



**APPROVED**  
Minor Administrative Design Review  
Case # **DR22-156 (+DR87-02-S-A)**  
Date **11/7/2022**

## NOTICE OF DECISION

November 7, 2022

Todd Atkinson  
Sandstorm Signs  
1144 W Birchwood Avenue  
Mesa, Arizona, 85210  
(480) 262-3891  
todd@sandstormsign.com

RE: PDR-2022-00156: THE ISLANDS SHOPPING CENTER CSP AMENDMENT 2022

Dear Applicant:

Staff has reviewed the revised drawings received for a Minor Administrative Design Review regarding DR22-156. 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 Administrative Design Review with the following attached information and conditions:

1. Construction of the project shall conform to the exhibits approved administratively by Development Services staff and signed off by assigned planner on September 12, 2022.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Comments provided by the Town of Gilbert Engineering Division noted on the approved plans shall be addressed at time of Construction Drawings.

If you have any questions regarding the approval stated above, please contact me at (480) 503-6729 or Noah.Schumerth@gilbertaz.gov.

Sincerely,



Noah Schumerth  
Planner II

**Attachments:**

1. Project Narrative
2. Site Map
3. Parcel Map
4. Text for Amendment to Sign Plan
5. Proposed L'Image Sign Proof
6. POA Approval Letter

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Date 11/7/2022



*Where Service Comes First...*

Sandstorm Signs & Service, Inc.  
1144 W. Birchwood Ave., Suite 102  
Mesa, AZ 85210  
480-835-7446 (Main)  
480-835-1808 (Fax)

## **Project Narrative for Administrative Level Minor Amendment**

We are applying for the Minor Amendment in regards to the project located at The Islands Shopping Center @ 1422 W Warner Road. The project includes the fabrication & installation of (1) Illuminated Pan Channel Signs West Elevation. The goal of this amendment is to change the regulations in regards to the size of signs allowed on the "Tower" portions of the building.

Thank you for your help in this matter

Todd E. Atkinson

President

Sandstorm Signs & Service, Inc.  
1144 W. Birchwood Ave., Suite 102  
Mesa, AZ 85210  
480-835-7446 (Main)  
480-835-1808 (Fax)

# 1422 W Warner Rd #A102



Minor Administrative Design Review

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W Islandia Dr

302-30-154

BH ISLANDS VILLAGE  
MINOR LAND DIVISION  
MCR: 15-16-08

Ord # 174  
2/7/1975

EWARNER RD

EWARNER RD

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Date 11/7/2022

9-4790A

9-4790A

9-4788A

OVADDO

AGE

602-49

DR22-156

302-37-028

38-006M

**Line Revision Text**

**The Islands Shopping Center Sign Criteria**

**Section B – Design Requirements – Line 2**

**Minor Tenants - Tenants with less than 5,000 net rental square feet of space in their Premises: Maximum height of the sign shall not exceed eighteen inches or 80% of the sign band area or height, as approved by Landlord and the City of Gilbert. Maximum height of the signs located on tower locations shall not exceed forty-eight inches or 80% of the height of the sign band area height, as approved by Landlord and the City of Gilbert. Major Tenants – Tenants with more than 5,000 net rentable square feet of space in their Premises: Height of the letters not to exceed four (4) feet. Future pad shops will have maximum signage allowed by City of Gilbert Ordinance.**

**Approved as written**

**Landlord BH Islands Village, LLC.**

*Jose Aguilera*  
**Jose Aguilera. Regional Property Manager West.**

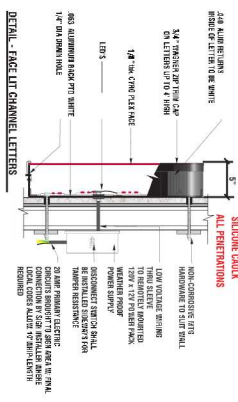
**BH Properties Inc.**

**9/14/2022**

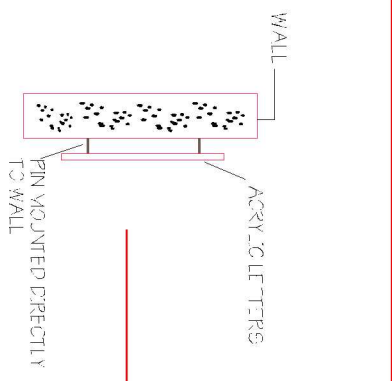


FABRICATE AND INSTALL 1 SET OF INDIVIDUALLY ILLUMINATED PAN CHANNEL LETTERS WITH WHITE ACRYLIC FACES WITH BLACK DAY/NIGHT PERF VINYL OVERLAY, BLACK TRIM CAP, 5" BLACK RETURNS, AND ALUMINUM LETTERBACKS WITH WHITE LEDS. "PROFESSIONAL SUITES" FLAT CUT ACRYLIC PAINTED BLACK PIN MOUNTED TO WALL. MOUNTED TO FACIA VIA SUPPORT SCREWS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE



- BLACK-LINE
  - WHITE-NEUTRAL
  - GREEN/YELLOW-PRIMARY GND
- SECONDARY CONNECTION, RED-RED BLACK-BLACK

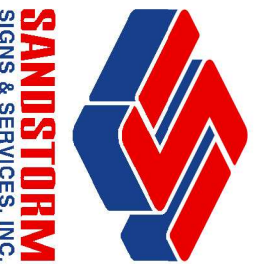


**WEST ELEVATION 53' OF FRONTAGE**  
**APPROVED**  
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**137"**  
**L'M AGE**  
**PROFESSIONAL SUITES**  
**PROPOSED**



**EXISTING**



SANDSTORMSIGNS & SERVICES, INC.  
 FERNANDO G.  
 602-321-4771  
 FERNANDO@SANDSTORMSIGN.COM  
 1144 W. BIRCHWOOD AVE. #102  
 MESA, AZ. 85210  
 WWW.SANDSTORMSIGN.COM  
 ROC# 264384 L-38  
 UL LISTED FILE #E350016

L'MAGE SALON STUDIOS  
 BRET MARINO  
 (602) 697-0588  
 1422 W. WARNER RD  
 SUITE A102  
 GILBERT, AZ 85233

CUSTOMER APPROVAL: \_\_\_\_\_  
 DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

XXXXXXXXXXXXXXXXXXXXXXXXX  
 XXX-XXX-XXXX  
 XXX, AZ. XXXXXXXX

LANDLORD APPROVAL: \_\_\_\_\_  
 DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

DESIGNER: MO  
 START DATE: 5/17/2022  
 PAGE 2 OF 2  
 DRAWING#: 02

**Kelli Atkinson**

**From:** Emily Watson <Emily.Watson@fsresidential.com>  
**Sent:** Wednesday, September 14, 2022 2:11 PM  
**To:** Todd Atkinson; 'Jose Aguilera'  
**Cc:** bretmarino@hotmail.com; kelli@sandstormsign.com; Abigail Helman  
**Subject:** RE: Landlord Approval Request For L'Mage Salon Suites Signage

The Islands Community Association approved this back in July and this was communicated to SandStorm. That is our only involvement with this.

We are not your contact for tenants as we are not the owner of that parcel. Jose will be your contact for that.

Thank you,



**EMILY WATSON, CMCA**  
Community Manager

**The Islands Community**  
825 S. Islands Drive West | Gilbert, AZ 85233  
Direct 480.545.7740  
[emily.watson@fsresidential.com](mailto:emily.watson@fsresidential.com)  
[www.islandscommunity.org](http://www.islandscommunity.org)

**24/7 Customer Care Center: 855.333.5149**  
[Facebook](#) | [LinkedIn](#) | [YouTube](#)

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**From:** Todd Atkinson <todd@sandstormsign.com>  
**Sent:** Wednesday, September 14, 2022 9:28 AM  
**To:** 'Jose Aguilera' <jose.aguilera@BHProperties.com>; Emily Watson <emily.watson@fsresidential.com>  
**Cc:** bretmarino@hotmail.com; kelli@sandstormsign.com; Abigail Helman <abigail.helman@fsresidential.com>  
**Subject:** RE: Landlord Approval Request For L'Mage Salon Suites Signage

Some people who received this message don't often get email from [todd@sandstormsign.com](mailto:todd@sandstormsign.com). [Learn why this is important](#)

Hi Abigail, Emily, & Jose,

This is the request that I sent over to you on 8/17/22 with no response. Your tenant Bret Marino is anxious to get his sign up. The city denied the sign proposal because the sign is larger than allowed under the current CSP (Comprehensive Sign Package which is also attached). However, the previous tenant – Phoenix Escape Room had the same exact size sign as we are proposing. The proposed Minor Tenant Revision we are proposing will allow for the larger sign on the tower locations. All of the other regulations will stay the same. Please give me a call to discuss, as I'm sure you will have questions.

Thank you to all

Hi Jose,

As per our conversation this morning Jose, I have attached the original CSP, and the revisions we are proposing to alleviate the issue of size of sign on the towers for the Islands Village Shopping Center. Please review, and if approved,



## EXHIBIT "B"

### THE ISLANDS SHOPPING CENTER SIGN CRITERIA

The intent of these sign criteria is to establish and maintain guidelines consistent with the signage policies of the Landlord and the City of Gilbert. Further, the purpose is to assure a standard conformance for the design size, and material used for Tenant identification. The City of Gilbert shall approve all signs prior to erection. The Town of Gilbert shall approve all signs prior to manufacture and installation. The Landlord shall approve all signs prior to manufacture and installation.

#### A. GENERAL REQUIREMENTS

1. Tenant shall submit at least two copies of detailed drawings covering the location, size, layout, design and color of the proposed sign including lettering and/or logos as approved by Landlord.
2. Tenant, or its representative, shall, at Tenant's sole cost and expense, secure all necessary City of Gilbert sign permits or variances prior to fabrication and installation of signage.
3. Tenant shall be responsible for the fulfillment of all requirements and specifications.
4. Signs installed prior to written approval by Landlord may be subject to removal and proper reinstallation at Tenant's cost.
5. Tenant and his sign contractor shall repair any damage caused during installation of signage.
6. Flashing, moving, or audible signs are not permitted.
7. No portable signs are to be displayed.
8. No secondary exterior signs are to be placed on building wall elevations.
9. Except as provided herein, no advertising placard, banners, pennants, names, insignias, trademarks or other descriptive material shall be affixed or maintained upon any automated machine, glass panes of the building, landscaped area, street, or parking areas, except as approved by Landlord.
10. All letters must be constructed with metal returns. Channel-lume letters will not be allowed.
11. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition.
12. Landlord may repair or replace any broken or faded signs at Tenant's expense.
13. Traffic directional signs are permitted provided they are no higher than three feet. The sign may be internally illuminated or non-illuminated. Traffic directional signs are subject to the approval of the City Traffic Engineer.
14. The sign face area on ground signs shall not exceed eight (8) feet in height nor will sign face area exceed fifty (50) square feet. If Tenant has been granted signage space on the ground sign, the maximum signage height and square footage and location on the sign shall be specified in the Lease.
16. Entrance lettering, hours of business, emergency telephone numbers, etc: lettering shall not exceed one hundred forty-four (144) square inches.
17. Address numbers will be permitted on front doors. Numbers will be three (3) inch vinyl die cut, approved by Landlord.

#### B. DESIGN REQUIREMENTS

1. Tenant, at its expense, shall identify its Demised Premises with one internally illuminated exterior wall sign on fascia area as designated by Landlord.
2. Minor Tenants – Tenants with less than 5,000 net rentable square feet of space in their Premises: Maximum height of the sign shall not exceed eighteen inches or 80% of the sign band area or height, as approved by Landlord and the City of Gilbert. Maximum height of the signs located on tower locations shall not exceed twenty four inches, as approved by Landlord and the City of Gilbert. Major Tenants – Tenants with more than 5,000 net rentable square feet of space in their Premises: Height of letters not to exceed four (4) feet. Future pad shops will have maximum signage allowed by City of Gilbert Ordinance.
3. Wall signs are to be centered horizontally and vertically over Tenant's space. In the event that horizontal centering is not possible because of breaks in the designated sign band, Landlord has the option of placement for Tenant.
4. The letter style shall be Tenant's choice, subject to Landlord's approval. Consideration will be given by Landlord to requests for logos. Logos may not exceed 25% of the total sign area and must be approved by Landlord prior to fabrications.
5. Anchor tenant will have three attached wall signs (one with name and two modifiers).

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Case Planner Initials: \_\_\_\_\_  
Case # DR 87-02 S  
Date: 12/30/09

C. CONSTRUCTION REQUIREMENTS

1. Wall signs are to be individual pan channel 22 gauge metal letters with 1/8 inch plex faces and 3/4 inch trim cap. Letter depth is to be five inches. Neon is to be single, double or triple tube dependent upon the width of letter stroke. Cabinet signs will not be permitted. Exposed raceways or crossovers will not be permitted.
2. Plex faces are to be red and blue with Landlord's approval. National tenants may be given special consideration for signage colors. Specified Colors: Red Plex -- 211; Blue Plex - 607
3. Metal letter returns are to be painted Duroatic Bronze.
4. The inside of letters are to be painted Chromatic White 101-BE.
5. The trim cap is to be painted gold.
6. All signs shall conform to Uniform Building Code Standards. All electrical signs shall conform to National Electrical Code Standards.
7. Tenant signage for back doors will be permitted in two (2) inch vinyl die cut letters of an approved contrasting color, and delivery hours, if applicable.

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Case # DR 87-02 5  
Date: 12/30/09

**JAPANESE  
SUSHI SAN  
CUISINE**

# SUSHI SAN

24" X 29"

24"

150"

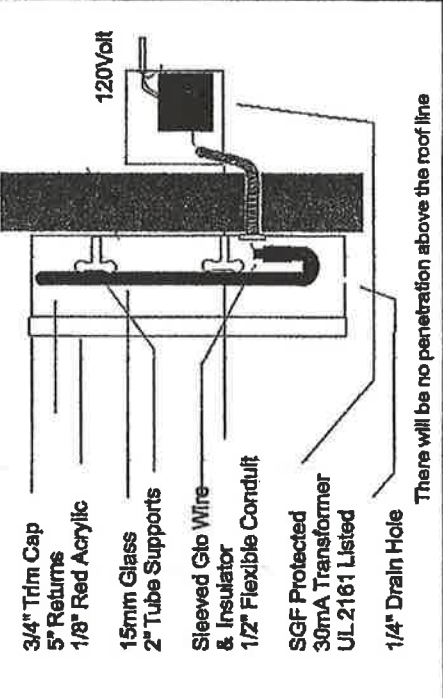
185"



19'

LETTERS	FACE	TRIM CAP	LIGHTING	RETURNS
	Red	Gold	Red	Duromatic-Bronze

**PAN CHANNEL LETTER  
FLUSH MOUNTED TO BUILDING**



There will be no penetration above the roof line

This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This included proper grounding and bonding of the sign

Management Approval: *[Signature]* 11-13-09

U.L. 48/E210031



SUSHI SAN  
1440 W. Warner Rd. #A125  
Gilbert, AZ 85233

STORE FRONT: 18FT.  
SIGN AREA: 29.83Sq.ft.

4201 S. 37th St. Phoenix, AZ 85040 Phone 602.574.5071, 480.390.7962 Fax 602.431.6011 email: azluckysigns@qwestoffice.net

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Case Planner Initials: *[Signature]*  
Case # DR87-02  
Date: 12/30/09