



NOTICE OF ADMINISTRATIVE DECISION

March 5, 2014

Christine Davis
Summit West Signs
335 E. Baseline Rd.
Gilbert, AZ 85233
480-926-3465
christine@SummitWestSigns.com

RE: Administrative Design Review for Western Skies Village Center – located at the northwest corner of Val Vista Drive and Ray Road.

Dear Ms. Davis:

Staff has reviewed and **approved** your Administrative Design Review **PAL-2014-00008 (DR00-87A)**, for approval of the proposed amendment to the existing Sign Criteria for Western Skies Village Center – located at the northwest corner of Val Vista Drive and Ray Road, the subject site is zoned Neighborhood Commercial (NC).

The subject site is currently an existing commercial center with existing wall signage; the applicant is proposing to amend the approved Sign Program (DR00-87). A summary of the proposed changes/request(s) for the subject site are listed below:

- The applicant is proposing to revise condition "H" under the Design Requirements section of the approved Western Skies Village Center Sign Program (DR00-87) as follows:
 - The maximum square footage for logo/ cabinet signs shall comply with the requirements of the Land Development Code Article 4.4, Sign Regulations.
 - No other changes are requested at this time.

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 Plan and Sign Detail. All exhibits are stamped administratively approved March 5, 2014.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Nathan Williams", is written over a light blue circular stamp.

Nathan Williams
Planner II
Town of Gilbert



John Vance
Fax 720-529-2841

July 19, 2002

Mr. Brad Smith
Service Star Development
5670 Greenwood Plaza Boulevard
Suite 300
Greenwood Village, Colorado 80111

SUBJECT: WESTERN SKIES VILLAGE - ADMINISTRATIVE REVISION TO APPROVED SIGN PROGRAM

Dear Mr. Smith:

The above referenced project was *approved* administratively on July 19, 2002, subject to the following conditions:

1. The approval is to allow for an increase in the size of the letters for the existing store front fascia signs from 24 inches in height to a maximum of 36 inches in height. Specifically, this approval revises "Design Requirement (A)" on page three (3) of the approved sign program.
2. All other requirements of the Unified Land Development Code (ULDC) and the approved sign program (DR00-87) shall remain in full force and effect.
3. Prior to the issuance of any permits, all signs shall require a Sign Permit to be reviewed and approved by the Planning Department.

Please call me at 480-503-6746 if you have any questions.

Sincerely,

Matt Everling
Planner II

Store Front and Fascia Sign Criteria

For

**Western Skies Village Center
Val Vista & Ray Road
Maricopa County, Arizona**

APPROVED PLANS
Design Review Board
CASE: DR00-87
DATE: 11/9/00
SUBJECT TO CONDITIONS OF APPROVAL

General Intent

These rules and regulations have been established with the intent of assuring visible harmony and uniformity for the mutual benefit of all Tenants. Conformance to this criteria will be enforced by the Landlord and any nonconformance or unapproved store fronts or signs will be brought into conformance at the expense of the Tenant. In case of conflict with this store front and fascia sign criteria, the Western Skies Village Center Development Agreement, local municipal sign regulations, and recorded covenants/restrictions shall supersede.

Store Fronts

General Requirements

- A. Tenant shall not, without Landlord's prior written consent:
1. Make any changes to or paint the store front or exterior walls including glass windows; or
 2. Install any exterior lighting, decorations, or paintings; or
 3. Install any drapes, blinds, shades, awnings or canopy, or other coverings on the exterior windows or doors, except those allowed in Paragraph 5 hereof; or
 4. Erect or install any window or door decorations of any type which can be viewed from the exterior of the demised premises, excepting only dignified displays of customary type for its display windows and then subject to Landlord's written consent and right to require removal at its discretion.
- B. Manufacturer's decals, hours of business, telephone numbers, etc, are limited to a total of 144 square inches per single door entrances.
- C. No advertising devices such as "SALE" signs, "SPECIAL ANNOUNCEMENTS", attraction boards, advertising placards, posters, banners, flags, pennants, balloons, names, insignia, trademarks, or other descriptive materials shall be affixed or maintained upon the exterior or interior glass panes and supports of the display windows and doors, the store front wall, the exterior walls or the sidewalks of the building. Such advertising material must be set back 24" from the interior glass surface and shall be limited to twelve (12) square feet.

DR CASE # DR00-87
MEETING DATE 11/9/00

Fascia Signs

General Requirements

- A. All tenants are obligated to have a sign and all signs shall be review for conformance with this criteria and overall design quality. All signs shall be subject to the prior written approval of Landlord, as to construction, method of attachment, size, shape, height, lighting, color and general appearance. Approval and disapproval of sign submittals based on aesthetics of design shall remain the sole right of Landlord.
- B. Tenant shall submit or cause to be submitted within **seventy-five (75)** days of office opening date for business to Landlord for approval before fabrication, location, size and style of lettering, material, type of illumination, installation details, colors selection and sign face design.
- C. All permits for signs and their installation shall be obtained by Tenant or his representative and comply with all appropriate governmental requirements. The COUNTY STAFF and WESTERN SKIES VILLAGE CENTER PARTNERS, LLC must also approve all signs prior to fabrication.
- D. All signs shall be constructed and installed including electrical hook-ups, at Tenant's expense. Tenant shall cause his sign(s) to be installed no later than 30 days after Tenant opens for business to the public.
- E. All signs shall be kept in good condition and in proper operating order at all times.
- F. Landlord reserves the right to designate a uniform type of sign for the Shopping Center to be installed and paid for by Tenant.
- G. The Tenant, upon vacating of the demised premises, or the removal or alteration of its sign for any reason, shall be responsible for the cost of repair, painting, and/or replacement of the building fascia surface where signs are attached. All such work to be done by Landlord or Landlord's contractor.

Restrictions

- A. Vertical copy or signs projecting perpendicular to the building are not permitted.
- B. Flashing, animated, audible, revolving signs, or signs that otherwise create the illusion of animation are not permitted.
- C. Exposed bulb signs are not permitted.

- D. Floodlighting of signs will not be permitted.
- E. No labels will be permitted on the exposed surface of signs except those required by local ordinance which shall be applied in an inconspicuous location, i.e., U-L labels.
- F. Luminous vacuum-formed -type plastic letters, panels or logos, and reverse channel-type letters with silhouette illumination will not be permitted.
- G. Exterior restaurant menus or changeable letters or signs will not be permitted.
- H. Legal name of the Tenant will be permitted. Copy of Tenant's signs shall not include the product sold except as part of the Tenant's name or insignia. Advertising copy of any kind will not be permitted.
- I. No exposed junction boxes, wireways, raceways, ballast boxes, supports, transformers, transformer boxes, lamps, tubing, conduits, wiring, or neon crossovers of any type are permitted. All wiring to be located behind fascia surface. All other equipment shall be concealed.
- J. The Landlord reserves the right to modify the criteria above.

Design Requirements

- A. Fascia signs shall be made up of individual letters (24" maximum height) and internally illuminated. In the case of a sign exceeding one line of copy, the combination of all letters and spaces shall not exceed 36" in height.
- B. The color of the face of the sign is to be determined.
- C. In no case shall the overall length of the sign exceed $\frac{3}{4}$ of the width of the store front.
- D. Signage to appear either on Dryvit or brick above store front/canopy.
- E. Total area of sign to be centered both vertically and horizontally within Tenant's fascia area.
- F. Tenant may locate a sign on any fascia of the building where that Tenant has exposed store front, if allowed by the governing authority.
- G. All sign lettering shall be on a photo cell and automatic timer and be illuminated from dusk until 11:00 p.m. as minimum hours of illumination.
- H. Square footage of logo not to exceed 6 square feet.

Fabrication Requirements

- A. Letter faces to be fabricated from flat, smooth acrylic.
- B. Returns and back to be fabricated from 22-gauge PAINTLOC steel, or .063 aluminum.
- C. Retainers to be 1" Trimcap or equivalent to match return color.
- D. All signs shall be internally illuminated with neon or mercury tubing. All signs must 60 ma transformers on all mercury argon gas tubing, and 30 ma transformers on neon tubing. Tenant should be aware that for proper sign illumination, a correct relationship of amount of luminous tube per width of stroke of letter is required. The type of letter style and color of the Plexiglas will vary this relationship, but as a general guide, the following should be adhered to:

Minimum Lighting Requirements:

Up to 4" stroke	1 tube
Up to 6" stroke	2 tubes
Up to 8" stroke	3 tubes
Up to 12" stroke	4 tubes

- E. Depth of letter not to exceed 5", nor less than 4 1/2".
- F. Color of returns to be determined.
- G. Tenant must submit the name of the sign contractor who will fabricate and install the sign for Landlord's approval prior to commencement of the fabrication.

Installation Requirements

- A. Letters to be projected 3/4" from exterior surface, using 3/4" galvanized spaces.
- B. Electrical service to all signs will be off the Tenant's electric meter.
- C. Tenant's sign contractor will repair, to the satisfaction of the Landlord, any damage to all in-place construction caused by his work. All penetration of the building structure required for sign installation must be neatly sealed in a watertight condition and match the finish of the fascia.
- D. All signs must bear the U.L. label, and the installation must comply with all applicable building and electrical codes. Electrical hook-up to be performed by a licensed electrical contractor, and a permit must be obtained.

- E. Landlord will perform a final inspection to insure that all requirements of this sign criteria have been met. Tenant shall not light the sign until Landlord has made such inspection and approved the installation.

Maintenance Requirements

- A. All Tenants are obligated to maintain their sign(s) in a proper working order. All repairs and replacements shall be made within fourteen (14) calendar days at Tenant's expense.
- B. To the discretion of the Landlord, all Tenants are required to maintain the sign(s) in satisfactory appearance and to be clean and free of debris. All cleaning shall be at the Tenant's expense.

Remedies

- A. Tenant acknowledges that its failure to comply with this sign criteria shall constitute a material breach of the lease, and that actual damages resulting from the failure to conform with the provisions of this sign criteria cannot be reasonably ascertained. Accordingly, Tenant agrees that in the event of a breach or default as to any of these terms, Tenant shall be liable to Landlord in the amount of Thirty Dollars (\$30.00) per day for each day Tenant has failed to conform to this criteria and without necessity of Landlord's notice or demand thereof. Said amount is a reasonable approximation of the actual damages, which would be sustained by Landlord.
- B. Further, Landlord may, upon Tenant's failure to remedy any violation of this criteria, dismantle, replace, remove or modify Tenant's sign, window blinds, and/or window film or act in any other manner reasonably related to cure such continuing default, all at Tenant's expense, without notice or liability for trespass or otherwise, but rather with Tenant's express consent as is herein provided. Nothing herein provided imposes upon Landlord any duty to remedy Tenant's violation.
- C. All rights and remedies herein provided shall be cumulative and in addition to such other remedies as are elsewhere conferred to Landlord. Nothing provided herein shall be constructed as an election of remedy which Landlord may have against Tenant in the event of such nonconformance, breach, or default.

into the finished ceiling of the canopy, so as not to set a precedent to policy.

With that, Staff concluded the presentation.

In short, the Board decided, after a short discussion and evaluation, to allow the applicant to keep their canopy lighting as presented, due to an in-house consult with a Town Representative who mistakenly allowed the lighting. Additionally, the Board believed that they did not have the jurisdiction over the Town approved construction documents.

A motion was made by Board Member Gibson, seconded by Board Member Schneider, to recommend that no action be taken on DR98-25AMD and leave the canopy "as is," as determined by the Town of Gilbert.

Motion Carried 5-1, with Board Member Rojo dissenting.

DR00-87-Approval of revised signage for Western Skies Village Center located at the northwest corner of Val Vista Drive and Ray Road.

Mr. Marsh presented DR00-87, the sign package for Western Skies Village. On the Great American Tire building, the applicant reduced the amount of signage to meet the maximum code square footage. The small signage on the east elevation will require the granting of a variance. The redesign of the directory monument signage to architecturally integrate with the rest of the center.

The remaining issue has to deal with location of the directory signage along the frontage. Mr. Marsh read into the record the verbage for directory signage for commercial reading: "All directory signs shall be set back at least 25' from the right-of-way line. Such signs shall be used to guide pedestrians to individual businesses. Directory signs may be placed only on the premises. Such signs shall be erected only in internal pedestrian access areas, except for parking lots where they may be installed adjacent to vehicular access areas, provided their location has been approved by the Design Review Board or Planning Staff. Such signs shall be used only for the purposes of direction and identification."

Chairman Truitt felt that the Design Review Board should be required to determine the aesthetics of the sign were appropriate. He felt that they were being sign code enforcers. He did not feel there was anything wrong with the signs.

Mr. Marsh added that the applicant wished to have the signs approved where they have been placed on the site plan. Mr. Marsh also pointed out that the applicant brought in a

revised monument sign rendering showing the column elements, which they wished to have approved. With that, Staff concluded the presentation.

Chairman Truitt invited the applicant to come forward.

Mr. Peter Lazara, 5670 Greenwood Plaza Blvd, Suite 300, brought forth the latest rendition of the monument sign depicting the column element.

Basically, the Board decided that the applicant could keep the directional signs as presented, however, they needed to be internalized into the site and be subject to Staff approval.

A motion was made by Board Member Deardorff, seconded by Board Member Gibson, to recommend approval of DR00-87, subject to Staff stipulations as modified, along with the latest rendering of the monument sign

Motion Carried 5-1, with Board Member Rojo dissenting.

1. The Star Mart/Popeyes wall mounted signage shall be modified as follows:

- A) Cabinet signage shall not protrude more than two (2) inches from the wall plane where the cabinet is fixed.
- B) On the proposed Popeyes signage, the words "Chicken & Biscuits" and the oval element surrounding the words shall consist of individual pan-channel letters.
- C) Individual pan-channel letters shall have bronze, black or gold returns.

2. The Texaco Fuel Canopy signage shall be modified as follows:

- A) No part of the sign shall project from the fascia wall a distance greater than two (2) inches.
- B) Individual fuel canopy logo signage shall not exceed six (6) square feet.

3. The Great American Tire Company wall signage shall be modified as follows:

- A) The Texaco and Xpress Lube logos on the east elevation shall be subject to granting of a variance.

- B) The words "Great American Tire and Auto Service Center" shall consist of individual pan-channel letters.
- C) Individual pan-channel letters shall have bronze, black or gold returns.
- D) Cabinet signage shall not protrude more than two (2) inches from the wall plane where it is affixed.

4. The proposed store front and fascia sign criteria for the Western Skies Village Center shall be modified as follows:

- A) All proposed signage within the Western Skies Village Center shall be subject to Staff review and approval.
- B) In General Requirements Section A, the words "County Staff shall be struck, and replaced with "Town of Gilbert Staff."
- C) All signage shall conform with the requirements of the ULDC in regards to size, coverage, placement, and design.

5. The monument signage shall be revised as follows:

- A) Letters and logos shall be routed out.
- B) Lighting shall consist of internal illumination of the copy only.
- C) Materials and color of base, columns, and cornice shall match that used by the principle structures.
- D) **The applicant may use the maximum square footage allowed for the monument signage.**

6. The directory signage shall be per the revised exhibits:

- A) The directory signs shall be relocated to the interior of the site. Location shall be reviewed and approved by Staff.
- ~~B) Directory signage shall be redesigned with columns utilized on the monument signs. Said revised directory signage shall be submitted for~~

~~Staff review and approval.~~ →

- C) Letters shall be routed out.
- D) Lighting shall consist of internal illumination of the copy only.
- E) The directory signage shall not exceed 8' in height, and shall not exceed 40 square feet in area.
- F) Materials and color of base, columns, and cornice shall match that used by the principle structures.

DR00-115-Approval of eight (8) standard plans proposed by Richmond American at San Tan Ranch Parcel 5, located south of the southeast corner of Pecos and Higley Roads.

The Board started off before the presentation by evaluating and reviewing the rendering boards as presented by Richmond American.

Ms. Roberts presented DR00-115, a request for approval of eight standard plans located in San Tan Ranch, on the southeast corner of Pecos and Higley Roads. The products are zoned R1-5, with 35' wide, the lots are 55' wide.

Ms. Roberts stated that there were a few issues to discuss with the Board dealing with similar elevations. In general, Staff felt that there were quite a few similarities within each plan. Staff stipulated that the same standard plan shall not be placed adjacent or across the street from one another. Staff also felt that Plan 350A, 320 A & B, were very similar. Additionally, elevation 350 C is similar to 320 C & D. Another issue deals with the rear patio designs, thus Staff recommended that a third patio be incorporated into the standard plans. Lastly, some roof vents need to be revised, along with Plan 370 being eliminated. However, the applicant wished to discuss Plan 370.

With that, Staff recommended approval of the project, subject to the stipulations.

Board Member Deardorff asked Staff if they were happy with the color schemes.

Ms. Roberts replied that they had been revised to not be all shades of brown.

Mr. Ken Bruenig, 3010 E. Camelback Road came forward. He felt that the colors were not properly rendered. Thus, he went into



Town of Gilbert, Arizona
A Community of Excellence
Community Development
1025 South Gilbert Road
Gilbert, Arizona 85296

NOTICE OF DESIGN REVIEW BOARD APPROVAL

Date: 07/20/01 *faxed/mailed 11:35*
Applicant: Jeff Kochevar
Address: DeRose Design Group
5670 Greenwood Plaza Boulevard, Suite 300
Greenwood Village, CO 80111
Fax: (720) 529-2841
Subject: **Western Skies Revised Sign Package**
NWC Ray & Val Vista
Case number: **DR00-87**
Planner: David Marsh
Phone #: (480) 503-6747

Dear Jeff,

This letter is to inform you that the Design Review Board reviewed and approved the above referenced case as part of the consent agenda at its July 19th, 2001 hearing. The project was approved subject to the following stipulations:

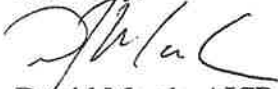
1. Car wash signage shall be constructed as reviewed and approved by the Design Review Board at its July 19, 2001 hearing.
2. Cabinet signage shall not protrude more than two (2) inches from the wall.
3. The words "Enter", "Exit", and "Soft Touch Car Wash" shall consist of individual pan channel letters.
4. Individual pan-channel letters shall have bronze, black, or gold returns.
5. Individual pan-channel letters shall not protrude more than five inches (5") from the wall plane.
6. All other signage on site shall be constructed as approved by the Design Review Board on November 9th, 2000 (DR00-87).

A copy of the approved plans have been placed in the DR file and will remain as part of the public record.

In our effort to continuously strive for increased customer service, we would ask that you take several minutes of your time to complete and return the enclosed Community Development Customer Satisfaction Survey (via hard copy of this letter).

Thank you again for your cooperation in the approval process of this project. Should you have any questions, please contact me at (480) 503-6747, or at davidma@ci.gilbert.az.us.

Sincerely,



David Marsh, AICP
Planner

CC: File

APPROVAL OF AGENDA:

Vice Chairman Gary Petterson announced that on DR01-37, listed on the Consent agenda, stipulation 5 would be changed to read "Building permits for model homes on parcels 3 and 7 shall not be issued prior to approval of the final plat for said parcels". He also stated that they needed to pull DR01-42, DR01-43 and DR01-61 off the Consent agenda and move to the Public Hearing. He called for a vote to approve the agenda.

A motion was made by Board Member John Tomasson, seconded by Board Member David Gibson to approve the agenda and to move DR01-42, DR01-43 and DR01-61 to the Public Hearing.

Motion Carried 4-0.

COMMUNICATION FROM CITIZENS

Vice Chairman Gary Petterson announced that at that time members of the public may comment on items not on the agenda. He stated that the Board's response was limited to responding to criticism, asking staff to review a matter commented upon or asking that the matter be put on a future agenda. He asked if anyone would like to speak.

No one came forward.

CONSENT ITEMS

Vice Chairman Gary Petterson asked for a motion to approve the consent items.

A motion was made by Board Member Bob Deardorff, seconded by Board Member David Gibson to approve the consent items, subject to Staff stipulations.

Motion Carried 4-0.

DR00-12 - Approval of revised design for the ramadas and entry monument for the Spectrum at Val Vista PAD generally located west and south of the southwest corner of Val Vista Drive and Germann Road.

1. The original plans: planting materials (L1 and L2), site amenities (sheets L4 and L5), and the wall monument plan (L3) shall be implemented as originally approved by the Design Review Board on March 9, 2000 with the exception of the revised perimeter wall and the entry monument design.
2. The materials proposed for the perimeter wall, entry monument and ramada design shall be reflected on the construction landscaping plans as presented to the Board on July 19, 2001.
3. The proposed cultured stone pilasters on the theme wall shall occur at every 200' on center.

DR00-87 - Approval of amended sign package for the Western Skies Village Center located at the northwest corner of Val Vista Drive and Ray Road.

1. Car wash signage shall be constructed as reviewed and approved by the Design Review Board at its July 19, 2001 hearing.
2. Cabinet signage shall not protrude more than two (2) inches from the wall.
3. The words "Enter", "Exit", and "Soft Touch Car Wash" shall consist of individual pan channel letters.
4. Individual pan-channel letters shall have bronze, black, or gold returns.
5. Individual pan-channel letters shall not protrude more than five inches (5") from the wall plane.
6. All other signage on site shall be constructed as approved by the Design Review Board on November 9th, 2000 (DR00-87).

DR01-09 – Approval of the site plan, landscaping plan, preliminary grading and drainage, lighting, signage and building elevations for Arizona Veterinary Specialist, located between Olive Avenue and Juniper Avenue approximately 400' west of Gilbert Road.

- 1) Construction of the project shall conform with the exhibits presented and conditions stipulated by the Design Review Board at the July 19, 2001 public hearing. Any revisions to the approved plans shall be reviewed by the Board prior to the issuance of a building permit for the project.
- 2) The SES equipment and all outdoor storage areas for materials and equipment shall be recessed or fully screened from view by a masonry wall of the same height of the cabinet and landscaping, or by projections of the building.
- 3) On-site public utility cabinets shall be painted to match the primary building color.
- 4) Roof mounted mechanical equipment shall be fully screened by the parapet wall. Said parapet shall meet or exceed the height of the mounted mechanical equipment. To the extent permitted by law, satellite dishes shall be required to be fully screened from public view.
- 5) Vehicular access points and pedestrian access ways shall provide for special paving treatment such as integral colored stamped concrete, Bomanite, or any similar approved alternative. Location and material shall be reviewed and approved by the Planning Department staff prior to the issuance of a building permit. Stamped and/or colored asphalt shall not be permitted.
- 6) Parking lot and security lighting shall comply with the light and glare criteria set forth in Section 11.22.A of the ULDC, as amended by Ordinance No. 1315.
- 7) All freestanding light poles shall be located within landscaped areas. Concrete light pole bases shall be painted to match the primary building color and have a maximum height of 24 inches.
- 8) The one-way driveway at the northwest corner of the site shall be reduced from a 30' wide driveway to a 24' wide driveway to reinforce the one-way nature of this entrance.
- 9) The design of the parking near the southern property line on the landscape plan and grading and drainage plan shall be revised to be in conformance with the site plan.
- 10) The trash enclosure located near the southwest corner of the site shall be screened by an additional 24" box evergreen elm.