorized representative, are invited to prepare and submit written recommendations at the meeting. If you are unable to attend, please submit written recommendations to our Department prior to the date of the meeting.

Please call me at 602-506-2364 (or email to [raymondbanker@mail.maricopa.gov](mailto:raymondbanker@mail.maricopa.gov)) if you have any questions. Thank you.

### **Distribution:**

City of Mesa  
Maricopa County Department of Emergency Management  
Maricopa County Sheriff's Office (MCSO)  
Rural/Metro Fire Department  
East Valley Property Rights Coalition

### **Informational Purposes Only (memo only via e-mail):**

John Burns (Applicant - Superstition Manor)  
Bill Baggenstoss, Maricopa County Environmental Services (MCESD)  
Karen Betancourt, Maricopa County Drainage Review  
Wendy Downing, Maricopa County Addressing  
Shiloh Johnson, Maricopa County Office of Enterprise Technology (OET)



# Maricopa County

Planning & Development Department

Robert Fedorka, P.E.  
Planning & Development  
501 North 44<sup>th</sup> Street, Suite 200  
Phoenix, Arizona 85008  
Phone: (602) 506-7151  
Fax: (602) 506-8762  
[www.maricopa.gov/planning](http://www.maricopa.gov/planning)  
Email address:  
[RobertFedorka@mail.maricopa.gov](mailto:RobertFedorka@mail.maricopa.gov)

**Date:** April 30, 2015

**Memo To:** Darren Gerard, AICP, Deputy Director, Department of Planning & Development

**Attn:** Raymond Banker, Planner, Planning & Development Services

**From:** Robert Fedorka, P.E., Drainage Engineering Supervisor, Planning & Development Services

**cc:** Michael Norris, P.E., Drainage Engineering Manager, Planning & Development Services

**Subject:** Z2014012– Major Amendment to SUP – Superstition Manor (D5 Memo)

**Job Site Address:** 10744 E. Brown Road, Mesa, AZ 85207

**APN(s):** 220-04-013G, 013K and 014Y

Drainage Engineering Review has reviewed the plans and narrative submittal date stamped 04/27/2015 for this zoning case and has no objections.

Any approval of this case should include the following stipulations:

1. At the time of the application for building permits, the applicant shall provide a design for the openings in the north wall such that historic flow conditions are maintained.
2. At the time of the application for building permits, the applicant shall provide calculations substantiating the design of the new drainage improvements, including culverts, on the site.
3. At the time of the application for building permits, the applicant shall provide required testing to demonstrate that the retention basins will drain within 36 hours.
4. The new parking areas and storage building areas shall be graded such that their runoff flows are directed to the new retention basin(s).

- 
5. Drainage review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with Section 1205 of the Maricopa County Zoning Ordinance and the Maricopa County Drainage Policies and Standards.
  6. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance and current engineering policies, standards and best practices at the time of application for construction.
  7. Detailed Grading and Drainage Plans showing the new site improvements must be submitted for the acquisition of building permits.

Following are comments from the Flood Control District of Maricopa County:

8. The subject property is not within a delineated 100 year (one percent chance) floodplain. The proposed use would not be in conflict with any existing or proposed Flood Control District projects. No objections are raised with respect to floodplain management.

Following are comments from MCDOT

9. The plans show expansion of the SUP area for a distance of  $\pm 85$  feet along Brown Road (a minor arterial roadway). Dedication of 25' (to provide a 65' total half-width) along Brown Road is required and is shown on the plan. Dedication of the required right-of-way shall occur prior to the issuance of zoning clearance for any work on the site.

Please contact me if you have any questions or require clarification of these comments.



# Maricopa County

Environmental Services  
Department  
~~Water and Waste Management~~

---

Subdivision, Infrastructure &  
Planning Program  
1001 N. Central Avenue #150  
Phoenix, Arizona 85004  
Phone: (602) 506-1058  
Fax: (602) 506-5813  
TDD 602 506 6704

DATE: May 4, 2015

TO : Raymond Banker, Planning & Development Dept.  
Planner

FROM: Souren Naradikian, P.E.  
Senior Civil Engineer

SUBJECT: Superstition Manor SUP Major Amendment Revision 3; Z2014012

The Maricopa County Environmental Services Department (MCESD) has reviewed documents received from the Maricopa County Planning and Development Department for the above referenced project. This project is a request for changes to the Special Use Permit (SUP) Z2012086 for the proposed Superstition Manor banquet hall, reception center, and wedding center. The changes consist of the addition of parking and walking trails. The facility is located in an existing home site at 10744 East Brown Road near Mesa. According to previously submitted documents, the facility will have a maximum capacity of 250 attendees. Potable water is to be provided by Arizona Water Company. Sanitary sewage is managed by an existing septic systems (MCESD #130387 and #131073). The site is in the urbanized area regulated by the Maricopa County Stormwater Quality Program and the project may disturb over one acre of land.

Based on the above, MCESD **raised no objection** to this project to the Planning & Development Department in Accela Automation on May 4, 2015 and the project may proceed at this time subject to the following stipulations:

### Stipulations:

**Contact the Onsite Program (602-506-0372) for possible septic permitting requirements associated with the expansion (new building up to 6,000 sf and 5,000 sf storage building).**

**Development and engineering design shall be in conformance with the Maricopa County Stormwater Quality Management and Discharge Control Regulation. If required, the owner/developer shall prepare a SWPPP and obtain approval by MCESD prior to construction. (A separate submittal to MCESD would be required.) If required, upon completion of construction, the owner shall fulfill MCESD requirements and obtain a post-construction stormwater permit.**

**If applicable, the site plan shall contain a note designating the entity responsible for operation and maintenance of the on-lot stormwater management facilities consistent with an approved operation and maintenance plan.**

It should be noted that several other Maricopa County agencies must review this project. Final approval authority for this project rests with the Maricopa County Board of Supervisors.

## Raymond Banker - PLANDEVX

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**From:** John Wesley <John.Wesley@mesaaz.gov>  
**Sent:** Tuesday, May 26, 2015 7:41 AM  
**To:** Raymond Banker - PLANDEVX  
**Subject:** RE: Maricopa County Case #Z2014012 (To Mesa Planning Department)

Ray-  
Thanks for the follow up. Our position has not changed.

John D. Wesley, AICP  
Planning Director

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**From:** Raymond Banker - PLANDEVX [<mailto:RaymondBanker@mail.maricopa.gov>]  
**Sent:** Friday, May 22, 2015 3:36 PM  
**To:** John Wesley  
**Subject:** RE: Maricopa County Case #Z2014012 (To Mesa Planning Department)

Mr. Wesley,

I want to update you on this case as it is scheduled for the Planning and Zoning Commission (P&Z) on June 11, 2015. I have attached the most recently revised Site Plan and Narrative that the applicant is requesting to be taken forward to the hearing. I have your previous email on the original submittal as seen below and will include this as part of the staff report. We understand City of Mesa's stance on the proposed changes to the Special Use Permit, and we would like your further input on this request as it has changed significantly since the first submittal.

Sincerely,

**Ray Banker**  
Planner  
Maricopa County  
Planning and Development Department



501 N. 44<sup>th</sup> St, Suite 200  
Phoenix, AZ 85008  
Office: (602) 506-2364  
Email: [RaymondBanker@mail.maricopa.gov](mailto:RaymondBanker@mail.maricopa.gov)

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**From:** John Wesley [<mailto:John.Wesley@mesaaz.gov>]  
**Sent:** Tuesday, March 18, 2014 7:32 AM  
**To:** Raymond Banker - PLANDEVX

**Cc:** Gordon Sheffield

**Subject:** FW: Maricopa County Case #Z2014012 (To Mesa Planning Department)

Mr. Banker-

The City of Mesa is very much opposed to any further expansion of this use at this location. This area is part of our Desert Uplands area and our General Plan designates it for very low density residential uses. We opposed the original request and believe that further expansion will be detrimental to the intended development type and character for this area. Please keep us informed of the progress of this case.

John D. Wesley, AICP  
Planning Director  
City of Mesa  
480-644-2181

---

**From:** Gordon Sheffield  
**Sent:** Monday, March 17, 2014 6:13 PM  
**To:** John Wesley  
**Subject:** FW: Maricopa County Case #Z2014012 (To Mesa Planning Department)

FYI

Gordon Sheffield, AICP CNUa  
Zoning/Civil Hearing Administrator  
PO Box 1466, 55 N Center  
Mesa, AZ 85211-1466

T 480-644-2199  
F 480-644-2757

[Gordon.Sheffield@mesaaz.gov](mailto:Gordon.Sheffield@mesaaz.gov)

---

**From:** Raymond Banker - PLANDEVX [<mailto:RaymondBanker@mail.maricopa.gov>]  
**Sent:** Monday, March 17, 2014 3:24 PM  
**To:** Planning Info  
**Cc:** [chuck\\_fitzgerald@rmetro.com](mailto:chuck_fitzgerald@rmetro.com)  
**Subject:** Maricopa County Case #Z2014012 (To Mesa Planning Department)

Good afternoon,

As an Area of Interest for the jurisdiction of Maricopa County for the above referenced case, you are receiving this email including the application, site plan, and narrative. I have been informed by the applicant that the provided material will change in the near future and I will update you accordingly. We will schedule a Technical Advisory Committee Meeting (TAC) at a later date. Please let me know if you have any questions or concerns as this case moves forward.

Thank You,

**Ray Banker**  
Planner  
Maricopa County  
Planning and Development Department

## Raymond Banker - PLANDEVX

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**From:** Superstition Manor <john@superstitionmanor.com>  
**Sent:** Wednesday, April 01, 2015 8:47 AM  
**To:** Raymond Banker - PLANDEVX; Darren Gerard - PLANDEVX; Debra Stark - PLANDEVX; Della Davis - PLANDEVX; Charles Hart - PLANDEVX; Steve Chucri - DIST2X; Page Gonzales - DIST2X; District 5  
**Subject:** Fwd: RE:  
**Attachments:** 201503311445.pdf; ATT00001.htm

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is from the supervising deputy sheriff who is an Internal affairs investigator with MCSO. We contact with them for our security we don't do it ourselves. They have a copy of the SUP and ask by me to make sure it is followed to the letter. They have been here for over a year every weekend. I do my best but Donald dollar and Clarksons hate everything. I have met with neighbors and have received signatures to all the closest neighbors and they say the following

- 1 never in traffic jam
- 2 never hear your events
- 3 don't even know when you having anything inside can't hear a thing
- 4 lights are so dim only 60 watt light bulbs.

I have been checked by county for my lights and noise. I even hired a noise engineer to issue a finding which county has a copy. They state that noise can not be heard in any neighborhoods. I knew I would have issues with some who tried to stop the SUP but to creat lies and constantly harassing me parking in front of my home and business. My bedroom is in front and windows. Privacy should be my right and Donald dollar violates this everyday. We practice free religion at the manor with prayer and family values of old school ways. My wife was raised catholic and myself prodestant . We have religious ceremonies every weekend to celebrate two people coming together as one. I personally officiant some wedding and I take it very offensive to Donald dollars attacks on myself and manor. I hope this letter helps you to understand what they are doing.

John A. Burns  
Superstition Manor  
480-560-4390

Begin forwarded message:

**From:** Larry Kratzer - SHERIFFX <[L\\_Kratzer@MCSO.maricopa.gov](mailto:L_Kratzer@MCSO.maricopa.gov)>  
**Date:** April 1, 2015 at 8:06:22 AM MST  
**To:** Superstition Manor <[john@superstitionmanor.com](mailto:john@superstitionmanor.com)>  
**Subject:** RE:

Here you go John. Sorry about that.

Lt. Larry Kratzer #1520  
Maricopa County Sheriff's Office

To whom it may concern,

03/31/15

I have reviewed the email that was submitted by a neighbor in regards to the Superstition Manor venue located at 1220 N. Signal Butte Rd. in Mesa. I was surprised to hear of some of the allegations that were made; many of which neither I, nor my co-workers have observed while working in a security capacity for the venue throughout the past year. Since being contacted by John Burns for off-duty Deputy Sheriff's personnel to work on site for weddings and receptions, I have worked with John to provide security for some of these events. John has instructed myself and other deputies working to ensure that there are no traffic congestion on the roadway or coming into the venue and stressed the fact that any and all vehicles for the venue needed to be parked within the property. John also made it clear that the noise level needed to remain within a reasonable level and to let him, other staff, or the DJ know directly if the noise level became too loud. John also provided deputies working off-duty with a log to complete that would address such issues. We were asked to complete these on a nightly basis when we worked an event. At times, John would have two deputies work events if multiple weddings/receptions were occurring. I am still actively working with John to schedule off-duty Deputies at the Superstition Manor venue.

During the course of this past year I have personally worked on site at Superstition Manor over 10 times. Each time I have worked there I have seen John and/or Lisa on site overseeing the event. John would ensure that he met with deputies to go over the event that evening and make sure we knew what was expected. Generally speaking, I was able to utilize the same group of about 4-5 deputies who began to know the venue very well and what the expectations were of deputies while working. On most nights the deputy is staffed to be on-site prior to the ingress of traffic arriving for the event that evening. The deputy has been tasked with standing out in the parking lot and assisting staff from Superstition Manor with parking vehicles that are coming in. The deputy is also tasked with observing traffic coming in to ensure there is no delay or congestion on Signal Butte Rd. Once all vehicles have parked and the event begins, the deputy walks around the venue and provides security. We have been tasked with doing perimeter checks of the property and lot checks to ensure that the noise level from the music is at a reasonable level. We have also been asked to ensure that people are not standing out in the parking lot near neighbor's walls talking, which may cause a disturbance. In addition to this, we have been asked to check on the doors to the reception hall to make certain they are closed at all times so that ambient noise does not carry outside. At the end of the evening when the event is wrapping up, deputies have been tasked with monitoring the egress of traffic and ensuring that vehicles are following the sign on the property that they can only turn right onto Signal Butte and that no delay or congestion is being caused due to the egress. Once the event is over, which has always been at 2200 hours or earlier since I have been there, the deputy is done.

The email that I read indicates some things that I cannot answer to because I am not fully aware of the situation that is being discussed. The parts of the email that I do have direct knowledge of while I was on-site myself or other deputies were on-site, such as doors slamming, car alarms/locking mechanisms going off, dust being kicked up, amplified music playing outside, traffic jams on Signal Butte Rd., dozens of cars parked on Signal Butte Rd., and shuttles bringing guests into the venue when it is filled beyond capacity. In regards to doors slamming and car alarms/mechanisms going off, the locking mechanism being audible and making noise may occur while guests are coming and leaving. It is common for a horn to sound when a car is locked by a remote lock device. Most often, car locking mechanisms are not set to make an audible noise when being unlocked. The vehicles are generally on-site and coming in for an event between 1530-1700 hours. Audible locking noises may be emitted at this time as guests go into the event. The events typically end between 2100-2200 hours and guests are not generally coming in during this time. It has not been my observation that audible unlocking mechanisms are sounding at the end of the night since guests are leaving and not coming. This is not to say that a car alarm has not inadvertently sounded or a guest has ran out to their car at some point in the evening to get something and had to relock their car, but it does not occur on a regular basis.

Dust being kicked up has been observed due to the fact the lot is a rock/AB compound. I have not noticed a significant issue with the dust from an event, but cars do tend to arrive relatively close as the start time to an event gets near.

I have not observed amplified music playing outside since I have worked at Superstition Manor, nor have any of the other deputies. There have been times at the beginning of a reception, typically between 1600-1800 hours, where light music is playing in the courtyard, but it is not amplified and it cannot be heard from the parking lot. Any amplified music is played indoors during the reception.

In regards to dozens of vehicles parking on Signal Butte Rd., neither I nor any of the other deputies have ever noticed a single vehicle park on Signal Butte Rd. for the event. We are diligent in making sure that all traffic for the venue parks within the lot. It has been our experience that the staff has always been able to accommodate the vehicle traffic on the premises.

As it relates to congestion on Signal Butte Rd., neither myself or any of the other deputies have observed any delays in traffic on Signal Butte Rd. or from guests coming into the event or coming out of the event. Signal Butte Rd. in this area is a very rural road with extremely low traffic volume. If ever there were to be any sort of congestion on the roadway, deputies would act quickly in assisting the traffic into the venue and off of the roadway. Again, this has not happened with any of the deputies who have worked at Superstition Manor.

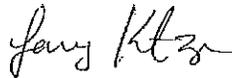
The email states that when the venue is full to capacity a shuttle will bring people in. I have not personally ever seen the event full to capacity nor have other deputies working. There

are shuttles that come from local hotels in the area to drop off guests that are staying at their hotel, but even this has been known to only contain a very small amount of people. On most occasions the shuttle will drop off 4-8 people. I am not aware of any situation in which the venue was full and off-site parking occurred elsewhere and guests were shuffled in.

The lighting on site at Superstition Manor is addressed as an issue by the author of the email. I have not seen the lighting from their vantage point, but from a security vantage point the lighting is very dim. It is not overly bright. I do not have direct knowledge of the time the lighting is turned off.

It has been the observation of myself and the other deputies that work in an off-duty capacity that John Burns makes many attempts to mitigate concerns by the neighbors in the area. I am aware that he has built taller walls and has taken measures to sound proof the walls of the venue to help alleviate noise. He constantly stays in communication with deputies on site to ensure that noise is kept to a minimum, that cars are parked in the lot, and that people are not loitering in the parking lot. He seems to be open to doing what he can to make the situation work for his venue and his neighbors.

Thank you,



Larry Kratzer

# *Superstition Manor*

1220 N Signal Butte Road Mesa Arizona 85207

480-560-4390

## Major Amendment Z20142014

Superstition Manor Neighborhood Meeting for SUP major amendment  
4/6/2015

Meeting started at 6:00pm, ended at 7:30pm. We offered pizza, chips, salsa, and soft drinks.

Minutes as follows:

The owner of Superstition Manor, John Burns. Introduced himself and outlined the major amendment request by line item.

The concerns of the neighbors that attended this meeting were as follows:

q. Why does Superstition Manor need to expand parking?

a. To accommodate oversized vehicles, such as motorhomes, large trucks, employees, etc.

q. Why couldn't Superstition Manor exit or enter from Brown Road.

a. County will not allow access from Brown Road on original SUP. Going to request on new amendment with the 20' PUE on southwest corner of combined parcels.

RECEIVED APR 14 2015

**Z2014012**

q. Maricopa County Sheriff vehicles parking under ( ) parking signs on Signal Butte Rd.

a. County was asked about this and the response was they have no issue with it, it is a traffic deterrence.

q. Changes to amplified music.

a. Asking for light background music, but not to exceed county ordinance, more of a clarification of what is amplified music.

q. Will there be extra staff for traffic control for these special events?

a. Yes security is contracted for anything over 150 guests.

q. Why are you asking for change in hours.

a. One hour Sunday –Thursday for guest departure.

q. Why don't you have any desert landscaping, such as cactus?

a. Personal preference, cactus verses trees and flowers

q. Is the deputies insured under Superstition Manor or County while on duty at Superstition Manor.

a. Superstition Manor carries liability and workman's compensation and the deputies are covered while on duty for Superstition Manor.

q. We seen people pulled alongside of Signal Butte Road relieving themselves.

a. We provide bathrooms, so why would they leave the property to relieve themselves alongside the road.

q. Are you going to ask for permission to set off fireworks.

a. No. We do not want the liability.

q. Expansions make you money. What does it do for the community/neighborhood.

a. We give back to the community by offering events at discounted prices. We make zero to little profit from these events. East Valley Sundevils, JR ROTC, Boy Scouts, Skyline High School Football Banquet. Also many of the bride and grooms are from the east valley.

q. When was your last request for driveway access from Brown Road.

a. Original SUP.

q. Are you regulated through the county, city or both.

a. We are regulated by the county.

q. What will be the sq footage of this new building.

a. Approximately 6000 sq ft, two stories.

q. Who lives in your residence.

a. Myself and my wife.

No one brought up the subject of traffic, or alcohol.

By the end of the meeting most concerns were addressed and all but 3 or so were in support of the changes for Superstition Manor.

Neighbors within 300 feet were present or have signed petition and had no issues with our plans. Some neighbors, that are more than 300' away and have been against the SUP from the beginning, started to nit pick the issues. I had to stop the nitpicking, because it was upsetting the people that are within the 300' and knew they were nitpicking, so that it did not begin an argument between those who are in support and those who do not. The neighbors that are not in support never will be, they want everything to go away, Superstition Manor, the horse arena, air park, etc.

Attendance:

Jeanne Kennedy

Kirk Kennedy

Jeff and Mary Ryar

Joe and Rachel Robanow

Brad and Stacy Buren

Gary Lindenmier

Larry and Karren Ayotte

Nathan Wal

Judy Schmier

Scott Schmier

Jean Gleavey

Camille Clark

Don Dahler

Dave Bair

Carol & Doug Henderson

John Burns

## Raymond Banker - PLANDEVX

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**From:** Judith Schmier <cdnjudi@hotmail.com>  
**Sent:** Monday, March 02, 2015 11:13 AM  
**To:** Raymond Banker - PLANDEVX  
**Cc:** Darren Gerard - PLANDEVX; chucricri@mail.maricopa.gov; Debra Stark - PLANDEVX; Page Gonzales - DIST2X; Donald Dahler  
**Subject:** Superstition Manor-Case #Z2014012

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr Banker: I am writing to inform you of our opposition to the Request Amendment to SUP #Z2014012. We do not support any changes to the original SUP that was granted on March 27, 2013. Mr Burns told me that he has spent a lot of money on his property and that he deserved the chance to make a living. Yes, I believe we all deserve a chance to earn a decent living but not at the expense of others! He has always told us what he thinks we want to hear, not what is actually going on. I guess he thinks that because we do not have his money we are not as smart as he is. We also bought a property that was an eyesore to the community and spent quite a bit of money fixing it up. Probably, percentage wise, based on our income, as much as Mr Burns has. Just like his property, we had people living here only our unwanted house guests were robbing the neighbors and what they could not sell they left in a room in the house. I have pictures of the mess we bought. For that matter we had to get the police involved because when we pulled down a ceiling we had a rainfall of checkbooks, license plates and syringes come down as well. However, right from the start we were told that if we did anything without a permit we would be made to tear it down, pay a fine, apply for the permit and start again! Because of this we checked on everything we did. This was in the early 90's but I have been told that the permit laws have not changed, just that it is costlier and takes longer. We had to abide by the law and I am curious as to why Mr Burns is not.

When Mr Burns had the neighborhood meeting before he was granted his SUP he told us he would be having a couple of events a week and they would not run late as he and his family lived upstairs. When he was granted his SUP we were told that he was running a Cottage Industry and was required to live on the property. Well that did not last long and when we brought it up the law was changed. Once you have an SUP you are no longer held to the laws that govern the Cottage Industry. So, I guess that means that if I want to open a small business in my home and I live here I no longer need an SUP. I may not be the smartest tack in the box but that is what it sounds like to me.

Thank You for Your Time

Scott E. Schmier & Judith H. Schmier  
Parcel #220-02-032A  
Parcel #220-02-011B

10344 E Jensen St  
Mesa, AZ 85207  
480-986-4290



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Issue #: 82504

Last Name: LINDENMIER

First Name: GARY

Phone Number: 480-800-7505

Email Address: lindenmier@gric.nsn.us

Permit #: N/A

Citizen Information:

Organization: [Planning and Development](#) history

Submitted By: [External User, PND](#) on 11-Mar-2015 9:06AM history

Division ID:

Subject: FW: Question

[details](#)

Description:

Submitted by direct email to rdsalthelpdesk@mail.maricopa.gov.

From: Gary Lindenmier[SMTP:GARY.LINDENMIER@GRIC.NSN.US]

Sent: Wednesday, March 11, 2015 9:04:09 AM

To: pdcustomerservice

Cc: Beth Lindenmier

Subject: Question

Auto forwarded by a Rule

The business located at the corner of Brown & Signal Butte continues to expand and add traffic to our intersection. We observed this notice placed up for the citizens who live nearby to appear for a public meeting. Note that the acreage requested (already being transformed) is not listed. Nor is the date and time as they are covered up.

As I understand the codes and laws I interpret "temporary" (as the owner has expressed to the neighborhoods) and special use permitting as having a use timeline, normally to not exceed 12 months without a renewal. The building of walls, and changing of landscape is not temporary, but a permanent action.

Placing a commercial venue in a rural residential area (where several serious accidents have occurred, including at least one fatality) at this intersection with one entrance/egress point, with the increased traffic potential without any road improvements to accommodate the additional traffic on Signal Butte and Brown roads, where vehicles awaiting entry into the parking lot for events block thoroughfare access northbound on signal butte down to the intersection and beyond is not safe.

Road improvements should be made by the commercial property same as any other builder or construction company has to do throughout the state.

This is no longer a "temporary" venue, there are events occurring almost daily/nightly and every weekend. The property has expanded, adding structure additions to the building and expanding to the west without adding additional access or assisting the right of way for residents of the area.

There is a deputy (MCSO) vehicle there on weekends but no traffic control being conducted at any time that we have driven through the area.

Please respond.

Very respectfully,

Gary Lindenmier  
10725 E. McKellips Rd. Mesa, Az.  
(480) 800-7505

This message contains confidential information and is intended only for the individual(s) named. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately by e-mail if you have received the e-mail by mistake and permanently delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

Contact Type: Email  
Division Type: Development Services  
SubType 1: Planning  
SubType 2: Variances  
SubType 3:  
SubType 4:  
Assigned To: CustomerService, PND on 11-Mar-2015 9:06AM details  
Adj Time Open: 02:39

Attachments: Maricopa County Notice Board.JPG 11-Mar-2015 9:06AM

Total Time Open: 02:39  
Issue Status:  history  
Priority:

Responsibility  
Next Action: Planning on 11-Mar-2015 9:51AM details

Supporting Info  
v Notes v

Resolution Info

Task Manager	Task	Assigned To	Completed	Time
		<input type="button" value="Add Note"/>	<input type="button" value="Close"/>	

[www.issuetrak.com](http://www.issuetrak.com)

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Home

Main Menu

View Issue #80556

email issue

My IssueTrak

**Issue Detail**

View

Issue #: 80556

Last Name: CLARK

Add Note

First Name: CAMILLE

Attachments

Phone Number: N/A

Next Action

Email Address: CAMILLECLARK24@GMAIL.COM

Edit

Permit #: N/A

Close

Citizen Information:

details

Clone/Copy

Organization: [Planning and Development](#) history

Submit Issue

Submitted By: [External User, PND](#) on 11-Feb-2015 8:11AM history

Search Issues

Division ID:

Subject: FW: Superstition Manor

Lookup Issue #

Description:

Submitted by direct email to rdsaihelpdesk@mail.maricopa.gov.

Knowledge Base

-----  
From: PD ON CALL PLANNER[SMTP:PDPLANNER@MAIL.MARICOPA.GOV]  
Sent: Wednesday, February 11, 2015 8:08:24 AM  
To: pdcustomerservice  
Subject: FW: Superstition Manor  
Auto forwarded by a Rule

Projects

-----  
From: Camille Clark[SMTP:CAMILLECLARK24@GMAIL.COM]  
Sent: Wednesday, February 11, 2015 8:08:22 AM  
To: PD ON CALL PLANNER; Donald Dahler  
Subject: Superstition Manor  
Auto forwarded by a Rule

Reports

I oppose any further expansion of this venue. You gave him an inch and he is taking a mile. It is like a greedy corporate entity in the middle of residential, quiet, rural neighborhoods. Horses go by there all the time. Hikers too. It is nothing but greed by Mr. Burns.

Custom Reports

I am not a nearby neighbor but I oppose the principal of the thing.

Log Out

Camille Clark

Contact Type: Email

Division Type: Development Services

SubType 1: Planning

SubType 2: Support/Opposition for a Project

SubType 3:

SubType 4:

Assigned To: [CustomerService, PND](#) on 11-Feb-2015 8:11AM details

Adj Time Open: 01:00

Total Time Open: 01:00

Issue Status:  history

Priority:

**Responsibility**

Next Action: [Planning](#) on 11-Feb-2015 8:26AM details

**Supporting Info**

Notes

**Resolution Info**

## Raymond Banker - PLANDEVX

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**From:** Judith Schmier <cdnjudi@hotmail.com>  
**Sent:** Tuesday, April 28, 2015 1:28 PM  
**To:** Steve Chucri - DIST2X  
**Cc:** Darren Gerard - PLANDEVX; Debra Stark - PLANDEVX; Raymond Banker - PLANDEVX  
**Subject:** CITIZENS PARTICIPATION MEETING--SUPERSTITION MANOR-CASE Z2014012

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Chucri: I am writing in regard to the meeting that my husband and I attended on April 6th, 2015. First of all, there were more people there than Mr Burns let on. There were at least two sign in sheets used as I handed the person behind me a clean sheet because the one I signed was full. Also, I only heard three people say that they did not have a problem with the changes, the opposite of what Mr Burns said. Mr burns said that if he had known he would be unable to get a bank loan against the property with only a ten year SUP he would have asked for a longer one originally! I seem to recall that he had asked for a fifteen year SUP but the board only gave him a ten year one back in 2013. I asked Mr Burns two questions, both of which he chose to ignore--

1/ Two years ago he said that what he had asked for at that time was all he would want, so I asked him if he would be having another meeting in two years so we could do this all again!

2/ I asked how he could claim that he was not asking for an increase in guests when he does not want his family and staff to be included in any head count!

He completely ignored me and went onto something else!

Also, he made mention to you that people brought up the Air Park and P & M Arena again. The only time P & M Arena was brought up was by Mr Burns himself when he said that he has made arrangements with them to be able to use their parking lot and will shuttle people to his place. This I know will never happen as, for one thing, they need the parking for their events and most of his events will be at the same time as theirs. Also, after being Treasurer for five years back in the late 80's early 90's and having to find insurance to cover the events I know that their insurance would not cover something like that, unless things have drastically changed in the insurance business! The Air Park was never brought up!

I thank you for you time and, whatever happens I hope we do not have to do this again in two years--but I will not hold my breath!

Judith H Schmier  
Scott E Schmier  
10344 E Jensen  
Mesa, AZ 85207  
480-986-4290  
Parcel #220-02-011B  
Parcel #220-02-032A

## Raymond Banker - PLANDEVX

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**From:** Superstition Manor <john@superstitionmanor.com>  
**Sent:** Monday, April 27, 2015 6:27 AM  
**To:** Raymond Banker - PLANDEVX; Darren Gerard - PLANDEVX  
**Subject:** Fwd: Red Mountain Baseball

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Can you add this email as support bakers land borders all of the new area. 500' of the new parking area.

John A. Burns  
Superstition Manor  
480-560-4390  
[WWW.Superstitionmanor.com](http://WWW.Superstitionmanor.com)  
Dreams,Family,Faith

Begin forwarded message:

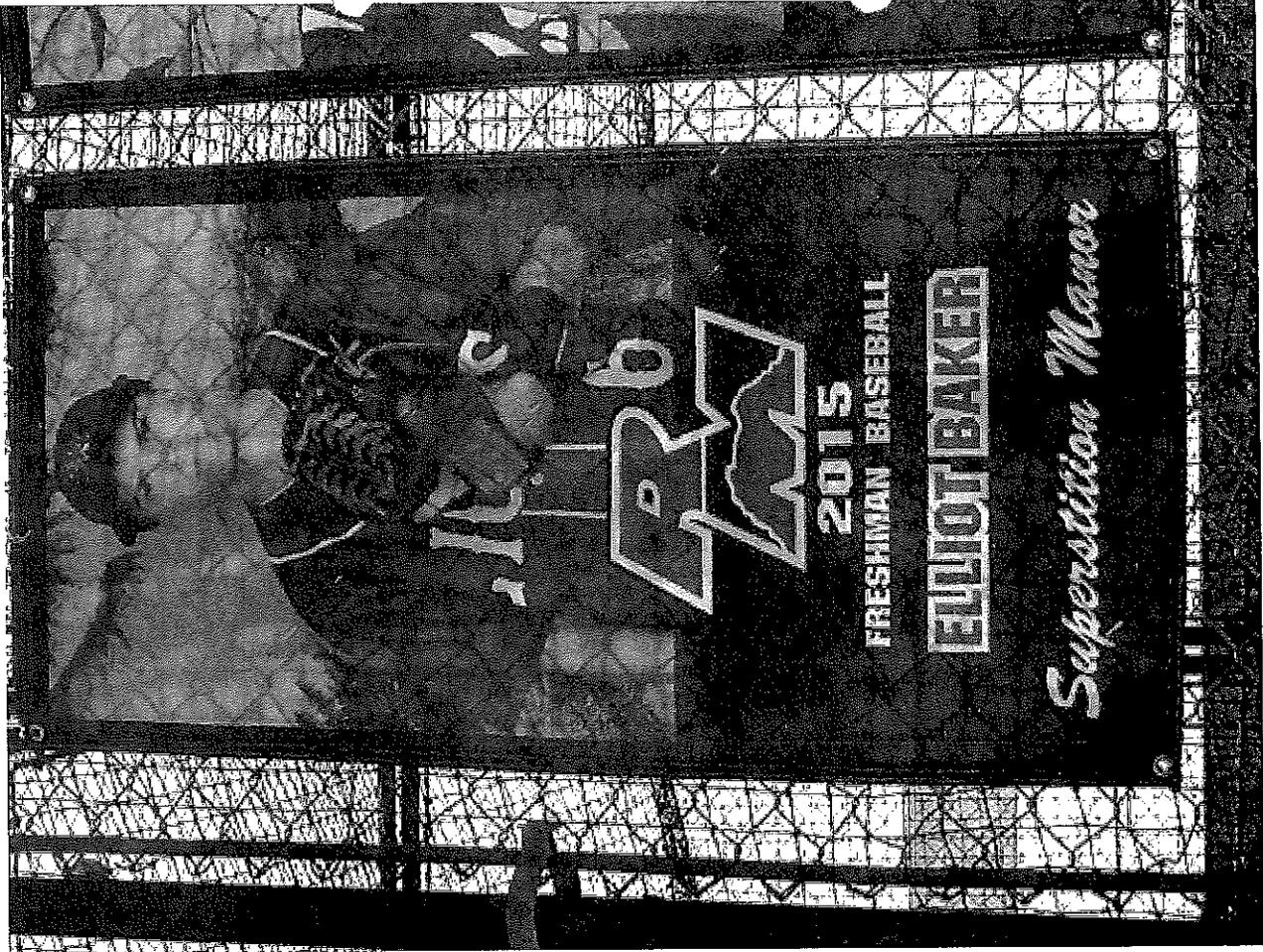
**From:** Susan <susieq95@cox.net>  
**Date:** April 26, 2015 at 7:56:51 PM MST  
**To:** "John@superstitionmanor.com" <John@superstitionmanor.com>  
**Subject:** Red Mountain Baseball

John, sorry I missed your recent meeting, was working late that day. Let me know if you have any more petitions or anything to sign to support the cause. Thought I'd send you the 2015 banners and especially the one of Eliot you supported.

Thanks,  
Susie Baker



Sent from my iPhone



## Raymond Banker - PLANDEVX

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**From:** Karren <aplushorses@q.com>  
**Sent:** Saturday, April 25, 2015 12:07 PM  
**To:** Raymond Banker - PLANDEVX; Darren Gerard - PLANDEVX; Steve Chucri BOS2  
**Cc:** Donald Dahler  
**Subject:** Superstition Manor request for amendment to SUP Case #Z2014012

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Sirs,

Larry & Karren Ayotte...Parcel 220-07-026F....10831 E. Edgegrove St; Mesa, AZ 85207....480-354-9605 would like to state for the record that the Minutes submitted by Mr. John Burns detailing the neighborhood meeting dated 04-06-2015 @ 6:30pm have some significant discrepancies concerning the number of people who left the meeting still against the allowing of expansion to the Manor. He stated that there were "3" who were still against the expansion. The list he submitted for attendees of the meeting failed to include Mrs. Coreen Wax. She was present with her husband. Upon reviewing the list I can contest that the number of folks against is closer to "11". Only "2" of the neighbors within the 300' boundary attended the meeting. They are close personal friends of Mr. Burns and reside in the home just to the south of the Manor. They only stayed long enough to deride the folks against the Manor & then excused themselves. The majority of the people at the meeting were there because they do not want to see the expansion of this "Cottage Industry" facility. Mr. Burns stated that he needed to expand in order to be competitive with other Wedding Venues around the vicinity. Those other venues are "Commercial", and they have established themselves in a legitimate manner under "Commercial Zoning". I believe that Mr. Burns is deceptive in suggesting that his *home business* venture is or can be correctly sized for peaceful blending within what is clearly a "Residentially Zoned" neighborhood. Enlarging his facility under the guise of amendments to an existing SUP is simply backdoor politics.

Mr. Burns stated that no issues were addressed concerning alcohol. That is because there was not a judicious use of meeting time to allow for the question, and Mr. Burns presided as the chairman in charge. The question still remains as to whether Mr. Burns distributes alcohol during his events under a liquor license. If he has a liquor license, doesn't he have to be "Commercial" to attain that license?

Mr. Burns also included derogatory remarks concerning neighbors who "Nit Picked" the situation, claiming that they were against the Air Park and the Horse Arena. This is a terrible comparison. Neither of these facilities disrupt neighborhood moral in the way that Mr. Burns does. Both

of these facilities went through legitimate channels to obtain and retain their right to location and activities enjoyed by the greater neighborhoods in the area. Mr. Burns is admittedly out for his own profit in the operation of his Event Center. Neither P&M Trailriders, nor Arizona Model Aviators make any personal profit, or for that matter profit enough to do more than maintain their facilities and events. There is no credible rationale for comparing Superstition Manor to either of these other facilities, but Mr. Burns keeps throwing that in as though it somehow makes him more allowable within the neighborhood.

Mr. Burns praised himself and his facility by telling us how many High School and sports type groups to which he gives reduced rates. This is his proof that he "contributes positively" to the neighborhood community. He said nothing about the swath of residents that have been negatively effected by SRP's sudden need to expand their easement rights because they realized that his facility was creating limited access to their power line areas. Mr. Burns is not concerned because he can afford to sign over square footage to SRP for compensation. But, many of the extended neighbors to the west of Mr. Burns do not have that luxury. The reduction of usable land on their properties means devaluation of their parcels, with some of the folks finding that their very residences now exist within the requested easement allowances. This is a very real and troubling consequence of allowing the Superstition Manor to exist and now expand under the pretense of an SUP within a residential neighborhood. The original SUP was granted for 3 acres, not 5.5. It was granted for the existing facility with *some* modifications, not 3 times the facility square footage and 2 times the septic system. It was granted for a Wedding type venue, not car auctions, or political convention, or corporate extravaganzas. It sits in a residential neighborhood, not on a golf course or down town commercial property.

The crux of Mr. Burn's submitted minutes from the 4-6-15 meeting seemed to imply that "things were explained" and "almost everyone was OK" with the request for amendments to Mr. Burn's original SUP. I believe that is a misrepresentation of community sentiment. Hopefully this correspondence will represent a more accurate tone concerning the outcome of the open community meeting. Please hear our side, and consider how you might feel if you owned property in a *Rural Residential Setting* and had this facility encroaching on your life and serenity.

Thank you for your consideration,  
Karren Ayotte  
Parcel 220-07-026F  
10831 E. Edgemoor St.  
Mesa, AZ 85207

## Raymond Banker - PLANDEVX

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**From:** Darren Gerard - PLANDEVX  
**Sent:** Tuesday, April 07, 2015 11:26 AM  
**To:** Hugh Gleaves  
**Cc:** Raymond Banker - PLANDEVX  
**Subject:** RE: Questions about case: Z2014012

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sir: the amendment to the Special Use Permit is being requested by Mr Burns. It must be legislatively approved by the Board of Supervisors. Staff did ask him to host a neighborhood meeting to present what he is requesting. Staff will consider your email a letter of opposition to the requested SUP amendment and will attach it to the staff report presented at the Planning & Zoning Commission public hearing. Darren

*Darren V. Gérard, AICP, Deputy Director*  
Maricopa County Planning & Development Department  
501 N. 44<sup>th</sup> St. # 200 Phoenix, AZ 85008  
602-506-7139, 602-506-3711 (fax)  
[darrengerard@mail.maricopa.gov](mailto:darrengerard@mail.maricopa.gov)  
[www.maricopa.gov/planning](http://www.maricopa.gov/planning)

Your feedback is important - Click [HERE](#) to let us know!

---

**From:** Hugh Gleaves [[mailto:hugh\\_gleaves@hotmail.com](mailto:hugh_gleaves@hotmail.com)]  
**Sent:** Tuesday, April 07, 2015 11:16 AM  
**To:** Darren Gerard - PLANDEVX  
**Subject:** Questions about case: Z2014012

Dear Darren,

My name is Hugh Gleaves, I live at parcel: APN-220-04-010P with my wife Jean Gleaves.

I attended a meeting last night at the Superstition Manor premises (see relevant case notes), the meeting's goal was to summarize the nature of a requested change to the special use permit already granted to the business situated at that address and to provide a forum for concerns to be expressed and questions asked by community residents.

I've identified a number of concerns and would like to ask you what options I have for raising objections and requesting either a denial of the SUP request or at least some changes to its scope, I'd also like to ask who is the preferred contact for this if not you?

I'd like to briefly summarize a couple of my concerns if I may in this initial e-mail to you.

1. The application (the copy I was given anyway) attempts to justify the requested SUP changes by claiming they are motivated by a desire to *improve efficiency* but none of the changes relate to efficiency but rather to

a desire to *invest significantly* in an expansion of services, guest numbers and so on. Such investment (e.g. two 6,000 sq/ft buildings) clearly demonstrates that the existing commercial activity is profitable and that the business is healthy. If the changes were denied the business would not suffer or decline and the owner has the option to invest in an expansion in an already commercially zoned location.

2. Several references were made by Mr. Burns to his desire that he be able to provide some 15 "special events" which will see perhaps some 500+ guests with activity at the premises continuing to approx 1am. This equates to about one "special event" ever 24 days or so, more than once per month.

Mr. Burns stated that the meeting was not something he wanted to do but was rather done because the county had asked him to do this. He further implied that at this stage it was considered that permission was "more or less" granted and there was little to be done at this point to prevent the plans from being executed.

Not directly related to this case but also of concern, is the ongoing building work on (what he described as) Mr. Burns' new home, parcel number: APN-220-04-012E. This construction is visible from my yard and I've noticed several times trash and waste being burned, often all day and very close to the Signal Butte Floodway. I'm concerned that this new property may become part of Mr Burns' planned business expansion, impacting even more the quality and serenity of the locality.

In closing, my wife and I only recently moved into this area having relocated at significant personal expense from Delaware, where similar commercialization of formerly residential areas was becoming more common. I am astonished that an already successful enterprise like Superstition Manor is seeking to increase commercial activities in an area zoned as residential and claiming that this is motivated by a desire to improve efficiency. This change - if granted - can only lead to reduction in local property values, increases in traffic, increases in noise and a reduction in the overall serenity of the neighborhood. Being permitted to play music (which cannot be low volume if its to be audible with 500 people present) up until 1am is also something I had not expected when moving to this area of the state.

Any information on how best to take steps to impede this case and compel the owner to invest in growth in an already designated commercial zone, will be appreciated, this application looks like a possible example of spot zoning too. I notice too that construction work already appears to have started.

Sincerely,

Hugh Gleaves

## Raymond Banker - PLANDEVX

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**From:** Donald Dahler <dp.dahler@q.com>  
**Sent:** Sunday, April 05, 2015 3:31 PM  
**To:** Raymond Banker - PLANDEVX; Darren Gerard - PLANDEVX; Debra Stark - PLANDEVX  
**Cc:** Andrew Kunasek - DIST3X; Candice Copple - DIST1X; Clinton Hickman - DIST4X; Cristina Arzaga-Williams - DIST5X; Denny Barney - DIST1X; Kevin Tyne - DIST3X; Page Gonzales - DIST2X; Steve Chucri - DIST2X; District 5  
**Subject:** Opposition to Superstition Manor SUP expansion Case Z2014012  
**Attachments:** I Hoskin 1.pdf; R Hoskin 1.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ladies and Gentlemen,

Attached are two letters of opposition to the expansion of Superstition Manor and to any reduction in the restrictions of Superstition Manors SUP stipulations/conditions.

I have taken the liberty of eliminating the address, phone number and e-mail address as Mr. Gerard says they are not required and it makes it a bit more difficult for the owner of Superstition Manor to contact them and intimidate them.

I have sent a copy of this e-mail to the letter writers under BCC to prevent their e-mail address from becoming public knowledge.

Please include the attached letters in your count of opposition.

Sincerely,

Donald Dahler  
Group Leader  
East Valley Property Rights Coalition  
480 984-8061

SUPERSTITION MANOR WEDDING & EVENT CENTER IS PUSHING  
FORWARD TO EXPAND THEIR FACILITY TO HOLD MORE WEDDINGS &  
PARTIES EVEN THOUGH RESIDENTS OF THIS COMMUNITY ARE IN  
OPPOSITION!

**As a resident of the East Valley Rural Community, the Maricopa County  
Board of Supervisors needs to know what you think!**

I oppose the expansion and Amendment of the Superstition Manor SUP Case #2014012 for the following reasons:

- (X) I feel that a wedding/party venue does not fit in with the character of a residential community.
- (X) I feel the risk of impaired drivers departing local wedding venues and traveling Signal Butte Road and Brown Road is too great for this rural community.
- (X) I am opposed to the amount of noise generated by an outdoor wedding venue hosting hundreds of guests.
- (X) I am concerned that I may have to disclose the existence of this venue as a neighborhood noise nuisance if I were to sell my house.
- (X) I have other comments / concerns as follows:

What I find incredulous is that just when I think things can't worse and I don't have to re-commit time to address an issue that I originally opposed, that being the original Special Use Permit for the Superstition Manor, now the residents in the area are currently tasked with battling this expansion coupled with all that goes along with raising a family, paying bills, etc. As I understand this process, it could well become a sort of a "groundhog day" for those of us that opposed the original Special Use Permit and now the expanded version of the same (we will have to re-visit this for years to come). This will no doubt be a recurring theme in our lives and I find that bizarre, as when I purchased my home in the county island, I did not expect to be defending peace and harmony, property values, and unforeseen traffic. I made some observations before the original Special Use Permit was approved by the Supervisors and they were as follows: Mr. Burns spent hundreds of thousands of dollars in betterments to his property before he obtained the Special Use Permit. Why would a businessman expend that quantity of money gambling that the Supervisors would

approve the Special Use Permit as his venue benefits himself financially, not the community in which it is situated. As I stated previously, I have no idea why one would spend hundreds of thousands of dollars without first obtaining a Special Use Permit. It is the perception of some that the approval for the original Special Use Permit was a foregone conclusion. There appears to be no other plausible explanation other than this was bound to happen no matter what the objections were.

Now while we await the next decision regarding the planned expansion, I drive by the Superstition Manor and see that construction to the west has begun. The parcel to the west has been regraded and there is a block wall being constructed. Once again it seems that it would be a risky proposition to begin spending thousands of dollars without first having the Special Use Permit amendment approved and in hand. It appears to one commoner who purchased a home in a residential area with no businesses such as the Superstition Manor, that there is something radically wrong with the sequence of events that led to the ratification of this permit, as one would expect that a Special Use Permit first would be obtained and then betterments made. I am frustrated and do not feel confident that this area will remain non-commercial as history is repeating itself again. I invite each of you to come to my home and I will demonstrate why residences that are beyond 300 feet of the named property are most definitely impacted in a negative way.

---

---

I agree with the above statement(s) indicated by my checkmark.

Signature  / Date 4/4/2015

- Printed Name Isabel Hoskin
- Parcel Number 220-04-010Z

---

**YOUR VOICE COUNTS**

SUPERSTITION MANOR WEDDING & EVENT CENTER IS PUSHING  
FORWARD TO EXPAND THEIR FACILITY TO HOLD MORE WEDDINGS &  
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---

---

I agree with the above statement(s) indicated by my checkmark.

Signature  / Date 4/4/2015

- Printed Name Robert Hoskin
- Parcel Number 220-04-010Z
- Address 10616 E. Hillview St.

---

**YOUR VOICE COUNTS**

## Raymond Banker - PLANDEVX

---

**From:** Superstition Manor <john@superstitionmanor.com>  
**Sent:** Wednesday, April 01, 2015 4:17 PM  
**To:** Raymond Banker - PLANDEVX; Darren Gerard - PLANDEVX; Page Gonzales - DIST2X;  
Steve Chucri - DIST2X  
**Subject:** Fwd: Petition page 1

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

All the neighbors to south have signed with no issues at all. I personally have went around and invited them to the neighborhood meeting for April 6 2015 at 6 pm. I also have two neighbors directly across from Donald dollar have signed and stated they can not hear a thing from the manor and one went as far as to say Donald dollar is a liar. I don't want to defend myself by using neighbors to speak to his numerous emails but what else am I to do. He dies not represent any neighbors that are within 300 ft nor does he repeat sent anyone that lives in his own street. I have their signatures.

John A. Burns  
Superstition Manor  
480-560-4390

Begin forwarded message:

**From:** <[payment@superstitionmanor.com](mailto:payment@superstitionmanor.com)>  
**Date:** April 1, 2015 at 2:55:54 PM MST  
**To:** [john@superstitionmanor.com](mailto:john@superstitionmanor.com)  
**Subject:** Petition page 1

# Superstition Manor Wedding and Event Center

Z2014012

John Burns personally delivered to me and reviewed the amendment request and documents

1. Invitation letter to Citizen meeting
2. Narrative
3. Site Plan

Name	Address	Phone	E Mail	Support Change	Neutral
				Yes	No
<del>DAVID LAWHHEAD</del>	TBA / E. McDowell (480) 786-2897			<input checked="" type="checkbox"/>	<input type="checkbox"/>
GO ALLEN BAKER	Comment (300') 2 (LACRE) FRYBAK AIR @ COX, NET				
David Lawhead	1137 N 107th St	480-209-4546	DAVLAW#E@AOL.COM	<input checked="" type="checkbox"/>	
David Lawhead	Comment (300') 1 ACCE I SEE NO PROBLEM WITH NEW PROPOSAL				
David Lawhead	1137 N 107th St	(480) 209-4547		<input checked="" type="checkbox"/>	
David Lawhead	Comment (300')				
David Lawhead	1138 N 107th St	480-209-4546	PAULAWHE@AOL.COM	<input checked="" type="checkbox"/>	
David Lawhead	Comment (300') 1 ACCE I SEE NO PROBLEM WITH NEW PROPOSAL				
David Lawhead	1138 N 107th St	(480) 209-4547		<input checked="" type="checkbox"/>	
David Lawhead	Comment (300')				
Ralph Lawhead	1157 N 107 St	480-710-9002	SONGOS@YAZ	<input checked="" type="checkbox"/>	
David Lawhead	Comment				
David Lawhead	1131 Signal Lake	435-602-0120	Govt. # 03530 K. Kelly Conn	<input checked="" type="checkbox"/>	
David Lawhead	Comment				
David Lawhead	107th 124			<input checked="" type="checkbox"/>	
David Lawhead	Comment - Just Guy Not Road,				
David Lawhead	1120 N 107 St	602-316-2833	ANTON ROMERO	<input checked="" type="checkbox"/>	
David Lawhead	Comment				
David Lawhead	1109 N 107 St	480-593-3509	PSND@ACDUDES.COM	<input checked="" type="checkbox"/>	

YES

YAZ

ANTON ROMERO

PSND@ACDUDES.COM

480-593-3509

YES



# Superstition Manor

WEDDING AND RECEPTION HALL WITH IMMACULATE VIEWS OF THE SUPERSTITION MOUNTAINS

1220 N Signal Butte Rd Mesa AZ 85207

(480) 759-3906

www.superstitionmanor.com

Lisa Burns (480) 720-7535 (Call or Text) - [lisa@superstitionmanor.com](mailto:lisa@superstitionmanor.com)

John Burns (480) 560-4390 (Call or Text) - [john@superstitionmanor.com](mailto:john@superstitionmanor.com)

## PETITION IN SUPPORT OF

THE EXPANSION OF SUPERSTITION MANOR. THIS EXPANSION WILL INCLUDE THE 2.5 ACRE LOT JUST WEST OF SUPERSTITION MANOR BEING DEVELOPED INTO A 1 ACRE OPERATIONS BUILDING AND STORAGE YARD AND A 2 ACRE PARKING FACILITY. ALSO SUPPORT BUILDING WITH GROOMS SUITS

DATE	NAME	PHONE NUMBER	ADDRESS, CITY, STATE, ZIP
3/1/15	James & Amy	480-710-3244	6021 N. Fresno St Chandler, AZ 85225
3/1/15	Dorella Lynn	480-580-8513	6021 N. Fresno St Chandler AZ 85225
3/1/15	Michael Gilbert	480-720-2454	4921 W Germino St Chandler AZ 85226
3/1/15	Beverly Yochev	602-743-1574	4921 W Germino St Chandler AZ 85226
3/1/15	Amanda Vaterlaus	480-299-0845	
3/1/15	Mike Conley	480-628-5773	1100 N. Priest Rd Chandler AZ 85226
3/1/15	Sherryla Lee	480-218-1951	2834 S. Cottonwood Dr. Gilbert AZ 85297
3/1/15	Jared & Marilee	480-620-4541	7567 W. PAVLEY BLVD AZ 85207
3/1/15	Tracy Marilee	480-289-0882	" "
3/1/15	Nathan Marilee	480-289-0881	" "
3/1/15	Nathan Hoffman	480-095-9127	3178 W. Santa Ana Ave. DC 85112
3-1-15	Mary Ann	480-242-7118	8149 E. Bascom Ave. Mesa AZ
3-1-15	Kelly Burt	480-717-2808	3551 E Remington Dr. Gilbert AZ 85227
3-1-15	Linda Davis	602-644-4677	217 W. 88th Way Mesa, AZ 85207
3/1/15	Lorena Harrison	602-451-9541	149 1/2 E Shamrock St Gilbert, AZ 85295
3/1/15	Mark Mason	980-277-0385	3304 E. Citadel Dr. Gilbert AZ 85228
3/1/15	Jon Mason	480-440-1431	1482 E. Shamrock St Gilbert AZ 85295
3-1-15	Michelle & Matthew	480-244-2923	208 N. 82nd St Mesa AZ 85207
3-1-15	William & Rachel	505-707-7118	270 E. Hunt Hwy # 16-265 Sun. Valley AZ 85143
3-1-15	Hannah Gaura	480-201-5102	2601 E. Phillips Rd #1043 Mesa, AZ 85213
3/1/15	Eric Ekstrom	530-902-7227	2735 E. Concho Ave Mesa AZ 85204
3/1/15	Wendy Horan	602-902-0204	
3/1/15	Nicole Williams	480-235-2367	300 E. Wilson Ave Phoenix AZ 85012
3/1/15	Kyle Willey	480-721-8774	
3/1/15	Tina Perlman	480-357-9066	9745 E. Manna Ave. Mesa AZ 85212



# Superstition Manor

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## PETITION IN SUPPORT OF

THE EXPANSION OF SUPERSTITION MANOR. THIS EXPANSION WILL INCLUDE THE 2.5 ACRE LOT JUST WEST OF SUPERSTITION MANOR BEING DEVELOPED INTO A 1 ACRE OPERATIONS BUILDING AND STORAGE YARD AND A 2 ACRE PARKING FACILITY. ALSO SUPPORT BUILDING WITH GROOMS SUITS

DATE	NAME	PHONE NUMBER	ADDRESS, CITY, STATE, ZIP
3/1/2015	Jacemy Fackler	480-695-4856	21255 E Nighthawk Rd Queen Creek AZ 85147
3/1/2015	Sarah High	480-200-0257	21255 E Nighthawk Rd Queen Creek AZ 85142
3/1/2015	Katherine Carran	602-311-5755	8081 E Oak St Scottsdale AZ 85257
3-1-2015	Carmie Hilton	602-448-5004	7214 E Medina Ave Mesa AZ 85209
3-1-2015	ADAM JOWANALYCYO	918-632-2955	7214 E Medina Ave Mesa AZ 85209
3-1-2015	JENNIFER SALMIA	816-051-9687	17038 E Boca Dr Fountain Hills AZ 85226
3-1-15	Robbie Touarnycky	480-626-2246	1100 COMMISSION DR Chandler AZ 85224
3-1-15	Wesley Burns	714-661-3883	6521 W MacIsland Ct Phoenix AZ 85047
3-1-15	Matthew Mellins	480-694-7054	11312 E Cicero St Mesa AZ 85207
3-1-15	JEFF NAVELO	480-453-9908	1402 E Guadalupe Rd #206 Tempe AZ 85283
3-1-15	KANJA DASTINA	480-253-0204	2448 E WILLOW CT GILBERT AZ 85297
3-1-15	TANISHA POURBASTANI	480-406-5113	120 C. HEARNE WOOD GILBERT AZ 85234
3-1-15	A.J. SMITH	480-580-8404	7530 E EARL AVE UNIT 74 Scottsdale AZ 85257
3-1-15	Porcia & Tim Kelson	520-836-3965	2735 E. Concho Ave Mesa AZ 85204
3/1/15	MUNE & ERIC EKSTAM	760-201-5001	11340 E STEVEN AVE MESA AZ 85217
3/1/15	Edie Shoniker	480-771-7930	"
3/1/15	Shirley Ann Kozel	480-501-1575	"
3-1-15	Shirley Ann Kozel	608030355	20963 E North Loop OCA 285147
3/1/15	Ellen Wilsey	823-231872	9019 N 87th Way
3/1/15	John Harris	480-254-7726	3054 E. Leona, Mesa 85213
3/1/15	A.M. Kinney	480-811-5917	4900 E. FAUNTAINE AVE MESA
3/1/15	MAUREEN MCGROGAN	480-586-6626	714 N Grand Mesa Mesa AZ 85207
3/1/15	Kyle Newk	480-298-7114	1140 N GOM ST MESA AZ 85207
03/01/15	Desiree Ellington	602-909-4774	561 N SPANGLER MESA AZ 85203
		602-642-8210	7530 E. EARL DR. #54 Scottsdale AZ 85257



## Raymond Banker - PLANDEVX

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**From:** Donald Dahler <dp.dahler@q.com>  
**Sent:** Tuesday, March 31, 2015 3:45 PM  
**To:** Raymond Banker - PLANDEVX; Darren Gerard - PLANDEVX; Debra Stark - PLANDEVX; john@superstitionmanor.com  
**Cc:** Steve Chucri - DIST2X; Page Gonzales - DIST2X; Mike Cook; Jennifer; "Judith Schmier"; Ronald & Barbara Krainz; annfar@gmail.com; Andrew Kunasek - DIST3X; Clinton Hickman - DIST4X; Cristina Arzaga-Williams - DIST5X; Denny Barney - DIST1X; Kevin Tyne - DIST3X; District 5; Candice Copple - DIST1X; Scott Isham - DIST4X  
**Subject:** TAC-SUP Case Number Z2014012 Expansion of Superstition Manor  
**Attachments:** Z2013113ApprovdMinorAmend 4pages11-21-13.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ladies and Gentlemen,

The East Valley Property Rights coalition, a member of the Technical Advisory Committee (TAC), is opposed to the applicant's request for expansion of Superstition Manor and changes to the SUP Case Number Z2014012.

We reviewed the original application documents for the proposed expansion of Superstition Manor's SUP Case number Z2014012. Our review found many discrepancies and paragraphs that are confusing and we believe the complete narrative report and site plans need to be rewritten and clarified to insure all misleading statements are eliminated and that all references and data need to agree on all documents. Also, all of the requested changes and additions to the SUP need to be segregated and clearly identified in a section that only delineates the specific changes and additions being requested. A list of the discrepancies we found was forwarded to the applicant on 3-17-2015 at 5:54 PM by Darren Gerard with a reply from the applicant at 6:46 PM.

We received a revised narrative report on 3-23-2015 at 12:35 PM which contained many of the same discrepancies and errors that were reported on our original document. Obviously the applicant ignored most of the discrepancies noted on the earlier report.

The applicant's operations have been very disruptive to our quiet enjoyment rights of our properties. The applicant has rarely abided by SUP noise limitations, off-site parking, more than one event at the same time, occupancy exceeding 250 and other SUP stipulations/conditions. Furthermore the applicant has disregarded County Rules, Regulations and Ordinances so the county should only consider an SUP revocation hearing.

The applicant was originally provided a limited time period for the Special Use Permit and he knew the risk of termination before pursuing expansion after expansion. The expansion has reduced the parking spaces from 122 spaces to the current 105 spaces leaving insufficient (per the applicant) parking caused by the owner's aggressive expansion. Per the attached document item #4 the applicant states reducing parking to 99 spaces will allow for 297 attendees and "with my SUP limited to 250 attendees our parking exceeds the amount needed or required". The expansion was not appreciated by the neighbors and any expansion of parking is opposed.

The residents did not know, when the county approved prior expansions, that it would not enforce the stipulations/conditions it allegedly required to protect the residential character of the community especially in the evenings and on weekends. The neighbors will not stand for the owner's disregard for County Rules, Regulations, Ordinances and SUP stipulations/conditions and rules previously imposed on the owner and the county's failure to act.

Due to the applicant's prior violations a violation hearing was conducted in December of 2014 and the applicant was found responsible and fined.

The residents hereby file a written protest to oppose the requested SUP expansion and revisions Case # Z2014012 under ARS 11-814 (D) and Section 304.2 of the Maricopa County Zoning Ordinance. The neighbors further request termination of the use requirements of the original SUP approval case Z2012086.

Sincerely,

Donald Dahler  
Group Leader  
East Valley Property Rights Coalition

## Raymond Banker - PLANDEVX

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**From:** Donald Dahler <dp.dahler@q.com>  
**Sent:** Tuesday, March 31, 2015 2:04 PM  
**To:** Raymond Banker - PLANDEVX; Darren Gerard - PLANDEVX; Debra Stark - PLANDEVX  
**Cc:** Steve Chucri - DIST2X; annfar@gmail.com; Page Gonzales - DIST2X; Mike Cook; Jennifer; "Judith Schmier"; Ronald & Barbara Krainz  
**Subject:** Opposition to Superstition Manor expansion Case # Z2014012  
**Attachments:** Z2013113ApprovdMinorAmend 4pages11-21-13.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Banker and Mr. Gerard,

We, Donald and Pok Dahler owners of Parcel # 220-07-003B, do here by oppose any expansion of the Superstition Manor Site Plan, Buildings or revisions to the stipulations/conditions as requested in Case # Z2014012. We will only consider stricter restrictions and requirements in the SUP stipulations/conditions or termination of the use requirements of the original SUP approval Case # 2012086.

In the past year the applicant has, on numerous occasions chosen to violate the Stipulations/conditions of his SUP and disregard Maricopa County Rules, Regulations and ordinances. In December of 2014 the applicant attended a violation hearing for prior violations and was found responsible and fined. The zoning code enforcement officer observed at least four (4) violations of the SUP stipulations/conditions. **The applicant having been found responsible for prior violations, we believe the only consideration of a hearing to be given at this time would be for a revocation of the applicant's current SUP.**

If a hearing is held for the continuance and expansion of the current SUP then, we request that the current SUP stipulations/conditions be made stricter and not less restrictive as follows:

1. A new stipulation/condition requiring: The owner of the SUP shall reside in the dwelling unit in which the business operates. Should the owner no longer reside in the dwelling unit in which the business operates the SUP will become null, void and be revoked.
2. A new stipulation/condition requiring: The Special Use Permit is issued to one person, shall not be transferable to any other person; is not attached to the land; and is not transferable from one place of residence to another. The issuance of any permit is not in perpetuity or renewable to any other business owner in the event of a sale. Should the owner sell the facility the SUP will become null, void and be revoked.
3. All parking areas shall be paved per Chapter 11 Article 1102.7.1 and all parking spaces shall be designated by striping per Chapter 11 Article 1102.7.9.

The above restrictions apply to a Cottage Business and certainly the applicant shall not have requirements that are less restrictive than the owner of a Cottage Business.

A fourth (4), fifth (5) and sixth (6) restriction needs to be added to the Stipulations/Conditions on occupancy as follows:

4. For determining the occupancy at an event the number of vehicles times three (3) will give a conservative number of people on the property which shall not exceed 250 people at one time. See the attached document item 4 as determined by the applicant in 2013. The applicant's justification for reducing the parking in 2013 shall apply to all future calculations to determine people on the property at one time. Per the applicants own calculations the current parking spaces exceed the SUP occupancy stipulation/condition of 250 any time the parking lot has 84 parking spaces filled.
5. Amplified music outdoors shall only be permitted during a wedding ceremony and for a period not to exceed one half hour. No other amplified music is permitted outside.
6. If parking changes are approved: Add a stipulation/condition: No parking shall be permitted at any time on the north side of the north driveway. The first documented violation documented by residents shall result in a fine of \$1,000.00 or \$500.00 per vehicle whichever is greater; A second documented violation by residents shall result in a fine of \$5,000.00 or \$1,000.00 per vehicle whichever is greater; A third documented violation by residents shall result in a fine of \$10,000.00 or \$2,000.00 per vehicle whichever is greater and revocation of the SUP, the revocation of the SUP shall apply when the three (3) violations all occur within a three (3) year time frame and the time frame shall start with the first violation. The time frame will restart only after three (3) years have passed without a violation. Documentation by residents must include date stamped pictures and is valid regardless of whether or not Planning or zoning observes the violation.

We Donald and Pok Dahler Parcel Number 220-07-003B reiterate our opposition to any expansion of the SUP Case # Z2014012 and any easing of the SUP stipulations/conditions or expansion of buildings or parking under ARS 11-814 (D) and Section 304.2 of the Maricopa County Zoning Ordinance. We further request termination of the use requirements of the original SUP Approval Case #Z2012086.

Sincerely,

Donald Dahler  
Pok Dahler

## Raymond Banker - PLANDEVX

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**From:** Jennifer <jen079@hotmail.com>  
**Sent:** Thursday, March 26, 2015 1:25 PM  
**To:** Raymond Banker - PLANDEVX  
**Cc:** Steve Chucri - DIST2X; Darren Gerard - PLANDEVX  
**Subject:** Case #Z2014012

To whom it may concern,

We are submitting written **opposition** to the current Superstition Manor SUP expansion Case #Z2014012. We purchased our property in 2011 prior to Mr. Burns purchasing the referenced property. Before the property was obtained by Mr. Burns, we enjoyed a rural, non-congested community with peaceful nights, perfect for viewing stars. All these factors which drew us to the unique area. There were serene nights where we could have our windows open to feel the cool evening breeze. We could spend time BBQing and doing outdoor activities, enjoying the tranquil calmness of the unique area. But that all changed dramatically when the SUP was issued to Mr. Burns. We now deal with extra traffic noise, the sound of car doors slamming, car alarms/locking mechanisms going off, dust kicked up by the hundred-plus cars coming in and out of the property. We hear amplified music playing outside, and the echoing of indoor music overpowering our activities inside our home. We now experience noise from large groups of people loitering outside the buildings and smoking at the back fence of our property. We previously never encountered any traffic jams on Signal Butte when accessing our neighborhood, but it's now a reality as hundreds of cars pile into the facility. We have witnessed dozens of cars park on Signal Butte Road right of way, causing dangerous blind spots for pulling out of our neighborhood. The traffic onto Signal Butte road has doubled since the facility began business. We deal with numerous parking lot lights illuminating our dark nights and lighting up our rear windows of our home, some nights not turning off until past midnight. We were lead to believe a quiet, small-cottage business would be run out of the acquired residence, but non of which has happened. Mr. Burns no longer personally resides at the residence either. We have watched as the building has doubled in size and multiple events are taking place simultaneously, exceeding the outlines number of guests allowed on the property at one time. Many nights there are more cars than the parking lot allows room for, the parking attendants direct cars to park on adjacent vacant parcels or double park in the parking lot behind other cars, violating Fire Safety codes. Some events have shuttles that bring in guests since the parking lot is filled beyond capacity. These are just a fraction of the disruptions this operation has been to our quiet, enjoyment rights of our property. In fact they have become so disruptive, that we have chosen to list our property for sale and move.

Mr. Burns has never abided by noise limitations and stipulations as well as constructing structures and fences in violating areas or without permits. Recently, a Hearing Officer ruled and his judgments are proof of continued violations and total disregard for the County's rules, and his neighbors. The County should only consider a revocation hearing. Mr. Burns was originally provided only a limited time period for the special use permit and he knew the risk of termination before pursuing expansion after expansion. The neighbors did not know when the county approved prior expansions, that it would not enforce the stipulations it allegedly required to protect the residential character of the unique community. The neighbors will not stand for Mr. Burns total disregard for the rules previously imposed on himself, and the County's failure to act.

We, the undersigned property owners, hereby file a written protest to oppose the case #Z2014012 under ARS 11-814(D) and Section 304.2 of the Maricopa County Zoning Ordinance. We further request termination of the use of the requirements of the original approval case Z2012086.

Respectfully,

Blake and Jennifer Clarkson  
220-04-014P

## Raymond Banker - PLANDEVX

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**From:** Ann <annfar@gmail.com>  
**Sent:** Friday, March 13, 2015 7:03 PM  
**To:** Raymond Banker - PLANDEVX; Darren Gerard - PLANDEVX; Debra Stark - PLANDEVX; Steve Chucri - DIST2X; Page Gonzales - DIST2X  
**Cc:** Donald Dahler  
**Subject:** RE: Opposition to the Superstition Manor Wedding and Event Center SUP Expansion Case #Z2014012

**To:** Maricopa Planning & Development: Raymond Banker, Darren Gerard, Debra Stark  
Maricopa County Board of Supervisors, District #2: Steve Chucri, Page Gonzales  
East Valley Property Rights Coalition – Donald Dahler and Residents

**Please count this email as our statement of Opposition to this requested Amendment**

**RE: Opposition to the Superstition Manor Wedding and Event Center SUP Expansion Case #Z2014012**

Parcel 220-04-014Y (Formerly known as Parcel 220-04-014W and 220-04-014S)  
Northwest corner of Brown Rd & Signal Butte Rd.

Opposition to the Request to expand onto adjacent parcels to the west (Parcels 220-04-013K and/or 220-04-013G).

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Dear Planning Staff and Supervisor Chucri,

**This is a request to Deny the Amendment for Case #Z2014012, Superstition Manor Wedding and Event Center, and to Deny Any Expansion and SUP Changes for this facility including site plans, additional structures and parking. We are opposed to any Amendment to the Special Use Permit for the Superstition Manor Wedding and Event Center.**

**We are strongly opposed to any and all expansion of the Superstition Manor Wedding and Event Center, any and all changes to the stipulations in the Special Use Permit for this facility including extending the expiration date of their SUP and increasing the number of persons that can be on the property during each and any event.**

**We are adamantly opposed to a parking lot expansion.** In our opinion, this constitutes expansion of the facility as it will allow for more persons to attend each event. Awarding the owners of this facility an additional parking lot for their guests will in effect give them carte blanche to increase the number of their guests at night and on *weekends* when Planning cannot observe their violations in doing so. *Allowing guest parking on the adjacent west acreage will in no way benefit the neighbors to the north of this facility as the end result will be more traffic and more vehicle noise.*

**We are opposed to the addition of more buildings, changes in site plans and the lessening of restrictions.** These are commercial building additions in what was supposed to be a residential "cottage industry" where the owners resided in the residence. The addition of all these buildings for more people, more weddings and more parties is way beyond the scope of the original SUP and should not be allowed.

**We are opposed to changing any of the Special Use Permit (SUP) stipulations** that were put in place to make the Superstition Manor Venue more compatible with our neighborhood. Changing these stipulations will only exacerbate the problems that this venue has imposed upon our community.

It appears that stipulations presently outlined in the Special Use Permit (SUP) for the Superstition Manor are not being enforced at night and on weekends because Maricopa County Planning "Code enforcement employees are not on-call at night or over the weekends" when the violations are most likely to occur. Most violations have been observed on weekends and evenings, but because the Planning staff is unavailable to observe and document *weekend* and evening violations, they are unable to issue citations. Thus we have seen little or no enforcement of the SUP stipulations on weekends or evenings.

**We further oppose the existence of this Venue in our neighborhood for the following reasons:**

1. Arizona Real Estate Residential Seller's Property Disclosure Statement (SPDS) requires us to disclose the existence of this Venue as a neighborhood noise nuisance as a requirement to sell our house. The existence of this business venue in our neighborhood scares off potential Buyers, resulting in lower property values and in us having to lower the price of our home in order to sell it. In summation, *the disclosure of this Venue will result in an unfair monetary detriment to the homes impacted by the Superstition Manor Venue.*
2. This Venue *does not fit in with the character of a residential community.*
3. The *risk of impaired drivers* departing this Venue on Signal Butte Road and Brown Road is too great a risk for this rural community.
4. The *amount of noise and loud amplified music generated by this facility* is offensive to residents living here in what was once a quiet rural residential neighborhood.

**Discussion:**

**Personal Hardship -- We can no longer enjoy our property.**

Our family built our home in 2010 in the Scarface neighborhood *before* the existence of the Superstition Manor Wedding and Event Center which we are directly north of. We are close enough to this Venue to be continually disturbed by noise and amplified music at each event being held there.

Since Superstition Manor opened for business, our family has observed and endured excessive loud noise, whoops and hollers, amplified music that was *not* a wedding march, separate events held concurrently, more than 160 vehicles at an event (with 2 persons per vehicle that would exceed the 250 person limit), off-site parking on 107<sup>th</sup> Street, event guests' vehicles parked along side our property's fence, hotel shuttles and SUVs dropping off guests, plus a variety of permit violations, some we learned were cause for a violation hearing. We have experienced traffic congestion while trying to leave or return to our home. We can no longer enjoy a quiet evening on our patio due to the existence of this Venue. Additionally, the number of parties that aren't weddings appears to have increased, thus compromising the integrity of our community.

***With the loud music, late hours and alcohol being served, it's like living next door to a nightclub.***

**Non-Compliance with SUP Stipulations**

*Our observations and experience over the past two years has proven to us that Superstition Manor, for the most part, has been unable or unwilling to comply with the stipulations of their SUP, particularly on weekends and evenings. This alone confirms our opinion that granting them a parking lot expansion will in effect allow them to increase their guest list by hundreds, most likely at night and on weekends when Planning is unable to observe the violation.*

**Residents Property Rights are Being Violated and They are Moving Out of the Area -**

*Sadly, we have already seen our neighbors moving out of this area to get away from the Superstition Manor. The Superstition Manor Wedding and Event Center is a business and belongs in a business district not in our residential neighborhood. Residents have property rights and ours are being violated in the worst possible way.*

**Deny the Amendment**

*The Venue is not in any way compatible with the residential character of our county neighborhoods. It is a public nuisance, and for this and the above compelling reasons, **the Amendment to the SUP should be denied.***

In fact, the right thing to do is to revoke the SUP and move the Venue to a more appropriate business location.

Regards,  
Rosanne Norstrom-Farence (aka "Ann Farence") and John Farence  
Parcel 220-04-013C - 10710 E Gary Ln, Mesa, AZ 85207

## Raymond Banker - PLANDEVX

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**From:** Karren <aplushorses@q.com>  
**Sent:** Monday, February 16, 2015 4:06 PM  
**To:** Raymond Banker - PLANDEVX; Darren Gerard - PLANDEVX  
**Cc:** Steve Chucri BOS2; Donald Dahler; Debra Stark - PLANDEVX; gonzales001@mail.maricopa.gov  
**Subject:** Fwd: Reopening of Z2014012 SUP Modifications to originally granted SUP for Superstition Manor

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Sir,

I am resending this message to include my husband's name and our phone # as well as parcel #. I've been advised that you will not entertain this message of concern without these items.

Thank you,  
Karren Ayotte

Forwarded Message is from: Larry & Karren Ayotte  
10831 E. Edgegrove St.  
Mesa, AZ 85207

(480) 354-9605...this is a land line, please leave a message if needed  
Parcel # 220-07-026F

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**From:** "Karren" <aplushorses@q.com>  
**To:** "Raymond Banker - PLANDEVX" <raymondbanker@mail.maricopa.gov>  
**Cc:** "Donald Dahler" <dp.dahler@q.com>  
**Sent:** Sunday, February 15, 2015 1:40:36 AM  
**Subject:** Reopening of Z2014012 SUP Modifications to originally granted SUP for Superstition Manor

Dear Mr. Banker,

First and most importantly, I am communicating with your office to declare OPPOSITION to all requested modifications/amendments to the SUP originally granted to Mr. John Burns for the development of Superstition Manor

Having read the proposed request from Mr. Burns, I will again state that there is great anxiety in our neighborhood concerning the granting of an obviously "Commercial" enterprise within an area zoned for Low Density RESIDENTIAL use. One of our highest concerns revolves around the request to "EXPAND" the use of Superstition Manor (here after SM) from Weddings/Family Reunions/Banquets to "Political Events (and the like) which are designed to host 250+ patrons at one time. These kinds of "Events" are not within the Home Cottage Enterprise description which usually operates under SUP provision within RESIDENTIAL neighborhoods. We do not want the 2016 Republican State Convention, Vintage Auto Auctions, or the Cigar Makers of America Charity Poker Game in our back yards, or across the street. We do not want the alcohol, the traffic, or possibly escort services that come with these kinds of events. **We did not want Superstition Manor as an Event Center at all.** We were glad to allow a Bed & Breakfast, an Assisted Care Facility, maybe even a home Bakery (the kitchen was already there), but what Planning & Zoning has allowed (and given only a slap on the hand for all violations) is clearly an openly *Commercial* venture.

Having read through the "Description of Proposal" portion of SM's request for amendment to existing

SUP, I am confused by item #2. It states that SM "**has acquired all necessary permits through County & State for kitchen and alcohol services**". Does this mean that SM has been granted a Liquor License? What does a residential Home Business need with a Liquor Permit? How does this allocation by County and State demonstrate in good faith the upholding of understood Zoning Regulations currently in effect for the RESIDENTIAL neighborhood?

In the "**Relationship to Surrounding Properties**" section of Mr. Burn's submitted proposal, I believe there is gross misrepresentation on his part that other "similar" venues exist near by. The Arizona Model Aviators and P&M Trailriders both exist through long term lease agreements on what is essentially County Parks Land. They house "non-profit" amenities for neighborhood hobby usage. They are existing to serve the community just a any Park would. They defray County maintenance costs by operating Club governing bodies that perform upkeep duties through Volunteers. They are **Not permitted Alcohol**, and Noise/Light usage is strictly limited to **No later than 10 PM**. Comparing SM to these venues is erroneous!

Sir, these are just some of the discouragements that have occurred within the long term battle between our Rural Neighborhood and the encroaching SM. Please consider disallowing Mr. Burns request for expansion. In its current state, SM can adequately accommodate its Wedding Events as it has for over 200 weddings thus far (as stated by Mr. Burns). Please do Not extend the SUP for up to 15 years. If Mr. Burns needs to enhance his Kitchen and Linen Service, I'm sure he can do it without the "Commercial Loan" he is seeking to obtain, since he has verbalized to our concerned group that he has very deep pockets, and he will do as he pleases.

Thank you for your time,

Karren Ayotte

10831 E. Edgegrove St.

Mesa, AZ 85207

(you already have my parcel # on file from previous communications)

--

Karren/Mom/Mimi

## Raymond Banker - PLANDEVX

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**From:** Joan Olcott <azcowponies@msn.com>  
**Sent:** Monday, February 16, 2015 11:39 AM  
**To:** Raymond Banker - PLANDEVX; Darren Gerard - PLANDEVX  
**Subject:** Superstition ManorCase#Z2014012

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

February 16, 2015

Dear Planning and Zoning,

In regards to the Superstition Manor Reception Center.

We were told this site would not change in size and regulation of noise levels. We are proponents of property rights and free enterprise.

I can tell you all that the noise coming from the facility last night 2/15/2015 at 930 PM was so loud we could not have the doors or windows to our house open and we live 1/4 mile from the Manor.

So where does that place the residents in the big picture? So what do you all on the planning and zoning plan to help us?

There needs to be a noise level established for the area and time of ending festivities!

We would like to say we would not like to see this facility get bigger than it is and the rules need to be maintained.

Thank You,

John & Joan Olcott  
10718 E. Fenimore Road  
Mesa, AZ 85207  
480-296-8429  
Parcel #220-13-026B 8

# Superstition Manor Wedding and Event Center

Z2014012  
John Burns personally delivered to me and reviewed the amendment request and documents

1. Invitation letter to Citizen meeting
2. Narrative
3. Site Plan

Name	Address	Phone	E Mail	Support Change	Neutral
David + Diana Adams	1210 E. Marella Ln. Gilbert, AZ 85275	480-600-6711		<input checked="" type="checkbox"/>	<input type="checkbox"/>
James Henderson + Family	404 E Longwood Dr NV 89140	480-469-8188	henderson.1133@live.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Michael Esquivel	2832 E Sunrise Rd 85742	480-369-0913		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Joe Poo	1904 Denby Ave. Vallejo NV 89106	702-286-3113	Laura.Amador@comcast.net	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shirley Powell					
John + Mary	1904 Denby Ave. Vallejo NV 89106	702-622-0656	john.mary10@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John E. Meyer	Parcel # 10709 Holly Ave. Alhambra NV 89122	Comment: 595-511-9832		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clay Scott	Parcel # 1720 Robert Dr. Dr. SE. Carson City NV 89402	Comment		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Toni B. West	Parcel #	Comment		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yvonne Berg	Parcel # 10318 W. Pioneer St.	603-980-5585		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Paul Lewis	Parcel #	Comment		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Albert + Mary	1200 Apache Ave NE Alhambra NV 89122	505-235-4440	al.filling@comcast.net	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Benita Powell	Parcel # 121 W. Grand Ave. Reno NV 89501	Comment		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Joe + Ann Wagon	Parcel # 10638 E Brown Rd	480-274-9551	annwagon.fox@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>



# Superstition Manor Wedding and Event Center

22014012

John Burns personally delivered to me and reviewed the amendment request and documents

1. Invitation letter to Citizen meeting
2. Narrative
3. Site Plan

Sign  
Print

Name	Address	Phone	E Mail	Support Change	Neutral
	Parcel #			Yes	No
Brian Rowland	135 N. Signal Butte Rd Mesa 85207	480-370-8214	bbrw@comcast.net	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John & Lisa Burns	1211 N 107th St Mesa AZ 85207	480-560-4390	John.Burns@superstitionmanor.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John + Ann O'Donoghue	1114 N 105th St Mesa AZ 85207	480-293-3272		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jesus + Karina Hernandez	1108 N 100th St Mesa 85207	480 358 - 9781	Jeshovne@cox.net	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Robert + Julie Howe Family	5122 E Mineral Dr Rd Scottsdale AZ 85252	480-506-6503		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Two Mirzas Family	3285 E. MINERAL PARK RD SAN TAN VALLEY AZ 85172	480-888-7781		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ann + Joe DeLoe	27726 N. Jody St. STU AZ 85143	480-695-3125	keanda@charmanil.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Robert + Alex Robinson	275 W Juniper Ave Gilbert AZ 85233	480 285 5593		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mariam + Marissa	28638 N Olive St San Tan Valley AZ 85143			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comment

Support Change

Yes

No

Neutral

Superstition Manor  
Wedding and Event Center

Z2014012

Neighborhood Meeting Sign In

Sign Print	Name	Address	Phone	E Mail	Support Change	Neutral	
		Parcel #	Comment		Yes	No	
	Anthony L. Schumura	10725 E. McKellips RD	480 800 7505	ANTHONY.SCHUMURA@YAHOO.COM			X
	Mark & Karen Avette	10531 E. EDGEWATE					X
	Mathewson, Wm	1210 N. 105th PL, Mary AZ					X
	Sheld Doug Henderson	1151 W. 107th ST MESA					X
	DAVE BARR	1349 N. 107th A. MESA					X
	DON DAHLER						X
	Carroll Clark						X
	Jean Steves						X
	Scott Schmidt	10344 E. Seaman Mesa Az					X
	JODY SCAMLER	10344 E. SEAMAN					X



## Raymond Banker - PLANDEVX

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**From:** Donald Dahler <dp.dahler@q.com>  
**Sent:** Wednesday, May 27, 2015 5:51 PM  
**To:** Raymond Banker - PLANDEVX; Darren Gerard - PLANDEVX; Debra Stark - PLANDEVX  
**Cc:** Steve Chucri - DIST2X; Page Gonzales - DIST2X; Mike Cook; annfar@gmail.com; Jennifer; "Judith Schmier"; Ronald & Barbara Krainz  
**Subject:** Superstition Manor Case Z2014012 opposition petitions  
**Attachments:** J Schmier1 1.pdf; J Schmier2 2.pdf; S Schmier1 1.pdf; S Schmier2 2.pdf

Ladies and Gentlemen,

Attached are four (4) more documents of opposition signed by the individuals opposed to Superstition Manor's request for expansion case Z2014012.

These individuals may have sent in separate e-mails.

Please add the attached documents to the superstition Manor opposition file.

Sincerely,

Donald Dahler  
Group Leader  
East Valley Property Rights Coalition

As a  
resident  
of the  
East

**SUPERSTITION MANOR WEDDING & EVENT CENTER IS PUSHING FORWARD TO EXPAND THEIR FACILITY TO HOLD MORE WEDDINGS & PARTIES EVEN THOUGH RESIDENTS OF THIS COMMUNITY ARE IN OPPOSITION!**

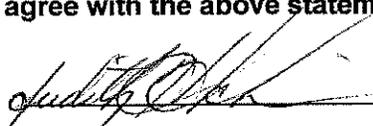
**As a resident of the East Valley Rural Community, the Maricopa County Board of Supervisors needs to know what you think!**

I oppose the expansion and Amendment of the Superstition Manor SUP Case #2014012 for the following reasons:

- I feel that a wedding/party venue does not fit in with the character of a residential community.
- I feel the risk of impaired drivers departing local wedding venues and traveling Signal Butte Road and Brown Road is too great for this rural community.
- I am opposed to the amount of noise generated by an outdoor wedding venue hosting hundreds of guests.
- I am concerned that I may have to disclose the existence of this venue as a neighborhood noise nuisance if I were to sell my house.
- I have other comments / concerns as follows:

---

I agree with the above statement(s) indicated by my checkmark.

- Signature  / Date 5-27-2015
- Printed Name JUDITH H SCHMIER
- Parcel Number 220-02-032A

**YOUR VOICE COUNTS**

As a  
resident  
of the  
East

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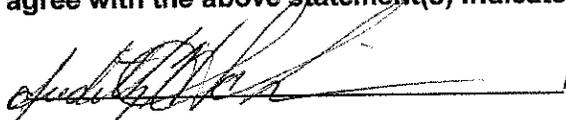
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I agree with the above statement(s) indicated by my checkmark.

• Signature



/ Date 5-27-2015

• Printed Name

JUDITH H. SCHMIER

• Parcel Number

220-02-011B

**YOUR VOICE COUNTS**

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resident  
of the  
East

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- I am concerned that I may have to disclose the existence of this venue as a neighborhood noise nuisance if I were to sell my house.
- I have other comments / concerns as follows: Not one of the uses for Superstition Manor is for Residential use. All of the expansion is for a commercial enterprise in a Residential neighborhood.

**I agree with the above statement(s) indicated by my checkmark.**

- Signature  / Date 5-27-11
- Printed Name Scott E. Schmidt
- Parcel Number 220-02-011B

**YOUR VOICE COUNTS**

As a  
resident  
of the  
East

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- I have other comments / concerns as follows:

I agree with the above statement(s) indicated by my checkmark.

• Signature

Scott F. Schmier / Date 5-27-2015

• Printed Name

SCOTT F SCHMIER

• Parcel Number

220-02-032A

**YOUR VOICE COUNTS**