



NOTICE OF DECISION

September 18, 2014

RE: Approved DR04-28-A, Minor Administrative Design Review, Lakeview Village @ Morrison Ranch

Dear Mr. LaPorte:

Staff has reviewed the revised sign criteria text amendments received on 9/18/14 for a Minor Administrative Design Review application with case number DR04-28-A for the property located at 143 S. Higley Road, Gilbert AZ 85296. Staff has made the following findings:

- The project is consistent with the LDC and applicable design guidelines;
- The project is compatible with adjacent and nearby development; and
- The project design provides for safe and efficient provision of public services.

Based on the above, staff has approved this Minor Administrative Design Review with the following attached information and conditions. The amendments to Sign Criteria for Morrison Lakeview Village are as follows:

1. Page 3 of 12.

26. Wall signs shall consist of individual neon illuminated pan channel letters. These letters shall be mounted to the building fascia in the area allocated for signs by the Developer/Landlord. No cabinet signs allowed. ~~No cabinet signs allowed.~~ **LOW VOLTAGE LED ILLUMINATED ION IS ALSO ACCEPTABLE.**

2. Page 5 of 12

4. Upper and Lower Case letters - maximum ~~24"~~ **36"**

5. (based on the upper case letter) - minimum ~~16"~~ **6"**

If you have any questions regarding the above, please contact me at 480-503-6812.

Sincerely,

A handwritten signature in blue ink that reads "Robert M. Caravona".

Robert M. Caravona, AICP
Senior Planner

Attachments: Stamp Approved "Sign Criteria for Morrison Ranch Lakeview Village"

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Minor Administrative Design Review

Case Planner Initials: *RC*

Case #: DR04-28-A

Date: 9/18/14

**SIGN CRITERIA
for
Morrison Ranch Lakeview Village**

These criteria have been developed to insure design compatibility among all signs at Morrison Ranch Lakeview Village. Conformance to these criteria will be strictly enforced. Any sign installed that is non-conforming to these criteria not approved by Developer/Landlord must be removed or brought into conformance by the applicant and/or its sign contractor. Notwithstanding the signs, logo and fascia of Albertson's and Albertson's Express signs as they exist from time to time shall always be deemed to be in compliance with the sign criteria.

The landlord shall approve all signs, in writing, prior to installation. Approval shall be for appearance only and not for code compliance. Sign permits must be obtained from the Town of Gilbert prior to the installation of any sign.

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 (2 sets) and return one (1) set to applicant marked "Approved", "Approved as Noted", or "Revise and Re-Submit".
2. "Revise and Re-Submit" drawings will be returned to the applicant with comments. These drawings shall be revised by applicant and re-submitted to Landlord for its approval.
3. Upon receipt of landlord approval applicant shall proceed with Town of Gilbert permit process. No sign shall be installed prior to Town approval.
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 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 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 or conduit will be permitted. All conductors, transformers, and other equipment shall be concealed.
16. All electrical signs shall bear the UL label.
17. All signs shall conform to Uniform Building Code Standards.
18. All electrical signs shall conform to 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 .
22. No exposed neon lighting shall be used on signs, symbols, or decorative elements without prior approval by Developer/Landlord and the Town of Gilbert. The use

APPROVED

Page 2

Minor Administrative Design Review

Case Planner Initials: RC

Case #: DR04-28-A

Date: 9/18/14

of exposed neon shall be approved by the Gilbert Design Review Board or Planning staff, as determined by the Gilbert Planning Department. Neon that is covered by clear plexiglass face is not considered exposed neon.

23. No logos shall be permitted without prior approval by the Developer/Landlord. With the exception of the Major Tenant, copy content of the signage shall not include the product sold without prior approval of Developer/Landlord.
24. Standard white vinyl die cut copy may be used to display hours of business, emergency numbers, etc. Not to exceed one hundred forty four (144") square inches in area. All window graphics and displays shall be subject to the approval of the Developer/Landlord prior to fabrication or implementation.
25. All window signs shall meet the requirements of the Town of Gilbert.
26. Wall signs shall consist of individual interior neon illuminated pan channel letters. These letters shall be mounted to the building fascia in the area allocated for signs by the Developer/Landlord. ~~No cabinet signs allowed.~~ *Low-voltage LED illumination is also acceptable.*
27. Wall signs shall use integral 1/8" Plexiglas inserts with standard 1" trim cap. Trim cap and return colors shall be Dark Bronze (Mathews # 41-313) only. Returns to be five inches (5") deep. The Dark Bronze trimcap and return color requirement shall not apply to Regional and/or National tenants that have a standardized sign program.
28. Letter style and color shall be subject to the approval by the Developer/Landlord.
29. Each sign package shall be subject to review and approval by the Developer/Landlord and the Town of Gilbert.
30. Any changes to the "Comprehensive Sign Program", will require an amendment to the sign package, with approval by the Developer/Landlord and the Town of Gilbert.

MAJOR TENANT

1. A Major store is defined as a tenant or owner with a building area exceeding 40,000 square feet.
2. The Major store Albertson's will be allowed five (5) attached building signs for the front. The maximum area allowed will be 1.5 square foot of signage per building foot frontage.

APPROVED

Minor Administrative Design Review

Case Planner Initials: *RC*

Case #: DR04-28-A

Date: 9/18/14

1. The major tenant sign shall have a maximum logo size of 5' and a maximum copy height of 4'.
- i. b. Ancillary signs shall have a maximum copy height of 2' 6".
3. Albertson's is the Major Tenant for this shopping center. Albertson's will be allowed to display their corporate signage as shown on the attached drawing. This will include their letter style, trimcap colors, return colors and signage copy.

FREESTANDING SIGNS

The following ground signs are the only ground signs permitted. All monument signage shall provide illumination of copy and logos only, with routed out metal backgrounds.

1. **Major Tenant / Shop Tenant Directory**
Three monument identification signs shall be allowed as follows:
 1. Two 8' tall 60 square foot signs, one (1) on Elliott and one (1) on Higley see exhibit A.
 2. One multi-tenant identification signs 7' 0" tall 60 square feet shall be allowed – see exhibit B; on Higley.
 3. One A Express fuel cost sign, on Elliott Rd- see exhibit C.
2. Color and material of stone shall match the building.

Interior Directional Signs

When required to assist the flow of traffic, (i.e.: drive thru, exit, enter, etc.), directional signs are permitted. Such signs shall not exceed 3 square feet in area or a height of 3 feet. Such sign may include business identification by word or logo on up to 25% of the sign area.

SHOP TENANTS

Shop tenants are defined as those tenants having leased area of less than 3, 500 square feet.

1. Tenant shall have one wall sign per street frontage of individual interior illuminated pan channel letters mounted on the stucco building fascia. Tenants with two street fronts may have a sign on each street front.
2. Wall signs shall use integral color 1/8" plexiglas inserts with standard 1" trim cap. Trimcap and returns shall be dark Bronze color (Mathews #41-313). Returns to be five inches (5") deep.

3. Maximum and minimum copy heights are as follows:
4. Upper and Lower case letters -maximum ~~24"~~ 36"
5. (based on the upper case letter) -minimum ~~16"~~ 6"
6. Signs with (2) rows of stacked letters shall have a maximum total height of 40" inches.
7. Permanent Sign Area:
8. Wall signs: . $\frac{1}{2}$ square feet of sign area for each front foot of building unless the minimum building setback is in excess of seventy-five (75) feet from the right-of-way line. For buildings whose minimum setback is more than seventy-five (75) feet from the right-of-way line, 1.5 square feet of sign area for each front foot of building from which it draws its allowed square footage. Each tenant or use is permitted a minimum of 16 square feet of sign area.
9. Letter style and color shall be subject to approval by the Developer/Landlord.
10. Each sign package shall be subject to review and approval by the Developer/Landlord and the Town of Gilbert.

MAJOR SHOP TENANTS ... (More than 3,500 square foot)

1. Same as above, however, maximum copy height shall be 36" and the maximum signage area shall be based on one and a half (1.5) square foot signage copy for each linear foot of frontage.

FREE-STANDING PAD BUILDINGS (Major B, Pad A, Pad B)

1. Pad tenants are defined as those entities occupying a single free-standing building, on its own pad or parcel, located within the perimeter of Morrison Ranch Lakeview Village.
2. Monument signs for freestanding pads are permitted per attached drawings.
3. Permanent Sign Area:
4. Wall signs: . $\frac{1}{2}$ square feet of sign area for each foot of building frontage. For buildings whose minimum setback is more than seventy-five (75) feet from the right-of-way line, 1.5 square feet of sign area for each front foot of building from which it draws its allowed square footage. Each tenant or use is permitted a minimum of ~~16~~ square feet of sign area.
5. Tenant shall be permitted to install signs designed and located solely for the

APPROVED

Minor Administrative Design Review

Page 5

Case Planner Initials: RC

Case #: DR04-28-A

Date: 9/18/14

purpose of relieving traffic congestion and promoting the safe flow of traffic. Three (3) square feet per directional and no higher than 3'0". Locations must be clearly marked for submittals and approved at the time of design review.

6. All menu boards shall be internally illuminated and will be in keeping with the building's colors and materials, matching those of the free-standing directional. All menu boards shall incorporate a stone sign base and shall be approved by the Design Review Board at the time of design review approval.
7. Wall signs shall use integral color 1/8" plexiglas inserts with standard 1" trim cap. Trimcap and returns to be five inches (5") deep and shall be painted Dark Bronze - Mathews # 41-313. The Dark Bronze trimcap and return color requirement shall not apply to regional and or national tenants that have a standardized sign program.
8. Letter style and color shall be subject to approval by the Developer/Landlord.
9. Signage on gasoline canopies shall be limited to a maximum of (2) logos, with a maximum of (6) square feet. No portion of the logo sign shall project more than 2" from the canopy. The sign shall also be centered on the canopy with a minimum 3" margin to the top and bottom of the canopy.
10. Each pad sign package shall be subject to review and approval by the Developer/Landlord and the Town of Gilbert.
11. **Should you have any questions or require the services of a sign company, contact *BILL GIBSON, BOOTZ & DUKE SIGN CO., PHOENIX, AZ (602) 272-9356.***

Submit Sign Drawings to:

*Sterling Realty Group
ATTN: BRENT SUMMERS
7373 N Scottsdale Rd, Ste D210
Scottsdale, AZ 85253
PH – 480-675-7224
FAX – 480-874-2583*

APPROVED

Minor Administrative Design Review

Case Planner Initials: *RC*

Case #: DR04-28-A

Date: 9/18/14

Lakeview Village
@ Morrison Ranch

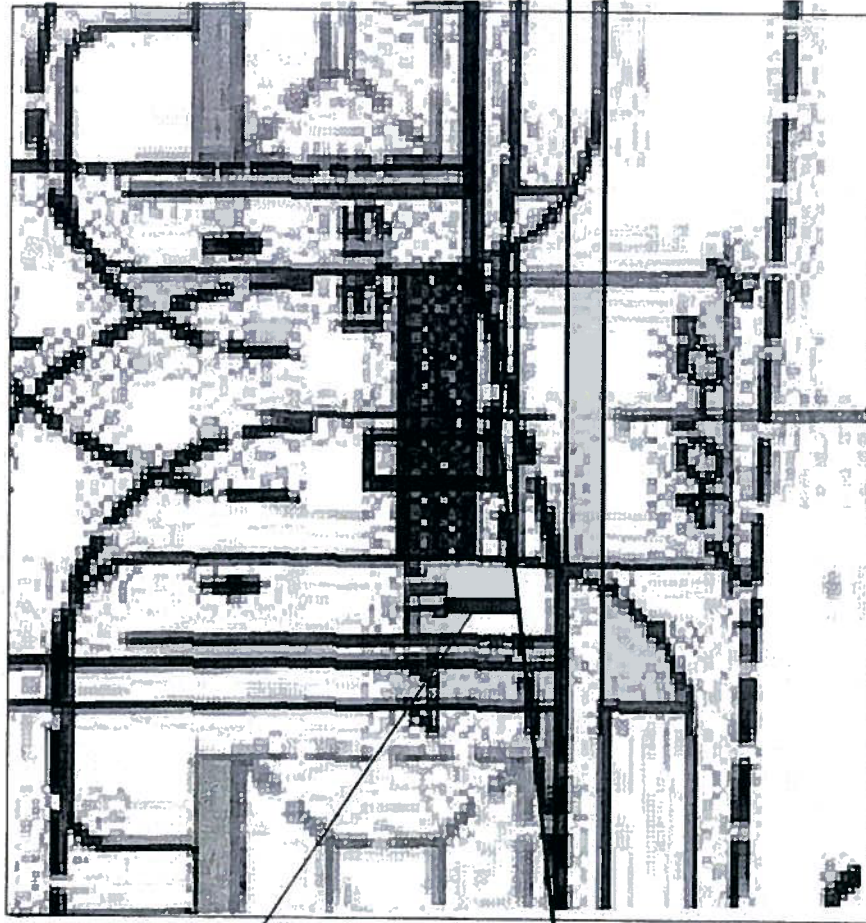
APPROVED

Minor Administrative Design Review

Case Planner Initials: RC

Case #: DR04-28-A

Date: 9/18/14



Inside of Sidewalk - P/L

Outside of Sidewalk

South Drive off of Higley

Sign
6' - 0" Behind P/L

Visibility Triangle

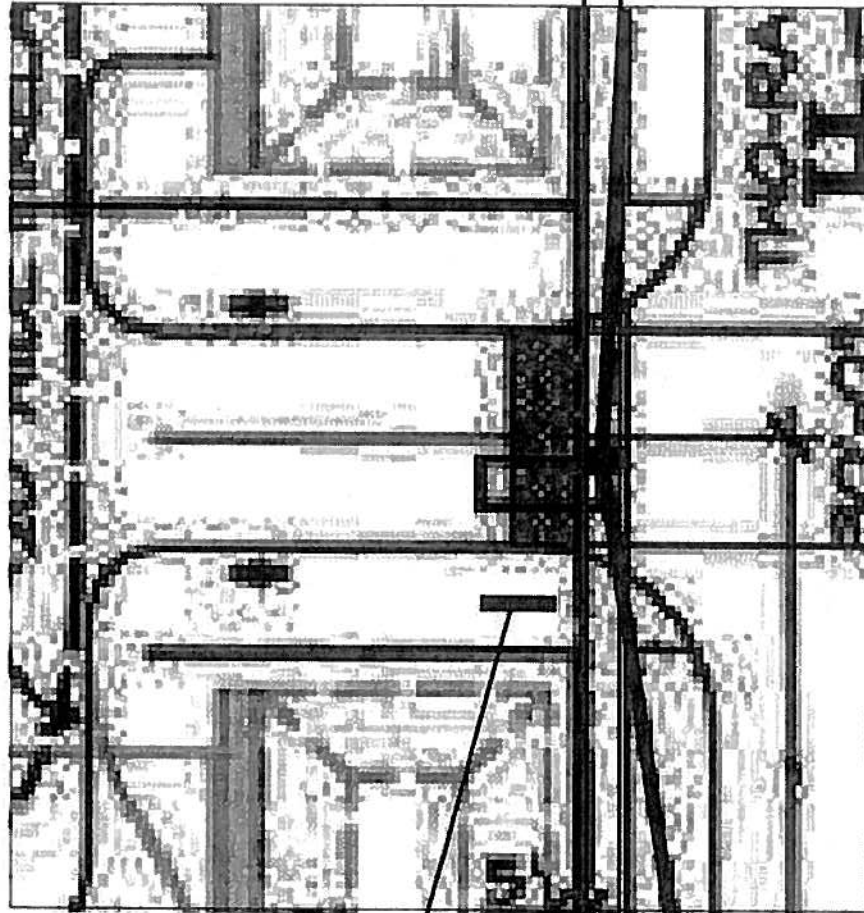
APPROVED

Minor Administrative Design Review

Case Planner Initials: *RC*

Case #: DR04-28-A

Date: 9/18/14



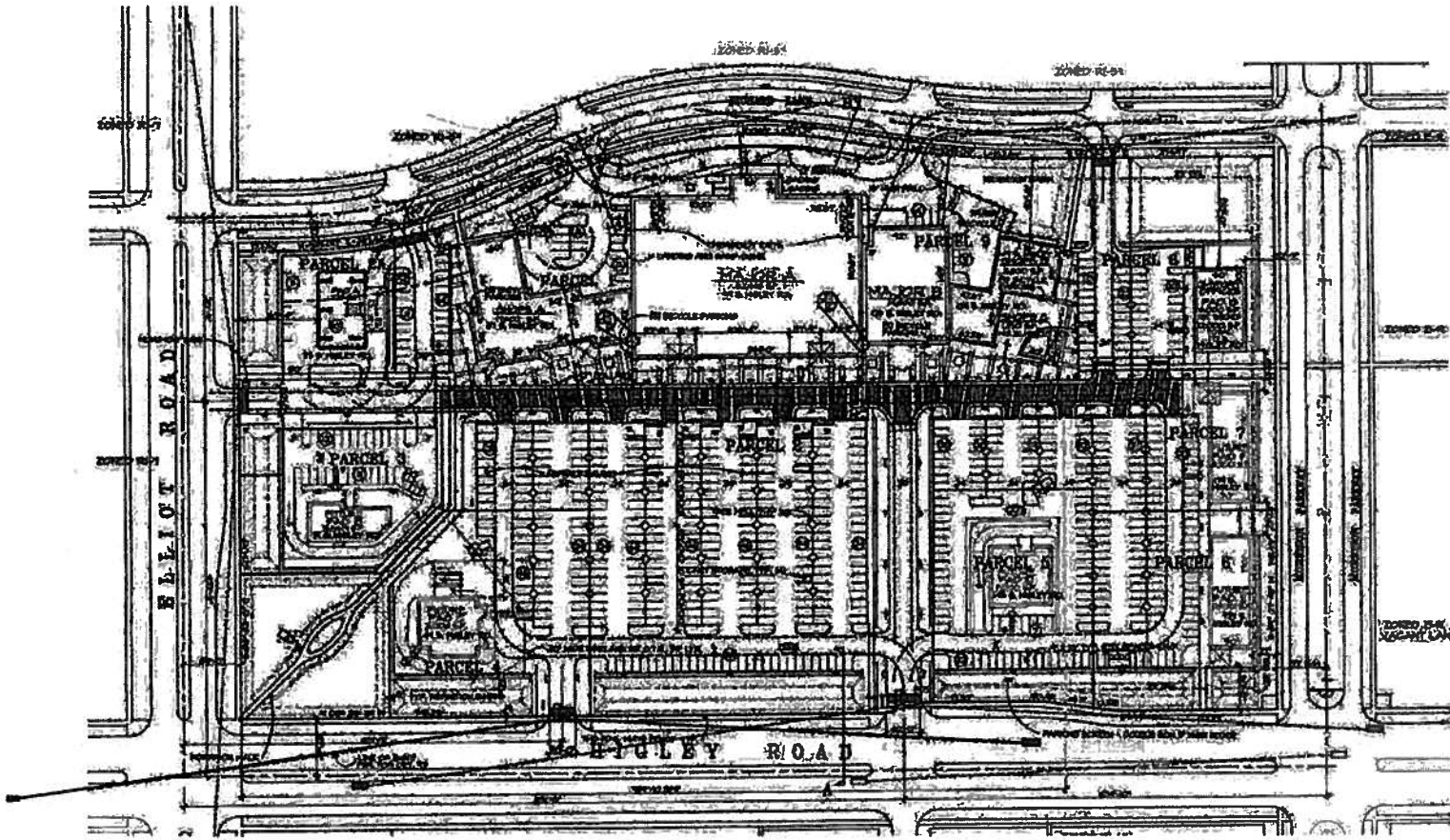
Sign
set back 3'6" from P/L

Visibility Triangale

Inside of Sidewalk - P/L

Outside of Sidewalk

North Drive off of Higley



APPROVED
 Minor Administrative Design Review
 Case Planner Initials: *RC*
 Case #: DR04-28-A
 Date: 9/18/14

CLIENT: LAKEVIEW VILLAGE	DATE: 6-19-02	ADDRESS: 4028 N. WHITTON PKWY, AZ 85018
ADDRESS: Gilbert, AZ	DATE: 8-20-02	PHONE: (602) 7-272-8356
SALESMAN: BRI Gibson	DATE: 8-02-02	FAX: (602) 7-272-4608
DESIGNER: Lisa Williams	DESIGN #: L-1279-02-R3	E-MAIL: www.bootzandduke.com
DATE: 06-18-2002	SCALE: AS NOTED	PAGE: 1 OF 1

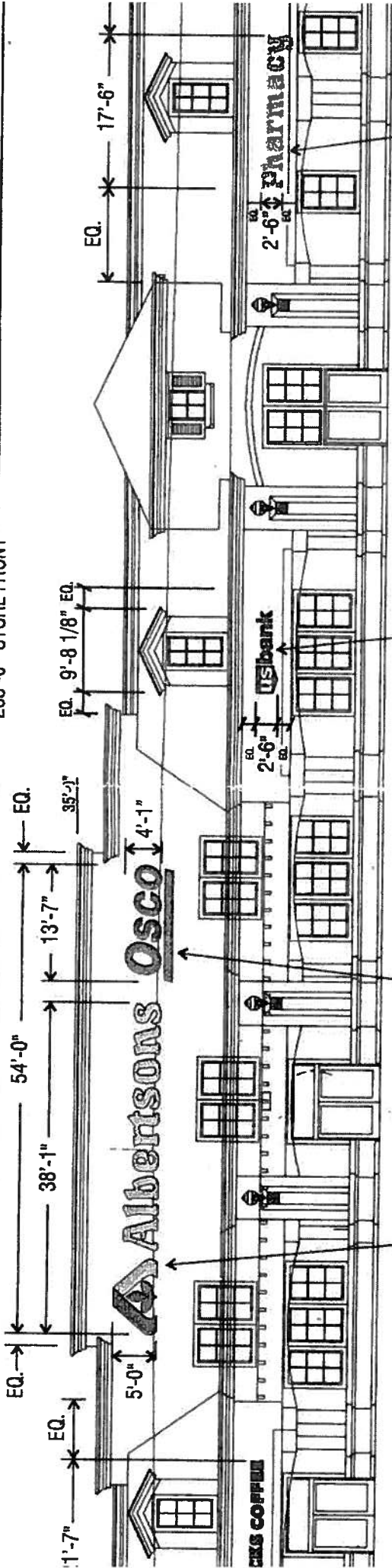


BOOTZ & DUKE



FRONT

268'-0" STORE FRONT



EXISTING SIGNAGE. NO WORK PROPOSED AT THIS TIME.

EXISTING SIGNAGE. NO WORK PROPOSED AT THIS TIME.

EXISTING SIGNAGE. NO WORK PROPOSED AT THIS TIME.

A

INSTALL (1) NEW 2'-6" SET ILLUM. "USBANK" CHANNEL LETTERS CENTERED RELATIVE TO WINDOWS.

EXISTING SIGNAGE. NO WORK PROPOSED AT THIS TIME.

FRONT EL
SCALE: 1/16"

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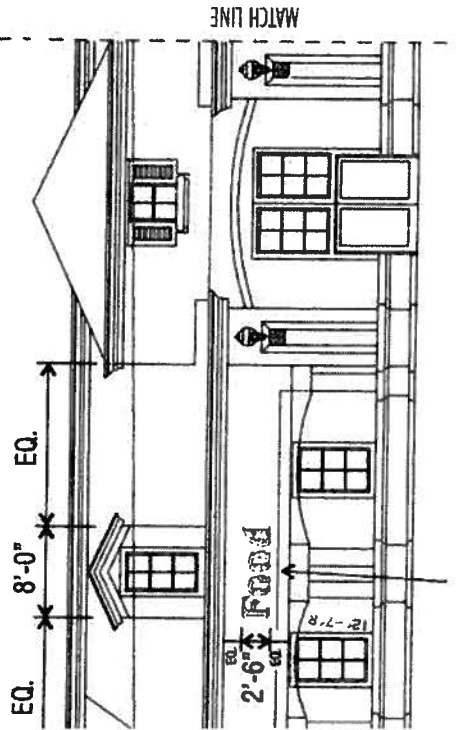
Minor Administrative Design Review

Case Planner Initials: RC

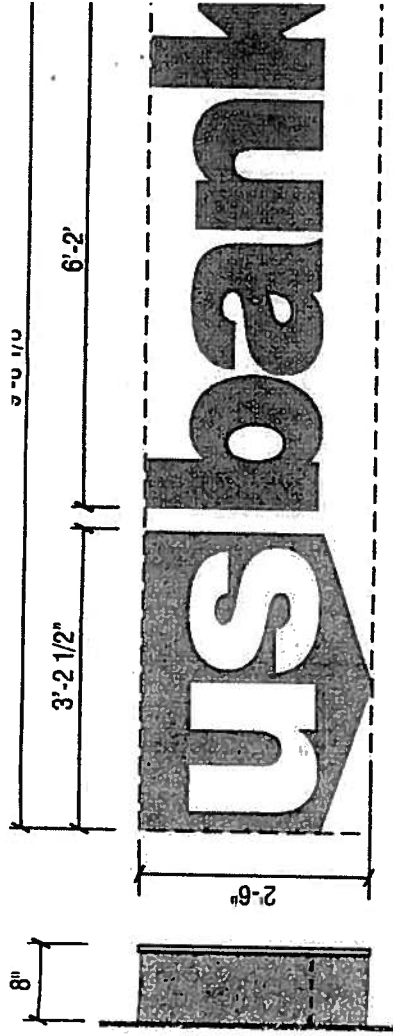
Case #: DR04-28-A

Date: 9/18/14

E FRONT



EXISTING SIGNAGE. NO WORK PROPOSED AT THIS TIME.

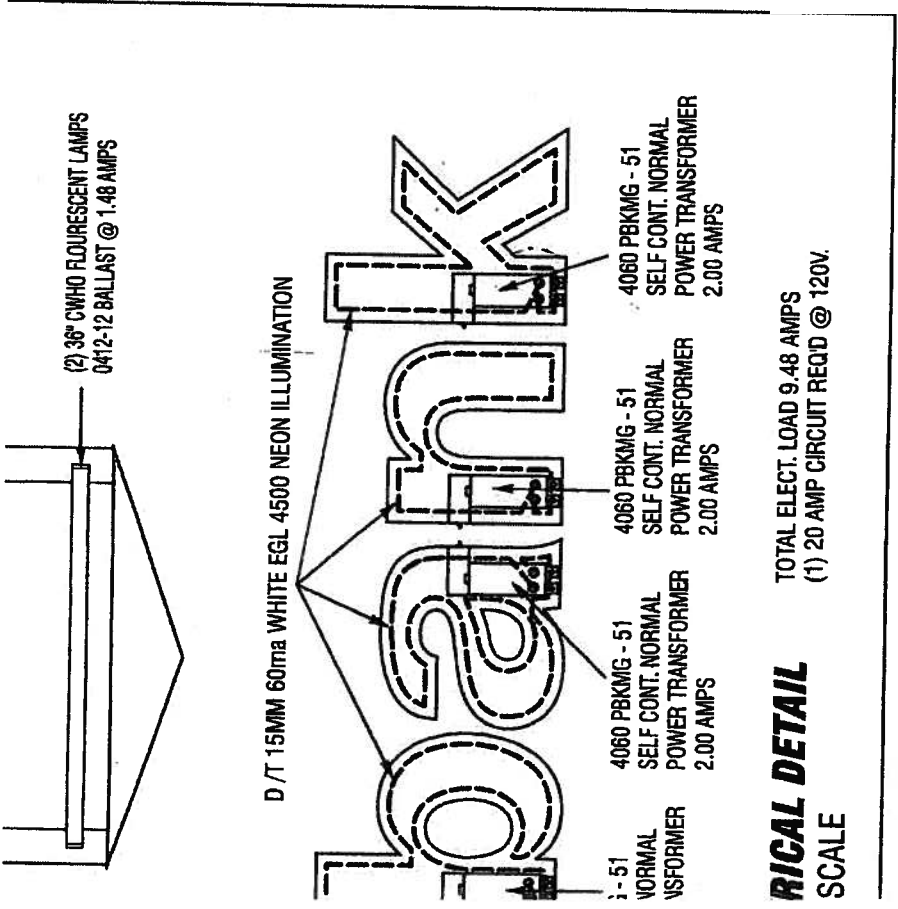


TOTAL USBANK AREA = 24.20 SQ. FT. (2.5 X 9.68)

**(1) 2'-6" ILLUMINATED SELF-CONTAINED
US BANK LOGO CABINET & CHANNEL LETTERS**

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

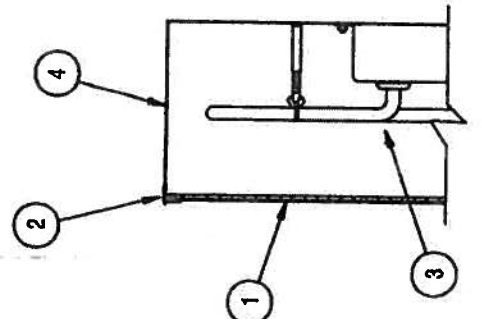
RED SHIELD CABINET WITH WHITE WEEDED "US"
BLUE "BANK" CHANNEL LETTERS



(A) SECTION THRU SHIELD
NOT TO SCALE

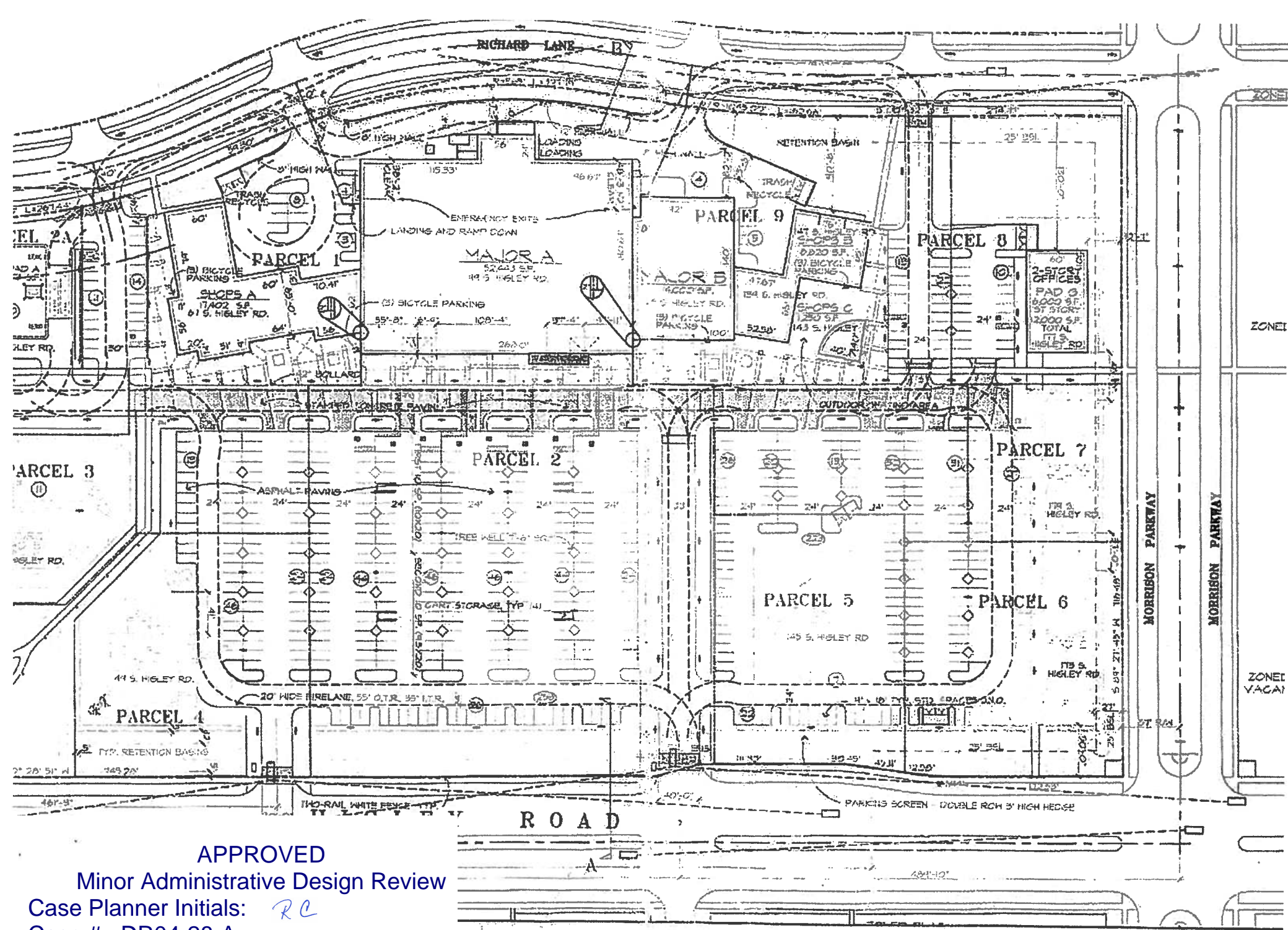
1. SHIELD FACES: 015-2 CYRO SG PLEX WITH 3M VQ #7701 RED VINYL OVERLAY WITH COMPUTER-CUT "US" COPY WEEDED TO WHITE BACKGROUND.
2. 1" RED TRIM CAP.
3. INTERNAL 800ma FLOURESCENT ILLUMINATION.
4. .040 ALUMINUM RETURNS, .040 ALUMINUM BACKS, PAINT INTERIOR SURFACES SEMI-GLOSS WHITE, EXTERIOR OF LOGO MATTHEWS P/U* PAINT TO MATCH 3M VQ#7701 RED VINYL. *(P/U IS MATTHEWS POLYURETHANE 2-PART PAINT).

(A) SECTION THRU LE
NOT TO SCALE



1. 3/16" WHITE 015-2 CYRO SG PLEX FACE WITH 3M VQ #7559 DARK BLUE VINYL OVERLAY.
2. * 1" DARK BLUE TRIM CAP ON LETTER FACES. (TO MATCH #7559 DARK BLUE VINYL)
3. 15MM WHITE EGL 4500 NEON ILLUMINATION WIT INTERNAL 120 NORMAL POWER FACTOR TRANSI
4. .040 ALUMINUM RETURNS, .040 ALUMINUM BAC PAINT INTERIOR SURFACES SEMI-GLOSS WHITE. EXTERIOR LETTER RETURNS PAINTED MATTHEW P/U* "USBANK DARK BLUE" *(P/U IS MATTHEWS POLYURETHANE 2-PART PAI

APPROVED
Minor Administrative Design Review
Case Planner Initials: *RC*
Case #: DR04-28-A
Date: 9/18/14



APPROVED

Minor Administrative Design Review

Case Planner Initials: *RC*

Case #: DR04-28-A

Date: 9/18/14