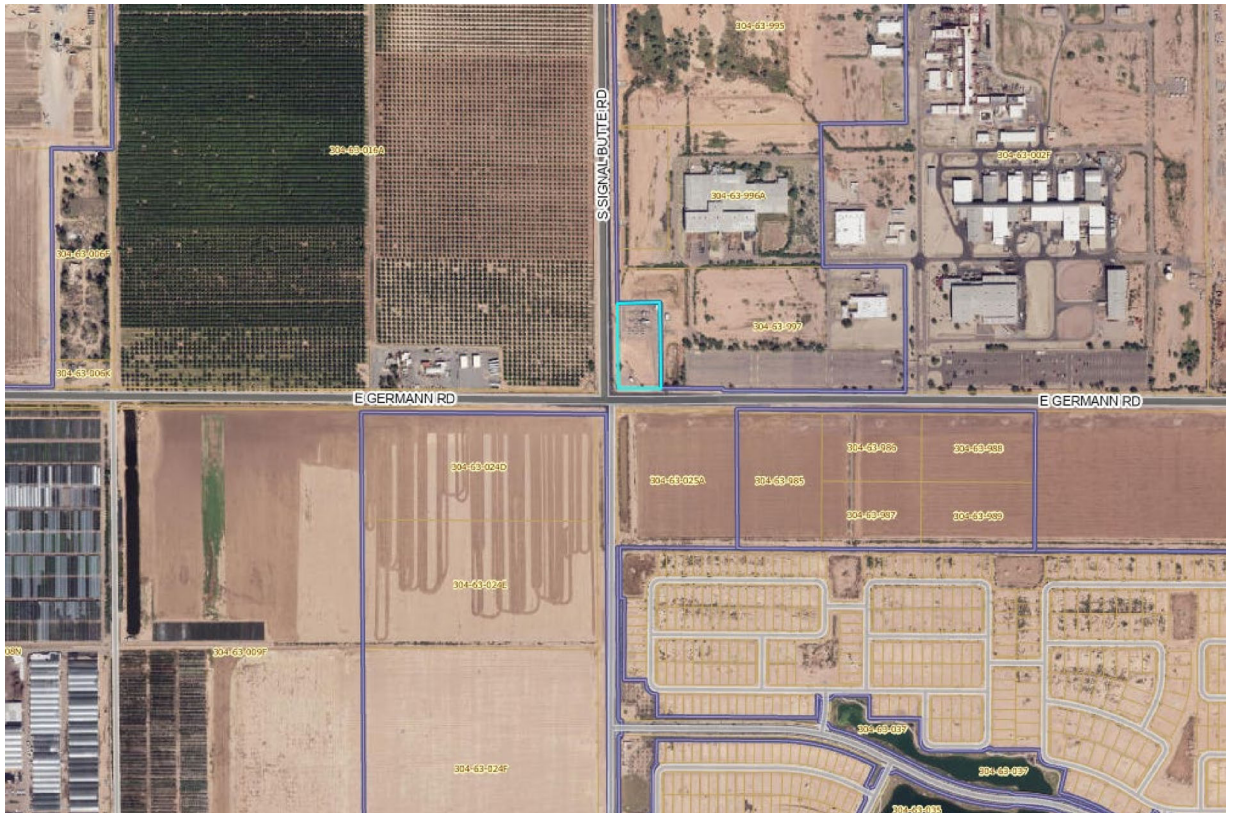


Citizen Participation Report

Signal Butte & Germann Commerce Park
7423 S. Signal Butte Road

July 9, 2025



Purpose: The purpose of this Citizen Participation Report is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for the Signal Butte project. The site is located near the southeast corner of Pecos Road and Mountain Road and is approximately two gross acres. This plan ensures that those affected by this application have had an adequate opportunity to learn about and comment on the proposal.

Project Description: Located at 7423 S. Signal Butte Road, the Signal Butte Commerce Park will be an upscale light industrial project comprised of approximately 2 acres with 3 freestanding single-story buildings totaling approximately 15,000 square feet each with a secured and screened rear storage yard. Each building has the opportunity to be either a single tenant or dual tenant use with shared access drives, parking and trash enclosures.

City Pre-Application Meeting: A pre-application meeting was held in November 2024. Staff reviewed the application and provided suggestions on improvements for the design which were incorporated into the submittal design drawings.

Neighborhood Informational Meeting: Since we have no residents within 1,000 feet of the site, Staff did not require a neighborhood meeting per the requirements of the Citizen Participation Process. A neighborhood informational letter was sent to a 1000' radius to solicit any feedback or concerns. No comments or responses were received from the surrounding properties. A copy of the neighborhood letter is attached.

Additionally, for the proposed DRB hearing, a notification letter was sent to a 500' radius and for the proposed P&Z hearing, a notification letter was sent to a 1000' radius with the site posted on July 7, 2025. Copies of these notifications are attached.

Schedule:

- Pre-Submittal Conference: November 2024 (COMPLETE)
- 1st Application Submittal: April 2025 (COMPLETE)
- Neighborhood Notification Letter: April 23, 2025 (COMPLETE)
- Submittal of Design Review Board Notification Materials: June 2025 (COMPLETE)
- Design Review Board Hearing: July 15, 2025
- Submittal of P&Z Hearing Notification Materials: July 2025 (COMPLETE)
- Planning and Zoning Board Hearing: July 23, 2025

Project Contact:

Katie Rounds
Cavan Commercial
10632 N. Scottsdale Road #200
Scottsdale, AZ 85254
602.330.5114
katie@cavancommercial.com



April 23, 2025

RE: Proposed Business Park Development at 7423 S. Signal Butte Road

To Whom It May Concern

We have applied for a Major Site Plan Modification and Design Review for the property located at 7423 S. Signal Butte Road (APN: 304-63-996B). This request is for the development of a business commerce park. The case number assigned to this project is ZON25-00221.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-330-5114 or e-mail me at Katie@cavancommercial.com.

The City of Mesa has assigned this case to Chloe Durfee Daniel of their Planning Division staff. She can be reached at 480-644-6714 or Chloe.DurfeeDaniel@mesaaz.gov should you have any questions regarding the review process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Katie Rounds
Cavan Commercial

Enclosed: Site Plan
Building Elevations

GENERAL ELEVATION NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.
- B. ALL WINDOW GLAZING WITHIN 15' OF FLOORS OR ADJACENT DOORS ARE TO BE TEMPERED
- C. ALL EXTERIOR ELECTRICAL OR MECHANICAL PANELS OR BOXES SHALL BE COLORED TO MATCH ADJACENT BUILDING SURFACES.

DR EXTERIOR ELEVATION KEYNOTES:

- 1 ALUMINUM FRAME WINDOW SYSTEM WITH 1" INSULATED OFFSET GLAZING
- 2
- 3 DOUBLE 3'-0"X6'-0" STOREFRONT DOORS
- 4 LED WALL PACK
- 5 FIRE RISER / FIRE DEPARTMENT CONNECTION
- 6 3'-0"x6'-0" HOLLOW METAL DOOR
- 7 12'-0"x14'-0" OVERHEAD COILING DOOR
- 8 HOSE BIB
- 9 6" RATED METAL COPING
- 10 FLASHING LINE, FINISH LINE OF ROOF BEYOND
- 11 ENTRY CANOPY
- 12 KNOX BOX AT 4'-0" A.F.F.



EXTERIOR FINISHES & MATERIALS SCHEDULE

- | PANT | |
|------|----------------------------|
| P-1 | BEHR "BLACK" |
| P-2 | BEHR #134-2 "CHIC GRAY" |
| P-3 | BEHR #100-4 "POLAR BEAR" |
| P-4 | BEHR #134-3 "GREIGE" |
| P-5 | BEHR #133-7 "INTELLECTUAL" |
| P-6 | BEHR #114-6 "ANCESTRAL" |

MASONRY

- | | | |
|---------|--------|---|
| MASONRY | CMLU-1 | 8"x8"x16" SMOOTH FACE CMLU STANDARD GRAY |
| | CMLU-2 | 12"x8"x16" SMOOTH FACE CMLU STANDARD GRAY |
| | CMLU-3 | 8"x8"x16" SPLIT FACE CMLU STANDARD GRAY |
| | CMLU-4 | 12"x8"x16" SPLIT FACE CMLU STANDARD GRAY |

GLASS

- GLASS
-
- GL-1
-
- 1" INSULATED GLAZING UNIT VITRO SOLARBAN 90 (2) CLEAR + CLEAR

[illegible]

- STUCCO
STUCCO 7/8" STUCCO OVER CMU

STUC-1	7/8" STUCCO OVER GIRD
STUC-2	7/8" STUCCO OVER METAL STUD FRAMING

- STUD-2 110 STUDCO OVER METAL STUD FLOORING

ALUMINUM COMPOSITE PANEL - DART BRONZE





June 27, 2025

RE: Neighborhood Letter- Proposed Business Park Development at 7423 S. Signal Butte Road

Dear Neighbor,

We have applied for a Design Review for the property located at 7423 S. Signal Butte Road (APN: 304-63-996B). This request is for the development of a light industrial business commerce park. The case number assigned to this project is DRB25-00222.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-330-5114 or e-mail me at katie@cavancommercial.com.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on July 15, 2025 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:30 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 via zoom <https://mesa11.zoom.us/j/82508085605>, 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/Design-Review-Board> 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 Chloe Durfee Daniel of their Planning Division staff. She can be reached at 480-644-6714 or Chloe.DurfeeDaniel@mesaaz.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katie Rounds'.

Katie Rounds
Cavan Commercial



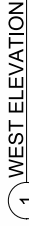
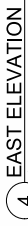
Enclosed: Site Plan, Elevations

EAST (REAR):

EAST (REAR):

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.
- B. ALL WINDOW GLAZING WITHIN 18" OF FLOORS OR ADJACENT DOORS ARE TO BE TEMPERED
- C. ALL EXTERIOR ELECTRICAL OR MECHANICAL PANELS OR BOXES SHALL BE COLOR PAINTED TO MATCH ADJACENT BUILDING SURFACES.

- 1 ALUMINUM FRAME WINDOW SYSTEM WITH 1" INSULATED
OFFSET GLAZING
- 2 DOUBLE 3'-6"x6'-0" STOREFRONT DOORS
- 3 LED WALL PACK
- 4 FIRE RESIST / FIRE DEPARTMENT CONNECTION
- 5 12"x12" ALUMINUM DOOR, PAINT TO MATCH
ADJACENT FINISH COLOR
- 6 12"x20" 114"x2" OVERHEAD SECTIONAL DOOR, PAINT TO MATCH
ADJACENT FINISH COLOR
- 7 HOSE BIB
- 8 PAINTED METAL CORING
- 9 DASHED LINE INDICATES LINE OF ROOF BEYOND
- 10 ENTRY CANOPY
- 11 KNOX BOX AT 547' A.F.F.

[illegible]



City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **June 30, 2025 (DRB HEARING)**

Date: 6/27/2025

I, Dale Cavan (Authorized Signer of Signal Butte Germann, LLC), being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case DRB25-00222 no later than the 30th day of June, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

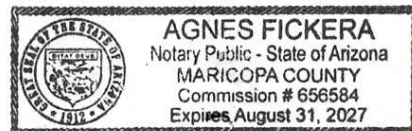
Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me this 27th day of June, 2025.

Agnes Fickera
Notary Public

Case Number: DRB25-00222

Project Name: Signal Butte & Germann Commerce Park





July 7, 2025

RE: Neighborhood Letter- Proposed Business Park Development at 7423 S. Signal Butte Road

Dear Neighbor,

We have applied for a Major Site Plan Modification for the property located at 7423 S. Signal Butte Road (APN: 304-63-996B). This request is for the development of a light industrial business commerce park. The case number assigned to this project is ZON25-00221.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-330-5114 or e-mail me at katie@cavancommercial.com.

This application will be scheduled for consideration by the Mesa Planning & Zoning Board at their meeting held on July 23, 2025 in the City Council Chambers located at 57 East First 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 via zoom <https://mesa11.zoom.us/j/82508085605>, 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 Chloe Durfee Daniel of their Planning Division staff. She can be reached at 480-644-6714 or Chloe.DurfeeDaniel@mesaaz.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katie Rounds'.

Katie Rounds
Cavan Commercial

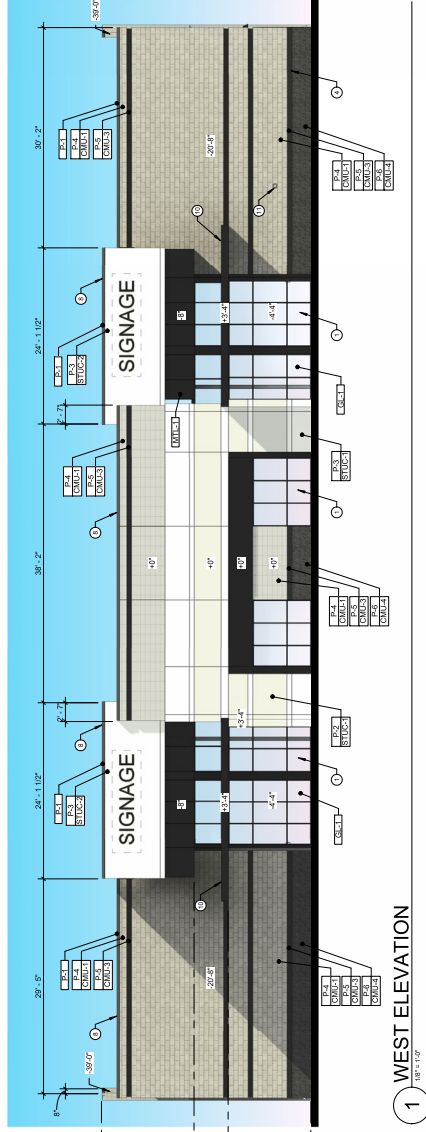


Enclosed: Site Plan, Elevations

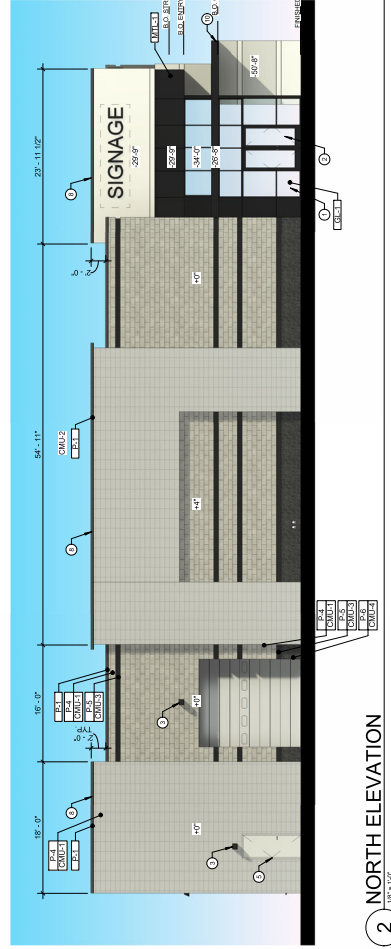
NORTH ISLAND			EAST ISLAND		
RUNNING BOND C&U:			RUNNING BOND C&U:		
STACK BOND C&U TOTAL	516 SF	17.4%	STACK BOND C&U TOTAL	600 SF	33.2%
STACK BOND C&U P&S:			STACK BOND C&U P&S:		
C&U 3-DIM 1. P&S	1601 SF	47.3%	C&U 3-DIM 1. P&S	670 SF	40.0%
C&U 3-DIM 4. P&S	70 SF		C&U 3-DIM 4. P&S	110 SF	
C&U 3-DIM 5. P&S	10 SF		C&U 3-DIM 5. P&S	20 SF	
SPIT FACE C&U TOTAL	1681 SF	5.0%	SPIT FACE C&U TOTAL	800 SF	7.1%
MISCELLANEOUS:			MISCELLANEOUS:		
METAL	200 SF	6.2%	METAL	0 SF	0.0%
STUCCO	950 SF	28.2%	STUCCO	1664 SF	97.9%
TOTAL	2,960 SF	14.2%	TOTAL	2,617 SF	12.9%
SOUTH ISLAND			WEST ISLAND		
RUNNING BOND C&U:			RUNNING BOND C&U:		
STACK BOND C&U TOTAL	1031 SF	17.4%	STACK BOND C&U TOTAL	600 SF	30.0%
STACK BOND C&U P&S:			STACK BOND C&U P&S:		
C&U 3-DIM 1. P&S	1601 SF	47.3%	C&U 3-DIM 1. P&S	400 SF	13.3%
C&U 3-DIM 4. P&S	11 SF		C&U 3-DIM 4. P&S	100 SF	
C&U 3-DIM 5. P&S	12 SF		C&U 3-DIM 5. P&S	30 SF	
SPIT FACE C&U TOTAL	24 SF	5.9%	SPIT FACE C&U TOTAL	530 SF	11.1%
MISCELLANEOUS:			MISCELLANEOUS:		
METAL	200 SF	6.2%	METAL	0 SF	0.0%
STUCCO	60 SF	2.0%	STUCCO	100 SF	2.0%
PAINT	10 SF	0.3%	PAINT	20 SF	0.4%
TOTAL	2,066 SF	19.2%	TOTAL	2,017 SF	24.1%

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.
- B. ALL WINDOW GLAZING WITHIN 18" OF FLOORS OR ADJACENT DOORS ARE TO BE TEMPERED
- C. ALL EXTERIOR ELECTRICAL OR MECHANICAL PANELS OR BOXES SHALL BE COLOR PAINTED TO MATCH ADJACENT BUILDING SURFACES

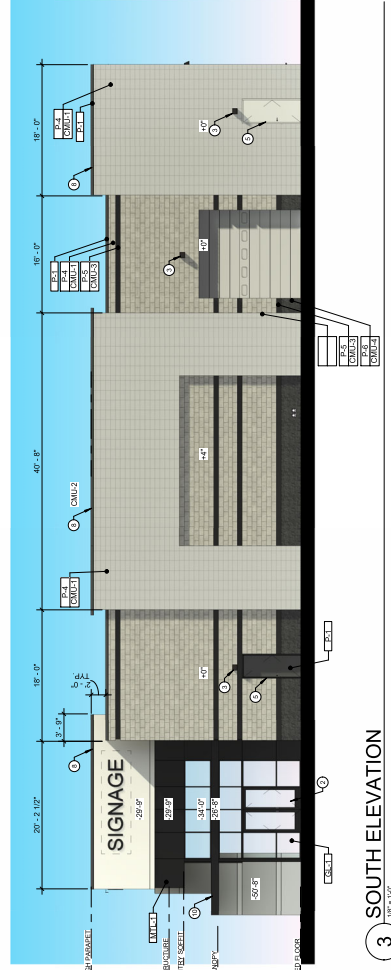
- 1 ALUMINUM FRAME WINDOW SYSTEM WITH 1" INSULATED
OF OFFSET GLAZING
- 2 3/4" x 3/4" x 1/2" STOREFRONT DOORS
- 3 DOWEL LIP WALL PACK
- 4 FIRE RISER / FIRE DEPARTMENT CONNECTION
- 5 3/4" x 6" HOLLOW METAL DOOR PAINT TO MATCH
ADJACENT FINISH COLOR
- 6 12" x 14" OVERHEAD SECTIONAL DOOR TO MATCH
ADJACENT FINISH COLOR
- 7 HOSE BIB
- 8 PAINTED METAL COPING
- 9 DASHED LINE INDICATES LINE OF ROOF BEYOND
ENTRY CANOPY
- 10 ENTRY CANOPY
- 11 KNOX BOX AT 5' 0" A.F.F.



WEST ELEVATION



9 NORTH ELEVATION



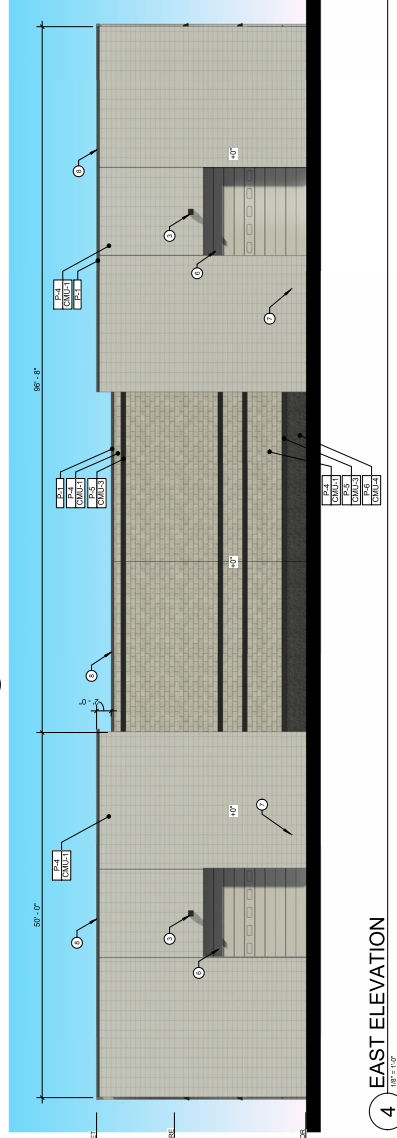
2 SOUTH ELEVATION

PAINT	
P-1	BEHR "BLACK"
P-2	BEHR #134-2 "POLAR GRAY"
P-3	BEHR #100-4 "POLAR BEAR"
P-4	BEHR #134-3 "GREEN"
P-5	BEHR #133-7 "INTELLIGENT"

P-6	BEHR #114-6 "ANCESTRAL"
MASONRY	
CMU-1	8"x8"x16" SMOOTH FACE CMU STANDARD GRAY
CMU-2	12"x8"x16" SMOOTH FACE CMU STANDARD GRAY
CMU-3	8"x8"x16" SPLIT FACE CMU STANDARD GRAY
CMU-4	8"x8"x16" SPLIT FACE CMU STANDARD GRAY

GLASS	1" INSULATED GLAZING UNIT VITRO SOLARBAN 90 (2) CLEAR + CLEAR MILLION FINISH; ARADIA SYSTEMS- DARK BRONZE FINISH A67
STUCCO	STUC-1 7/8" STUCCO OVER CMU STUC-2 1/8" STUCCO OVER METAL STUD DRAINING

MTL-1 ALUMINUM COMPOSITE PANEL: DARK BRONZE



EAST ELEVATION



City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **July 8, 2025 (P&Z HEARING)**

Date: 6/27/2025

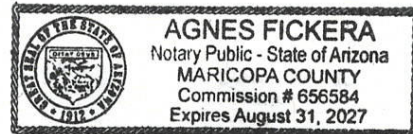
I, Dale Cavan (Authorized Signer of Signal Butte Germann, LLC) , being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case ZON25-00221 no later than the 8th day of July, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me this 27th day of June 2025

Agnes Fickera
Notary Public



Case Number: ZON25-00221

Project Name: Signal Butte & Germann Commerce Park

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 07/07/25

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON24-00038, on 7423 S. Signal Butte. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: _____

meghan liggett

SUBSCRIBED AND SWORN before me on 07/07/25

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA
TIME: 4:00 PM DATE: July 23, 2025
CASE: ZON25-00221
Request: Major Site Plan Modification and amending
Condition of Approval No. 1 for case ZON24-00038
for the development of an approximately 45,000±
square foot industrial development. (District 6)
Applicant: Katie Rounds
Phone: (602) 330-5114
Planning Division (480) 644-2385
Posting date: 7/7/25

Add a Caption

Monday • Jul 7, 2025 • 1:02 PM

Adjust

IMG_0337

Apple iPhone 14 Pro Max

HEIF

Main Camera — 24 mm $f1.78$

12 MP • 3024 × 4032 • 1.9 MB

WARM

ISO 64

48 mm

0 ev

$f1.78$

1/9804 s



Adjust

