



## NOTICE OF DECISION

April 9, 2008

Mr. Brian Eichenberg  
3400 N. Arizona Avenue #17  
Chandler, AZ 85225

**RE: Case # ADR08-8 (Eden # PDA-2008-00008) Total Bliss El Dorado Tech Center II –  
Modify signage from approved plans.**

Dear Mr. Eichenberg:

Staff has reviewed the Administrative Design Review application requesting the changes to Comprehensive Sign Program application DR02-34.

**Background:** The project, El Dorado Tech Center II, was approved by the Town of Gilbert, Case # DR 02-34 on September 30, 2003.

**Requested Signage:** The following sign request were reviewed:

- Change the 30” letter height restriction on the large architectural pop-out facades located at the center suite and the two end units to 72”
- Add digital color overlays rather than straight acrylic
- Incorporate neon/LED illumination rather than just neon

**Findings of Fact:** Based on our review, staff finds the elevations and materials acceptable. Staff has made the following findings when reviewing this request:

1. The project is consistent with applicable design guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provision of public services.

**Decision:**

The request is approved with the following conditions:

1. Construction shall conform to the exhibits submitted for this request, dated January 17, 2008.
2. The original conditions of approval dated June 7, 2002 that were not changed as a part of this approval shall remain in effect.
3. Signs located at the El Dorado Tech Center II shall conform to the Land Development Code particularly the Sign Regulation section.

If you have any questions regarding these findings or require additional information please contact me at (480) 503-6838.

Sincerely,

Daniel Skidmore  
Planner

C: DR02-34 Case file



EL Dorado Tech Center  
II

June 7, 2002

Scott Hudson  
Arizona Commercial Signs  
4018 E Winslow  
Phoenix AZ 85040  
Phone: 480-921-9900  
Fax: 602-277-0055

Subject: DR02-34  
Administrative Design Review  
El Dorado Tech Center II  
~ NWC Guadalupe & McQueen Roads

Dear Mr. Hudson:

The above referenced project was **approved** on June 7, 2002 with the following conditions:

1. All signs shall be permitted in conformance with the criteria and exhibits contained in the Master Sign Program presented and approved by staff on June 7, 2002, herein.
2. Each signs shall be permitted through the Building department under a separate permit prior to installation

If you have any questions regarding the above, please call Jessica Galloway at 480-503-6805 or email at [jessicag@ci.gilbert.az.us](mailto:jessicag@ci.gilbert.az.us).

Sincerely,

Jessica Galloway  
Planner  
Planning and Zoning Department



4018 E. Winslow Ave. Phoenix, AZ 85040  
(480) 921-9900 (602) 437-8073

**PREPARED BY: SCOTT D. HUDSON**  
**PREFEERED SIGN VENDOR: ARIZONA COMMERCIAL SIGNS**

***SIGN CRITERIA***  
***ELDORADO TECH CENTER II***  
***PARCEL B – 876 N. McQUEEN***

**Admin**  
**APPROVED PLANS**  
Design Review Board  
CASE: **DR02-34**  
DATE: **06-07-02**  
SUBJECT TO CONDITIONS OF APPROVAL

**SIGN CRITERIA**

This criteria is in the Town of Gilbert Design Review for approval. It may vary to some degree until all approvals have been issued by the Town of Gilbert.

This criteria has been developed to insure design compatibility among all signs at Eldorado Tech Center II in Gilbert, Arizona. Conformance to the criteria will be strictly enforced. Any sign installed that is not conforming to the criteria and not approved by Developer/Landlord and Major Tenant, 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. Approval shall be for appearance only and not for code. Sign permits must be obtained from the Town of Gilbert.

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.

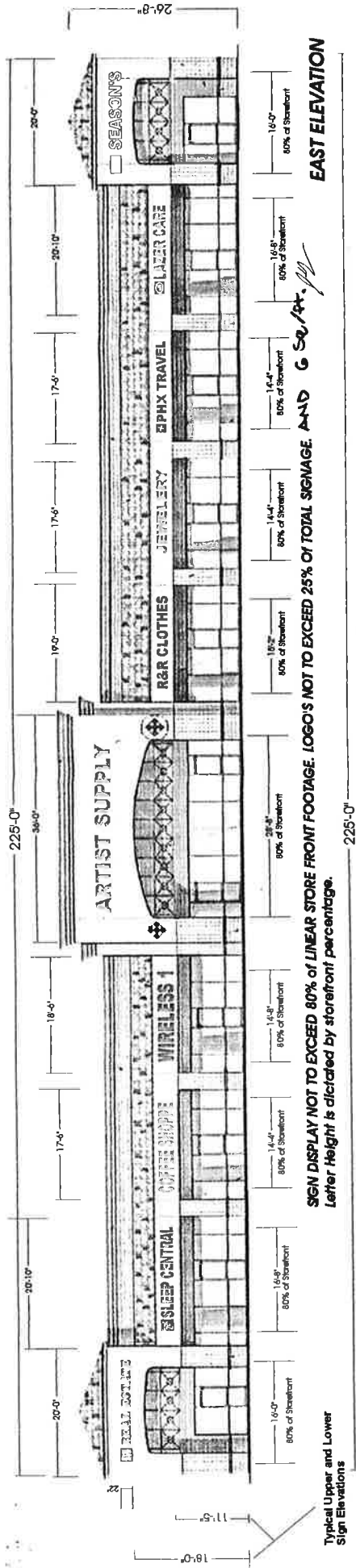
1. The Landlord shall review the shop drawings and specification of the (2) two sets and (1) one set return to the Applicant marked “Approved”, “Approved as Noted”, or “Revised and Re-Submit”.
2. “Revise and Re-Submit” drawings will be returned to the Applicant with comments. These drawings shall be 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 Town of Gilbert permit process. Subsequent to city 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 Town of Gilbert 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. All signage shall be constructed and installed at Tenant's expense.
10. Tenant and the Tenant's Contractor shall be responsible for the repair of any damage caused by installation or removal of any signage.
11. 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.
12. 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.
13. Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
14. All exposed metals shall be painted to render them inconspicuous.
15. No exposed tubing, conduit, or raceways will be permitted. All conductors, transformers, and other equipment shall be concealed.
16. All electrical signs shall bear the UL label and be mounted on top of letters.
17. All signs shall conform to the Uniform Building Code Standards.
18. All electrical signs shall conform to the National Electrical Code Standards.
19. Tenant shall be liable for the operation of their Sign Contractor.
20. Painted lettering will not be permitted.

21. Flashing, moving, or audible signs will not be permitted with the exception of drive-thru menu boards and speakers.
22. Logos may be permitted as an overall 25% of the total sign area and may not exceed six square feet. All logos may be pan-channel with company graphics and must be approved by the Landlord.
23. 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.
24. Wall signs shall consist of individual interior neon illuminated pan-channel letters. These letters shall be mounted on the building fascia in the area allocated for sign by the Developer/Landlord.
25. In-Line Tenants shall calculate signage by the following formula if the building is greater than 75' from property line: 1-1/2 square foot of sign area per each 1' linear street frontage.
26. Letter style and color shall be subject to the approval by the Developer/Landlord.
27. No sign shall exceed 80% of the leased front.

### **IN-LINE SHOP TENANT**

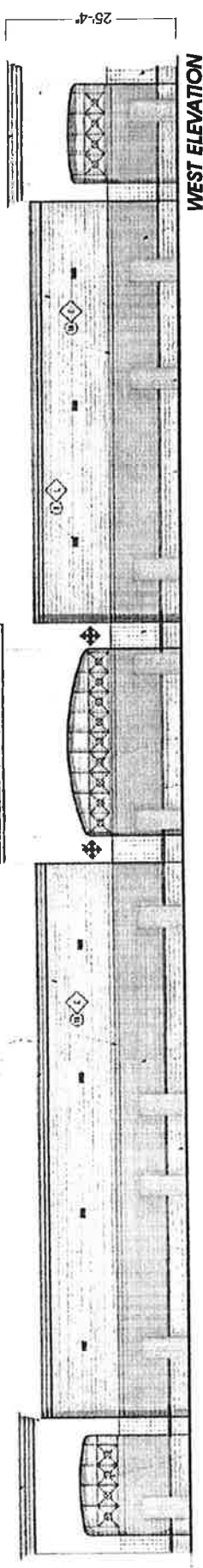
1. Type of Signage: (Pan-Channel Letters)
  - A. Signs to be pan-channel letters. Returns 5", made of 20 gauge or 22 gauge electro-galvanized metal.
  - B. Tenant's faces to be 1/8" acrylic plex, 209-Red, 607-Blue, 407-Yellow, or 015-2-White.
  - C. Trimcaps colors to be 3/4" and to match plex faces.
  - D. Letter returns shall be painted the following colors: Bronze
  - E. Letters with a greater stroke of 5-1/2" must be double stroke neon.
  - F. Neon color to match plex faces.
  - G. Logos may be pan-channel letters with company graphics. Definition (pan-channel) 1/8" plex face, 3/4" trimcap, 5" returns. Returns to match.
  - H. All letters shall not to exceed 30" in height for one line or 30" for two lines of copy.
  - I. Window graphics are to be 25% maximum coverage of window area.
  - J. National Franchise may use their custom national colors.



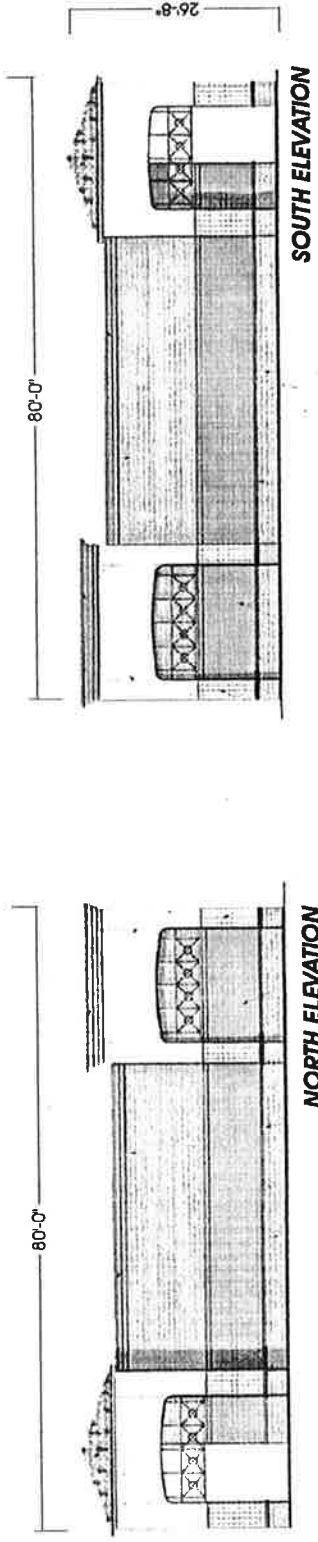
**EAST ELEVATION**

SGN DISPLAY NOT TO EXCEED 80% of LINEAR STORE FRONT FOOTAGE. LOGOS NOT TO EXCEED 25% of TOTAL SIGNAGE AND 6 5/8" Letter Height is dictated by storefront percentage.

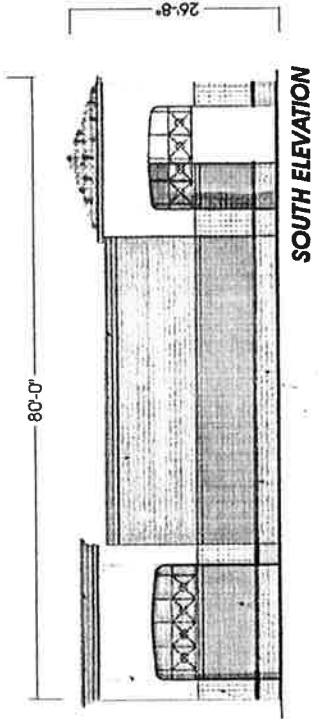
Typical Upper and Lower Sign Elevations



**WEST ELEVATION**



**NORTH ELEVATION**



**SOUTH ELEVATION**

ADMIN APPROVED PLANS  
Design Review Record  
CASE: 1802-34  
DATE: 6-7-07  
SUBJECT TO REVIEW AND APPROVAL

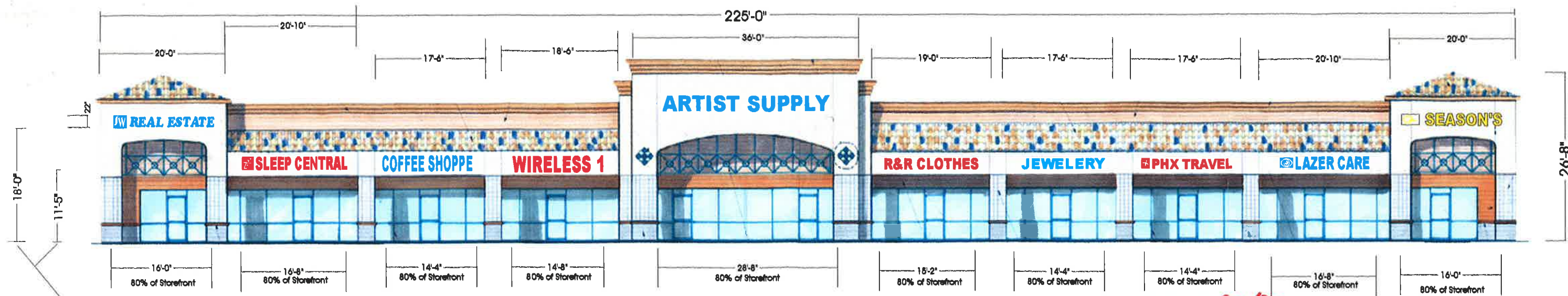
Scott Hudson

SCALE 1/16" = 1' For Aiding  
DATE 4/5/02



THE QUALITY OF OUR WORK IS OUR REPUTATION

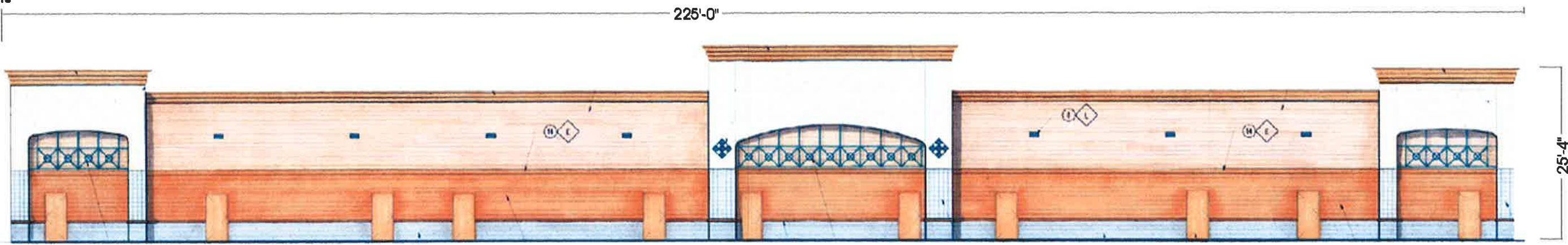
**EL DORADO TECH CENTER II PARCEL B - 876 N. McQUEEN - GILBERT AZ.**



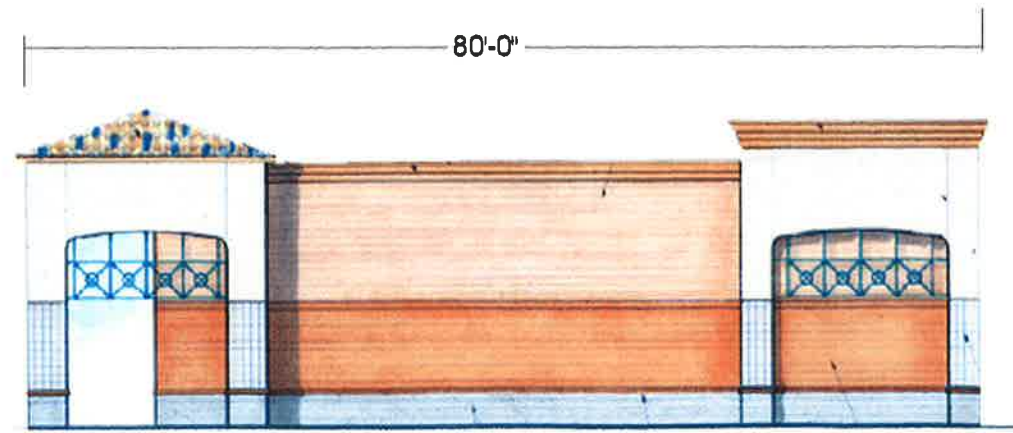
Typical Upper and Lower Sign Elevations

**SIGN DISPLAY NOT TO EXCEED 80% of LINEAR STORE FRONT FOOTAGE. LOGO'S NOT TO EXCEED 25% OF TOTAL SIGNAGE. AND 6 SQR.**

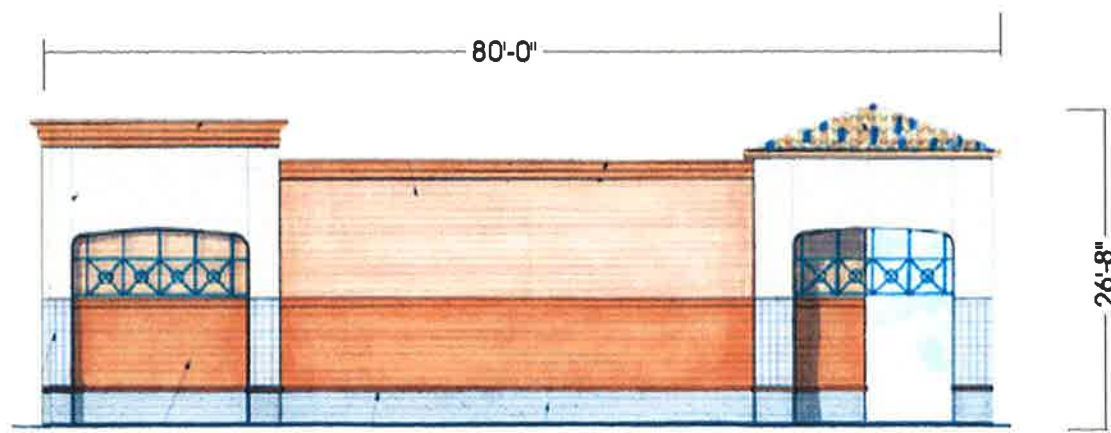
**EAST ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**



**SOUTH ELEVATION**

ADMIN  
**APPROVED PLANS**  
 Design Review Board  
 CASE: DP02-34  
 DATE: 6-7-02  
 SUBJECT TO CONDITIONS OF APPROVAL



Scott Hudson  
 SCALE 1/16" = 1' For Building  
 DATE 4/9/02

**EL DORADO TECH CENTER II PARCEL B - 876 N. McQUEEN - GILBERT AZ.**

THIS IS THE PROPERTY OF ARIZONA COMMERCIAL SIGNS. NO PART MAY BE REPRODUCED BY ANY OTHER SIGN COMPANY. 4618 E. WINDLOW ST. PHX, AZ. 85048 (480) 921-8900