



NOTICE OF ADMINISTRATIVE DECISION

December 14, 2015

Jeremy Galloway
Yesco LLC
6725 W. Chicago St.
Chandler, AZ 85226
480-403-7706
jgalloway@yesco.com

RE: Administrative Design Review for LifeLink Church at Cooper Marketplace – located at the southeast corner of Cooper Road and Warner Road.

Dear Mr. Galloway:

Staff has reviewed and **approved** your Administrative Design Review **PDA-2015-00069 (DR98-87C)**, for approval of the proposed relocation of an existing monument sign for LifeLink Church and amendments to the existing Sign Criteria for Cooper Marketplace – located at the southeast corner of Cooper Road and Warner Road, the subject site is zoned Shopping Center (SC).

The subject site is currently an existing commercial center with existing monument and wall signage; the applicant is proposing to amend the approved Sign Program (DR98-87) and relocate an existing monument sign from Cooper Road to Warner Road, specifically for LifeLink Church. A summary of the proposed changes/ request(s) for the subject site are listed below:

- The applicant is proposing to update sections of the approved Cooper Marketplace Comprehensive Sign Program approved under (DR98-87) to allow for more flexibility and requirements that are based upon the Commercial Signage requirements under LDC – 4.407 for the overall shopping center and LifeLink Church.
- Monument Sign Location: the proposed monument sign to be relocated is currently located at the far southeast corner of the existing shopping center. The proposed new location will be to the north-central portion of the subject site to allow for Warner Road frontage. Additionally the proposed updated monument sign location will be a minimum of 3' outside of the adjacent Warner Road right-of-way; additionally will be located outside of the established sight-visibility triangle and all easements and a minimum of 3' from the adjacent drive-aisle to the east of the newly proposed sign location, as shown on the provided sign location exhibit.

- There are five (5) existing monument signs for the overall shopping center and the shopping center will continue to have the five (5) monument signs with the proposed relocation of the monument sign for LifeLink Church.
- The monument sign will be internally illuminated with LED lighting. Total monument sign height (10-feet) and sign area (53 sq. ft.) are well within the Commercial Signage requirements of the LDC – 4.407.
- The newly relocated monument sign colors and materials match and are corresponding with the existing monument signage for the Cooper Marketplace shopping center, with regard to background/ sign area color and texture, as well as CMU sign base and cap element color and material to match the existing Cooper Marketplace monument signage.
- No other revisions to the original Comprehensive Sign Program for Cooper Marketplace are approved with this administrative application.

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

1. Construction shall conform to the exhibits submitted for this request, consisting of the following sheets: Site Plans, Signage Details, Project Narrative and Amended Cooper Marketplace CSP Document. All exhibits are stamped administratively approved December 14, 2015.
2. The new location of the monument sign shall be out of the required sight-visibility triangle, a minimum of 3' from the Warner Road ROW and a minimum of 3' from the adjacent drive-aisle to the east of the newly proposed sign location, as shown on the provided sign location exhibit.

If you have any questions regarding these findings, please contact me at (480) 503-6805.

Sincerely,



Nathan Williams, AICP
Senior Planner
Town of Gilbert

December 7, 2015

Re: Administrative Design Review - Narrative
LifeLink Church monument sign, 725 West Warner Road

To Whom It May Concern:

LifeLink Church seeks to remove the existing monument sign at the southwestern-most corner of the Cooper Marketplace property and install a new monument sign at the center of the West Warner Road frontage. Cooper Marketplace is permitted three (3) monument signs, necessitating the removal of one in order to install a monument sign specific to LifeLink Church.

Placement of the proposed monument sign on West Warner Road will aid the public and private sectors in identifying and locating the services of LifeLink Church. Existing monument signs at this location are cluttered, deteriorating, multi-tenant displays. The design and colors remain appealing and appropriate to this property, however, and as such the new monument sign utilize the same colors, materials and design of the existing monument signs. A modern and clean display advertising one major tenant will promote clarity to the public and enhance the appearance of the Cooper Marketplace Shopping Center. It will also encourage the advancement of plans to rehabilitate remaining monument displays on an otherwise aging property.

Two existing monument signs will remain in place at Cooper Marketplace, and it is our understanding that the rehabilitation of existing signage is in fact contemplated in the near future. In order to streamline this process, YESCO is submitting proposed amendments to the existing Cooper Marketplace sign criteria. The intention of the amendment is to modernize the referenced technology within said document as well as remove a restrictive color palate that requires tenants to utilize only white or one of four primary colors on their signage.

Sincerely,



Jeremy Galloway
Government Relations

480-449-3726 » Office

6725 West Chicago Street
Chandler, AZ 85226

AZ Contractor's License No. ROC260958
L-1, ROC260959 L-38, ROC260960 L-3

yesco.com

*SIGN CRITERIA

COOPER MARKETPLACE

I. INTRODUCTION

The purpose of a sign control program is to ensure an attractive shopping environment and to protect the interests of the Landlord and Tenant.

II. GENERAL REQUIREMENTS

A. Landlord shall administer and interpret the criteria and shall approve all signs in writing prior to their installation.

B. Submittal and Compliance:

1. Tenant shall submit or cause to be submitted to the Landlord, for approval, detailed shop drawings covering location, size, design, color, materials, lettering and graphics of the proposed wall sign. The Tenant must not submit any sign drawings to the City of Gilbert without first obtaining the Landlord's approval.

2. Landlord shall review the drawings and return them marked "Approved," "Approved as Noted," or "Revise and Resubmit."
 - a. "Approved" drawings will permit Tenant to proceed with permitting, construction and installation of its sign in accordance with the drawings.
 - b. "Approved as Noted" drawings will permit Tenant to proceed with permitting, sign construction and installation, provided that the modifications noted are incorporated into the design. If the Tenant takes exception to the modifications, Tenant shall revise and resubmit.
3. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted, or affixed on any part of the building visible from outside the premises except as specifically approved by Landlord. Signs that are installed without written approval or are inconsistent with approved drawings may be subject to removal and reinstallation by Landlord at Tenant's expense.
4. The City of Gilbert, Development Services Department, requires sign permits for all signs. It shall be Tenant's sole responsibility to secure these and any other permits that may be required.

5. Landlord's approval of Tenant's plans shall not constitute an implication, representation, or certification by Landlord that said items are in compliance with applicable statutes, codes, ordinances or other regulations. Said compliance shall be the sole responsibility of Tenant for all work performed on the premises by or for Tenant.

6. Sign contractors performing any sign work at Cooper Marketplace must be licensed by the Arizona State Registrar of Contractors, bonded and insured.

~~C. To insure strict compliance with this sign criteria, Landlord suggests that Sign World, Inc. provide all tenant signage and has designated Sign World, Inc. the sign contractor to furnish and install all signage at Cooper Marketplace. Sign World, Inc. (602) 982-6696.~~

C. ALL SIGNS SHALL MEET SIGN CODE REQUIREMENTS AND TOWN OF GILBERT POLICIES WITH REGARD TO SIZE, PLACEMENT, COVERAGE AND DESIGN.

D. NON-COMPLIANCE WITH THIS SIGN CRITERIA WILL BE CORRECTED BY LANDLORD AT THE TENANT'S EXPENSE.

E. Landlord may repair or replace any broken or faded sign at Tenant's expense.

III. DESIGN REQUIREMENTS

- A. Flashing, painted, blinking, rotating, moving or audible signs are not permitted.
- B. The wall sign may identify the individual business of Tenant by name or by name and principal service offered, when the name does not identify the principal service offered. Established logos, crests or insignias may be included as part of the signs.
- C. Lettering: The letters on all signs shall be either script or individual block type. Logo cans are allowed but must be of an irregular design. Push-through lettering may be allowed on logo can.
- D. Each Tenant will be permitted to place upon the entrance of its premises up to 144 square inches of gold leaf or decal application lettering (not to exceed two inches in height) indicating hours of business, an emergency telephone number, etc. All other window signage must comply with the ordinances of the Town of Gilbert, i.e., window signage may cover no more than twenty-five (25%) of window area, and said area used is not deducted from the sign allowance set forth in Paragraph F, below.
- E. Illumination: All illuminated signs on the sign band are to be internally illuminated with no light source visible. No signs will be allowed with intermittent illumination (i.e., flashing). No exposed neon OR LED, except as halo or accent (not as outline). No fluorescent and/or incandescent tubing or lamps shall be permitted.

F. Tenant shall have one wall sign on each fascia of Tenant's leased frontage. Signs shall be individual interior-illuminated letters flush-mounted. Wall signs shall be limited in overall length to either percent (80%) of the business front footage of the leased premises. Business front footage is measured along and parallel to the storefront. WALL SIGNS SHALL ALSO BE LIMITED TO NO MORE THAN 80% OF THE VERTICAL DIMENSION OF THE SIGN BAND OR WALL SPACE ON WHICH THE SIGN IS PLACED.

~~1. Wall sign characters shall not exceed 24 inches in height, except as approved by Landlord.~~

~~2. Major tenants are allowed a maximum height of 36 inches and are allowed one sign on each exposure.~~

~~3. The computed area of wall signs shall not exceed one and one-half (1.5) square feet per building front foot of the leased space. Building front foot refers to the maximum width of the leased premises measured along a straight line.~~

G. WALL SIGN COLOR, DESIGN AND DIMENSIONS SHALL COMPLY WITH TOWN OF GILBERT SIGN REGULATIONS AND BE SUBJECT TO THE APPROVAL OF LANDLORD.

H. Tenant ~~shall have~~ MAY HAVE one double-faced under-canopy sign on each side of Tenant's leased frontage. Said signs are to be flag mounted according to the design shown in Exhibit B-A. Because the under canopy signs are for internal pedestrian traffic only, said signs will not be deducted from square footage of the sign allowance.

- I. Landlord shall have the right to modify the design requirements for any Tenant.

IV. MONUMENT SIGNS

There will be ~~four~~ three (3) monument signs for Cooper Marketplace, located as described on the plot plan, Exhibit C B. Two shall be on the West Warner Road frontage, and one shall be allowed along the South Cooper Road frontage.

~~The design and dimensions for the four (4) monument signs are as set forth in Exhibits D-1, attached hereto and made a part hereof by reference. The cap is to be foam textured to match building finish and painted Frazee Copper Nail #8295D. The cabinet and faces are montexed and painted Frazee Mallow #8291. The copy is to be routed out of the faces and backed with red acrylic #214. The base is centered, scored CMU block with Frazee Copper Nail #8295D painted finish. The diamonds are tile, colored Frazee Spiced Rum AC113N.~~

THE DESIGN AND DIMENSIONS FOR THE THREE (3) MONUMENT SIGNS ARE AS SET FORTH IN EXHIBIT C, ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE. AT THE ELECTION OF LANDLORD, THEY MAY BE CHANGEABLE MESSAGE SIGNS INCORPORATING THE COLORS AND DESIGN ELEMENTS OF EXHIBIT C. THE CAP IS TO BE TEXTURED TO MATCH BUILDING FINISH AND PAINTED FRAIZEE COPPER NAIL #8295D. THE COPY IS TO BE ROUTED OUT OF THE FACES AND BACKED WITH ACRYLIC. THE BASE IS CENTERED, SCORED

CMU BLOCK WITH FRAZEE COPPER NAIL #8295D PAINTED FINISH. THE DIAMONDS ARE TILE, COLORED FRAZEE SPICED RUM AC 113N.

V. CONSTRUCTION REQUIREMENTS

- A. All sign bolts, fastenings, sleeves and clips shall be hot-dipped galvanized iron, stainless steel, aluminum, brass, or bronze and no black iron material of any type will be permitted.
- B. 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.
- C. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- D. Sign contractor and/or Tenant shall pay for any damage to the fascia, canopy, structure, roof, or flashing caused by sign installation.
- E. No exposed tubing will be permitted, except as halo or accent.
- F. Wall signs shall be centered vertically and horizontally on the sign band.
- G. All electrical signs shall adhere to UL standards.
- H. All signs shall conform to the Uniform Building Code Standards.
- I. All electrical signs shall conform to National Electrical Code Standards and the Gilbert Municipal Code.
- J. Electrical service to signs shall be on the Tenant's meter.
- K. PK housings are not allowed, $\frac{7}{8}$ hole maximum. Low voltage drivers are encouraged.

L. Timers are to be installed with the sign.

M. Colors:

~~1. Tenant may choose the color of the acrylic faces for the sign from the list of colors below:~~

~~White #015~~

~~Blue #607~~

~~Red #211~~

~~Yellow #406~~

~~Green #506~~

~~2. Returns on the sign pans will be #313 bronze, unless otherwise approved.~~

~~3. the color of the internal neon will be red, white or green, unless otherwise approved.~~

~~4. Trim capping on the faces of the sign is to be 3/4 inch gold with gold screws or it may be the same color as otherwise approved returns.~~

M. COLORS:

1. THE COLOR OF THE ACRYLIC FACES FOR THE SIGN MUST BE COMPATIBLE WITH THE OVERALL DESIGN AND COLORS

INCORPORATED IN THE COOPER MARKETPLACE DEVELOPMENT,
AND ARE SUBJECT TO LANDLORD APPROVAL.

2. RETURNS ON THE SIGN PANS WILL BE #313 BRONZE, UNLESS OTHERWISE APPROVED.
3. THE COLOR OF THE INTERNAL ILLUMINATION SHALL BE COMPATIBLE WITH THE COLOR OF THE ACRYLIC FACES AND SHALL BE SUBJECT TO LANDLORD APPROVAL.
4. TRIM CAPPING ON THE FACES OF THE SIGN IS TO MATCH APPROVED RETURNS, SUBJECT TO LANDLORD APPROVAL.

FOR FURTHER INFORMATION AND ASSISTANCE WITH YOUR SIGNAGE NEEDS,
CONTACT:

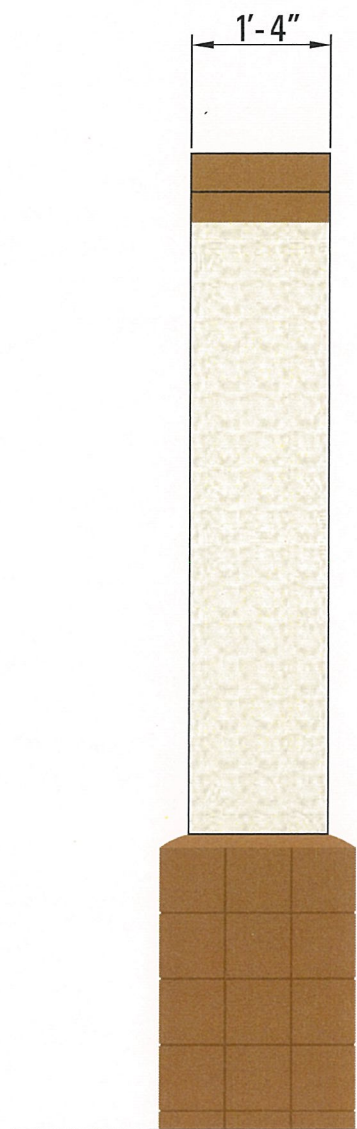
TIM LAMBSON

YESCO

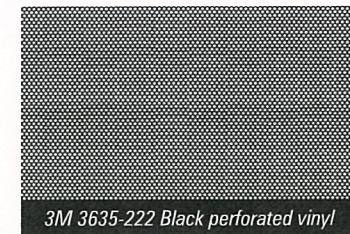
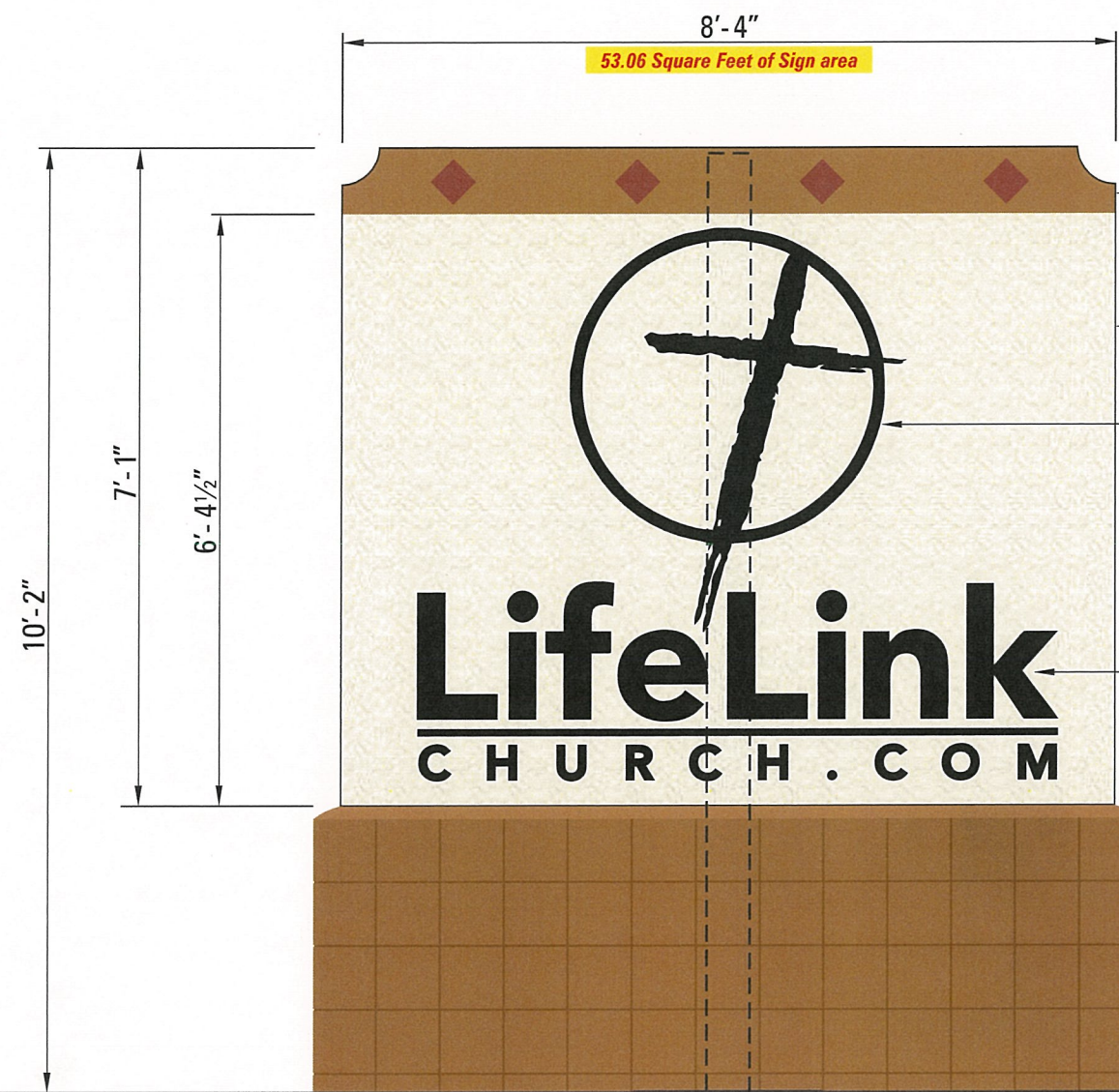
(480) 567-4716

TLAMBSON@YESCO

.COM



SIDE VIEW



3M 3635-222 Black perforated vinyl

Textured background:
Painted flat Frazee 8295D Copper Nail, with non-textured Diamonds, painted semi-gloss Frazee AC113N Spriced Rum.

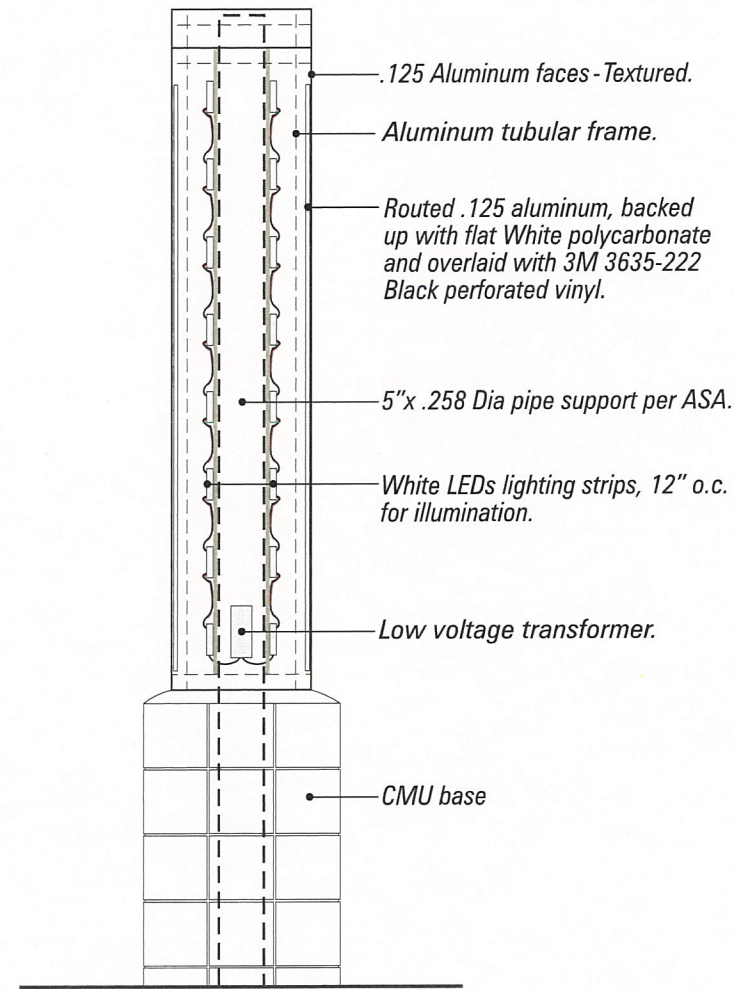
Textured background:
Painted to match other existing display bases.

Routed graphics:
Backed up with White polycarbonate and overlaid with 3M 3635-222 Black perforated vinyl.

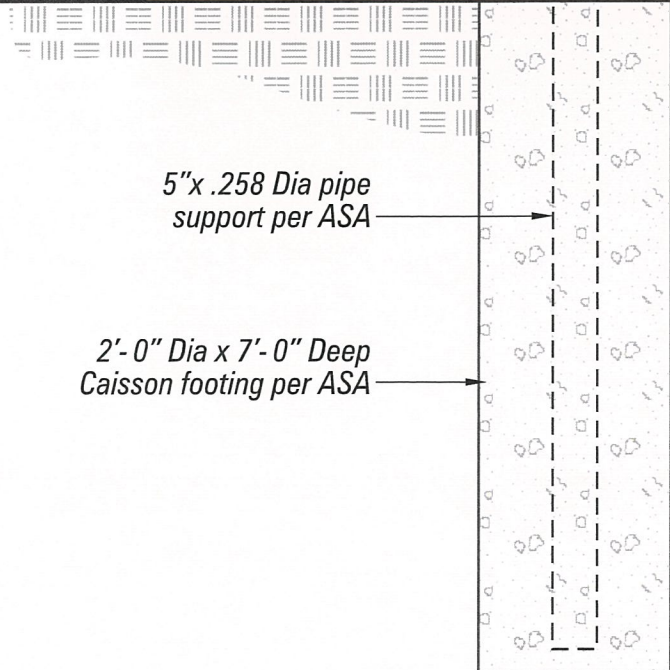
NOTE: Customer to provide approved vector artwork prior to routing.

Routed graphics:
Backed up with White polycarbonate and overlaid with 3M 3635-222 Black perforated vinyl.

Centered-scored CMU block base:
Painted flat Frazee 8295D Copper Nail.



SECTION VIEW



A

INTERNAL ILLUMINATED DOUBLE FACED DISPLAY

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

SCOPE OF WORK:

Manufacture / Install (1) One internally White LED illuminated Double faced display with 8"x 8" CMU block base to match the other displays in the same development.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable Local Codes. This includes proper grounding and bonding of the sign.
 Sign(s) to be manufactured to U.L. Specifications and will bear the U.L. Label(s). Install in accordance with National Electrical Codes.
 THIS SIGN DISPLAY COMPLIES WITH CCR TITLE 24, PART 6, SECTION 14B.

ELECTRICAL INFORMATION	
VOLTS REQ'D:	120v
TOTAL AMP LOAD:	4.0
CIRCUITS REQ'D:	(1) 20 AMP
Customer to provide required electrical to sign location and/or elevation.	
ELECTRICAL LETTER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

YESCO LLC
PHOENIX DIVISION
6725 W. Chicago St. Chandler, AZ 85226-3335
Phone: (480) 449-3726 / Fax: (480) 961-5923
PERMIT PRINTS

YESCO

CLIENT NAME / PROJECT ADDRESS
LIFE LINK CHURCH
725 W. WARNER ROAD
GILBERT, ARIZONA

ACCOUNT EXECUTIVE
Tim Lambson

SALES APPROVAL

ORIGINAL DESIGNER
Jim Weadock

ORIGINAL DATE
01/12/15

SCALE
AS NOTED

REV.	DATE	BY
1	01/26/15	JW
2	07/15/15	DB

DESIGN APPROVAL

TRACKING NUMBER
6094632-PER

SHEET
1 OF 4

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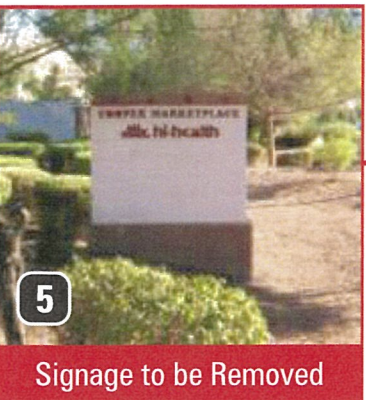
2
Signage on separate parcel



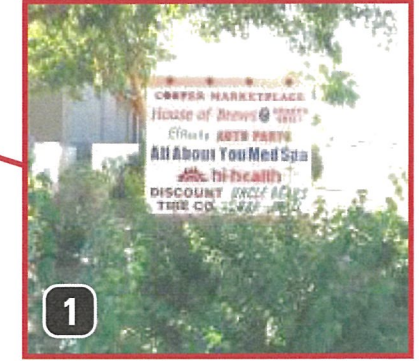
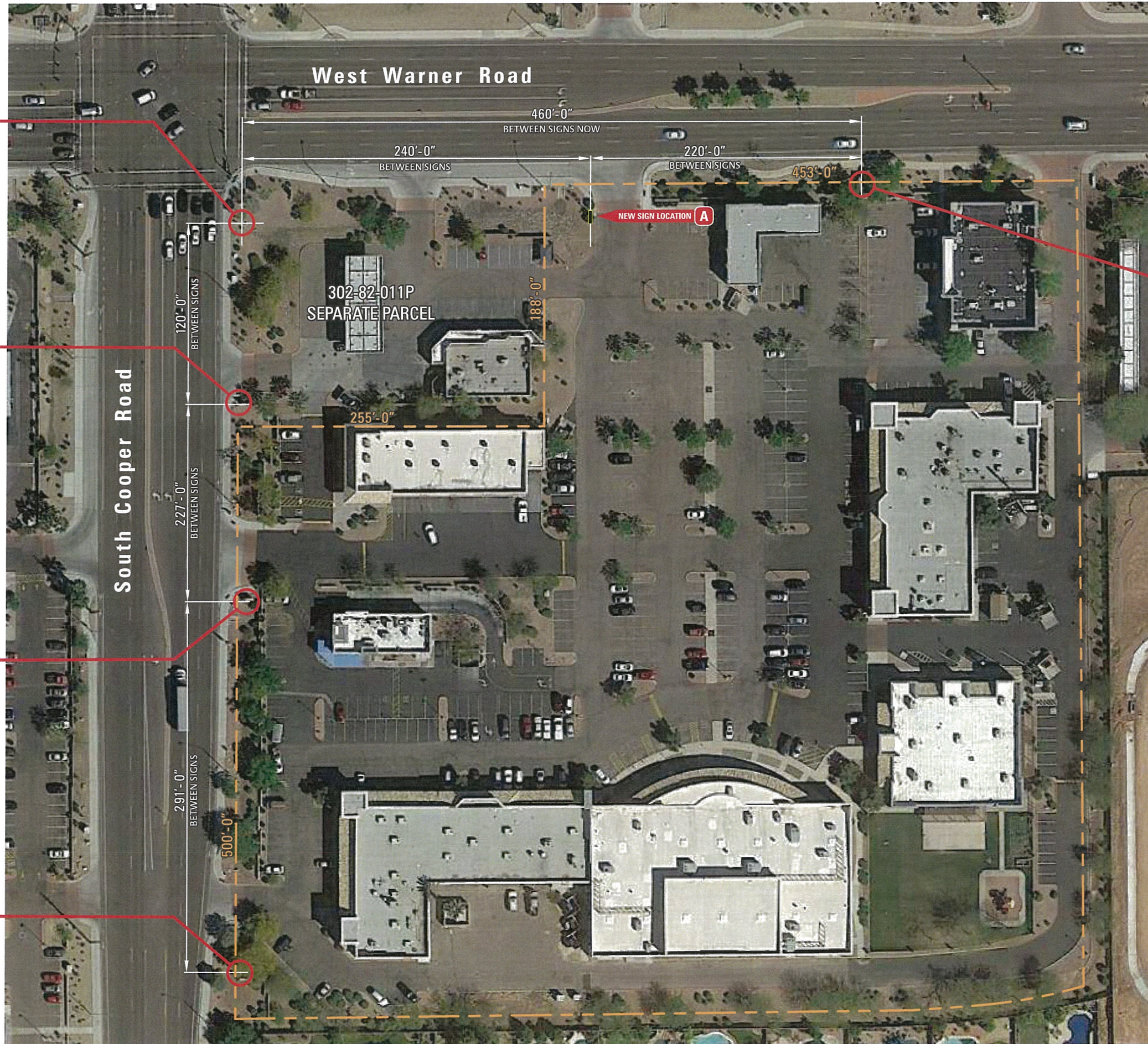
3
Signage on separate parcel



4
Signage to have Face-Lift
Panels to be redone



5
Signage to be Removed



1

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SHEET
2 OF 4

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South Cooper Road

West Warner Road

302-82-011P
SEPARATE PARCEL

NEW SIGN LOCATION A

See sheet 4 for enlargement

120'-0"
BETWEEN SIGNS

227'-0"
BETWEEN SIGNS

291'-0"
BETWEEN SIGNS

240'-0"
BETWEEN SIGNS

220'-0"
BETWEEN SIGNS

500'-0"

255'-0"

188'-0"

453'-0"

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CLIENT NAME / PROJECT ADDRESS
**LIFE LINK CHURCH
725 W. WARNER ROAD
GILBERT, ARIZONA**

ACCOUNT EXECUTIVE
Tim Lambson
SALES APPROVAL

ORIGINAL DESIGNER
Jim Weadock

ORIGINAL DATE
01/12/15

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SHEET
3 OF 4



West Warner Road

South Cooper Road

302-82-011P
SEPARATE PARCEL

Site Visibility Triangle @ 45 MPH 15' from face of curb and 540' to the West

NEW SIGN LOCATION



**AERIAL SITE PLAN
SIGN LOCATION**

SCALE: 1/32" = 1'-0"

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SHEET
4 OF 4