

**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 Meeting 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.



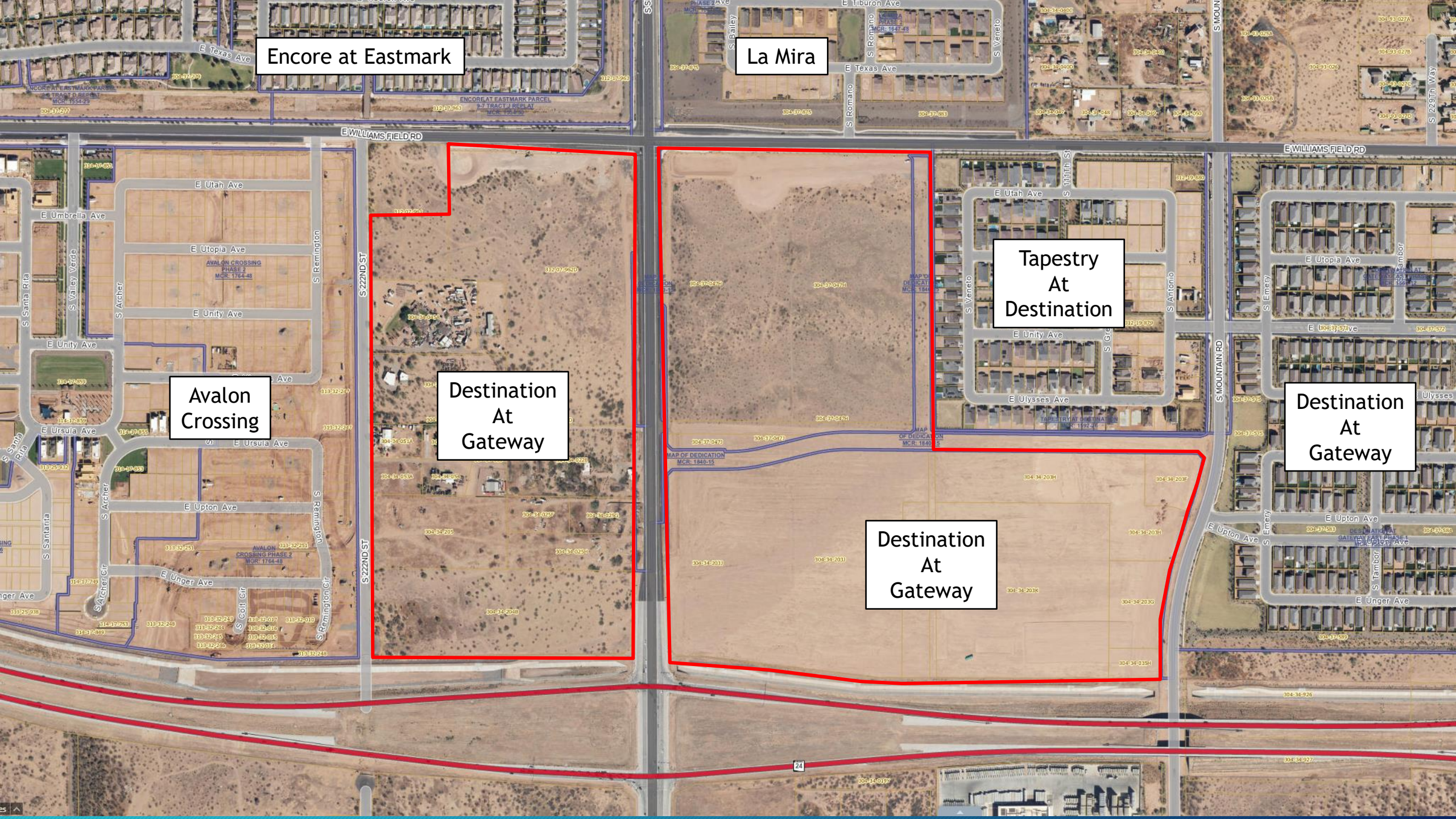
# Destination at Gateway

Freeway Landmark Monument Signs

DRB25-00059 and ZON25-00056

Neighborhood Meeting

November 20, 2025



Encore at Eastmark

La Mira

Tapestry  
At  
Destination

Avalon  
Crossing

Destination  
At  
Gateway

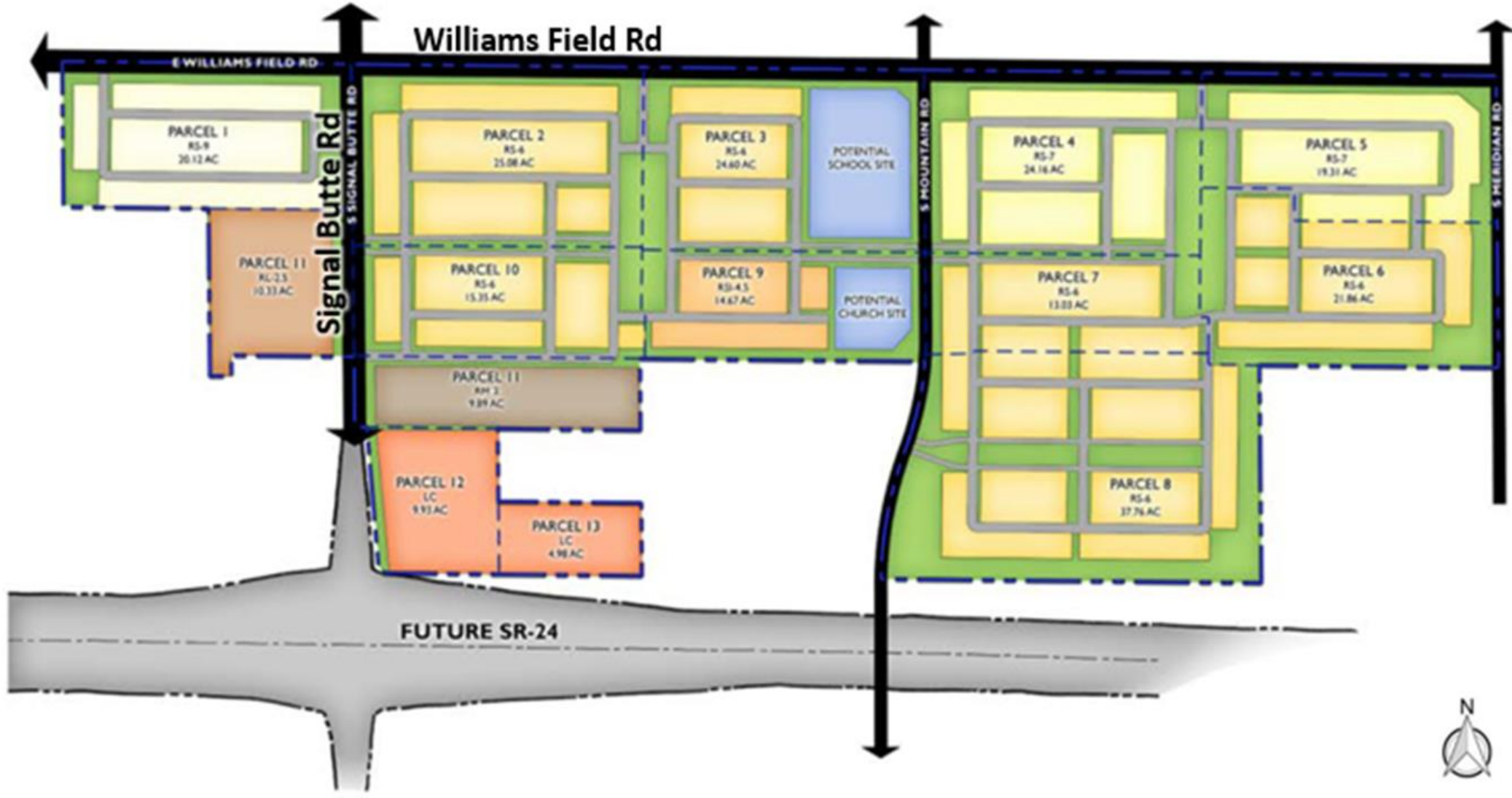
Destination  
At  
Gateway

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.

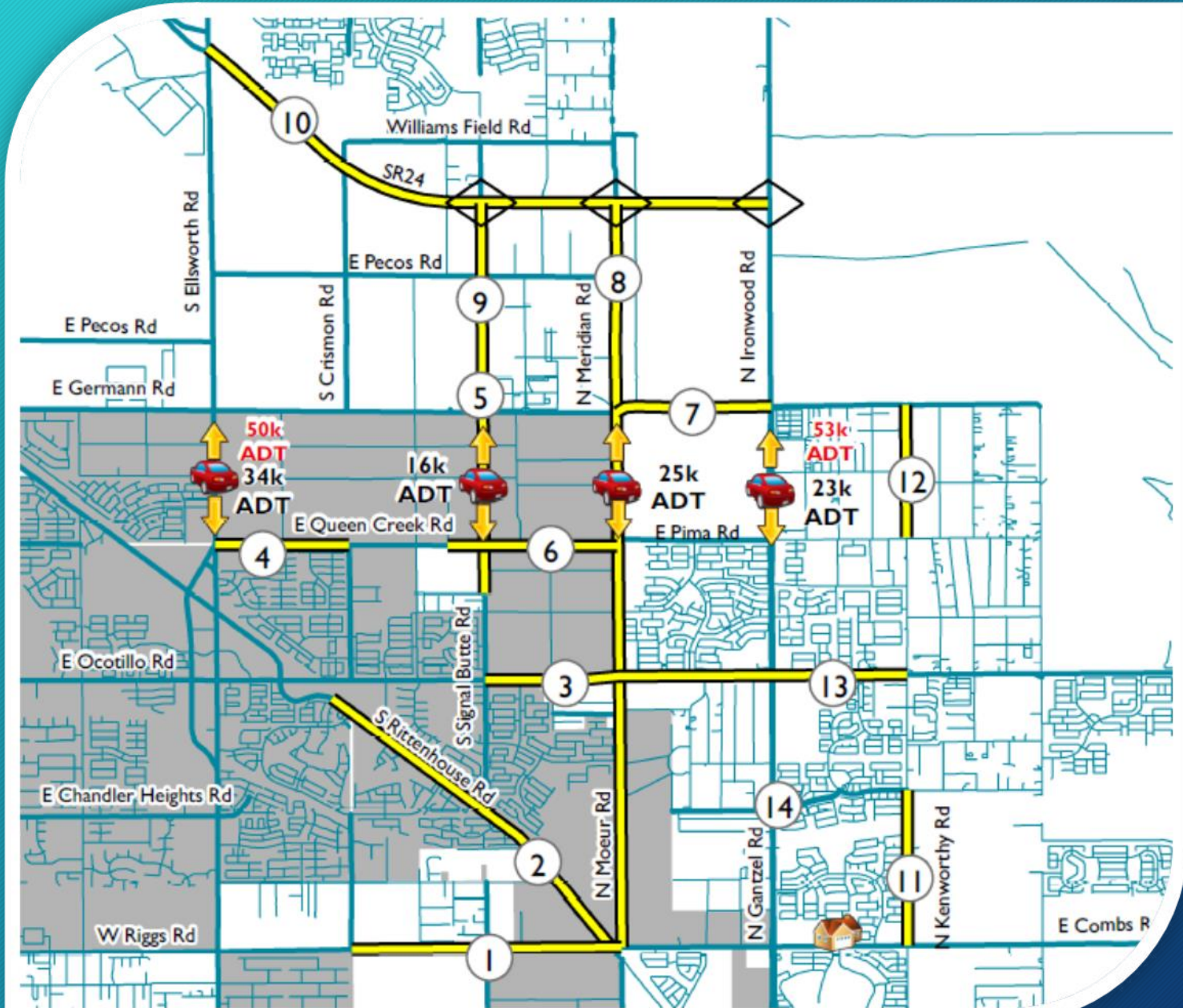
2018  
Plan



## Queen Creek Transportation Plan

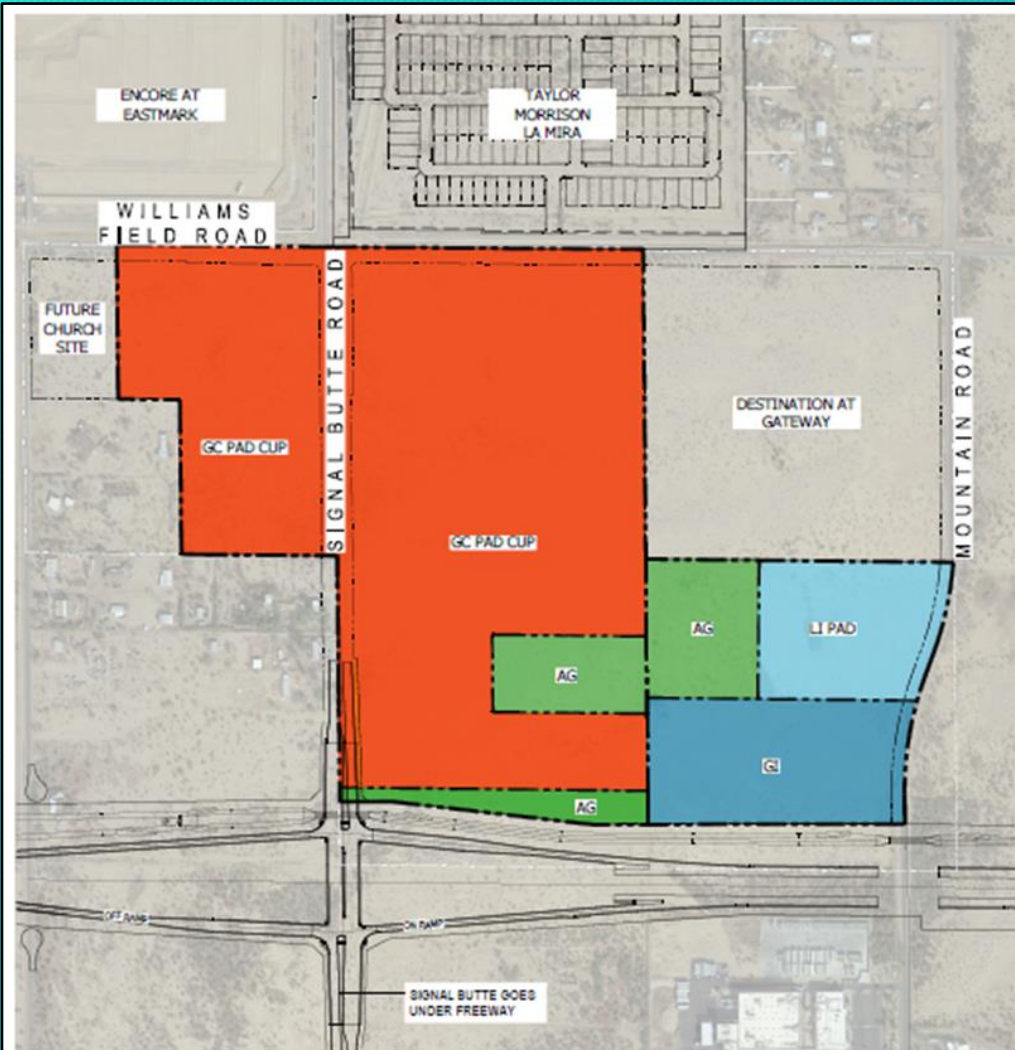
- ① Riggs Road (2019)
- ② Rittenhouse Road (2020)
- ③ Ocotillo Road (2020)
- ④ Queen Creek Road (2020)
- ⑤ Signal Butte Road (2020)
- ⑥ Queen Creek Road (2020)
- ⑦ Germann Road (2021)
- ⑧ Meridian Rd (2022)
- ⑨ Signal Butte Rd (2022)
- ⑩ SR24 (2022)
- ⑪ Kenworthy Road (2022)
- ⑫ Kenworthy Road (Future)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

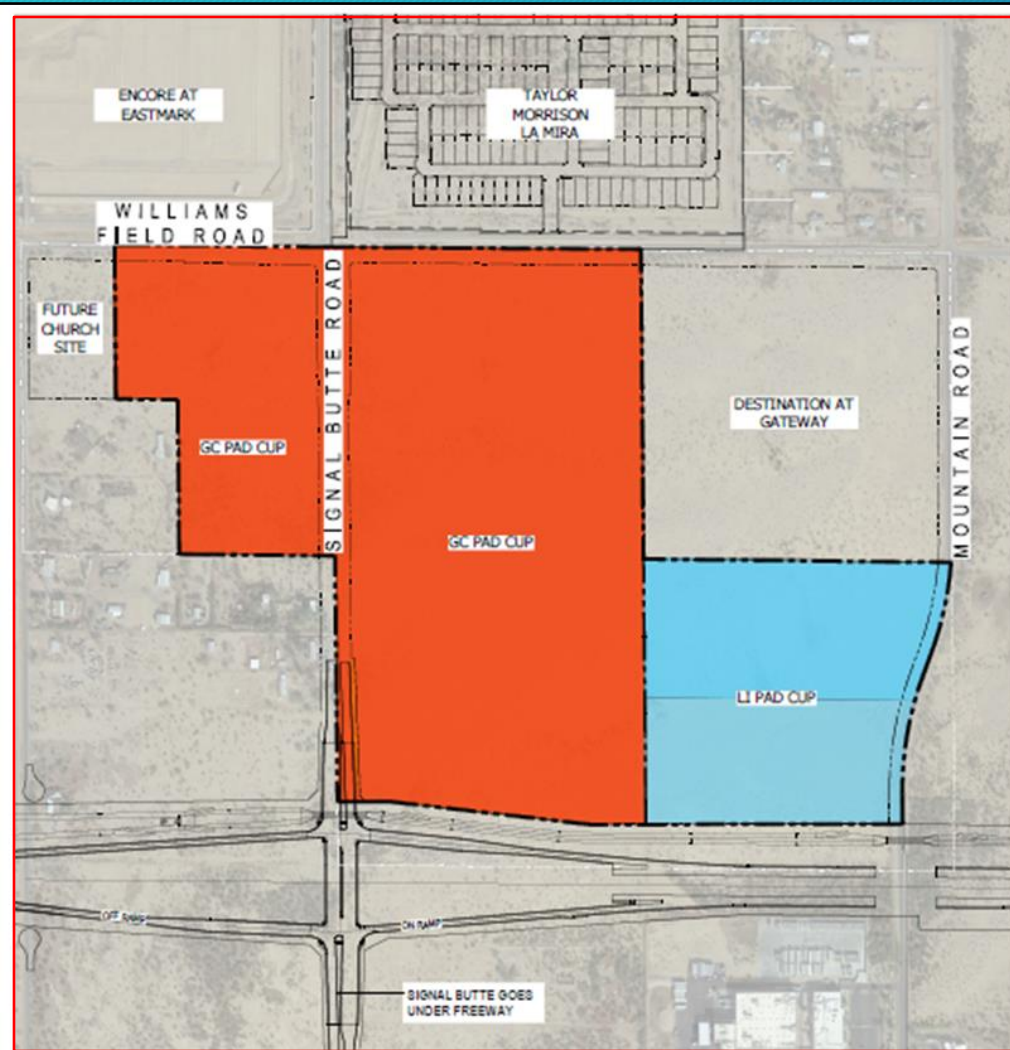
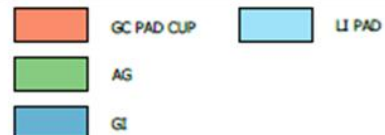




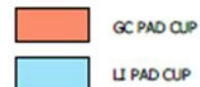
Existing  
Zoning  
Approved  
June 2024



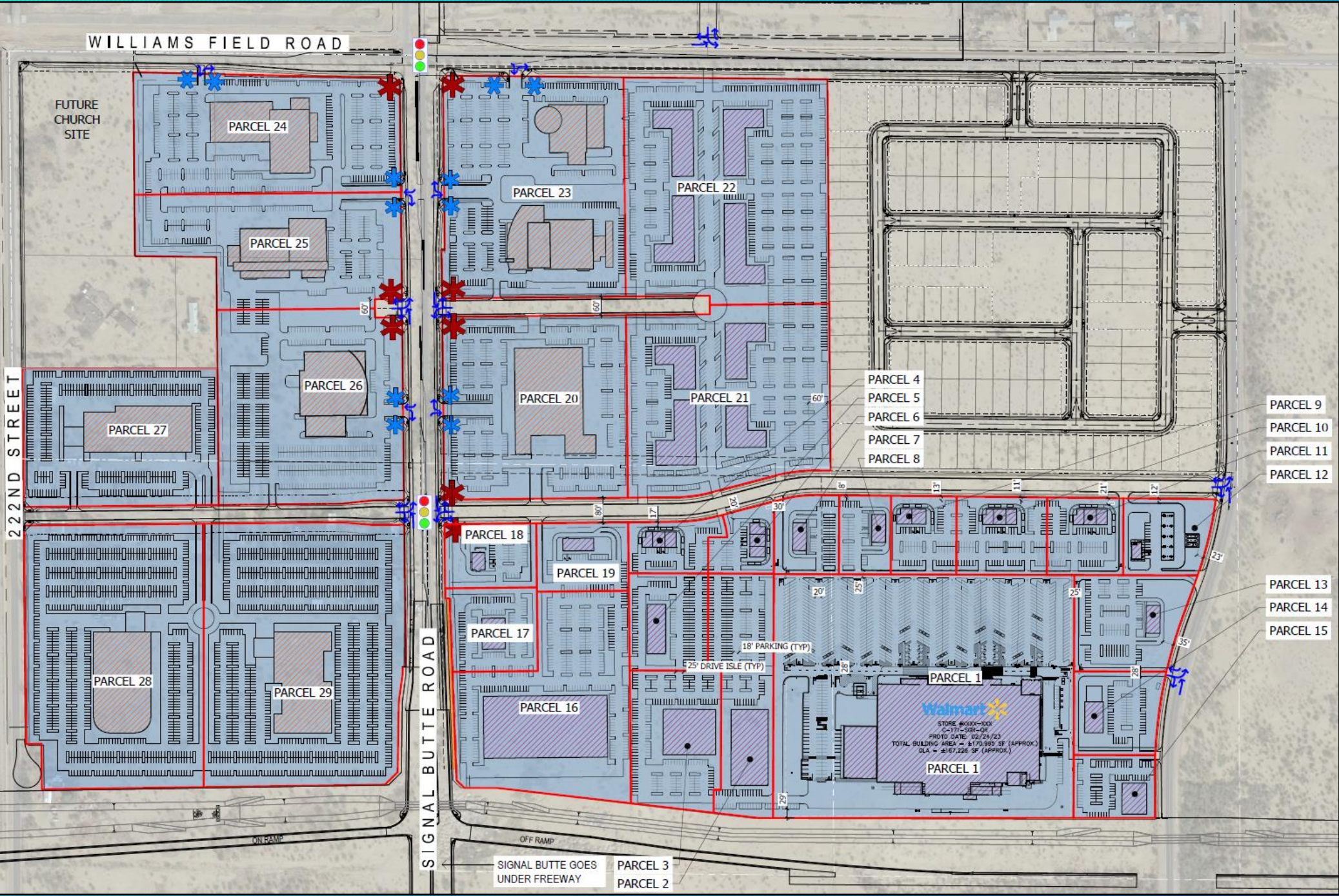
#### EXISTING ZONING



#### 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"

S 22ND STREET

S 22ND STREET



Walmart

WM Fuel



1145'-0"

1117'-0"

1834'-0" Between Signs

Min 500'

2400'-0"

3730'-0"

Scale: 1" = 300'

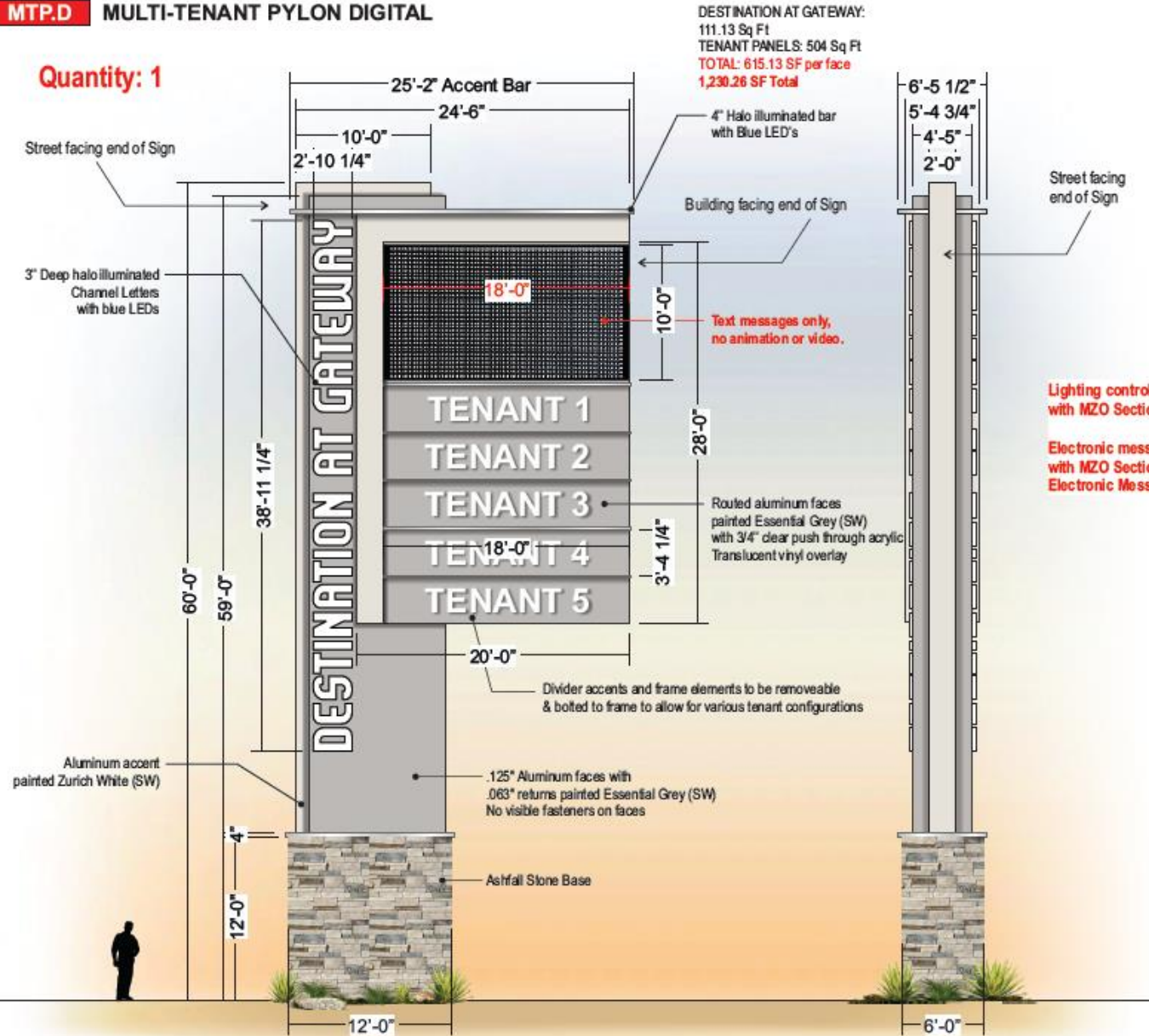
GATEWAY FREEWAY (SR34)

GATEWAY FREEWAY (SR34)

E WILLIAMS FIELD ROAD

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

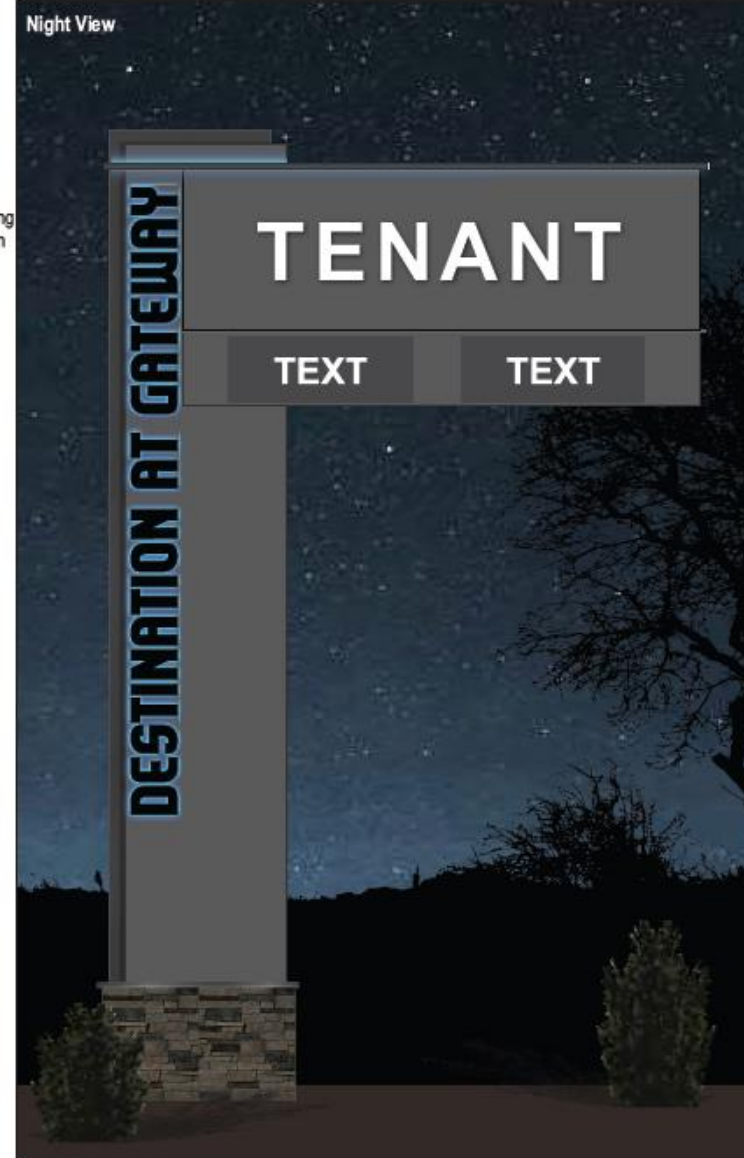
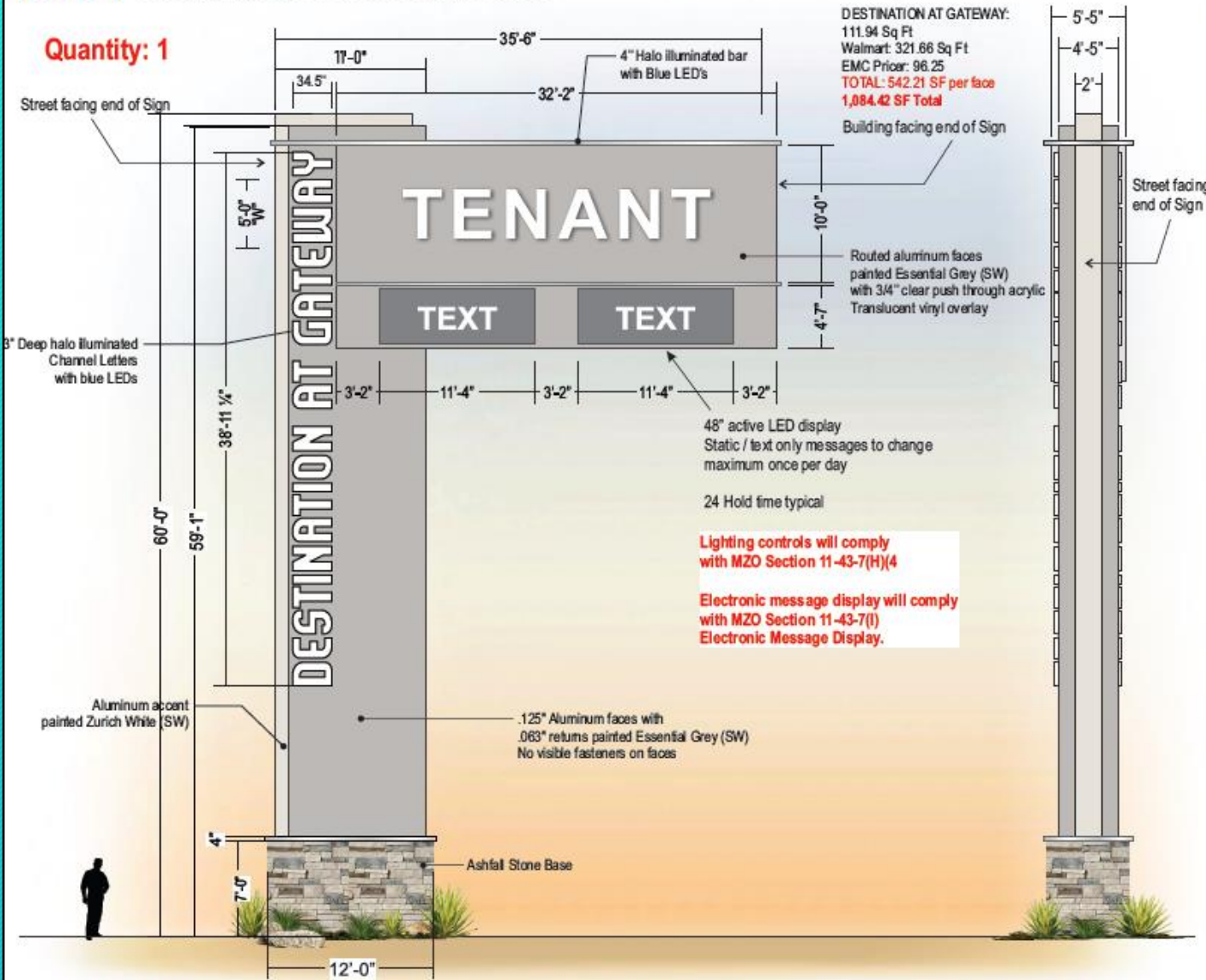
**Quantity: 1**



West Sign

**MTP.W SINGLE TENANT PYLON WITH DIGITAL**

**Quantity: 1**

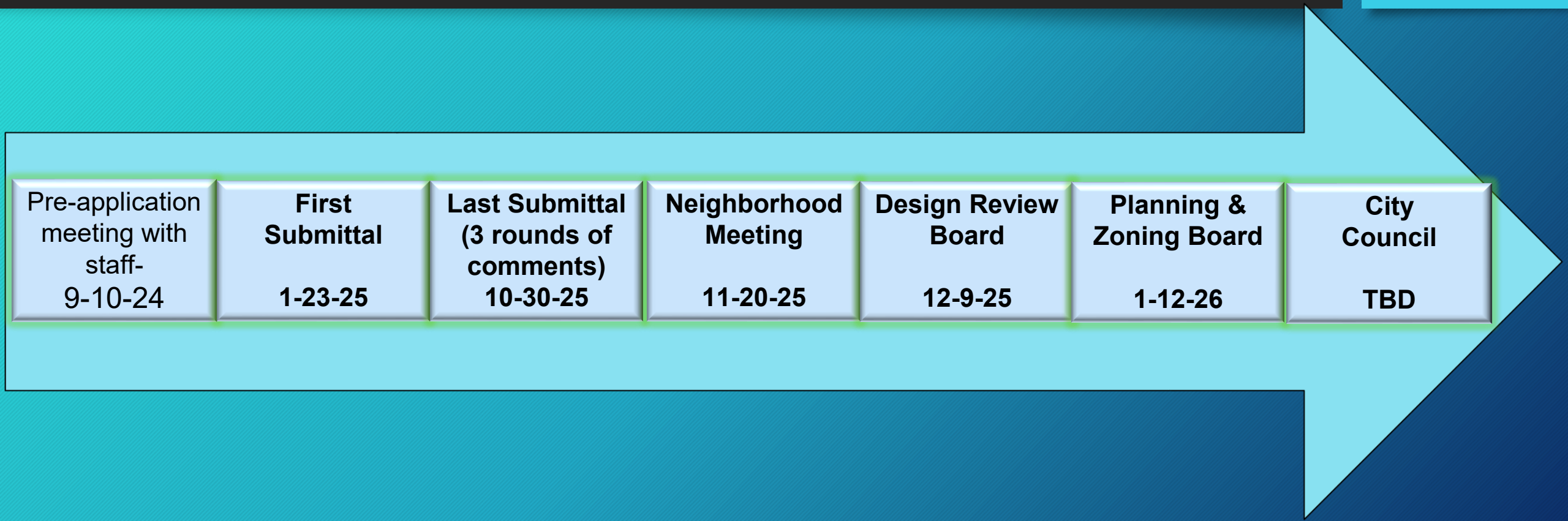


East Sign

# 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



|                                                      |                                           |                                                                      |                                                 |                                               |                                                       |                                    |
|------------------------------------------------------|-------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------|-------------------------------------------------------|------------------------------------|
| Pre-application<br>meeting with<br>staff-<br>9-10-24 | <b>First<br/>Submittal</b><br><br>1-23-25 | <b>Last Submittal<br/>(3 rounds of<br/>comments)</b><br><br>10-30-25 | <b>Neighborhood<br/>Meeting</b><br><br>11-20-25 | <b>Design Review<br/>Board</b><br><br>12-9-25 | <b>Planning &amp;<br/>Zoning Board</b><br><br>1-12-26 | <b>City<br/>Council</b><br><br>TBD |
|------------------------------------------------------|-------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------|-------------------------------------------------------|------------------------------------|

# 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)



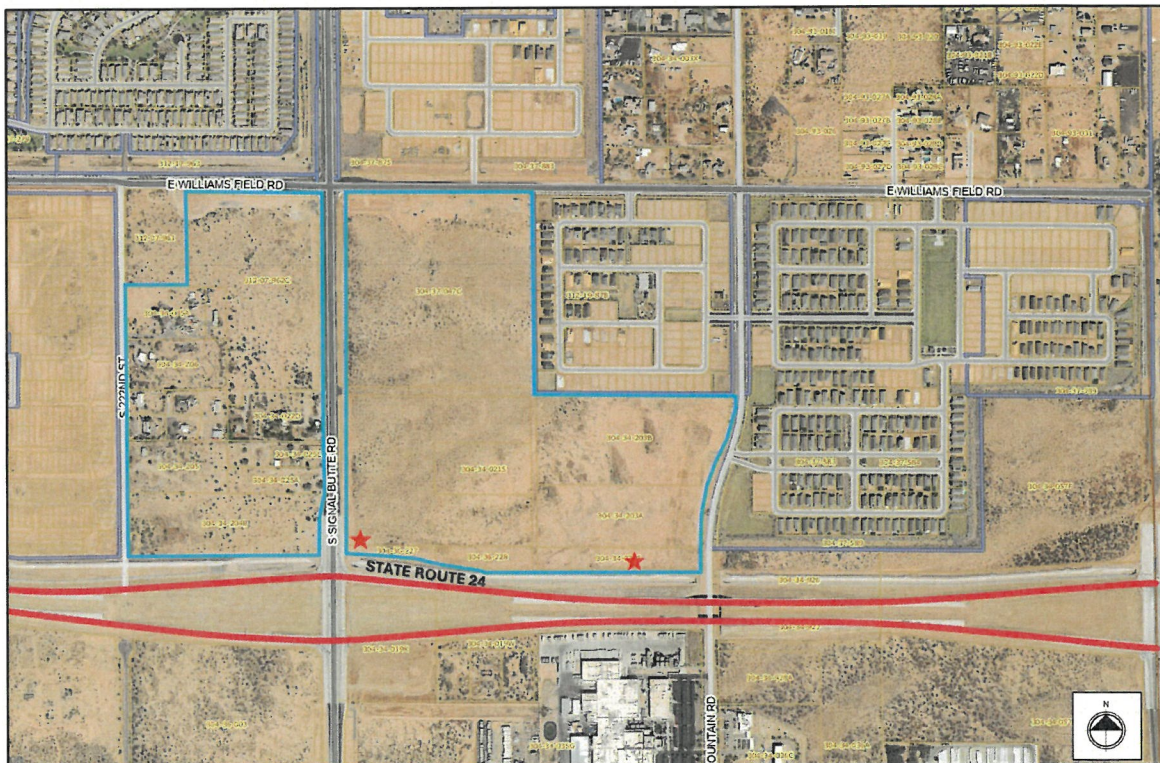
December 23, 2025

## 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.

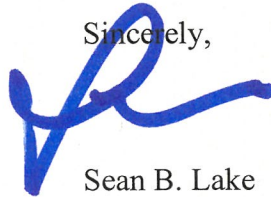
The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at **Mesa11.com/live** or **www.youtube.com/user/cityofmesa11/live**, or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using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

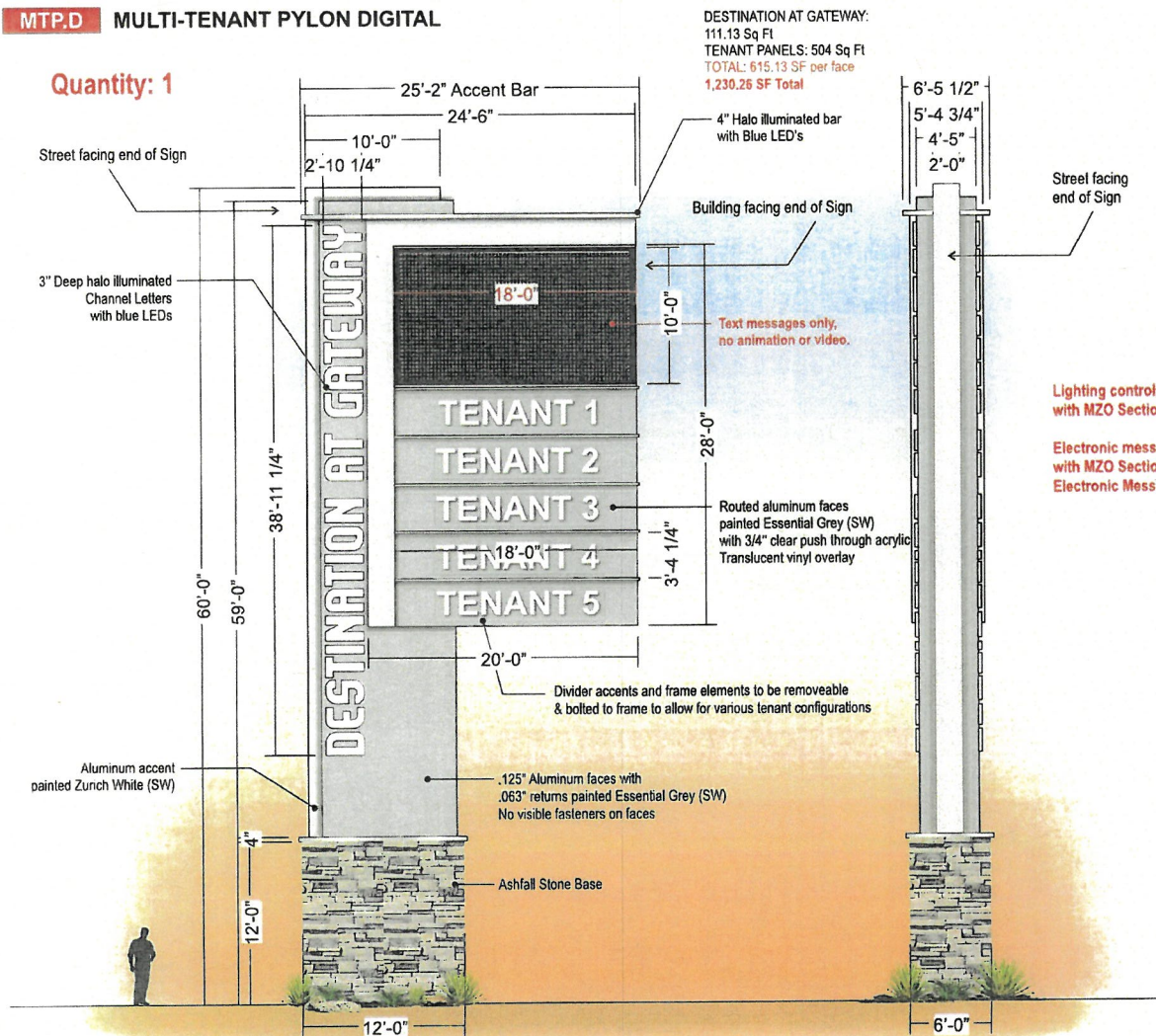


Sean B. Lake  
Pew & Lake, PLC

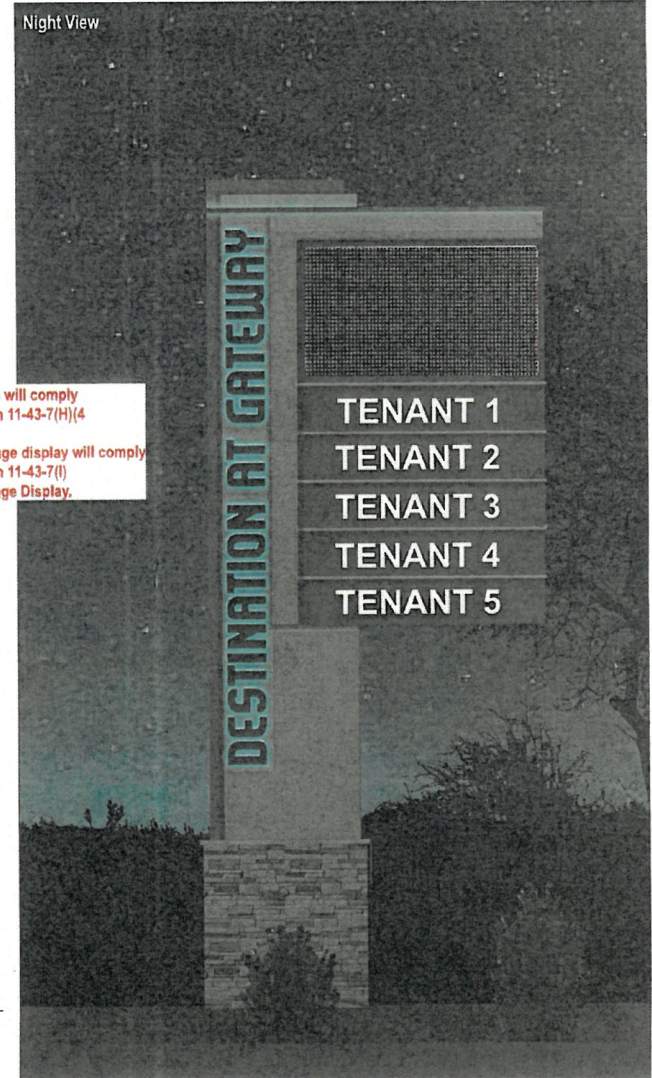


**MTP.D MULTI-TENANT PYLON DIGITAL**

**Quantity: 1**



Scale: 1/8" = 1'



**DESTINATION AT GATEWAY**

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

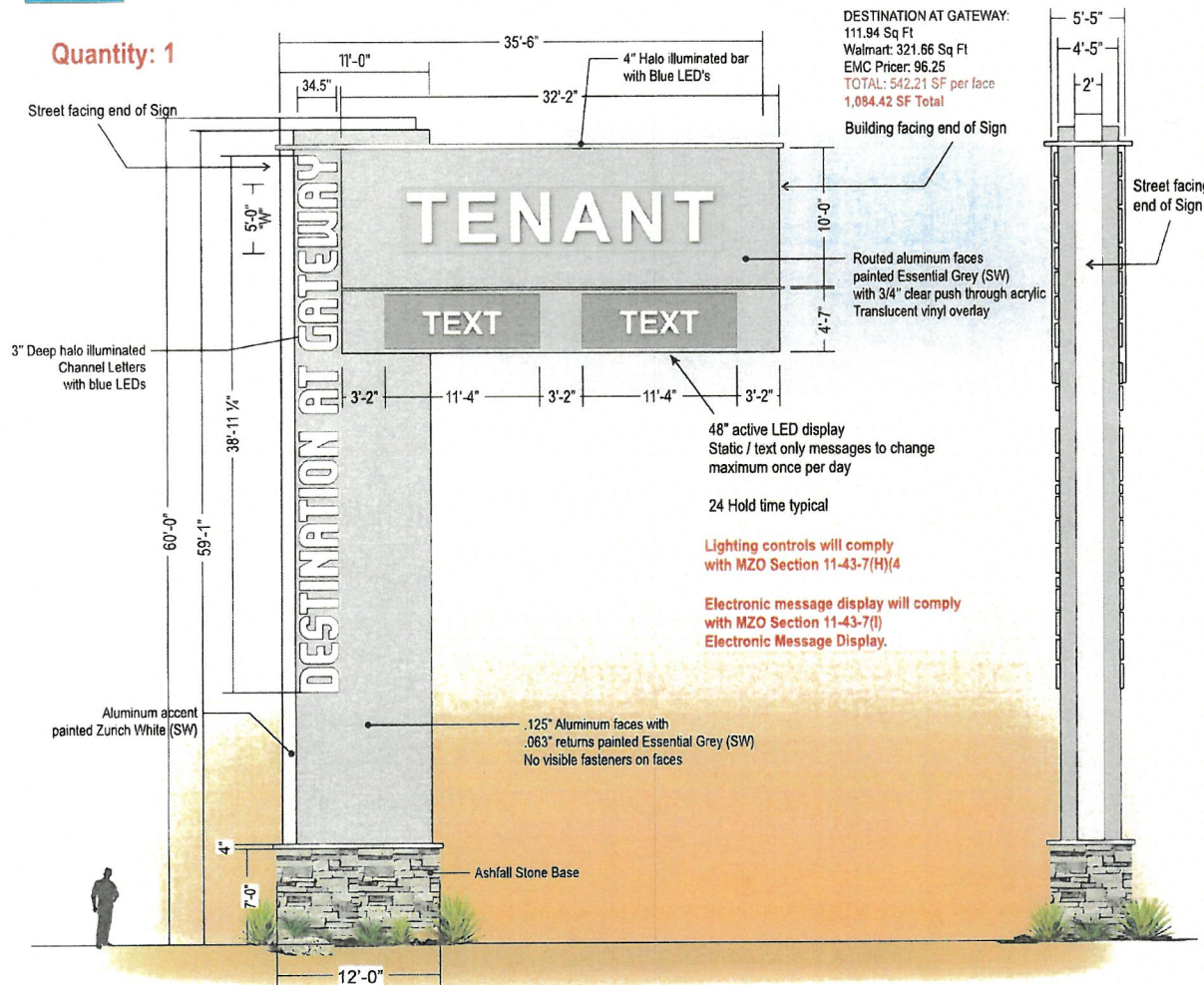
DESIGN  
DEVELOPMENT

**Signdealz** 1-800-405-0686

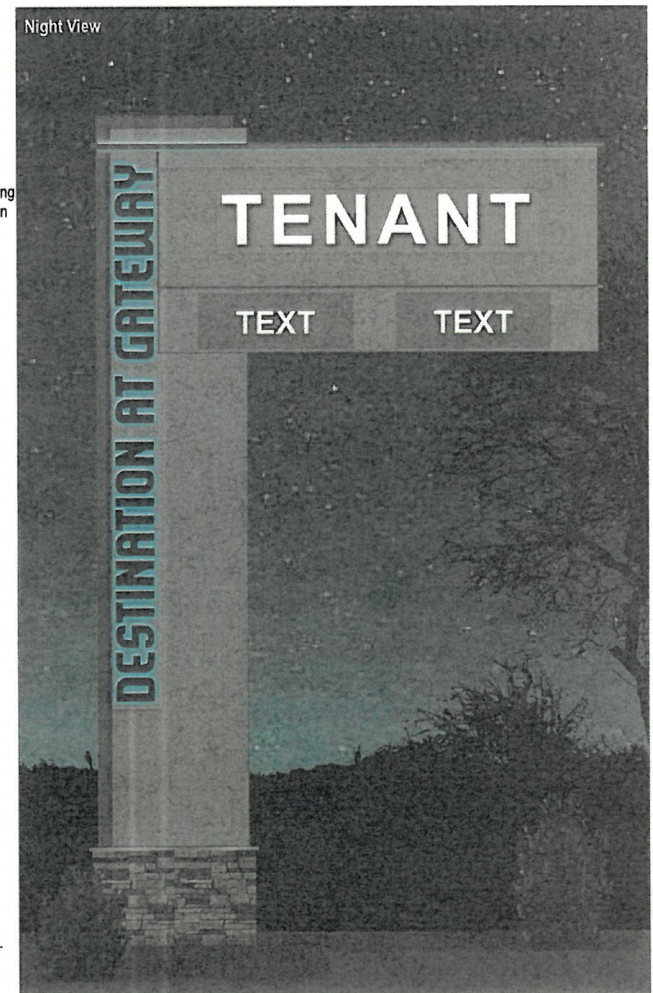
PAGE 11

**MTP.W SINGLE TENANT PYLON WITH DIGITAL**

**Quantity: 1**



Scale: 1/8" = 1'



**DESTINATION AT GATEWAY**

**Single-Tenant Pylon - MTP.W**

DESIGN  
DEVELOPMENT

Signdealz 1-800-405-0686

PAGE 12

## SIGN TYPES

QUANTITY: 1

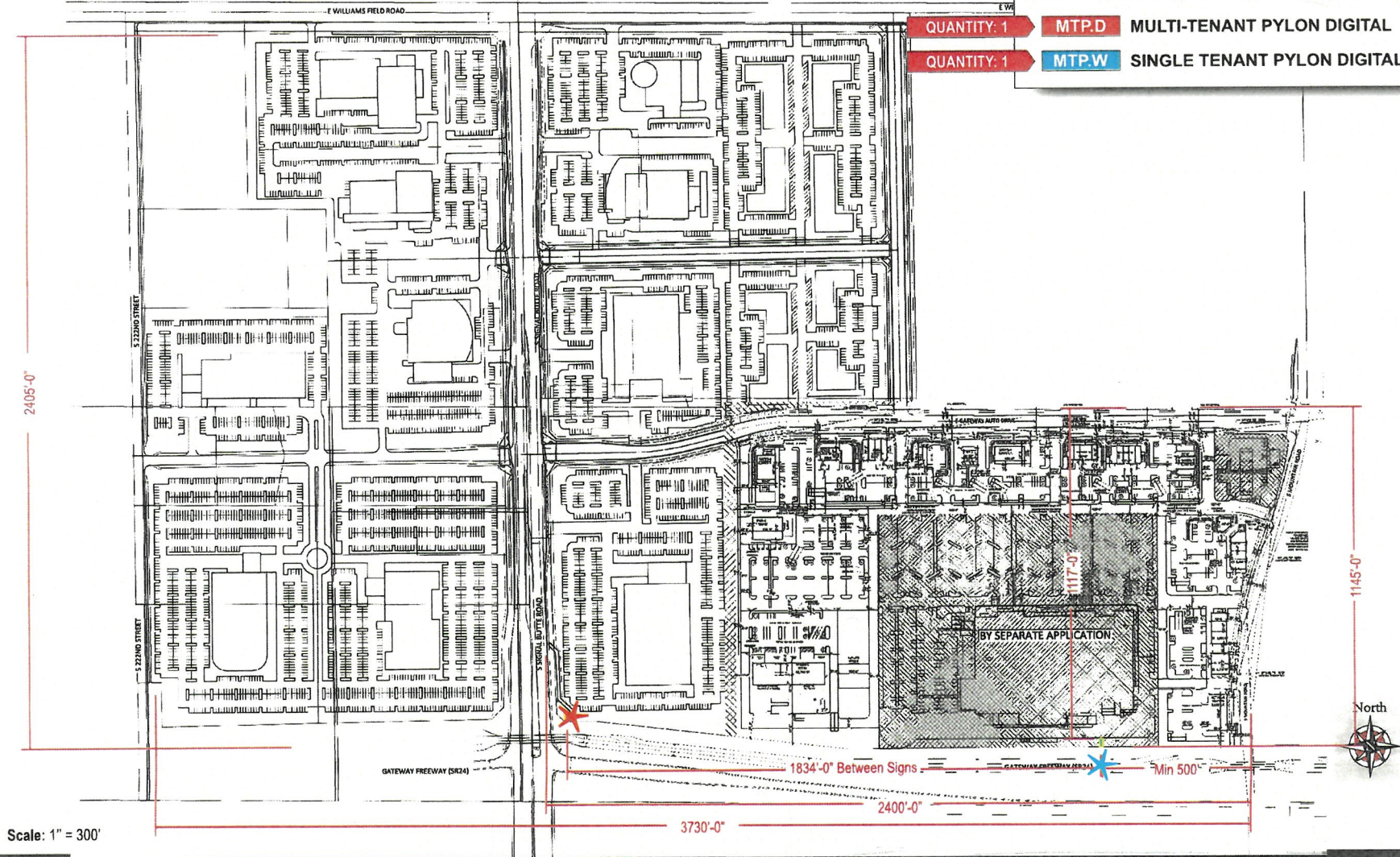
**MTP.D**

**MULTI-TENANT PYLON DIGITAL**

QUANTITY: 1

**MTP.W**

**SINGLE TENANT PYLON DIGITAL**



**DESTINATION AT GATEWAY**

**Site Plan / Sign Schedule**

DESIGN  
DEVELOPMENT



**Signdealz** 1-800-405-0686

**PAGE 5**

| 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 GAINES 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 ATILIO 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/TASHILACHAY 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 ANNETTE/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 GAINES 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/ROSEMARY 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<br>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