



Mary Ann FYI.

NOTICE OF DECISION

February 23, 2006

Timothy Amrhein
The Camelback Companies, LLC
2201 East Camelback Rd., Suite 108-A
Phoenix, AZ 85016

RE: Administrative Design Review (DR02-33) Casa de Cooper – Amendment to the Comprehensive Sign Program

Dear Timothy:

Staff has reviewed the subject Administrative Design Review application to amend the approved Comprehensive Sign Program (CSP) for Casa de Cooper located at the northeast corner of Cooper and Guadalupe Roads.

Background: The sign package for ARCO and Jack in the Box was approved by the Design Review Board, Case #DR02-33 on April 15, 2004. An amendment to the CSP has been requested. The applicant provided a letter of agreement with ARCO (BP Products) dated April 6, 2004.

Requested Amendment: The following minor amendment to the approved project was reviewed:

- Remove two existing monument signs (one on each frontage within pad A) and replace with two new multi tenant monument signs (one on each frontage) and approve wall signage for Offices A and B and Retail Buildings.

Decision: Staff finds the requested amendment acceptable as it is consistent with intent of the original approval. The request is approved subject to the following conditions:

1. Construction shall conform to the exhibits submitted for this request, dated February 23, 2006 and exhibits approved by the Design Review Board, dated April 15, 2004.

*Casa De Cooper
NEC Cooper/Guadalupe*

2. Original conditions of approval dated March 14, 2002, shall remain in effect.
3. The existing ARCO AM/PM monument signs shall be removed within 14 calendar days after the new monument signs are installed.

If you have any questions regarding this decision or require additional information please contact me at (480) 503-6815.

Sincerely,



Susan Fiala, AICP
Senior Planner

Exhibits:

- 1) Site Plan with Sign Locations
- 2) Monument Sign Design
- 3) Office and Retail Building elevations illustrating sign locations and sign band.
- 4) Letter of Agreement

C: DR 02-33 Case file
Lou Mitchell, BP West Coast Products LLC (ARCO)
Mary Anne Redman, Sign Permit Technician ✓
Joyce Luse, Planning



SITE DATA

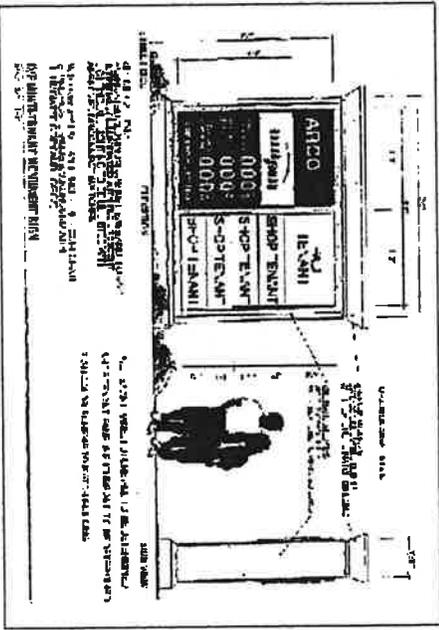
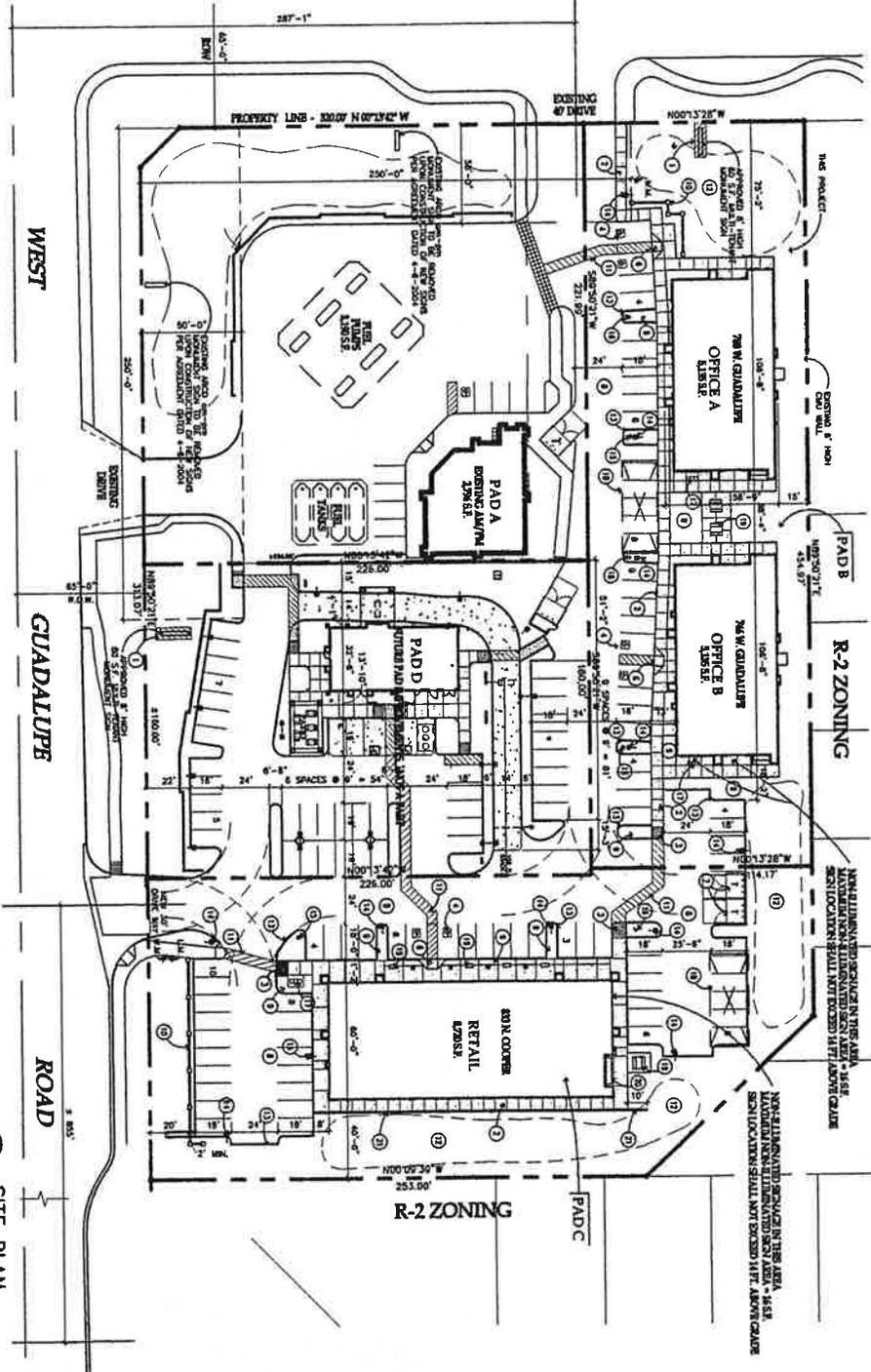
PARCEL: PAD B, CROSS - 4225 SF (1.2 ACRES)
 PAD C, CROSS - 4425 SF (1.3 ACRES)
 PAD D, CROSS - 4425 SF (1.3 ACRES)
 TOTAL: 13075 SF (3.8 ACRES)

ADDRESS: 833 N. COOPER RD. (1/2 MILE WEST OF W. GUADALUPE RD.)

PROJECT DATA

PROPOSED TYPE: R2
 ZONING: R-2 ZONING

OWNER: CASA DE COOPER
 ARCHITECT: [FIRM NAME]
 ENGINEER: [FIRM NAME]



COMPREHENSIVE SIGN PLAN NOTES

1. ALL SIGNAGE SHALL BE APPROVED BY THE CITY OF GILBERT. THE CITY ENGINEER SHALL REVIEW THE SIGNAGE FOR COMPLIANCE WITH THE CITY OF GILBERT SIGNAGE ORDINANCE.

2. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF GILBERT SIGNAGE ORDINANCE.

3. ALL SIGNAGE SHALL BE MAINTAINED IN GOOD REPAIR AND CONDITION AT ALL TIMES.

PDA - 2005-0007

KEY NOTES:

1. SEE EXHIBIT 1 FOR SIGNAGE PLAN.
2. SEE EXHIBIT 2 FOR SIGNAGE PLAN.
3. SEE EXHIBIT 3 FOR SIGNAGE PLAN.
4. SEE EXHIBIT 4 FOR SIGNAGE PLAN.
5. SEE EXHIBIT 5 FOR SIGNAGE PLAN.
6. SEE EXHIBIT 6 FOR SIGNAGE PLAN.
7. SEE EXHIBIT 7 FOR SIGNAGE PLAN.
8. SEE EXHIBIT 8 FOR SIGNAGE PLAN.
9. SEE EXHIBIT 9 FOR SIGNAGE PLAN.
10. SEE EXHIBIT 10 FOR SIGNAGE PLAN.
11. SEE EXHIBIT 11 FOR SIGNAGE PLAN.
12. SEE EXHIBIT 12 FOR SIGNAGE PLAN.
13. SEE EXHIBIT 13 FOR SIGNAGE PLAN.
14. SEE EXHIBIT 14 FOR SIGNAGE PLAN.
15. SEE EXHIBIT 15 FOR SIGNAGE PLAN.
16. SEE EXHIBIT 16 FOR SIGNAGE PLAN.
17. SEE EXHIBIT 17 FOR SIGNAGE PLAN.
18. SEE EXHIBIT 18 FOR SIGNAGE PLAN.
19. SEE EXHIBIT 19 FOR SIGNAGE PLAN.
20. SEE EXHIBIT 20 FOR SIGNAGE PLAN.

EXHIBIT 1

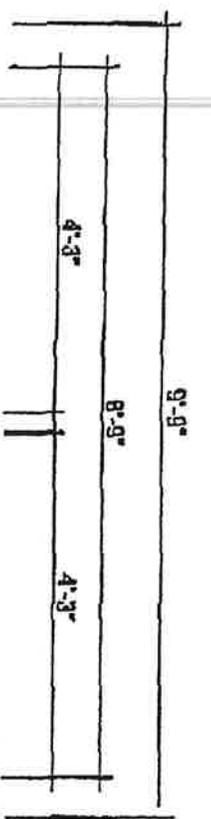
CASA DE COOPER
 833 N. COOPER RD, 788 & 746 W. GUADALUPE RD.
 GILBERT, ARIZONA

COMPREHENSIVE AND MONUMENT SIGN PLAN

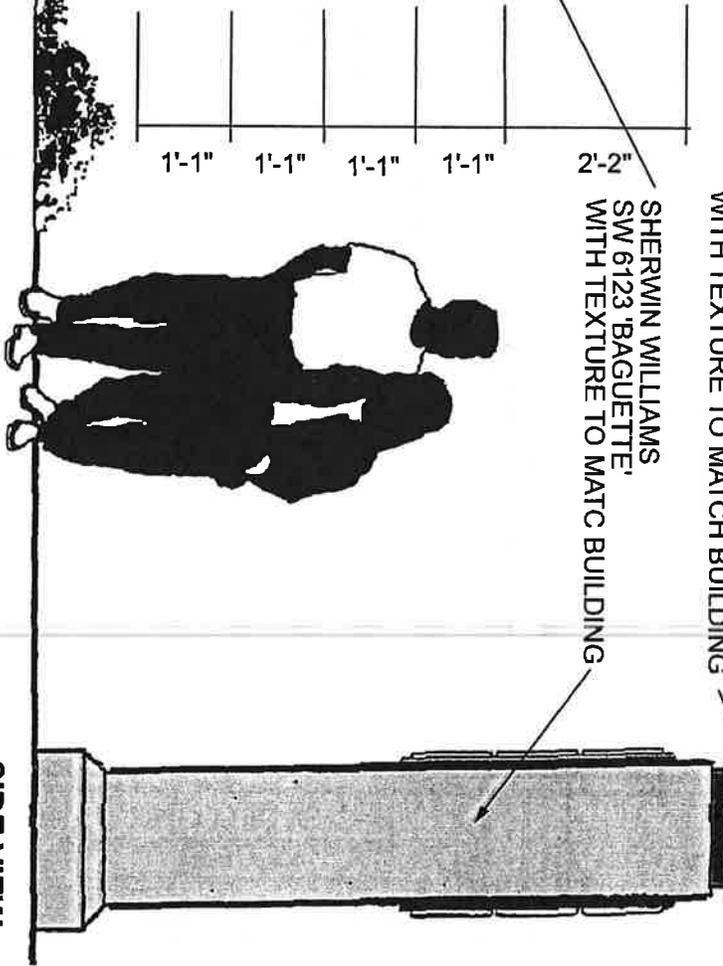
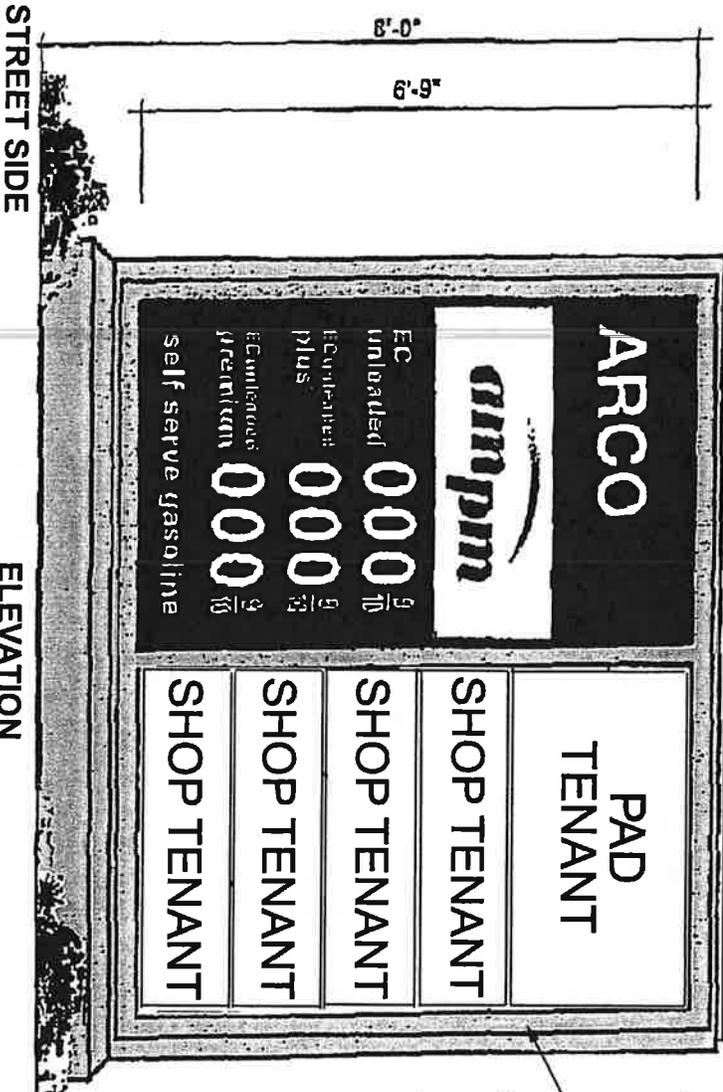
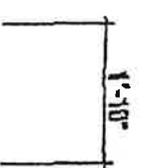
REVISIONS

NO.	DATE	DESCRIPTION

SIGNS



TOTAL SIGN AREA = 59 S.F.



SHERWIN WILLIAMS
SW 6120 'BELIEVABLE BLUFF'
WITH TEXTURE TO MATCH BUILDING

SHERWIN WILLIAMS
SW 6123 'BAGUETTE'
WITH TEXTURE TO MATCH BUILDING

STREET SIDE

ELEVATION

SIDE VIEW

SPECIFICATIONS:
FABRICATED ALUMINUM CABINET, BASE AND TO CAP,
INTRINALLY ILLUMINATED WITH FLOURESCENT
LIGHTING. ALL LIGHTING TO BE UL LISTED WITH
APPROVED DISCONNECT SWITCHES.

'ARCO-am pm' FACE AND PRICES PER CORPORATE
STANDARDS (OPAQUE BACKGROUND WITH
ILLUMINATED COPY AND LOGOS)

PAD TENANT PANEL FUTURE AND TO BE DETERMINED
SHOP TENANT PANELS FUTURE AND TO BE DETERMINED
SIGN COLOR SCHEME TO MATCH BUILDING

D/F MULTI-TENANT MONUMENT SIGN

CASA DE COOPER - NEC COOPER & GUADAUPE

SCALE: 3/8" = 1'-0"

PDA-2005-00007 COMPREHENSIVE SIGN DESIGN REVIEW

bp



BP West Coast Products LLC

Lou Mitchell
Real Estate Area Manager
7821 Wing Span Dr.
San Diego, CA 92119
(619) 460-2682

April 06, 2004

Ms. Patty Avallone
CNP Signs
4530 Mission Gorge Place
San Diego, CA 92120

Re: ARCO AMPM
786 W. Guadalupe Road
Gilbert, AZ

Dear Ms. Avallone:

BP West Coast Products LLC, as property owner and operators of the above referenced Facility, approves the change of our existing signs (both Guadalupe Rd. and Cooper Rd.) to a joint co-op sign with Jack-In-The-Box, Inc. and the Landlord shopping center identification sign per DRB submittal drawing, 04-130, R2. We understand that the change will require the removal of our existing signs.

If you should have any questions please do not hesitate to contact me.

Sincerely,

Lou Mitchell
Area Real Estate Manager
Bp West Coast Products LLC
ARCO AMPM

SUBSCRIBED AND SWORN TO BEFORE ME
BY Louis Clyde Mitchell Jr.
IN SAN DIEGO COUNTY, CALIFORNIA
THIS 6 DAY OF April 2004.
Michele Edwards
NOTARY PUBLIC

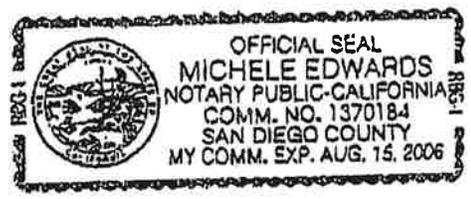


EXHIBIT 7

Casa de Cooper
NEC Cooper Road & Guadalupe Road
Gilbert, Arizona
COMPREHENSIVE SIGN CRITERIA

September 30, 2005

These criteria have been established for the purpose of assuring an outstanding shopping center, and for the mutual benefit of all Tenants. Conformance will be strictly enforced; and any installed nonconforming or unapproved signs must be brought into conformance at the expense of the Tenant.

A. GENERAL REQUIREMENTS

1. All signs and their installation must comply with the Town of Gilbert Sign Regulations and all local building and electrical codes applicable at the time of application. Should Landlord's criteria be more restrictive than applicable codes and ordinances, Landlord's criteria shall prevail.
2. All signs to be individual or pan channel letters. No can signs are allowed, unless where integrally designed as part of a company logo (i.e. Arco am-pm logo).
3. No animated or flashing signs will be permitted. No exposed neon signs either exterior wall mounted or interior window mounted shall be allowed.
4. All signs will be designed and constructed in accordance with the Town of Gilbert Sign Regulations and LDC applicable at the time of application. Should Landlord's criteria be more restrictive than applicable codes and ordinances, Landlord's criteria shall prevail
5. Each Tenant shall submit or cause to be submitted to the landlord for approval before fabrication at least two (2) copies of detailed drawings indicating the location, size, layout, design and color of the proposed signs including all lettering and/or graphics.
6. All permits for signs and their installation shall be obtained by the Tenant or his representative, from the Town of Gilbert.
7. Tenant shall be responsible for the fulfillment of all requirements and specifications.
8. All signs shall be constructed and installed, including electrical hook-up, at Tenant's expense, Tenant shall cause his sign to be installed no later than forty-five (45) days after Tenant opens for business.
9. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on esthetics of design and conformance to this criteria.

B. GENERAL SPECIFICATONS

1. All signs shall be constructed and installed, including electrical hook-up, at Tenant's expense to Landlord's common area meter and time clock.
2. No script will be permitted unless it is part of an established trademark of the Tenant.
3. All conductors, transformers and other equipment shall be concealed within cabinet mounted behind parapet wall and concealed from view.

4. All signs are to be installed under the direction of the Landlord or Landlord's superintendent or representative.
5. The permitted sign area - the length and height of the sign shall not exceed the Town of Gilbert's Sign Regulation and LDC applicable at the time of permit application. Landlord will approve exact location of sign in relation to Tenant's storefront width, prior to any installation.
6. Tenant's sign contractors shall repair any damage caused by said Contractor's work, or by its agents or employees and Tenant shall be liable for the Operations of Tenant's Sign Contractor.
7. No signs perpendicular to the face of the building or storefront will be permitted.
8. The maximum sign area permitted for any business shall not exceed the Town of Gilbert's Sign Regulation and LDC applicable at the time of permit application. Area shall be calculated by multiplying the greatest horizontal dimension by the greatest vertical dimension of each letter or group of letters, whichever allows the greater sign area. Logos shall be counted as part of the sign area.

C. SIGNS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

I. TYPE OF SIGN

1. Individual, pan channel, internally illuminated, wall mounted letters. Letters are not to be on a background and shall not be mounted on an exposed raceway.

II. SIZE OF SIGN

1. Letter Depth = 5".
2. Length – The overall length of spread of letters shall not exceed the maximum allowed by the Town of Gilbert's Sign Regulation and LDC applicable at the time of permit application.
3. Height – The maximum total height shall be no greater than the maximum allowed by the Town of Gilbert's Sign Regulation and LDC applicable at the time of permit application or thirty-six inches for one (1) or two (2) lines of copy, whichever is less. A four-inch space must be maintained between rows and at the top and bottom of the sign. The minimum height for letters will be sixteen inches.
4. Quantity – One (1) sign is permitted per building frontage. If Landlord approves, and if the Town of Gilbert's Sign Regulation and LDC applicable at the time of permit application allows, end suites shall be permitted two (2) signs.

III. STYLE OF SIGN.

1. Any style (block or script) may be used. Upper and lower case may also be used. Minimum stroke is 2-1/2 inches.
2. Landlord must approve Logos, in addition to signage. Logos will be limited to 25% of the total sign area and be proportionate to height of fascia and sign. Logos also should be coordinated with basic color of sign.

IV. COLOR OF SIGN.

1. Face – Any coloring with Landlord approval. Plexiglas or vinyl overlay. No clear faces.
2. Return – Dark duranodic bronze only.

3. Trim Cap – Dark duranodic bronze only.

V. CONSTRUCTION OF LETTERS.

1. Individual channel letters will have 1/8" plexiglas face.
2. Returns and back - .063" minimum anodized aluminum. Returns shall be anodized aluminum with dark duranodic bronze finish.
3. No armorply or wood in the manufactured returns or backs may be used.

VI. PLACEMENT OF LETTERS.

1. Letters are to be centered on fascia area of storefront left to right and centered vertically top to bottom at a height as allowed by the Town of Gilbert's Sign Regulation and LDC applicable at the time of permit application.
2. No unusual letter spacing shall be used to stretch or extend copy area.
3. Non-corrosive mounting fasteners must be used.

V. LIGHTING.

1. All letters and or logos shall be illuminated with internal neon; double or triple stroke as appropriate. No skeleton neon is allowed. Neon shall be 30 ma or 6500 white. Tenant will be required to repair or replace any sign that does not meet this requirement.
2. All electrical components will be U. L. or equivalent approved.
3. Transformer shall be concealed behind the fascia and mounted in metal boxes. Routing and location of other required items shall not be visible on front of fascia.

VI. WINDOW SIGNAGE

1. Window sign not to exceed two square feet and limited to store name, hours, and emergency phone numbers.
2. Window signs to be crafted in a professional manner.
3. Neon window signs are prohibited.
4. Each Tenant shall be permitted to place upon each entrance of its premises not more than 144 square inches of gold leaf or decal application lettering not to exceed two inches (2") in height, indicating hours of business, emergency telephone numbers, etc.
5. Tenant may install on the storefront, if required by the U.S. Post Office, and as allowed and/or required by the Town of Gilbert the numbers only for the street address in exact location stipulated by the Landlord. Size, type address. Color of letters and color of numbers will be as selected by the Landlord and approved by the Town of Gilbert.
6. No other window sign or decals are allowed.

D. MISCELLANEOUS REQUIREMENTS

1. Applicant must secure approval of Landlord prior to submitting a request for a sign permit from the Town of Gilbert. A sign permit must be secured from the Town of Gilbert before installation begins.
2. No sign shall be installed or altered after installation except with the permission of the landlord and with a sign permit from the Town of Gilbert.

E. FREE STANDING IDENTIFICATION SIGNS

1. Two (2) freestanding street monument signs shall be permitted for the overall development - one (1) each on Guadalupe Road and Copper Road.
2. The signs shall not exceed a height of eight (8) feet to top of sign area. Architectural embellishments shall not exceed two (2) feet above the top of the sign area .
3. The maximum sign area for each sign is sixty (60) square feet [the gas price sign area shall be calculated separately, and shall be in addition to the sixty (60) square feet sign area]. All monument signage shall have sign panels with opaque backgrounds and individually illuminated letters and graphics. Corporate logos and/or Trademarks shall be allowed as long as such logos or trademarks can be reproduced in such a manner that the background is opaque and only the letters, borders and/or graphics illuminate.
4. The design of the freestanding sign structures shall incorporate the primary materials, colors and architectural character of the shopping center.
5. The Arco site is permitted to have gas canopy signage as previously approved and permitted by T.O.G.