

COMPREHENSIVE SIGN PLAN

**NWC POWER ROAD & QUEEN CREEK ROAD
GILBERT, ARIZONA**

DEVELOPER/OWNER

Sunbelt Holdings
Mr. Sean Walters
6720 North Scottsdale Road
Suite 160
Scottsdale, AZ 85253-4424
480-609-2302
fax (480) 905-1419

Evergreen Devco, Inc.
Mr. Steven Pacquer
2920 E. Camelback Road, Suite 100
Phoenix, Arizona 85016
(602) 808-8600
fax (602) 808-9100

SIGNAGE CONSULTANT

Flouresco Lighting & Signs
Mr. Brian Williams
4235 East Wood Street
Phoenix, Arizona 85040
(602) 276-0600
Fax (602) 470-1313

APPROVED PLANS
Design Review Board
CASE: DR00-144
DATE: 2/15/01
SUBJECT TO CONDITIONS OF APPROVAL

- The guidelines contained within are set up to ensure uniformity and consistency of signage throughout the commercial plaza located on the northwest corner of Power Road & Queen Creek Road.
- Sign(s) and their installation(s) shall comply with all local building, zoning and electrical codes, unless specifically approved by the Gilbert Design Review Board. Nothing in this criteria shall imply a waiver of requirements by the local authorities.
- Each Pad Owner of their Tenant(s) shall be responsible for the design, fabrication, installation and maintenance of their signs.
- Tenants shall be responsible for electrical service, hook-up and metering of their sign.
- All conduits, transformers, wiring, lamps, neon clips and other equipment shall be concealed.
- If any sign needs to be removed, the affected area shall be patched and repaired and left in a first class condition.
- Sign contractor shall repair any damage caused by said contractor's work or by its agents or employees.

FREESTANDING SIGN GUIDELINES

<u>TYPE</u>	<u>NAME</u>	<u>FUNCTION</u>	<u>QTY.</u>	<u>DIMENSIONS</u>	<u>MATERIALS/ ILLUMINATION</u>
A, B	Monument	Tenant Identification	4	7' high +/- 35 Square Feet	Stone Veneer, Stucco Finish, Fluorescent Illumination
C	Monument	Town Identification.	1	4'-6"high +/- 6 Square Feet	Stone Veneer, Inset Plaque W/ Bronze Lettering.
D	Directional	Directional	Future Phases	3' high 3 square feet	Painted aluminum with reflective vinyl copy, non-illuminated.

BUILDING IDENTIFICATION SIGN GUIDELINES

- All Building identification shall be individual pan channel letters and logo (if desired).
- All signs shall be internally illuminated with neon.
- Letter style shall be appropriately designed so that no building penetrations are visible.
- All sign returns are to be painted black or bronze.
- Signs shall not exceed 80% of the length of the frontage of the business.
- The building at the southeast corner of the shopping center (Walgreens) may have signs on both building frontages.
- No exposed raceways are allowed.
- No attached cabinet type signs are allowed.
- It is the sole responsibility of each parcel owner and their tenants to ensure that all of their signs comply with this Comprehensive Sign Plan and the Gilbert Zoning and Sign Ordinance or as approved by the Design Review Board.
- All other Gilbert Zoning Ordinance Guidelines shall apply, unless approved by the Gilbert Design Review Board.



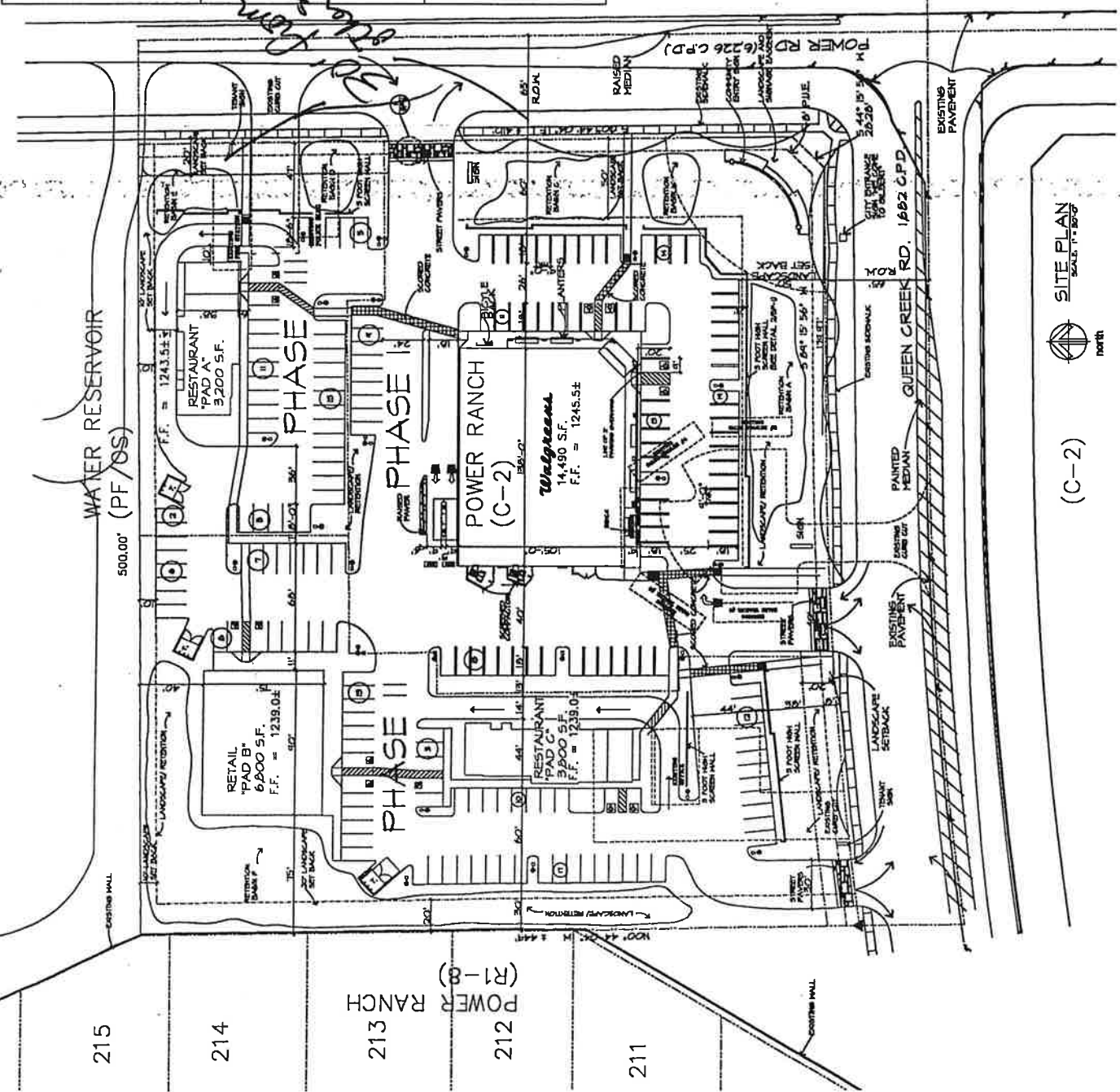
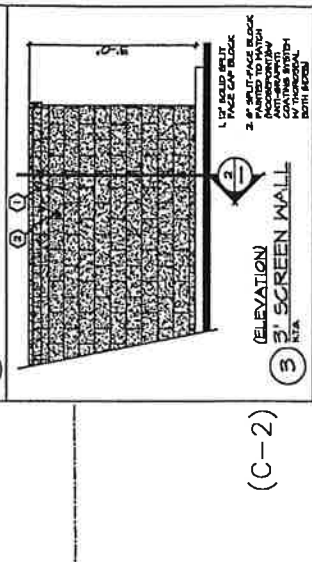
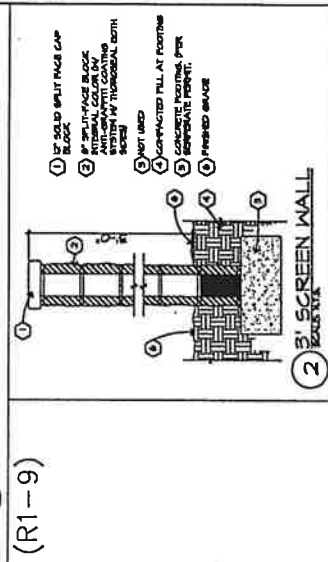
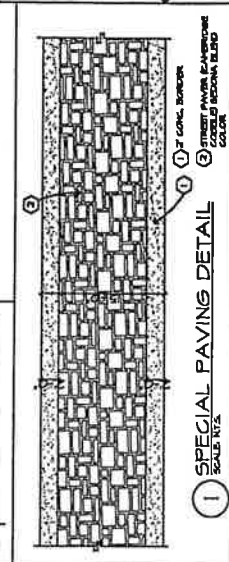
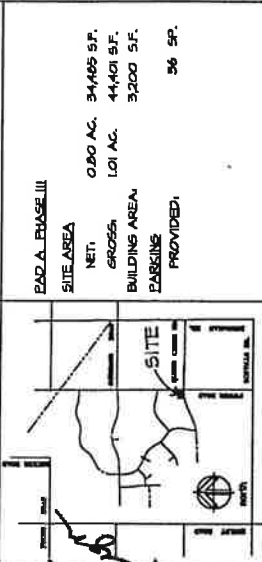
ROBERT KUBICEK ARCHITECTS
 18 CORPORATE PLAZA
 NEWPORT BEACH, CALIFORNIA 92660
 FAX NO. (714) 718-1229
 (714) 718-1200

Walgreens
 STORE NO.
 QUEEN CREEK & POWER ROAD
 GLENDALE, ARIZONA

Sheet: **SP-1**
 Design: BTR
 Drawn: MB
 Check: BTR
 Job No: 00220

PROJECT DATA

PAD B I.L.C. PHASE II	PAD A PHASE III
SITE AREA: 1.4 AC.	SITE AREA: 0.80 AC.
NET: 82,781 SF.	NET: 34,485 SF.
GROSS: 2.1 AC.	GROSS: 44,401 SF.
BUILDING AREA: 10,600 SF.	BUILDING AREA: 32,000 SF.
PROVIDED: 76 SF.	PROVIDED: 36 SF.
REQUIRED: 10,600 SF.	REQUIRED: 32,000 SF.
FASINGS: PROVIDED	FASINGS: PROVIDED



SITE PLAN
 SCALE: 1" = 80'
 north

(C-2)

(C-2)

(R1-9)

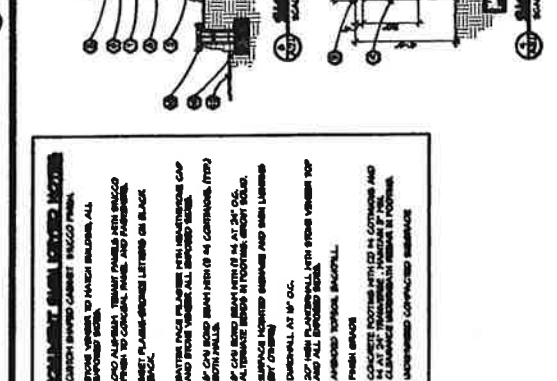
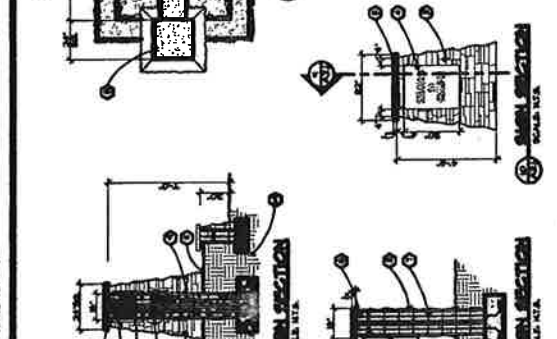
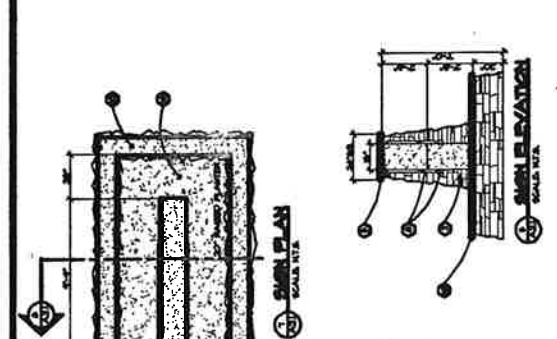
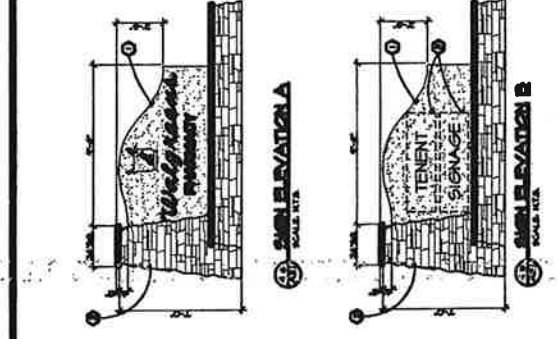
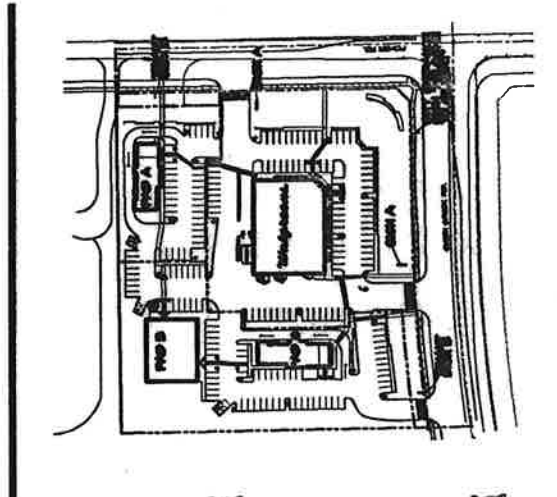
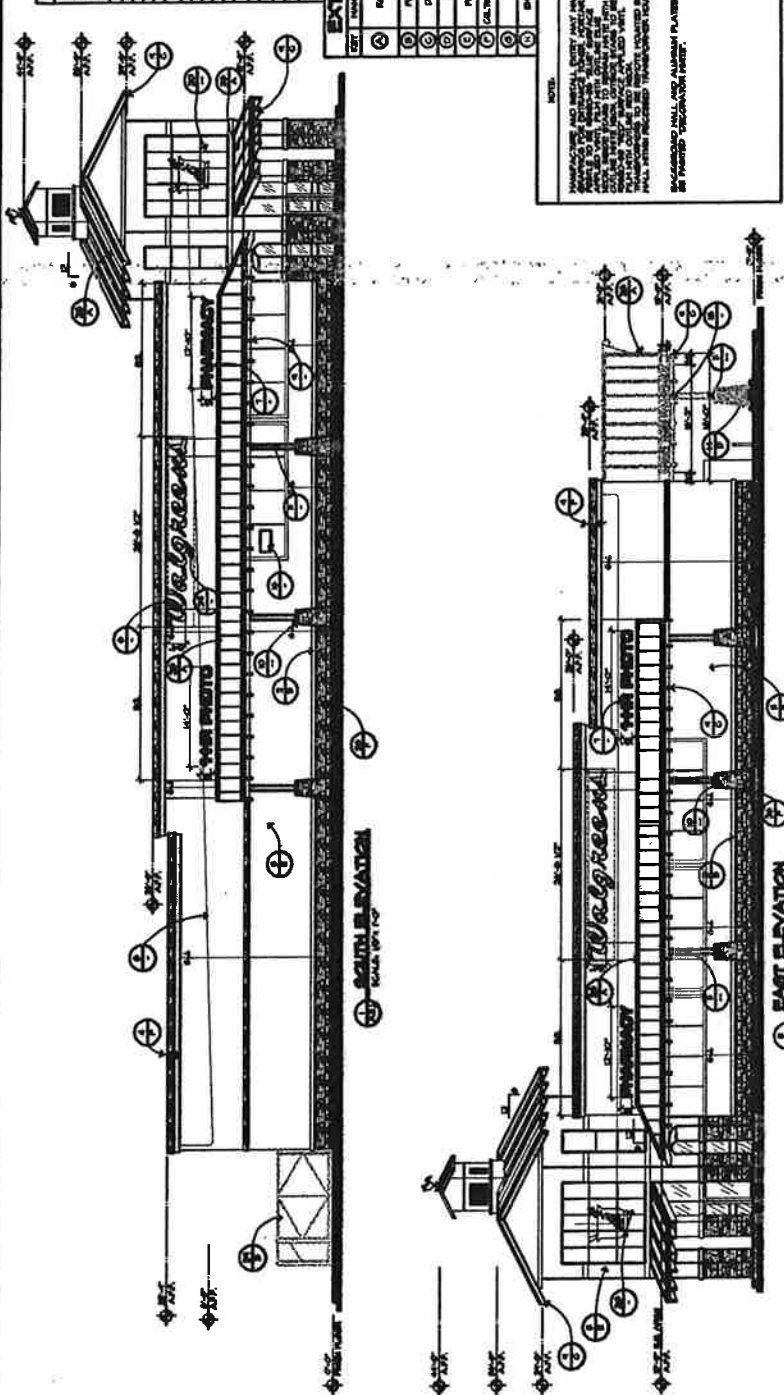
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213
 POWER RANCH (R1-8)

211

ITEM	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
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- NOTES:**
1. CURTAIN HANGERS TO BE INSTALLED WITHIN 1/2\"/>
 2. BRASS VENEER TO MATCH BUILDING. ALL BRASS TO BE 1/2\"/>
 3. BRASS TO BE 1/2\"/>
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Since 1961

Phoenix, AZ 85004 - (602) 276-0600
 - Pomona, CA 91768 - (909) 892-0611
 - San Jose, CA 94107 - (415) 374-4165
 - El Cajon, CA 92020 - (619) 444-5100
 - West Sacramento, CA 95691 - (916) 374-4113
 - Corona, CA 92722 - (951) 221-7173

PHOENIX
 (602) 276-0600
 3000 E. Chambers
 Phoenix, Arizona 85040
 Fax (602) 470-1313

12/26/2006

City of Gilbert
Sign Permit Department

Re: Walgreens #6692
4766 E. Queen Creek Rd.

To whom it may concern:

Please accept this letter as a request for our customer, Walgreens, to add (1) set of 1'-4" tall x 5'-6" long "24 HR" LED illuminated channel letters on the South building elevation and (1) set of 1'-4" x 5'-6" "24 HR" LED illuminated channel letters on the East building elevation for the above mentioned store. The new building signage will have Cardinal red acrylic faces and bronzetone aluminum returns to match the existing Walgreens building signage.

The total sign area for this store will increase by 14.6 square feet.

Thank you for your kind consideration in this matter.

Respectfully submitted,

John Planert
Walgreens National Account Manager