

**NOTICE OF PUBLIC HEARINGS  
PLANNING AND ZONING COMMISSION  
CHANDLER CITY COUNCIL**

**NOTICE OF PUBLIC HEARINGS** to be held by the City of Chandler Planning and Zoning Commission on **DECEMBER 3, 2008** at 5:30 P.M. and the Chandler City Council on **JANUARY 8, 2009** at 7:00 P.M. in the Council Chambers, Chandler Public Library, 2nd Floor, 22 South Delaware Street, Chandler, Arizona.

**PDPO8-0032 LAGUNA VILLAGE**

Request Preliminary Development Plan (PDP) approval for an additional monument sign in the Laguna Village shopping center at the southeast corner of Ray and Kyrene Roads. For more information, please contact Bill Dermody with the City of Chandler at (480) 782-3056.

Dated the 29th day of October 2008.

Publish in the Arizona Republic on November 4, 2008.

[Vicinity Map Click Here](#)

[Project Exhibits Click Here](#)



Ray Rd.

Kyrene Rd.

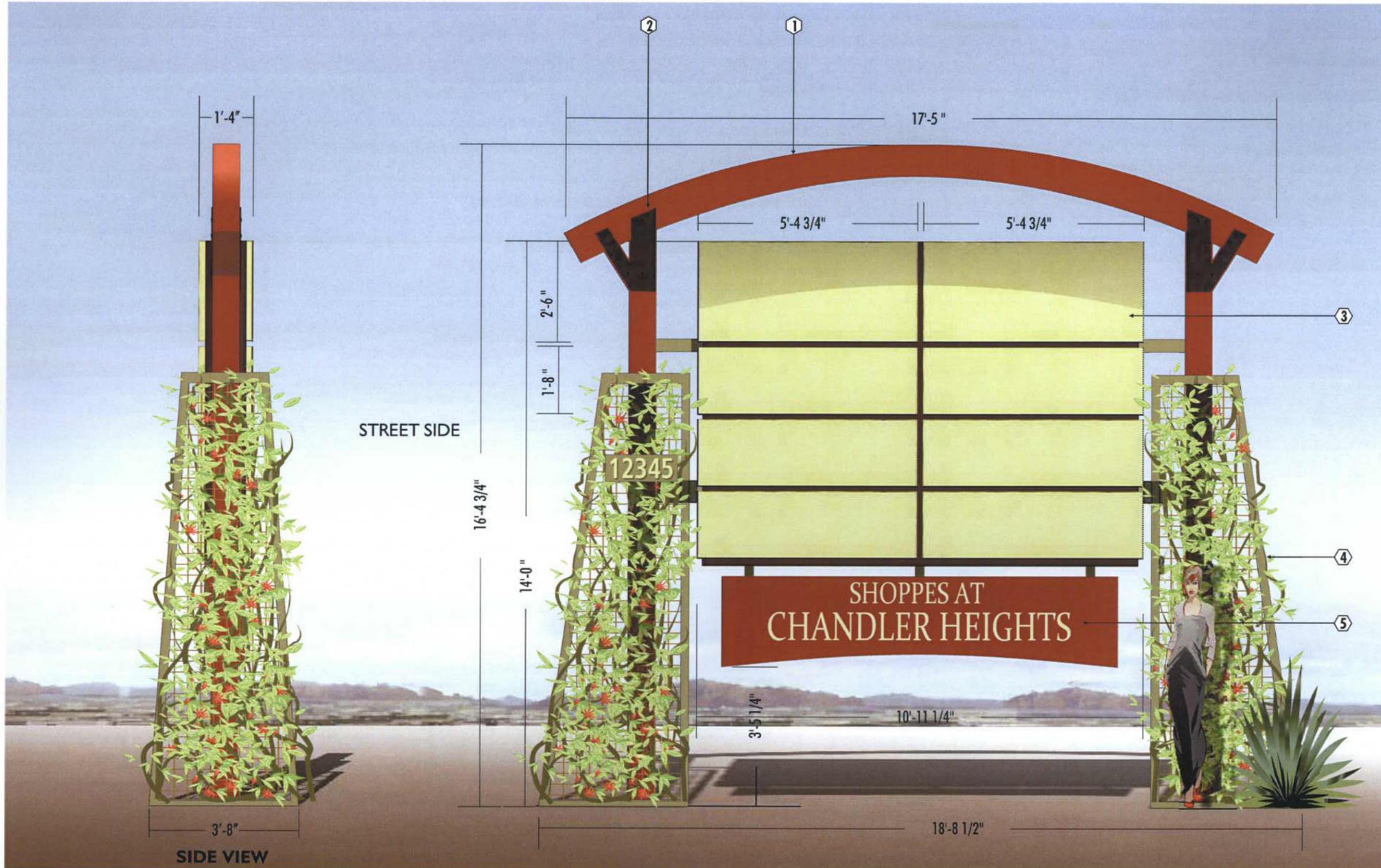
Project Site

# Vicinity Map



PDP08-0032

Laguna Village



**SPECIFICATION KEY NOTES**

- ① ALUMINUM TOP PAINTED "SPICED RUM" #AC113N (FRAZEE) STAIN FINISH.
- ② STEEL BRACKET PAINTED A FAUX RUST HAMMERTONE FINISH, BOLTS PAINTED FLAT BLACK.
- ③ ALUMINUM SUPPORTS AND TENANT CABINET PAINTED "WINTER GARDEN" #8193 M (FRAZEE). TENANT COPY WILL BE WHITE ACRYLIC BACK UP. W/ VINYL OVERLAY. CABINET ILLUMINATED W/ HO FLUORESCENT TUBES.
- ④ STEEL TUBE FRAMING... PAINT "ANTIQUE PINE" #8165D (FRAZEE). RAW STEEL MESH INSERTS.
- ⑤ ALUMINUM CABINET ROUTED AND PUSH THRU W/ 1" CLEAR ACRYLIC W/ VINYL OVERLAY. INTERNAL ILLUM. CABINET WITH FLUORESCENT TUBES. CABINET PAINTED "SPICED RUM" #AC113N (FRAZEE) STAIN FINISH.

**CONSTRUCTION MATERIALS FOR ALL SIGNS**

- STEEL FRAME SUPPORT STRUCTURE.
- CABINETS ARE STEEL FRAME STRUCTURES COVERED WITH ALUMINUM SKIN.
- ALL ELEMENTS ARE PRIMED AND PAINTED WITH FINISHES SPECIFIED.

**A** D/F ILLUMINATED DISPLAY QTY. 1  
SCALE 3/8" = 1'-0"

CENTER 21.70 \$  
TENANT 85.8 \$



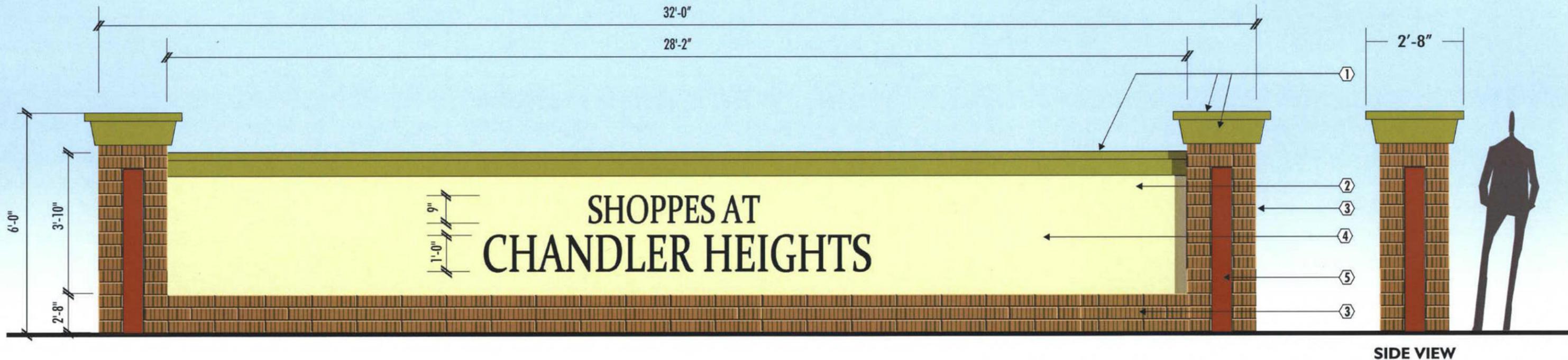
**CONSTRUCTION MATERIALS FOR ALL SIGNS**

STEEL FRAME SUPPORT STRUCTURE.

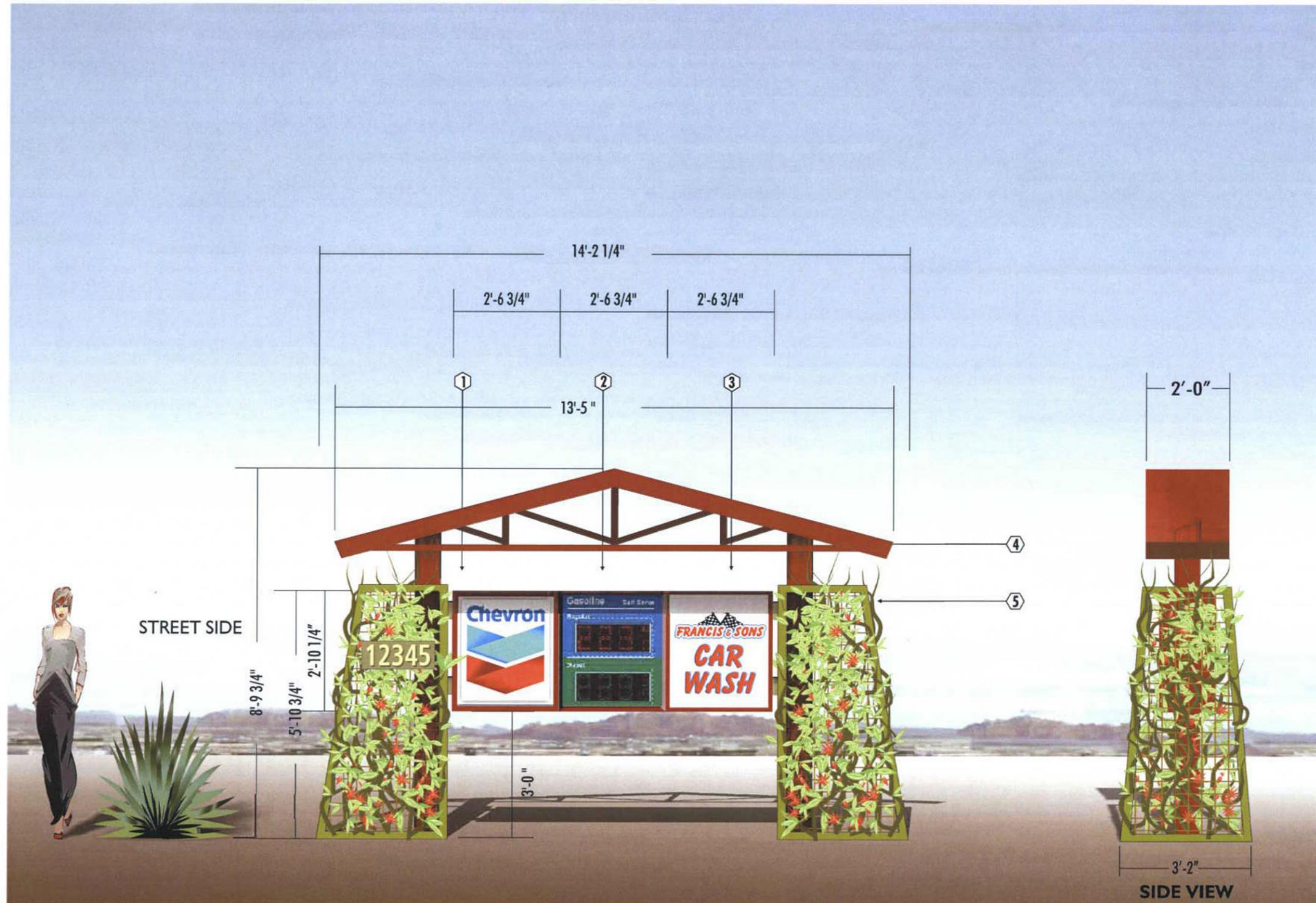
CABINETS ARE STEEL FRAME STRUCTURES COVERED WITH ALUMINUM SKIN.

ALL ELEMENTS ARE PRIMED AND PAINTED WITH FINISHES SPECIFIED.

- SPECIFICATION KEY NOTES**
- ① ALUMINUM TOP... PAINT "ANTIQUE PINE" #8165D (FRAZEE) #1 MONTEX FINISH.
  - ② ALUMINUM SUPPORT COVER... PAINT "WINTER GARDEN" #8193 M (FRAZEE) #2 MONTEX FINISH.
  - ③ DECORATIVE PILLARS & PLANTER... 4"x4"x16" FOUNDERS FINISH C.M.U. SUPERLITE BLOCK. COLOR... "DESERT".
  - ④ REVERSE PAN CHANNEL LETTERS... PAINT BLACK SATIN FINISH WITH WHITE LED LIGHTING FOR HALO ILLUMINATION.
  - ⑤ ALUMINUM FCO PLANT ON PAINTED "SPICED RUM" #AC113N (FRAZEE) STAIN FINISH.



**C** CENTER IDENTIFICATION WALL SIGN ELEVATION  
SCALE 3/8" = 1'-0"  
22.0<sup>th</sup>



**SPECIFICATION KEY NOTES**

- ① TWO "CHEVRON" HALLMARK SIGN FACES... CUSTOM POLYCARBONATE WITH 2ND. SURFACE DECORATION AND FLUORESCENT FULL FACE INTERNAL ILLUMINATION. ALL CHEVRON ELEMENTS SHALL BE THE CUSTOMERS RESPONSIBILITY TO PURCHASE FROM AN AUTHORIZED DEALER AND SHALL BE INSTALLED BY YESCO.
- ② TWO FUEL PRICE CHANGERS... CPC 8" REGULAR GAS AND DIESEL PRICE CHANGERS SHALL BE CHEVRON SPEC'D. ALL COPY SHALL BE FULL FACE INTERNALLY ILLUMINATED. THE FUEL PRICE CHANGERS SHALL DISPLAY THE COST OF FUEL AND SHALL HAVE NO OTHER FUNCTION.
- ③ TWO "CAR WASH" SIGN FACES POLYCARBONATE FACES WITH FIRST SURFACE DECORATION PER "FRANCIS & SON'S" FRANCHISE STANDARDS. FLUORESCENT FULL FACE INTERNAL ILLUMINATION.
- ④ ALUMINUM TOP AND SUPPORTS PAINTED "SPICED RUM" #AC113N (FRAZEE) STAIN FINISH.
- ⑤ STEEL TUBE FRAMING... PAINT "ANTIQUE PINE" #8165D (FRAZEE). RAW STEEL MESH INSERTS.

**CONSTRUCTION MATERIALS FOR ALL SIGNS**

STEEL FRAME SUPPORT STRUCTURE.

CABINETS ARE STEEL FRAME STRUCTURES COVERED WITH ALUMINUM SKIN.

ALL ELEMENTS ARE PRIMED AND PAINTED WITH FINISHES SPECIFIED.

**D** D/F ILLUMINATED DISPLAY QTY.2  
SCALE 3/8" = 1'-0" 21.9<sup>#</sup>



**TYPICAL BUILDING ELEVATION - SIGN LOCATIONS**

SCALE 1" = 10'-0"

### SIGN BAND DEFINITION

THE SIGN BAND IS THE FLAT RECTANGULAR WALL SPACE UNOBSTRUCTED BY DIMENSIONAL ARCHITECTURAL FEATURES (SEE TYPICAL ELEVATION ABOVE). ALL SIGNAGE SHALL BE LOCATED WITHIN THE SIGN BAND. ALL TENANT SIGNAGE PHYSICAL AREA DIMENSIONS SHALL BE 20% LESS (VERTICAL AND HORIZONTAL) THAN THE SIGN BAND (SEE TYPICAL ELEVATION ABOVE).

### BUILDING WALL SIGN STANDARDS

ALL SIGNS SHALL BE PLACED WITHIN A SIGN BAND. NOT MORE THAN ONE OCCUPANT SIGN MAY BE PLACED IN EACH SIGN BAND. WALL SIGNS SHALL BE RESTRICTED TO IDENTIFYING THE PERSON, FIRM, CORPORATION OR THE PRODUCTS AND/OR SERVICES OFFERED SPECIFICALLY AT THIS LOCATION. ALL SIGNS SHALL COMPLY WITH THE FOLLOWING:

1. SIGN AREA FOR EACH OCCUPANT WALL SIGN SHALL BE LIMITED TO A MAXIMUM OF THE SIGN BAND SHOWN.
2. OCCUPANT MAY OCCUPY A MAXIMUM OF 3 SIGN BANDS, SUBJECT TO PROPERTY MANAGER APPROVAL.
3. PROPERTY MANAGER TO APPROVE SIGN BAND FOR EACH OCCUPANT.
4. OCCUPANT OCCUPYING A CORNER LOCATION MAY BE GRANTED A SECOND SIGN SPACE SUBJECT TO PROPERTY MANAGER APPROVAL.
5. ALL PENETRATIONS OF THE BUILDING SHALL BE NEATLY SEALED AND KEPT IN A WATERTIGHT CONDITION. BUILDING PENETRATIONS SHALL BE MINIMIZED. UPON REMOVAL OF ANY SIGN, THE FASCIA SHALL BE RESTORED TO THE TEXTURE, COLOR AND FINISH OF THE SURROUNDING WALL AREA AT THE OCCUPANT'S EXPENSE.
6. NO ILLUMINATED SIGNS ALLOWED FACING RESIDENTIAL NEIGHBORHOOD R1 ZONE TO THE EAST.

7. THE PROPERTY MANAGER RESERVES THE SOLE RIGHT TO INTERPRET, ENFORCE AND ADMINISTER THE TERMS AND CONDITIONS OF THE COMPREHENSIVE SIGN PLAN AND ALL RELATED DOCUMENTS AND POLICIES.

8. NO EXPOSED HARDWARE OR FASTENERS ALLOWED.

9. NO EXPOSED CONDUIT OR RACEWAYS MAY BE USED. ALL CONDUCTORS AND TRANSFORMERS MUST BE CONCEALED.

10. ALL EXTERIOR BOLTS, FASTENERS, CLIPS OR OTHER HARDWARE SHALL BE OF HOT-DIPPED GALVANIZED IRON OR STAINLESS STEEL. NO BLACK IRON MATERIALS OF ANY TYPE SHALL BE PERMITTED.

11. ALL SIGNS INSTALLED AT THE "SHOPS" & "PAD" BUILDING SHALL:

- 1)... BE CONSTRUCTED OF ALUMINUM, PAN CHANNEL, INDIVIDUAL LETTERS, F.C.O. LETTERS EXCEPT AS APPROVED BY PROPERTY MANAGER.
- 2)... BE INTERNALLY ILLUMINATED WITH L.E.D. OR NON-ILLUMINATED.
- 3)... HAVE THE PROPERTY MANAGERS APPROVAL FOR ALL ACRYLIC FACE COLORS.
- 4)... HAVE A MAXIMUM OF 5" DEEP LETTER RETURN, EXCEPT AS APPROVED BY PROPERTY MANAGER.
- 5)... HAVE PRE-PAINTED BRONZE LETTER RETURNS WITH MATCHING TRIMCAP (SEE EXHIBIT K).

12. ALL NON-ILLUMINATED SIGNAGE, ADJACENT TO RESIDENTIAL AREA, SHALL BE ALLOWED FOR THE BACK OF BUILDING ONLY WHEN HAVING STREET VISIBILITY.