

**DESTINATION AT GATEWAY  
FREEWAY LANDMARK MONUMENT  
PROJECT NARRATIVE**



**Submitted to:**

City of Mesa  
Planning Division  
55 North Center Street  
Mesa, AZ 85201

**September 29, 2025**

## Introduction

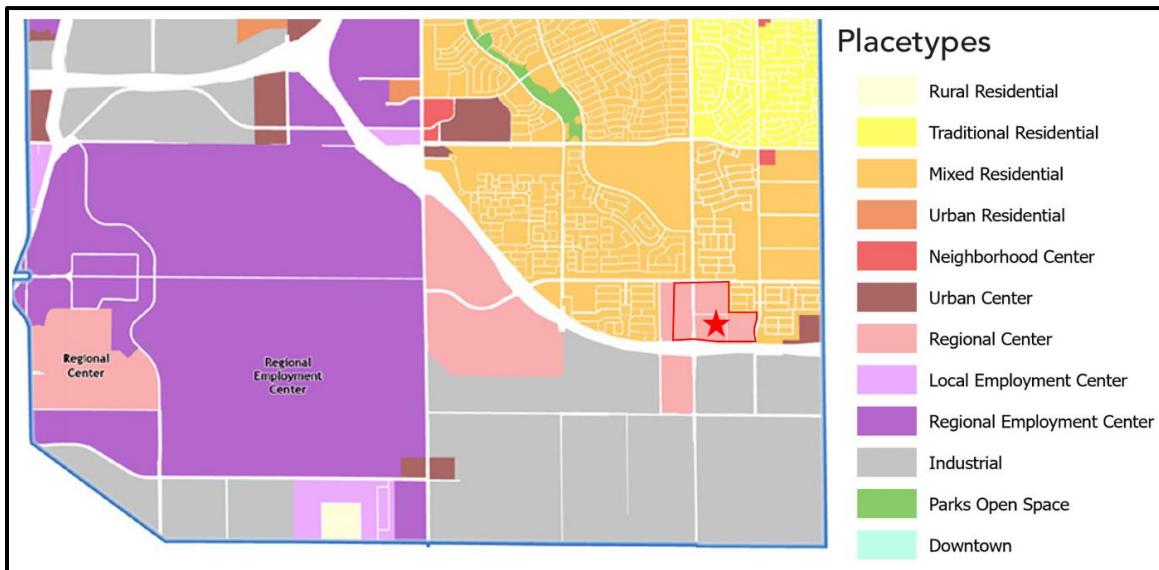
Pew & Lake, on behalf of BCB Group Investments, Deborah I Berge and Diversified Partners, LLC, hereby submits this project narrative and related documents in support of a Freeway Landmark Monument application for Destination at Gateway, a commercial development south of Williams Field Road and north of State Route 24, and east of Mountain Boulevard. The approximate boundaries of the property are shown below



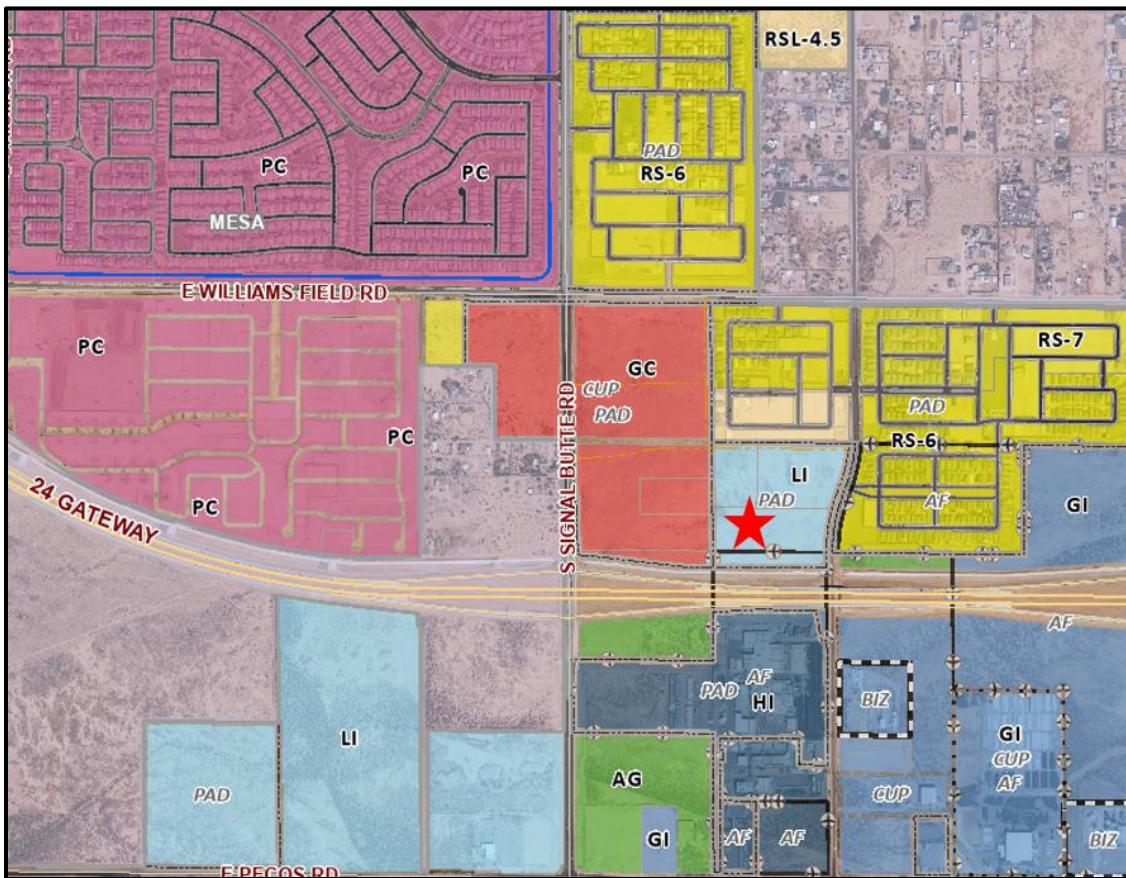
## Existing General Plan and Zoning Classification

As shown on the next page, the Property is zoned for General Commercial (GC) and Light Industrial (LI) uses and has a General Plan 2050 Placetype of *Regional Center*. It is important to note that in 2024, a Planned Area Development (PAD) overlay and a Conditional Use Permit (Case ZON22-0026) were approved to allow large-format commercial and retail uses in the LI zoning district.

## City of Mesa 2050 General Plan Map



## Mesa Zoning Map



## Relationship to Surrounding Properties

	General Plan 2050 Placetype	Zoning Classification	Existing Use
North	Mixed Residential	RSL-4.5	Tapestry at Destination Residential, Vacant Property
South	Regional Center/Industrial	Heavy Industrial	SR24, FujiFilm and ADOT
East	Mixed Residential	RS-6	Mountain Road, Destination at Gateway Residential Subdivision
West	Regional Center	General Commercial	Vacant Property, Signal Butte Road and County Property
<b>Project Site</b>	<b>Regional Center</b>	<b>General Commercial (GC) and Light Industrial (LI) PAD, with a CUP to allow Large format Commercial Uses</b>	<b>Vacant</b>

## Request

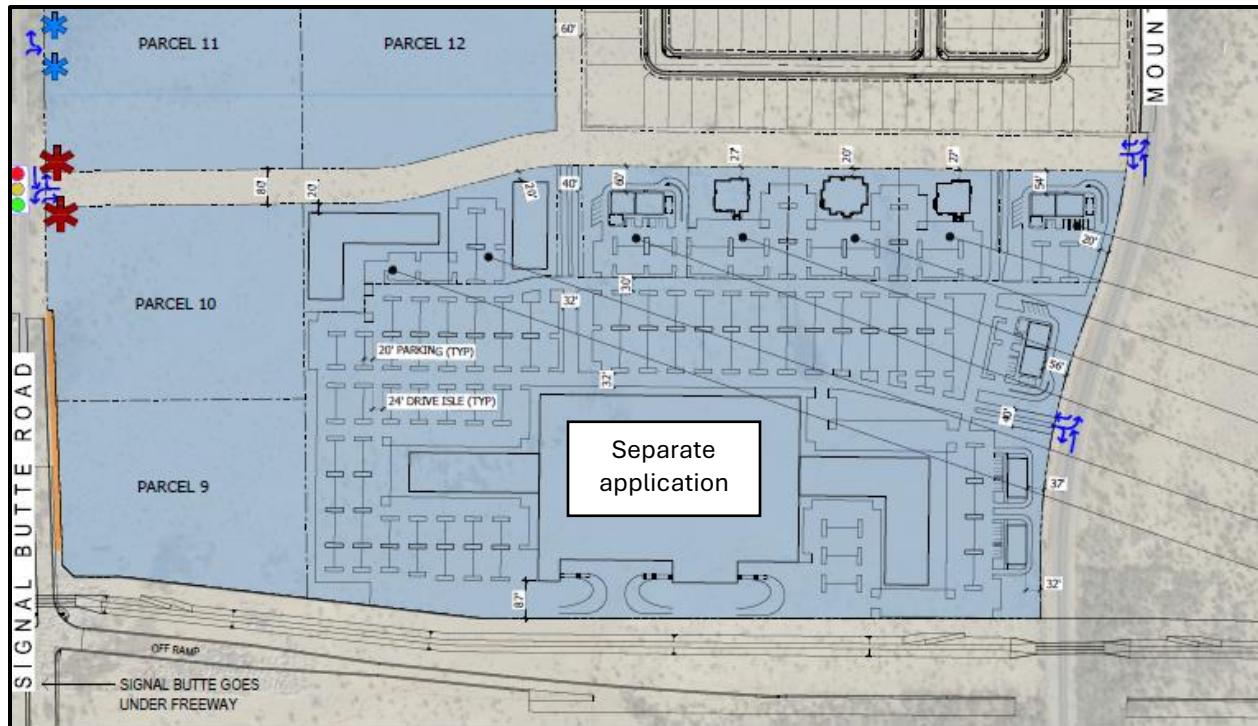
This request is for a Freeway Landmark Monument sign program that will be applicable to the property, as shown in the attached sign package. When approved, this request will allow for the development of eye-catching signage for the exciting Destination at Gateway commercial development consistent with the approved zoning.

## Zoning History

- From 1990 to 2018, various portions of the property were annexed into the City of Mesa, purchased and assembled by the property owner, and had various zoning designations placed on the property.
- In 2018, the City Council approved a Master Planned Development called Destination at Gateway. The plans included residential development of various densities, and retail opportunities on the arterial and collector corners.

- In 2020, the City Council approved a Minor General Plan amendment to change the land use designation on the property from Neighborhood, to Mixed Use Activity. This new designation was placed on the property in anticipation of the expansion of the State Route 24 Freeway, and the expected influx of residents into this part of the City.
- In June of 2024, the City Council approved a Planned Area Development (PAD) on the 125-acre property to allow for the development of General Commercial and Light Industrial Uses, in addition to a Council Use Permit to allow large-format retail in the Light Industrial Zoning District. The Conceptual Site Plan provided in the PAD zoning case is shown below and provided a basic outline of the ultimate development of the Property. A Development Agreement was also approved by the Council that limited many of the more intense uses that are typically allowed in the Light Industrial zoning district.

*Approved Conceptual Site Plan*



- In May of 2025 the City administratively approved the Design Guidelines for the Destination at Gateway development, which established the overall vision and design aesthetic for the entire development.
- In June of 2025, the City administratively approved the Site Plan for the 167,000 square foot large format retailer at this location. In August of 2025, the Mesa

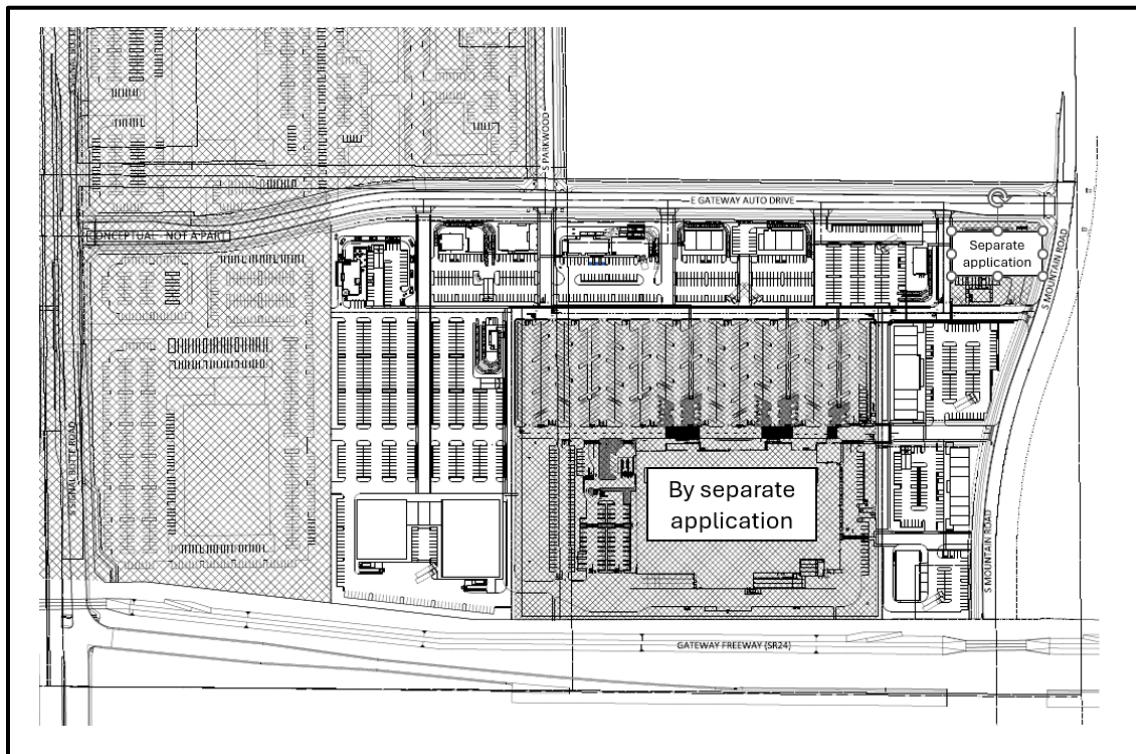
Planning & Zoning Board approved the Site Plan and a Special Use Permit for the related Fuel Center.

With the approval of the preceding applications by Planning staff, Planning & Zoning Board and City Council, the vision for this Property as a hub of retail and commercial activity has been established by the City.

## The Proposed Development

As shown on the proposed Site Plan, the property will be a destination shopping center, anchored by a large-format commercial user. There will be inline retail shops on the Mountain Road and Gateway Auto Drive frontages, which will be punctuated by drive-thru uses. Signal Butte Road will have car dealerships on both sides of the street. All of the street frontages will be thematically landscaped, and there will be an abundance of parking. A set of Design Guidelines has been approved by the City and governs the entire project so that as individual users develop on the retail parcels, a cohesive theme will be established.

It is important to note that the large-format anchor and fuel center have been approved on those areas designated below as “By separate application.” This application is a request for two FLM’s, with one of the FLM’s dedicated to the large commercial user. All building-mounted and site signage will be applied for separately.



The balance of the 125-acre property will be site planned as users become available, and those plans will be evaluated against an approved Conceptual Site Plan, as well as the adopted design guidelines for the Destination at Gateway project. This FLM sign package has been designed for maximum visibility and excitement and to create visual interest along State Route 24, with the first phase of development.

## Compliance with MZO Section 11-43-7: Freeway Landmark Monuments (FLM)

Shown below are the FLM requirements outlined in Section 11-43-7 of the Mesa Zoning Ordinance. The required standard is shown, and the manner in which the proposed FLM's meet the ordinance is shown in the righthand column. Where a deviation is requested, it is shown in red text.

Eligibility Requirements (11-43-7-C)	Required Standard	Destination at Gateway
<i>Zoning District</i>	Must be zoned Limited Commercial (LC), General Commercial (GC), Planned Employment Park (PEP), Light Industrial (LI), or General Industrial (GI)	<b>The site is zoned GC and LI with a CUP to allow commercial uses in the LI zoning district.</b>
<i>Minimum Site Area</i>	The development site must be at least thirty (30) contiguous acres in size.	<b>The overall development site is 125 acres</b>
<i>Frontage</i>	The development site must have frontage on a freeway and an intersecting arterial street.	<b>The development site is located on State Route 24 and Signal Butte Road.</b>
<i>Number, Sign Area and Height (11-43-7-F)</i>		
<i>Maximum Number</i>	a) Eligible development sites are allowed a maximum of one (1) Freeway Landmark Monument, except as set forth in Subsection (b) below.	<b>See below.</b>
	b) Eligible development sites with more than 2,000 linear feet of freeway frontage and that are 60 contiguous	<b>The development site is more than 60 acres in size, and has approximately 2,400 linear feet of frontage</b>

	acres or more in size are allowed a maximum of two (2) Freeway Landmark Monuments	<b>along State Route 24. For this reason, we are requesting two (2) FLM's</b>
<i>Sign Area</i>	<p>a) The maximum sign area of a Freeway Landmark Monument is determined by the following ratio: maximum one (1) square foot of total sign area per two (2) lineal feet of freeway or arterial frontage, whichever is greater.</p>	<b>With 2,400 linear feet of frontage, the allowed sign area is 1,200 square feet. One of the signs has 1,084.42 s.f. of sign area, and the other has 1,230.26 s.f. Combined, there is a total sign area of 2,314.68, which is below the 2,400 s.f. of sign area allowed for the development.</b>
	<p>b) In no instance may the maximum sign area exceed 750 square feet.</p>	<b>The proposed sign faces do not exceed 750 square feet.</b>
<i>Maximum Height</i>	The maximum height of a Freeway Landmark Monument, including any support structures, attachments, and embellishments, shall not exceed sixty (60) feet, unless a modification to the maximum height is granted as set forth in Section 11-43-7(J)(l) and Subsection c. below.	<b>The proposed signs are 60-feet tall.</b>
<b>Spacing Requirements (11-43-7-G)</b>		
<i>From other FLM's</i>	<p>a) No portion of a Freeway Landmark Monument may be placed within 2,000 feet of another Freeway Landmark Monument distance measured from the nearest edge of the Freeway Landmark Monument face to the</p>	<b>The proposed signs are 1,834 linear feet apart. The distance is slightly reduced to ensure that the minimum distance from the nearest residential zoning district is maintained.</b>

	nearest edge of the nearest Freeway Landmark Monument face on the same side of the freeway.	
	b) No more than three (3) Freeway Landmark Monuments are permitted on one (1) side of the freeway within one (1) lineal mile of freeway frontage.	<b>There are no FLM's within one mile of either of the proposed FLM's.</b>
<i>From Billboards</i>	No portion of a Freeway Landmark Monument may be placed within 1,000 feet of a Billboard, including Billboards located on adjacent properties or in neighboring jurisdictions	<b>There are no billboards within 1,000 feet of either of the proposed FLM's.</b>
<i>From closest Residential Zoning District</i>	No portion of a Freeway Landmark Monument may be placed within 500 feet of a Residential Zoning District (RS, RSL, or RM) or residential use	<b>The signs are placed over 500- feet from the nearest residential zoning district.</b>
<i>Setback Requirements:</i>		
<i>Setback from Freeway:</i>		
Minimum	0-feet	<b>Proposed: 0-feet</b>
Maximum	250-feet	<b>n/a</b>
<i>Encroachment into ROW</i>	Not allowed	<b>Not proposed</b>
<b>Design Standards (11-43-7-H)</b>		
<i>Architectural Compatibility</i>	Must complement the development site's primary architecture by incorporating design elements from the development site, such as, materials, form, texture, color, and finish.	<b>The Ashfall stone base and grey metal panels are in compliance with Section 3.3.6 of the Destination at Gateway Design Guidelines, pertaining to acceptable colors and materials.</b>
<i>Materials</i>	Shall be constructed with low maintenance, architectural-grade surfacing materials such	<b>The signs have been designed with durable stone bases, and metal</b>

	as metal, masonry, ceramic tile, glass or stucco.	<b>background surfacing material.</b>
<i>Project Identification</i>	The project or destination name should be clearly visible and located towards the topmost visible portion of the Freeway Landmark Monument or located vertically along the side of the Freeway Landmark Monument.	<b>The Destination at Gateway name is clearly visible and is located vertically along the side of the FLM.</b>
<i>Lighting Controls</i>		
<i>Exposed Lighting</i>	Allowed	<b>There are small bands of neon lighting on the top of the FLMS that will be the same color as the backlighting of the Destination at Gateway lettering.</b>
<i>Internal Illumination</i>	Internally illuminated signs shall have opaque backgrounds so that only the sign copy is illuminated	<b>The “tenant” portions of the signs have opaque grey backgrounds that will allow only the sign copy to be illuminated.</b>
	Where a background is integral to the design of a corporate image or registered trademark, the background is to be colored to mute the amount of illumination.	<b>Understood.</b>
<i>Nighttime Illumination</i>	Nighttime illumination is limited to the sign copy or sign message.	<b>Will comply.</b>
	Illumination must be extinguished in nighttime hours (from 11:00 p.m. until sunrise).	<b>Will comply.</b>
<b>Electronic Message Display (11-43-7-I)</b>		<b>The signs will comply with the entirety of the Section as shown below.</b>
<i>Copy change</i>	Copy may not change more than once every eight (8) seconds.	<b>Will comply.</b>

<i>Message animation Prohibited</i>	Animation, video, flashing, blinking, or moving lights are prohibited.	<b>Will comply.</b>
	In the transition between copy, there shall not be any sense of movement from one message to the next. No continuous, traveling or scrolling displays are allowed.	<b>Will comply.</b>
<i>Electronic Message Display Lighting Controls</i>		
<i>Automatic Dimming.</i>	Electronic message displays must include automatic lighting control technology to dim, control, and vary the intensity of the display based on ambient light conditions (e.g. evening and nighttime) through a photoelectric sensor that detects ambient light levels and automatically adjusts the display intensity to ensure compliance with the maximum nit levels in this Section 11-437(1).	<b>Will comply.</b>
<i>Evening Illumination.</i>	The intensity of the electronic message display lighting shall not exceed 300 nits in full white mode in evening hours (from sunset until 11:00 p.m.).	<b>Will comply.</b>
<i>Nighttime Illumination.</i>	Illumination of electronic message displays must be extinguished in nighttime hours (from 11:00 p.m. until sunrise).	<b>Will comply.</b>
<i>Certification.</i>	The applicant must provide written certification from the sign manufacturer that the sign's light intensity has	<b>Will comply.</b>

	been factory pre-set not to exceed the limits specified above, and the intensity level is protected from end-user manipulation by password-protected software or other method.	
<b>Modifications to Development Standards: Findings (11-43-7-J)</b>	The City Council may approve modifications or alternatives to the development standards in this Section upon finding:	<b>See justification statement below.</b>
<i>Site Characteristics</i>	The development site contains unique or unusual physical conditions, such as topography, proportion, size, or relation the freeway that would limit or restrict visibility;	
<i>Design</i>	The proposed or existing development exhibits unique characteristics of land use, architectural style, development site location, physical scale, historical interest or other distinguishing features that represent a clear variation from conventional development; and	
	Such modifications or alternatives are consistent with the intent of these Freeway Landmark Monument provisions and will result in conditions that are commensurate with or superior to the development standards contained in this Section.	
<b>Maintenance (11-43-7-K)</b>		
	All Freeway Landmark Monuments must be	<b>The Developer agrees to maintain the signs in</b>

	<p>maintained according to this Section 11-43-7(K).</p>	<p><b>accordance with this entire Section. It is with these requirements in mind that the signs have been designed with durable materials</b></p>
	<p>It is unlawful for a Freeway Landmark Monument to remain in a damaged or deteriorated condition that constitutes a danger or hazard to public safety or a visual blight.</p>	<p><b>Understood.</b></p>
	<p>All Freeway Landmark Monuments must be maintained to the following standards of structural repair and visual appearance:</p>	<p><b>Understood.</b></p>
	<p>a) All structural and nonstructural components must be positioned and secured in accordance with approved plans for the Freeway Landmark Monument;</p>	<p><b>Understood.</b></p>
	<p>b) Any deteriorated, damaged, or weakened components must be promptly repaired or replaced;</p>	<p><b>Understood.</b></p>
	<p>c) All copy and painted surfaces of a Freeway Landmark Monument must be free of chipping, peeling, rusting or other oxidation of metals, and fading of colors;</p>	<p><b>Understood.</b></p>
	<p>d) Freeway Landmark Monuments must be maintained in working order; and</p>	<p><b>Understood.</b></p>
	<p>e) If a permit is required per <u>Title 4</u> of the Mesa</p>	<p><b>Understood.</b></p>

	<p>City Code for any Freeway Landmark Monument maintenance or repair activities, the permit must be obtained prior to commencing work and all work must be done in accordance with permit requirements.</p>	
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## Justification for Modification Requests

As shown in the preceding table, we are requesting two modifications: 1) a slight reduction in the spacing requirement between two FLM's, and 2) a slight increase in the allowed sign area for one of the FLM's.

The reduction in the spacing requirement is due to the fact that even though there is over a half-mile of frontage along the freeway, the easternmost sign has to be shifted west to ensure compliance with the required 500-foot separation distance from the nearest residential district, the Destination at Gateway residential community that is just northeast of the proposed location of the FLM. If strict compliance with the 2,000-foot separation distance was met, the westernmost FLM would be located in the middle of Signal Butte Road. Instead, the sign has been pulled into the site, and placed as close to Signal Butte as possible, while still clearing right-of-way in the area.

The second modification requested is a slight increase in the allowable amount of sign area. The FLM that is dedicated to the large format commercial user is under the allowed sign area. The westernmost FLM is slightly larger than the allowed sign area, to accommodate more tenant/user names. This sign is closest to the area planned for the auto dealerships, who will each need their name on the sign. It is worth noting that the combined area of both signs is less than the total allowed on the site.

We believe that these minimal modifications are justified because the signs are consistent with the intent of the FLM ordinance and because the signs are well designed, of quality materials and are commensurate with the size and scale of the overall development.

## Compliance with Council Use Permit Approval Criteria (Section 11-70-6-D)

As outlined in Section 11-70-6-D of the Mesa Zoning Ordinance, A CUP shall only be granted if the City Council determines that the project as submitted or modified conforms to all of the following criteria. Shown below, in italics, is each of the criteria, and the manner in which this project complies is shown in bold text.

- 1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:*

**RESPONSE:** The typical land uses envisioned in the Regional Center placetype include retail, personal services, eating and drinking establishments, and convenience services. Regional Centers are intended to include major retail, national chains, specialty shops and a range of services that will draw consumers from the greater metro area. Regional Centers are also developed with a common design theme and feature a large scale of development.

Destination at Gateway implements each of these ideas, with its planned variety of automotive and retail users. At buildout, the development will contain a large format commercial user, auto dealerships, small inline retailers and convenience and sit-down restaurants. The approved Destination at Gateway Design Guidelines ensure a common design theme, and the proposed signage will create a sense of arrival to the development and ensure safe wayfinding to the property. The prominence, size and scale of the FLM's combine to create a gateway into the development that lies near the boundary between the City of Mesa and Pinal County.

- 2. The location, size, design, and operating characteristics of the proposed FLM's are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;*

**RESPONSE:** Destination at Gateway has 2,400 linear feet of frontage on State Route 24, and will ultimately border both sides of Signal Butte between the freeway and Williams Field Road. At nearly 125-acres, this site is large enough to support the proposed location, size, design, and operation of the FLM signs proposed in this application. The signs are appropriate in scale and size to the large commercial uses, and unique design themes of the project. The proposed design is compliant with both the approved zoning and Design Guidelines.

- 3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and*

**RESPONSE:** The size of the development and related signage are appropriate and reasonable for a property that is at a prominent intersection of an arterial

and freeway. The two signs are placed as far apart as possible and comply with the setback from residential uses. The City requirement to dim the signs after 11:00 p.m. will ensure safe travel along State Route 24 and mitigate any perceived light trespass into the nearest residential neighborhood. Finally, the signs will be located on the property to allow clear vision through site visibility triangle and will not pose any unreasonable impacts on traffic patterns on the arterial roadways.

4. *Adequate public services, public facilities and public infrastructure are available to serve the proposed project.*

**RESPONSE:** The FLM signs will be located adjacent to the Destination at Gateway development that is currently under construction. At the time the signage will be erected, all public services and infrastructure will be in place. The signs will be located outside the public right-of-way and will not conflict with utility or right-of-way improvements.

## Conclusion

The proposed FLM sign program proposed at this location is consistent with the vision that has been established for this property in the recently approved entitlement applications. The Developer is eager to execute the vision for this destination retail center, and looks forward to working with the City of Mesa to do so.

# DESTINATION AT GATEWAY

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FLM SIGN PLAN

FREEWAY LANDMARK SIGNS

10.30.25



## INSPIRATION IDEAS

### PROJECT LOGO

# DESTINATION AT GATEWAY

### TYPESTYLE FOR NON LOGO TENANTS

Avenir Next LT Pro Bold

**A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**  
**a b c d e f g h i j k l m n o p q r s t u v w x y z**  
**1 2 3 4 5 6 7 8 9 0**

### COLOR & MATERIAL SCHEDULE



## 1 SIGN CRITERIA

The purpose of this Section is to create a guide for Freeway Landmark Monument signs for the Destination at Gateway Commercial Development.

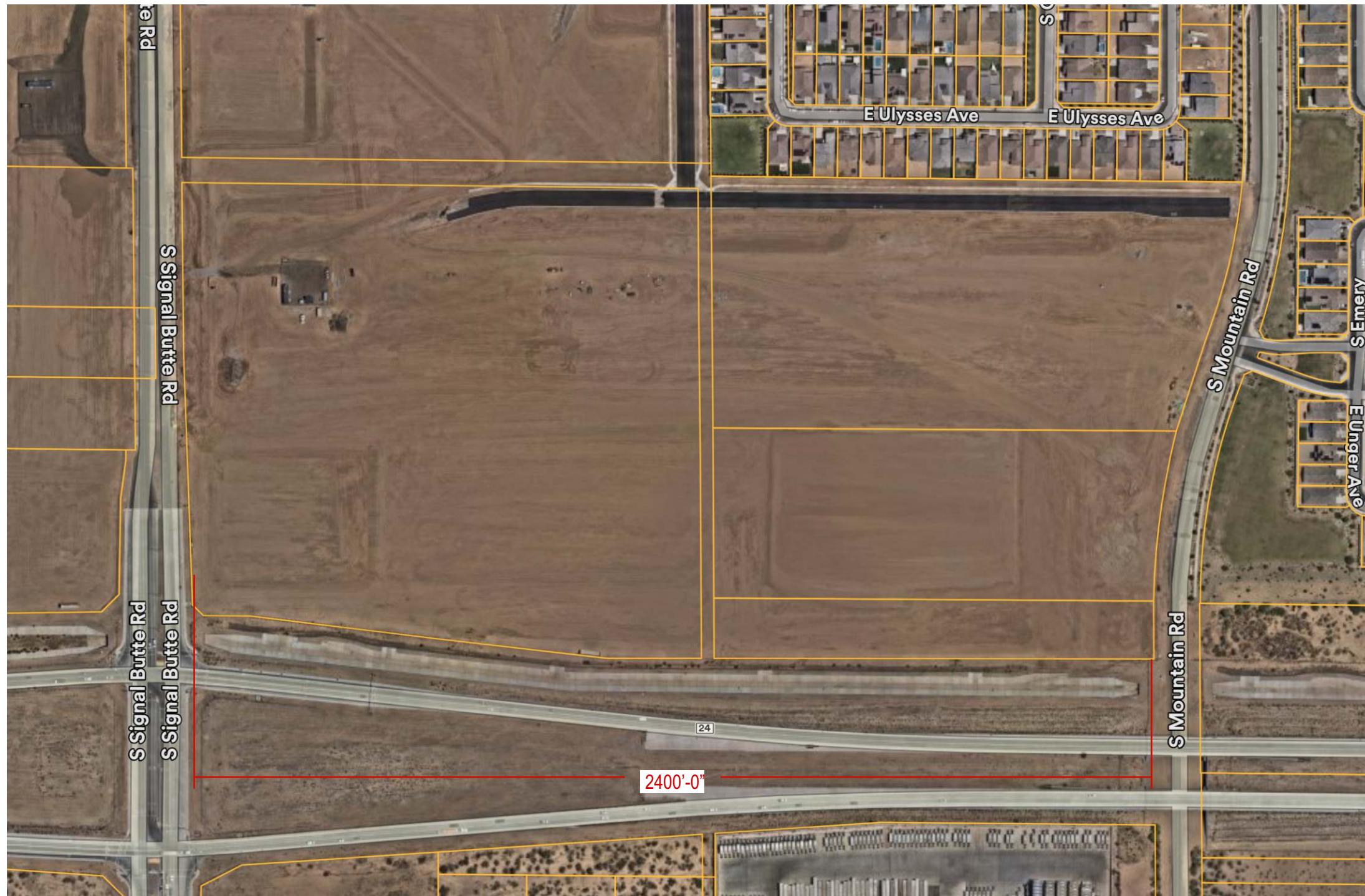
Conformity to the sign criteria shall be strictly enforced and any non-conforming signs or disapproved signs will be brought into conformity at the expense of the Developer.

## 3 PROHIBITED SIGNS

- Any type of sign not mentioned on this master sign plan
- Additionally, any signs not permitted by the City of Mesa Sign code will also be prohibited

## 2 FLM TENANT PANEL CONTENT RESTRICTIONS

1. Routed aluminum panel painted Essential Grey (Sherwin Williams) with 3/4" push thru acrylic.
2. Tenant signs may contain the name of businesses, corporate trademarked logo.



Scale: 1" = 300'

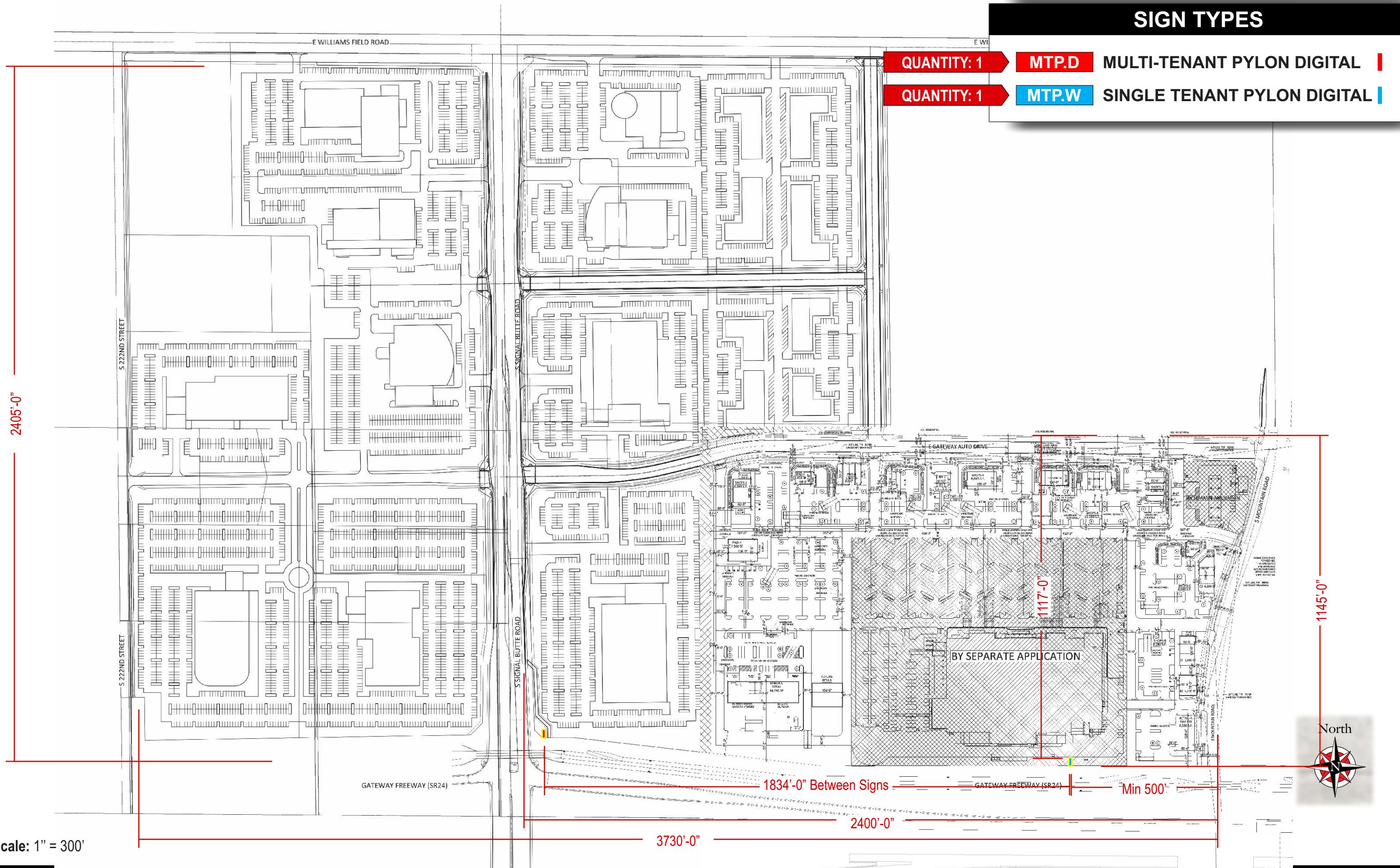
200 ft



Vicinity map: Not to Scale

# SIGN TYPES

QUANTITY: 1	MTP.D	MULTI-TENANT PYLON DIGITAL
QUANTITY: 1	MTP.W	SINGLE TENANT PYLON DIGITAL



**Scale: 1" = 300'**

# DESTINATION AT GATEWAY

## **Site Plan / Sign Schedule**

# DESIGN DEVELOPMENT

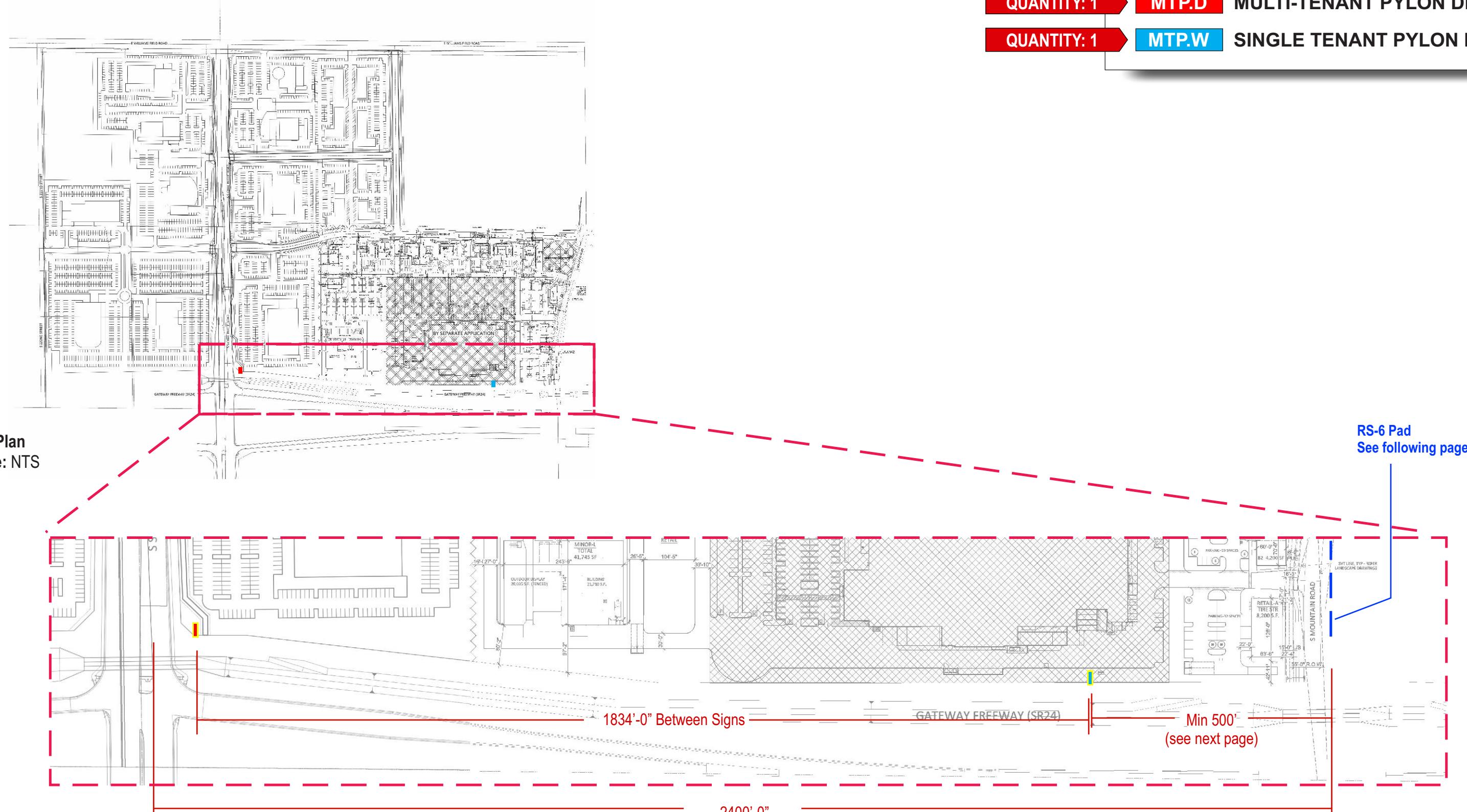
 **Signdealz**® 1-800-405-0686

PAGE 5

## SIGN TYPES

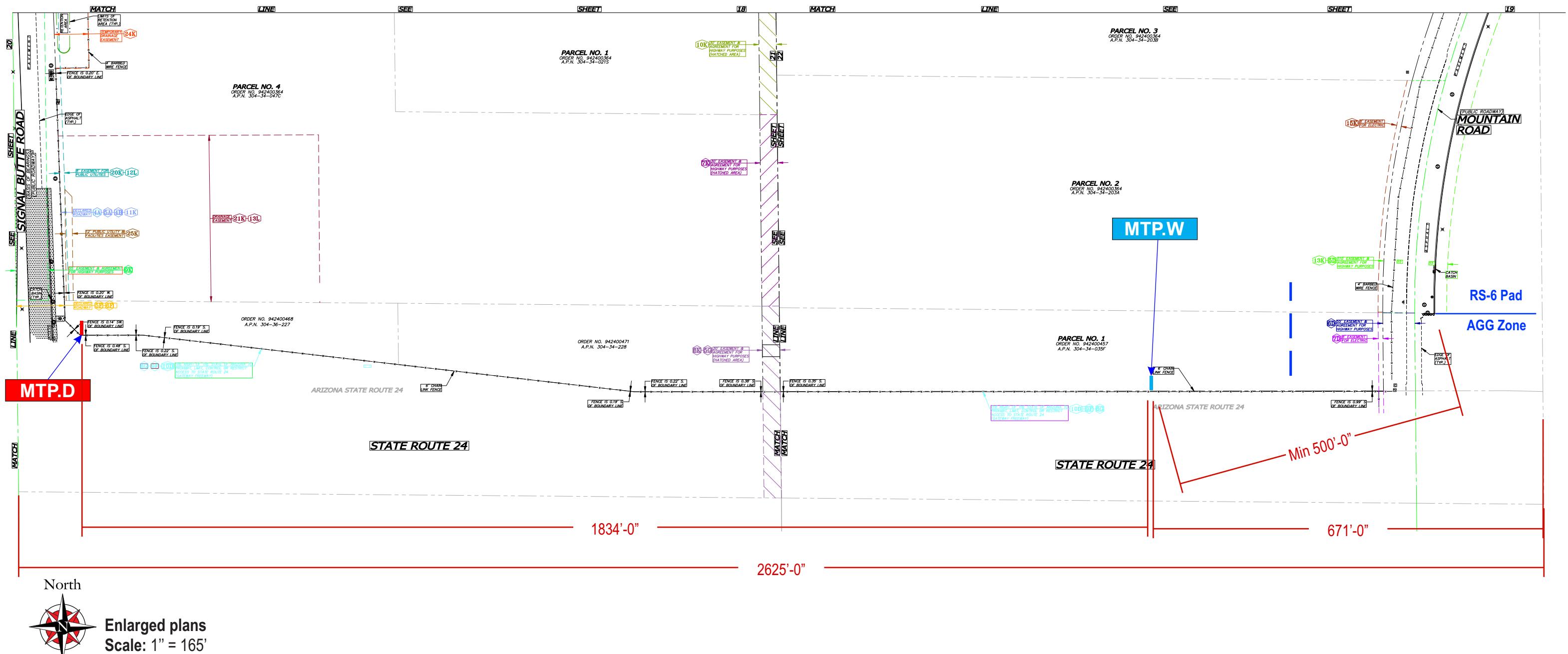
QUANTITY: 1 **MTP.D** MULTI-TENANT PYLON DIGITAL |

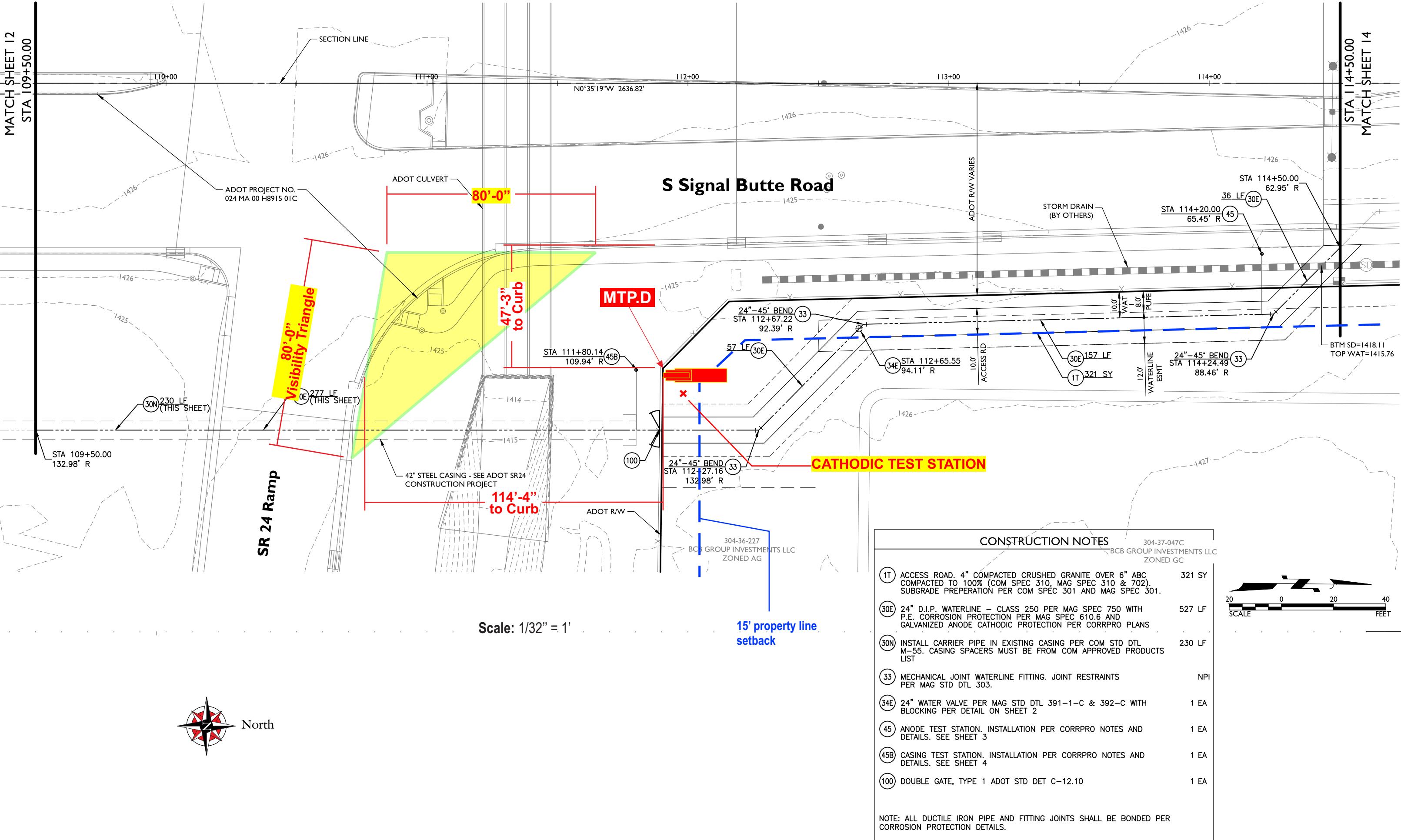
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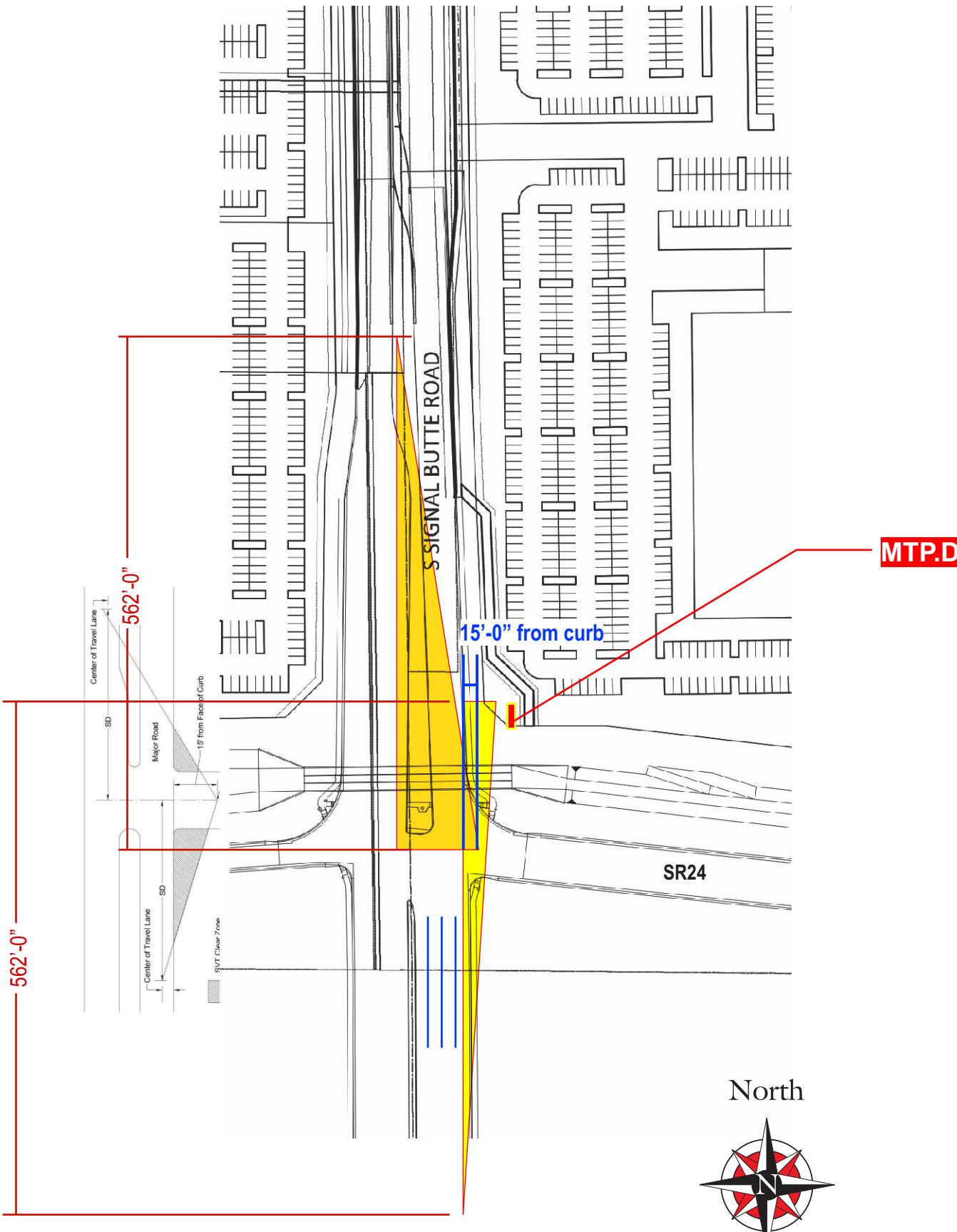


## SIGN TYPES

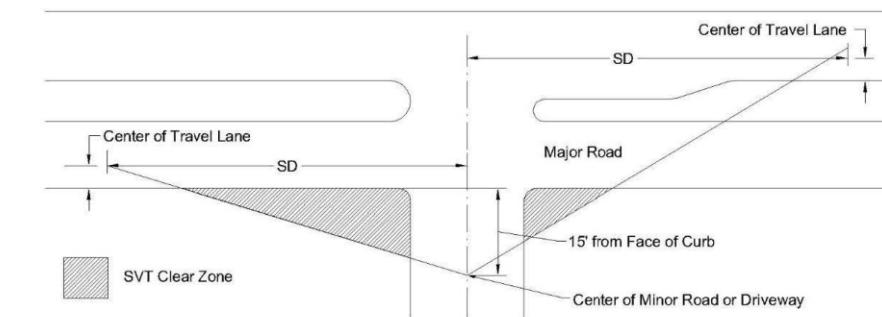
**QUANTITY: 1** **MTP.D** **MULTI-TENANT PYLON DIGITAL** |  
**QUANTITY: 1** **MTP.W** **SINGLE TENANT PYLON DIGITAL** |







Scale: 1" = 150'-0"

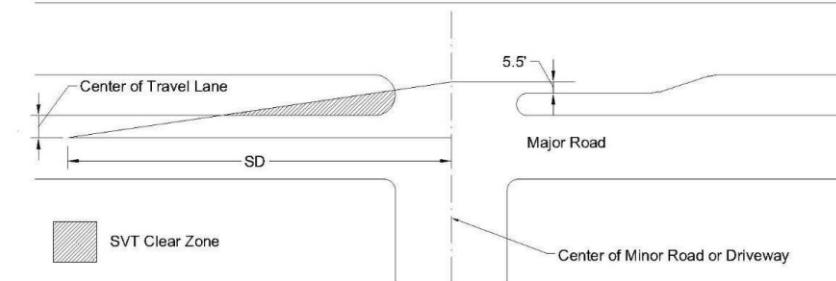


### Case B1 – Left Turn Maneuver From STOP

Required Sight Distance (SD)				
Through Road Cross-Section	2 LU*	3 LU*	4LD** 5 LU*	6LD** 7 LU*
Through Road Width	34', 40', 48'	46, 48'	68', 72'	88', 94'
Time gap ( $t_g$ )	7.5"	8.0"	8.5"	9.0"
Design Speed				
30 mph	331	353	375	397
35 mph	386	412	437	463
40 mph	441	470	500	529
45 mph	496	529	562	595
50 mph	551	588	625	662



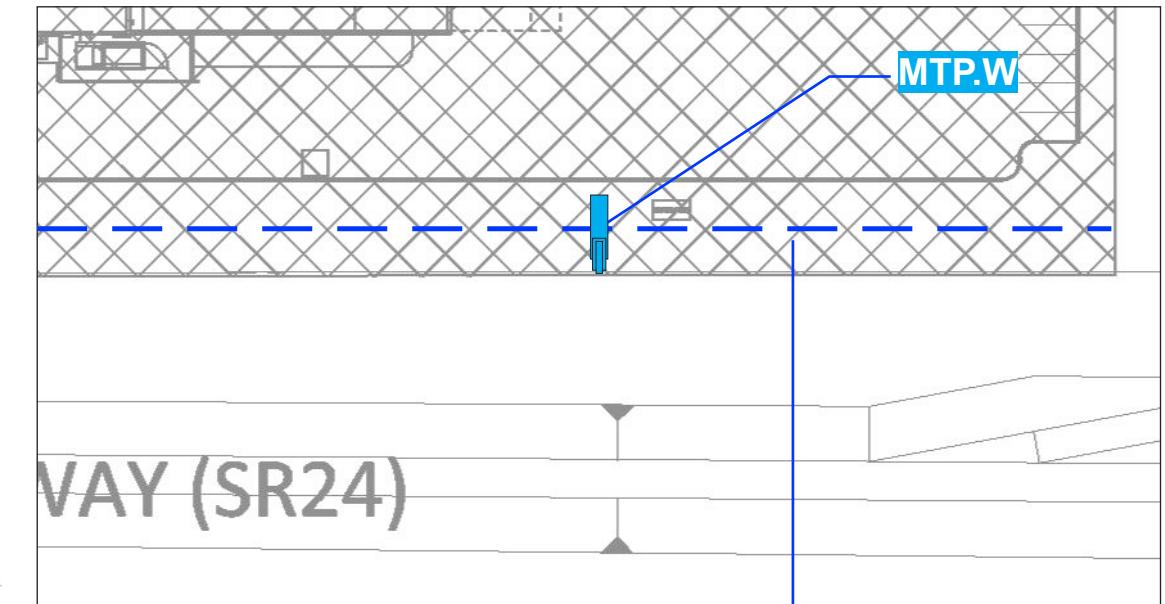
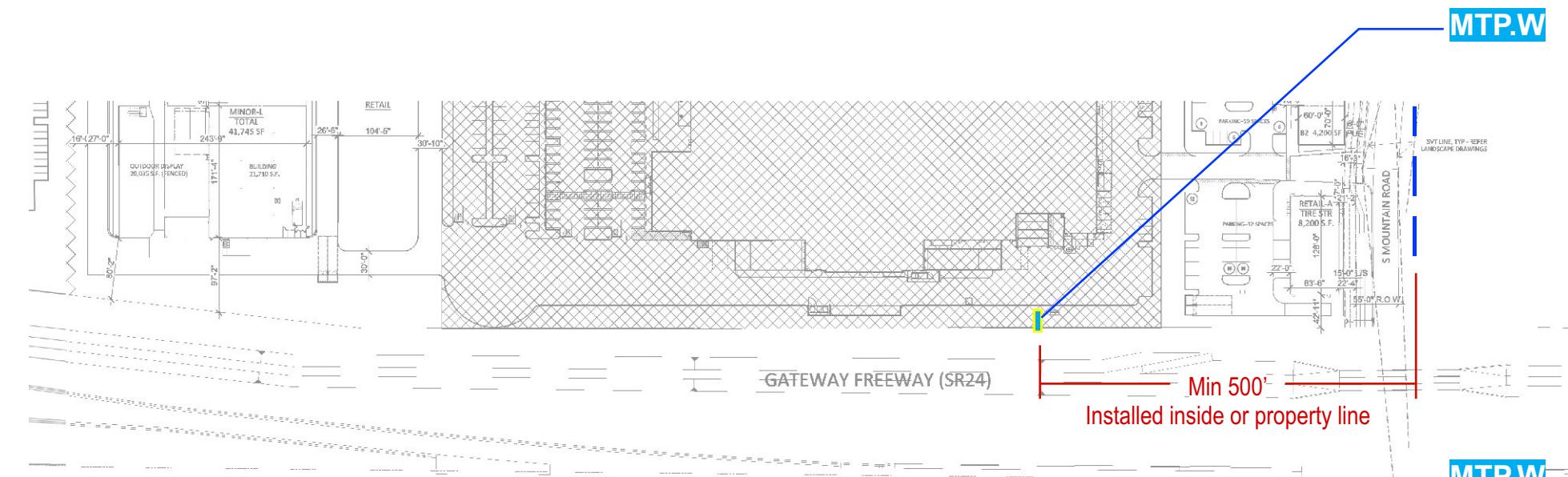
## Sign Visibility Triangle based on 45 MPH / 4 Lanes



### Case F - Left Turns From Major Road

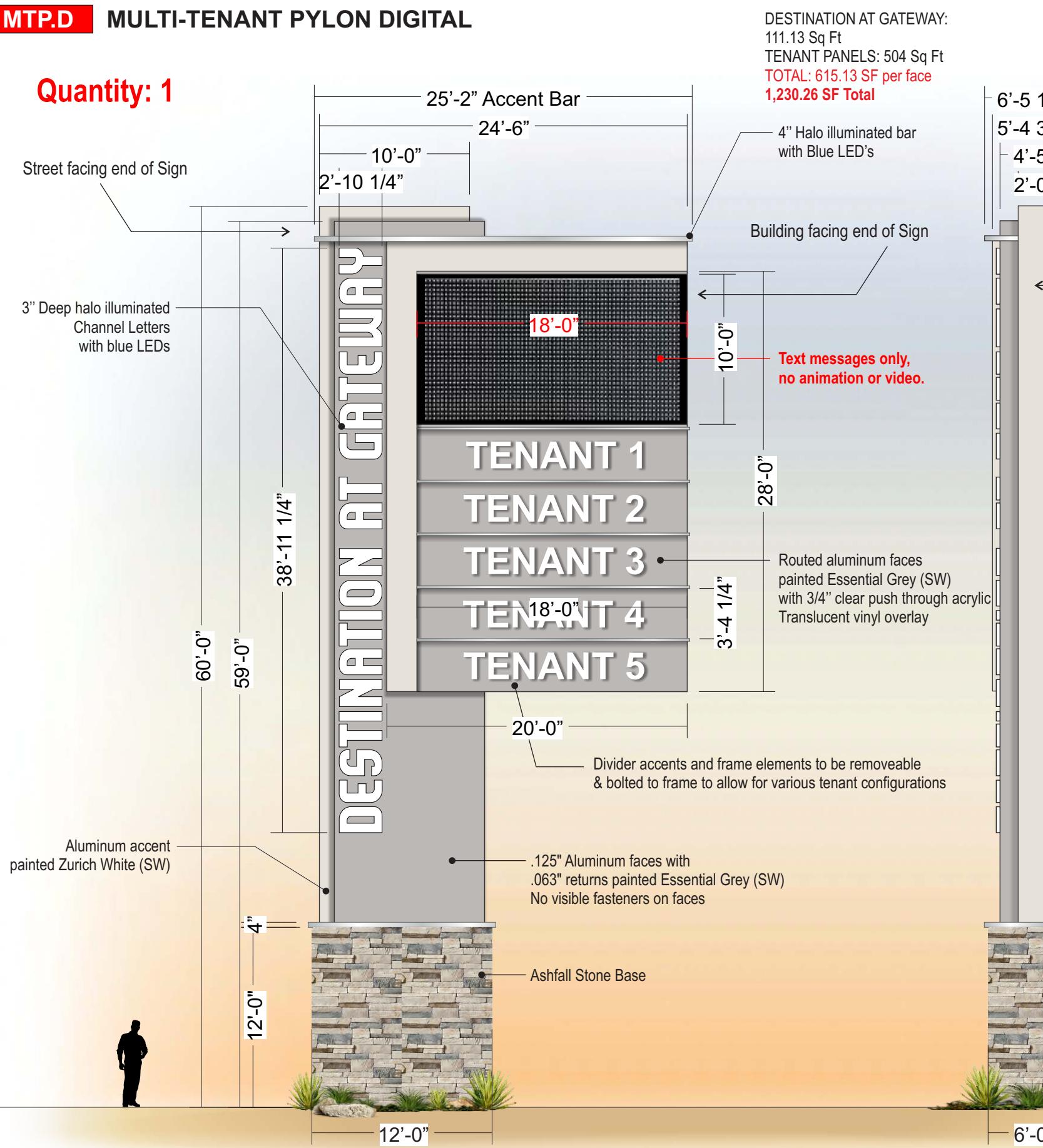
Required Sight Distance (SD)		
Through Road Cross-Section	4LD**	6LD**
Through Road Width	68'	88', 94'
Time gap ( $t_g$ )	6.0"	6.5"
Design Speed		
30 mph	265	290
35 mph	310	335
40 mph	355	385
45 mph	400	430
50 mph	445	480

\*LU = lanes undivided      \*\*LD = lanes divided  
 Intersection Sight Distance (SD) =  $1.47 * V * t_g$   
 V = Design Speed (mph) = 5 mph over the speed limit  
 t<sub>g</sub> = time gap (seconds) - Passenger Car, Level Grade



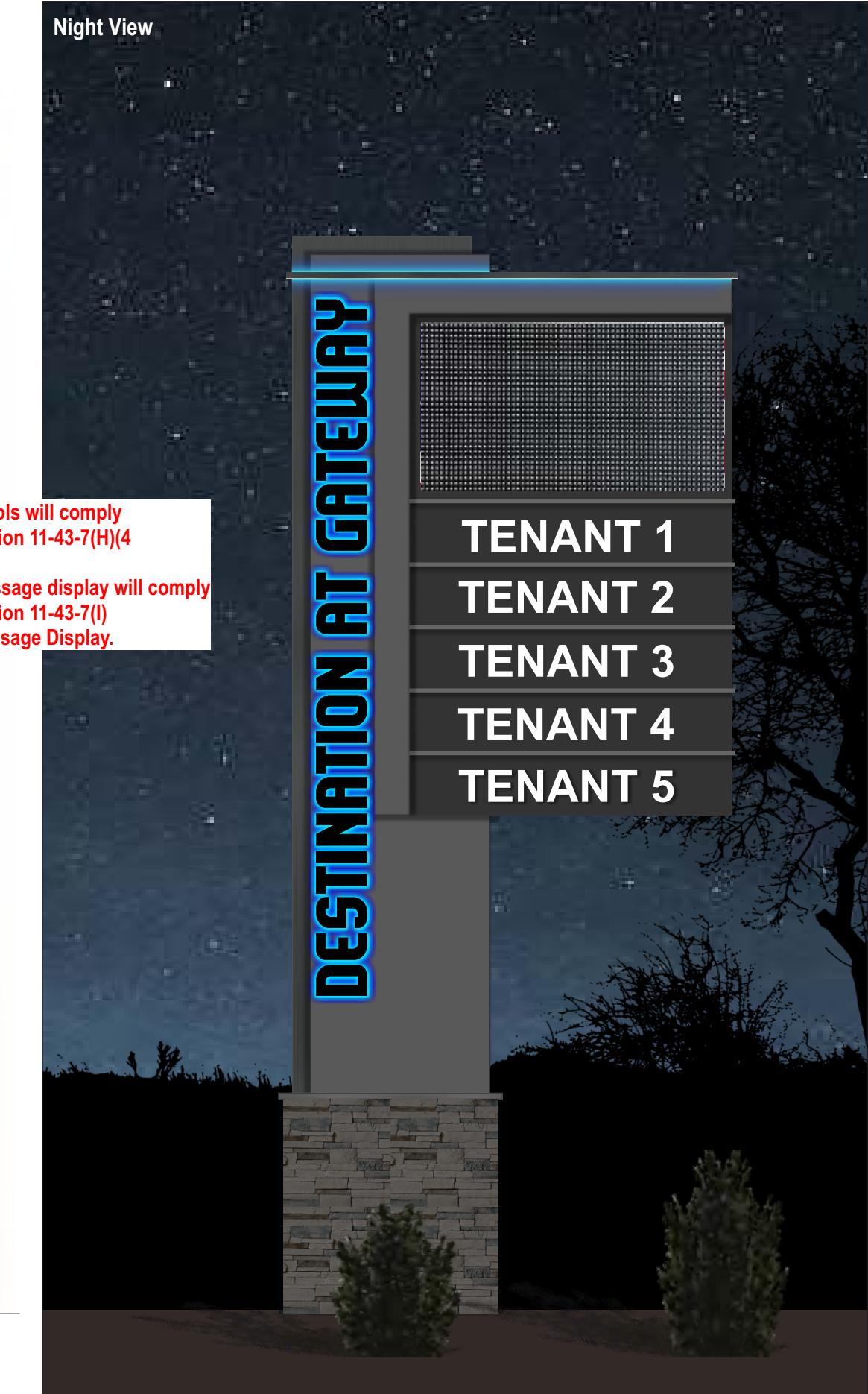
Scale: 1" = 200'-0"

Quantity: 1

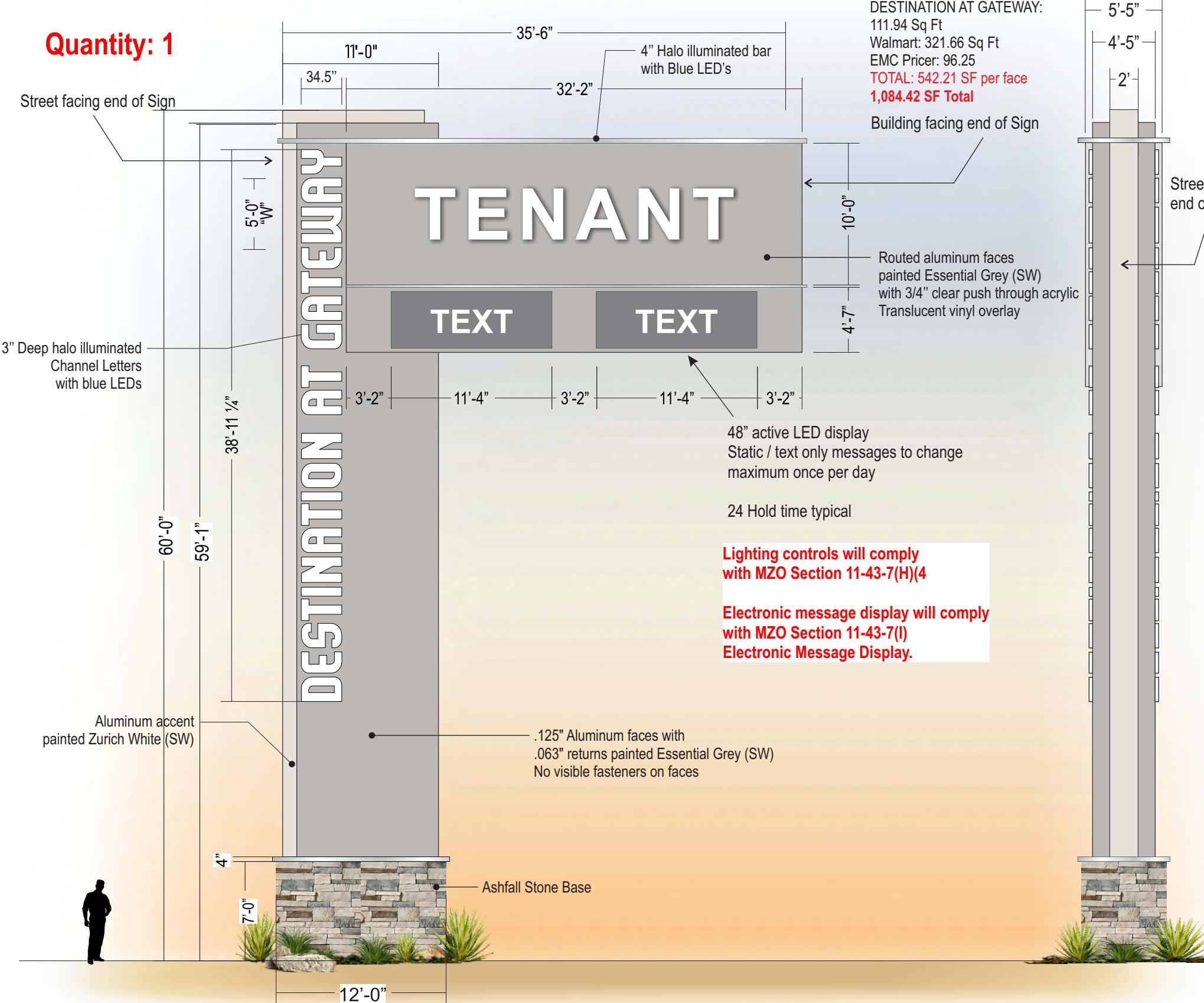


Scale: 1/8" = 1'

Night View

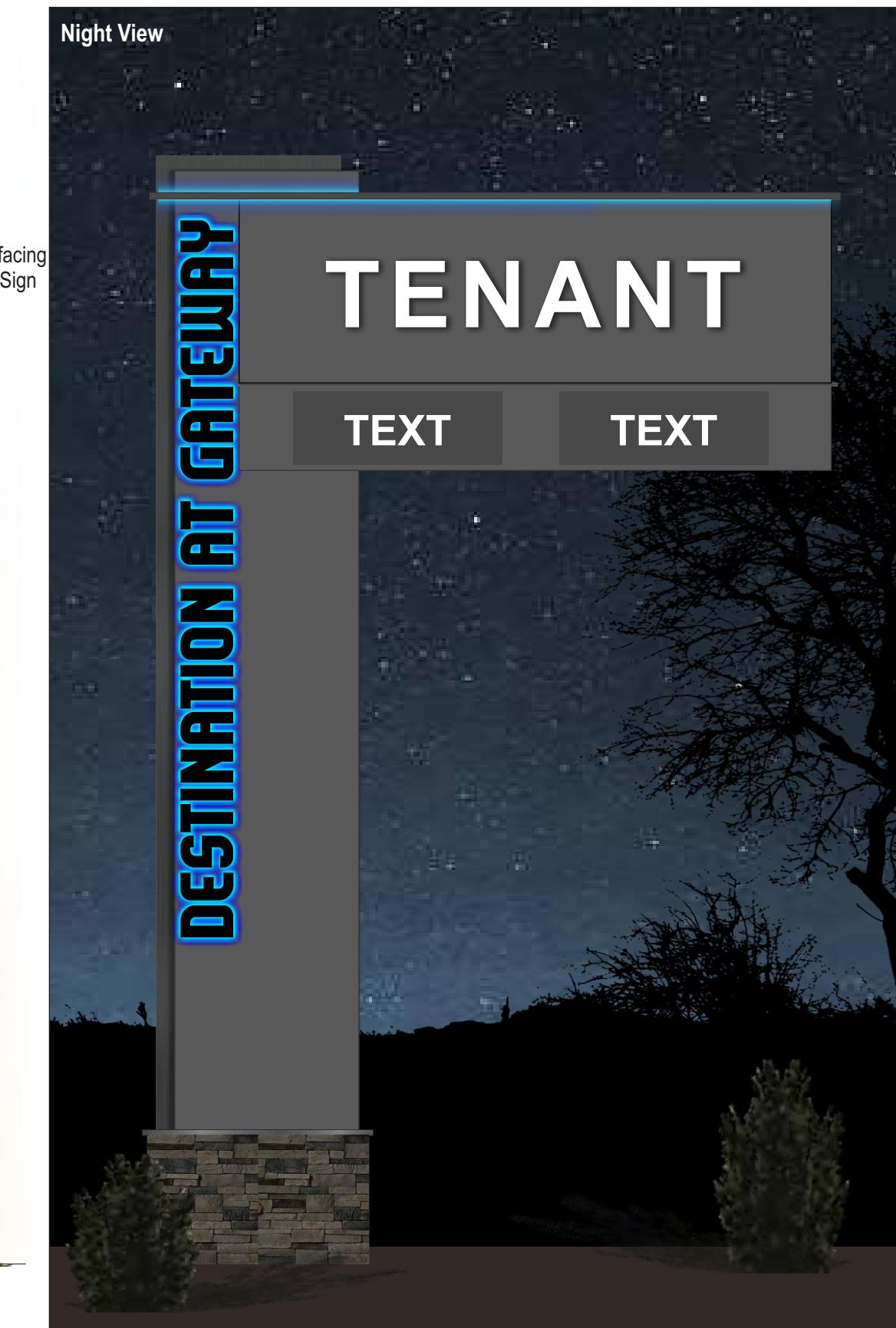


Quantity: 1

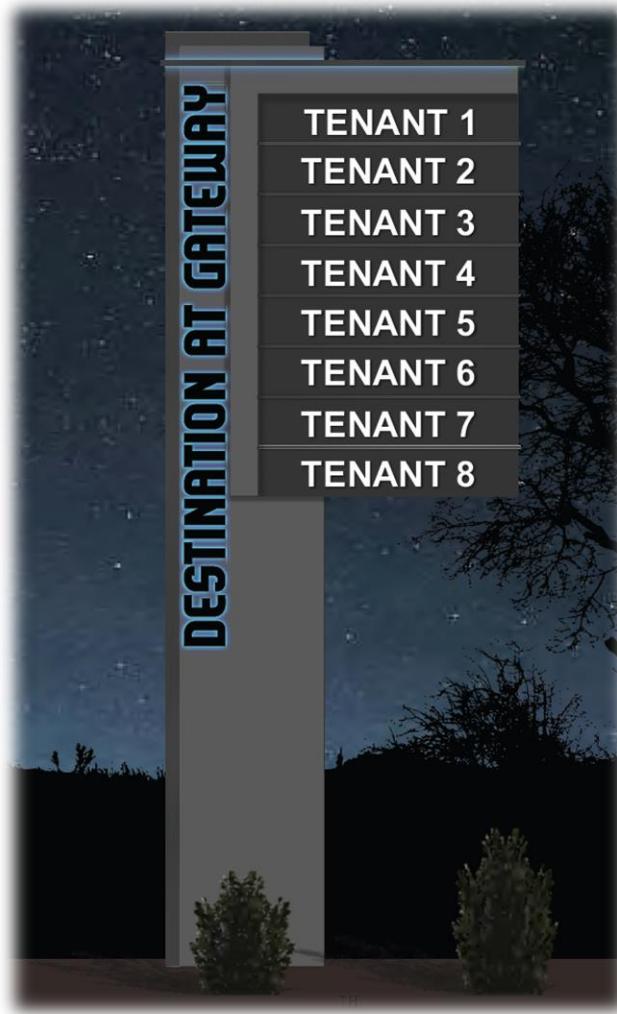


Scale: 1/8" = 1'

Night View



**DESTINATION AT GATEWAY  
FREEWAY LANDMARK MONUMENT AND COMPREHENSIVE SIGN PACKAGE  
CITIZEN PARTICIPATION PLAN**



**Submitted to:**

City of Mesa  
Planning Division  
55 North Center Street  
Mesa, AZ 85201

**January 23, 2025**

## Purpose:

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

1. Approval of a Freeway Landmark Monument sign package Council Use Permit.
2. Design Review Approval of a Freeway Landmark Monument sign package.
3. Approval by the Board of Adjustment for a Special Use Permit for a Comprehensive Sign Package.

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed development plans for this property.

## Contact Information:

Those coordinating the Citizen Participation activities are as follows:

Sean B. Lake  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
[Sean.lake@pewandlake.com](mailto:Sean.lake@pewandlake.com)

Vanessa MacDonald  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
[vanessa.macdonald@pewandlake.com](mailto:vanessa.macdonald@pewandlake.com)

## Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. The applicant will hold a virtual or in-person neighborhood meeting for this project after the formal application has been submitted to the City.
2. The notification list for the neighborhood meeting will include all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts and HOA's within 1-mile of the property will also be notified using a list of registered neighborhoods and HOA's obtained from the City of Mesa.

3. An e-mail distribution list will be collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans.

### Schedule:

Pre-Application Conference- September 26, 2024

Formal Freeway Landmark Monument Cup and Design Review, Comprehensive Sign Package SUP Applications: January 24, 2024

Neighborhood Meeting- TBD

Follow-Up Submittals- As requested

Design Review Board Hearing- TBD

Planning and Zoning Board Hearing (CUP)- TBD

Board of Adjustment Hearing (CSP)- TBD

City Council Meeting- TBD

**Destination at Gateway  
Freeway Landmark Monument  
Citizen Participation Report  
December 22, 2025**

**Purpose:**

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

1. Approval of a Council Use Permit and Design Review recommendation for two Freeway Landmark Monument (FLM) signs.

By providing opportunities for citizen inquiries, the applicant will ensure that those property owners that may be affected by these applications have had an adequate opportunity to learn about and comment on the proposed development plans for this property.

**Contact Information:**

The individuals who coordinated the Citizen Participation activities are as follows:

Sean B. Lake  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
Sean.lake@pewandlake.com

Vanessa MacDonald  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
vanessa.macdonald@pewandlake.com

**Actions:**

In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities for feedback from surrounding property owners:

1. The applicant held a virtual neighborhood meeting on November 20, 2025, a summary of which is included in this report.
2. The Neighborhood Meeting Notice was sent to all property owners within 500-feet of the entire Destination at Gateway development site using a list provided by the City of Mesa. The Notification Letter, and Mailing List are attached to this report.
3. A list of the names and contact information of any individuals who inquire about the project will be maintained by the applicant, as well as a summary of their thoughts and concerns. The summary will be provided in the Citizen Participation Report provided to staff prior to the public hearings.

4. Notices of Public Hearings and Sign Postings on the property were implemented as required by Mesa Zoning Ordinance Section 11-67-5. Affidavits attesting to compliance with Section 11-67-5 have been provided to City of Mesa Planning Staff.

**Schedule:**

Pre-Application Conference: September 26, 2024

Formal FLM Application: January 23, 2025

2<sup>nd</sup> Submittal: July 30, 2025

3<sup>rd</sup> Submittal: September 29, 2025

4<sup>th</sup> Submittal: October 30, 2025

Design Review Meeting: December 9, 2025 (recommendation for approval)

Planning and Zoning Board Hearing- January 14, 2025

City Council Action- TBD

**Attachments:**

- A. Summary of Neighborhood Meeting
- B. Neighborhood Meeting Notification Letter
- C. Neighborhood Meeting Notification Map
- D. Neighborhood Meting Notification List

**Destination at Gateway  
Freeway Landmark Monument  
Summary of Virtual Neighborhood Meeting  
November 20, 2025  
6:00 p.m.**

The virtual meeting began at 6:05 p.m.

Attending the meeting were Sean Lake and Vanessa MacDonald (Pew & Lake, PLC), Kellie Rorex (City of Mesa) and Julie Herman (Neighbor and Visit Mesa).

Since only one neighbor was in attendance, the meeting was informal and conversational in tone. Using the attached presentation, Mr. Lake discussed:

- The location and size of the site
- The zoning history of the site
- The specific request to the City of Mesa
- The location of the proposed Freeway Landmark Monument Signs
- The appearance and sign characteristics
- The FLM entitlement process

Ms. Hermann seemed pleased with the sign locations and mechanisms for illumination control.

The meeting ended at 6:25 p.m.



# Destination at Gateway

Freeway Landmark Monument Signs

DRB25-00059 and ZON25-00056

Neighborhood Meeting

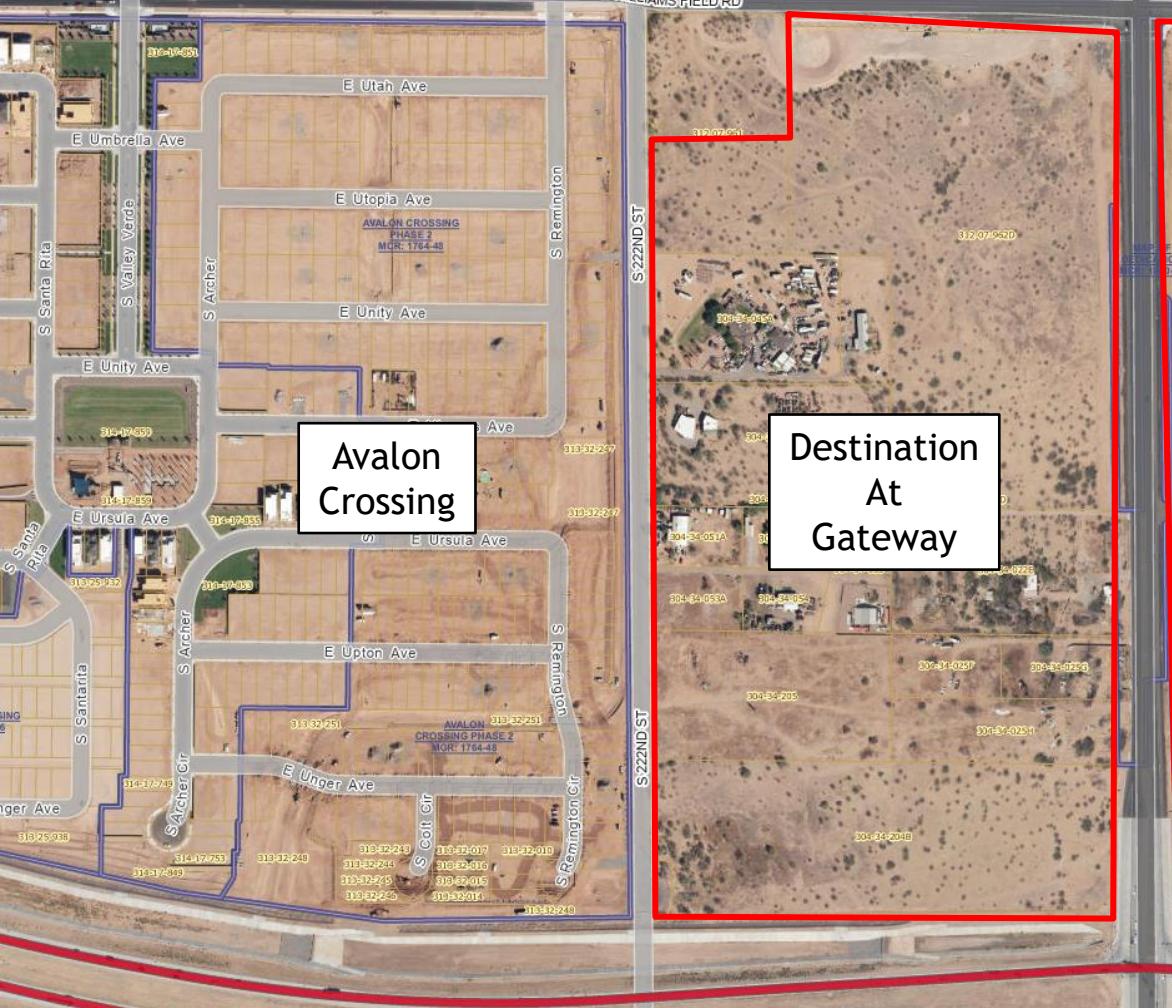
November 20, 2025



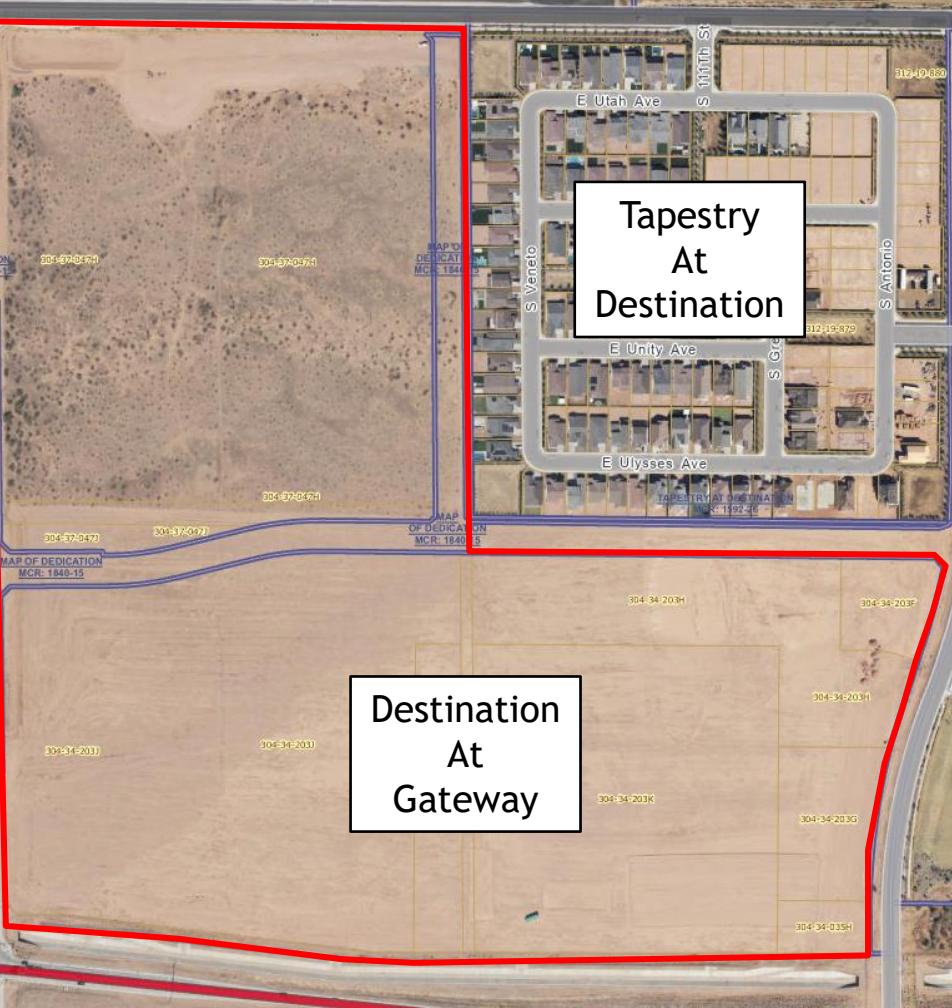
Encore at Eastmark



La Mira



Avalon  
Crossing



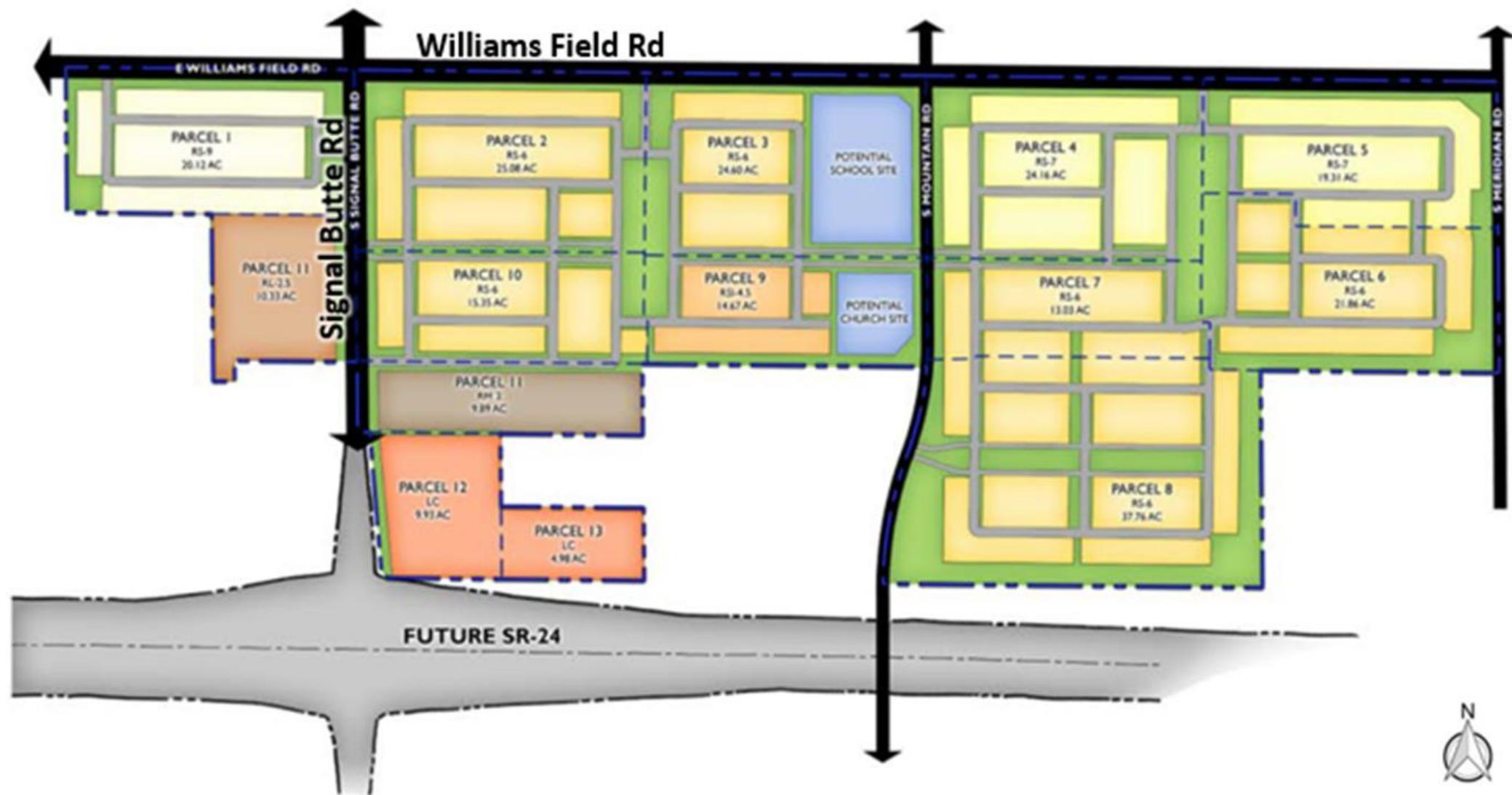
Tapestry  
At  
Destination



Destination  
At  
Gateway

# Zoning History

- **1990 to 2018:** Annexation of the properties into the City of Mesa
- **2018:** Approval of a Master Planned Development called Destination at Gateway. The plans included residential development of various densities, and retail opportunities on the arterial and collector corners.
- **2020:** Approval of a General Plan, Rezoning and Development Incentive Agreement to allow Commercial, Multifamily and Auto Mall.
- **June 2024:** Approval Rezoning and Amendment to Development Agreement to increase the size of the Auto Mall and Retail and increase the incentive in the Development Agreement. **June 2025:** Approval of Walmart Site Plan
- **August 2025:** Approval of Walmart and Walmart Fuel Center.

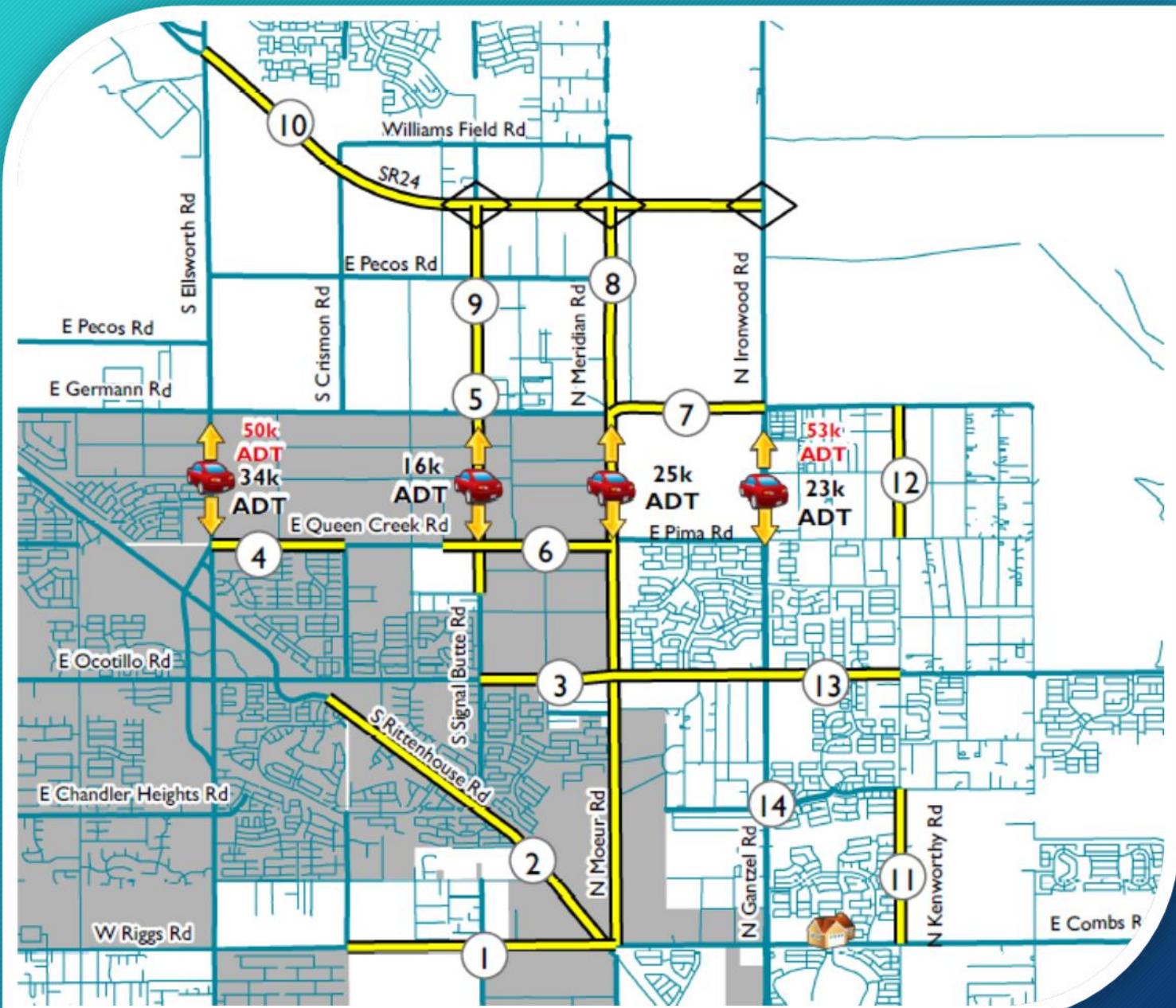


2018  
Plan

## Queen Creek Transportation Plan

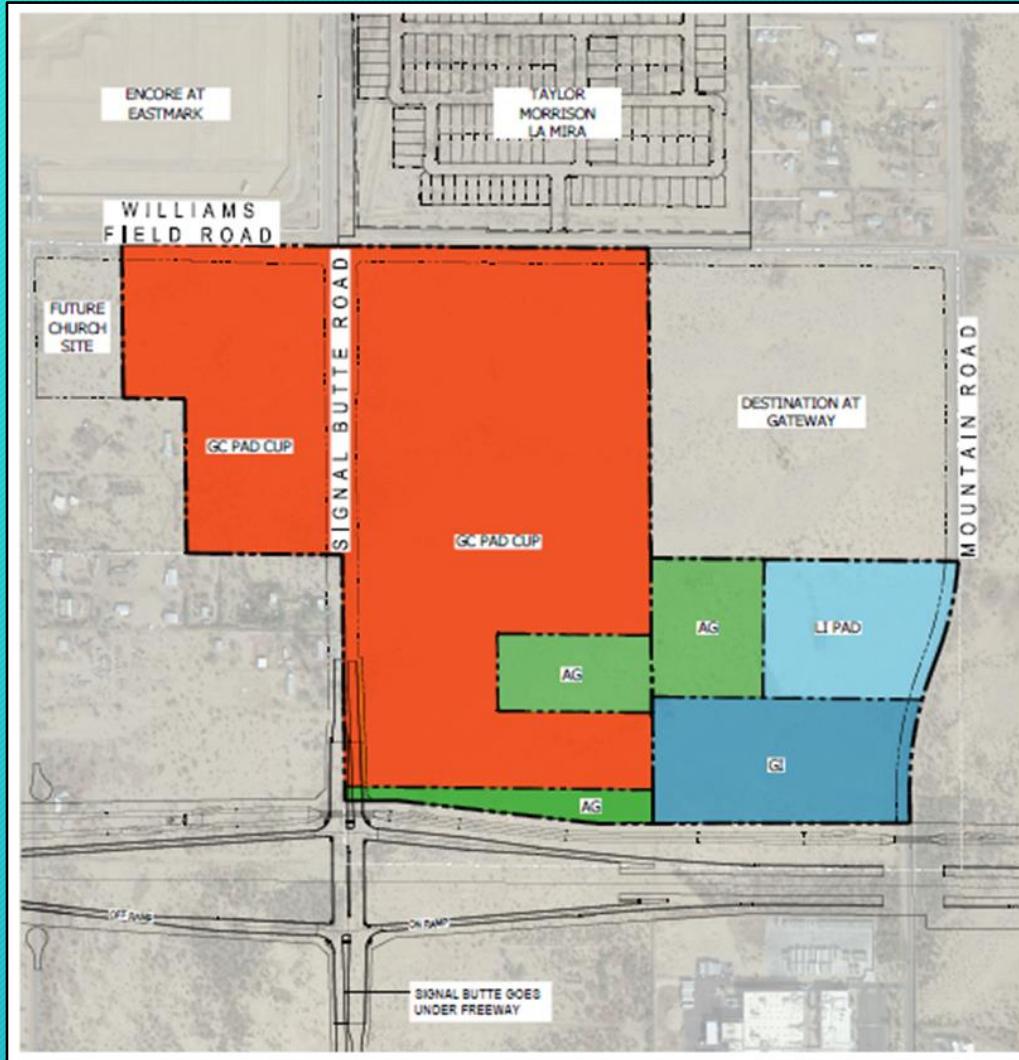
- (1) Riggs Road (2019)
- (2) Rittenhouse Road (2020)
- (3) Ocotillo Road (2020)
- (4) Queen Creek Road (2020)
- (5) Signal Butte Road (2020)
- (6) Queen Creek Road (2020)
- (7) Germann Road (2021)
- (8) Meridian Rd (2022)
- (9) Signal Butte Rd (2022)
- (10) SR24 (2022)
- (11) Kenworthy Road (2022)
- (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

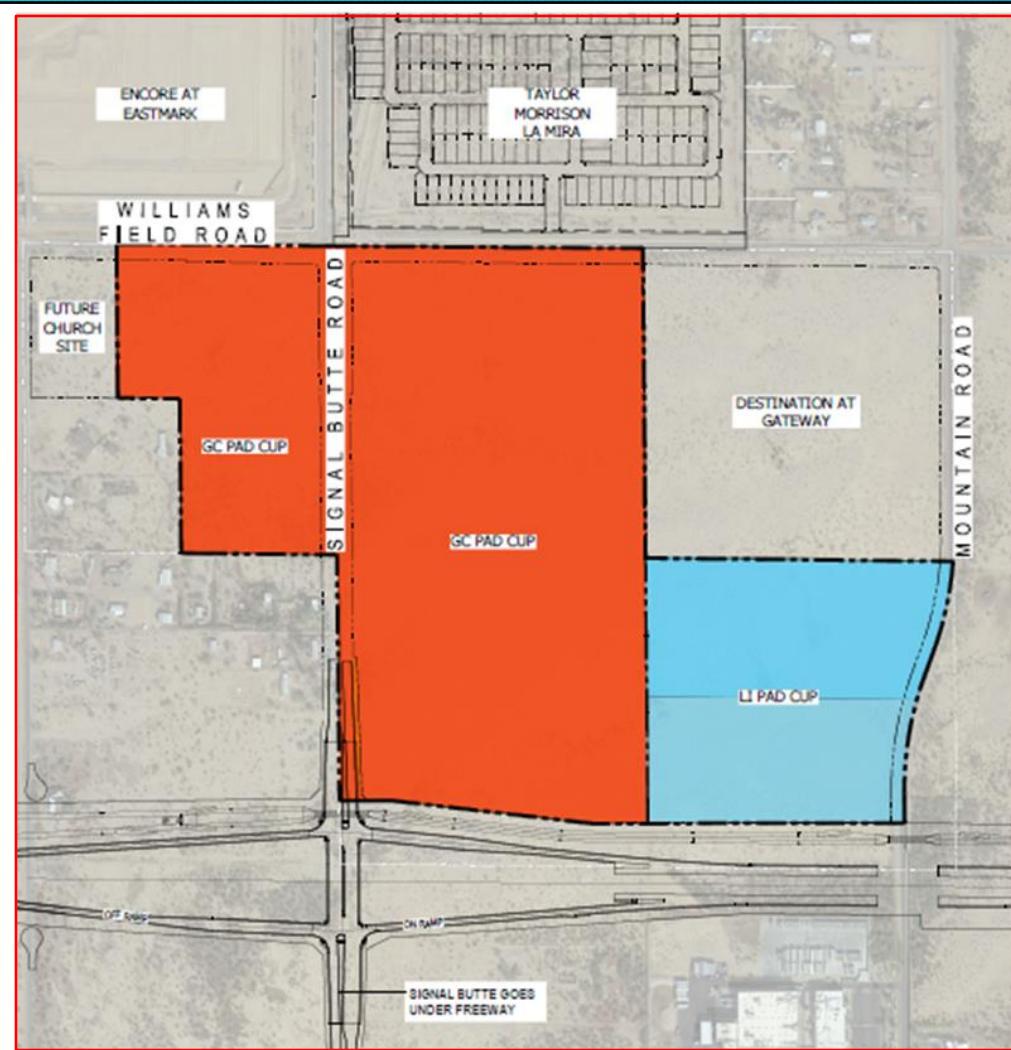
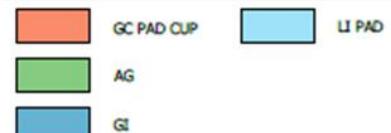




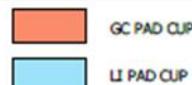
Existing  
Zoning  
Approved  
June 2024



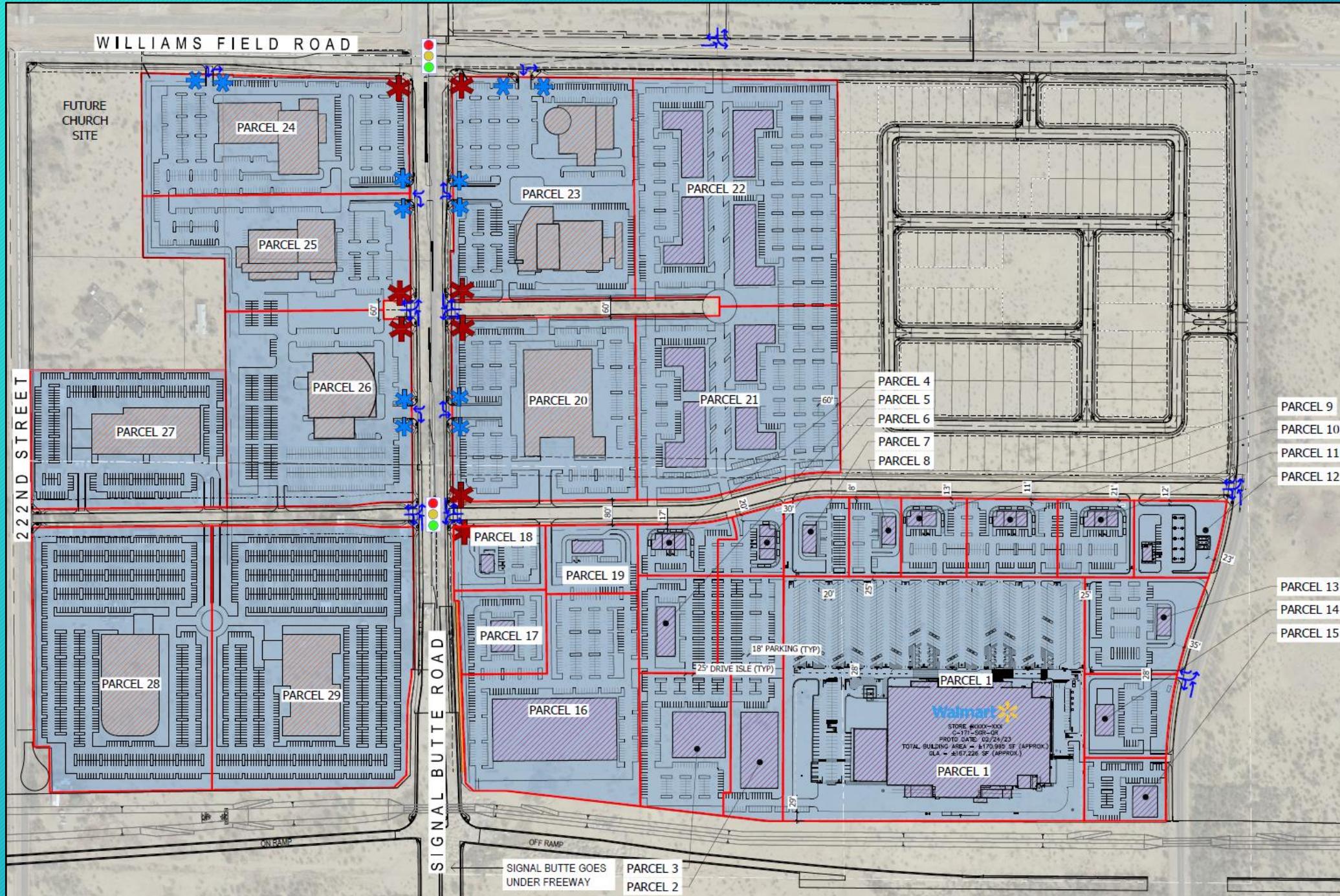
#### EXISTING ZONING



#### PROPOSED ZONING



# Conceptual Site Plan 2024



# Request to the City of Mesa

- Approval of two Freeway Landmark Monument (FLM) signs at the Destination at Gateway site. This includes:
  - Approval by the Design Review Board (DRB25-00059)
  - Recommendation for approval by the Planning & Zoning Board (ZON25-00056)
  - Approval of a Council Use Permit by the Mesa City Council

## SIGN TYPES

QUANTITY: 1 **MTP.D** MULTI-TENANT PYLON DIGITAL

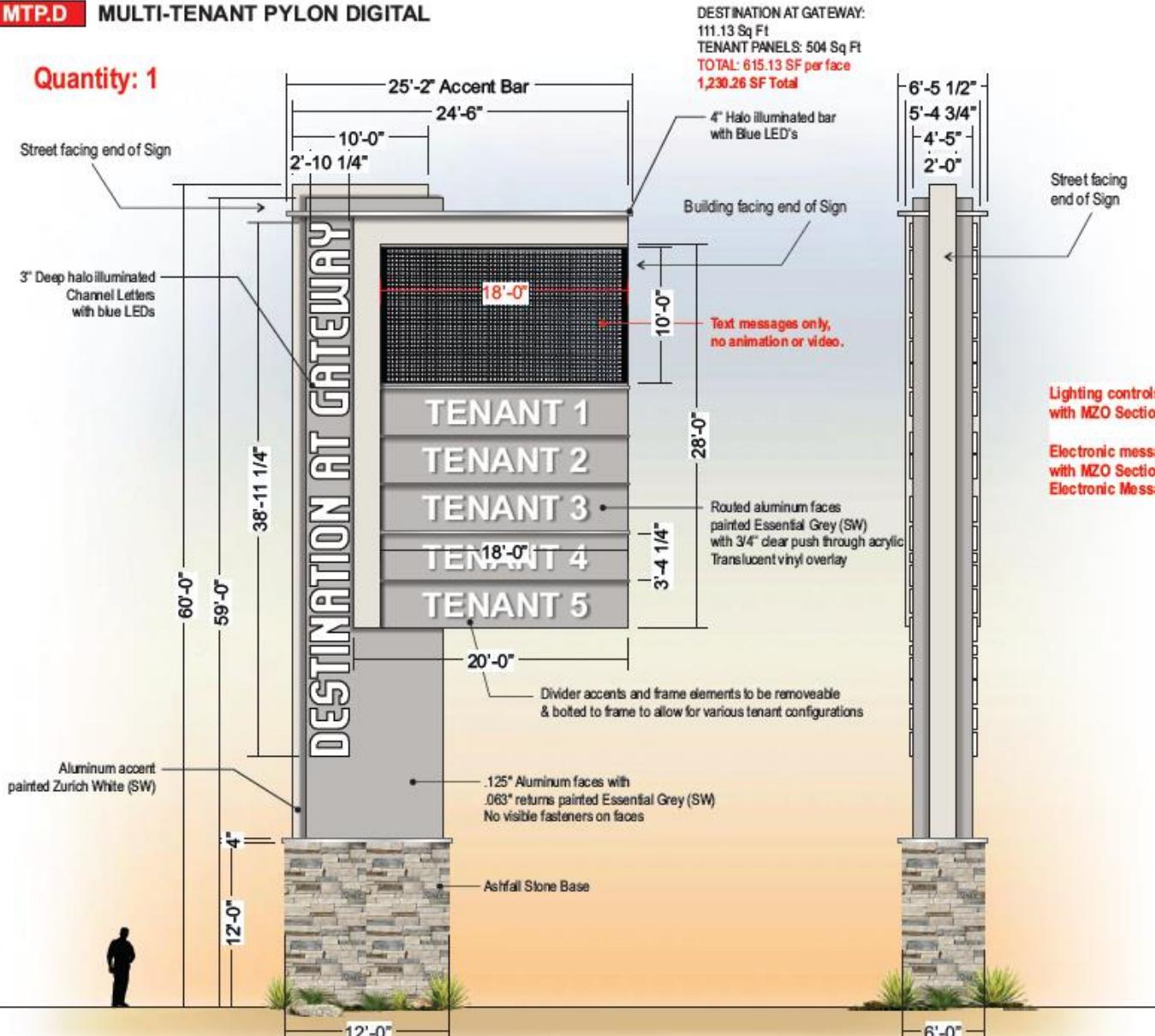
QUANTITY: 1 MTP.W SINGLE TENANT PYLON DIGITAL

2405-0

Scale: 1" = 300'

MTP.D MULTI-TENANT PYLON DIGITAL

Quantity: 1



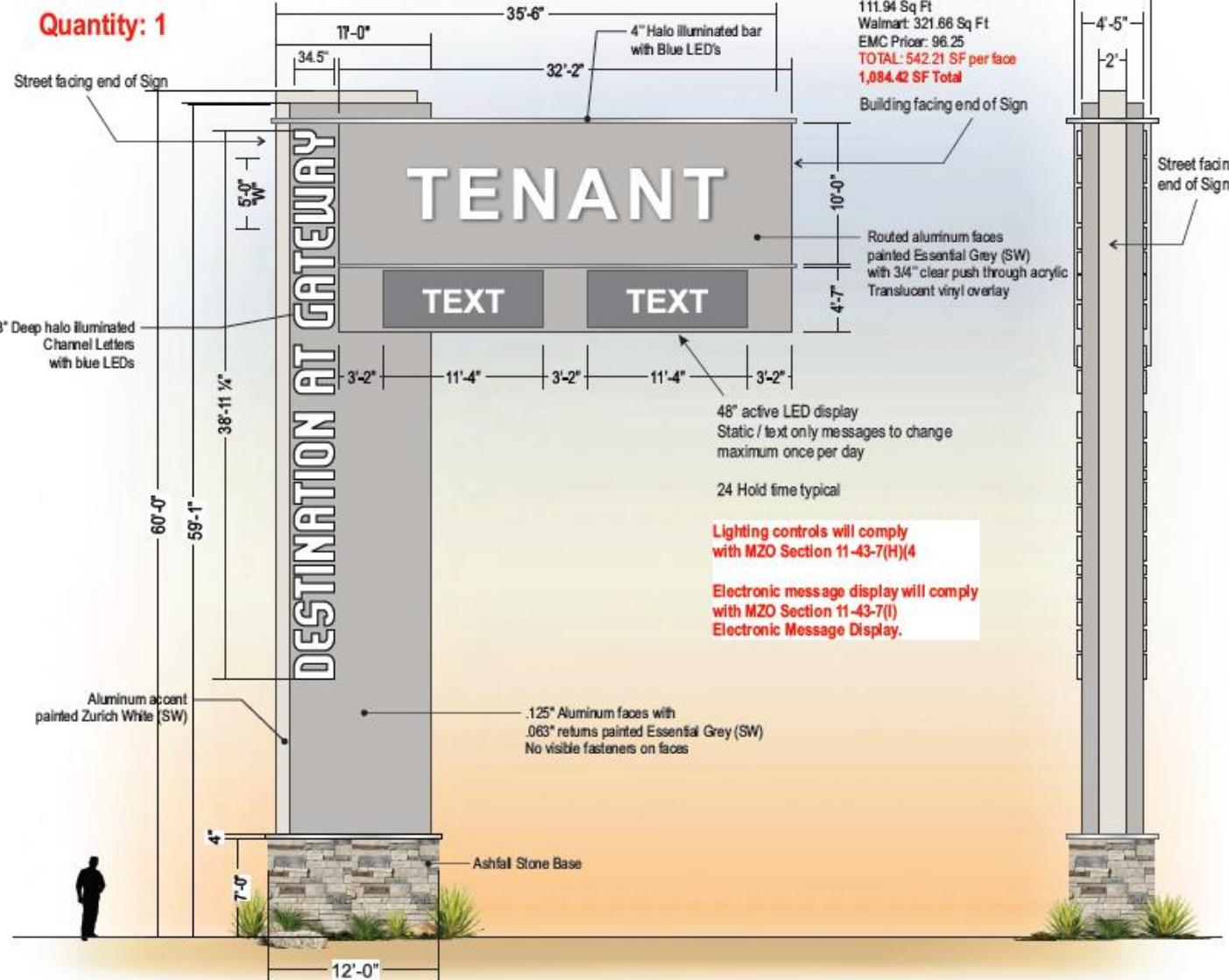
West Sign

MTP.W

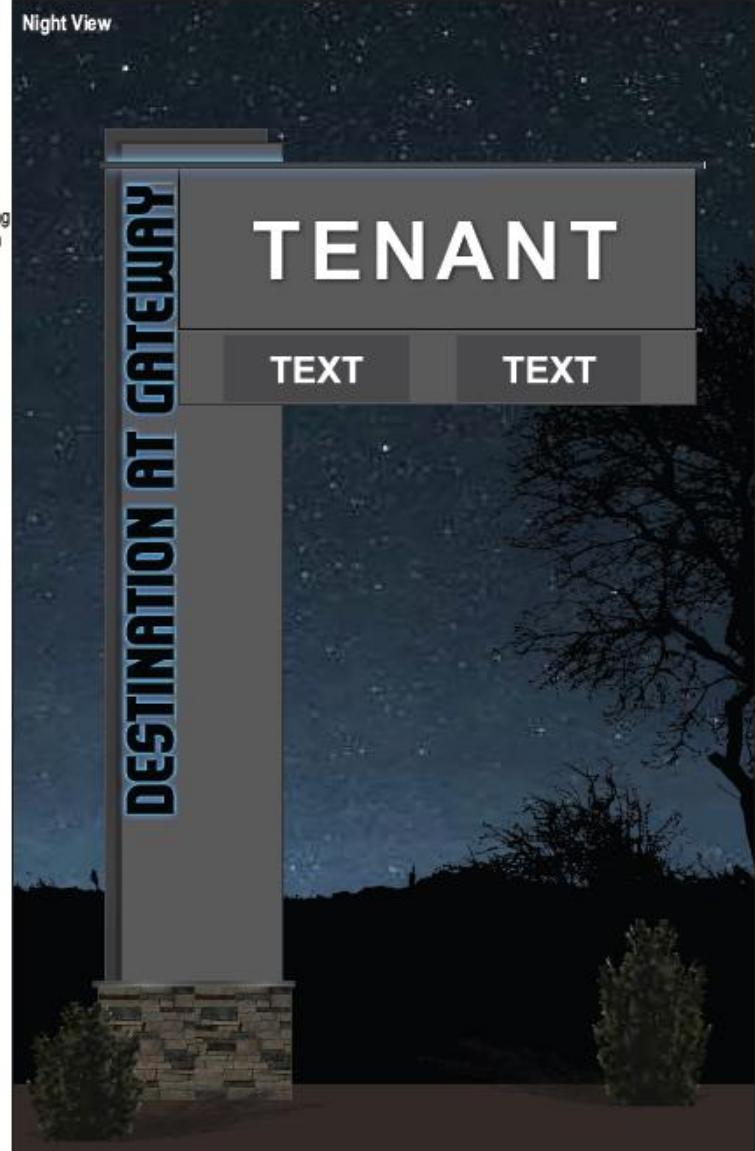
## SINGLE TENANT PYLON WITH DIGITAL

Quantity: 1

Street facing end of Sign



Scale: 1/8" = 1'

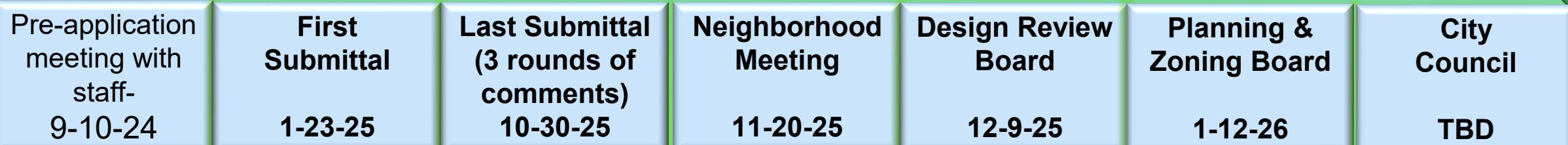


East Sign

## Nighttime Illumination (Mesa Zoning Ordinance Sec. 11-43-7-H-4-c)

- Nighttime illumination is limited to the sign copy or sign message.
- Illumination must be extinguished in nighttime hours (from 11:00 p.m. until sunrise).

# FLM Entitlement Process



# Questions?

Pew & Lake, PLC

Sean Lake or Vanessa MacDonald

480-461-4670

[sean.lake@pewandlake.com](mailto:sean.lake@pewandlake.com) or [vanessa.macdonald@pewandlake.com](mailto:vanessa.macdonald@pewandlake.com)



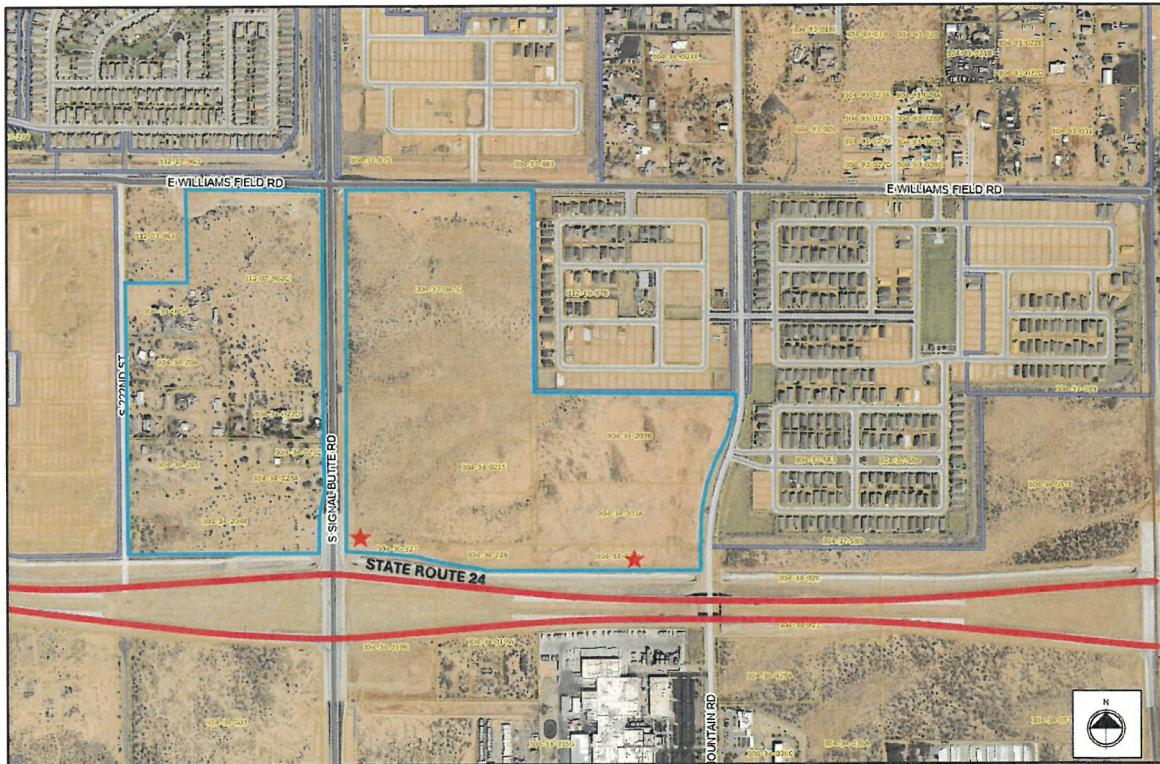
December 23, 2025

## NOTICE OF PUBLIC HEARING

Dear Neighbor,

Pew & Lake, PLC, on behalf of our client, BCB Group Investments, has applied for approval of a Council Use Permit to allow two Freeway Landmark Monument (FLM) signs to be located next to State Route 24, between Signal Butte and Mountain Roads. These signs are proposed as part of the 117-acre Destination at Gateway Commercial Center that was approved by the City on June 17, 2024. The predominant uses that are planned within Destination at Gateway are regional commercial uses like auto dealerships, retail, commercial, casual restaurants and multifamily development. A Walmart was approved for the northwest corner of State Route 24 and Mountain Road in June of this year.

The approximate boundaries of the commercial center are shown below, outlined in blue, with red stars indicating the approximate locations of the FLM signs.



This letter is being sent to all property owners within 1000-feet of the entire Destination at Gateway property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and renderings of the FLM's. If you have any questions regarding this proposal, please call me at **480-461-4670** or e-mail me at **sean.lake@pewandlake.com**.

The case number assigned to the application is ZON25-00056, and it is scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on January 14, 2025, at Mesa City Hall, located at 20 East Main Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](https://www.youtube.com/user/cityofmesa11/live), or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts**.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Ms. Kellie Rorex, Senior Planner, of their Planning Division staff. She can be reached at **480-644-6711** or [kellie.rorex@mesaaz.gov](mailto:kellie.rorex@mesaaz.gov), should you have any questions regarding the public hearing process. If you have recently sold this property, please forward this correspondence to the new owner.

Sincerely,

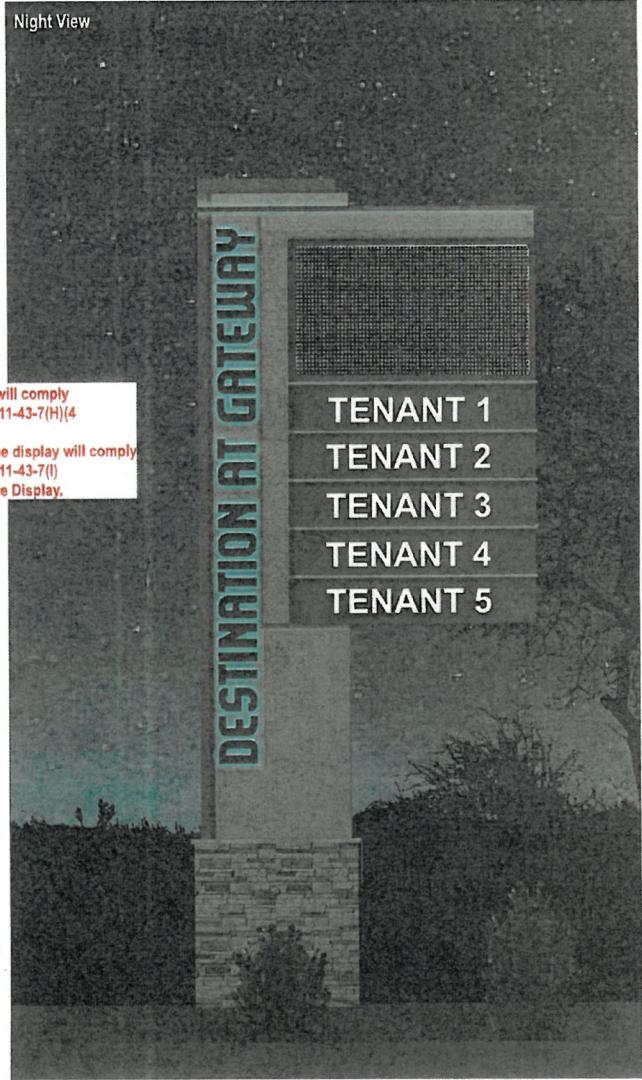
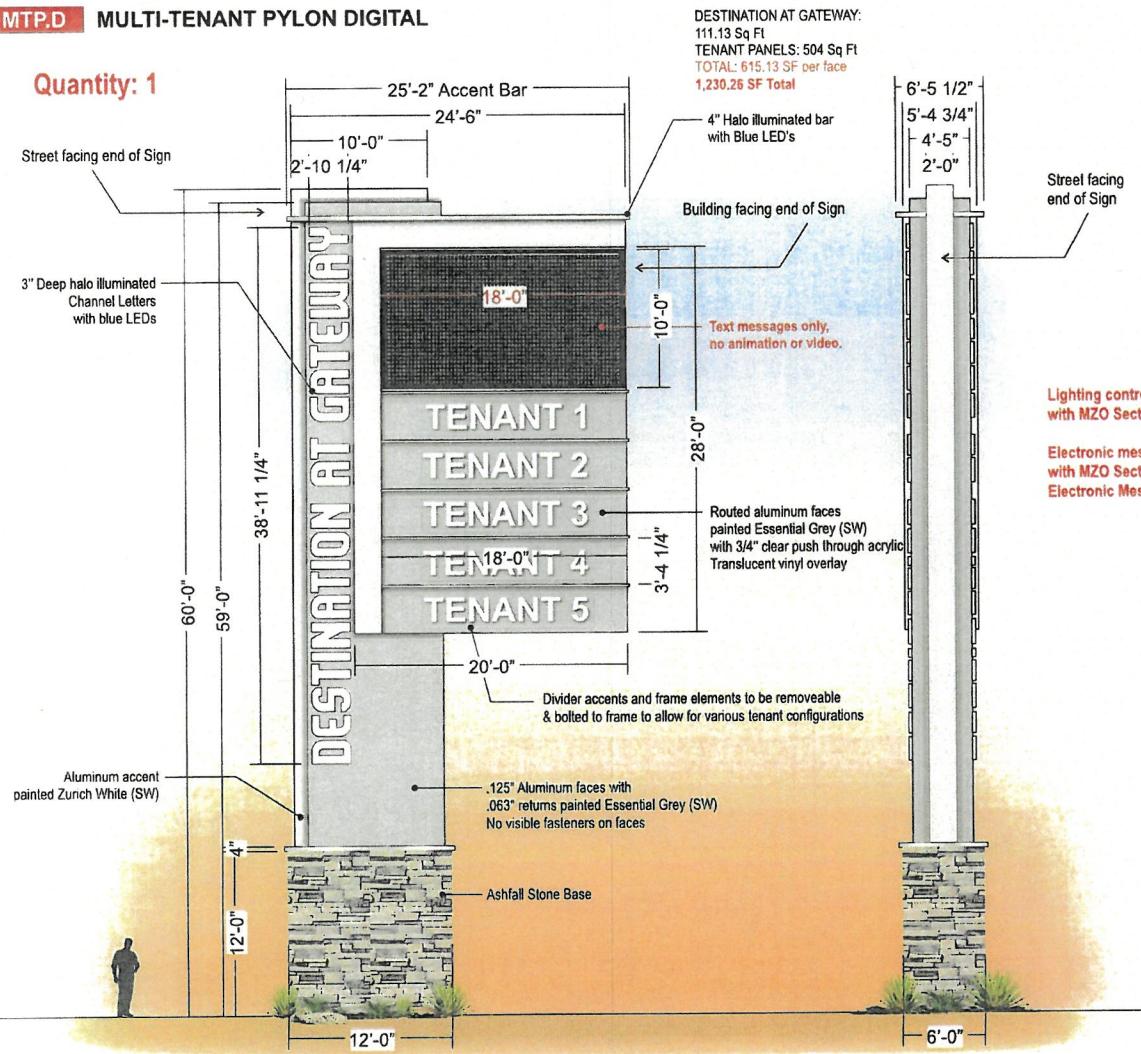


Sean B. Lake  
Pew & Lake, PLC



**MTP.D MULTI-TENANT PYLON DIGITAL**

**Quantity: 1**



**DESTINATION AT GATEWAY**

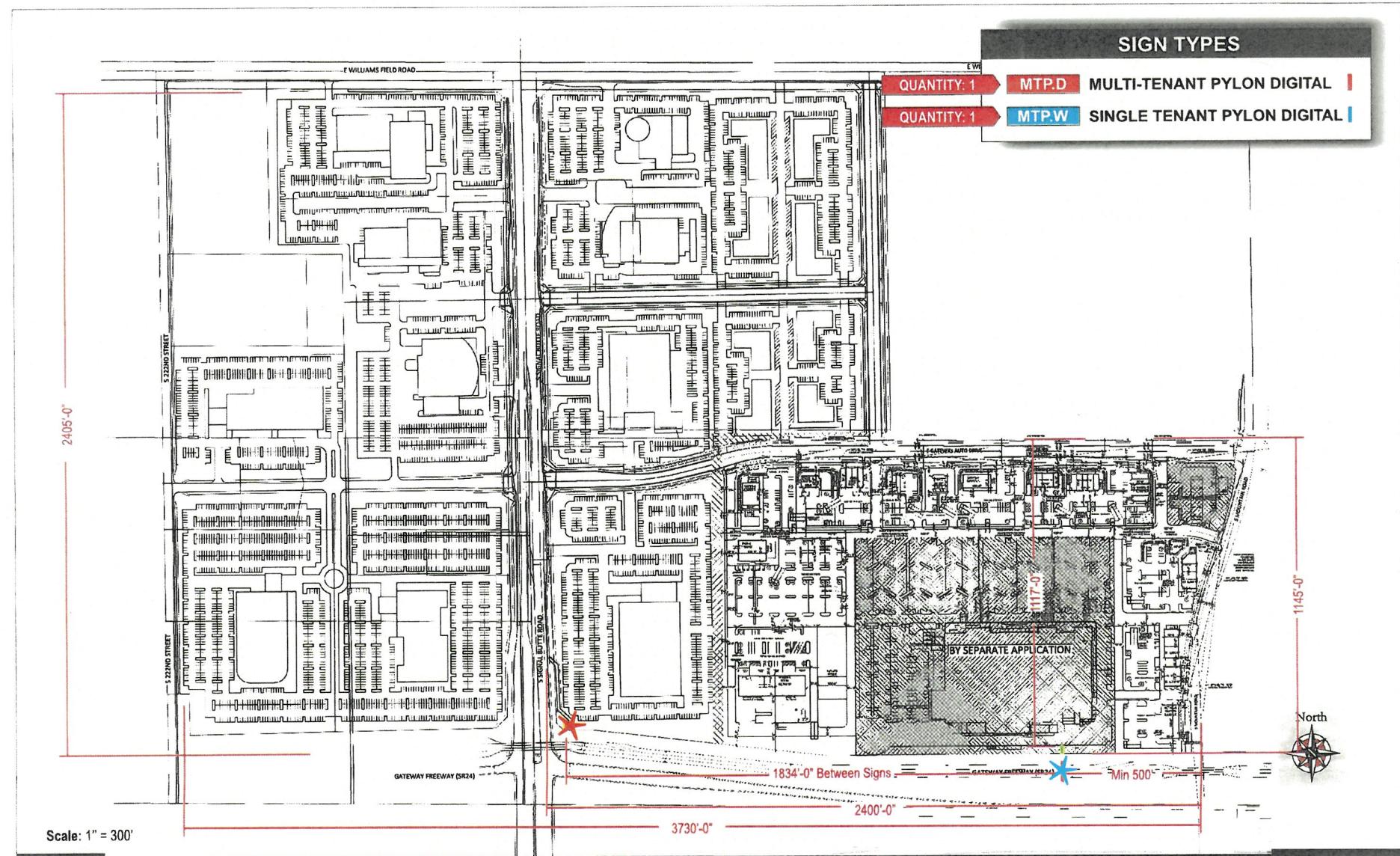
**Multi-Tenant Pylon Digital - MTP.D**

**DESIGN  
DEVELOPMENT**

**Signdealz® 1-800-405-0686**

**PAGE 11**





Destination at Gateway Neighborhood Meeting Notification List				
Owner Name *	Address	City	State	Zip
ABDELJABER MAHMOUD E/HRAISH YASMINE SUHAIL	6052 S VENETO	MESA	AZ	85212
ALLIED WASTE TRANSPORTATION INC	18500 N ALLIED WAY STE 100	PHOENIX	AZ	85054
ANALA REVOCABLE TRUST	11037 E UTAH AVE	MESA	AZ	85212
ANAND FAMILY TRUST	10955 E TEXAS AVE	MESA	AZ	85212
ARAVIND UMADEVI SAKTHI/RAJASEKARAN SAKTHI	11050 E ULYSSES AVE	MESA	AZ	85212
ARIZONA STATE OF	205 S 17TH AVE	PHOENIX	AZ	85007
ARIZONA STATE OF DEPT OF TRANS	205 S 17TH AVE MD	PHOENIX	AZ	85007
AV HOMES OF ARIZONA LLC	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
AVALON CROSSING COMMUNITY ASSOCIATION	8800 N GAINY CENTER DR STE 350	SCOTTSDALE	AZ	85258
BALLESTEROS MATTHEW SEAN/NGUYEN TIFFANY MINH-THU	11019 E TEXAS AVE	MESA	AZ	85212
BARSANA NIMROD REYES/HUYNH AMENDA	6147 S GRENOBLE	MESA	AZ	85212
BAUER FAMILY TRUST	10713 E TEXAS AVE	MESA	AZ	85212
BCB-GROUP INVESTMENTS LLC	16025 S 222ND ST	MESA	AZ	85212
BCB GROUP INVESTMENT LLC	16014 S SIGNAL BUTTE RD	MESA	AZ	85212
BCB GROUP INVESTMENTS LLC	2401 W BELL RD	PHOENIX	AZ	85023
BCB GROUP INVESTMENTS LLC	2401 W BELL RD	PHOENIX	AZ	85041
BCB GROUP INVESTMENTS LLC	7500 E MCDONALD DR STE 100A	SCOTTSDALE	AZ	85250
BCB GROUP INVESTMENTS LLC	7500 E MCDONALD DR STE 100A	SCOTTSDALE	AZ	85250
BEEDLOW MELODIE JEAN/MICHAEL A	10607 E TEXAS AVE	MESA	AZ	85212
BERKHOFF CORNELIS J/YVONNE L	11113 E ULYSSES AVE	MESA	AZ	85212
BERRETT KYLER/ALEXIS	11053 E UTAH AVE	MESA	AZ	85212
BERRY PAMELA	11234 E URSULA AVE	MESA	AZ	85212
BIRK SHANE/GONZALEZ TAYLOR	11045 E UTOPIA AVE	MESA	AZ	85212
BIRNBAUM ROYCE COLLINS/CARBONELL AJEREEN	11025 E TEXAS AVE	MESA	AZ	85212
BISTA MITHUN/BANDANA P	6114 S VENETO	MESA	AZ	85212
BLACKBURN JANICE KAY/JAMES TODD	10643 E TEXAS AVE	MESA	AZ	85212
BLAU MICHELLE LEIGH/WAGNER LINDSAY M	10846 E TEXAS AVE	MESA	AZ	85212
BORBELY SAMANTHA/JOSEPH	11052 E UTAH AVE	MESA	AZ	85212
BOWER AARON J/DEBORAH JOANNE	11028 E ULYSSES AVE	MESA	AZ	85212
BROWN CARSON LANCE/JENNIFER MARIE	15420 E SILVER CREEK CT	GILBERT	AZ	85298
BRUNETTE RICHARD L/JONMI H	10719 E TEXAS AVE	MESA	AZ	85212

BUNTROCK STEVEN SCOTT/MARISSA/JEFFREY LYNN	11027 E UNITY AVE	MESA	AZ	85212
CAHALAN SPENCER CHARLES/AMBER LEIGH	5932 S BAILEY	MESA	AZ	85212
CAROL SUE KING FAMILY TRUST	6046 S VENETO	MESA	AZ	85212
CARTY SAMANTHA RITA/SHAUN MICHAEL	11051 E UNITY AVE	MESA	AZ	85212
CHAMAN STEPHEN/STEPHEN RUTH	11066 E STEARN AVE	MESA	AZ	85212
CHATMAN CHARLES ANDRA/VANESSA DENISE	6040 S VENETO	MESA	AZ	85212
CHENNA GAUTAMI/BEJUGAM VINITH	6132 S VENETO	MESA	AZ	85212
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	50 E SOUTH TEMPLE 12TH	SALT LAKE CITY	UT	84150
CHURCH SCOTT/MARGARET	11102 E ULYSSES AVE	MESA	AZ	85212
COMEY TRUST	11034 E ULYSSES AVE	MESA	AZ	85212
CYBERCARE PROPERTIES LLC	3650 CINNAMON RIDGE RD	SAN RAMON	CA	94582
CZAR INVESTMENTS LLC	19416 E SILVER CREEK LN	QUEEN CREEK	AZ	85142
D ATTILIO JOEL/ASHLEY	6222 S EMERY	MESA	AZ	85212
DAVIS GARRETT L	11227 E URSULA AVE	MESA	AZ	85212
DAVIS MARK DAVID/JOYCE	16011 S 222ND ST	QUEEN CREEK	AZ	85242
DE LAVEAGA TATE/KINDEL	6150 S VENETO	MESA	AZ	85212
DERRICK PORTER NELSON/VALERIE BURNHAM	6302 S EMERY	MESA	AZ	85212
DESTEFANO VICTOR	10960 E TEXAS AVE	MESA	AZ	85212
DESTINATION AT GATEWAY HOMEOWNERS	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
DGB IV LLC	488 W WELD ST	SAN TAN VALLEY	AZ	85143
DIXSON ROBIN KRISTA/NEWTON STEVEN LAURENCE	10631 E TEXAS AVE	MESA	AZ	85212
DUCI JESSICA/THOMAS A	10858 E TEXAS AVE	MESA	AZ	85212
EASTMARK COMMUNITY ALLIANCE INC	10100 E RAY RD	MESA	AZ	85212
EBRIGHT LIVING TRUST	10648 E TEXAS AVE	MESA	AZ	85212
ENCORE AT EASTMARK HOMEOWNERS	PO BOX 10000	PREScott	AZ	86304
ENGLER JACOB J/MARIE R	11051 E UTOPIA AVE	MESA	AZ	85212
ESCH MCCONNELL FAMILY TRUST	10639 E TEXAS AVE	MESA	AZ	85212
EVERSMAN KEVIN JOSEPH/WILSON AMANDA MARIE	10949 E TEXAS AVE	MESA	AZ	85212
FARLEY SHELLY	11064 E ULYSSES AVE	MESA	AZ	85212
FERRELL AARON JOSEPH/TASHSILACHAY CELINA	6130 S EMERY	MESA	AZ	85212
FRANCISCO ABIGAIL MARIE	11223 E UNGER AVE	MESA	AZ	85212
FRIMEL ANGEL/CHASE	6138 S VENETO	MESA	AZ	85212
FUJIFILM ELECTRONIC MATERIALS USA	6550 S MOUNTAIN RD	MESA	AZ	85212
FUJIFILM ELECTRONIC MATERIALS USA INC	80 CIRCUIT DR	NORTH KINGSTOWN	RI	02852

FUNG ERINN	11108 E ULYSSES AVE	MESA	AZ	85212
FURMAN SARAH	11221 E ULYSSES AVE	MESA	AZ	85212
GIVENS JARITA D	11041 E ULYSSES AVE	MESA	AZ	85212
GLENN PATRICK D/SUSAN MARIE	10616 E TEXAS AVE	MESA	AZ	85212
GUDURU SANDEEP KUMAR	11005 E TEXAS AVE	MESA	AZ	85212
GULLEY ZACHARY/MAGGIE	11229 E UPTON AVE	MESA	AZ	85212
GUSTAFSON SCOTT W/AMY R	11044 E UTOPIA AVE	MESA	AZ	85212
GUTIERREZ NICHOLAS/BRITTANY	11224 E ULYSSES AVE	MESA	AZ	85212
GUZMAN JOSE PAUL/PELANTE ZAIDA	8435 E PORTOBELLO AVE	MESA	AZ	85212
HANSEN AUSTIN/MORRIS HOLLAND	6144 S VENETO	MESA	AZ	85212
HARMAN TY/CHRISTINE	11059 E ULYSSES AVE	MESA	AZ	85212
HARRIS BRADFORD T/ELIZABETH M	11032 E UTOPIA AVE	MESA	AZ	85212
HARVEY TAYLOR FRANCES/DANIEL AARON	11006 E TEXAS AVE	MESA	AZ	85212
HENKEL MADISON/POATES JOSHUA	11058 E ULYSSES AVE	MESA	AZ	85212
HERMAN LIVING TRUST	6146 S EMERY	MESA	AZ	85212
HERSHEY FAMILY TRUST	15528 S MOUNTAIN RD	MESA	AZ	85212
HOLM ZACHARY JACOB	11236 E UPTON AVE	MESA	AZ	85212
HORTON JUSTIN T/AMY	11023 E ULYSSES AVE	MESA	AZ	85212
HUANG BRYANT/LAI LILY	367 MANOR DR	PACIFICA	CA	94044
HUFFSTUTTLER MARISSA KALYN/CARISSA RAE	6210 S EMERY	MESA	AZ	85212
HUISKES JAMES MICHAEL/MARY JOANN	10638 E TEXAS AVE	MESA	AZ	85212
HUNDAHL FAMILY TRUST	10635 E TEXAS AVE	MESA	AZ	85212
HURTADO BRENDON/ALLISON	11039 E UNITY AVE	MESA	AZ	85212
HUYNH KELVIN/LE CHRISTINE	11245 E URSULA AVE	MESA	AZ	85212
HYNES THOMAS RAYMOND III/JOY E	11229 E ULYSSES AVE	MESA	AZ	85212
IMAM OSAMA/FATIMA NUZHAT	11233 E URSULA AVE	MESA	AZ	85212
JANICE L MCELDOWNEY LIVING TRUST	10701 E TEXAS AVE	MESA	AZ	85212
JILL BOESCH TRUST	6138 S EMERY	MESA	AZ	85212
JOHNSON MELISSA	11018 E UTAH AVE	MESA	AZ	85212
JONOVICH AMANDA/DEANNA/PETER	11228 E ULYSSES AVE	MESA	AZ	85212
KATY ORSI TRUST	10642 E TEXAS AVE	MESA	AZ	85212
KILEY KENNETH LEE	10731 E TEXAS AVE	MESA	AZ	85212
KONG RAN/LIU KUN	11047 E ULYSSES AVE	MESA	AZ	85212
KRATZER KENNETH/NICHOLSON PENNEY	6058 S VENETO	MESA	AZ	85212

KUHN KYLE/AMY	11017 E ULYSSES AVE	MESA	AZ	85212
KUMAR ANIL/UCHHANA TRIPTI	11043 E UTAH AVE	MESA	AZ	85212
LA MIRA COMMUNITY ASSOCIATION INC	4900 N SCOTTSDALE RD 2200	SCOTTSDALE	AZ	85251
LADUKE AARON H/PEARL ANNE	11107 E UNITY AVE	MESA	AZ	85212
LAFLEUR MADISON CLAIRE GALVIN/TOWNSEND	10908 E TEXAS AVE	MESA	AZ	85212
LAURA J BARTOS LIVING TRUST	5921 S DEL RANCHO	MESA	AZ	85212
LEON JAMES SCOTT TR	15855 S 222ND ST	MESA	AZ	85212
LOGAN FAMILY LIVING TRUST	10709 E TEXAS AVE	MESA	AZ	85212
LOVATO NOAH J/STEVENS NATALIE M	6140 S ANTONIO	MESA	AZ	85212
LOVE CARSON/ASHLEY PAIGE	11065 E ULYSSES AVE	MESA	AZ	85212
LOWRANCE JOHN EDWIN/PATRICIA JOANNE	11233 E UNITY AVE	MESA	AZ	85212
LUNA VALERIA/JESUS ENRIQUE	10902 E TEXAS AVE	MESA	AZ	85212
MALINOWSKI JAMES E	16033 S 222ND ST	MESA	AZ	85212
MARSH FAMILY LIVING TRUST	10625 E TEXAS AVE	MESA	AZ	85212
MARTINEZ ANDREW/DOLL SASHI	11025 E UTAH AVE	MESA	AZ	85212
MARTINEZ KRISTIN MARIE	10661 E TEXAS AVE	MESA	AZ	85212
MAXEY DOUGLAS	6120 S VENETO	MESA	AZ	85212
MBUYA MICHAEL/GRACE	11030 E UTAH AVE	MESA	AZ	85212
MCCARVILLE KEEGAN/AVA	11020 E UNITY AVE	MESA	AZ	85212
MEDAVARAPU SACHIN SAMRAT/PRATHAPA	10959 E TEXAS AVE	MESA	AZ	85212
MELCHOR CRISQUEL	11228 E URSULA AVE	MESA	AZ	85212
MENDES EUGENE M JR/MICHELLE D	6126 S VENETO	MESA	AZ	85212
MERTZ KENNETH WILLIAM/JENNIFER PRISCILLA	10941 E TEXAS AVE	MESA	AZ	85212
MESA CITY OF	PO BOX 1466	MESA	AZ	85211
MILLIGAN BRITTANY/KELLY	11033 E UTOPIA AVE	MESA	AZ	85212
MILLS MICHAEL/KAREN	11021 E UNITY AVE	MESA	AZ	85212
MOORE RUMIKO	6230 S EMERY	MESA	AZ	85212
MRK8 TRUST	20600 S 189TH WAY	QUEEN CREEK	AZ	85142
MUPPASANI ANEEL/YADALA SUSHMA DEEPTHI	3 GATEHOUSE RD	GRANBY	CT	06035
NAGARAJAN GOMATHI MONISA MANJU	11101 E ULYSSES AVE	MESA	AZ	85212
NGUYEN STEVEN/SHIN AGNES	11048 E UTAH AVE	MESA	AZ	85212
NIBBE FAMILY TRUST	10621 E TEXAS AVE	MESA	AZ	85212
OLSEN MERVYN NED/LEAVITT MELANIE	10657 E TEXAS AVE	MESA	AZ	85212
ORTIZ GABRIEL	6102 S VENETO	MESA	AZ	85212

PACHECO JOHN C	5924 S DEL RANCHO	MESA	AZ	85212
PARKINSON SCOTT/SKARYD ELIZABETH	11054 E UTOPIA AVE	MESA	AZ	85212
PARKINSON ZACHARY/ROMANT AUDRE	11055 E UTOPIA AVE	MESA	AZ	85212
PARSONS-SOSNOWSKI CELESTE DIANA	10630 E TEXAS AVE	MESA	AZ	85212
PATEL KARLAN SANJAY/VASQUEZ LIZBETH ALEXA	11032 E UNITY AVE	MESA	AZ	85212
PATTERSON COLE/TAYLOR	11046 E ULYSSES AVE	MESA	AZ	85212
PENA ANDREW/JANICE LEE	10705 E TEXAS AVE	MESA	AZ	85212
PEPEL JACOB GREGORY/VAN COLLIE SAVANNAH J	10966 E TEXAS AVE	MESA	AZ	85212
PITTI EMMA P	5920 S DEL RANCHO	MESA	AZ	85212
POLIMETLA VARUN KUMAR/KOMMINENI	11015 E TEXAS AVE	MESA	AZ	85212
POLLARD VERONICA A	11224 E UPTON AVE	MESA	AZ	85212
PRUETT SHAWN LOUIS/NATALIE JEAN	10954 E TEXAS AVE	MESA	AZ	85212
PULVE MATTHEW FREDERICK/B NAE ELANE	11026 E UTOPIA AVE	MESA	AZ	85212
RAJENDRAN VINODHINI	11039 E UTOPIA AVE	MESA	AZ	85212
RICHARD A GRIFFIN AND DENISE L GRIFFIN TRUST	5929 S DEL RANCHO	MESA	AZ	85212
RICKEY BOREN TRUST	11027 E UTOPIA AVE	MESA	AZ	85212
ROBERGE MADELINE M/SLATTERY SHANE C	11045 E UNITY AVE	MESA	AZ	85212
ROBERT AND SANDY SHAW FAMILY TRUST	6064 S VENETO	MESA	AZ	85212
RODRIGUEZ JAVIER G/EUGENIA	1538 E BIRDLAND DR	GILBERT	AZ	85297
ROGER WHITLOW AND DONNA WHITLOW LIVING	10656 E TEXAS AVE	MESA	AZ	85212
ROGERS KIRK/NIKKI TAYLOR	11239 E URSULA AVE	MESA	AZ	85212
ROMERO AMBER ANNNETTE/MICHAEL JOSEPH JR	10852 E TEXAS AVE	MESA	AZ	85212
RONBOB TRUST	10723 E TEXAS AVE	MESA	AZ	85212
ROSS HANNAH/KOLBY	11038 E UTOPIA AVE	MESA	AZ	85212
RUEHLE JACOB BRADLEY/GARCIA ANDREA ISABEL	6142 S EMERY	MESA	AZ	85212
SACKLEY PETER EDWARD/KELLY LYNN	10652 E TEXAS AVE	MESA	AZ	85212
SALA HARI PRASAD/ERANKI SAI UDAYASRI	11135 E ULYSSES AVE	MESA	AZ	85212
SALAS CLOSS FAMILY TRUST	10561 E TEXAS AVE	MESA	AZ	85212
SANCHEZ RICHARD/ZHEN	10924 E TEXAS AVE	MESA	AZ	85212
SCARPONE JAMES/SHARON	6214 S EMERY	MESA	AZ	85212
SCHRAMM JEFFREY ALLEN	1857 S ROSE CIR	MESA	AZ	85204
SCHRAMM PHILLIP P	1857 S ROSE CIR	MESA	AZ	85204
SCHUMACHER BRITTANY/DELANEY AUSTIN	11026 E UNITY AVE	MESA	AZ	85212
SELLS DENNIS RAY JR/ROCHELLE L	10612 E TEXAS AVE	MESA	AZ	85212

SEURER JAMES A/DENISE M	507 20TH AVE NW	WATERTOWN	SD	57201
SEVERING COLLIN/CHRISTI ANNA	11024 E UTAH AVE	MESA	AZ	85212
SHEA HOMES LIMITED PARTNERSHIP	8800 N GAINY CENTER DR STE 350	SCOTTSDALE	AZ	85258
SHEA MARK/KAREN	10653 E TEXAS AVE	MESA	AZ	85212
SIMPSON GWYNN	PO BOX 3140	GILBERT	AZ	85299
SINGLETON CHARLES WAYNE/DEBORAH JEAN	2323 N 81ST ST	SCOTTSDALE	AZ	85257
SIPPEL KRISTOFER JR/ROSERO KYLIE	11237 E ULYSSES AVE	MESA	AZ	85212
SORCIC MICHAEL	11225 E UPTON AVE	MESA	AZ	85212
SORENSEN SCOTT P/KYLIE E	5926 S BAILEY	MESA	AZ	85212
STEVENS PATRICIA INGRAM	6141 S GRENOBLE	MESA	AZ	85212
STMT FAMILY TRUST	11057 E UNITY AVE	MESA	AZ	85212
STORE MASTER FUNDING XXXV LLC	8377 E HARTFORD DR STE 100	SCOTTSDALE	AZ	85255
STYCKET MICHAEL	11031 E UTAH AVE	MESA	AZ	85212
STYCKET MICHAEL	2639 N POWER RD UNIT 1003	MESA	AZ	85215
SURVIVORS TRUST	10620 E TEXAS AVE	MESA	AZ	85212
SWEET JOHN ROBERT	10634 E TEXAS AVE	MESA	AZ	85212
TAPESTRY AT DESTINATION COMMUNITY	7144 E STETSON DR STE 300	SCOTTSDALE	AZ	85251
TARASIEWICZ JOHN THEOFIL/CONSUELO A	5925 S TOBIN	MESA	AZ	85212
TAYLOR MORRISON ARIZONA INC	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
THOMPSON LINDA J	5925 S DEL RANCHO	MESA	AZ	85212
TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA STE 390	SCOTTSDALE	AZ	85258
TOMLINSON COLEEN/HUGH/JOHNSON	11022 E ULYSSES AVE	MESA	AZ	85212
TONCICH ANKICA	10624 E TEXAS AVE	MESA	AZ	85212
TRAM JOSHUA/THAM THI HONG	11028 E ULYSSES AVE	MESA	AZ	85212
TRUONG HAI/NGUYEN HOAI NIEM T	6028 S VENETO	MESA	AZ	85212
UNGER AVE LLC	11224 E UNGER AVE	MESA	AZ	85212
VAN OVERBEEK DALIN/CALDWELL SYDNEY	11012 E TEXAS AVE	MESA	AZ	85212
VEGA RUTH/REYNA	11049 E UTAH AVE	MESA	AZ	85212
VIAU SARA ANGENETTE	10912 E TEXAS AVE	MESA	AZ	85212
VOGT FAMILY TRUST	10617 E TEXAS AVE	MESA	AZ	85212
WANG SHENG HUNG	11225 E ULYSSES AVE	MESA	AZ	85212
WELDON CHRISTOPHER	11236 E ULYSSES AVE	MESA	AZ	85212
WIGGINS TERESA MARIE/DEAN EDWARD	10649 E TEXAS AVE	MESA	AZ	85212
WILSON KAREN K/MICHAEL	3614 S JASMINE DR	CHANDLER	AZ	85286

WOHLERS BRIAN/ELIZABETH	11222 E URSULA AVE	MESA	AZ	85212
WRIGHT FAMILY LIVING TRUST	7260 E POSADA AVE	MESA	AZ	85212
XUE DAN/YOUNG TRAVIS ALLEN	11018 E TEXAS AVE	MESA	AZ	85212
XUWEI TRUST	11241 E ULYSSES AVE	MESA	AZ	85212
YEARWOOD SENECA	6022 S VENETO	MESA	AZ	85212
ZAVALA JOSE FIDEL GOCOBACHI	6306 S EMERY	MESA	AZ	85212
Vice Mayor Scott Somers	PO Box 1466	Mesa	AZ	85211
Alicia Martinez	PO Box 1466	Mesa	AZ	85211
City of Mesa Development Services Department Attn: Noah Bulson	PO Box 1466	Mesa	AZ	85211
City of Mesa Attn: Marc Hershberg	20 E Main St Ste 750	Mesa	AZ	85211

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**From:** Sean Lake <[Sean.Lake@pewandlake.com](mailto:Sean.Lake@pewandlake.com)>

**Sent:** Monday, January 5, 2026 9:14 AM

**To:** Vanessa Macdonald <[Vanessa.Macdonald@pewandlake.com](mailto:Vanessa.Macdonald@pewandlake.com)>; Evan Balmer <[Evan.Balmer@mesaaz.gov](mailto:Evan.Balmer@mesaaz.gov)>; Joshua Grandlienard <[Joshua.Grandlienard@MesaAZ.gov](mailto:Joshua.Grandlienard@MesaAZ.gov)>

**Cc:** Sean Lake <[Sean.Lake@pewandlake.com](mailto:Sean.Lake@pewandlake.com)>

**Subject:** FW: Destination at Gateway FLM Signs

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FYI: Email of support from a neighbor.

Sean B. Lake

Pew & Lake, PLC

P. 480-461-4670

C. 602-501-4684

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**From:** Frank Arnold <[arnoldland@gmail.com](mailto:arnoldland@gmail.com)>

**Sent:** Friday, January 2, 2026 12:27 PM

**To:** Sean Lake <[Sean.Lake@pewandlake.com](mailto:Sean.Lake@pewandlake.com)>

**Subject:** Destination at Gateway FLM Signs

Sean,

I'm not planning on attending the meeting in January, but I wanted to say that I do not have any issues with the Destination at Gateway FLM signs (ZON25-00056) proposed in the letter we received from you on December 23, 2025.

Thank you!

Frank Arnold

6034 S Emery

Mesa, AZ 85212