



NOTICE OF ADMINISTRATIVE DECISION

November 30, 2017

John Akin, PE
Tristar Engineering & Management
10625 N. 25th Avenue, Suite 103
Phoenix, AZ 85029
Email: jakin@tristar-az.com

RE: Administrative Design Review for relocation of monument signs due to the widening of the intersection of Guadalupe and Cooper Roads. Casa-de-Cooper retail center is located at the NEC of Cooper and Guadalupe Roads.: **DR02-33A** (PDR-2017-01140).

Dear Mr. Akin:

Staff has reviewed and **approved** your Administrative Design Review **DR02-33A** (PDR-2017-01140), for approval of the proposed locations of three (3) monument signs for Casa-de-Cooper retail center, zoned Neighborhood Commercial (NC) zoning district.

A general summary of the newly proposed requests on the subject site are listed below:

- The proposed monument signs are not new signs. They are the existing signs that will be rehabilitated as part of the Capital Improvement Project being completed at the intersection. The exhibits for sign #1 and #3 imply they are new; however, they are merely the old sign shells that will have new acrylic inserts installed. They are approximately 9'3" in height and have a sign face of 58 SF.
- Monument Sign #1 is proposed to be located in the same place it was prior to construction; however, it is encroaching approximately 10 feet into the Cooper Road right of way. The sign will require the issuance of an encroachment permit through the Town of Gilbert Development Engineering Department.
- Monument Sign #2 is the existing "Arco" sign as shown in exhibit 6. Monument sign #3 has been moved to the east of its existing location. Both signs are located along Guadalupe Road, a minimum of 3' from the ROW, outside of any public utility easements, outside of the required sight-visibility triangle and meet the distance requirements between monument signs. The provided site plan indicates that the proposed monument sign locations are compliant with these requirements.

Staff has **approved** your request with the following conditions:

1. Prior to construction, an encroachment permit must be obtained, if deemed necessary by the Town Engineering Department, to permit monument sign #1 to encroach within the Cooper Road right-of-way.
2. Construction of the monument sign shall conform to the exhibits submitted for this request, consisting of the following sheets: Site Plans, Sign Details, Elevations and Project Narrative (8 pages). All exhibits are stamped administratively approved November 30, 2017.

If you have any questions regarding these findings, please contact me at (480) 503-6742.

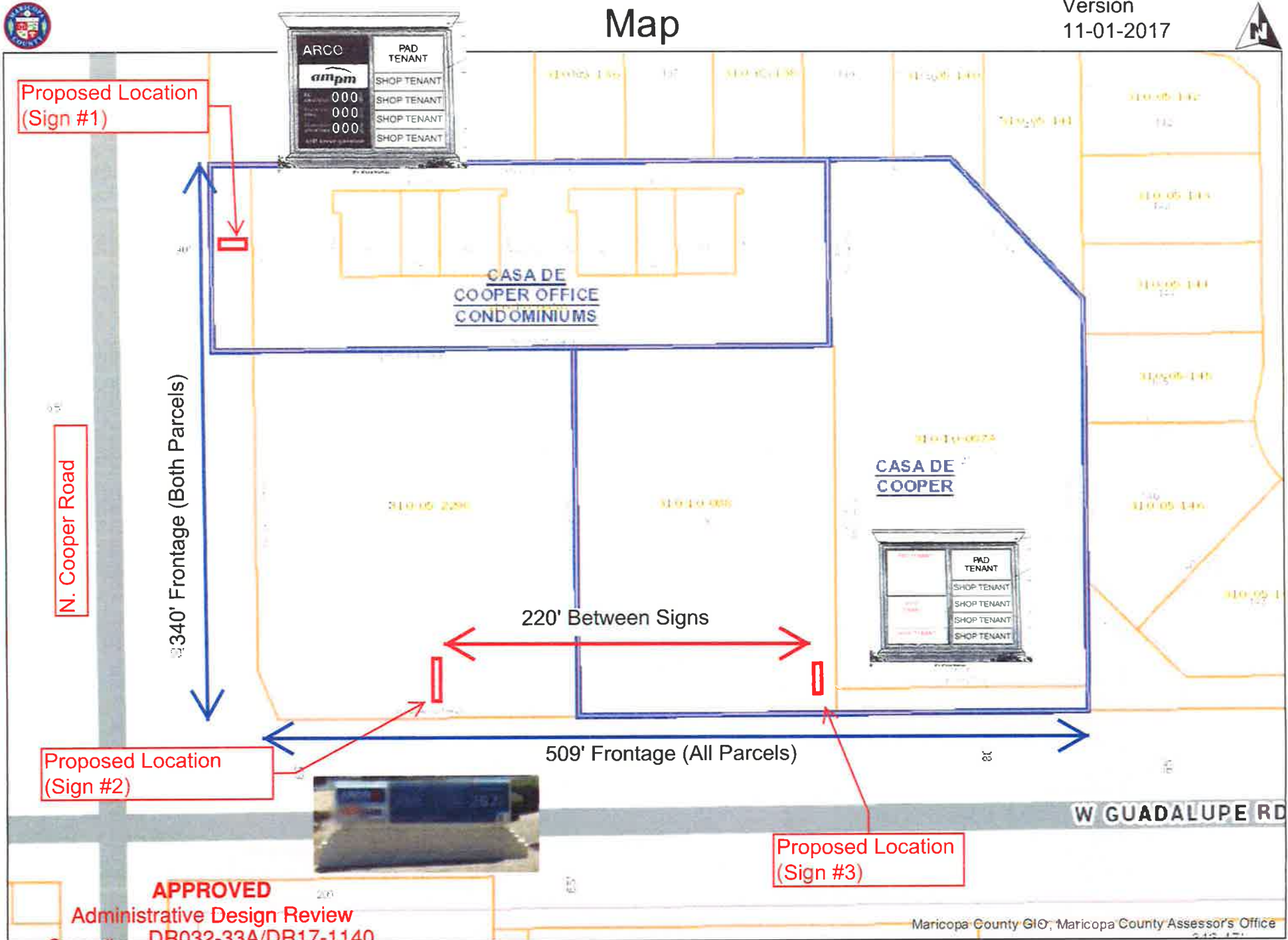
Sincerely,

A handwritten signature in cursive script that reads "Tanya Castro".

Tanya Castro
Planning Specialist
Town of Gilbert

Map

Version
11-01-2017



APPROVED

Administrative Design Review

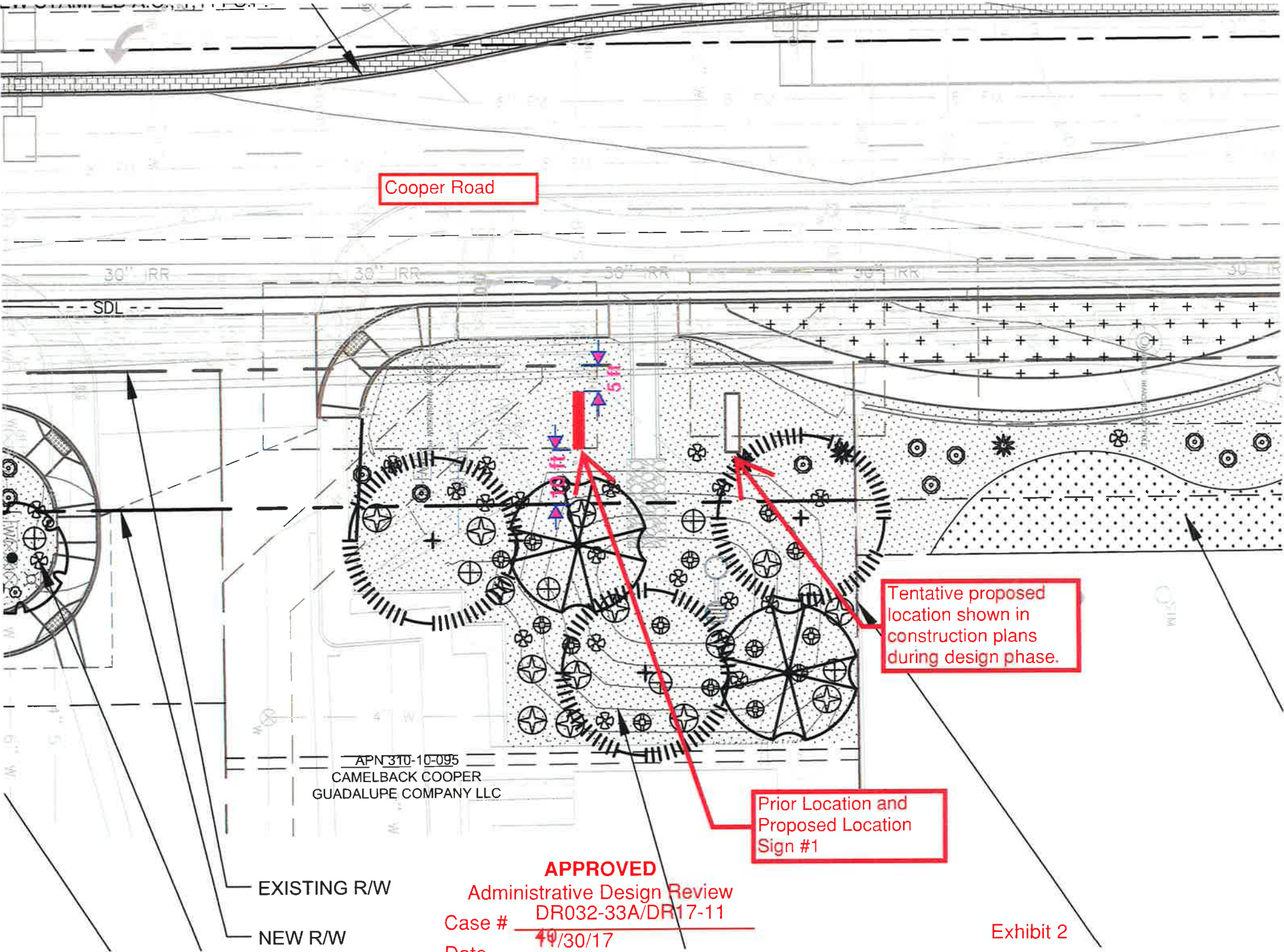
Case # DR032-33A/DR17-1140

Date 11/30/17

Maricopa County GIO, Maricopa County Assessor's Office

7/19/2017 10:08:50 AM

Exhibit 1



Cooper Road

Tentative proposed location shown in construction plans during design phase.

Prior Location and Proposed Location Sign #1

APN 310-10-095
CAMELBACK COOPER
GUADALUPE COMPANY LLC

EXISTING R/W

NEW R/W

APPROVED
Administrative Design Review
Case # DR032-33A/DR17-11
Date 4/30/17

Exhibit 2

APN 310-05-229B
NNN RETAIL EXCHANGE II
2008 LLC

ENTIRE PLANTING AREA TO
RECEIVE TREATMENT OF 1-1/4"
MINUS DECOMPOSED GRANITE,
PER DTL. 9 , SHT. LS-2.01

TEMPORARY CONSTRUCTION
EASEMENT, TYP.

Proposed Alternate
Location (Sign #2)

8 ft.

Prior Location

APPROVED

Administrative Design Review
Case # SDL - DR032-33A/DR17-1140
Date 11/30/17

NEW STAMPED A.C.
485 S.F.

22+00

Exhibit 3

SEE SHEET LS-3.05

MENT OF 1-1/4 MINUS
COMPOSED GRANITE,
R DTL. 9 , SHT. LS-2.01

RECEIVE TREATMENT OF 1/2
SCREENED DECOMPOSED GRANITE,
PER DTL. 9 , SHT. LS-2.01

TEMPORARY
CONSTRUCTION
EASEMENT

APN 310-10-088
RED ROCK DEVELOPMENT CO INC

Proposed Location
Sign #3

10 ft.

6 ft.

Prior Location

APPROVED

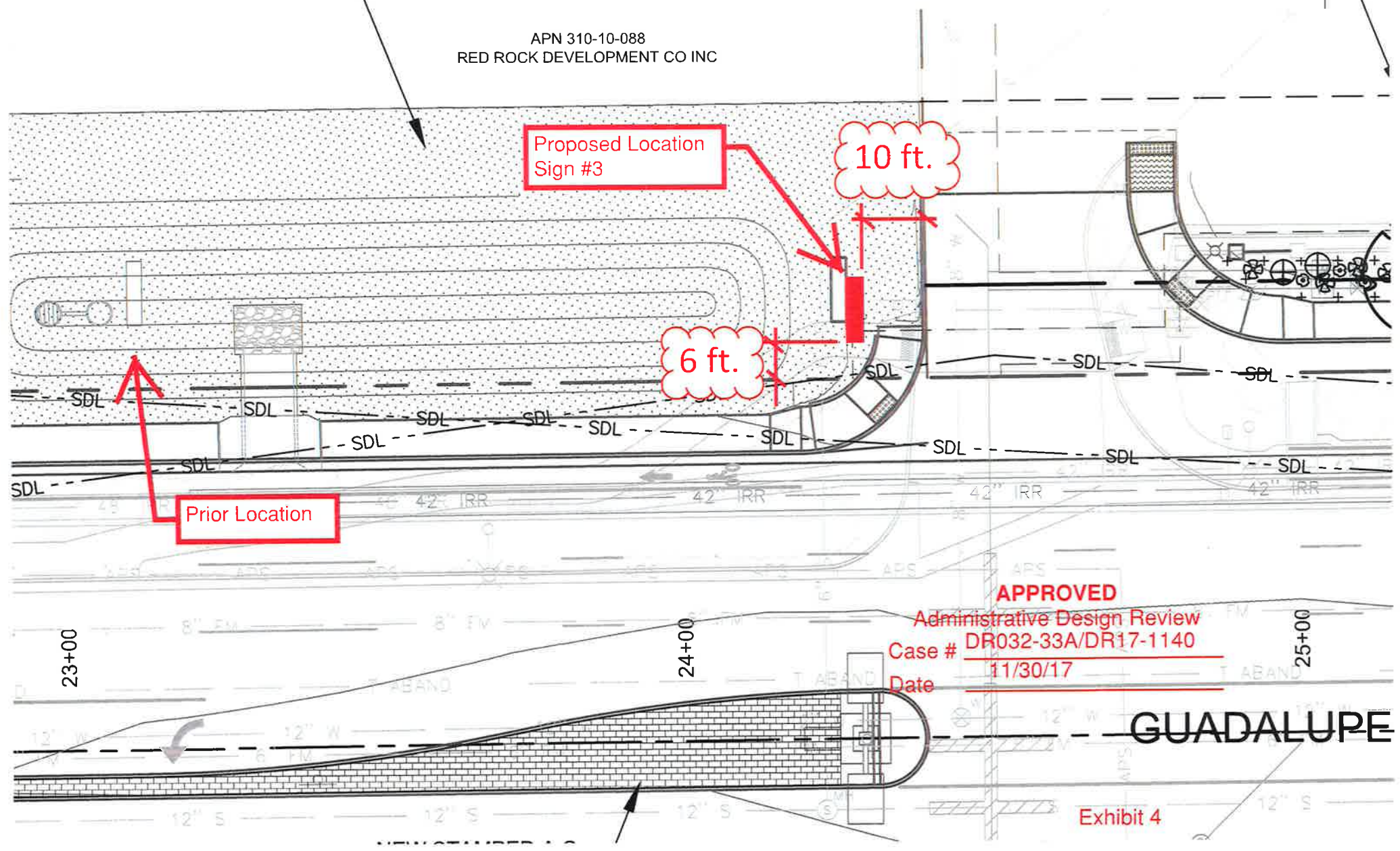
Administrative Design Review

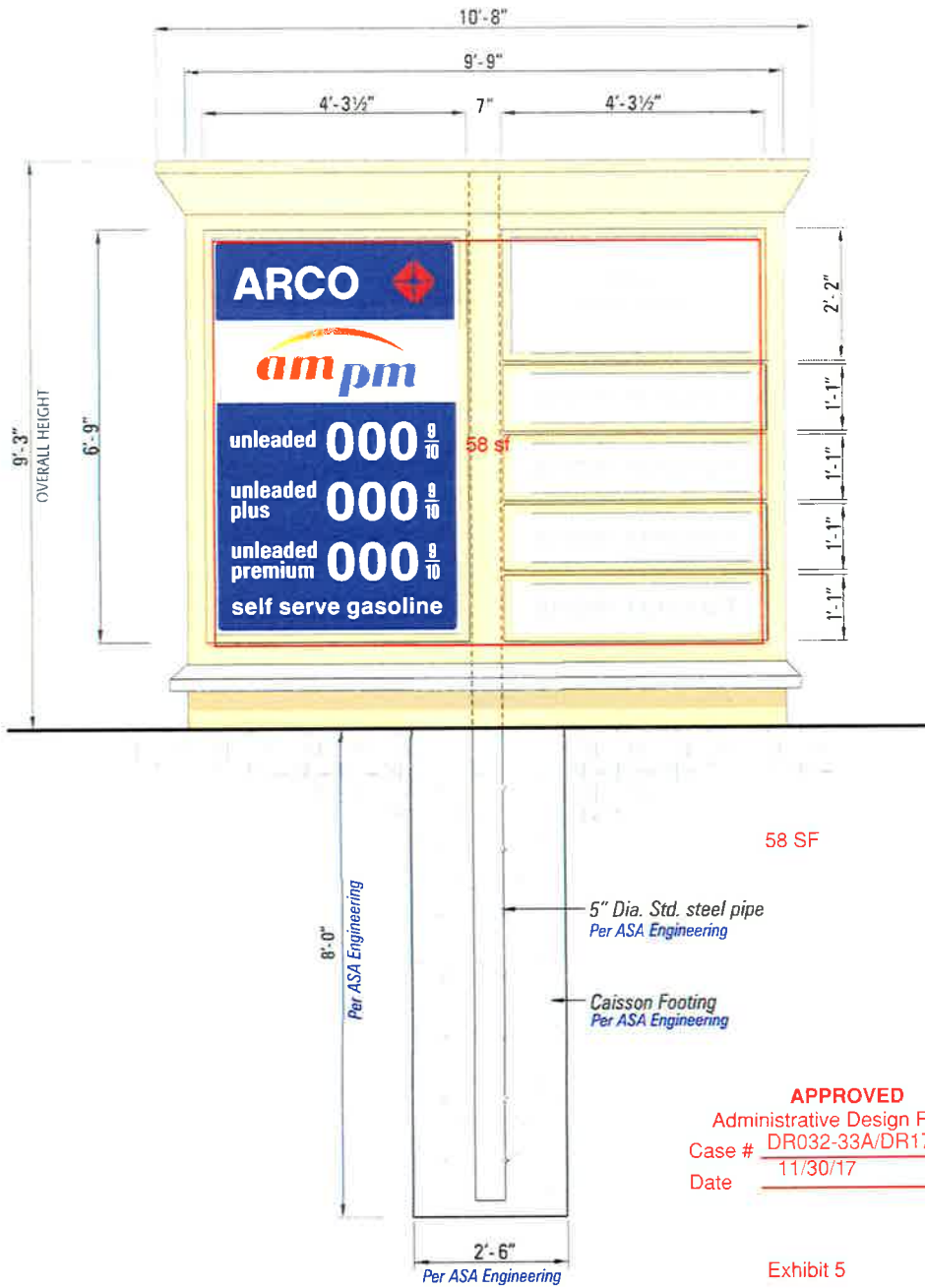
Case # DR032-33A/DR17-1140

Date 11/30/17

GUADALUPE

Exhibit 4





PROPOSED SIGN #1

B INTERNAL ILLUMINATED DOUBLE FACED DISPLAY

SCALE: 1/2" = 1'-0"
SCOPE OF WORK:
Remodel (1) One existing illuminated Double faced display in storage at Yesco.

Manufacture / Install new White polycarbonate faces with first surface vinyl graphics as shown. Gas pricing numeral inserts shall be Reverse-out clear material with Blue bkgd to match faces. Quantity of numeral inserts and colors TBD.

Manufacture / Install new aluminum base, textured / painted to match existing.

Permit and Re-install this display in new location on property.



SITE PHOTO / EXISTING

NTS

YESCO LLC
PHOENIX DIVISION
6725 W. Chicago St. Chandler, AZ 85226-3335
Phone: (480) 449-3726 / Fax: (480) 961-5923
AZ Contractor License #: SINKS #A0028095, #NINMGS #B0040800, ELECTRICAL #H0282095R

YESCO
PERMIT READY
AZ Contractor License #: SINKS #A0028095, #NINMGS #B0040800, ELECTRICAL #H0282095R

52 N. MIAMI - PROJECT ADDRESS
COOPER PLAZA
833 N. COOPER RD.
GILBERT, AZ 85233
YESCO PERMITS: YESCO PERMITS, INC. 2014-2017 PERMITS #100457, #100458, #100459, #100460, #100461, #100462, #100463, #100464, #100465, #100466, #100467, #100468, #100469, #100470, #100471, #100472, #100473, #100474, #100475, #100476, #100477, #100478, #100479, #100480, #100481, #100482, #100483, #100484, #100485, #100486, #100487, #100488, #100489, #100490, #100491, #100492, #100493, #100494, #100495, #100496, #100497, #100498, #100499, #100500. See your sales representative for a complete list of permits received by YESCO PERMITS, INC.

ACCOUNT MANAGER:
Fernando Guerrero
SALES APPROVAL

ORIGINAL DESIGNER
Jim Weadock
ORIGINAL DATE
07/11/17
REV AS NOTED
REV DATE BY

DESIGN APPROVAL

TRACKING NUMBER
6096246 PER
SHEET
2 OF 4

unleaded unleaded plus unl. premium

199 ⁹/₁₀ 219 ⁹/₁₀ 239 ⁹/₁₀

self serve gasoline ARCO - part of BP

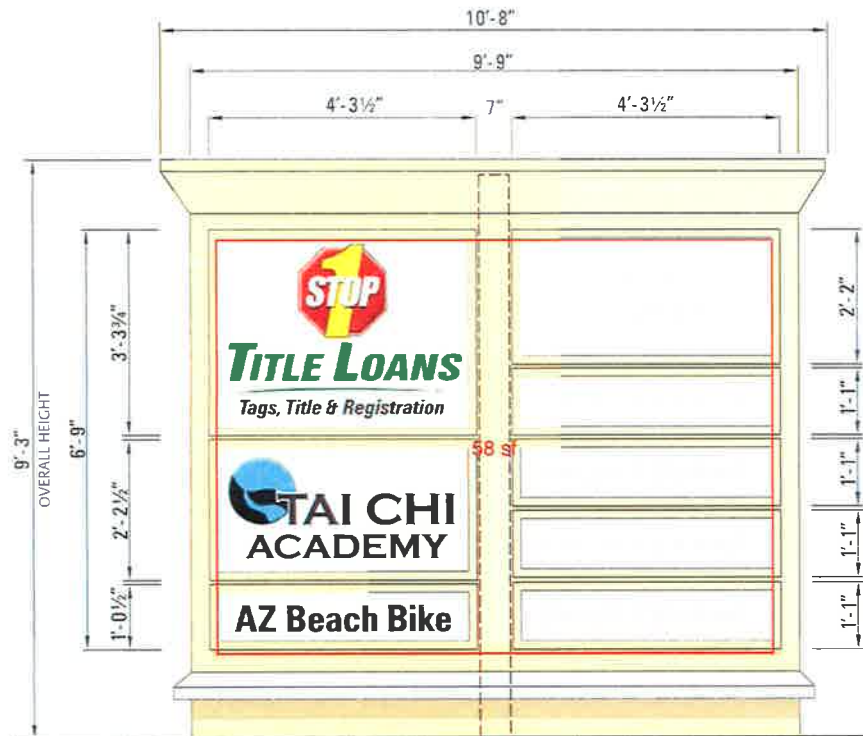
ARCO

ampm

APPROVED
Administrative Design Review
Case # DR032-33A/DR17-1140
Date 11/30/17

PROPOSED SIGN #2

Exhibit 6



PROPOSED SIGN #3

A INTERNAL ILLUMINATED DOUBLE FACED DISPLAY

SCALE: 1/2" = 1'-0"

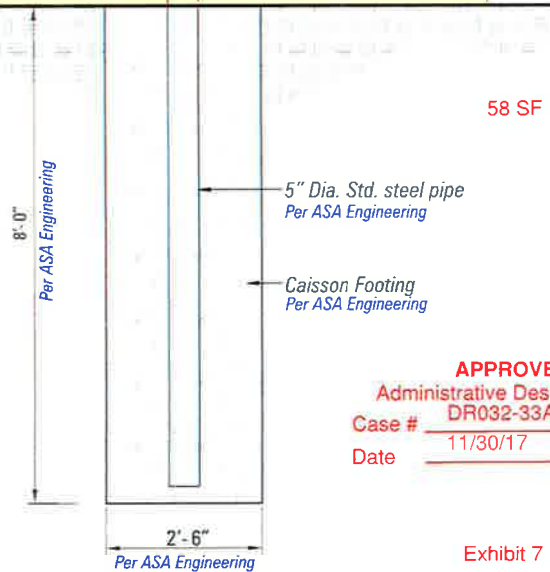
SCOPE OF WORK:

Remodel (1) One existing illuminated Double faced display in storage at Yesco.

Manufacture / Install new White polycarbonate faces with first surface vinyl graphics as shown.

Manufacture / Install new aluminum base, textured / painted to match existing.

Permit and Re-install this display in new location on property.



APPROVED
 Administrative Design Review
 Case # DR032-33A/DR17-1140
 Date 11/30/17

Exhibit 7



SITE PHOTO / EXISTING

NTS

YESCO LLC
PHOENIX DIVISION
 4725 N. 30th St. Phoenix, AZ 85718-3395
 Phone: (480) 469-3726 / Fax: (480) 961-5923

YESCO PERMIT READY
 AZ Contractor License: SEN5-PDC200854-AW01005-ELECTRICAL-PRDC20086

CONTRACTOR: PROJECT ADDRESS
COOPER PLAZA
 833 N. COOPER RD.
 GILBERT, AZ 85233

PROJECT OPERATOR
Fernando Guerrero
 811 E. MILL AVENUE

ORIGINAL DESIGNER
Jim Wesdock
 ORIGINAL DATE
 01/11/17

REV	DATE	BY

TRACKING NUMBER
6096246 PER
 SHEET
1 OF 4

From: John Akin <JAkin@tristar-az.com>
Sent: Wednesday, November 01, 2017 8:57 AM
To: Tanya Castro
Cc: Toby Crooks
Subject: RE: ST094: Monument Signs
Attachments: ProposedSignLocations_rev3.pdf

Tanya,
Attached is revised with comments addressed.

1. The frontage distances are shown, as well as the estimated distance between signs along Guadalupe.
2. The Sign #1 is proposed to be located at the same spot it was prior to construction. As requested, the encroachment distances are shown, but this is the only practical location to replace this prior existing monument sign back to after all other potential locations have been exhausted.
3. The Sign #3 has been moved away from the sewer line, but it was discovered that the original distance callouts were in error. The correct distances behind ROW and from face of curb are now shown. At this location, the proposed sign will provide approximately 4' of clear distance from the existing underground sewer line.

Just to clarify so there is no misunderstanding, none of these monument signs are new – ALL are the old signs that will be rehabilitated. Even though the graphic for Sign #1 and Sign #3 imply that these are new, crisp and clean, they are simply the old sign shell that will have new acrylic inserts made (since the old were broken out). These signs each measure 2-ft. x 10-ft.

Thank you Tanya for all of your help!
-John

John Akin, PE
 jakin@tristar-az.com
 (602) 568-4661

APPROVED
 Administrative Design Review
 Case Planner Initials: AC
 Case # DC02-33A / DC 17-1140
 Date: 11/30/17

ZND Rev.



Mary Ann FYI.

NOTICE OF DECISION

February 23, 2006

Timothy Amrhein
The Camelback Companies, LLC
2201 East Camelback Rd., Suite 108-A
Phoenix, AZ 85016

RE: Administrative Design Review (DR02-33) Casa de Cooper – Amendment to the Comprehensive Sign Program

Dear Timothy:

Staff has reviewed the subject Administrative Design Review application to amend the approved Comprehensive Sign Program (CSP) for Casa de Cooper located at the northeast corner of Cooper and Guadalupe Roads.

Background: The sign package for ARCO and Jack in the Box was approved by the Design Review Board, Case #DR02-33 on April 15, 2004. An amendment to the CSP has been requested. The applicant provided a letter of agreement with ARCO (BP Products) dated April 6, 2004.

Requested Amendment: The following minor amendment to the approved project was reviewed:

- Remove two existing monument signs (one on each frontage within pad A) and replace with two new multi tenant monument signs (one on each frontage) and approve wall signage for Offices A and B and Retail Buildings.

Decision: Staff finds the requested amendment acceptable as it is consistent with intent of the original approval. The request is approved subject to the following conditions:

1. Construction shall conform to the exhibits submitted for this request, dated February 23, 2006 and exhibits approved by the Design Review Board, dated April 15, 2004.

*Casa De Cooper
NEC Cooper/Guadalupe*

2. Original conditions of approval dated March 14, 2002, shall remain in effect.
3. The existing ARCO AM/PM monument signs shall be removed within 14 calendar days after the new monument signs are installed.

If you have any questions regarding this decision or require additional information please contact me at (480) 503-6815.

Sincerely,



Susan Fiala, AICP
Senior Planner

Exhibits:

- 1) Site Plan with Sign Locations
- 2) Monument Sign Design
- 3) Office and Retail Building elevations illustrating sign locations and sign band.
- 4) Letter of Agreement

C: DR 02-33 Case file
Lou Mitchell, BP West Coast Products LLC (ARCO)
Mary Anne Redman, Sign Permit Technician ✓
Joyce Luse, Planning



SITE DATA

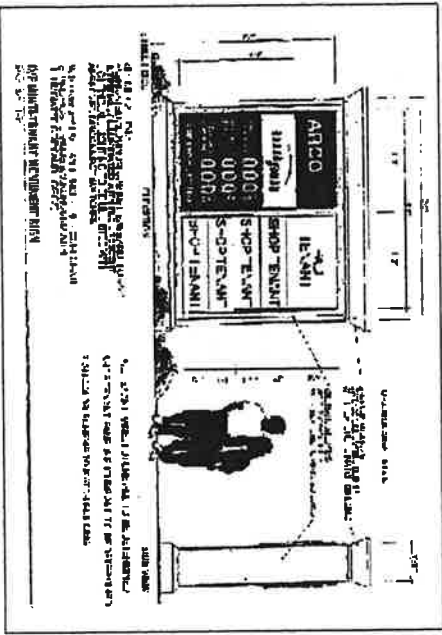
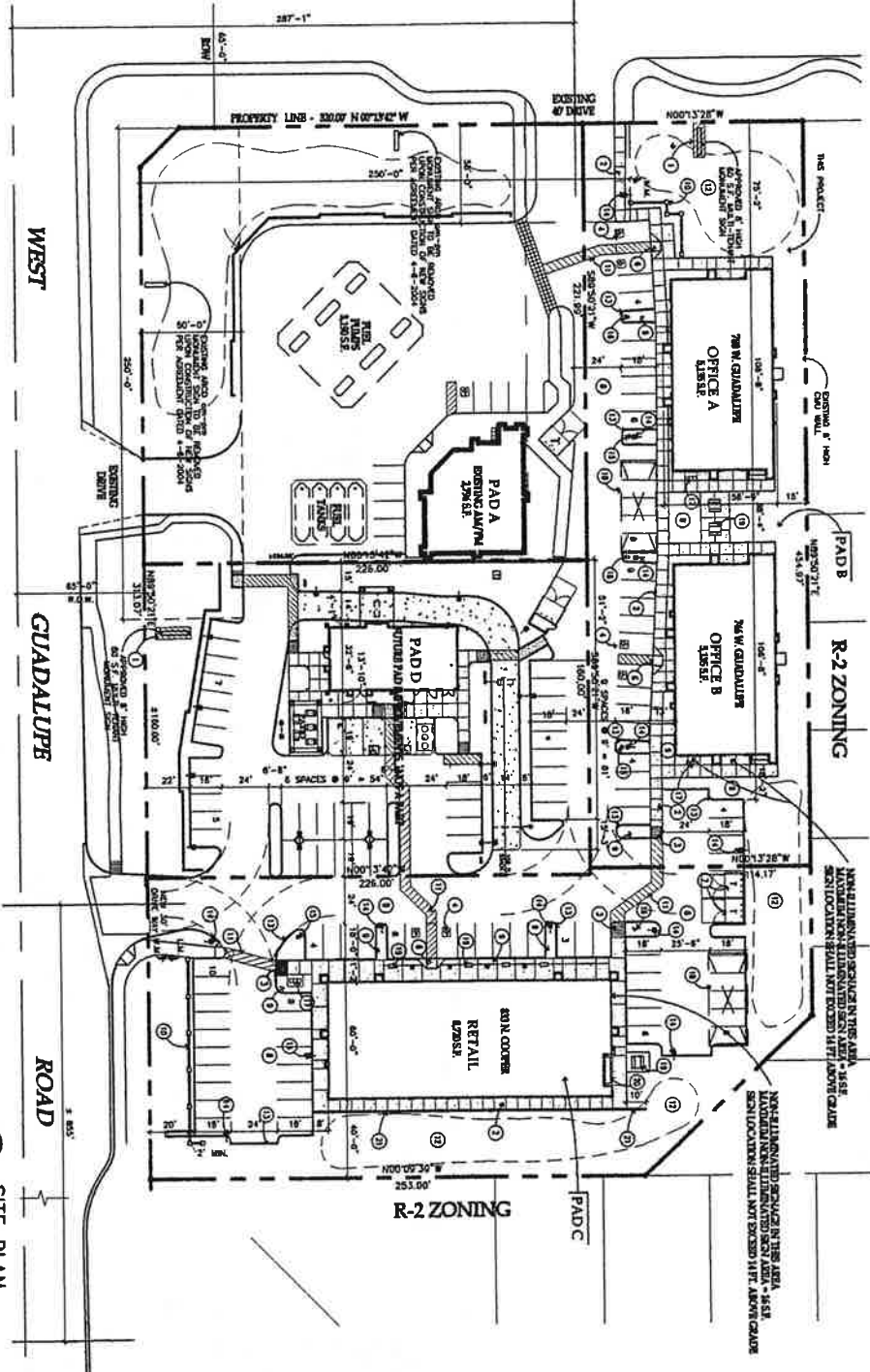
PARCEL: PAD B, CROSS - 42,275 SF (1.2 ACRES)
 PAD C, CROSS - 44,213 SF (1.28 ACRES)
 PAD D, CROSS - 44,213 SF (1.28 ACRES)
 TOTAL: 130,701 SF (3.01 ACRES)

ADDRESS: 833 N. COOPER RD. (N. COOPER RD.)
 ZONING: R-2 (RURAL RESIDENTIAL)

PROJECT DATA

DEVELOPER: J. COOPER
 ARCHITECT: J. COOPER
 ENGINEER: J. COOPER
 CONTRACTOR: J. COOPER

DATE: 11/20/2005



COMPREHENSIVE SIGN PLAN NOTES

1. ALL SIGN NOTICES SHALL BE SUBMITTED TO THE CITY OF GILBERT BY THE DATE OF THE SIGNAGE PERMITS. THE CITY OF GILBERT WILL REVIEW THE SIGNAGE PERMITS AND APPROVE OR DENY THE SIGNAGE PERMITS. THE CITY OF GILBERT WILL NOT BE RESPONSIBLE FOR THE COST OF THE SIGNAGE PERMITS.

2. ALL SIGN NOTICES SHALL BE SUBMITTED TO THE CITY OF GILBERT BY THE DATE OF THE SIGNAGE PERMITS. THE CITY OF GILBERT WILL REVIEW THE SIGNAGE PERMITS AND APPROVE OR DENY THE SIGNAGE PERMITS. THE CITY OF GILBERT WILL NOT BE RESPONSIBLE FOR THE COST OF THE SIGNAGE PERMITS.

PDA - 2005-00007

KEY NOTES:

1. SIGN HEIGHT SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
2. SIGN COLOR SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
3. SIGN FONT SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
4. SIGN SPACING SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
5. SIGN MATERIAL SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
6. SIGN FINISH SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
7. SIGN ILLUMINATION SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
8. SIGN LOCATION SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
9. SIGN ANGLE SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
10. SIGN VIEWING DISTANCE SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
11. SIGN CONTRAST SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
12. SIGN REFLECTANCE SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
13. SIGN DURABILITY SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
14. SIGN SAFETY SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
15. SIGN MAINTENANCE SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
16. SIGN REMOVAL SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
17. SIGN REPLACEMENT SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
18. SIGN REPAIR SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
19. SIGN CLEANING SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
20. SIGN STORAGE SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
21. SIGN TRANSPORT SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
22. SIGN INSTALLATION SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
23. SIGN DEMO SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
24. SIGN DISPOSAL SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
25. SIGN RECYCLING SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
26. SIGN ENERGY EFFICIENCY SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
27. SIGN SOUND SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
28. SIGN VIBRATION SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
29. SIGN WEAR SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
30. SIGN DAMAGE SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
31. SIGN THEFT SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
32. SIGN VANDALISM SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
33. SIGN ACCIDENT SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
34. SIGN LIABILITY SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
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37. SIGN ETHICS SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
38. SIGN REPUTATION SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
39. SIGN IMAGE SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
40. SIGN BRAND SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
41. SIGN MESSAGING SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
42. SIGN CALL TO ACTION SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
43. SIGN CLARITY SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
44. SIGN READABILITY SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
45. SIGN VISIBILITY SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
46. SIGN NOTICEABILITY SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
47. SIGN MEMORABILITY SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
48. SIGN EFFECTIVENESS SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
49. SIGN IMPACT SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
50. SIGN INFLUENCE SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
51. SIGN CHANGE SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
52. SIGN MOVEMENT SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.
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100. SIGN SUBSTANTIATION SHALL BE AS SHOWN ON THE SIGNAGE PERMITS.

EXHIBIT 1

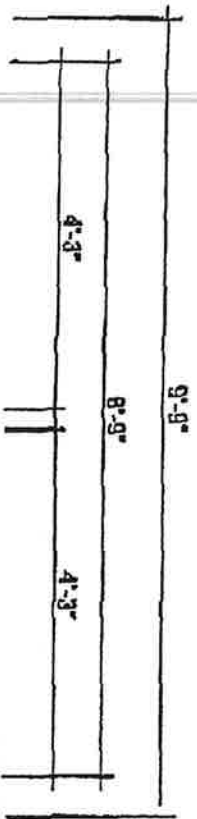
CASA DE COOPER
 833 N. COOPER RD, 788 & 746 W. GUADALUPE RD.
 GILBERT, ARIZONA

COMPREHENSIVE AND MONUMENT SIGN PLAN

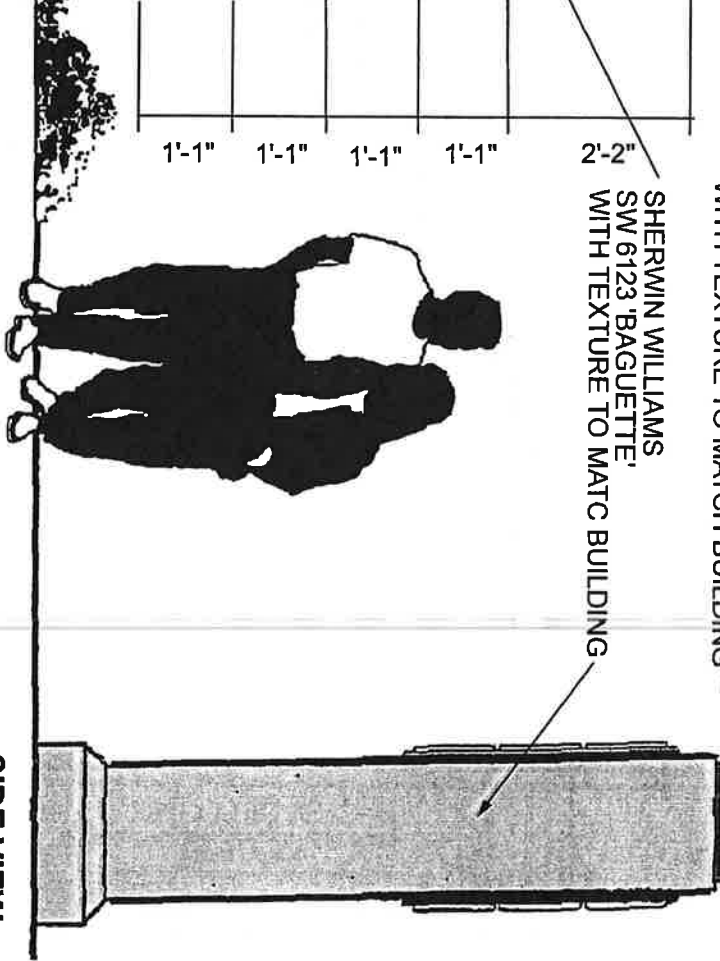
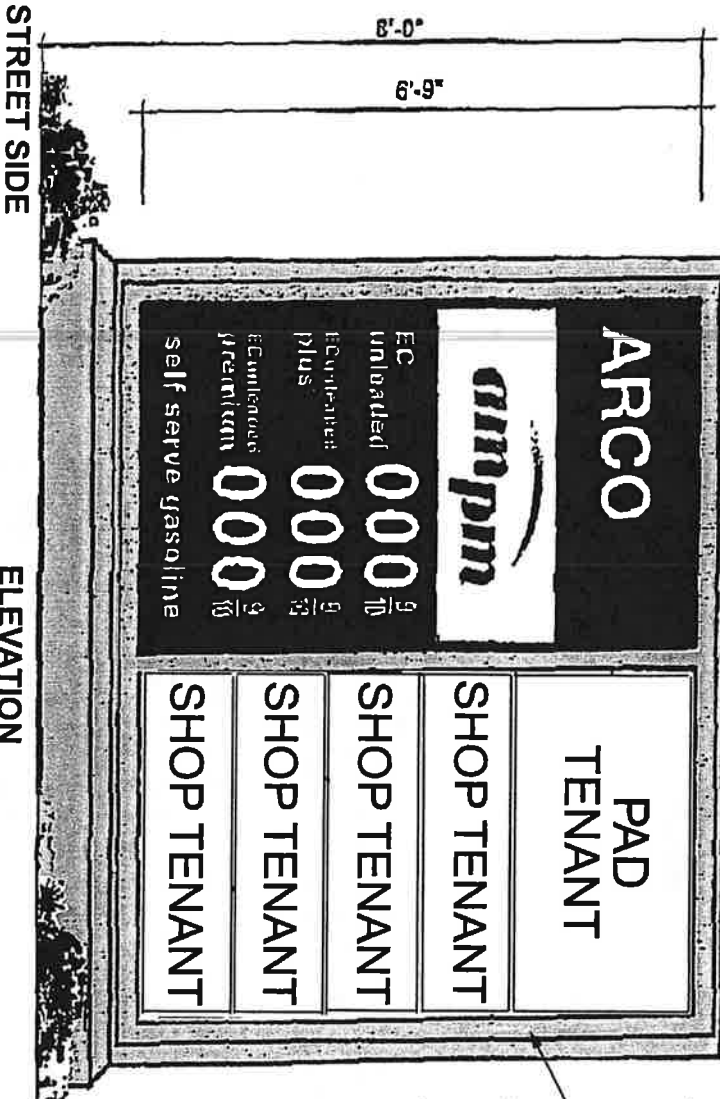
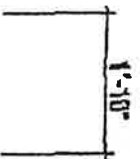
MONUMENT SIGN PLAN

REVISIONS

SIGNS



TOTAL SIGN AREA = 59 S.F.



STREET SIDE

ELEVATION

SIDE VIEW

SPECIFICATIONS:
 FABRICATED ALUMINUM CABINET, BASE AND TO CAP,
 INTERNALLY ILLUMINATED WITH FLOURESCENT
 LIGHTING. ALL LIGHTING TO BE UL LISTED WITH
 APPROVED DISCONNECT SWITCHES.

'ARCO-am pm' FACE AND PRICES PER CORPORATE
 STANDARDS (OPAQUE BACKGROUND WITH
 ILLUMINATED COPY AND LOGOS)

PAD TENANT PANEL FUTURE AND TO BE DETERMINED
 SHOP TENANT PANELS FUTURE AND TO BE DETERMINED
 SIGN COLOR SCHEME TO MATCH BUILDING

D/F MULTI-TENANT MONUMENT SIGN

CASA DE COOPER - NEC COOPER & GUADAUPE

SCALE: 3/8" = 1'-0"

PDA-2005-00007 COMPREHENSIVE SIGN DESIGN REVIEW

**BP West Coast
Products LLC**



Lou Mitchell
Real Estate Area Manager
7821 Wing Span Dr.
San Diego, CA 92119
(619) 460-2682

April 06, 2004

Ms. Patty Avallone
CNP Signs
4530 Mission Gorge Place
San Diego, CA 92120

Re: ARCO AMPM
786 W. Guadalupe Road
Gilbert, AZ

Dear Ms. Avallone:

BP West Coast Products LLC, as property owner and operators of the above referenced Facility, approves the change of our existing signs (both Guadalupe Rd. and Cooper Rd.) to a joint co-op sign with Jack-In-The-Box, Inc. and the Landlord shopping center identification sign per DRB submittal drawing, 04-130, R2. We understand that the change will require the removal of our existing signs.

If you should have any questions please do not hesitate to contact me.

Sincerely,

Lou Mitchell
Area Real Estate Manager
Bp West Coast Products LLC
ARCO AMPM

SUBSCRIBED AND SWORN TO BEFORE ME
BY Louis Clyde Mitchell Jr.
IN SAN DIEGO COUNTY, CALIFORNIA
THIS 6 DAY OF April 2004.
Michele Edwards
NOTARY PUBLIC



EXHIBIT 7

Casa de Cooper
NEC Cooper Road & Guadalupe Road
Gilbert, Arizona
COMPREHENSIVE SIGN CRITERIA

September 30, 2005

These criteria have been established for the purpose of assuring an outstanding shopping center, and for the mutual benefit of all Tenants. Conformance will be strictly enforced; and any installed nonconforming or unapproved signs must be brought into conformance at the expense of the Tenant.

A. GENERAL REQUIREMENTS

1. All signs and their installation must comply with the Town of Gilbert Sign Regulations and all local building and electrical codes applicable at the time of application. Should Landlord's criteria be more restrictive than applicable codes and ordinances, Landlord's criteria shall prevail.
2. All signs to be individual or pan channel letters. No can signs are allowed, unless where integrally designed as part of a company logo (i.e. Arco am-pm logo).
3. No animated or flashing signs will be permitted. No exposed neon signs either exterior wall mounted or interior window mounted shall be allowed.
4. All signs will be designed and constructed in accordance with the Town of Gilbert Sign Regulations and LDC applicable at the time of application. Should Landlord's criteria be more restrictive than applicable codes and ordinances, Landlord's criteria shall prevail
5. Each Tenant shall submit or cause to be submitted to the landlord for approval before fabrication at least two (2) copies of detailed drawings indicating the location, size, layout, design and color of the proposed signs including all lettering and/or graphics.
6. All permits for signs and their installation shall be obtained by the Tenant or his representative, from the Town of Gilbert.
7. Tenant shall be responsible for the fulfillment of all requirements and specifications.
8. All signs shall be constructed and installed, including electrical hook-up, at Tenant's expense, Tenant shall cause his sign to be installed no later than forty-five (45) days after Tenant opens for business.
9. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on esthetics of design and conformance to this criteria.

B. GENERAL SPECIFICATONS

1. All signs shall be constructed and installed, including electrical hook-up, at Tenant's expense to Landlord's common area meter and time clock.
2. No script will be permitted unless it is part of an established trademark of the Tenant.
3. All conductors, transformers and other equipment shall be concealed within cabinet mounted behind parapet wall and concealed from view.

4. All signs are to be installed under the direction of the Landlord or Landlord's superintendent or representative.
5. The permitted sign area - the length and height of the sign shall not exceed the Town of Gilbert's Sign Regulation and LDC applicable at the time of permit application. Landlord will approve exact location of sign in relation to Tenant's storefront width, prior to any installation.
6. Tenant's sign contractors shall repair any damage caused by said Contractor's work, or by its agents or employees and Tenant shall be liable for the Operations of Tenant's Sign Contractor.
7. No signs perpendicular to the face of the building or storefront will be permitted.
8. The maximum sign area permitted for any business shall not exceed the Town of Gilbert's Sign Regulation and LDC applicable at the time of permit application. Area shall be calculated by multiplying the greatest horizontal dimension by the greatest vertical dimension of each letter or group of letters, whichever allows the greater sign area. Logos shall be counted as part of the sign area.

C. SIGNS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

I. TYPE OF SIGN

1. Individual, pan channel, internally illuminated, wall mounted letters. Letters are not to be on a background and shall not be mounted on an exposed raceway.

II. SIZE OF SIGN

1. Letter Depth = 5".
2. Length – The overall length of spread of letters shall not exceed the maximum allowed by the Town of Gilbert's Sign Regulation and LDC applicable at the time of permit application.
3. Height – The maximum total height shall be no greater than the maximum allowed by the Town of Gilbert's Sign Regulation and LDC applicable at the time of permit application or thirty-six inches for one (1) or two (2) lines of copy, whichever is less. A four-inch space must be maintained between rows and at the top and bottom of the sign. The minimum height for letters will be sixteen inches.
4. Quantity – One (1) sign is permitted per building frontage. If Landlord approves, and if the Town of Gilbert's Sign Regulation and LDC applicable at the time of permit application allows, end suites shall be permitted two (2) signs.

III. STYLE OF SIGN.

1. Any style (block or script) may be used. Upper and lower case may also be used. Minimum stroke is 2-1/2 inches.
2. Landlord must approve Logos, in addition to signage. Logos will be limited to 25% of the total sign area and be proportionate to height of fascia and sign. Logos also should be coordinated with basic color of sign.

IV. COLOR OF SIGN.

1. Face – Any coloring with Landlord approval. Plexiglas or vinyl overlay. No clear faces.
2. Return – Dark duranodic bronze only.

3. Trim Cap – Dark duranodic bronze only.

V. CONSTRUCTION OF LETTERS.

1. Individual channel letters will have 1/8" plexiglas face.
2. Returns and back - .063" minimum anodized aluminum. Returns shall be anodized aluminum with dark duranodic bronze finish.
3. No armorply or wood in the manufactured returns or backs may be used.

VI. PLACEMENT OF LETTERS.

1. Letters are to be centered on fascia area of storefront left to right and centered vertically top to bottom at a height as allowed by the Town of Gilbert's Sign Regulation and LDC applicable at the time of permit application.
2. No unusual letter spacing shall be used to stretch or extend copy area.
3. Non-corrosive mounting fasteners must be used.

V. LIGHTING.

1. All letters and or logos shall be illuminated with internal neon; double or triple stroke as appropriate. No skeleton neon is allowed. Neon shall be 30 ma or 6500 white. Tenant will be required to repair or replace any sign that does not meet this requirement.
2. All electrical components will be U. L. or equivalent approved.
3. Transformer shall be concealed behind the fascia and mounted in metal boxes. Routing and location of other required items shall not be visible on front of fascia.

VI. WINDOW SIGNAGE

1. Window sign not to exceed two square feet and limited to store name, hours, and emergency phone numbers.
2. Window signs to be crafted in a professional manner.
3. Neon window signs are prohibited.
4. Each Tenant shall be permitted to place upon each entrance of its premises not more than 144 square inches of gold leaf or decal application lettering not to exceed two inches (2") in height, indicating hours of business, emergency telephone numbers, etc.
5. Tenant may install on the storefront, if required by the U.S. Post Office, and as allowed and/or required by the Town of Gilbert the numbers only for the street address in exact location stipulated by the Landlord. Size, type address. Color of letters and color of numbers will be as selected by the Landlord and approved by the Town of Gilbert.
6. No other window sign or decals are allowed.

D. MISCELLANEOUS REQUIREMENTS

1. Applicant must secure approval of Landlord prior to submitting a request for a sign permit from the Town of Gilbert. A sign permit must be secured from the Town of Gilbert before installation begins.
2. No sign shall be installed or altered after installation except with the permission of the landlord and with a sign permit from the Town of Gilbert.

E. FREE STANDING IDENTIFICATION SIGNS

1. Two (2) freestanding street monument signs shall be permitted for the overall development - one (1) each on Guadalupe Road and Copper Road.
2. The signs shall not exceed a height of eight (8) feet to top of sign area. Architectural embellishments shall not exceed two (2) feet above the top of the sign area .
3. The maximum sign area for each sign is sixty (60) square feet [the gas price sign area shall be calculated separately, and shall be in addition to the sixty (60) square feet sign area]. All monument signage shall have sign panels with opaque backgrounds and individually illuminated letters and graphics. Corporate logos and/or Trademarks shall be allowed as long as such logos or trademarks can be reproduced in such a manner that the background is opaque and only the letters, borders and/or graphics illuminate.
4. The design of the freestanding sign structures shall incorporate the primary materials, colors and architectural character of the shopping center.
5. The Arco site is permitted to have gas canopy signage as previously approved and permitted by T.O.G.