



## NOTICE OF ADMINISTRATIVE DECISION

September 19, 2018

Persona Signs  
Chad Crom  
700 21<sup>st</sup> Street SW  
Watertown, SD 57201  
[ccrom@personasigns.com](mailto:ccrom@personasigns.com)

RE: Minor Administrative Design Review-**DR00-92-B (PDR-2018-00162)**-Safeway Shopping Center-CSP  
Text Amendment

Dear Mr. Crom:

Staff has reviewed and **approved** your Minor Administrative Design Review **DR00-92-B (PDR-2018-00162)**, for approval of an amendment to the existing Comprehensive Sign Plan (CSP) for Safeway Shopping Center, specifically for the McDonald's Restaurant, located at 1536 N. Higley Road. The subject site is zoned Shopping center (SC).

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 provisions of public services

A summary of the newly proposed amendment to the existing Comprehensive Sign Program for Safeway Shopping Center is listed below:

- The existing comprehensive sign program for Safeway Shopping Center contains more limitations in terms of size than Gilbert's current sign code. The request is to amend the sign program to delete the maximum logo size so it is consistent with the Town's sign code. This will allow for McDonald's proposed logo signs.

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

1. Construction shall conform to the exhibits submitted for this request, consisting of the following: Revised comprehensive sign program based off the current Land Development Code, Article 4.409 Permanent Signs. The restrictions located under Section II (Signage Outline No.3 and 4) of the Safeway Shopping Center sign program (Design Requirements-Retail Shops) regarding logo size has been deleted.
2. All exhibits are stamped administratively approved September 19, 2018.

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

Sincerely,  
*Tanya Castro*  
Tanya Castro  
Planning Specialist  
Town of Gilbert

**SAFeway SHOPPING CENTER  
GILBERT, ARIZONA  
SIGN CRITERIA**

**I. INTRODUCTION**

The purpose of this Sign Criteria is to ensure an attractive shopping environment and to protect the interests of the surrounding neighborhood, landlord, and tenant. It is based on the 8-11-2000 Gilbert Sign Regulations.

Each tenant shall obtain a copy of the sign program including this criteria before designing their sign.

**II. SIGNAGE OUTLINE**

**1. Major tenant identification sign:**

- Location: Ground mounted along the frontage of Higley Road and Baseline Road. Setback 3 feet from property line. As located on approved Site Plan.
- Quantity: One per street frontage.
- Height: 8 feet maximum.
- Sign area: 75 s.f. as defined in Gilbert Sign Regulations
- Letter size: As allowed by overall area constraints.
- Illumination: Internally Illuminated.
- Material: Individual routed letters with 3/16" Plexiglas face, on an aluminum structure having a stucco texture finish.
- Letter color: #2157 red acrylic.
- Font style: As shown on attached exhibit.

**2. Safeway wall sign:**

- All signage to be mounted on the canopy fascia facing the street frontage. Signs shall be individual pan channel painted letters, internally illuminated, with acrylic face. All raceways to be concealed.
- Location: Facade of main canopy.
  - Quantity: (One) "Safeway Food and Drug", (Two) Safeway logo, (One) Secondary tenant identification sign.
  - Sign area: 1.5 sq. ft. of sign area per one lin. ft. of building frontage.
  - Letter size: Primary line: 48" high max. letters.  
Modifiers: 24" high max. letters  
Logo; 63" tall at primary entrance.  
Logo; 54" tall at secondary entrance.
  - Illumination: Internally Illuminated.
  - Material: Safeway sign & logo: Painted individual pan channel metal letters with 3/16" acrylic face.  
Secondary sign: face. Painted individual pan channel metal letters with 3/16" acrylic face. (See attached drawing).
  - Letter color: Letter color: Safeway text #2157 red acrylic. Secondary tenant as selected by tenant.
  - Font style: As shown on elevations for Safeway, and as selected by Secondary tenant.

DR00-92-B 3RD

**3. Shops Full sign:**

The length of any shop tenant sign shall not exceed eighty percent (80%) of that tenant's storefront width. ~~A logo is permitted, not to exceed 6 square feet.~~ Signs shall be individual pan channel painted letters, internally illuminated, with acrylic face. All raceways to be concealed.

- Location: Facade of shops canopy in front of lease space.
- Quantity: One per canopy street frontage.
- Sign area: 1.5 sq. ft. of sign area per one lin. ft. of street frontage wall area.
- Letter size: Maximum letter size shall be 30", minimum letter size shall be 10". Multiple rows shall not exceed 36" of total height.
- Trim cap: To match face color.
- Material: Painted individual pan channel metal letters with 3/16" acrylic face.
- Letter color: As selected by tenant.
- Font style: As selected by tenant.

see PG 5 \*

**4. Pad building wall sign:**

Signs and logos shall be mounted on the fascia or building wall and shall be individual pan channel painted letters, internally illuminated, with acrylic face. All raceways to be concealed. ~~A logo is permitted, not to exceed 6 square feet.~~ The length of any sign shall not exceed seventy five percent (75%) of the building width on which the sign is mounted.

- Location: As allowed by Town of Gilbert Sign Code.
- Quantity: Per Development Review Board approval.
- Sign area: 1.5 sq. ft. of sign area per one lin. ft. of street frontage wall area, if the wall is 75 feet or greater from the property line.  
.5 sq. ft. per one lin. ft. of street frontage wall area if closer than 75 feet to property line.
- Letter size: As allowed by overall area constraints.
- Trim cap: To match face color.
- Material: Painted individual reverse pan channel metal letters with 3/16" acrylic face.
- Letter color: As selected by tenant.
- Font style: As selected by tenant.

APPROVED  
Administrative Design Review  
Case Planner Initials: TC  
Case # DR-00-92  
Date: 9/19/18

**5. Pad building #3 monument sign.**

Sign shall be ground mounted with structure color and material to match the Pad building. Sign area can be either individual letters or a single can.

- Location: In landscape area along street frontage in front of the building. Setback 3 feet from property line. As located on approved Site Plan.
- Quantity: One, as shown on approved site plan (attached).
- Height: 8 feet maximum.
- Sign area: Maximum of 75 sq. ft.
- Illumination: Internally illuminated.
- Material: Individual routed letters with 3/16" Plexiglas face, on an aluminum structure having a stucco texture finish. (See attached drawing).
- Letter color: As selected by tenant.
- Font style: As selected by tenant.

## **6. Gas canopy Signage:**

Only a Logo is allowed, and shall be mounted on the canopy fascia. Painted cabinet with 3/16" acrylic face and internal illumination. All raceways shall be concealed.

Location: As approved by Town of Gilbert Design Review.  
Quantity: One location each on two sides. Total of 2 signs.  
Sign area: 6 square feet each sign.  
Copy size: As allowed by overall area constraints.  
Material: Painted pan channel metal with 3/16" acrylic face.  
Face color: To match #2157 red acrylic on white background.  
Trim cap: To match return color.  
Font style: Nationally recognized trademark.  
Pump Topper Signage per Town Sign Regulation requirements.

## **7. Gas monument sign.**

Signs shall be ground mounted two component sign displaying business name and gas prices. Structure color and materials to match the canopy. Sign to comply with Town of Gilbert Sign Code.

Location: In landscape area along street frontage in front of the building. Setback 1 foot from property line.  
Quantity: One per street frontage, as shown on approved site plan.  
Height: 8 feet maximum.  
Sign area: Maximum of 75 sq. ft. as defined in Town of Gilbert Sign Code.  
Illumination: Internally Illuminated (copy only).  
Material: Name & Logo: Individual routed letters with 3/16" Plexiglas face, on an aluminum structure having a stucco texture finish.  
Gas Display: Routed aluminum face with LED price display modules. Lamp color to match sign copy.  
Letter color: To match #2157 red acrylic.  
Font style: See attached exhibit.

## **III. GENERAL**

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

B. Tenants, at their expense, shall identify their premises with one exterior wall sign per street front on the fascia or face of their building.

### **C. Submittal and Compliance**

1. The Town of Gilbert requires sign permits for all signs and electrical permits for any sign that is illuminated. It shall be Tenant's sole responsibility to secure these and any other permits which may be required.

2. Tenant shall submit or cause to be submitted to Developer for approval three sets of detailed shop drawings covering location, sizes, design, color, materials, lettering, graphics, conduits, junction boxes, sleeves and other mounting apparatus of the proposed wall sign.

3. Developer shall review the drawings and return two sets marked "Approved", "Approved as Noted", or "Revise and Resubmit".
    - (a) "Approved" drawings will permit the Tenant to proceed with permits, construction, and installation of its sign in accordance with the drawings.
    - (b) "Approved as Noted" drawings will permit the Tenant to proceed with permits, 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 under (c) below.
    - (c) "Revise and Resubmit" drawings will be returned to the tenant with comments. These drawings shall be revised and resubmitted for Developer approval within 15 days of their receipt by Tenant.
  4. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted, or affixed on any part of the buildings visible from outside the premises except as specifically approved by Developer. Signs installed without written approval or inconsistent with approved drawings may be subject to removal and reinstallation by Developer at Tenant's expense. Rude, obscene, or offensive signs are not permitted in any location, whether or not visible from outside the premises and shall be removed at Developer's discretion.
  5. Any sign presented for approval by the Tenant which does not conform with the sign package finally approved by the City must be reviewed and approved by the Developer prior to submission for City approval.
  6. Developer's approval of Tenant's plans shall not constitute an implication, representation, or certification by Developer 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.
  7. All signs must meet applicable setbacks.
- D. Developer may replace any broken or faded sign at Tenant's expense.

#### IV. DESIGN REQUIREMENTS

NOTE: The Town of Gilbert requires sign permits for all signs and electrical permits for any sign that is illuminated. It shall be Tenant's sole responsibility to secure these, and any other permits which may be required. The area of each sign is calculated per Gilbert Zoning Ordinance guidelines utilizing a rectangle around each individual letter or a rectangle around connected letters.

- A. No visible raceways, cable or wiring will be permitted.
- B. All exposed metal returns will be painted to match Dark Bronze #313.
- C. Power to illuminate the Tenant sign shall be from tenant's meter switched through a master time clock set in accordance with schedules determined by Landlord.
- D. Animated, flashing, blinking, rotating, moving, audible, placards, posters, playbills, postings, paintings, change-panel, flags, signs in public right-of-way, and fixed balloons, are not permitted. Grand opening or special event signs shall be permitted in conformance with the Gilbert Sign Regulations.
- E. Signs will be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site, or the products sold therein.
- F. Directional Signs: Signs necessary for on-premise vehicle control and the performance of business transactions from a vehicle shall be allowed subject to the following conditions:
  - 1. Maximum area of 6 square feet.
  - 2. Maximum height of 3 feet.
  - 3. Signs shall be permanently affixed to the ground.
- G. Developer shall have the right to modify the design requirements for any tenant
- H. Sign text may be placed on more than one row, subject to space availability, required approvals, and provided the maximum allowable area guidelines are not exceeded.
- I. Retail tenants shall be allowed to place a sign in the window panel adjacent to entrance door. Business name, address or suite number, and hours of business shall be white vinyl letters. No other window signage will be allowed without Landlord approval.
- J. A Tenant shall identify their rear service door for delivery and emergency purposes. Signs shall identify the suite number only, and be located in the center of the door, five (5) feet from finished floor to centerline of 4" tall black vinyl letters.
- K. No sign shall be closer than 12 inches from a neutral strip between tenants.
- L. Building address numbers shall be provided per the requirements of the Town of Gilbert.

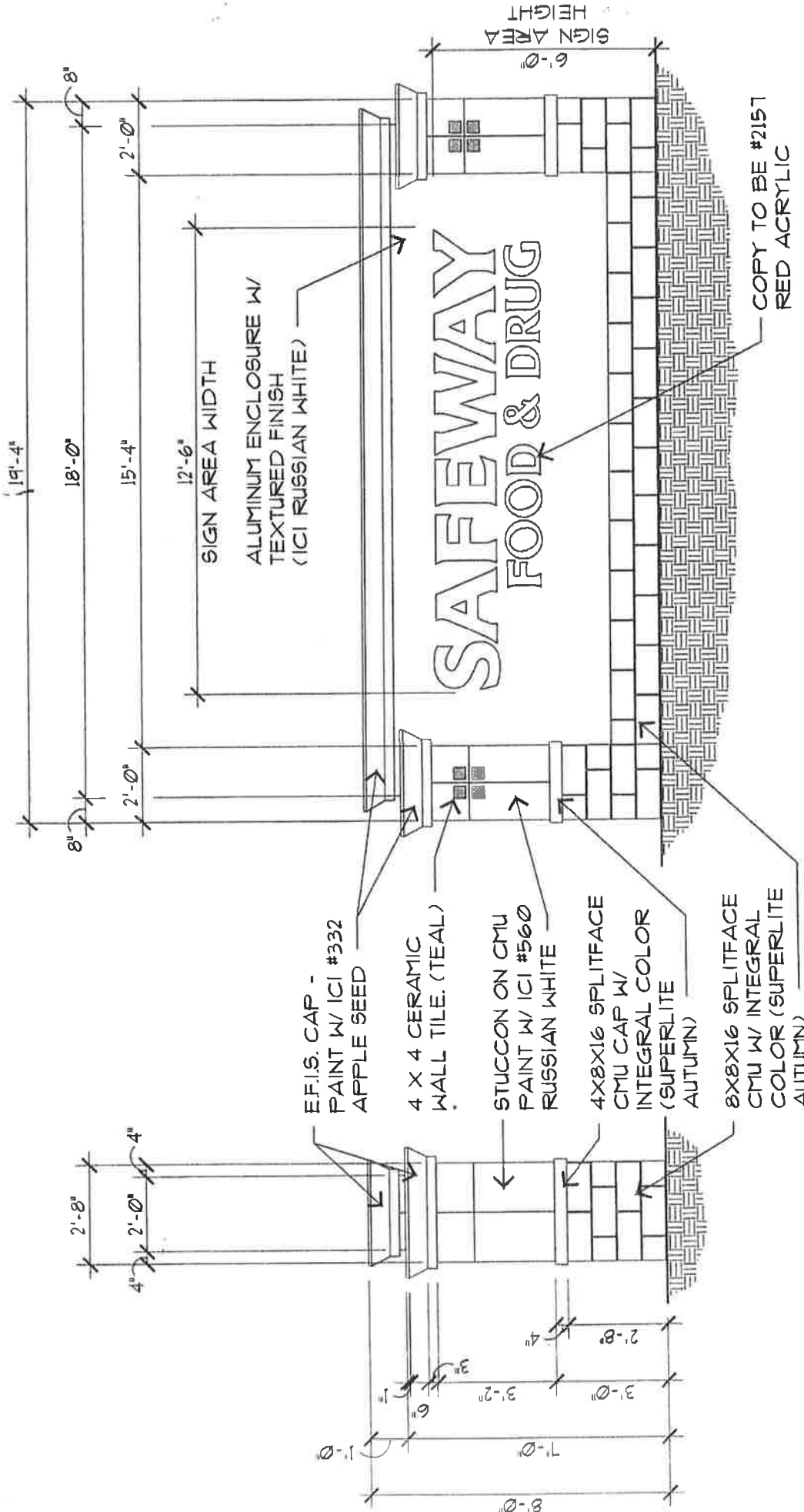
## V. CONSTRUCTION REQUIREMENTS

- A. 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.
- 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. All exposed metals shall be painted to render them inconspicuous.
- E. All neon shall have P-K housings.
- F. Sign contractor and/or Tenant shall pay for any damage to the fascia, canopy, structure, roof, or flashing caused by sign installation.
- G. No exposed tubing, ballasts, cross-overs, conductors, transformers, conduit, or raceways will be permitted except conduit at under canopy signs.
- H. Wall signs shall be centered vertically and horizontally on the fascia.
- I. All electrical signs shall bear the UL label.
- J. All signs shall conform to the local Building Code Standards and Electrical Code Standards.

## VI. ATTACHMENTS:

1. Major Tenant identification sign exhibit
2. Major Tenant Logo exhibit
3. Pad #3 monument sign configuration
4. Gas Pad monument sign exhibit
5. Site Master Plan

NOTE:  
 COLORS & MATERIALS TO  
 MATCH BUILDING



**SAFEWAY 1748**  
 S.W.C. HIGLEY & BASELINE  
 GILBERT, ARIZONA

**1 MONUMENT SIGN**  
 SCALE: 1/4" = 1'-0"

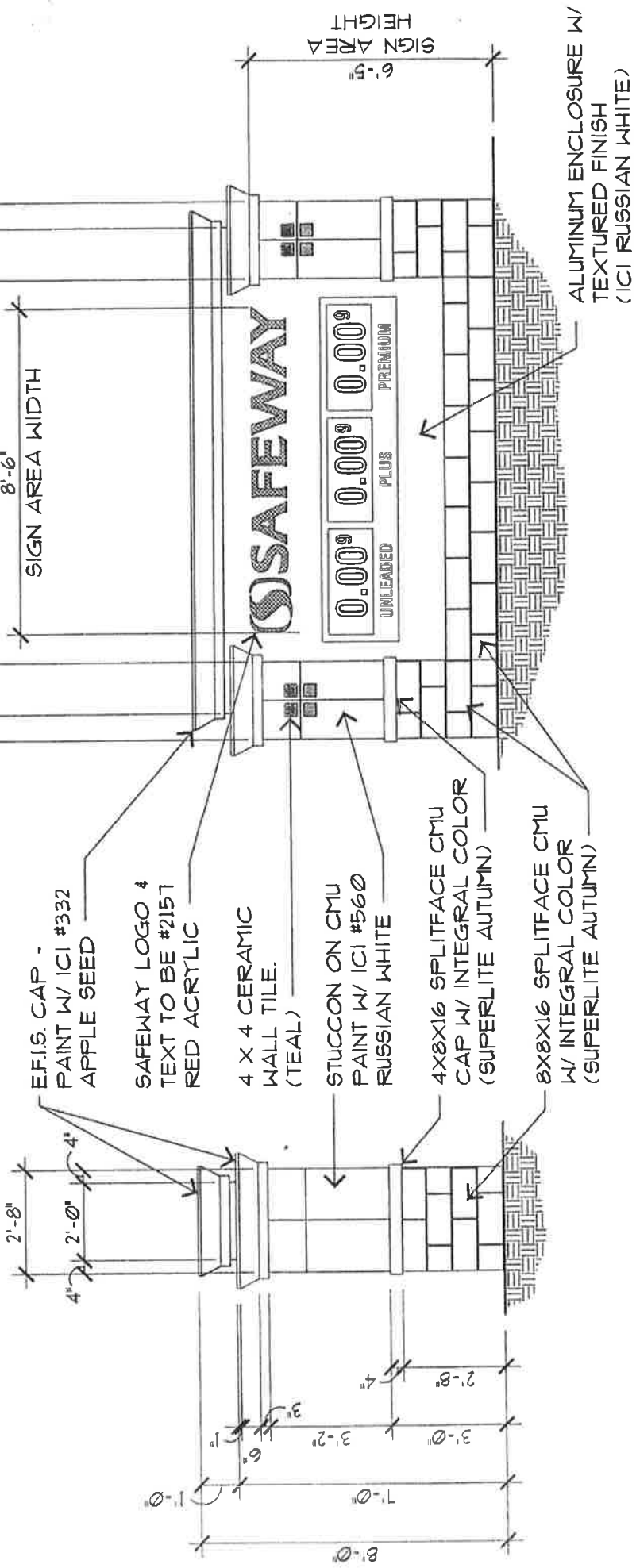


**SIGN FABRICATION:**

ALUMINUM ENCLOSURE WITH TEXTURED FINISH ICI #560 RUSSIAN WHITE

ALL GRAPHICS TO BE INTERNALLY ILLUMINATED WITH HIGH OUTPUT 800 MA FLUORESCENT LAMPS

PRICE DISPLAY: ROUTED Ø90 ALUMINUM FACE (BACKGROUND) PAINT MATHENS ENAMEL #313 BRONZE MATTE FINISH WITH LED GAS DISPLAYS MODLES (NOTE: FUEL GRADES TO BE SHOW THRU #1328 WHITE FLEXIGLAS)



NOTE: COLORS & MATERIALS TO MATCH BUILDING

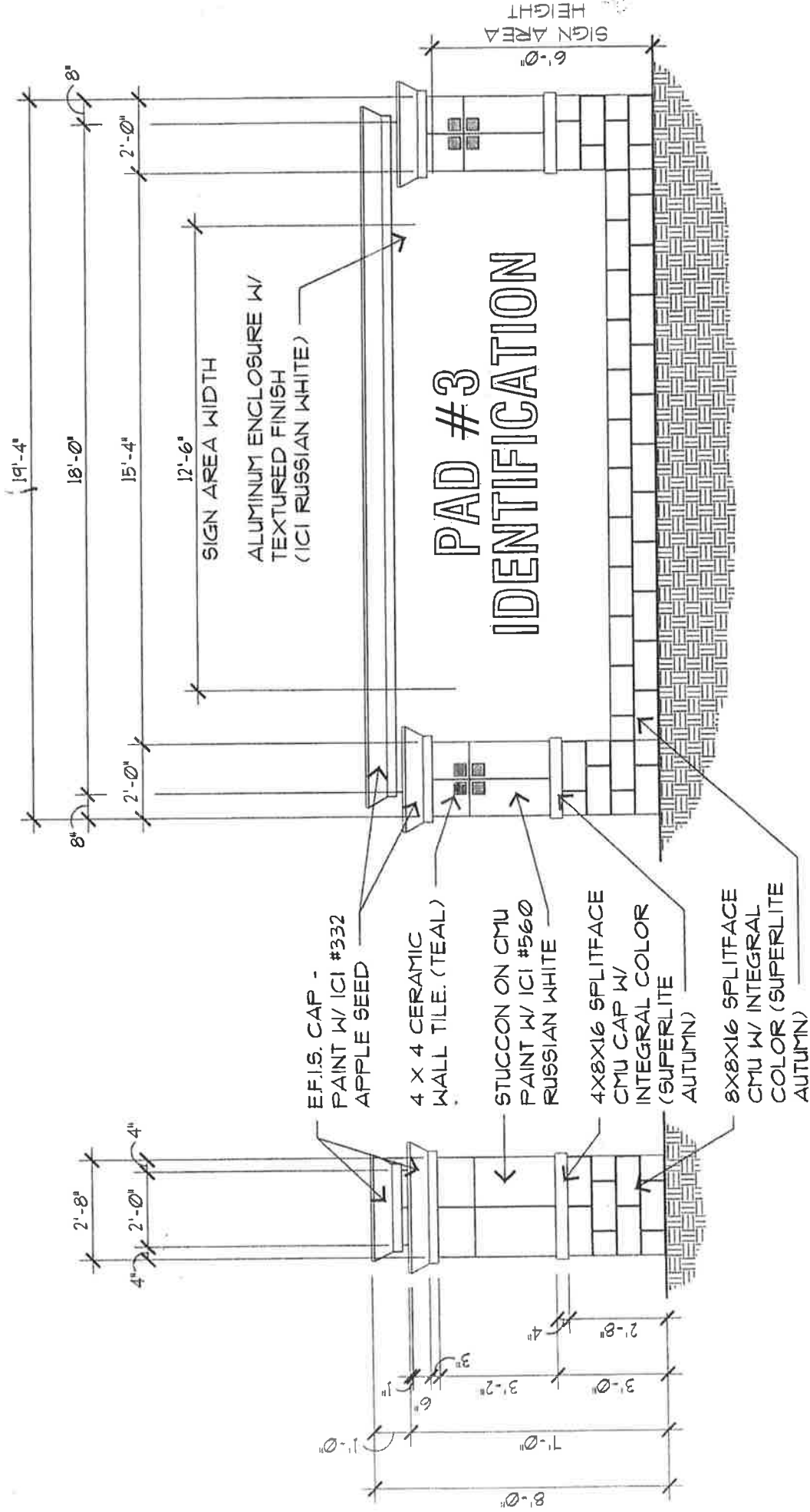
**2 MONUMENT SIGN**

SCALE: 1/4" = 1'-0"

**SAFEWAY 1748**

SWC. HIGLEY & BASELINE GILBERT, ARIZONA

NOTE:  
 COLORS & MATERIALS TO  
 MATCH BUILDING

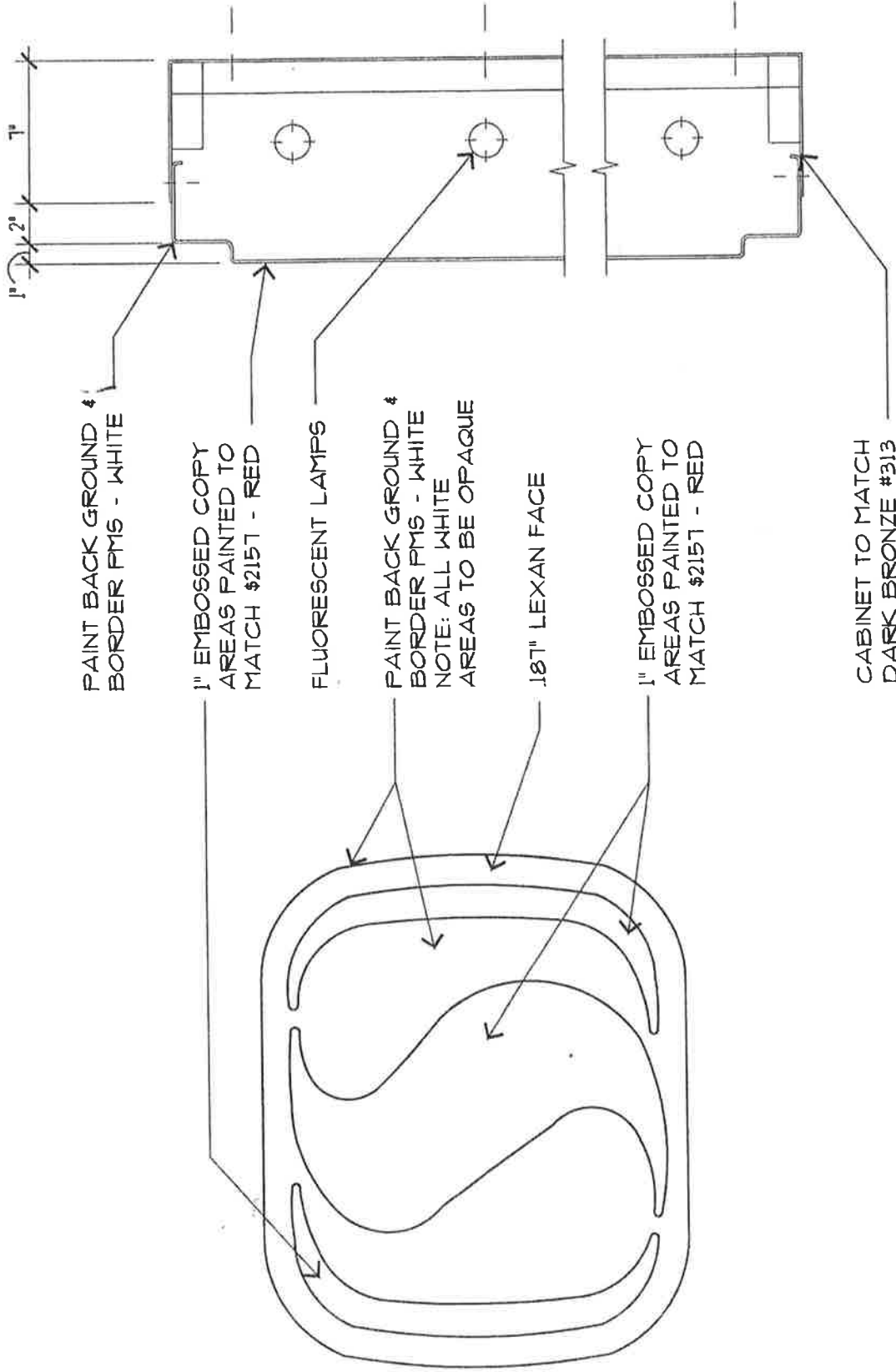


**SAFeway CENTER**  
 S.W.C. HIGLEY & BASELINE  
 GILBERT, ARIZONA

**3 MONUMENT SIGN**  
 SCALE: 1/4" = 1'-0"

**REIGLE  
 & ASSOCIATES**  
 ARCHITECTURE, PLANNING, LTD

1000 N. 1st Street, Suite 101, Phoenix, AZ 85004. Since established 1962.



PAINT BACK GROUND & BORDER PMS - WHITE

1" EMBOSSSED COPY AREAS PAINTED TO MATCH #2151 - RED

FLUORESCENT LAMPS

PAINT BACK GROUND & BORDER PMS - WHITE  
NOTE: ALL WHITE AREAS TO BE OPAQUE

.187" LEXAN FACE

1" EMBOSSSED COPY AREAS PAINTED TO MATCH #2151 - RED

CABINET TO MATCH DARK BRONZE #313

# 4 INTERNALLY ILLUMINATED SIGN

SCALE: NONE

**SAFEWAY CENTER**  
S.W.C. HIGLEY & BASELINE  
GILBERT, ARIZONA



REVISIONS



PROJECT NO.
DATE
SCALE
DATE DRAWN
DATE REVISION
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A NEW SHOPPING CENTER  
**SAFEMATE STORE 1748**  
 GILBERT, ARIZONA  
 THIS IS A PART OF THE PROJECT TITLE DRAWING CONSTRUCTION.

SHEET TITLE  
**MONUMENT SIGNAGE**

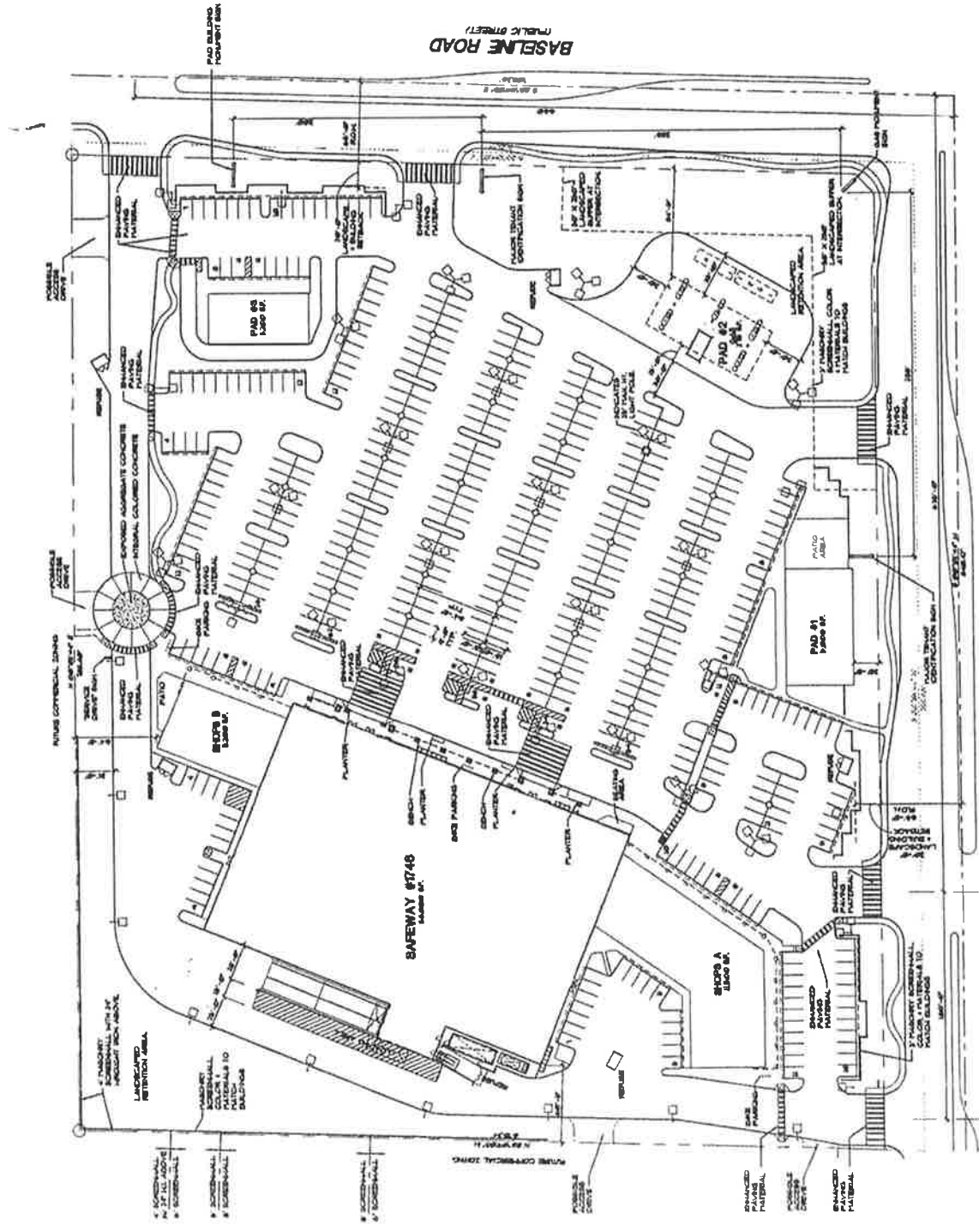
SHEET NO.  
**MP**

**PROJECT INFORMATION**

**OWNER:** CORNING, JAMES  
**DESIGNER:** REICLE & ASSOCIATES  
**DATE:** 1/18/18

**PROJECT CALCULATIONS:**  
**DESIGNER:** REICLE & ASSOCIATES  
**DATE:** 1/18/18

**NOTES:**  
 1. THIS PLAN IS FOR THE MONUMENT SIGNAGE.  
 2. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF GILBERT SIGNAGE ORDINANCE.  
 3. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE ARIZONA SIGNAGE ACT.  
 4. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 704 CODE.



**VICINITY MAP**  
 N.T.S.  
 LOCATED IN A PORTION OF SECTION 3, T-1-S, R-9-E GILBERT, MARICOPA COUNTY, ARIZONA





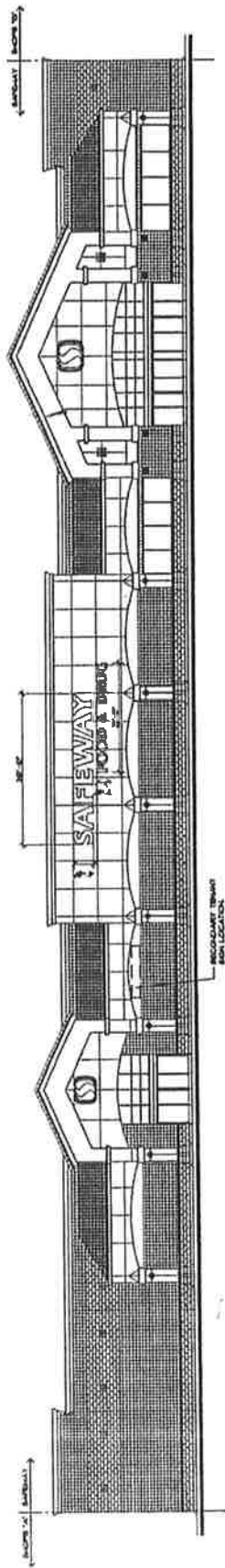
REVISIONS

**REIGLE & ASSOCIATES**  
ARCHITECTURAL PLANNING, LTD.  
1500 14th Street, Suite 200, Phoenix, AZ 85003-3000  
TEL: 602-998-8800 FAX: 602-998-8801

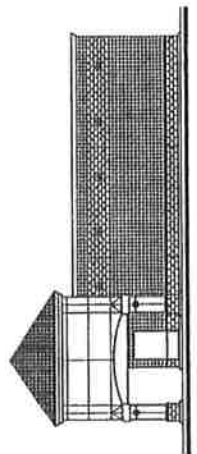
PROJECT NO. \_\_\_\_\_  
DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
JOB - 1748  
JOB BURD NAME  
DATE: \_\_\_\_\_  
REV: 01-08

**SAFeway STORE 1748**  
A NEW SHOPPING CENTER  
602 HOLEY & BARBER  
GILBERT, ARIZONA  
SAFeway INC. GENERAL RETAIL CONSTRUCTION  
5700 N. PUEBLO DR. TRAPE, ANCHOR, ALASKA SAFeway JOB NO. 1748

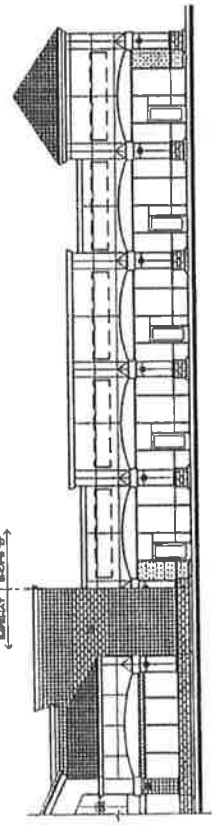
SHEET TITLE  
**SAFeway ELEVATIONS**  
SHEET NO.  
**EL1**



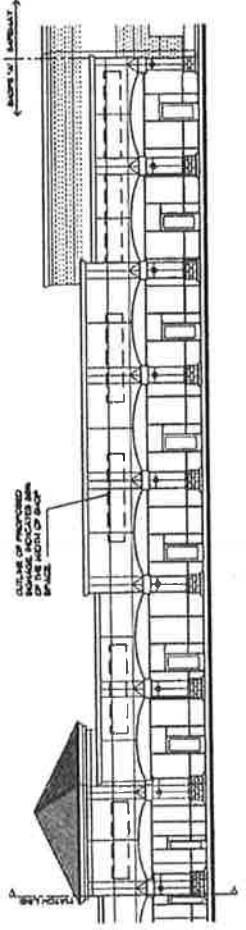
**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



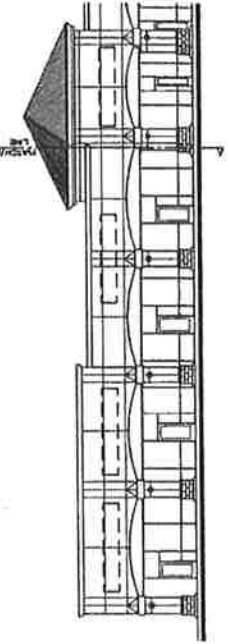
**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



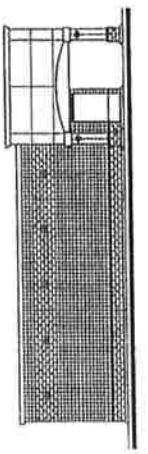
**3 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**5 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**6 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

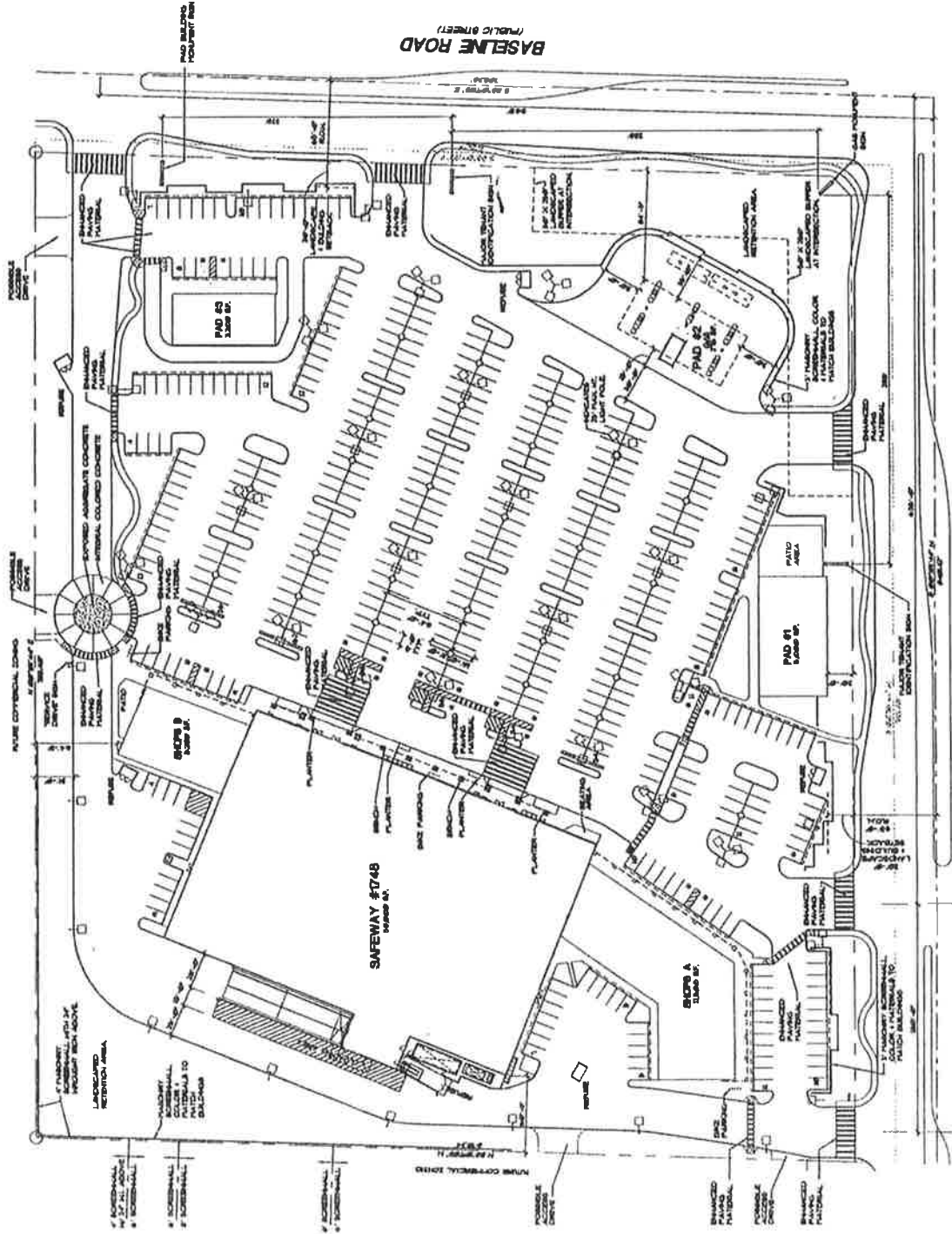
NOT FOR CONSTRUCTION

**APPROVED PLANS**  
Design Review Board

CASE: DR00-92

DATE: Nov 9, 2000

SUBJECT TO CONDITIONS OF APPROVAL



**PROJECT INFORMATION**

OWNER: SAFEWAY STORE #748  
 PROJECT: SAFEWAY STORE #748  
 DESIGN: SAFEWAY STORE #748  
 CONTRACT: SAFEWAY STORE #748  
 TOTAL SPACES: 11 SPACES  
 TOTAL SPACES PROVIDED: 11 SPACES  
 ACCESSIBLE SPACES PROVIDED: 11 SPACES



NO.	DATE	DESCRIPTION

**R. REIGLE**  
 ARCHITECT, P.L.L.C.  
 1000 N. CENTRAL AVENUE, SUITE 100  
 PHOENIX, ARIZONA 85004

PROJECT NO.:  
 DRAWN BY:  
 CHECKED BY:  
 SCALE:  
 CADD DRAWN NAME:  
 DATE:

**SAFEGWAY STORE 1748**  
 A NEW SHOPPING CENTER  
 GILBERT, ARIZONA  
 SAFEWAY STORE #748, 1000 N. CENTRAL AVENUE, SUITE 100, PHOENIX, ARIZONA 85004

SHEET TITLE: MONUMENT SIGNAGE  
 SHEET NO.: MP



**VICINITY MAP**  
 N.T.S.  
 LOCATED IN A PORTION OF SECTION 3, T-16, R-02 GILBERT, MARICOPA COUNTY, ARIZONA

Safeway  
Higley/Baseline

**DR00-113-Approval of entry monument sign and open space plan for Elliot Tech Center Industrial Park, and Gilbert Gateway Sign located at the southeast corner of Elliot Road and the UPRR.**

1. Construction of the project shall conform with the exhibits approved by the Design Review Board as presented at the public meeting of November 9, 2000 subject to Staff stipulations and any additional conditions that may be imposed by the Board at said meeting.

2. Illumination:

- A) Landscape lighting shall be concealed, shielded, and not project beyond the boundaries of the area intended to illuminate. Cut sheets shall be provided for review and approval by the Planning Department at the time of construction document review.
- B) The optional ramada lighting shall be downward directed, fully shielded fixtures with 90-degree cut-offs. Cut sheets and details of the ramada lighting shall be provided at the time of construction document review.
- C) All lighting shall comply with the light and glare criteria set forth by section 11.22.A of the ULDC.

3. The mortar used on the monument signs shall match the approved color of the concrete block and shall be clearly noted on the construction documents.

**DR00-92-Approval of sign package of Safeway Store 1748 proposed at the southwest corner of Baseline and Higley Roads.**

1. All signs shall comply with the current Gilbert Sign Code, with the single exception that the freestanding sign for Pad 3 shall be allowed to be placed in a minimum of 200 feet from the Safeway (major tenant) identification freestanding sign along Baseline Road, as depicted on the approved site plan Pad 3 sign shall be placed to the west of Pad 3, within the landscape area, as far west as practical.

2. Height of the Safeway wall sign shall not exceed 7 feet (including primary and secondary lines), as depicted on the approved colored elevations. The S logo wall sign shall illuminate the S only, and not the white background.

3. The Safeway wall signs and logo shall not exceed the area shown on the approved colored elevations (approximately 326 s.f.).

4. Pad building wall signage quantity and location shall comply with the current Gilbert Sign Code.

**PUBLIC HEARING:**

**DR99-25-Re-approval of site, landscaping, elevations and phasing plan for the Gilbert Convenience Mart at the southwest corner of Gilbert Road and Park Lane.**

Ms. Cadavid presented DR99-25, an item originally on consent for the Gilbert Convenience Mart. The property is located in the Downtown Heritage District on the southwest corner of Gilbert Road and Park Lane.

Ms. Cadavid reminded the Board that over a year ago this project came forward with a site plan, renovation plans and expansion. The Board recommended approval of the project.

The applicant is now coming forth with a phasing plan at this time, and the original approval for the project has expired. The phasing plan shows the whole layout of the project dealing with Phase I. Phase II will be the completion of the elevations to the north, and the interior renovations for the existing building. Phase III will contain the proposed new building to the south of the existing structure.

Board Member Deardorff pointed out that he did not see any time frames for the phasing. He was concerned about the renovation of the facade and the landscaping on the street frontage. He was not as concerned about the rear elevation and south elevation. He felt a coat of paint would do fine there.

Ms. Cadavid replied that within a year the applicant's application would again expire if no action on the project is taken.

Board Member Deardorff stated that he was concerned that once the application expires, the rest of the project won't be completed. He suggested the applicant complete both street frontages, and apply a coat of paint to the south elevation. Board Member Deardorff was also concerned with extending the application for another year.


Ms. Cadavid stated that it could be stipulated.

Chairman Truitt invited the applicant to come forward.



**TOWN OF GILBERT**  
**DESIGN REVIEW BOARD**  
**STAFF REPORT**

AGENDA # **13**

**TO:** DESIGN REVIEW BOARD  
**FROM:** SUZANNE GUNDERMAN, PLANNER   
**DATE:** NOVEMBER 9, 2000  
**SUBJECT:** DR00-92 -SAFeway SHOPPING CENTER SIGN PACKAGE  
SEC HIGLEY AND BASELINE ROADS

**PROJECT**

DR00-92  
Safeway Shopping Center  
Existing Zoning: Planned Area Development (PAD) with underlying C-2 (General Commercial) zoning

**APPLICANT/OWNER**

<b>Reigle and Associates</b>	<b>Safeway Inc.</b>
<b>Rick Riegle</b>	<b>2750 S. Priest Ave.</b>
<b>12424 N. 32<sup>nd</sup> St. #101</b>	<b>Tempe, AZ 85282</b>
<b>Phoenix, AZ 85032</b>	<b>Phone: 480-894-4249</b>
<b>Phone: 602-493-3001</b>	
<b>Fax: 602-493-1760</b>	

**REQUEST**

Approval of the sign package for Safeway Shopping Center located at the southwest corner of Baseline and Higley Roads.

**HISTORY**

*October 14, 1999* Design Review Board approved DR99-80 for the Safeway project subject to stipulations.

*November 9, 1999:* Town Council approved the rezoning of a 12-acre parcel at the southwest corner of Baseline and Higley Roads to C-2 P.A.D.(Ordinance No. 1218) and approved the final site plan for the Safeway and preliminary site plan for the remaining Highland Shopping Center (Z99-7 and SP586).

## PROJECT FACTS

### PROJECT DATA:

Lot Size (Net):	11.45 acres
Building Areas:	
Safeway	58,000 s.f.
Suite shops	16,700 s.f.
Pads	8,475 s.f.
Total Building Area:	83,175 s.f.
Safeway wall sign proposed area:	326 s.f.
Safeway wall sign allowed area:	432 s.f. (288 x 1.5)
Safeway freestanding signs:	
Proposed sign area:	75 s.f.
Allowed sign area:	75 s.f.
Proposed height:	8'
Allowed height:	8'

## DISCUSSION

### SIGN PACKAGE EVALUATION:

#### Wall Signs:

The applicant proposes wall signs for the Safeway as follows:

- 1 Safeway Food and Drug sign (36' X 7', primary letters 48" tall)
- 2 Safeway logos (63" tall at primary entrance, 54" tall at secondary entrance)
- 1 Secondary tenant identification sign (e.g. for a bank or coffee shop)

The applicant reduced the copy size of the primary sign to provide better scale (from nearly 6-foot tall to 4-foot tall for the word 'Safeway'). With respect to the proposed Safeway Logo (a red 'S'), Staff recommends illumination of the copy only, and not the white background. Coverage of the Safeway wall signs and logo should not exceed the area shown on the approved colored elevations (326 s.f.).

Wall signs also are proposed for the attached in-line suites and the three Pad buildings. Proposed material for these signs includes individual pan-channeled letters. Wall-sign logos are proposed not to exceed 6 square feet. As proposed, the signage area for each suite user will not exceed 80 percent of the width of the shop space. For the in-line suites, one, street-facing sign is proposed for each suite user. For the Pads, quantity and location of signs is proposed as allowed by the sign code and as approved by the Design Review Board, respectively. Staff recommends that any Pad wall signage proposed comply with the sign code.

The corner Pad (#2) is proposed as a Safeway gas station, and two logos are proposed for the canopy fascia, which meet code. The proposed sign program does not specifically address the gas station building wall signage, but it will be subject to the sign code and pad building wall sign criteria of the sign program.

Freestanding Signs:

Two Safeway freestanding signs are proposed, one on Baseline Road and one on Higley Road. Proposed height and sign area criteria meet the sign code requirements. The design of the sign includes a brick base, a cap styled after the parapet roof of the Safeway building, and stucco side columns with teal-colored tile accents to match the tile used on the Safeway building.

A gasoline station monument sign is proposed at the corner. The sign is proposed to have individually routed letters and logo with a non-illuminated white textured background. The applicant proposes using digital LED gas price displays.

One pad freestanding sign is proposed to identify the Pad #3 user. The sign is designed to match the Safeway monument sign, and conforms to the sign code with respect to height and sign area. With Staff direction, the site plan depicts the sign within 200 feet of the Safeway freestanding sign on Baseline Road. Staff's original suggestion was to delete the sign, as the proximity of Pad #3 to Baseline Road will give the wall sign good visibility from the roadway. However, the applicant would like to keep the sign. Given the applicant's preference, Staff suggests the 200-foot location versus the 300-foot location, because at 300 feet it is placed within the landscape area immediately west of the westernmost drive into the project site. At this location, the sign could block some visibility of the site and driveway, and would be placed offset to the advertised use. The more appropriate location would seem to be in front of the pad user within a larger landscaped area. Deviation from the minimum separation requirement for freestanding signs within the context of a sign package may be allowed if approved by the Design Review Board.

<b>STAFF RECOMMENDATION</b>
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Staff recommends to the Design Review Board to approve DR00-92, subject to the following stipulations:

1. All signs shall comply with the current Gilbert Sign Code, with the single exception that the freestanding sign for Pad #3 shall be allowed to be placed a minimum of 200 feet from the Safeway (major tenant) identification freestanding sign along Baseline Road, as depicted on the approved site plan.
2. Height of the Safeway wall sign shall not exceed 7 feet (including primary and secondary lines), as depicted on the approved colored elevations. The 'S' logo wall sign shall illuminate the 'S' only, and not the white background.
3. The Safeway wall signs and logo shall not exceed the area shown on the approved colored elevations (approximately 326 s.f.).
4. Pad building wall signage quantity and location shall comply with the current Gilbert Sign Code.

**ATTACHMENTS:**

Safeway Shopping Center Sign Criteria Package (12 pages)

**SAFeway SHOPPING CENTER  
GILBERT, ARIZONA  
SIGN CRITERIA**

**I. INTRODUCTION**

The purpose of this Sign Criteria is to ensure an attractive shopping environment and to protect the interests of the surrounding neighborhood, landlord, and tenant. It is based on the 8-11-2000 Gilbert Sign Regulations.

Each tenant shall obtain a copy of the sign program including this criteria before designing their sign.

**II. SIGNAGE OUTLINE**

**1. Major tenant identification sign:**

Location: Ground mounted along the frontage of Higley Road and Baseline Road. Setback 3 feet from property line. As located on approved Site Plan.

Quantity: One per street frontage.

Height: 8 feet maximum.

Sign area: 75 s.f. as defined in Gilbert Sign Regulations

Letter size: As allowed by overall area constraints.

Illumination: Internally Illuminated.

Material: Individual routed letters with 3/16" Plexiglas face, on an aluminum structure having a stucco texture finish.

Letter color: #2157 red acrylic.

Font style: As shown on attached exhibit.

**2. Safeway wall sign:**

All signage to be mounted on the canopy fascia facing the street frontage. Signs shall be individual pan channel painted letters, internally illuminated, with acrylic face. All raceways to be concealed.

Location: Facade of main canopy.

Quantity: (One) "Safeway Food and Drug", (Two) Safeway logo, (One) Secondary tenant identification sign.

Sign area: 1.5 sq. ft. of sign area per one lin. ft. of building frontage.

Letter size: Primary line: 48" high max. letters.  
Modifiers: 24" high max. letters  
Logo; 63" tall at primary entrance.  
Logo; 54" tall at secondary entrance.

Illumination: Internally Illuminated.

Material: Safeway sign & logo: Painted individual pan channel metal letters with 3/16" acrylic face.  
Secondary sign: face. Painted individual pan channel metal letters with 3/16" acrylic face. (See attached drawing).

Letter color: Letter color: Safeway text #2157 red acrylic. Secondary tenant as selected by tenant.

Font style: As shown on elevations for Safeway, and as selected by Secondary tenant.

### 3. Shops wall sign:

The length of any shop tenant sign shall not exceed eighty percent (80%) of that tenant's storefront width. A logo is permitted, not to exceed 6 square feet. Signs shall be individual pan channel painted letters, internally illuminated, with acrylic face. All raceways to be concealed.

Location: Facade of shops canopy in front of lease space.

Quantity: One per canopy street frontage.

Sign area: 1.5 sq. ft. of sign area per one lin. ft. of street frontage wall area.

Letter size: Maximum letter size shall be 30", minimum letter size shall be 10". Multiple rows shall not exceed 36" of total height.

Trim cap: To match face color.

Material: Painted individual pan channel metal letters with 3/16" acrylic face.

Letter color: As selected by tenant.

Font style: As selected by tenant.

see pg 5 \*

### 4. Pad building wall sign:

Signs and logos shall be mounted on the fascia or building wall and shall be individual pan channel painted letters, internally illuminated, with acrylic face. All raceways to be concealed. A logo is permitted, not to exceed 6 square feet. The length of any sign shall not exceed seventy five percent (75%) of the building width on which the sign is mounted.

Location: As allowed by Town of Gilbert Sign Code.

Quantity: Per Development Review Board approval.

Sign area: 1.5 sq. ft. of sign area per one lin. ft. of street frontage wall area, if the wall is 75 feet or greater from the property line.  
.5 sq. ft. per one lin. ft. of street frontage wall area if closer than 75 feet to property line.

Letter size: As allowed by overall area constraints.

Trim cap: To match face color.

Material: Painted individual reverse pan channel metal letters with 3/16" acrylic face.

Letter color: As selected by tenant.

Font style: As selected by tenant.

### 5. Pad building #3 monument sign.

Sign shall be ground mounted with structure color and material to match the Pad building. Sign area can be either individual letters or a single can.

Location: In landscape area along street frontage in front of the building. Setback 3 feet from property line. As located on approved Site Plan.

Quantity: One, as shown on approved site plan (attached).

Height: 8 feet maximum.

Sign area: Maximum of 75 sq. ft.

Illumination: Internally illuminated.

Material: Individual routed letters with 3/16" Plexiglas face, on an aluminum structure having a stucco texture finish. (See attached drawing).

Letter color: As selected by tenant.

Font style: As selected by tenant.

## **6. Gas canopy Signage:**

Only a Logo is allowed, and shall be mounted on the canopy fascia. Painted cabinet with 3/16" acrylic face and internal illumination. All raceways shall be concealed.

Location: As approved by Town of Gilbert Design Review.  
Quantity: One location each on two sides. Total of 2 signs.  
Sign area: 6 square feet each sign.  
Copy size: As allowed by overall area constraints.  
Material: Painted pan channel metal with 3/16" acrylic face.  
Face color: To match #2157 red acrylic on white background.  
Trim cap: To match return color.  
Font style: Nationally recognized trademark.  
Pump Topper Signage per Town Sign Regulation requirements.

## **7. Gas monument sign.**

Signs shall be ground mounted two component sign displaying business name and gas prices. Structure color and materials to match the canopy. Sign to comply with Town of Gilbert Sign Code.

Location: In landscape area along street frontage in front of the building. Setback 1 foot from property line.  
Quantity: One per street frontage, as shown on approved site plan.  
Height: 8 feet maximum.  
Sign area: Maximum of 75 sq. ft. as defined in Town of Gilbert Sign Code.  
Illumination: Internally Illuminated (copy only).  
Material: Name & Logo: Individual routed letters with 3/16" Plexiglas face, on an aluminum structure having a stucco texture finish.  
Gas Display: Routed aluminum face with LED price display modules. Lamp color to match sign copy.  
Letter color: To match #2157 red acrylic.  
Font style: See attached exhibit.

## **III. GENERAL**

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

B. Tenants, at their expense, shall identify their premises with one exterior wall sign per street front on the fascia or face of their building.

### **C. Submittal and Compliance**

1. The Town of Gilbert requires sign permits for all signs and electrical permits for any sign that is illuminated. It shall be Tenant's sole responsibility to secure these and any other permits which may be required.

2. Tenant shall submit or cause to be submitted to Developer for approval three sets of detailed shop drawings covering location, sizes, design, color, materials, lettering, graphics, conduits, junction boxes, sleeves and other mounting apparatus of the proposed wall sign.

3. Developer shall review the drawings and return two sets marked "Approved", "Approved as Noted", or "Revise and Resubmit".
    - (a) "Approved" drawings will permit the Tenant to proceed with permits, construction, and installation of its sign in accordance with the drawings.
    - (b) "Approved as Noted" drawings will permit the Tenant to proceed with permits, 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 under (c) below.
    - (c) "Revise and Resubmit" drawings will be returned to the tenant with comments. These drawings shall be revised and resubmitted for Developer approval within 15 days of their receipt by Tenant.
  4. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted, or affixed on any part of the buildings visible from outside the premises except as specifically approved by Developer. Signs installed without written approval or inconsistent with approved drawings may be subject to removal and reinstallation by Developer at Tenant's expense. Rude, obscene, or offensive signs are not permitted in any location, whether or not visible from outside the premises and shall be removed at Developer's discretion.
  5. Any sign presented for approval by the Tenant which does not conform with the sign package finally approved by the City must be reviewed and approved by the Developer prior to submission for City approval.
  6. Developer's approval of Tenant's plans shall not constitute an implication, representation, or certification by Developer 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.
  7. All signs must meet applicable setbacks.
- D. Developer may replace any broken or faded sign at Tenant's expense.

#### IV. DESIGN REQUIREMENTS

NOTE: The Town of Gilbert requires sign permits for all signs and electrical permits for any sign that is illuminated. It shall be Tenant's sole responsibility to secure these, and any other permits which may be required. The area of each sign is calculated per Gilbert Zoning Ordinance guidelines utilizing a rectangle around each individual letter or a rectangle around connected letters.

- A. No visible raceways, cable or wiring will be permitted.
- B. All exposed metal returns will be painted to match Dark Bronze #313.
- C. Power to illuminate the Tenant sign shall be from tenant's meter switched through a master time clock set in accordance with schedules determined by Landlord.
- D. Animated, flashing, blinking, rotating, moving, audible, placards, posters, playbills, postings, paintings, change-panel, flags, signs in public right-of-way, and fixed balloons, are not permitted. Grand opening or special event signs shall be permitted in conformance with the Gilbert Sign Regulations.
- E. Signs will be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site, or the products sold therein.
- F. Directional Signs: Signs necessary for on-premise vehicle control and the performance of business transactions from a vehicle shall be allowed subject to the following conditions:
  - 1. Maximum area of 6 square feet.
  - 2. Maximum height of 3 feet.
  - 3. Signs shall be permanently affixed to the ground.
- G. Developer shall have the right to modify the design requirements for any tenant
- H. Sign text may be placed on more than one row, subject to space availability, required approvals, and provided the maximum allowable area guidelines are not exceeded.
- I. Retail tenants shall be allowed to place a sign in the window panel adjacent to entrance door. Business name, address or suite number, and hours of business shall be white vinyl letters. No other window signage will be allowed without Landlord approval.
- J. A Tenant shall identify their rear service door for delivery and emergency purposes. Signs shall identify the suite number only, and be located in the center of the door, five (5) feet from finished floor to centerline of 4" tall black vinyl letters.
- K. No sign shall be closer than 12 inches from a neutral strip between tenants.
- L. Building address numbers shall be provided per the requirements of the Town of Gilbert.



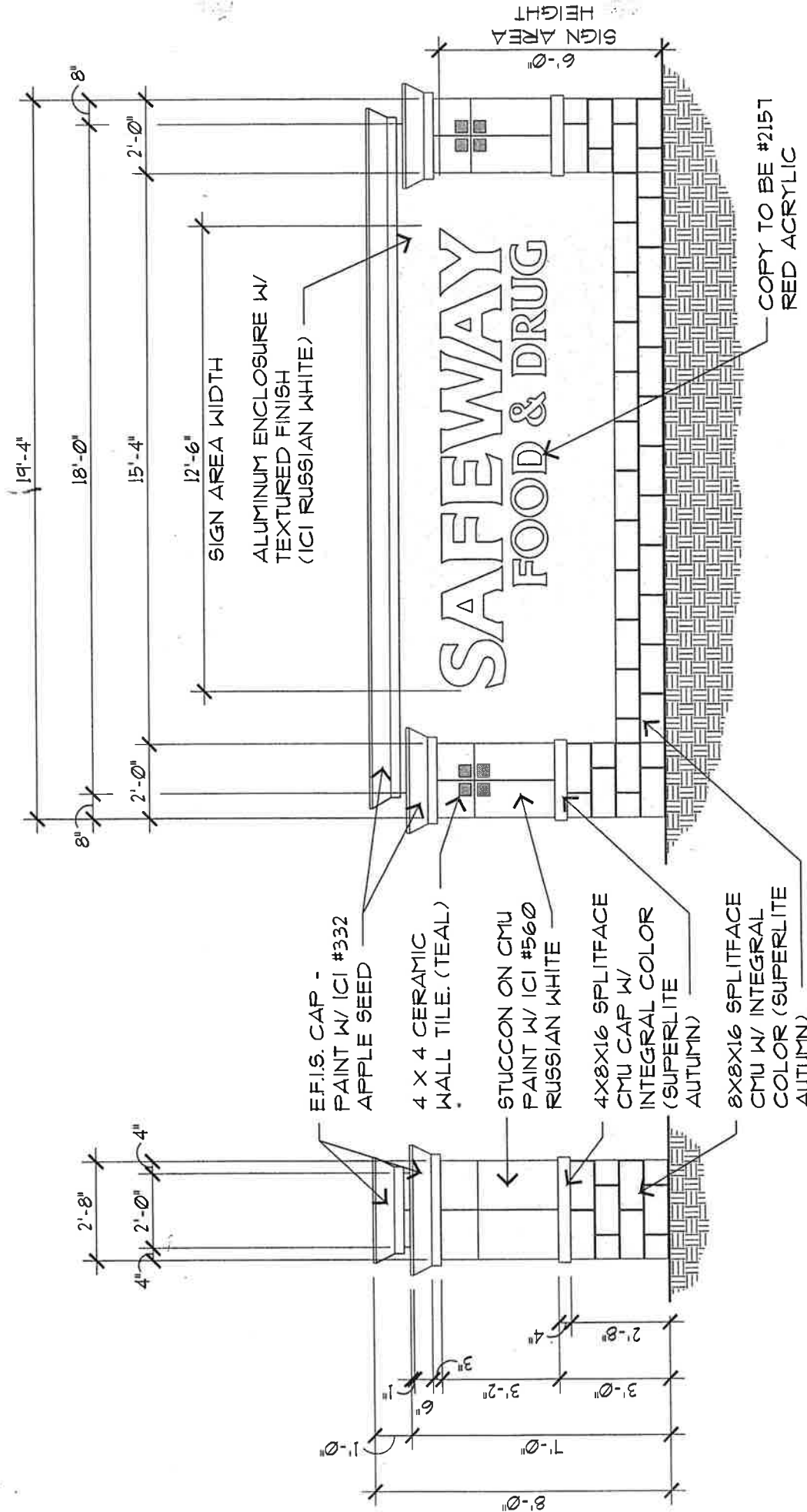
## V. CONSTRUCTION REQUIREMENTS

- A. 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.
- 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. All exposed metals shall be painted to render them inconspicuous.
- E. All neon shall have P-K housings.
- F. Sign contractor and/or Tenant shall pay for any damage to the fascia, canopy, structure, roof, or flashing caused by sign installation.
- G. No exposed tubing, ballasts, cross-overs, conductors, transformers, conduit, or raceways will be permitted except conduit at under canopy signs.
- H. Wall signs shall be centered vertically and horizontally on the fascia.
- I. All electrical signs shall bear the UL label.
- J. All signs shall conform to the local Building Code Standards and Electrical Code Standards.

## VI. ATTACHMENTS:

- 1. Major Tenant identification sign exhibit
- 2. Major Tenant Logo exhibit
- 3. Pad #3 monument sign configuration
- 4. Gas Pad monument sign exhibit
- 5. Site Master Plan

NOTE:  
 COLORS & MATERIALS TO  
 MATCH BUILDING



**SAFEWAY 1748**  
 S.W.C. HIGLEY & BASELINE  
 GILBERT, ARIZONA

**1 MONUMENT SIGN**  
 SCALE: 1/4" = 1'-0"

**REIGLE & ASSOCIATES**  
 ARCHITECTURE, PLANNING, LTD.  
 1200 N. 10th Street, Suite 101, Phoenix, AZ 85006, (602) 944-3551, FAX (602) 944-1286

**SIGN FABRICATION:**

ALUMINUM ENCLOSURE WITH TEXTURED FINISH ICI #560 RUSSIAN WHITE

ALL GRAPHICS TO BE INTERNALLY ILLUMINATED WITH HIGH OUTPUT 800 MA FLUORESCENT LAMPS

PRICE DISPLAY: ROUTED Ø10 ALUMINUM FACE (BACKGROUND) PAINT MATHEWS ENAMEL #313 BRONZE MATTE FINISH WITH LED GAS DISPLAYS MODLES (NOTE: FUEL GRADES TO BE SHOW THRU #1328 WHITE PLEXIGLAS)

E.F.I.S. CAP - PAINT W/ ICI #332 APPLE SEED

SAFEMWAY LOGO & TEXT TO BE #2157 RED ACRYLIC

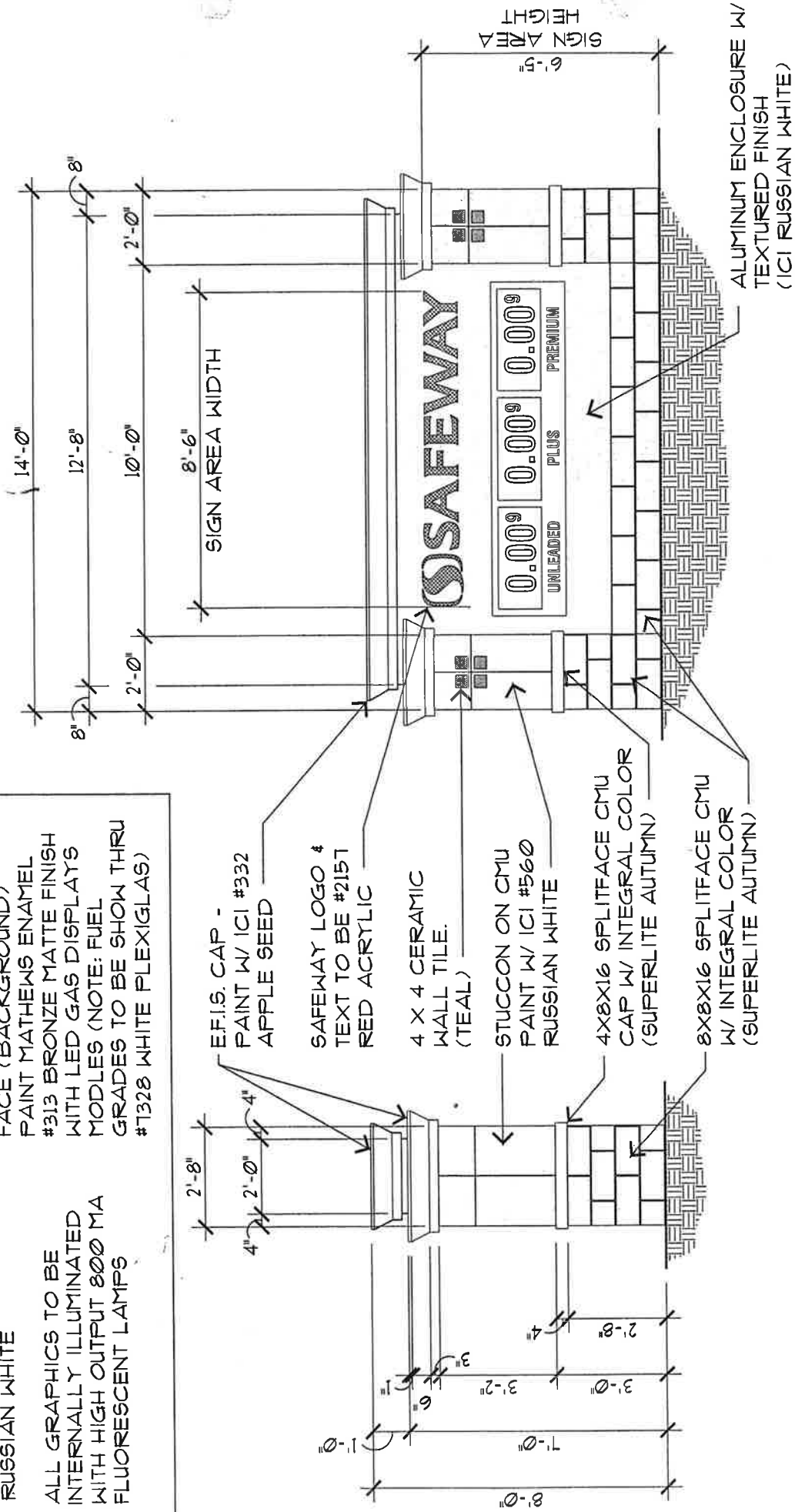
4 X 4 CERAMIC WALL TILE (TEAL)

STUCCON ON CMU PAINT W/ ICI #560 RUSSIAN WHITE

4X8X16 SPLITFACE CMU CAP W/ INTEGRAL COLOR (SUPERLITE AUTUMN)

8X8X16 SPLITFACE CMU W/ INTEGRAL COLOR (SUPERLITE AUTUMN)

NOTE: COLORS & MATERIALS TO MATCH BUILDING



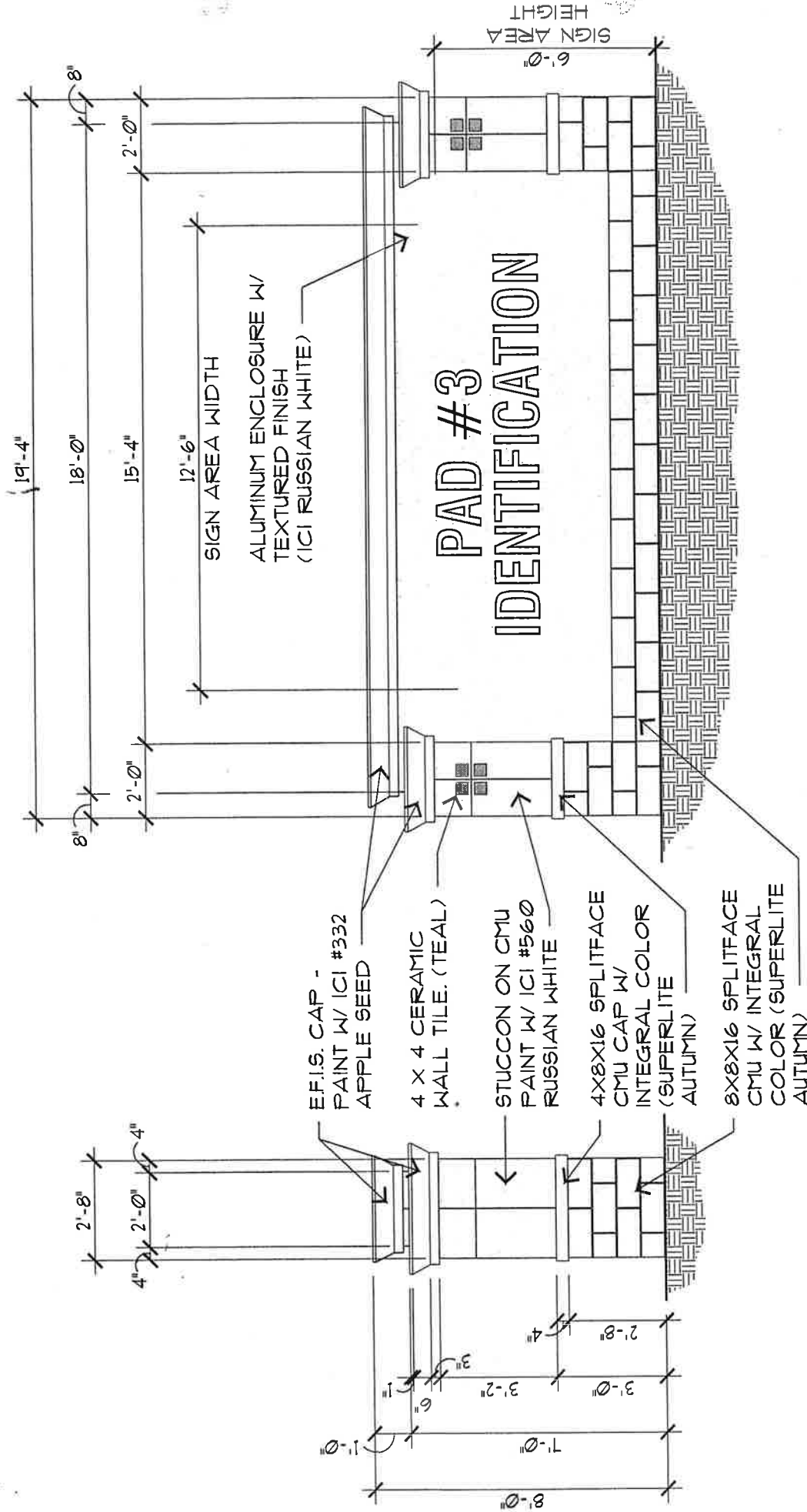
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SCALE: 1/4" = 1'-0"

**SAFEMWAY 1748**

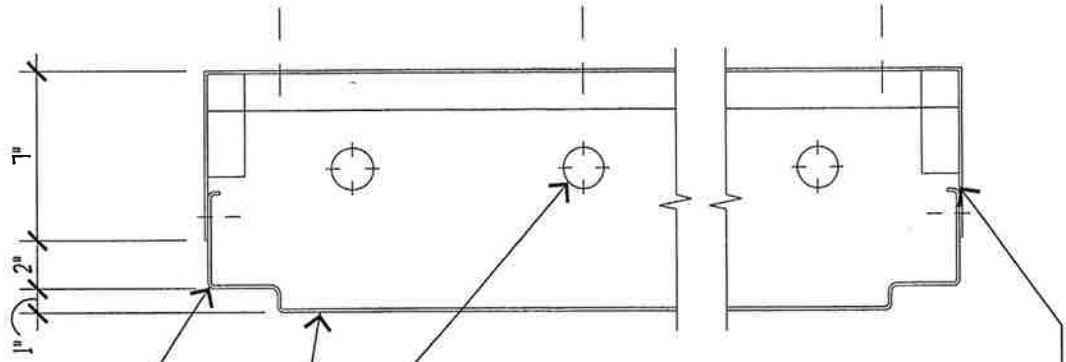
S.W.C. HIGLEY & BASELINE GILBERT, ARIZONA

NOTE:  
 COLORS & MATERIALS TO  
 MATCH BUILDING



**3 MONUMENT SIGN**  
 SCALE: 1/4" = 1'-0"

**SAFeway CENTER**  
 S.W.C. HIGLEY & BASELINE  
 GILBERT, ARIZONA



PAINT BACK GROUND &  
BORDER PMS - WHITE

1" EMBOSSED COPY  
AREAS PAINTED TO  
MATCH #2157 - RED

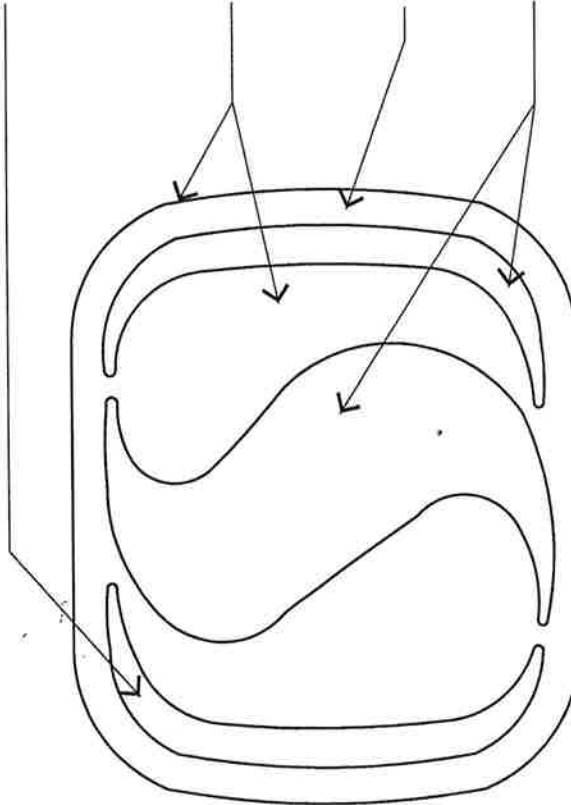
FLUORESCENT LAMPS

PAINT BACK GROUND &  
BORDER PMS - WHITE  
NOTE: ALL WHITE  
AREAS TO BE OPAQUE

.187" LEXAN FACE

1" EMBOSSED COPY  
AREAS PAINTED TO  
MATCH #2157 - RED

CABINET TO MATCH  
DARK BRONZE #313



**SAFEWAY CENTER**  
S.W.C. HIGLEY & BASELINE  
GILBERT, ARIZONA

**4 INTERNALLY ILLUMINATED SIGN**  
SCALE: NONE

**4**



REVISIONS


**R. REICHLER & ASSOCIATES**  
ARCHITECTURE, PLANNING, LTD.  
1001 EAST WASHINGTON AVENUE, SUITE 100, PHOENIX, ARIZONA 85012

PROJECT NO. 1748  
DRAWN BY: [Name]  
SCALE: AS SHOWN  
DATE: 11-1-87  
JOB DATED NAME: [Name]  
CHECKED BY: [Name]  
DATE: 11-1-87

**SAFeway STORE 1748**  
A NEW SHOPPING CENTER  
BIO HOLDY & BARENS  
1700 S. PUEBLO DR. TOLSON, ARIZONA, ARIZONA 85012

SHEET TITLE: MONUMENT SIGNAGE  
SHEET NO.:

MP

**PROJECT INFORMATION**

OWNER: CONWAY AMMANN  
1700 S. PUEBLO DR. TOLSON, ARIZONA

DESIGNER: R. REICHLER & ASSOCIATES  
1001 EAST WASHINGTON AVENUE, SUITE 100, PHOENIX, ARIZONA

DATE: 11-1-87

PROJECT NO. 1748  
JOB DATED NAME: [Name]  
CHECKED BY: [Name]  
DATE: 11-1-87

TOTAL SQUARE FOOTAGE: 441,870 SQ. FT.  
ACRES: 10.11 ACRES

NUMBER OF STORES: 11 STORES

NUMBER OF PARKING SPACES: 1,200 SPACES

NUMBER OF DRIVEWAYS: 11 DRIVEWAYS

NUMBER OF SIGNAGE: 11 SIGNAGE

NUMBER OF LIGHT FIXTURES: 11 LIGHT FIXTURES

NUMBER OF PLANTERS: 11 PLANTERS

NUMBER OF BENCHES: 11 BENCHES

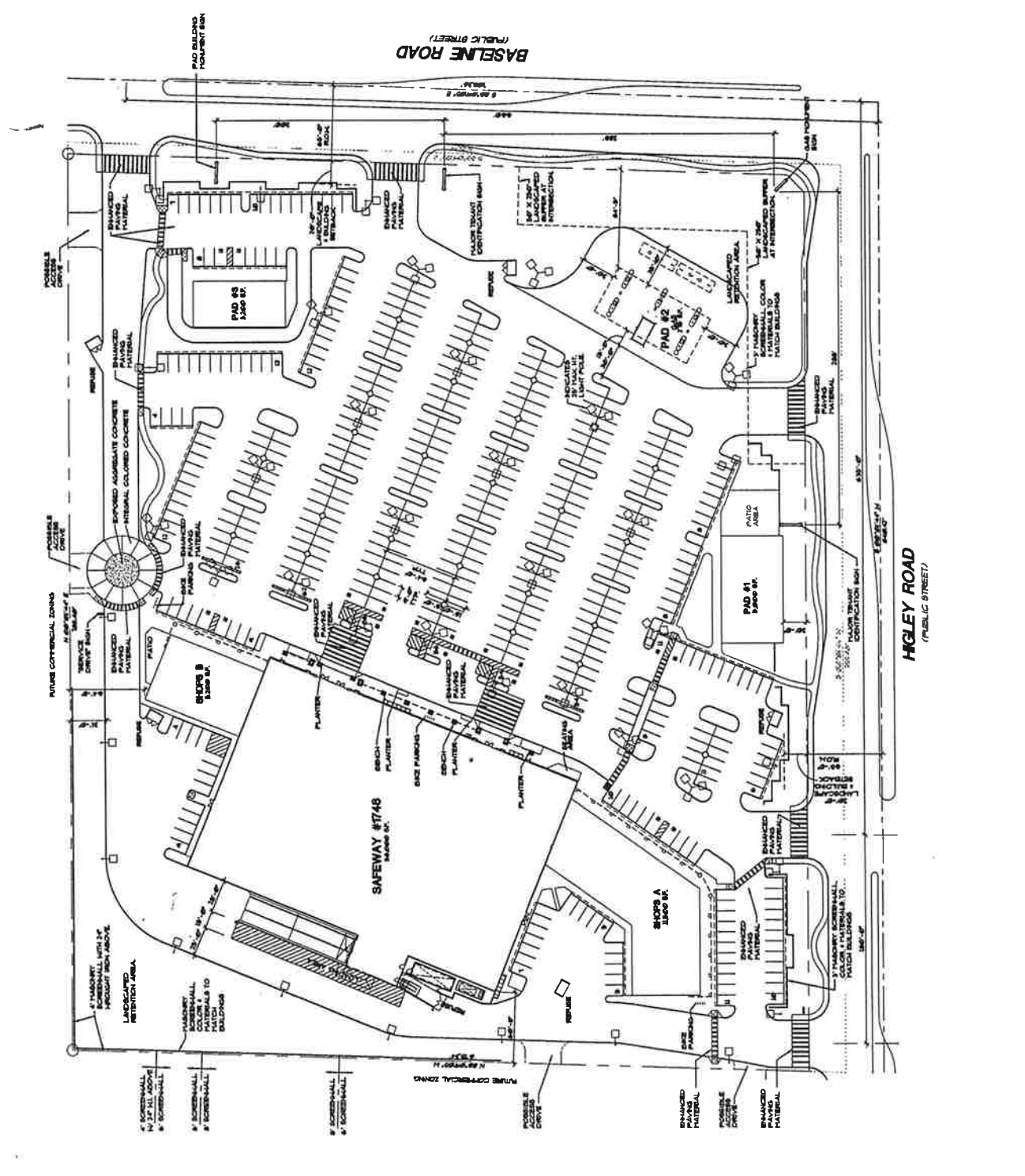
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NUMBER OF BENCHES: 11 BENCHES

NUMBER OF PLANTERS: 11 PLANTERS

NUMBER OF BENCHES: 11 BENCHES

NUMBER OF PLANTERS: 11 PLANTERS



**VICINITY MAP**  
N.T.S.  
LOCATED IN A PORTION OF SECTION 3, T-1-S, R-9-E GILBERT, MARICOPA COUNTY, ARIZONA

**PROJECT INFORMATION**

OWNER: CONWAY AMMANN  
1700 S. PUEBLO DR. TOLSON, ARIZONA

DESIGNER: R. REICHLER & ASSOCIATES  
1001 EAST WASHINGTON AVENUE, SUITE 100, PHOENIX, ARIZONA

DATE: 11-1-87

PROJECT NO. 1748  
JOB DATED NAME: [Name]  
CHECKED BY: [Name]  
DATE: 11-1-87

TOTAL SQUARE FOOTAGE: 441,870 SQ. FT.  
ACRES: 10.11 ACRES

NUMBER OF STORES: 11 STORES

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NUMBER OF PLANTERS: 11 PLANTERS

NUMBER OF BENCHES: 11 BENCHES

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NUMBER OF PLANTERS: 11 PLANTERS



REVISIONS

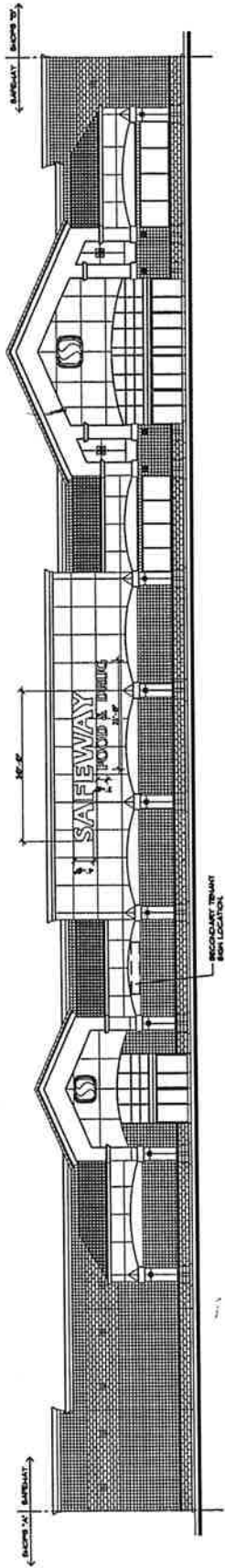
**REIGLE & ASSOCIATES**  
ARCHITECTURAL PLANNING, LTD.  
1001 N. CENTRAL AVENUE, SUITE 100, PHOENIX, AZ 85004  
PH: 602-254-1100 FAX: 602-254-1101

PROJECT NO. 1748  
SHEET NO. 5  
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CHECKED BY: [blank]  
DATE: [blank]

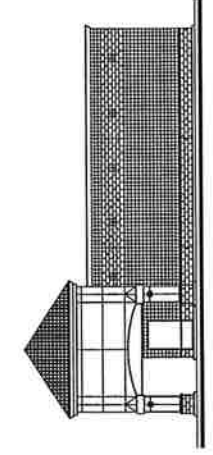
**SAFeway STORE 1748**  
A NEW SHOPPING CENTER,  
GILBERT, ARIZONA  
S.W.C. MOLEY & BARLING  
S.W.C. MOLEY & BARLING ARCHITECTS  
2700 N. GIBBY DR., TOLSON, ARIZONA 85004  
PH: 602-947-1001

SHEET TITLE  
**SAFeway ELEVATIONS**

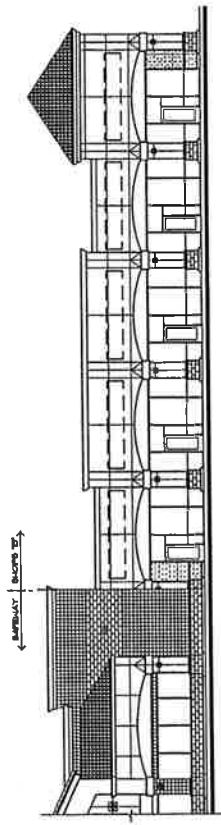
SHEET NO.  
**EL1**



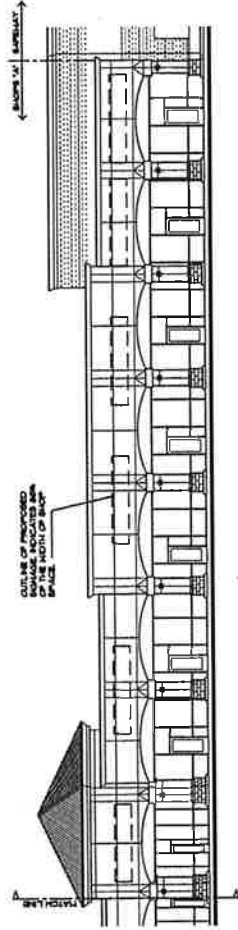
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SCALE: 1/8" = 1'-0"



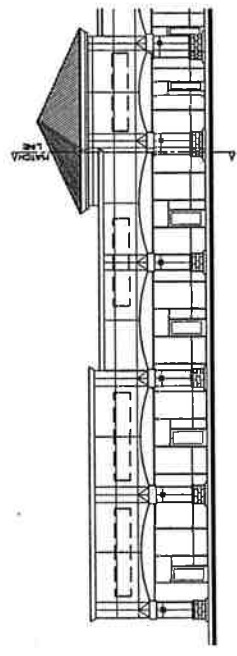
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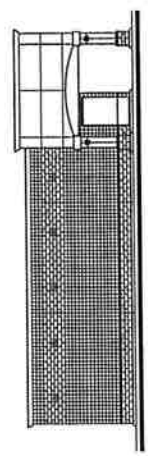
**3 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**5 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**6 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

← SHOPPING CENTER →

← SHOPPING CENTER →

← SHOPPING CENTER →

← SHOPPING CENTER →

← SAFeway FOOD & DRUGS →

← SECONDARY TRAVEL SIGN LOCATION →

DIM. LINE OF PROPOSED SIGNAGE INDICATED BY DASHED LINE NORTH OF SIGN

← TRUCK LANE →

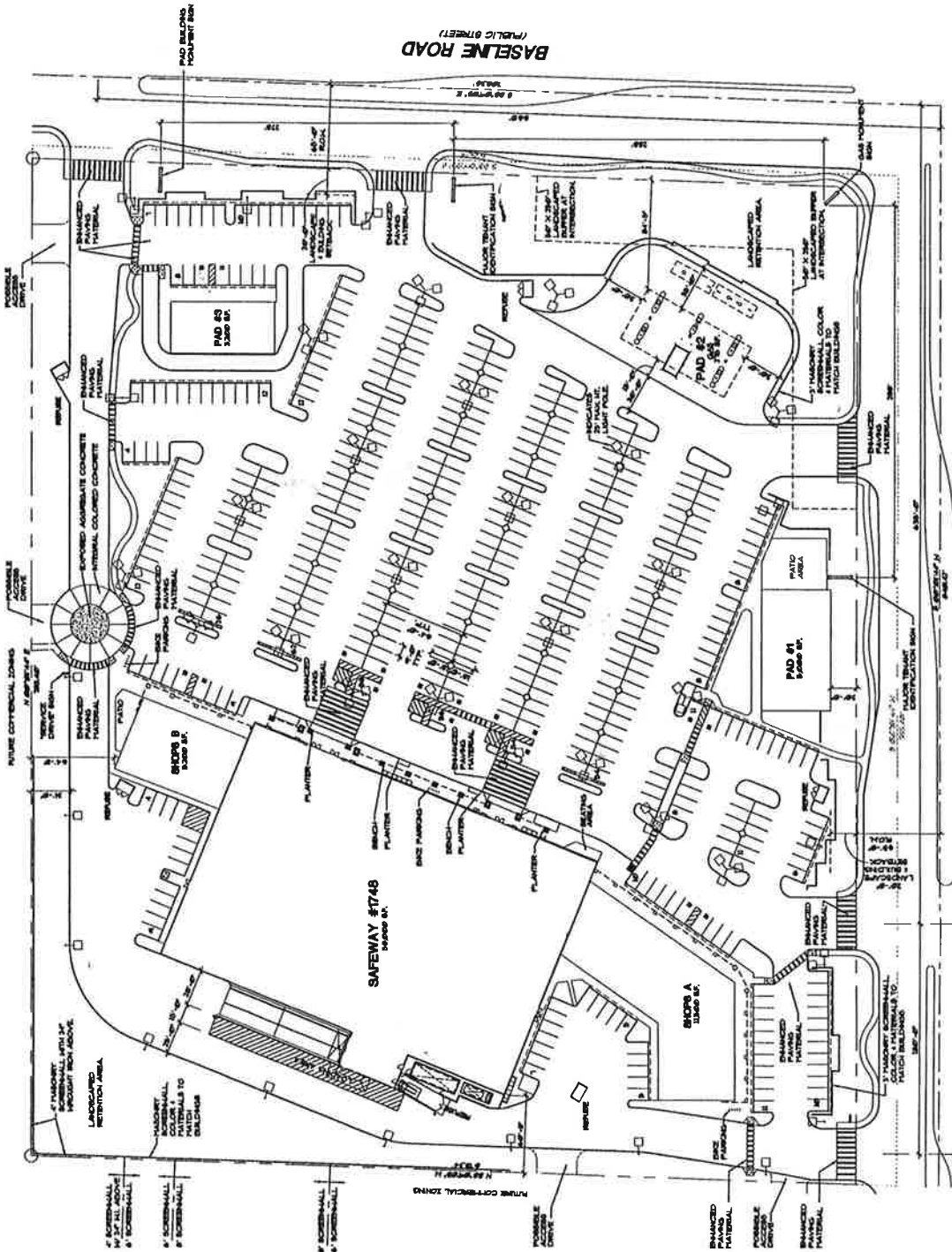
# APPROVED PLANS

Design Review Board

CASE: DK00-97

DATE: Nov 9, 2000

SUBJECT TO CONDITIONS OF APPROVAL



**PROJECT INFORMATION**

OWNER: SAFEWAY INC. - CORONA, CA  
 PROJECT: 1748  
 NET SITE AREA: 100,000 SQ. FT.

**DESIGN CALCULATIONS:**  
 TOTAL FLOOR AREA: 39,000 SQ. FT.  
 TOTAL SPACES PROVIDED: 11 SPACES  
 ACCESSIBLE SPACES PROVIDED: 11 SPACES



**SAFEWAY STORE 1748**  
 A NEW SHOPPING CENTER  
 800 HIGLEY & BASELINE  
 GILBERT, ARIZONA  
 SAFETY INC. PROJECT NO. 1748  
 SAFETY INC. PROJECT NO. 1748  
 SAFETY INC. PROJECT NO. 1748

**SHEET TITLE**  
 MONUMENT SIGNAGE

**SHEET NO.**  
 MP

**VICINITY MAP**  
 N.T.S.

LOCATED IN A PORTION OF SECTION 3, T-13, R-6E GILBERT, MARICOPA COUNTY, ARIZONA