

# Citizen Participation Plan

Signal Butte & William's Field Rd.

March 23, 2020

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## Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made, and the efforts already made, by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a General Plan Minor Amendment, Rezoning, and Preliminary Plat. These requests are for the proposed development on the approximately 89 acres located along Signal Butte Road between William's Field Road and the future SR 24 freeway route (APNs 304-34-028, 304-34-031, 312-07-962, 304-34-021W, 304-34-021U, and part of 304-34-021N).

By providing opportunities for citizen participation, the applicant has ensured, and will continue to ensure, that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for a neighborhood meeting and future public hearings.

## Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

### Sean B. Lake

Pew & Lake, P.L.C.  
1744 S. Val Vista Drive, Ste. 217  
Mesa, Arizona 85204  
(480) 461-4670 (office)  
(480) 461-4676 (fax)  
[Sean.Lake@pewandlake.com](mailto:Sean.Lake@pewandlake.com)

### D.J. Stapley

Pew & Lake, P.L.C.  
1744 S. Val Vista Drive, Ste. 217  
Mesa, Arizona 85204  
(480) 461-4670 (office)  
(480) 461-4676 (fax)  
[djstapley@pewandlake.com](mailto:djstapley@pewandlake.com)

## Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions were taken, and will continue to be taken, to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was developed for citizens and agencies in this area including:
  - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

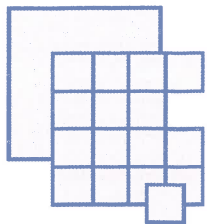
- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).
2. A neighborhood meeting was held on February 20, 2020 at 6:00 p.m. at nearby Meridian Elementary School (3900 S. Mountain Road, Mesa 85212) with the applicant present to provide the opportunity to discuss the proposed project. Approximately 4 people attended the meeting. Sign-in sheets and a summary of the meeting are attached to this Report.
3. The applicant responded to all questions and comments raised at the neighborhood meeting, which is summarized in the attached neighborhood meeting summary. Generally, the property owners at the meeting were more interested in the description of the proposal and did not voice concerns. They seemed to appreciate the possibility for commercial uses that could serve the needs of neighborhoods in the area. One neighbor was particularly interested in learning more about the site design details, which he understood is not a part of this request, but which will be presented to the public at the future Site Plan Review process.
4. The notification list for the neighborhood meeting includes the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within 1/2 mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists were provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list are included with this Citizen Participation Plan.
5. A sign-in sheet was prepared for neighborhood meeting in an effort to notify those in attendance of any upcoming meetings (see attached). Those who signed-in will be added to the public hearing notification list. A meeting summary will be submitted to the City Staff along with the Citizen Participation Report for this case.
6. Presentations will be made to groups of citizens or neighborhood associations upon request.
7. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

## Proposed Schedule:

Pre-Submittal	August 12, 2019
Formal Submittal to City	February 18, 2020
Neighborhood Meeting	February 20, 2020
Follow-Up Submittal	March 23, 2020
Planning & Zoning Public Hearing	<i>April 22, 2020</i>

## Attached Exhibits:

- 1) Neighborhood meeting notification letter
- 2) Notification map of surrounding property owners
- 3) List of property owners within 1000 ft. of the subject property, HOAs within ½ mile, and registered neighborhood contacts within 1 mile of the property
- 4) Neighborhood Meeting Sign-in Sheet
- 5) Summary of Neighborhood Meeting



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

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

February 6, 2020

## NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Signal Butte 24, LLC, we are pleased to invite you to a follow-up neighborhood meeting to receive your comments regarding our application requests to the City of Mesa for the development of approximately 89 acres located both at the southeast and southwest corners of Signal Butte Road and Williams Field Road. Proposed is a mixed use commercial and residential center with landscape buffers and transitions to the approved residential community. The specific development requests to the City include the following:

- 1) Minor General Plan Amendment from Neighborhood to Mixed Use Activity District
- 2) Rezoning from LC PAD, RM-2 PAD, RSL-2.5 PAD, RS-6 PAD, RS-9 PAD and AG to GC PAD

A neighborhood meeting will be held at the time and place listed below to discuss the project and to answer any questions you may have. As part of making this a successful project, we value and look forward to your input and comments.

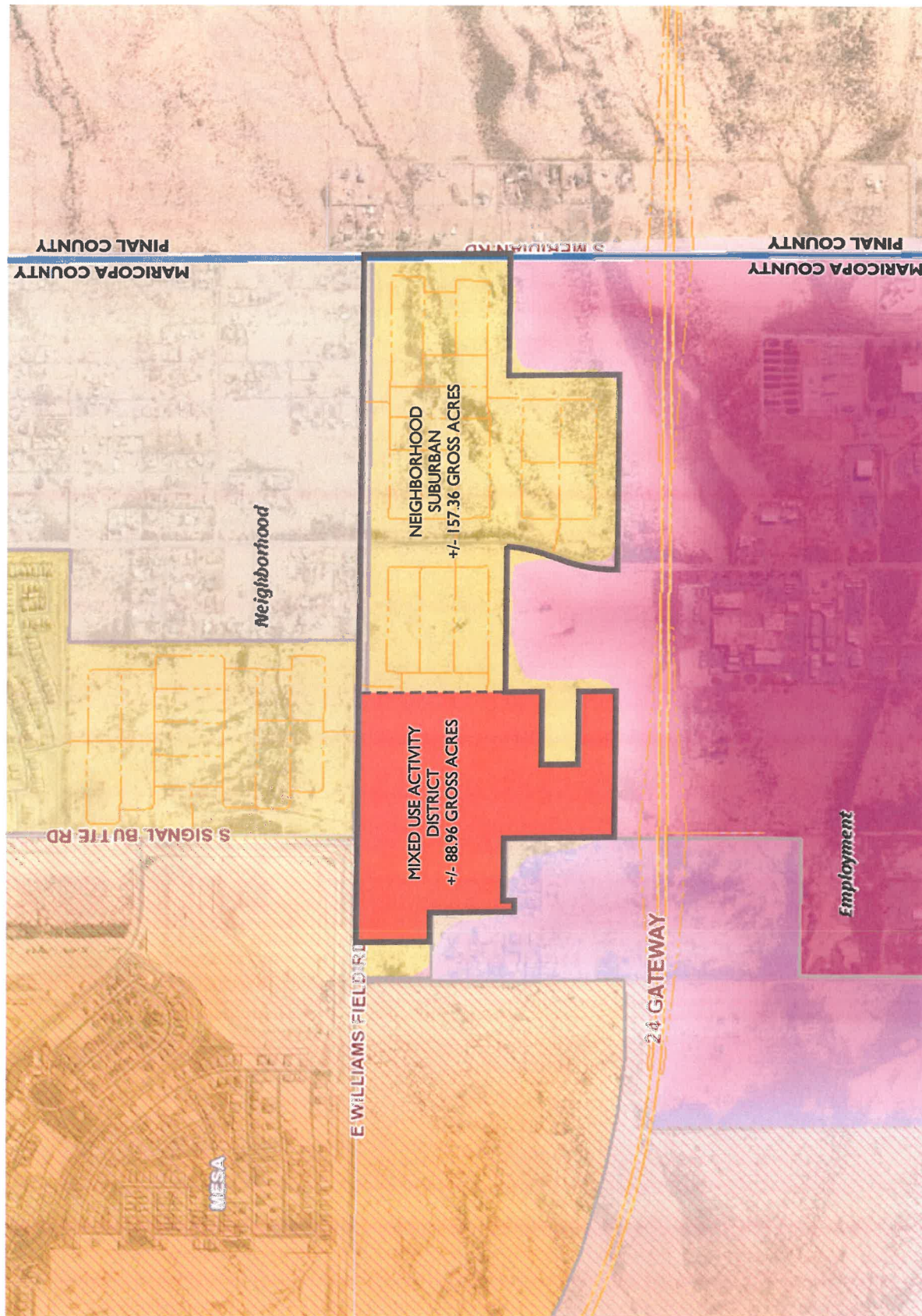
<b>Date:</b>	<b>February 20, 2020</b>
<b>Place:</b>	<b>Meridian Elementary School – Media Center 3900 S. Mountain Road Mesa, AZ 85212</b>
<b>Time:</b>	<b>6:00 p.m.</b>

At this time, no public hearing before the City of Mesa Planning and Zoning Board has been scheduled. When any meeting date is known, the property will be properly noticed, and those who attend the neighborhood meeting and provide their contact information on the sign-in sheet will also be notified.

If you have any questions regarding this matter prior to this preliminary neighborhood meeting, please contact me or D.J. Stapley at our office at (480) 461-4670.

Sincerely,

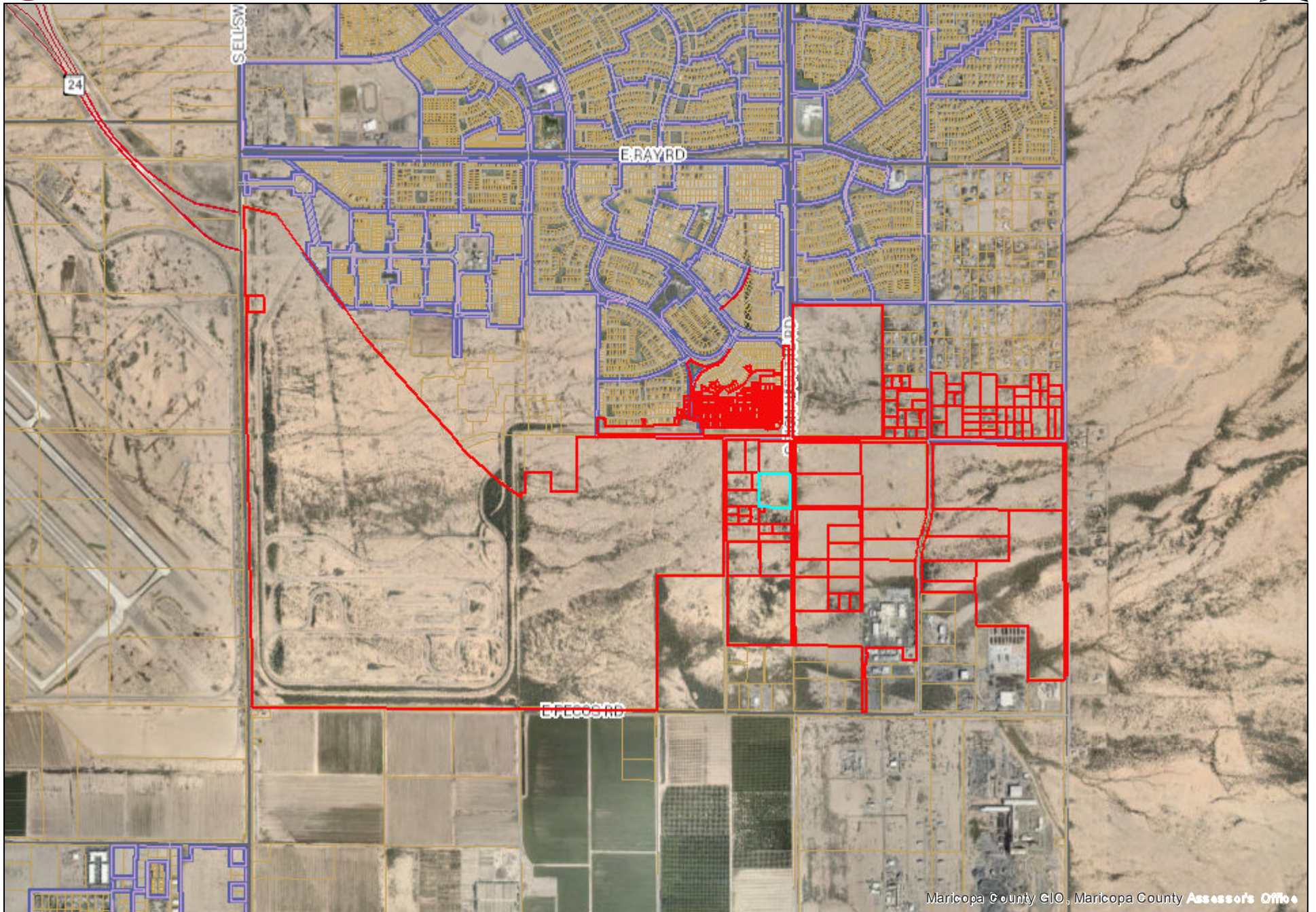
Sean B. Lake  
**PEW & LAKE, PLC**







# Map



**Signal Butte and Williams Field**  
**PO within 1,000 Ft.+**

<b>Owner</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
6 DOOR TRUCKS LLC	15308 S 230TH PL	MESA	AZ	85212
ARIZONA STATE OF	205 S 17TH AVE MD 612-E	PHOENIX	AZ	85007
ARIZONA STATE OF	205 SOUTH 17TH AVE	PHOENIX	AZ	85007
ARIZONA STATE OF DEPT OF TRANS	205 S 17TH AVE MD 612E	PHOENIX	AZ	85007
ARYA ADRIAN	4511 E MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253
AV HOMES OF ARIZONA LLC	8601 N SCOTTSDALE RD STE 225	SCOTTSDALE	AZ	85253
AVH EM LLC	8601 N SCOTTSDALE RD STE 225	SCOTTSDALE	AZ	85253
BERTRAM RONALD T JR/ELISA	15508 S MOUNTAIN RD	MESA	AZ	85212
BERTRAM RONALD/ELISA R	15508 S MOUNTAIN RD	MESA	AZ	85212
BETTS WILLIAM A/SANDRA	5917 S CROWLEY	MESA	AZ	85212
BLUE TUMBLEWEED LLC	3415 S MCCLINTOCK DR SUITE 112	TEMPE	AZ	85282
BOWMAN TARA/D TRAVIS	15525 S 229TH WY	MESA	AZ	85212
BRUCE NAEGELI GST EXEMPT DECEDENTS TRUST	9626 N 34TH PL	PHOENIX	AZ	85028
CARLINO DEBRA LEE/ROBERT LOUIS	209 FAWN DR	NEWFIELD	NJ	8344
CONDON DAVID LEE/RUTH ANN	5911 S CROWLEY	MESA	AZ	85212
CONWAY LACEY J/AARON	15409 S 229TH WAY	MESA	AZ	85212-8911
DASIA EQUITIES LLC	1884 W ASPEN AVE	GILBERT	AZ	85233
DASIA HOLDINGS LLC	631 W COMMERCE AVE	GILBERT	AZ	85233
DAVIS MARK DAVID/JOYCE	16011 S 222ND ST	QUEEN CREEK	AZ	85242
DEMURO PROPERTIES	114 MARY ST	WINNETKA	IL	60093
DEMURO SUSAN A TRUST	30831 N 56TH ST	PHOENIX	AZ	85331
DOCKTER W J/V J TR/WILLIAMS L C/NORMAN J C	23124 E WILLIAMS FIELD RD	MESA	AZ	85212
DOCKTER WESLEY J/VERLA J TR	23124 E WILLIAMS FIELD RD	MESA	AZ	85212
DUANE R PIRKL TRUST	PO BOX 6181	MESA	AZ	85216
EBBERT PAUL R/CHARLENE	1922 CASCADE CREEK ROAD	SITKA	AK	99835
ENCORE AT EASTMARK HOMEOWNERS ASSOCIATION	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
EPP GARY L/MARY ANN	22823 E ERIE ST	MESA	AZ	85212-9701
ESTRADA JULIO CESAR GASPAR/EUCEDA ODALIS S	23026 E WILLIAMS FIELD RD	QUEEN CREEK	AZ	85142
FEMCON INC	2618 W MESQUITE	CHANDLER	AZ	85224

**Signal Butte and Williams Field  
PO within 1,000 Ft.+**

FERGUSON DAN NORVIL/TERRY JEAN	1501 W MESQUITE ST	CHANDLER	AZ	85224
FERGUSON TERRY	16014 S SIGNAL BUTTE RD	QUEEN CREEK	AZ	85242
FUJIFILM ELECTRONIC MATERIALS USA INC	80 CIRCUIT DR	NORTH KINGSTOWN	RI	2852
GEIMAN DONALD J	23115 E ERIE ST	MESA	AZ	85212
GEIMAN DONALD J/HEIN JAMIE L	23115 E ERIE ST	MESA	AZ	85212
GREWAL TEJINDER/RUPINDER TR/SARAN JD/HARKA TR	2472 W SPRUCE DR	CHANDLER	AZ	85286
HANNA SALIM/NOUAL/CHRISTINE	431 E PALO BREA CT	GILBERT	AZ	85296
HANSON LARRY R/PAMELA	PO BOX 440	ROOSEVELT	AZ	85545
HANSON LARRY R/PAMELA TR	PO BOX 440	ROOSEVELT	AZ	85545
HARDY RYAN KENDAL	15417 S 229TH WY	MESA	AZ	85212
HERSHEY JAMES C JR	15528 S MOUNTAIN RD	MESA	AZ	85212-8301
HINOJOS JOSE HECTOR/GARCIA HINOJOS ADRIANA E	15506 S MOUNTAIN RD	MESA	AZ	85212
HURST DOUGLAS O	23111 E ERIE ST	MESA	AZ	85212
JIMENEZ JAIME V/LUZ ELENA	23018 E WILLIAM SFIELD RD	MESA	AZ	85212
JOHNSON DARRIN/REBECCA	15230 S MOUNTAIN RD	MESA	AZ	85212
JOHNSON MICHAEL R/MICHELLE A	15216 SOUTH MOUNTAIN RD	MESA	AZ	85212
JOHNSON MICHELLE ANN	21730 HOMESTEAD RD SOUTHEAST	DEMING	NM	88030
LEON JAMES SCOTT TR	15855 S 222ND ST	MESA	AZ	85212
LIBBEY JOSEPH H/WILLIE M	16025 S 222ND ST	QUEEN CREEK	AZ	85242
MALINOWSKI JAMES E	16033 S 222ND ST	MESA	AZ	85212
MAURER TERRY L/PEARL A	15510 S MOUNTAIN RD	MESA	AZ	85212
MAURER TERRY/PEARL	15510 S MOUNTAIN RD	MESA	AZ	85212
MCGINN BRIAN WAYNE/STEFANIE K	10440 E TEXAS AVE	MESA	AZ	85212
METRIC GROUP LLC	4008 E PRESIDIO ST	MESA	AZ	85215
NETTLES JOHN P JR/KAREN M	15529 S 229TH WAY	MESA	AZ	85212
OCHOA MARINA	23101 E ERIE ST	MESA	AZ	85212
OLIVARES DORA	217 E WASHINGTON AVE NO 103	GILBERT	AZ	85234
OROZCO NEPTALI LOPEZ/DIAZ BRENDA M DIAZ	15524 S MOUNTAIN RD	MESA	AZ	85212
PACHECO RAFAEL C/VERONICA	15520 SOUTH MOUNTAIN RD	MESA	AZ	85242
PACIFIC PROVING LLC	2201 E CAMELBACK RD STE 650	PHOENIX	AZ	85016



**Signal Butte and Williams Field**  
**PO within 1,000 Ft.+**

PALACIOS ALEX S/MARIA O TR	1114 S MESETO AVE	MESA	AZ	85210
PENDING	PENDING	PENDING		0
PM INDUSTRIAL HOLDINGS LP/ETAL	PO BOX 78325	ATLANTA	GA	30357
QUINTANA-SENA RICHARD ROBERT/LILLIAN MARIE	23060 E WILLIAMS FIELD RD	MESA	AZ	85212
RACCA JAMES/CECILIA	826 N PIONEER	MESA	AZ	85203
RAINWATER TROY DEAN/BARBARA JEAN	1945 N BROAD ST	GLOBE	AZ	85501
RICE KELLY J	3627 E RED OAK LN	GILBERT	AZ	85297
SB CLB 18 LLC	1121 W WARNER RD STE 109	TEMPE	AZ	85284
SCARPONE JAMES DANIEL/SHARON	1311 N 105TH PL	MESA	AZ	85207-4530
SCARPONE JOHN A/ANNA M	1335 ASHBURTON DR	MILLERSVILLE	MD	21108
SCHMIDT TERENCE R	4423 W DONNER DR	LAVEEN	AZ	85339
SCHMIDT TERENCE RICHARD	16006 S SIGNAL BUTTE RD	MESA	AZ	85212
SCHRAMM JEFFREY ALLEN	1857 S ROSE CIR	MESA	AZ	85204
SCHRAMM PHILLIP P	1857 S ROSE CIR	MESA	AZ	85204
SCHUERMAN MICHAEL G	2675 W MONTGOMERY DR	CHANDLER	AZ	85224
SIGNAL BUTTE 24	1256 W CHANDLER BLVD STE H	CHANDLER	AZ	85224
SIGNAL BUTTE 24 LLC	1121 W WARNER RD STE 109	TEMPE	AZ	85284
SINCLAIR KATHY	16015 S 222ND ST	QUEEN CREEK	AZ	85242
SMITH CRAIG R/PAULA	15236 S MOUNTAIN	CHANDLER	AZ	85242
SOTOMAYOR JOHN A	15312 S 229TH ST	MESA	AZ	85212
STECHER KATHRYN M	15811 S 222ND ST	QUEEN CREEK	AZ	85212
STECHER SCOT P/Francene M	15812 S 223RD ST	QUEEN CREEK	AZ	85242
STEWART DONALD GAY/MERRILYN JANE	5855 S CROWLEY	MESA	AZ	85212
STRINGHAM CINDY L	16014 S SIGNAL BUTTE RD	QUEEN CREEK	AZ	85242-8911
SUTTON JENNA/JERRY	15234 SOUTH MOUNTAIN RD	MESA	AZ	85212
TOBY ROBERTA STAHL TRUST	3511 E ELM ST	PHOENIX	AZ	85016
TRES POINTS LLC	1121 W WARNER RD STE 109	TEMPE	AZ	85284
TUCCI FAMILY LIVING TRUST	5905 S CROWLEY	MESA	AZ	85212
UNDERBERG KENT L/CAROL BERNES	5861 S CROWLEY	MESA	AZ	85212-8658
URENA ANA LUCIA	15422 S 230TH PL	MESA	AZ	85212
VAGENAS LIVING TRUST	10435 E TEXAS AVE	MESA	AZ	85212

Signal Butte and Williams Field  
PO within 1,000 Ft.+

WESTON JAMES II/MASTERSON KATRINA A	15516 S MOUNTAIN RD	MESA	AZ	85212
WILLIAMS LESLIE C/NORMAN JOAN C	23118 E WILLIAMS RD	QUEEN CREEK	AZ	85234

**Registered Neighborhoods and HOAs**  
**Signal Butte & Williams Field/Destination at Gateway**

Sunland Springs Village  
Geneva Arthin  
10823 E Obispo Ave  
Mesa, AZ 85212

Sunland Springs Village  
Brian Bender  
10831 E Obispo Ave  
Mesa, AZ 85212

Sunland Springs Village  
John Lippert  
11214 E Laguna Azul Cir  
Mesa, AZ 85212

Stratford Estates  
Karie Babbitt  
11462 E Rutledge  
Mesa, AZ 85212

Meridian Pointe  
John Kupferschmidt  
3224 S Emery Cir  
Mesa, AZ 85212

Meridian Pointe  
Leslie Baney  
11449 E Paloma Ave  
Mesa, AZ 85212

Eastridge HOA  
Tom Pielach  
8529 E Portobello Cir  
Mesa, AZ 85212

Eastridge HOA  
Mike Nielson  
8737 E Obispo  
Mesa, AZ 85212

Mountain Ranch HOA  
Terri DeBow-Flores  
3945 S Adelle  
Mesa, AZ 85212

Santa Rita Ranch  
Brian Lalley  
2830 S Chatsworth  
Mesa, AZ 85212

Santa Rita Ranch  
David Neal  
3142 S ESMERALDA Cir  
Mesa, AZ 85212

Santa Rita Ranch  
John Craiger  
10232 E Posada Ave  
Mesa, AZ 85212

Mountain Heights  
Mandi Sater-Flores  
4115 S Adelle Ave  
Mesa, AZ 85212

Mountain Heights  
Wes Stewart  
11258 E Reginald Ave  
Mesa, AZ 85212

Arizona Skyline Community Association  
Michelle Hodges  
9124 E Plata Ave  
Mesa, AZ 85212

Highland Ridge  
Wes Honnold  
4114 S Grenoble  
Mesa, AZ 85212

Eastmark  
Suzanne Walden-Wells  
10100 E Ray Rd  
Mesa, AZ 85212

Andrea Alicoate  
PO Box 1466 Ste.250  
Mesa, AZ 85211-1466

Haley Estelle  
PO Box 1466 Ste.750  
Mesa, AZ 85211-1466

Dr. Perry Berry, Superintendent  
Queen Creek Unified School District  
20217 E Chandler Heights Road  
Queen Creek, AZ 85142

Gilbert Unified School District  
140 S Gilbert Rd  
Gilbert, AZ 85296

Mesa Unified School District  
63 E Main Street  
Mesa, AZ 85201

Higley Unified School District  
2935 S Recker Rd  
Gilbert, AZ 85295

ENCORE AT EASTMARK  
HOMEOWNERS ASSOCIATION  
1600 W BROADWAY RD STE 200  
TEMPE, AZ 85282

**SIGNAL BUTTE 24, LLC**  
**NEIGHBORHOOD MEETING**  
Sign-In Sheet

**Applicant:**

**SIGNAL BUTTE 24, LLC**

**Property Location:**

*Approximate 89 Acres located at the  
SEC & SWC of Signal Butte & Williams Field Roads*

**Date:**

February 20, 2020

**Meeting Location:**

Meridian Elementary School Library  
3900 S Mountain Road  
Mesa, AZ 85212

**Time:**

6:00 PM

**Case:**

#	NAME	ADDRESS	ZIP	Email	PHONE
1	SCOTT LEON	15855 S. 222 ST. MESA	85212	SCOTT.LEON@T2@GMAIL.COM	480 353 1995
2	Ruth Condon	5911 S. Crowley Mesa	85212	rcondon@yahoo	480 272-3536
3	Jaime Jimenez	23018 E. Williams Field Mesa	85212	-	(480) 330-5456
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**SIGNAL BUTTE 24, LLC**  
**NEIGHBORHOOD MEETING**  
Sign-In Sheet

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**Meeting Location:**

Meridian Elementary School Library  
3900 S Mountain Road  
Mesa, AZ 85212

**Time:**

6:00 PM

**Case:**

#	NAME	ADDRESS	ZIP	Email	PHONE
1	KATHRYN STECHER	15811 S. 222 St	85212	rtandrn@hotmail.com	480-221-8086
2					
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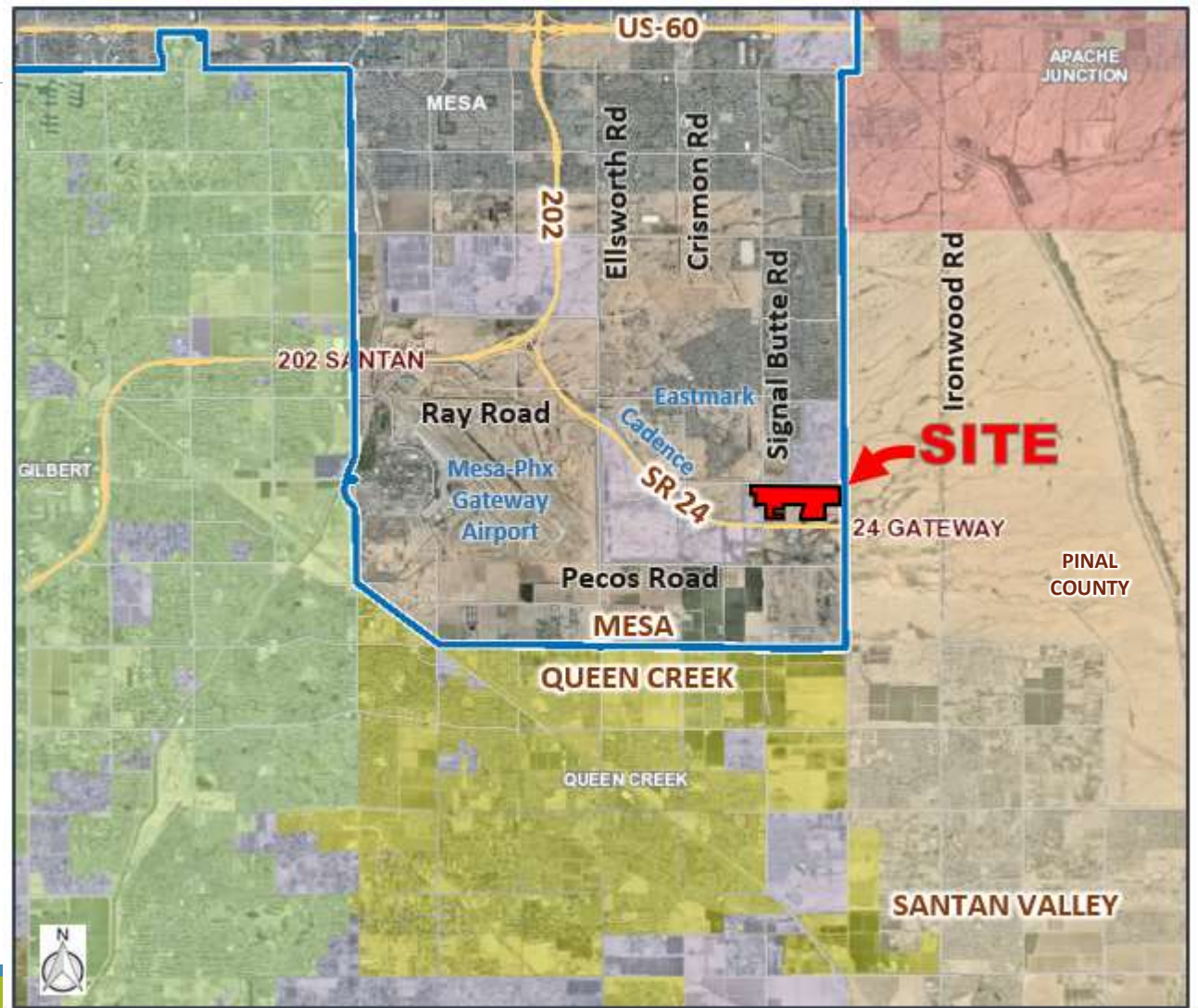


## ***DESTINATION at Gateway***

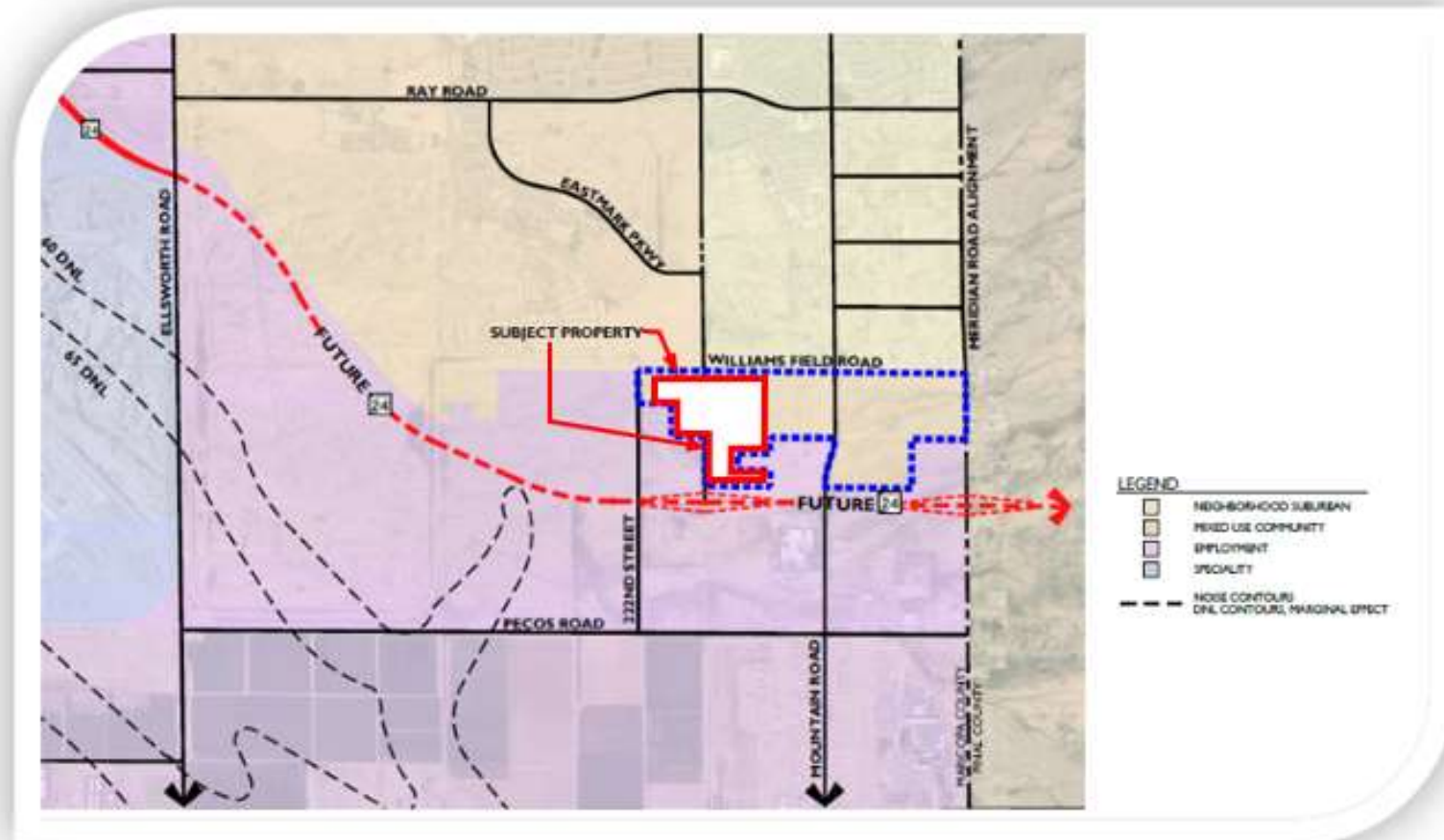
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February 20, 2020

# Vicinity




# Vicinity





# Traffic Growth

- ① Riggs Road (2019)
- ② Rittenhouse Road (2020)
- ③ Ocotillo Road (2020)
- ④ Queen Creek Road (2020)
- ⑤ Signal Butte Road (2020)
- ⑥ Queen Creek Road (2020)
- ⑦ Germann Road (2021)
- ⑧ Meridian Rd (2022)
- ⑨ Signal Butte Rd (2022)
- ⑩ SR24 (2022)
- ⑪ Kenworthy Road (2022)
- ⑫ Kenworthy Road (Future)
- ⑬ Ocotillo Road (Future)
- ⑭ Gantzel/Chandler Heights Road

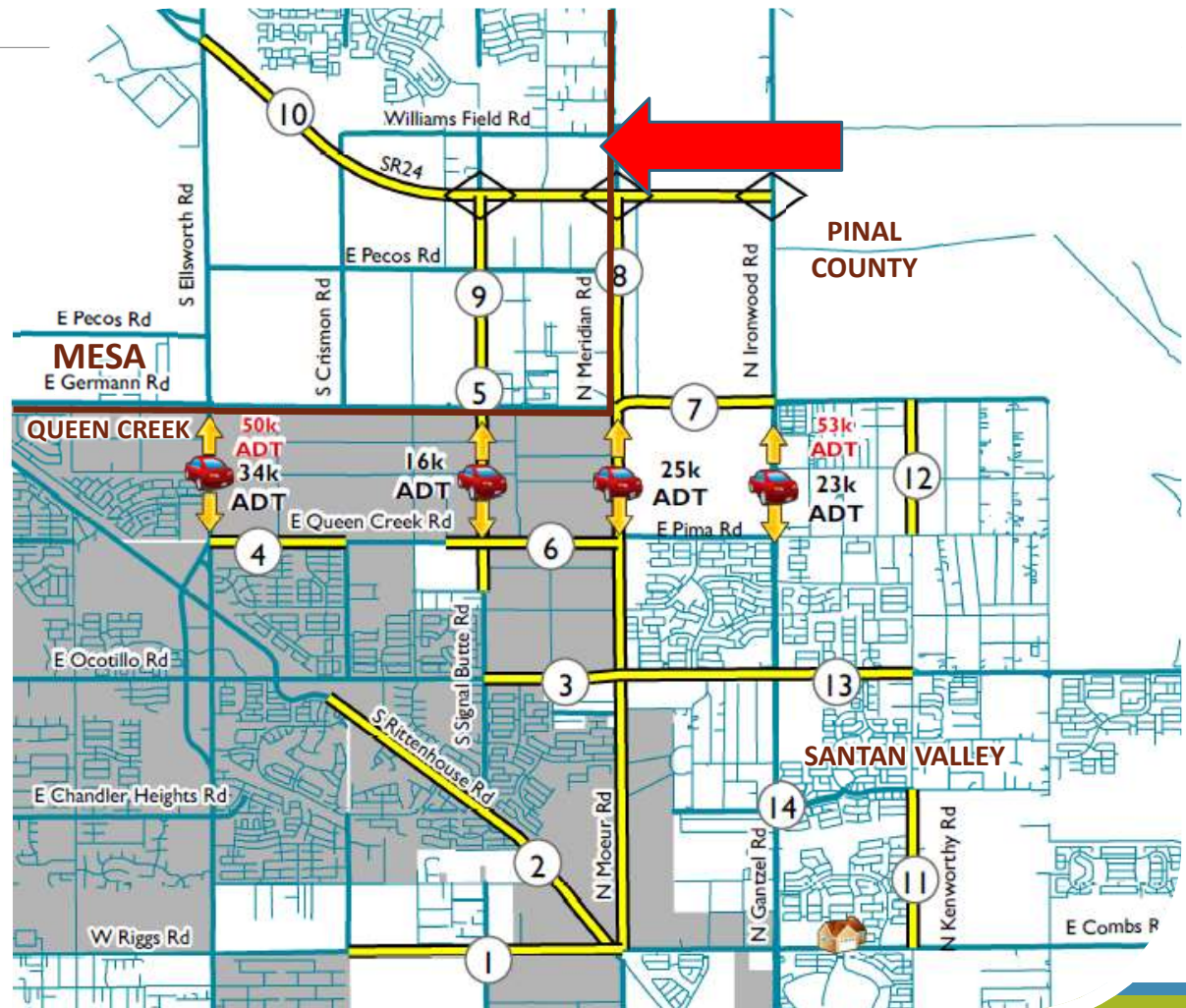
 Planned Roadway Improvements



Current Average Daily Trips\*  
Average Daily Trips by 2022\*

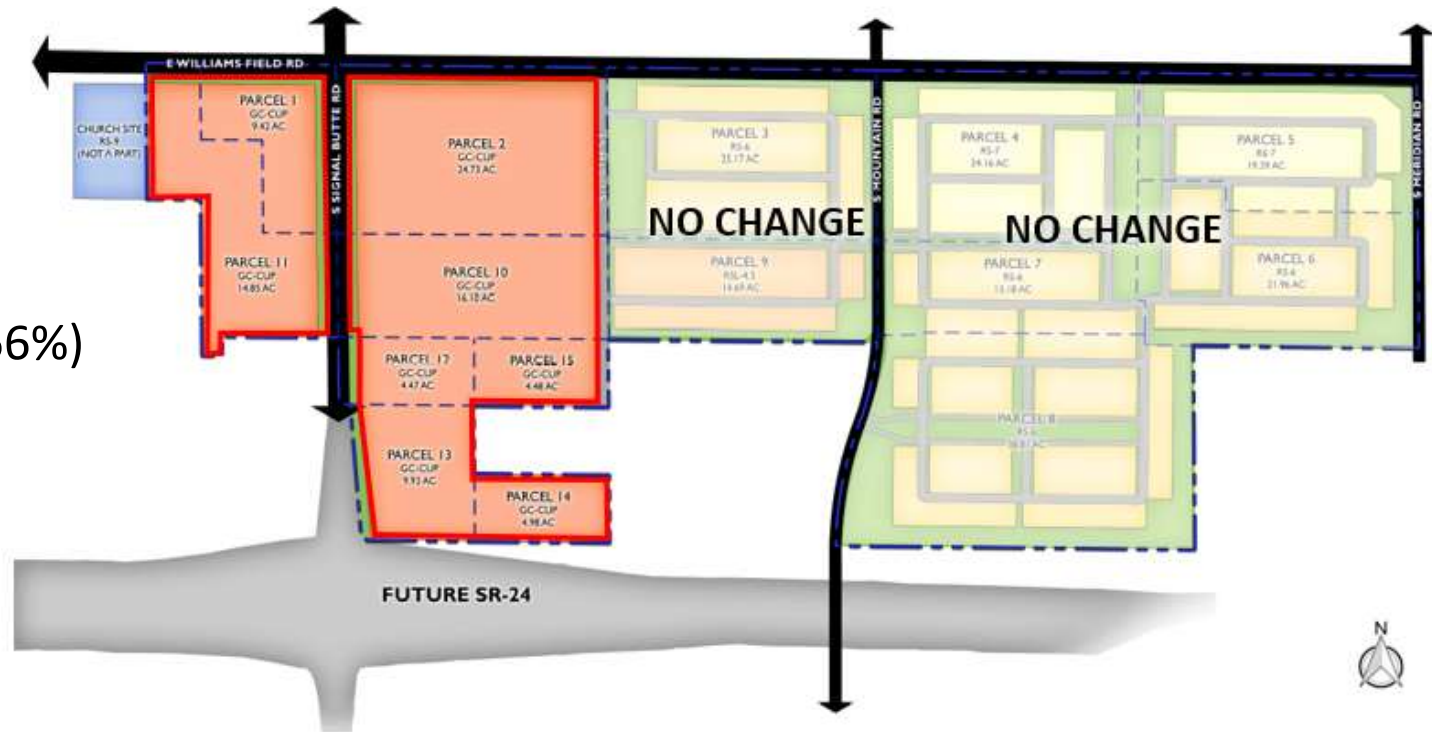


Town of Queen Creek Boundary

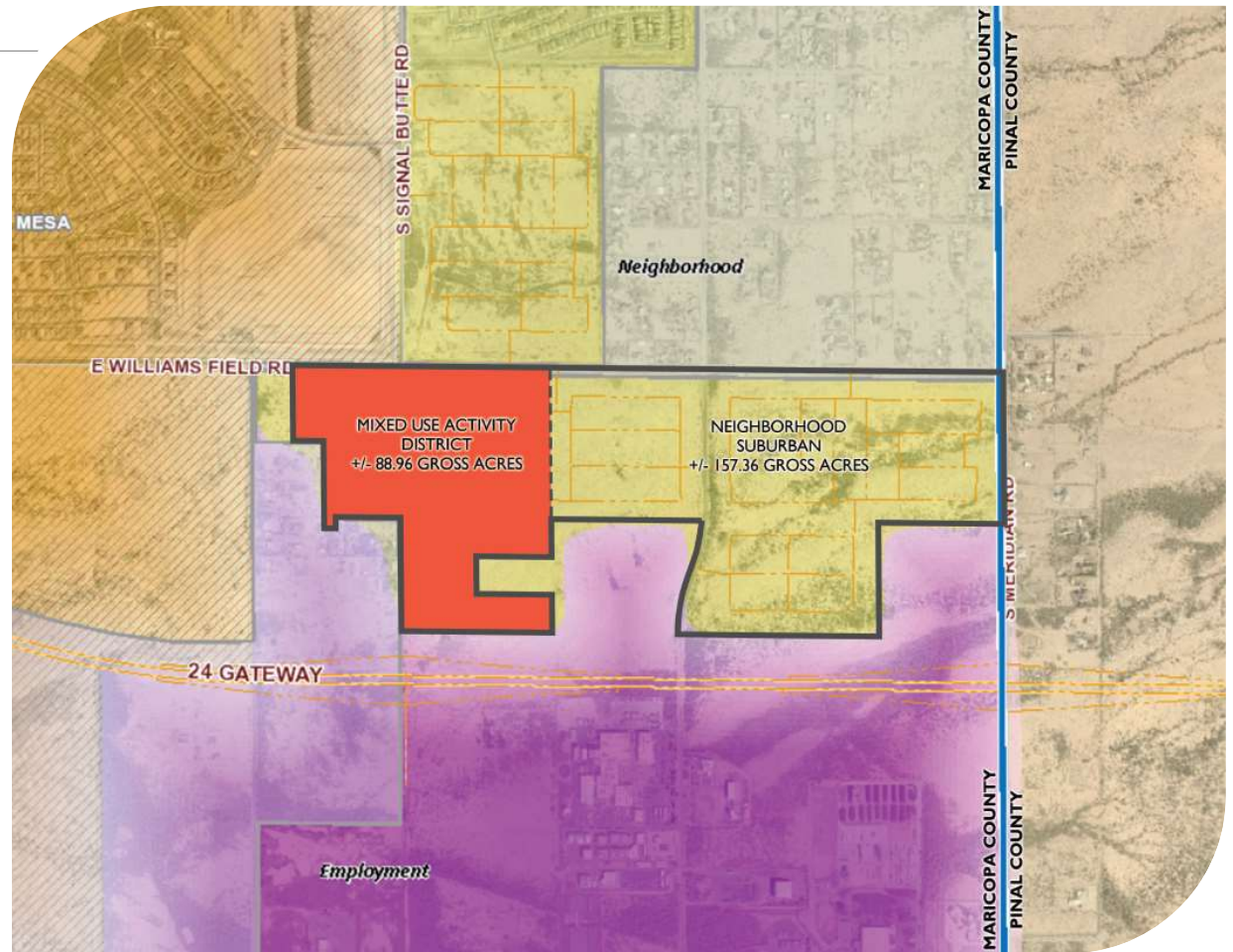


# Proposed Land Use Plan

- 162 Ac. Single-Family (66%)
- 84.5 Ac. GC CUP (34%)
- Proposed Buffers

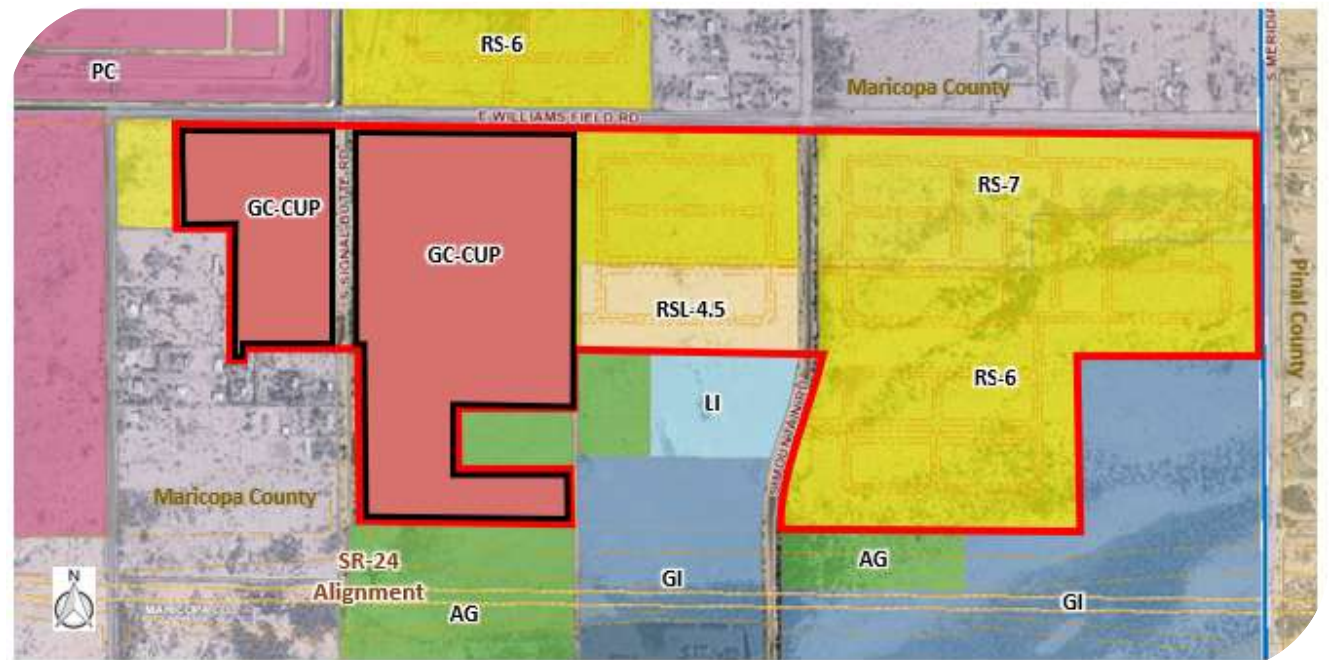


# Proposed General Plan





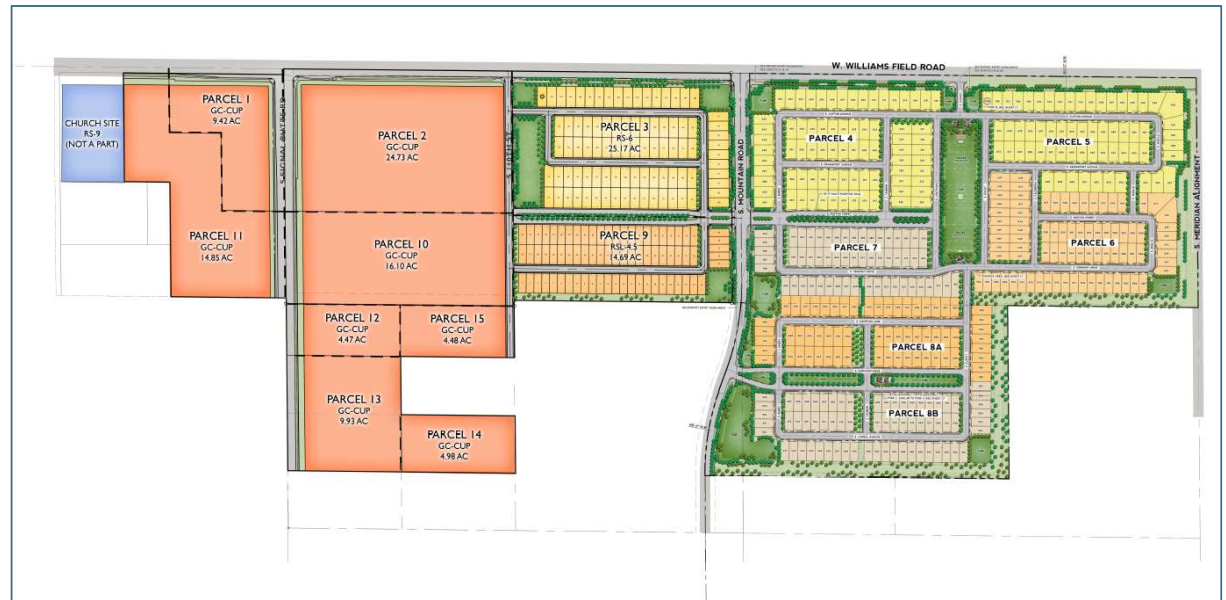
# Proposed Zoning Map





# Requests

- General Plan Minor Amendment
- Modify the approved Zoning/PAD
- Preliminary Plat





## ***DESTINATION at Gateway***

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February 20, 2020

## SIGNAL BUTTE RD & WILLIAMS FIELD RD

### General Plan Minor Amendment, Rezone Neighborhood Meeting Summary

**February 20, 2020 at 6:00 pm**

Meridian Elementary School  
Media Center  
3900 S. Mountain Road  
Mesa, AZ 85212

The neighborhood meeting began at approximately 6:01 pm and ended at 6:30 pm. There were approximately 10 residents in attendance. Present for the applicant were Brent Hickey, developer, and Sean B. Lake and D.J. Stapley from Pew & Lake, PLC. The applicant shared exhibits including the existing and proposed Destination at Gateway PAD and the proposed freeway and arterial road improvements in the area.

Mr. Lake made introductions and gave a brief presentation summarized as follows:

- Project location and history. The majority of the DESTINATION planned area development, including the central residential pieces with the entry boulevard and open space amenities, will remain the same.
- Proposed general plan and zoning requests as outlined in the pre-application request
- Summary of the proposed uses at each portion of the subject site
- Discussed the transportation improvements exhibit and changes in the southeast Gilbert-Queen Creek-Mesa area.
  - The future SR 24 freeway alignment will extend to Ironwood Drive by 2022. Three arterial streets will link to it from Santan Valley through Queen Creek north to the 24. This will alleviate traffic in Santan Valley and Queen Creek and create a major transportation corridor into Mesa near the subject property.
  - Queen Creek and Apache Junction got approval in July 2019 to annex east of Meridian, and the 24 will serve as one of the future boundaries between Apache Junction and Queen Creek.
  - The progress of these capital improvement plans caused the property owner to look at the properties in this request and come up with a good strategy for this rezoning application.
- The zoning process: Currently, this is in the early stages. Next, the applicant will submit a first submittal and will then work with City staff to fulfill requirements. Later on, there will be public meetings at the Planning & Zoning Board with final consideration by City Council.

Questions, answers and comments were taken (See table below). Generally, the property owners at the meeting were more interested in the description of the proposal and did not voice concerns other than the minor comments summarized below. One of the property owners hoped the project would get developed soon as she wanted to possibly purchase a home in this new community.

## Summary of Public Comments and the Applicant's Responses

<i>Public Comment</i>	<i>Applicant Response</i>
<i>When will the initial Freedom PAD (not part of this submittal) see construction? We like this project and hope to see it get developed soon.</i>	The applicant is completing the engineering documents for the main part of DESTINATION and will submit that to the City. The first phase is the west half. The City is pretty busy, but we should finish the permitting process and break ground in late 2020. First, the ground work will occur, followed by vertical construction with the first homes to be built in approximately Spring of 2021.
<i>Do you have a builder for the part already zoned and approved?</i>	The applicant is in negotiations with a prominent builder, but that cannot be disclosed until they sign and are in contract.
<i>When will this project be shovel ready?</i>	A detailed site plan review will have to go through a public process again, and there will be a neighborhood meetings. This is all conceptual right now.
<i>Where will water and sewer connect?</i>	Sewer will connect from DESTINATION to the Cadence community at Williams Field Road. Water connects from Mountain Road on Williams Field Road and heads west. The project only needs a 12-inch line, but the City requested more.
<i>What is the timing of roadway improvements on Williams Field Road, and how that will affect Cadence?</i>	We are only required to develop the south half of Williams Field Rd., which might be 1 lane in both directions. Later, Mesa or a developer will develop the north half. Ultimately, it will likely look like Meridian Rd.
<i>For the multi-family piece of this proposal, how tall will the townhomes be?</i>	Lately, there has been lots of demand for the single-story product. The future developer of that site will have to come back with details during Site Plan Review.
<i>The owner of a property west of the subject site asked about drainage in the existing DESTINATION area and these proposals.</i>	Stormwater/retention plans will be designed when the detailed site plans are done in the future, which will be shared at neighborhood meetings. Based on the rest of DESTINATION, stormwater flows from east to west across our site to Signal Butte. Retention basins will be on the east side of Signal Butte and convey any historic flows to the south at the 24. An ADOT drainage channel that runs to the west will be on the north side of the 24.
<i>The same property owner to the west of the subject site is concerned about fences, building setbacks and heights. He understands that process will come later on at Site Plan Review.</i>	Yes, all those details will be provided at some point in the future. Typically, 6-foot walls would be on the property line of the multi-family property.
<i>Will the street layout be the same?</i>	Yes, the original DESTINATION PAD will remain the same for the non-commercial part.
<i>How will water and sewer serve the new areas in Apache Junction and Queen Creek (unrelated to this request).</i>	We estimate water east of Meridian will be served by the City of Mesa, unless Queen Creek develops a new facility. Apache Junction probably does not have capacity to serve that entire area.