



Louis Andersen  
County Manager

MEETING DATE: NOVEMBER 18, 2020

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **CSR-005-20 (Ocotillo Trails Marketplace) Amendment of CSR-001-07**

CASE COORDINATOR: GILBERT OLGIN

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***Executive Summary:***

A comprehensive sign package, **CSR-005-20**, to allow two 11'-10" tall monument signs, amend the comprehensive sign review package CSR-001-07. The request exceeds the current Pinal Sign Code Chapter 2.145.130 (B) by the addition of one Monument Sign on East Ocotillo Road.

**If This Request is Approved:**

If this comprehensive sign package is approved, it would allow the applicant to install the approved signs along North Ironwood Road and East Ocotillo Road as designed.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval of the request as submitted in the applicant's application.

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**TAX PARCELS:** 104-24-013G, 104-24-013C, 104-24-013E, 104-24-013F & 104-24-013J; Legal on file

**LANDOWNER:** Ocotillo & Ironwood Partners

**APPLICANT/AGENT:** Andrew Chi, Chi Planning Consultants/Fred Sullenberger, Az Commercial Signs

**REQUESTED ACTION & PURPOSE:** A Comprehensive Sign Review Package request by Ocotillo & Ironwood Partners / Arizona Commercial Signs to allow the installation of two 11'-10" tall monument signs along North Ironwood Road and East Ocotillo Road with an area of 148± sq. ft.

Staff notes one of the two proposed monuments, only one monument sign is being proposed under 2.145.150. - Flexibility provisions, which requires Board approval.

**LOCATION:** The Property is located at the northeast corner of N. Ironwood Drive and E. Ocotillo Road.

**MONUMENT SIGNAGE SIZE:**

Along North Ironwood Road:

Height: 11'-10"

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Width: 12'-9"

Area: 74± sq. ft.

Along East Ocotillo Road:

Height: 11'-10"

Width: 12'-9"

Area: 74± sq. ft.

#### **ANALYSIS:**

##### **Comparison to the initially approved CSR-001-07:**

In 2007, the Comprehensive Sign Committee denied the previous owner's request of proposing a monument sign for each pad. There is a total of five (5) pad parcels and three (3) in-line parcels, for a total of eight (8) parcels that are within the Ocotillo Trails Marketplace development.

- There are four (4) pad parcels and two (2) inline parcels that abut Ironwood Drive.
- There are two (2) pad parcels and one (1) inline parcel that abut Ocotillo Road.

The proposal to allow each of the five (5) pad parcels a monument sign plus two (2) neutral (in-line) monument signs is why the CSC denied the owner's request because of excessive signage.

The current proposal, CSR-005-20, this request is for the Pinal County Planning Department Staff and the Pinal County Board of Supervisors to take another look at the owner's proposal to add two (2) monument signs for the development in-addition to the three (3) that already exist on-site, for a total of five (5) monument signs. The Pinal County Zoning Code Section 2.145.130 gives Ocotillo Trails Marketplace the ability to have, by right, three (3) monument signs along Ironwood Drive and two (2) monument signs along Ocotillo Road, with a Comprehensive Sign Plan flexibility to allow one (1) additional monument sign along Ocotillo Road.

Staff notes due to this deviation from the approved CSR-001-07 an action meeting with the Board of Supervisors is required by the Pinal County Development Services Code. (2.145.150. A.).

**DIRECTOR'S RECOMMENDATION:** After a careful review of the applicant's application, I have determined that the proposed request, although in violation of case #CSR-001-07, is not in excess of what the Pinal County Development Services code recommends and the application is recommended for approval.

## PROCEDURE AND APPLICATION FOR A COMPREHENSIVE SIGN REVIEW

Chapter 2.145, Section 150; **Flexibility Provisions** of the Pinal County Development Services Code sets forth a procedure, which provides flexibility in the Sign Code for signs, or sign packages not allowed in Chapter 2.145, Sections 030 through 140, or as the result of a stipulation to a zoning approval. The procedures include the use of sign review to receive additional design flexibility for signs.

### **Submittal Package**

One (1) paper copy and a digital version of the following should be submitted with the sign application to be reviewed by the Sign Review Committee including:

- A justification letter describing the request and how the sign structure, materials, and colors are compatible with the project's building architecture. Include a list in outline form of each sign requested, both freestanding and wall, to include verbiage, area in square feet, and height.
- An inventory and photographs of any or all-existing freestanding signs on site.
- Preliminary Site Plan containing:
  - A vicinity map showing the location of the property in relation to adjoining properties.
  - Provide a north arrow, date of plan preparation, with subsequent revision dates. Project title and address/parcel number. Architect and/or consultant's name, address, and telephone number. Property owner name, address, and telephone number.
  - Provide a data table on the site plan that includes existing zoning and the net site area.
  - Show property boundaries and dimensions.
  - Show adjacent street right-of-way, existing and proposed; and existing/proposed street and sidewalk noted to centerline.
  - Show location of conceptual or existing landscape concepts including trees, shrubs, ground covers, berms, and screen walls.
  - Show location of proposed freestanding signs including dimensions, height, material and colors, and method of illumination.
  - Include elevations of buildings showing wall sign locations and dimensions.
  - When more than one sign is located on a property, or where more than one building or business is located in a single development project, such as a shopping center, a Comprehensive Sign Package shall be submitted demonstrating consistency and uniformity among signs within the project. The requirements of a Comprehensive Sign Package shall apply to all businesses within a related project, even if the properties have been subdivided. Revisions or amendments to the Comprehensive Sign Package shall require documentation from all tenants on the property prior to approval.
- Application submittal fees in the amount of \$1,187.00

### **Procedure**

Upon complete submittal staff will review the application and determine if the request can be administratively approved or if the proposal requires Board of Supervisors approval, please see PCDSC Chapter 2.145 for more information. If BOS approval is required, Please allow up to 12 weeks for a hearing.

\*\*\* Your application can also be submitted digitally (via email or FTP site or online portal) please call or email the Planning Division for more information, There is a processing fee for online payments please follow this link for more information: <http://www.pinalcountyz.gov/CommunityDevelopment/Pages/OnlinePaymentsInfo.aspx>

COMMUNITY DEVELOPMENT  
Planning Division



Louis Andersen  
County Manager

**APPLICATION FOR COMPREHENSIVE SIGN REVIEW IN AN UNINCORPORATED AREA PINAL COUNTY, ARIZONA**  
(Applications Must Be Typed or Written in Ink)

**Comprehensive Sign Review & Property Information:** (feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

Project Name: \_\_\_\_\_

Owner/Applicant: \_\_\_\_\_

Address: \_\_\_\_\_ Phone/Fax: \_\_\_\_\_

Parcel #: \_\_\_\_\_ Project Address: \_\_\_\_\_

Property Zoning: \_\_\_\_\_ Case(s): \_\_\_\_\_ SPR Case: \_\_\_\_\_

Present Use of Property: \_\_\_\_\_

Proposed Use of Property: \_\_\_\_\_

Total # of Signs Proposed: \_\_\_\_\_ Total Square Feet of Signage Proposed: \_\_\_\_\_

Deviations Being Requested: \_\_\_\_\_

Is this an Amendment of a previously approved Comprehensive Sign Review Package? \_\_\_\_\_ If yes what is the case number: CSR - \_\_\_\_\_

Is there a zoning violation on the property for which the owner has been cited? YES **NO**

If yes, zoning violation # \_\_\_\_\_

INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
Planning Division

31 North Pinal Street, Building F, PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530  
www.pinalcountyyaz.gov



## PINAL COUNTY COMPREHENSIVE SIGN REVIEW APPLICATION

### IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- ☐ A justification letter describing the request and how the sign structure, materials, and colors are compatible with the project's building architecture. Include a list in outline form of each sign requested, both freestanding and wall, to include verbiage, area in square feet, and height.
- ☐ An inventory and photographs of any existing freestanding or attached signs on site.
- ☐ Preliminary Site Plan containing:
  - A vicinity map showing the location of the property in relation to adjoining properties.
  - Provide a north arrow, date of plan preparation, with subsequent revision dates. Project title and address/parcel number. Architect and/or consultant's name, address, and telephone number. Property owner name, address, and telephone number.
  - Provide a data table on the site plan that includes existing zoning and the net site area.
  - Show property boundaries and dimensions.
  - Show adjacent street right-of-way, existing and proposed; and existing/proposed street and sidewalk noted to centerline.
  - Show location of conceptual or existing landscape concepts including trees, shrubs, ground covers, berms, and screen walls.
  - Show location of proposed freestanding signs including dimensions, height, material and colors, and method of illumination.
  - Include elevations of buildings showing wall sign locations and dimensions.
  - When more than one sign is located on a property, or where more than one building or business is located in a single development project, such as a shopping center, a Comprehensive Sign Package shall be submitted demonstrating consistency and uniformity among signs within the project. The requirements of a Comprehensive Sign Package shall apply to all businesses within a related project, even if the properties have been subdivided. Revisions or amendments to the Comprehensive Sign Package shall require documentation from all tenants on the property prior to approval.
- ☐ Property owner(s) authorization (attached to this application).
- ☐ Non-refundable application submittal fees in the amount of \$1,187.00
- ☐ Submit one copy and a CD or Jump Drive which contains a copy of the application and narrative in PDF format.  
\*This will not be needed if submitted through the online system please call us for more information on how to use the online portal

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

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Name of Landowner (Applicant) Address & Phone Number

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Signature of Landowner (Applicant)

E-Mail Address

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Name of Agent

Address

Phone Number

*Andrew Chi*

*[Signature]*

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Signature of Agent

E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable

# OCOTILLO TRAILS MARKETPLACE COMPREHENSIVE SIGN PLAN PROJECT NARRATIVE

OCTOBER 30, 2020

Ocotillo Trails Marketplace is a commercial development located at the northeast corner of N. Ironwood Drive and E. Ocotillo Road. Constructed in 2007, the development consists of 86,522 square feet of gross floor area, with five (5) pad parcels and three (3) in-line parcels, for a total of eight (8) parcels. Within those parcels are four (4) detached pad buildings and two (2) in-line buildings, one of which includes the anchor tenant. Ocotillo Trails Marketplace is zoned CB-2 (General Business Zone) and serves the adjacent neighborhoods that surround the development and San Tan Valley.

In 2007, a Comprehensive Sign Plan was submitted to the Pinal County Planning Department for Comprehensive Sign Review (CSR), Case# CSR-001-07. The building sign design standards were approved by the Comprehensive Sign Review Committee, but the original freestanding monument sign proposals were rejected by the committee due to the excessive amount of monument signs proposed. Only three (3) total monument signs were approved for the development.

## 2007 CSP Proposal & Denial by Pinal County

In 2007, the Comprehensive Sign Committee denied the previous owner's request of proposing a monument sign for each pad. There is a total of five (5) pad parcels and three (3) in-line parcels, for a total of eight (8) parcels that are within the Ocotillo Trails Marketplace development.

- There are four (4) pad parcels and two (2) inline parcels that abut Ironwood Drive.
- There are two (2) pad parcels and one (1) inline parcel that abut Ocotillo Road.

The proposal to allow each of the five (5) pad parcels a monument sign plus two (2) neutral (in-line) monument signs is why the CSC denied the owner's request because of excessive signage:

The requested sign for each pad is denied by the committee due to excessive signage. Your request to move sign #2 to corner to be considered neutral has been determined by the Committee that corner is not considered neutral and would block visibility for motorists.

## 2020 CSP Proposal & Analysis

This request is for the Pinal County Planning Department Staff and the Pinal County Board of Supervisors to take another look at the owner's proposal to add two (2) monument signs for the development in-addition to the three (3) that already exist on-site, for a total of five (5) monument signs. The Pinal County Zoning Code Section 2.145.130 gives Ocotillo Trails Marketplace the ability to have, by right, three (3) monument signs along Ironwood Drive and two (2) monument signs along Ocotillo Road, with a Comprehensive Sign Plan flexibility to allow one (1) additional monument sign along Ocotillo Road.

Below is a breakdown of what is allowed per street based on the length of each frontage and the number of driveways:

- Ironwood Drive frontage length: 934.95 feet:
  - First 300 feet: 1 monument sign (Driveway 1)
  - Next 200 feet: 1 monument sign (Driveway 2)
  - Next 200 feet: 1 monument sign (Driveway 3)
  - Remaining frontage length: 234.95 feet (1 more monument sign would be allowed but that would mean a 4<sup>th</sup> driveway would need to be built).
- Ocotillo Road frontage length: 678.48 feet:
  - First 300 feet: 1 monument sign (Driveway 1)
  - Next 200 feet: 1 monument sign (Driveway 2)
  - Remaining frontage length: 178.48 feet (21.52 feet short to allow a 3<sup>rd</sup> monument sign at the 3<sup>rd</sup> Driveway, which is why a CSP is needed).

The difference between this 2020 proposal versus the 2007 proposal is the reduction of monument signs proposed:

- 2007 Proposal:
  - Ironwood Road: 5 monument signs proposed
  - Ocotillo Road: 3 monument signs proposed
  - TOTAL: 8 possible monument signs proposed for the development
- 2020 Proposal:
  - Ironwood Road: 3 monument signs proposed
  - Ocotillo Road: 3 monument signs proposed
  - TOTAL: 6 possible monument signs proposed for the development

For this 2020 proposal to amend the 2007 CSP, six (6) total monument signs for the development is not "excessive," given the fact that:

- 1) The development is already allowed five monument signs by right,
- 2) There are three driveways along Ironwood Drive which allows three monument signs, and three driveways along Ocotillo Road which would allow three monument signs if there was enough frontage, and
- 3) The two new monument signs will be greater than 100 feet from other monument signs.

Ocotillo Road only needs an additional 21.52 feet of street frontage to achieve a 3<sup>rd</sup> monument sign, which is why the owner is requesting a Comprehensive Sign Plan amendment to achieve the 3<sup>rd</sup> monument sign, as one of the justifications. Another justification for a CSP amendment is that the proposed 3<sup>rd</sup> monument sign along Ocotillo Road will be 250 feet from the existing monument sign, which is adequate separation; and when viewed from the street, it would not appear "excessive" whatsoever.

#### **Request**

Andrew Chi Planning Consultants (Agent& Applicant), on behalf of Arizona Commercial Signs (Agent, Applicant & Sign Company) and Diversified Partners (Owner), has produced a quality, modern, and up-to-date Comprehensive Sign Plan for Ocotillo Trails Marketplace to update the following:

- Modernize the building sign and placement standards for all in-line tenants and pad buildings.
- Propose a total of three (3) new freestanding monument signs on top of the three (3) that exists.
- Request a Comprehensive Sign Program review and flexibility option to allow a 3<sup>rd</sup> freestanding monument sign along Ocotillo Road due to the fact that the frontage length along Ocotillo Road is 21.52 feet short to allow a 3<sup>rd</sup> monument sign at the 3<sup>rd</sup> Driveway

We request a speedy yet comprehensive review by Planning Department Staff and approval by the Board of Supervisors so that Ocotillo Trails Marketplace can attract new tenants and maintain existing tenants to continue the economic health of the center and the economic health of San Tan Valley and Pinal County.

Thank you,



**Andrew Chi**  
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**CONTACT: KELLY GANTNER**  
**PHONE: 602.763.7268 (cellular)**  
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**EMAIL: ANDREW@ANDREWCHIPLANNING.COM**



# OCOTILLO TRAILS MARKETPLACE

**COMPREHENSIVE SIGN PLAN**

**40885 N. IRONWOOD DR. | SAN TAN VALLEY**

PROJECT NARRATIVE & JUSTIFICATIONS

OCOTILLO TRAILS MARKETPLACE  
COMPREHENSIVE SIGN PLAN  
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Frederick Sullenberger

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AERIAL & COUNTY PARCELS

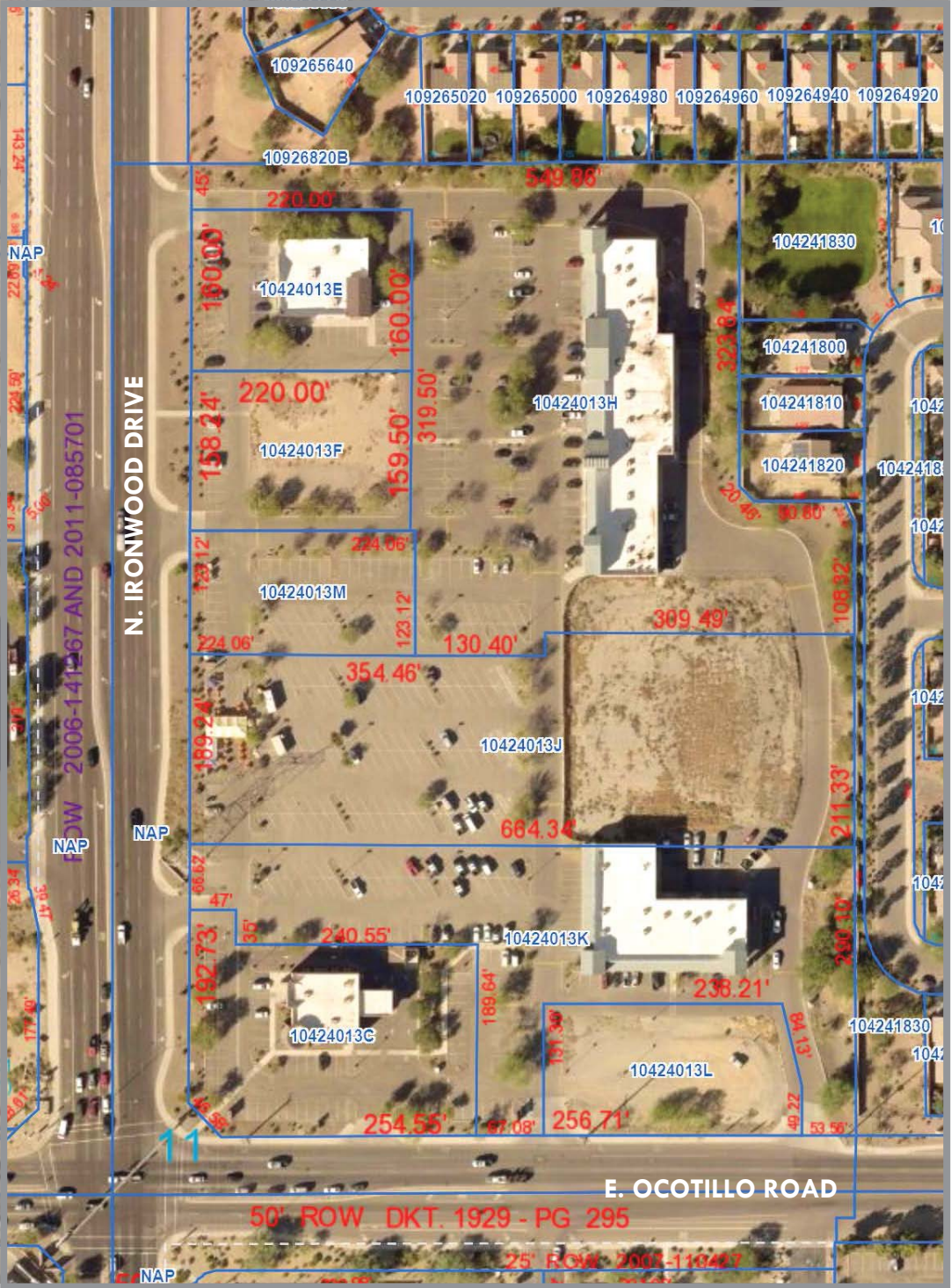


2020 AERIAL



Development Information:  
Zoning District: CB-2  
Gross Floor Area: 86,522 Sq Ft  
Addresses: 41009, 40975, 40955, 40885, 40773, & 40767 N. Ironwood Dr.

PARCEL MAP (2017 AERIAL)



Parcel Numbers:  
104-24-013C, 104-24-013E, 104-24-013F, 104-24-013H,  
104-24-013J, 104-24-013K, 104-24-013L, & 104-24-013M



OLD CSR REF. #: CSR-001-07

SIGN CRITERIA

THIS CRITERIA HAS BEEN DEVELOPED TO INSURE DESIGN COMPATIBILITY AMONG ALL SIGNS AT OCOTILLO TRAILS MARKETPLACE. CONFORMANCE TO THIS CRITERIA WILL BE STRICTLY ENFORCED. ANY SIGN INSTALLED THAT IS NOT CONFORMING TO THIS CRITERIA AND NOT APPROVED BY DEVELOPER/LANDLORD MUST BE REMOVED OR BROUGHT INTO CONFORMANCE BY THE APPLICANT AND/OR ITS SIGN CONTRACTOR. THE LANDLORD SHALL APPROVE ALL SIGNS, IN WRITING, PRIOR TO INSTALLATION. SIGN PERMITS MUST BE OBTAINED FROM PINAL COUNTY.

THE FOLLOWING IS A DESCRIPTION OF THE DESIGN CRITERIA:

GENERAL SIGNAGE REQUIREMENTS

ANY REFERENCE HEREIN TO THE WORD TENANT OR TENANTS SHALL BE CONSTRUED TO BE THE SAME AS OWNER OR OWNERS.

1. THE LANDLORD SHALL REVIEW THE SHOP DRAWINGS AND SPECIFICATION OF THE (2) TWO SETS AND (1) ONE SET RETURNED TO THE APPLICANT MARKED “APPROVED”, “APPROVED AS NOTED”, OR “REVISED AND RE-SUBMIT”.
2. “REVISE AND RE-SUBMIT” DRAWINGS WILL BE RETURNED TO THE APPLICANT WITH COMMENTS. THESE DRAWINGS SHALL BE REVISED BY THE APPLICANT AND RE-SUBMITTED TO THE LANDLORD FOR ITS APPROVAL.
3. UPON RECEIPT OF THE LANDLORD’S APPROVAL, APPLICANT SHALL PROCEED WITH PINAL COUNTY PERMIT PROCESS. SUBSEQUENT TO COUNTY APPROVAL, APPLICANT MAY PROCEED WITH INSTALLATION.
4. NO SIGNS, ADVERTISEMENTS, NOTICES, OR OTHER LETTERING SHALL BE EXHIBITED, INSCRIBED, PAINTED, OR AFFIXED ON ANY PART OF A SIGN, EXCEPT LETTERING AND/OR GRAPHICS WHICH HAVE RECEIVED THE PRIOR WRITTEN APPROVAL OF THE DEVELOPER/LANDLORD.
5. APPLICANT OR ITS REPRESENTATIVES SHALL OBTAIN ALL PERMITS FOR ITS EXTERIOR SIGN AND ITS INSTALLATION. APPLICANT SHALL BE RESPONSIBLE FOR ALL REQUIREMENTS AND SPECIFICATIONS.
6. APPLICANT SHALL HAVE THE SOLE RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE STATUTES/CODES, ORDINANCES, OR OTHER REGULATIONS FOR ALL WORK PERFORMED ON THE PREMISES BY OR ON BEHALF OF THE APPLICANT.
7. THE LANDLORD’S APPROVAL OF APPLICANT’S PLANS, SPECIFICATIONS, CALCULATIONS, OR WORK SHALL NOT CONSTITUTE AN IMPLICATION, REPRESENTATION, OR CERTIFICATION BY THE LANDLORD THAT SAID ITEMS ARE IN COMPLIANCE WITH APPLICABLE STATUTES/CODES, ORDINANCES, OR OTHER REGULATIONS.
8. ALL SIGNAGE IS SUBJECT TO PINAL COUNTY APPROVAL AND THIS MASTER SIGN EXHIBIT. DEVELOPER/LANDLORD WILL SUPPORT ALL APPLICATIONS FOR SIGNS IN COMPLIANCE WITH THIS EXHIBIT BUT CANNOT GUARANTEE CITY APPROVAL.
9. TENANTS CAN HAVE (4) FOUR SIGNS TOTAL, (1) ONE PER ELEVATION, INCLUDING MODIFIERS AND DESCENDERS.
10. SIGNS SHALL BE CONSTRUCTED AND INSTALLED AT TENANT’S EXPENSE.
11. TENANT AND THE TENANT’S CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY INSTALLATION OR REMOVAL OF ANY SIGNAGE.
12. ALL SIGN BOLTS, FASTENINGS, SLEEVES, AND CLIPS SHALL BE OF HOT DIPPED GALVANIZED IRON, STAINLESS STEEL, ALUMINUM, BRASS, OR BRONZE AND NO BLACK IRON MATERIAL OF ANY TYPE WILL BE PERMITTED.
13. NO LABELS SHALL BE PERMITTED ON THE EXPOSED SURFACE OF SIGNS, EXCEPT THOSE REQUIRED BY LOCAL ORDINANCE. THOSE REQUIRED SHALL BE APPLIED IN AN INCONSPICUOUS LOCATION.
14. ANY PENETRATIONS OF THE BUILDING STRUCTURE REQUIRED FOR SIGN INSTALLATION SHALL BE NEATLY SEALED IN A WATERTIGHT CONDITION.





OLD CSR REF. #: CSR-001-07

16. ALL EXPOSED METALS SHALL BE PAINTED TO RENDER THEM INCONSPICUOUS.
17. NO EXPOSED TUBING, CONDUIT, WILL BE PERMITTED. ALL CONDUCTORS, TRANSFORMERS, AND OTHER EQUIPMENT SHALL BE CONCEALED. RACEWAYS AT LANDLORDS DISCRETION.
18. ALL ELECTRICAL SIGNS SHALL BEAR THE UL LABEL AND BE MOUNTED ON TOP OF LETTERS.
19. ALL SIGNS SHALL CONFORM TO THE UNIFORM BUILDING CODE STANDARDS.
20. ALL ELECTRICAL SIGNS SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE STANDARDS.
21. TENANT SHALL BE LIABLE FOR THE OPERATION OF THEIR SIGN CONTRACTOR.
22. PAINTED LETTERING WILL NOT BE PERMITTED.
23. FLASHING, MOVING, OR AUDIBLE SIGNS WILL NOT BE PERMITTED WITH THE EXCEPTION OF DRIVE-THRU MENU BOARDS AND SPEAKERS.
24. LOGOS MAY BE PERMITTED. ALL LOGOS MAY BE PAN-CHANNEL WITH COMPANY GRAPHICS AND MUST BE APPROVED BY THE LANDLORD.
25. STANDARD WHITE VINYL DIE CUT COPY MAY BE USED TO DISPLAY HOURS OF BUSINESS, EMERGENCY NUMBERS, ETC. ALL WINDOW GRAPHICS AND DISPLAYS SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPER/LANDLORD PRIOR TO FABRICATION OR IMPLEMENTATION.
26. WALL SIGNS SHALL CONSIST OF INDIVIDUAL INTERNALLY ILLUMINATED LED ILLUMINATED PAN-CHANNEL LETTERS. THESE LETTERS SHALL BE MOUNTED ON THE BUILDING FASCIA IN THE AREA ALLOCATED FOR SIGN BY THE DEVELOPER/LANDLORD.
27. LETTER STYLE AND COLOR SHALL BE SUBJECT TO THE APPROVAL BY THE DEVELOPER/LANDLORD.

ANCHOR PAD TENANT ■ ■ ■ ■ ■ ■ ■ ■ ■ ■

1. AN ANCHOR PAD TENANT IS DEFINED AS A FREE STANDING BUILDING IN THE SHOPPING COMPLEX. ANCHOR PAD TENANTS MAY HAVE (1) SIGN PER ELEVATION, DEPENDING ON BUILDING ELEVATIONS.
2. ALL SIGNAGE FOR ANCHOR PAD TENANTS SHALL BE CALCULATE SIGNAGE BY THE FOLLOWING FORMULA: (1.25) SQUARE FOOT TO (1) LINEAR FOOT MAXIMUM (USING STREET FRONTAGE ELEVATION), (1) SQUARE FOOT TO (1) LINEAL FOOT OF FRONTAGE FOR ALL OTHER ELEVATIONS. NO SIGN TO EXCEED 90% OF LEASED FRONT. FOR TENANTS OCCUPYING LESS THAN (50) FIFTY FEET OF FRONTAGE MAY GET (40) FORTY SQUARE FEET OF SIGN AREA.
3. TYPE OF SIGNAGE: PAN-CHANNEL LETTERS.
- A. PAN-CHANNEL LETTERS: RETURNS 5”, MADE OF ALUMINUM.
- B. MAJOR TENANT’S FACES MAY USE CORPORATE COLORS PER INDIVIDUAL CORPORATE IDENTITIES.
- C. TRIM CAP COLORS MAY USE CORPORATE COLORS PER INDIVIDUAL CORPORATE IDENTITIES.
- D. LETTER RETURNS MAY USE MORE CORPORATE COLORS PER INDIVIDUAL CORPORATE IDENTITIES.
- E. LETTERS WITH A GREATER STROKE OF 5.5” MUST BE DOUBLE STROKE LED’S.
- F. LED COLOR TO MATCH ACRYLIC FACES.
- G. LOGOS MAY BE PAN-CHANNEL LETTERS WITH COMPANY GRAPHICS.
- H. MAXIMUM LETTER HEIGHT: NOT TO EXCEED 60” HEIGHT ONE LINE OF COPY. TWO LINES OF COPY MAY NOT EXCEED 60”.
- I. NATIONAL FRANCHISE MAY USE THEIR CUSTOM NATIONAL COLORS.



RESTAURANT TENANT ■ ■ ■ ■ ■ ■ ■ ■

- 1. RESTAURANT TENANTS MAY HAVE (1) SIGN PER ELEVATION, DEPENDING ON BUILDING ELEVATIONS.
- 2. ALL SIGNAGE FOR RESTAURANT TENANTS SHALL BE CALCULATE SIGNAGE BY THE FOLLOWING FORMULA: (1.25) SQUARE FOOT TO (1) LINEAR FOOT MAXIMUM (USING STREET FRONTAGE ELEVATION), (1) SQUARE FOOT TO (1) LINEAL FOOT OF FRONTAGE FOR ALL OTHER ELEVATIONS. NO SIGN TO EXCEED 90% OF LEASED FRONT. FOR TENANTS OCCUPYING LESS THAN (50) FIFTY FEET OF FRONTAGE MAY GET (40) FORTY SQUARE FEET OF SIGN AREA.
- 3. TYPE OF SIGNAGE: PAN-CHANNEL LETTERS.
  - A. PAN-CHANNEL LETTERS: RETURNS 5”, MADE OF ALUMINUM.
  - B. MAJOR TENANT’S FACES MAY USE CORPORATE COLORS PER INDIVIDUAL CORPORATE IDENTITIES.
  - C. TRIM CAP COLORS MAY USE CORPORATE COLORS PER INDIVIDUAL CORPORATE IDENTITIES.
  - D. LETTER RETURNS MAY USE MORE CORPORATE COLORS PER INDIVIDUAL CORPORATE IDENTITIES.
  - E. LETTERS WITH A GREATER STROKE OF 5.5” MUST BE DOUBLE STROKE LED’S.
  - F. LED COLOR TO MATCH ACRYLIC FACES.
  - G. LOGOS MAY BE PAN-CHANNEL LETTERS WITH COMPANY GRAPHICS. DEFINITION (PAN-CHANNEL) .125” ACRYLIC FACE, ¾” TRIM CAP, 5” RETURNS.
  - H. MAXIMUM LETTER HEIGHT: NOT TO EXCEED 44”, ONE OR TWO LINES OF COPY.
  - J. NATIONAL FRANCHISE MAY USE THEIR CUSTOM NATIONAL COLORS.

IN-LINE TENANTS ■ ■ ■ ■ ■ ■ ■ ■

- 1. IN-LINE TENANTS MAY HAVE (1-3) SIGN(S) PER ELEVATION, DEPENDING ON BUILDING ELEVATIONS.
- 2. ALL SIGNAGE FOR IN-LINE TENANTS SHALL BE CALCULATE SIGNAGE BY THE FOLLOWING FORMULA: (1.25) SQUARE FOOT TO (1) LINEAR FOOT MAXIMUM (USING STREET FRONTAGE ELEVATION), (1) SQUARE FOOT TO (1) LINEAL FOOT OF FRONTAGE FOR ALL OTHER ELEVATIONS. NO SIGN TO EXCEED 90% OF LEASED FRONT. FOR TENANTS OCCUPYING LESS THAN (50) FIFTY FEET OF FRONTAGE MAY GET (40) FORTY SQUARE FEET OF SIGN AREA.
- 3. TYPE OF SIGNAGE: PAN CHANNEL LETTERS.
  - A. PAN-CHANNEL LETTERS: RETURNS 5”, MADE OF ALUMINUM.
  - B. MAJOR TENANT’S FACES MAY USE CORPORATE COLORS PER INDIVIDUAL CORPORATE IDENTITIES.
  - C. TRIM CAP COLORS MAY USE CORPORATE COLORS PER INDIVIDUAL CORPORATE IDENTITIES.
  - D. LETTER RETURNS MAY USE MORE CORPORATE COLORS PER INDIVIDUAL CORPORATE IDENTITIES.
  - E. LETTERS WITH A GREATER STROKE OF 5.5” MUST BE DOUBLE STROKE LED’S.
  - F. LED COLOR TO MATCH ACRYLIC FACES.
  - G. LOGOS MAY BE PAN-CHANNEL LETTERS WITH COMPANY GRAPHICS. RETURNS TO MATCH.
  - H. MAXIMUM LETTER HEIGHT: NOT TO EXCEED 48” HEIGHT ONE OR TWO LINES OF COPY.
  - J. NATIONAL FRANCHISE MAY USE THEIR CUSTOM NATIONAL COLORS.



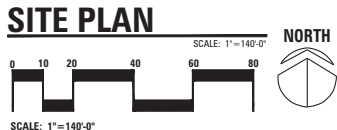
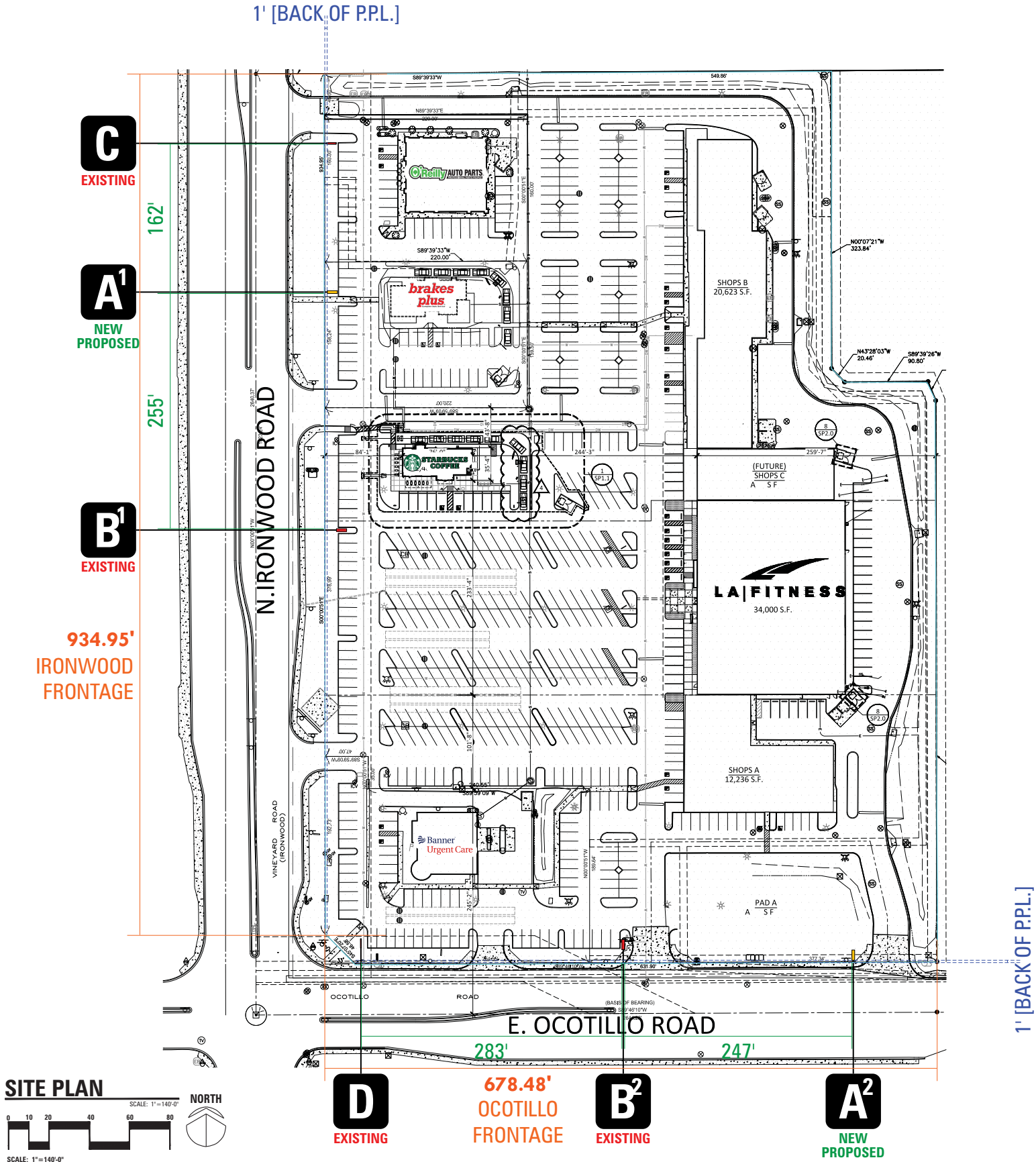
OLD CSR REF. #: CSR-001-07

MONUMENT SIGNS ■ ■ ■ ■ ■ ■ ■ ■

1. THERE ARE (2) TWO **EXISTING** MONUMENT SIGNS [80SF][11'-10"H], (1) ONE ON EAST OCOTILLO ROAD & (1) ONE ON NORTH IRONWOOD ROAD.
- THERE IS (1) ONE **EXISTING** MONUMENT SIGN [40SF][7'-6"H], (1) ONE ON EAST OCOTILLO ROAD.
- THERE IS (1) ONE **EXISTING** MONUMENT SIGN [39SF][7'-11"H], (1) ONE ON NORTH IRONWOOD ROAD.
- THERE ARE (2) TWO **NEW PROPOSED** MONUMENT SIGNS [80SF][11'-10"H], (1) ONE ON EAST OCOTILLO ROAD & (1) ONE ON NORTH IRONWOOD ROAD.
2. SIGNS WILL BE 11 FT 10 IN HEIGHT [MAJOR] 11 FT 10 IN HEIGHT [MINOR] INCLUDING EMBELLISHMENT.
3. SQUARE FOOTAGE OF EACH SIGN WILL BE 80.00 SQUARE FEET MAXIMUM [MAJOR] 40.00 SQUARE FEET MAXIMUM [MINOR].
4. TENANT COPY WILL BE ROUT OUT BACK UP ACRYLIC.
5. PANELS WILL BE OPAQUE.
6. SIGNS WILL REFLECT ARCHITECTURE AND COLOR OF THE BUILDINGS.



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**PROJECT PERMIT INFORMATION:**

PROJECT ADDRESS:  
■ 40885 NORTH IRONWOOD DRIVE  
SAN TAN VALLEY, ARIZONA 85140

SECTION: ■ 17 TOWNSHIP: ■ 02S RANGE: ■ 08E

ARIZONA PARCEL NUMBER(S) [APN]: ■ 104-24-013G, 104-24-013C, 104-24-013E, 104-24-013F, 104-24-013J PROPERTY ZONING: ■ CB-2 [General Business Commercial]

PARCEL USE CODE(S) [PUC]: ■ 2827 LOT SIZE: ■ 718,111 SQ.FT.

JURISDICTION:  
■ NO CITY/TOWN JURISDICTION - PINAL COUNTY

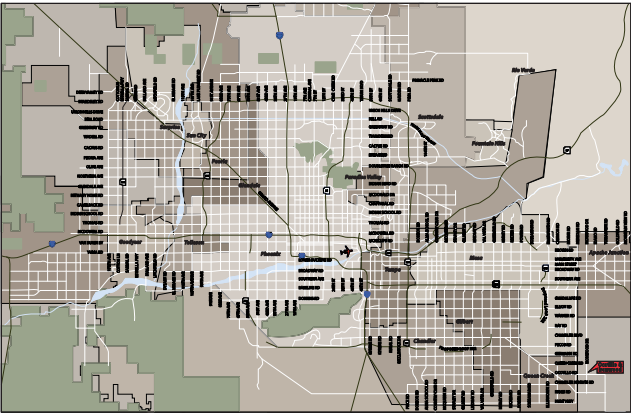


**SITE PLAN LEGEND / SEAL APPROVAL:**

- = PROPERTY LINES
- = EXISTING FREESTANDING MONUMENT SIGNAGE
- = NEW PROPOSED FREESTANDING MONUMENT SIGNAGE
- = SETBACK FROM P.P.L.
- = SPACING BETWEEN PROPOSED & EXISTING MONUMENTAL STRUCTURES ON PROPERTY
- = ARTERIAL PARCEL/PROPERTY FRONTAGE LENGTHS



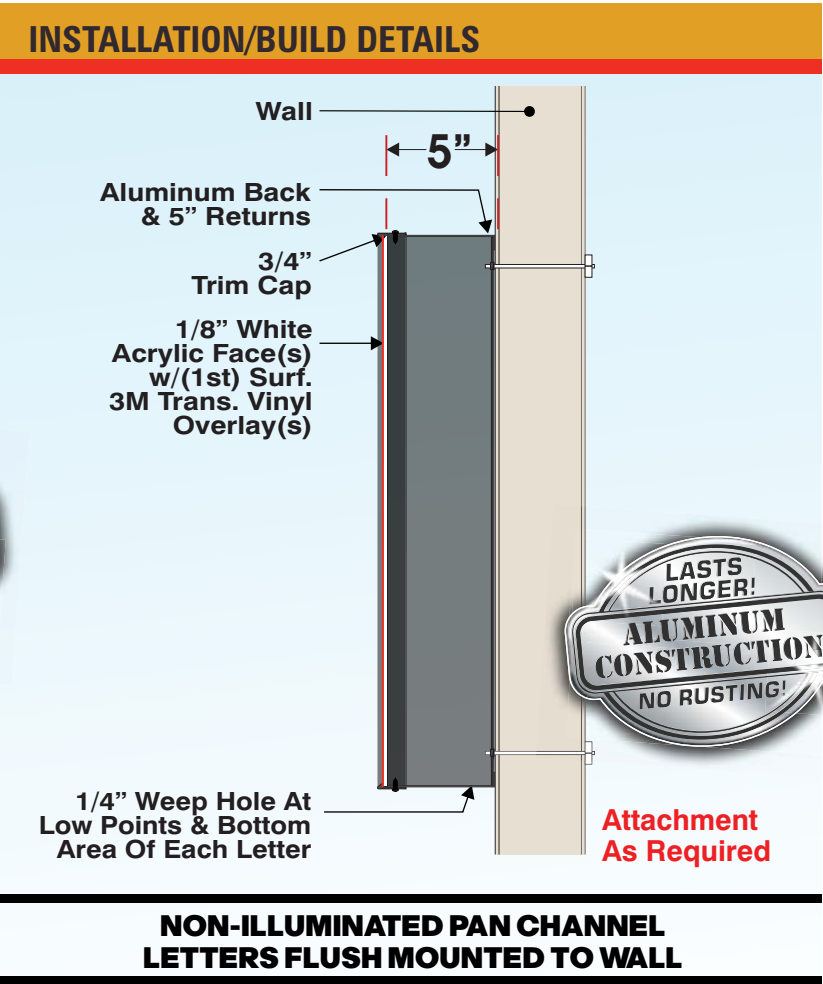
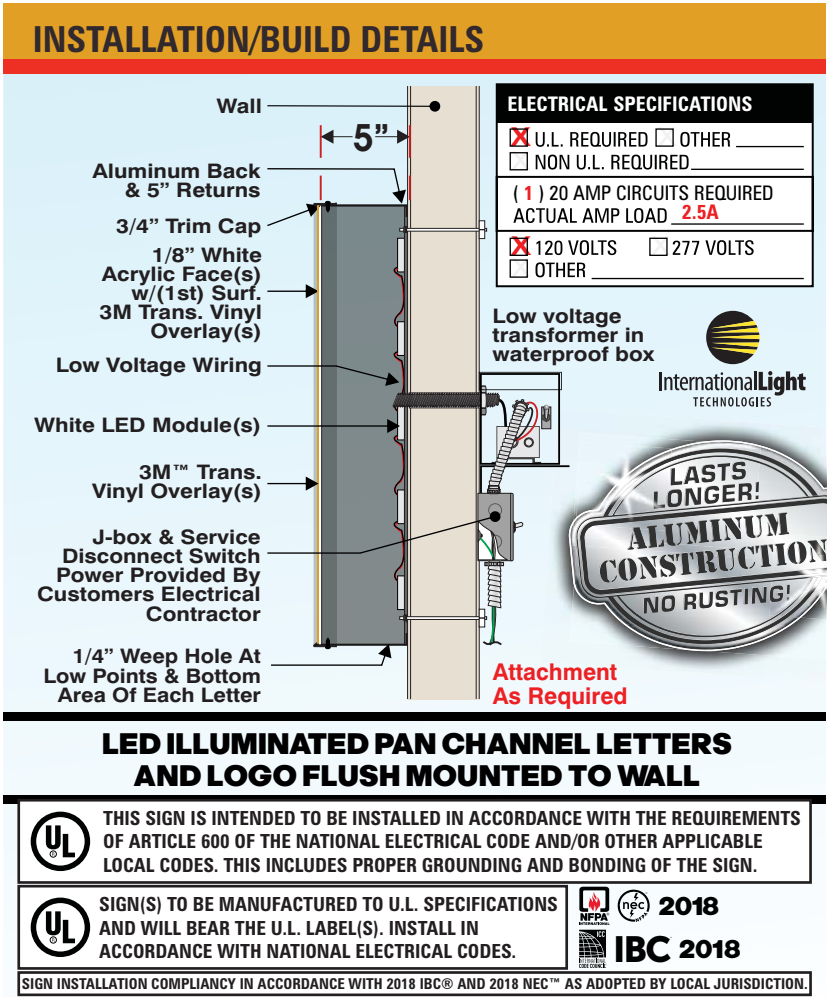
**PROJECT VICINITY MAP:**



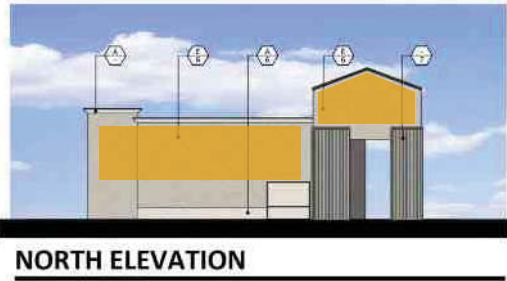




TYPICAL PAN CHANNEL ILLUMINATION ILLUSTRATION



OLD CSR REF. #: CSR-001-07



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"



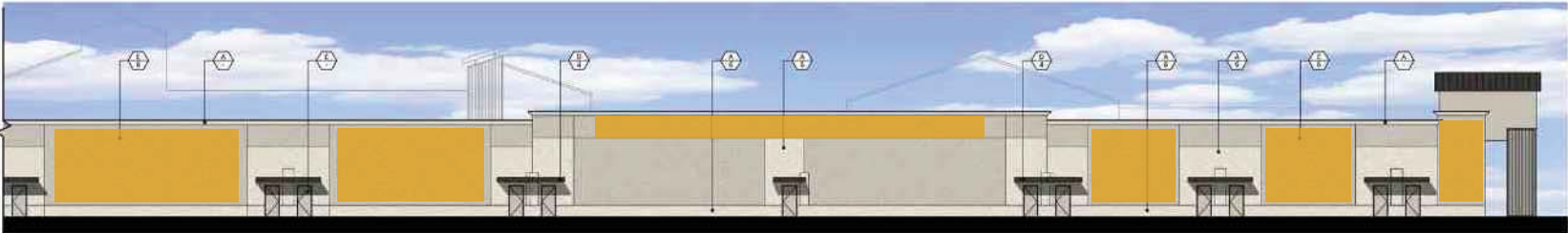
SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"



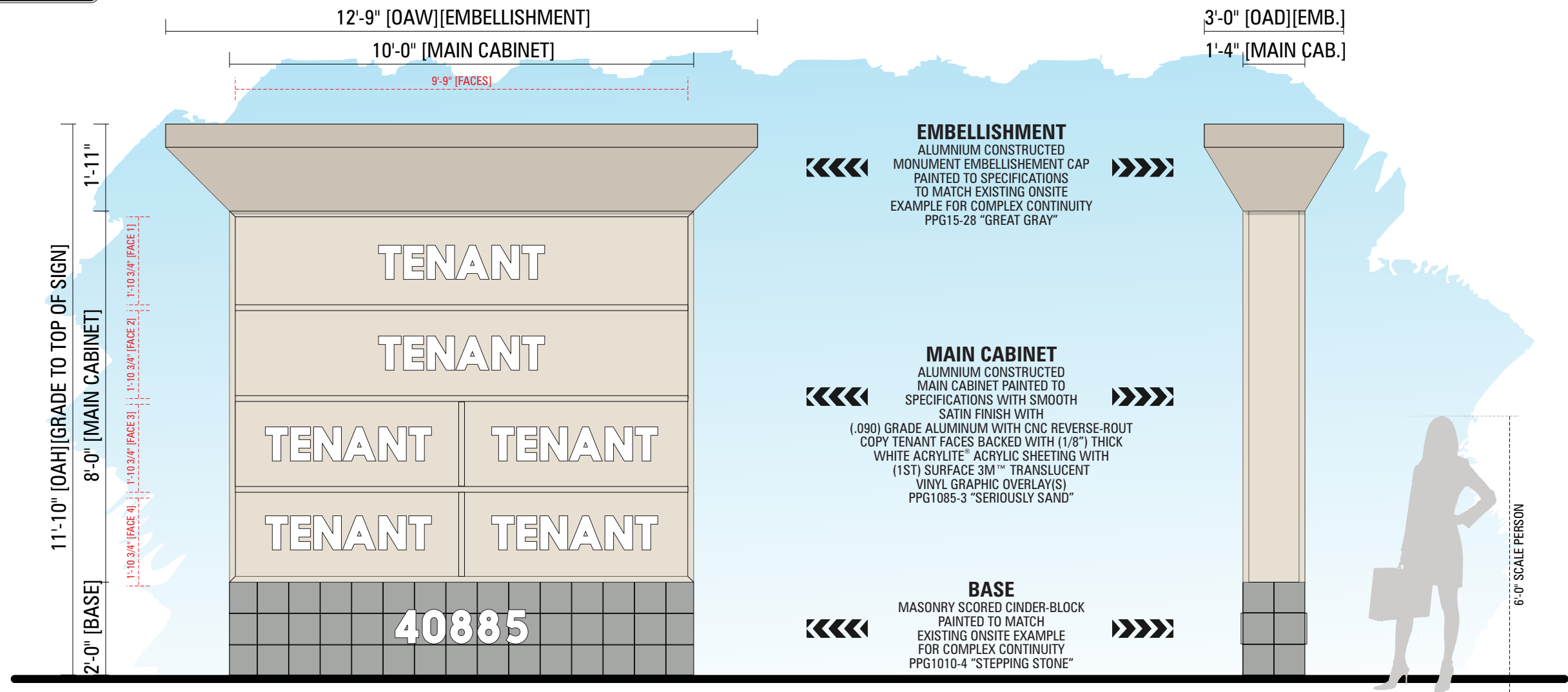
EAST ELEVATION

SCALE: 1/16" = 1'-0"

■ = SIGN BAND

OLD CSR REF. #: CSR-001-07

STREET-SIDE NEW PROPOSED



**A** INTERNALLY-ILLUMINATED MONUMENT STRUCTURE [MINOR]

SCALE: 3/8" = 1'-0" 74.00 SQ.FT. PER, 148.00 SQ.FT. TOTAL

MANUFACTURE AND INSTALL (2) TWO DOUBLE-FACED UL LISTED WHITE L.E.D. INTERNALLY-ILLUMINATED ALUMINUM CONSTRUCTED MONUMENT STRUCTURE PAINTED TO MATCH COMPLEX COLORATION AS FOLLOWS:

"TENANT FACES", AS SPEC'D (.090) GRADE ALUMINUM WITH CNC REVERSE-ROUT COPY TENANT FACE(S) PAINTED TO MATCH COMPLEX COLORATION BACKED WITH (1/8") THICK WHITE ACRYLITE® ACRYLIC SHEETING WITH (1ST) SURFACE 3M™ TRANSLUCENT VINYL GRAPHIC OVERLAY(S) MOUNT FLUSH IN RETAINED CABINET STRUCTURE AS DEMONSTRATED.

"40885", AS SPEC'D (1/2") THICK WHITE ACRYLIC ADDRESS NUMERALS PAINTED TO SPECIFICATIONS STUD MOUNTED FLUSH TO SCORED CINDER-BLOCK MASONRY MONUMENT BASE AS DEMONSTRATED.

\*\*\* REQUIRES CITY/COUNTY DESIGN REVIEW & PERMITTING. REQUIRES A.S.A. SIGN ENGINEERING FOR WIND LOAD AND TINSEL STRENGTH.

**A** COLOR SCHEMATIC SCHEDULE

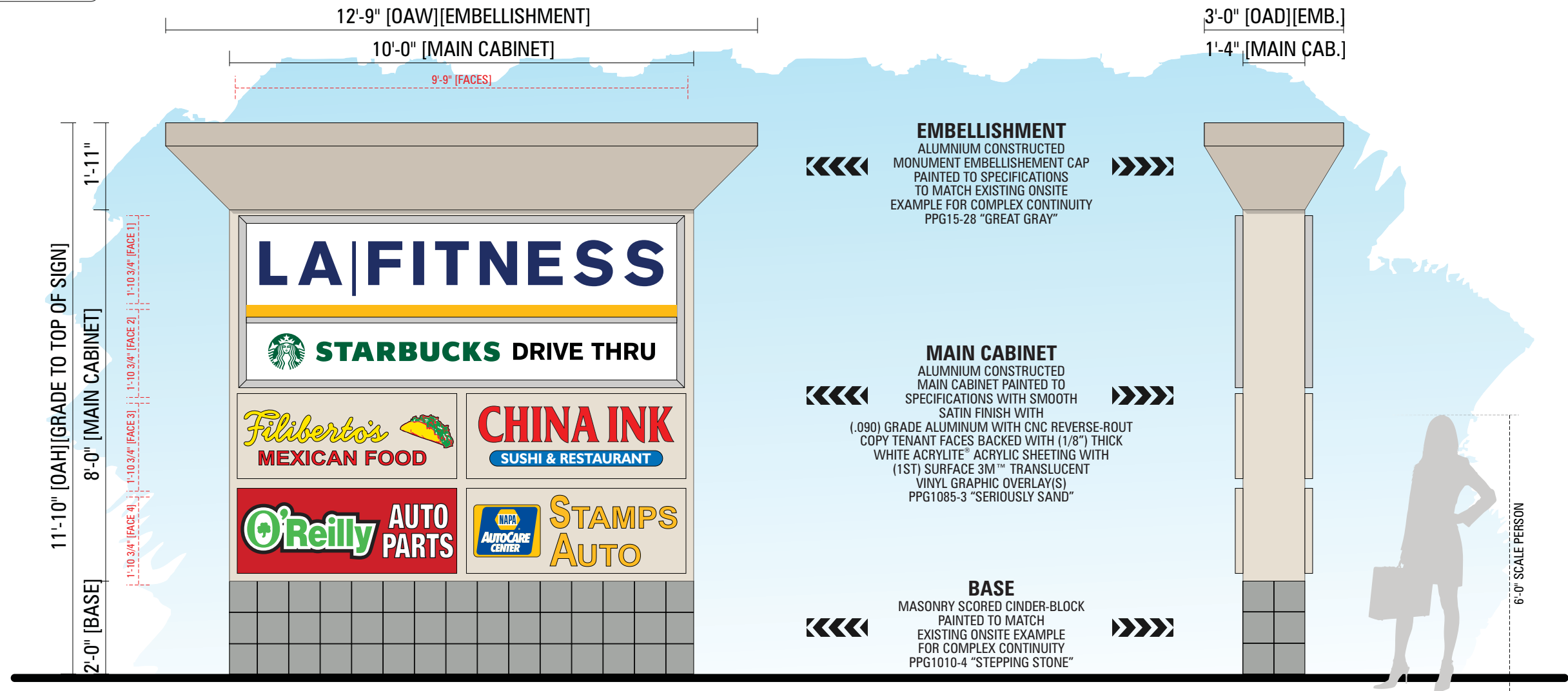
NOTE: ALL COLOR(S) TO BE DETERMINED AND CONFIRMED BEFORE PRODUCTION BEGINS.

CAB. & FACES	F.C.O.	CAP	BASE
1	2	3	4
PPG® Pittsburgh Paints® "Seriously Sand" PPG1085-3 SATIN SMOOTH FINISH	Matthews® Paints® "White" SATIN SMOOTH FINISH	PPG® Pittsburgh Paints® "Great Gray" PPG15-28 SATIN SMOOTH FINISH	Superlite® Block Scored-Faced [8"x8"] PAINT "Stepping Stone" SATIN MASONRY BLOCK FINISH



OLD CSR REF. #: CSR-001-07

STREET-SIDE EXISTING



**B** INTERNALLY-ILLUMINATED MONUMENT STRUCTURE [MAJOR]

SCALE: 3/8" = 1'-0" 74.00 SQ.FT. PER, 148.00 SQ.FT. TOTAL

MANUFACTURE AND INSTALL (2) TWO DOUBLE-FACED UL LISTED WHITE L.E.D. INTERNALLY-ILLUMINATED ALUMINUM CONSTRUCTED MONUMENT STRUCTURE PAINTED TO MATCH COMPLEX COLORATION AS FOLLOWS:

"TENANT FACES", AS SPEC'D (.090) GRADE ALUMINUM WITH CNC REVERSE-ROUT COPY TENANT FACE(S) PAINTED TO MATCH COMPLEX COLORATION BACKED WITH (1/8") THICK WHITE ACRYLITE® ACRYLIC SHEETING WITH (1ST) SURFACE 3M™ TRANSLUCENT VINYL GRAPHIC OVERLAY(S) MOUNT FLUSH IN RETAINED CABINET STRUCTURE AS DEMONSTRATED.

\*\*\* REQUIRES CITY/COUNTY DESIGN REVIEW & PERMITTING. REQUIRES A.S.A. SIGN ENGINEERING FOR WIND LOAD AND TINSEL STRENGTH.

**B** COLOR SCHEMATIC SCHEDULE

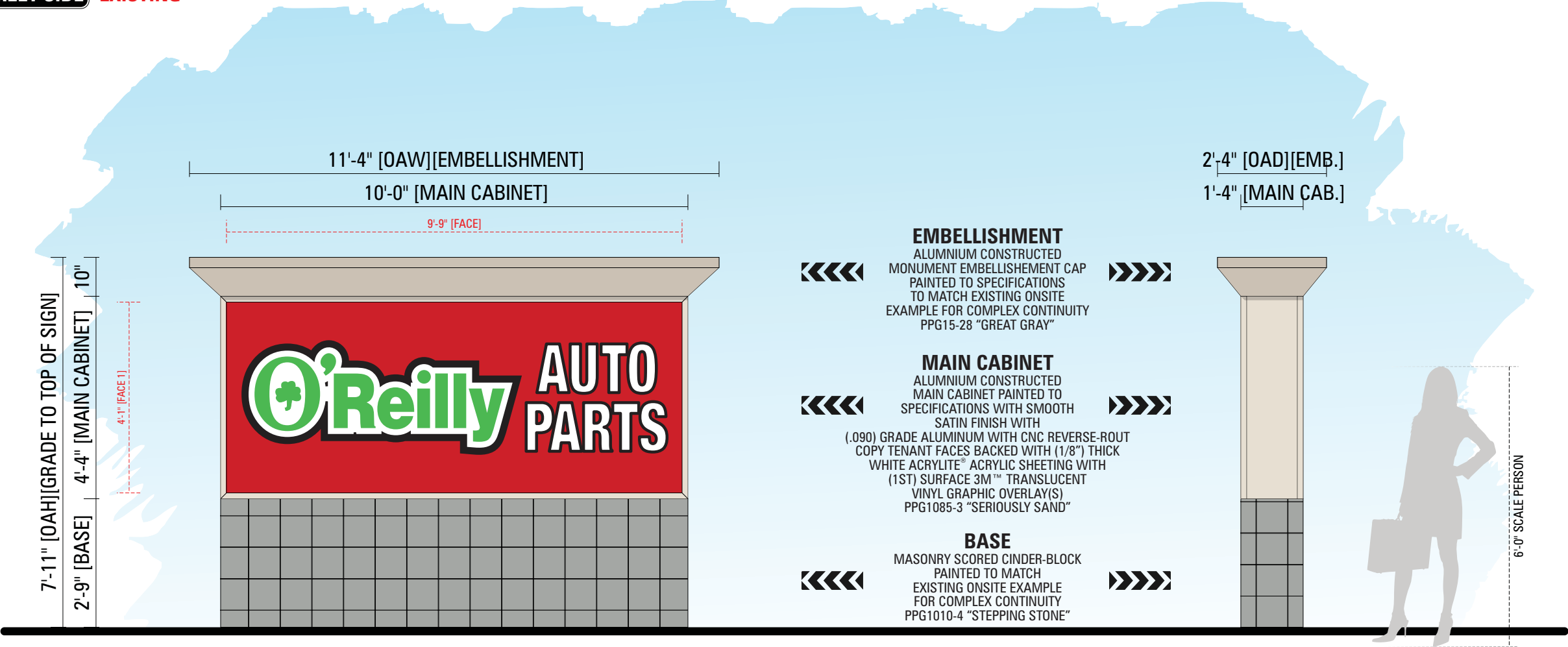
NOTE: ALL COLOR(S) TO BE DETERMINED AND CONFIRMED BEFORE PRODUCTION BEGINS.

CAB. & FACES	F.C.O.	CAP	BASE
1	2	3	4
PPG® Pittsburgh Paints® "Seriously Sand" PPG1085-3 SATIN SMOOTH FINISH	Matthews® Paints® "White" SATIN SMOOTH FINISH	PPG® Pittsburgh Paints® "Great Gray" PPG15-28 SATIN SMOOTH FINISH	Superlite® Block Scored-Faced [8"x8"] PAINT "Stepping Stone" SATIN MASONRY BLOCK FINISH



OLD CSR REF. #: CSR-001-07

STREET-SIDE EXISTING



## C INTERNALLY-ILLUMINATED MONUMENT STRUCTURE [MINOR]

SCALE: 3/8" = 1'-0" 39.8125 SQ.FT. PER, 39.8125 SQ.FT. TOTAL

MANUFACTURE AND INSTALL (1) ONE DOUBLE-FACED UL LISTED WHITE L.E.D. INTERNALLY-ILLUMINATED ALUMINIUM CONSTRUCTED MONUMENT STRUCTURE PAINTED TO MATCH COMPLEX COLORATION AS FOLLOWS:

"TENANT FACES", AS SPEC'D (.090) GRADE ALUMINIUM WITH CNC REVERSE-ROUT COPY TENANT FACE(S) PAINTED TO MATCH COMPLEX COLORATION BACKED WITH (1/8") THICK WHITE ACRYLITE® ACRYLIC SHEETING WITH (1ST) SURFACE 3M™ TRANSLUCENT VINYL GRAPHIC OVERLAY(S) MOUNT FLUSH IN RETAINED CABINET STRUCTURE AS DEMONSTRATED.

\*\*\* REQUIRES CITY/COUNTY DESIGN REVIEW & PERMITTING. REQUIRES A.S.A. SIGN ENGINEERING FOR WIND LOAD AND TINSEL STRENGTH.

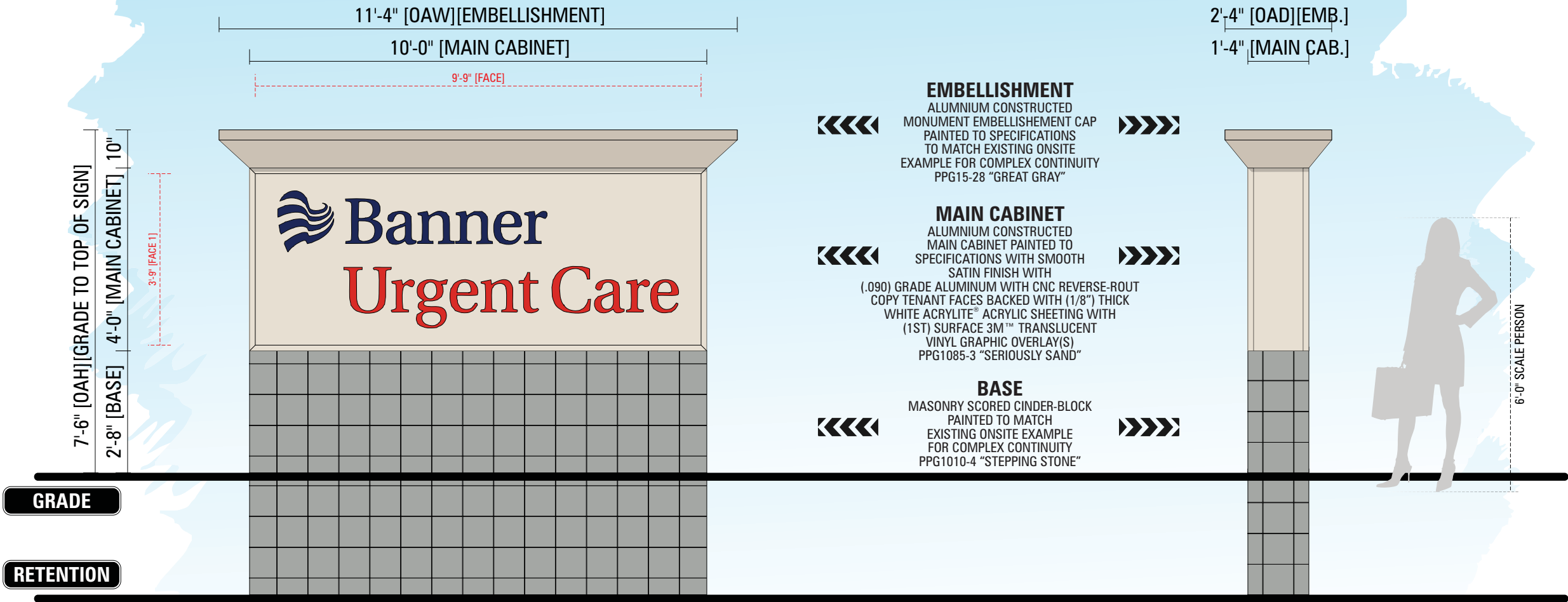
## C COLOR SCHEMATIC SCHEDULE

NOTE: ALL COLOR(S) TO BE DETERMINED AND CONFIRMED BEFORE PRODUCTION BEGINS.

CAB. & FACES	F.C.O.	CAP	BASE
1	2	3	4
PPG® Pittsburgh Paints® "Seriously Sand" PPG1085-3 SATIN SMOOTH FINISH	Matthews® Paints® "White" SATIN SMOOTH FINISH	PPG® Pittsburgh Paints® "Great Gray" PPG15-28 SATIN SMOOTH FINISH	Superlite® Block Scored-Faced [8"x8"] PAINT "Stepping Stone" SATIN MASONRY BLOCK FINISH

OLD CSR REF. #: CSR-001-07

STREET-SIDE EXISTING



## D INTERNALLY-ILLUMINATED MONUMENT STRUCTURE [MINOR]

SCALE: 3/8" = 1'-0" 36.5625 SQ.FT. PER, 36.5625 SQ.FT. TOTAL

MANUFACTURE AND INSTALL (1) ONE DOUBLE-FACED UL LISTED WHITE L.E.D. INTERNALLY-ILLUMINATED ALUMINUM CONSTRUCTED MONUMENT STRUCTURE PAINTED TO MATCH COMPLEX COLORATION AS FOLLOWS:

"TENANT FACES", AS SPEC'D (.090) GRADE ALUMINUM WITH CNC REVERSE-ROUT COPY TENANT FACE(S) PAINTED TO MATCH COMPLEX COLORATION BACKED WITH (1/8") THICK WHITE ACRYLITE® ACRYLIC SHEETING WITH (1ST) SURFACE 3M™ TRANSLUCENT VINYL GRAPHIC OVERLAY(S) MOUNT FLUSH IN RETAINED CABINET STRUCTURE AS DEMONSTRATED.

\*\*\* REQUIRES CITY/COUNTY DESIGN REVIEW & PERMITTING. REQUIRES A.S.A. SIGN ENGINEERING FOR WIND LOAD AND TINSEL STRENGTH.

## D COLOR SCHEMATIC SCHEDULE

NOTE: ALL COLOR(S) TO BE DETERMINED AND CONFIRMED BEFORE PRODUCTION BEGINS.

CAB. & FACES	F.C.O.	CAP	BASE
1	2	3	4
PPG® Pittsburgh Paints® "Seriously Sand" PPG1085-3 SATIN SMOOTH FINISH	Matthews® Paints® "White" SATIN SMOOTH FINISH	PPG® Pittsburgh Paints® "Great Gray" PPG15-28 SATIN SMOOTH FINISH	Superlite® Block Scored-Faced [8"x8"] PAINT "Stepping Stone" SATIN MASONRY BLOCK FINISH

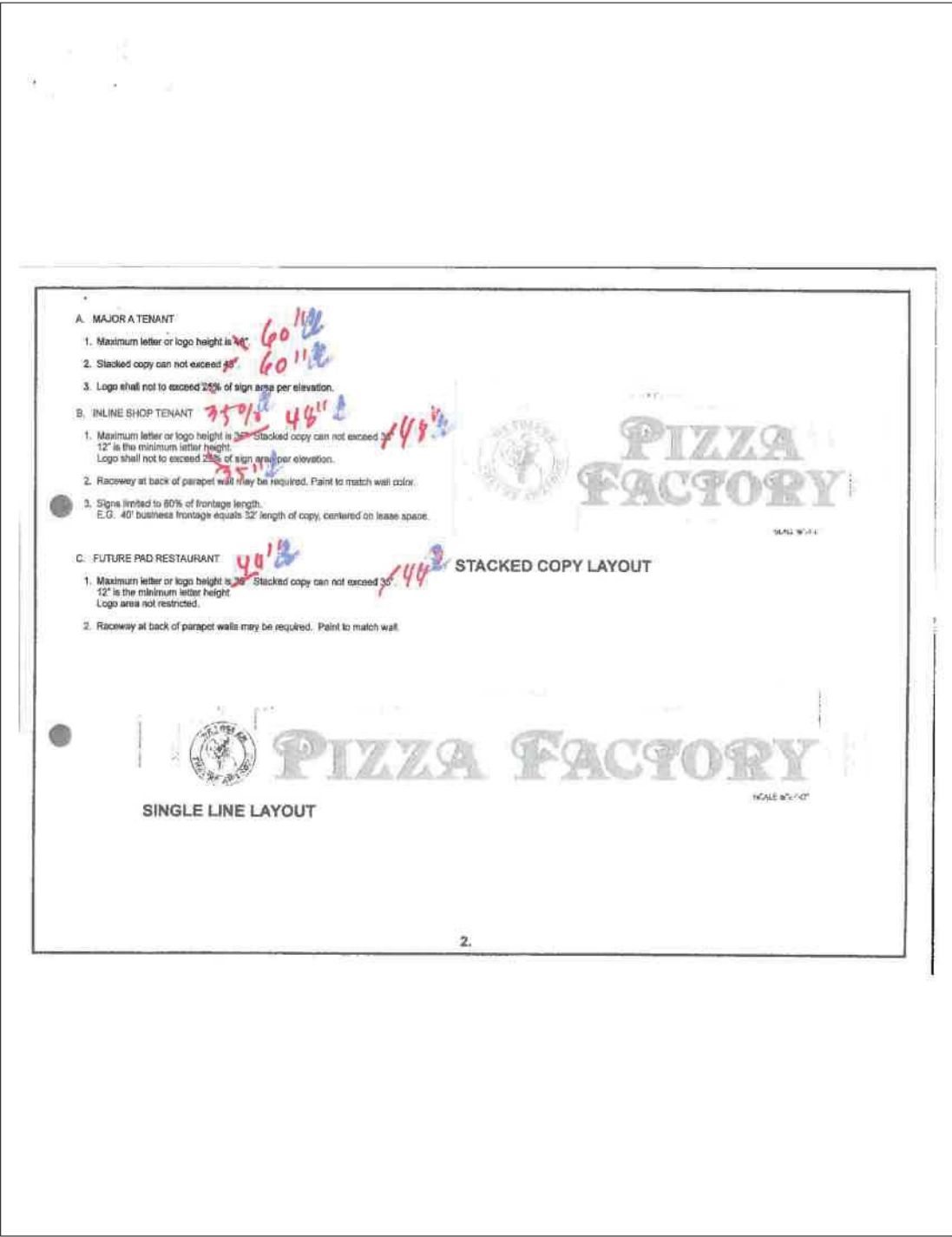
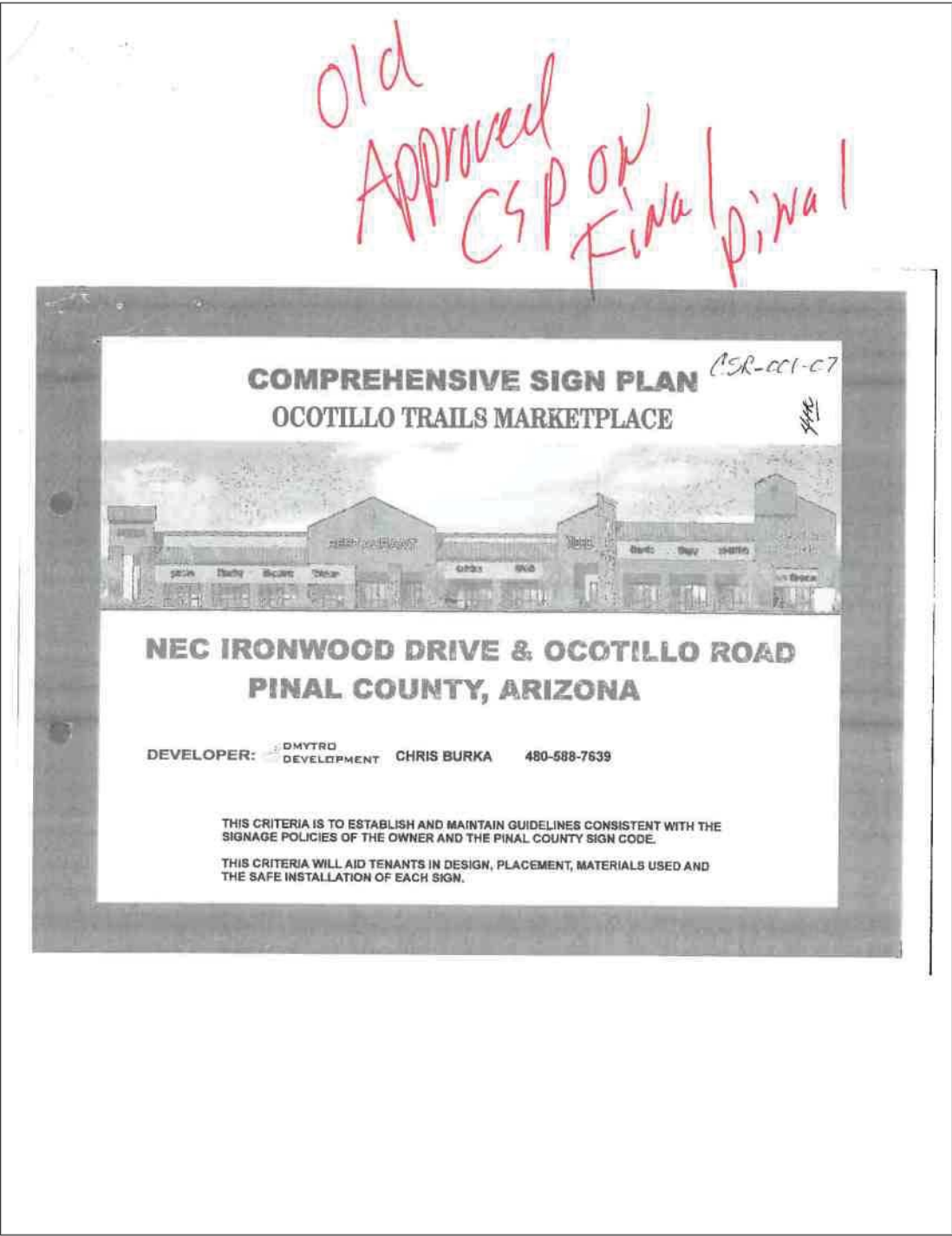


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TYPICAL CRITERIA AND DETAILS FOR ALL LOCATIONS.  
ILLUMINATED PAN CHANNEL LETTERS AND LOGO

A. TENANT SIGNS WILL BE INTERNALLY ILLUMINATED, PAN CHANNEL LETTERS OR LOGO OF 22 GA. PAINTLOC OR ALUMINUM.

SECONDARY COPY MAY BE NON ILLUMINATED RPC LETTERS. RETURN DEPTH 1"-PAINTED TO MATCH FACE COLOR. E.G. PASTA & SUBS DELI & BAKERY NAILS AND HAIR

LETTERS AND LOGO RETURNS MUST BE 5" DEEP AND PAINTED TO MATCH MATTHEWS MEDIUM BRONZE OR EQUAL (SEE # D)

C. FACES TO BE 1/8" ACRYLIC WITH 1" TRIMCAP TO MATCH FACE COLOR OR RETURN COLOR. VINYL COLOR OVERLAY ON ACRYLIC IS ACCEPTABLE.

FACE COLORS ARE OPEN TO CORPORATE STANDARDS WITH THE EXCEPTION THAT FLOURESCENT COLORS ARE NOT ALLOWED.

D. NATIONAL TENANTS FACES, RETURNS AND TRIMCAP MAY STAY PER CORPORATE STANDARDS, BUT MUST BE INDIVIDUAL LETTERS AND LOGO.

E. ILLUMINATION MAY BE NEON OR LED. NO EXPOSED ILLUMINATION ALLOWED.

F. TENANT SIGNS ON PARAPET WALLS ABOVE THE ROOF WILL REQUIRE A REAR RACEWAY. PAINT RACEWAY TO MATCH WALL COLOR.

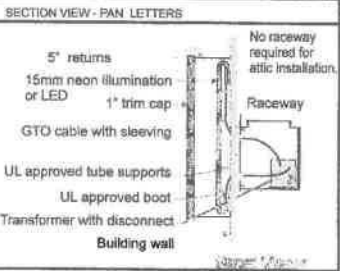
G. NO EXPOSED RACEWAYS ALLOWED--MOUNT LETTERS FLUSH TO THE WALL.

H. WINDOW SIGNS LIMITED TO 25% OF WINDOW AREA.

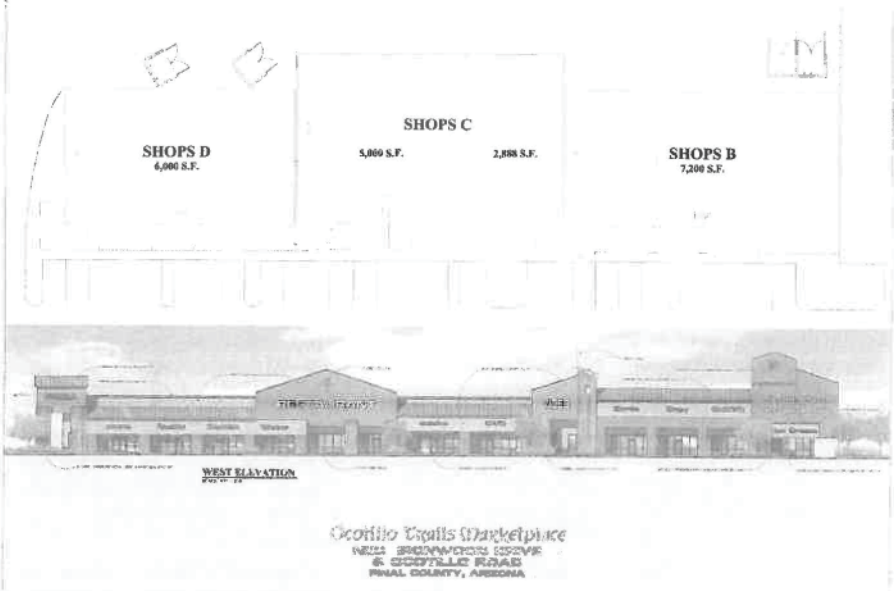
I. ALL SIGNS REQUIRE A PINAL COUNTY SIGN PERMIT. CALL 1-800-208-6897 EXT. 6442.

CONTACT SIGN CONSULTANT WITH ANY TECHNICAL QUESTIONS:  
JOHN NEWCOMB  
NATIONAL SIGN FABRICATORS, INC.  
2984 WEST WINDSOR AVENUE, PHOENIX, AZ 85009  
602-415-8444 OFFICE 602-415-8435 FAX

TYPICAL INSTALLATION



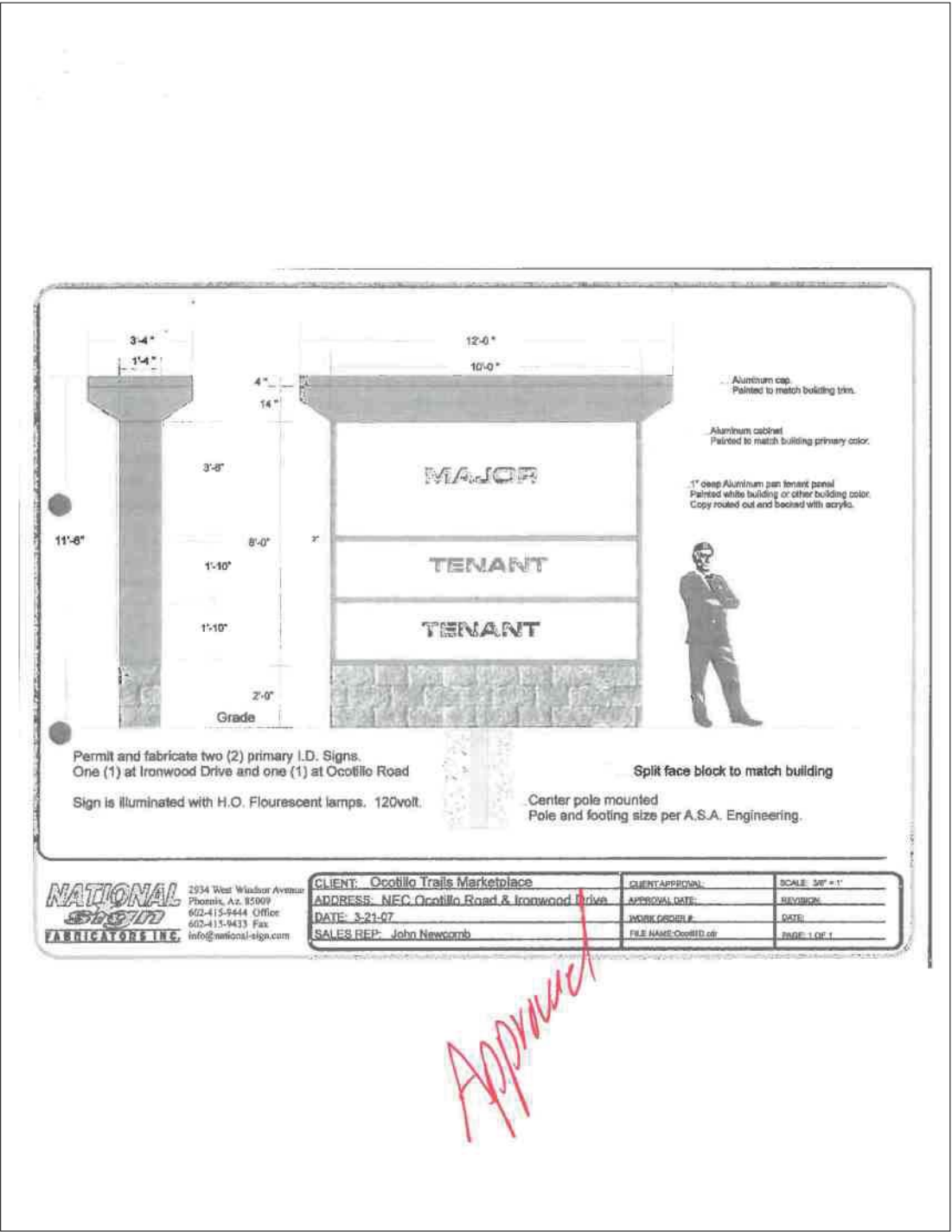
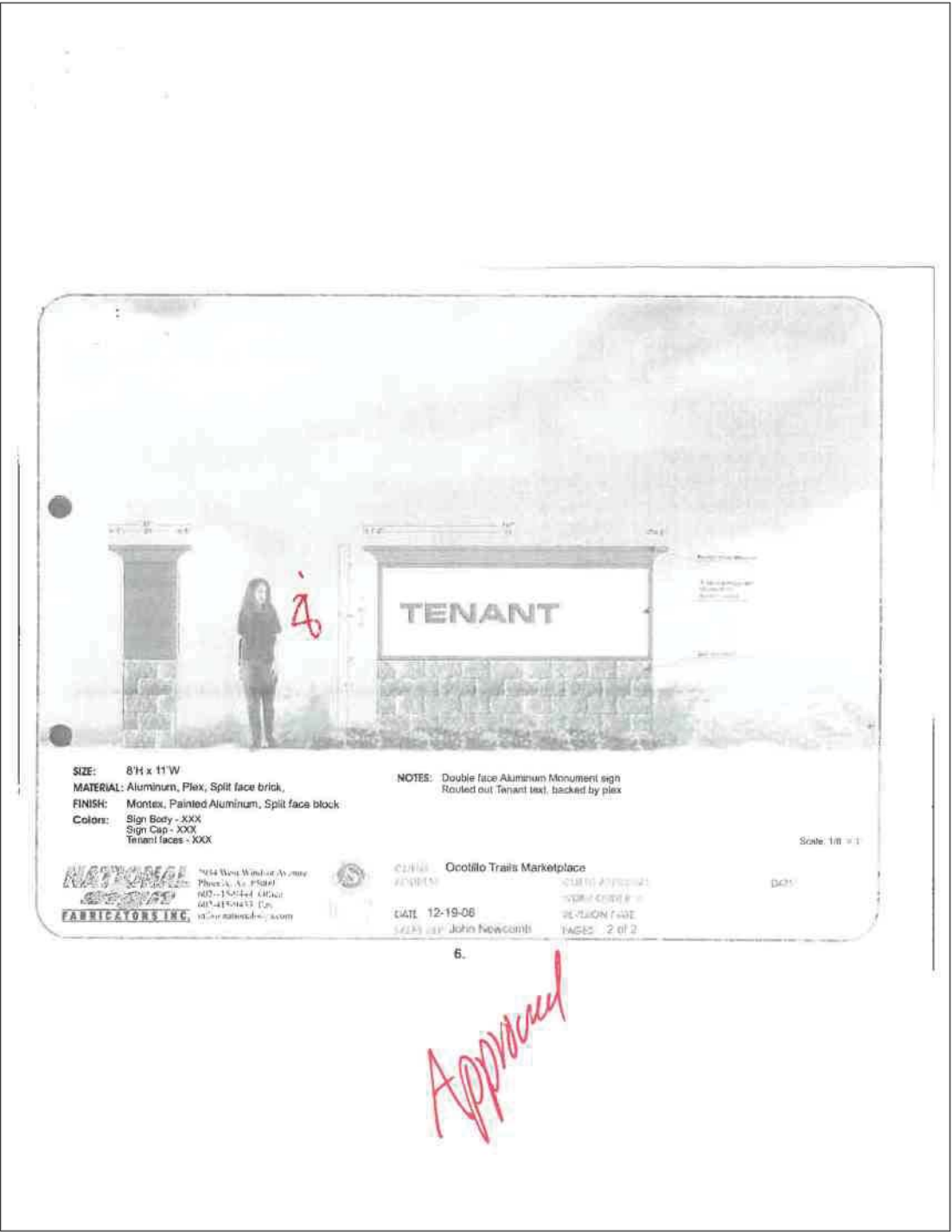
Change 2 to our standard.



SIGN PLACEMENT AREAS

OLD CSR REF. #: CSR-001-07

OLD CSR REF. #: CSR-001-07





OLD CSR REF. #: CSR-001-07

OLD CSR REF. #: CSR-001-07

PER08-01632

**Pinal County**  
**Development Services**  
AIR QUALITY & BUILDING SAFETY & ENVIRONMENTAL HEALTH & PLANNING & DEVELOPMENT & PUBLIC WORKS

**SIGN PERMIT APPLICATION**

1) JOB STREET ADDRESS: 40975 NORTH IRONWOOD DRIVE

2) ASSESSOR'S BOOK #: 104 MAP#: 24 PARCEL: 015E PARCEL SIZE: 6.69

3) LEGAL DESCRIPTION: Ocotillo Trails Marketplace  
SUBDIVISION: \_\_\_\_\_ UNIT/BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_

METES & BOUNDS: \_\_\_\_\_

SECTION: 17 TOWNSHIP: 2S RANGE: 8E

4) PROPERTY OWNER: CSK/KRAMER AUTO PARTS PHONE: 602-265-8158  
ADDRESS: 634 E. MISSOURI CITY: PHOENIX STATE: AZ ZIP: 85012

5) BUILDER/CONTRACTOR: NATIONAL SIGN FAB. INC. PHONE: 602-415-9444  
ADDRESS: 2934 W. WINDSON CITY: PHOENIX STATE: AZ ZIP: 85009

6) EXISTING BUILDINGS & USES: RETAIL

NOTE: ATTACH AN 8.5" X 11" SITE PLAN SHOWING PARCEL SIZE AND DIMENSIONS, SETBACKS, ANY EXISTING BUILDINGS, SIGNS AND/OR PROPOSED SIGNS. ATTACH RENDERING OF SIGN.

7) TYPE OF SIGN:  
☐ CANOPY ☒ FREE STANDING ☐ POLITICAL ☐ TEMPORARY  
☐ UNDER CANOPY ☒ ILLUMINATED ☐ PORTABLE ☐ WALL MOUNTED  
☐ DIRECTIONAL ☐ OFF-PREMISE ☐ PROJECTION ☐ KIOSK  
☒ DIRECTORY ☒ ON-PREMISE ☐ ROOF ☐ OTHER

8) HEIGHT OF SIGN: 8'-0" 9) FREE SPACE UNDER SIGN: 3' X 10' 10) # OF FACES: ONE (1)

11) TOTAL COST OF SIGN: \$10,000 12) TOTAL SQUARE FEET OF SIGN: 40 S.F. \$82.00

13) A- IF ON-PREMISE, TOTAL SQUARE FEET OF ALL SIGNAGE ON PARCEL: \_\_\_\_\_  
B- IF OFF-PREMISE, DISTANCE TO NEAREST OFF PREMISE SIGN: N/A

14) SETBACKS (INDICATE NORTH, SOUTH, EAST & WEST AFTER EACH DISTANCE):  
FRONT: 2' LEFT SIDE: \_\_\_\_\_ RIGHT SIDE: N/A REAR: N/A

I CERTIFY THAT THIS APPLICATION AND ALL SUBMITTALS ARE TRUE AND CORRECT.

John H. Newcomb  
SIGNATURE OF OWNER/APPLICANT

4/23/08  
DATE

SPECIAL CONDITIONS

MAIL TO: \_\_\_\_\_ OWNER \_\_\_\_\_  
AGENT \_\_\_\_\_  
BUILDER \_\_\_\_\_

OFFICE USE ONLY

N AREA CB2 ZONING  
8 DISTRICT 82 ZONING FEES  
JK OFFICER \_\_\_\_\_ PROJECT # \_\_\_\_\_  
IN-HOUSE \_\_\_\_\_ BLD. PERMIT # \_\_\_\_\_  
RECEIPT # \_\_\_\_\_ TAG # \_\_\_\_\_

Ok per Arlene  
Per CSR package - 00107 368451

**PINAL COUNTY DEVELOPMENT SERVICES**  
**Comprehensive Sign Review Meeting**  
**April 7, 2007**

Present: Aleshia Quick, Helen Johnson, & Dave Kuhl, Planning & Development, Allen Davis, Public Works, Angela Sanchez, One Stop Shop, and Elizabeth Myers, Community Member.

**Routing Number: CSR-001-07**  
**Name:** National Sign Fabricators, Inc., John Newcomb  
**Phone:** (602) 415-9444  
**Parcel Number:** 104-24-013A000  
**Project:** Ocotillo Trails Market Place  
**Site Plan Review Number:** AB-023-05  
**Zone:** CB-2  
**Flood Zone:** C  
**Status:** 2<sup>nd</sup> Review

**Committee Comments**

Applicant indicated that sign submittal is for entire center.

Monument Signs 1, 2, A, & B in revised plan is acceptable if moved as suggested in redlined plans. Monument signs A & B must be 12 feet max in height according to Sec 2213 of Comprehensive Sign Ordinance. Applicants must move corner sign #2 in revised plan back to position in original plan, but situate off of Ocotillo and move sign B to opposite side of drive entrance to ensure adequate distance from sign #2. (See site plan redlines)

Public Works needs sight visibility triangle (SVT) and right-of-way (ROW) info, "Locate signs entirely outside visibility triangle easement & ROW and use future ROW dimensions with a 33 foot sight visibility triangle.

Applicant requested a sign for each pad, request is denied by committee due to excessive signage. Applicant also requested to move sign #2 to corner to be considered neutral. Committee determined that corner is not considered neutral and would block visibility for motorists.

70734

**OLD CSR REF. #: CSR-001-07**

**OLD CSR REF. #: CSR-001-07**

Page 1

Elise approved site visibility 4/24/07  
Sign Package approved  
4/24/07  
AK





OLD CSR REF. #: CSR-001-07

OLD CSR REF. #: CSR-001-07

**NATIONAL  
SIGN  
FABRICATORS INC.** 2934 West Windsor Avenue, Phoenix, AZ 85009

CSR-001-07  
2 Ad.  
Review

March, 23, 2007

Planning and Development Services—Pinal County  
P.O. Box 2973  
Florence AZ 85232

Re: Ocotillo Trails Marketplace Comprehensive Sign Plan.

Dear Sir,

This is to respond to the initial review of our proposed comprehensive sign plan.

1. This plan is for the entire project and not for just one phase.
2. Owner would like to keep the height at 15' for the main I.D. monument but if that is not possible find attached revised drawing at 12' height.
3. Owner requires a PAD sign for each PAD site. If we move PAD sign #3 to the <sup>10</sup> corner from its present location would that mitigate the closeness of signs? The corner is treated as neutral to the location of the other signs by several cities such as Chandler and Phoenix.
4. If sign #2 and #4 are to be deleted find revised sign plan attached.

Any questions, please call my cell at 602-359-0470.

Sincerely,

*John Newcomb*  
John Newcomb

Member Arizona Sign Association  
Design Fabricate Install Service Surveys Permits Licensed: L38-206696  
602-415-9444 Office 602-415-9433 Fax info@national-sign.com E-mail

PINAL COUNTY DEVELOPMENT SERVICES  
Comprehensive Sign Review Agenda  
February 8, 2007

Review Committee starts a 9:00 am in the Planning and Development conference room with the following review:

**Routing Number:** CSR-001-07  
**Name:** National Sign Fabricators, Inc., John Newcomb  
**Phone:** (602) 415-9444  
**Parcel Number:** 104-24-013A  
**Project:** Ocotillo Trails Marketplace  
**Site Plan Review Number:** AB-023-05  
**Zone:** CB-2  
**Flood Zone:** C

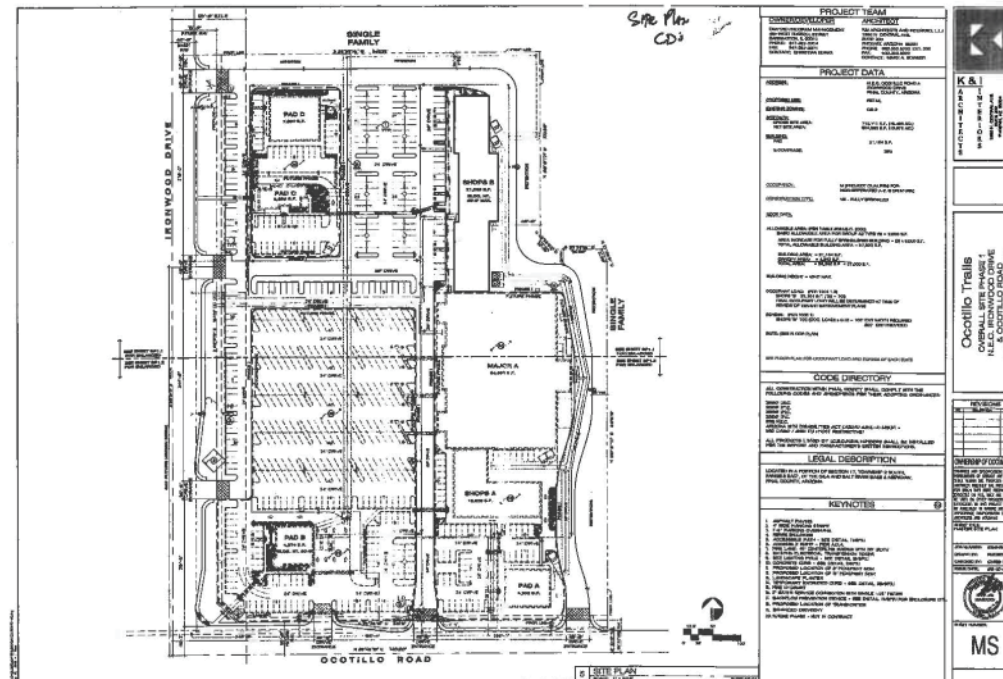
Cc: Ashlee Hanna (packet)  
Elise Moore (packet)  
Liz Myers (packet)  
Arlene Kile (packet)  
Angie Sanchez  
David Kuhl





**OLD CSR REF. #: CSR-001-07**

**OLD CSR REF. #: CSR-001-07**



P.O. BOX 2973, 31 N. PINAL ST., FLORENCE, AZ 85232 PHONE (520) 866-6442 FAX (520) 866-6530 TDD 866-6523

Project Name: Ocotillo Trails Marketplace      Reviewed By: Comprehensive Sign Committee  
CSR-001-07      Sign Review in CB-2 104-24-130      Date: 2/13/07

[illegible]

Jahr Newcomb

602 415-9444

Newcomb@Natural-sign.com

Revisions  
Approved 4/24/07  
[Signature]

Accept permit Applications

OLD CSR REF. #: CSR-001-07

OLD CSR REF. #: CSR-001-07

**Online Signs Input Data Sheet**

**Project Name:** Ocotillo Trails Marketplace

**Project Parcel #:** 104-24-013A      **CSR#:** CSR-001-07  
(CSR-000-00)

**SPR or AB #:** AB-023-05  
(SPR-XXX-XX, AB-XXX-XX)

**Planning Case #:** \_\_\_\_\_  
(PZ-XXX-XXXX, PZ-PD-XXX-XXXX, IUP-XXX-XX, SUP-XXX-XX)

**Review Status:** ☐ 1<sup>st</sup> ☐ 2<sup>nd</sup> ☐ 3<sup>rd</sup> ☐ 4<sup>th</sup>    ☐ Denied    ☐ Withdrawn    ☒ Approved

**Project Location:** Road Ironwood Dr Road Ocotillo Road  
(Ave, Blvd, Cir, Ct, Dr, Hwy, Ln, Loop, Pass, Pkwy, Pl, Rd, St, Ter, Trce Trl, Way)

**Section(s):**    **Township:**    **Range:**

**Applicant:** National Sign Fabricators

Plans contain Items:	OnBase View pgs:	Items:	OnBase View pgs:
<input type="checkbox"/> Letter/ Application			
<input type="checkbox"/> Plans			
<b>Notes:</b> Requested by: Jessica Sarkissian	x: 6452		
<b>Added to OnBase By:</b> <b>Ext:</b> <b>Date:</b>			

2-Sign 15' x 60 sq.ft  
15' - 60 sq.ft

Tulip Canyon had another CSP they did

Gilbert is the planner with Pinal County

Send the CSP and our drawings for signs  
or do we modify the CSP to add the new signs - move sign to the edge property line