

PRE-PERMIT SIGN INFO

Property ID:

LS893

Project Name: Life Storage
Address: 22717 E Ocotillo Rd.
City, ST Zip: Queen Creek, AZ 85142
Contact/Title: Sarah Mertins, Planner
Phone #: 480-358-3020
Address: 22358 S Ellsworth Queen Creek, AZ 85142
Jurisdiction: Queen Creek

Date Completed: 8/3/2017
Sign Regs/MSP Attached: Yes
Email: sarah.mertins@queencreek.org
Fax: 480-358-3001

ZONING & PERMIT

1. Zoning/Class: C2 General Commercial Overlay: Not Applicable
2. MSP? No IF 'Yes', What is process to change? _____
3. CUP? No IF 'Yes', What is process to change? _____
4. Cert. of Occupancy required for Sign Permits to be released? No
5. Requirements for TENANT doing a name change? Sign permit
6. Permit Fees: \$125 Expires: 6 months
7. Time Frame: Allow 2 weeks Engineer Seals required? No
8. If Grandfathered, can it be refaced? Yes Permit to Face Replace? Yes
9. Pocket banners allowed on poles/walls? No
10. Double-sided Projecting signs allowed? No
11. Any local Assoc. or DOT to approve signs before jurisdiction? No
12. Are URL and Phone #'s allowed on signs? Not specifically prohibited, but all proposals will be subject to case by case review

VARIANCE INFO

1. Meeting Date: Meetings held only as needed 2. App. Deadline: meeting typically held within 1 month of application
3. Processing Time: Allow 60-90 days 4. Estimated Fees: \$1,000
- | | | | | | | | | |
|--------------------------|-----------|-----------|---------------------|-------------------------------------|-----------------------|-------------------------------------|-------------------|--------------------------|
| 5. Likelihood of Success | <u>50</u> | % EST | Building elevations | <input checked="" type="checkbox"/> | Installation drawings | <input checked="" type="checkbox"/> | Legal description | <input type="checkbox"/> |
| 6. Documents Required: | <u>3</u> | # of Sets | Plot plan | <input checked="" type="checkbox"/> | Photo of existing | <input checked="" type="checkbox"/> | Engineer Seal | <input type="checkbox"/> |
| | | | Graphic Drawings | <input checked="" type="checkbox"/> | Stress Analysis | <input type="checkbox"/> | | <input type="checkbox"/> |

TEMPORARY SIGNS

1. "Coming Soon" banner allowed? Yes 2. Permit Required? Yes
3. Banner Allowable time-frame: Grand opening 90 days. Other special events, up to 52 days per year
4. Restrictions: 48 sf max
5. Freestanding Temporary Signs allowed? Yes 6. Permit Required? Yes
7. Allowable time-frame for freestanding: Grand opening 90 days. Other special events up to 52 days per year
8. Restrictions: 48 sf max

ATTACHED SIGNS

1. Formula for sqft. (Max. SqFt - Main ID & Secondary signs): Front wall 1.5 sf per lineal foot of building front. Side and rear walls may have .5 sf per lineal foot of wall width. 150 sf max for all wall signs.
2. Sq Ft/Elevation: Primary: 1.5 sf per lineal foot of building frontage Sides: .5 sf per lineal foot of wall width
Secondary: .5 sf per lineal foot of wall width Rear: .5 sf per lineal foot of wall width
3. Allowances Transferable? No
4. # allowed: No max, follow size. Cannot exceed 150 sf max for all
5. Illumination: Internal & External Backlit faces allowed in cabinet? cabinets only allowed for molded letters or logos
6. Overall Height: cannot exceed roofline/height of wall
7. Double-sided Projecting signs allowed? No
8. Special codes for Attached Signs: Should reflect southwest design and architecture
9. Special codes for storefront bldg. colors: No

CHANNEL LETTERS

10. Formula for sqft. (Max. SqFt - Main ID & Secondary signs): Front wall 1.5 sf per lineal foot of building front. Side and rear walls may have .5 sf per lineal foot of wall width. 150 sf max for all wall signs.
2. Sq Ft/Elevation: Primary: 1.5 sf per lineal foot of building frontage Sides: .5 sf per lineal foot of wall width
Secondary: .5 sf per lineal foot of wall width Rear: .5 sf per lineal foot of wall width
12. Allowances Transferable? No
13. # allowed: No limit, follow size. Cannot exceed 150 sf max for all

14. Illumination: **Internal & External**

15. Overall height from top of channel letterset to ground: **cannot exceed roofline/height of wall**

16. Mounting Restrictions for channel lettersets	Is raceway-mount allowed?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Must be concealed
	Is individual-mount allowed?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

17. Special codes regarding channel lettersets, ie- color restrictions? **Should reflect southwest design and architecture**

FREESTANDING POLE/PYLON SIGNS

1. Allowable Sign Size:

A. Formula **Not typically allowed. Only considered case by case by Planning Director in situations where there are site limitations.**

B. Max. Sq. Feet: _____

C. Max. **Per Face** _____

D. Overall Height: _____

2. # allowed: _____

3. Shared Pylon? _____

4. Min. distance betw. signs: _____

5. Setbacks:

A. Front: _____

B. Side: _____

6. Clearance: grade to sign: _____

7. Illumination: _____

8. Sign Face Restrictions: _____

9. Backlit faces allowed? _____

10. Electric Restrictions: _____

11. Wind Load: _____

12. Stamped Engineering? _____

13. Engineering required to change cabinet on existing steel? _____

14. Design requirements such as pole cover, masonry, Architectural features or landscaping? _____

15. Are billboard-type signs allowed to advertise on-site business? _____

16. Special Restrictions: _____

MONUMENT SIGNS

1. Allowable Sign Size:

A. Formula **48 sf max per face**

B. Max. Sq. Feet: **48 sf max per face**

C. Max. **Per Face** **48 sf max per face**

D. Overall Height: **8 feet**

2. # allowed: **1 per street frontage (if >600 ft of street frontage, Planning Director will consider 2 per street front plus 1 per additional 300 feet)**

3. Min. distance betw. signs: **Not regulated**

4. Setbacks:

A. Front: **Must be on the property and out of ROW**

B. Side: **Must be on the property and out of ROW**

5. Illumination: **Internal & External**

6. Sign Face Restrictions: **Not restricted**

7. Electric Restrictions: **No blinking, flashing or intermittant illumination**

8. Wind Load: **City does not stipulate, state regs indicate 90 mph**

9. Stamped Engineering? **No**

10. Engineering required to change cabinet on existing steel? **No**

11. Design requirements such as pole cover, masonry, Architectural features or landscaping? **Sign must have at 2 ft planter or base matching the architectural character of the main building**

12. Special Restrictions: **No**

READERBOARDS / EMU's

1. Readerboard types allowed: Manual LED Both None

2. Readerboards allowed for: Pylon Monument

3. Size Allowed: **Currently, all changeable copy signs are looked at case by case. Code may be updated in future to specify these types.**

4. Is size determined as a separate allowance, or a percentage of entire sign face? _____

IF LED's are allowed:

A. Colors **NOT** allowed: Red Amber/Yellow Full Color No Color Restriction
 Green 1/3 Full Color 2/3 Red

Other: _____

B. If certain colors, ie. red, green, yellow are restricted is a full-color unit prohibited? Yes No
 Explain: _____

C. Operating Restrictions: No Scrolling Community Message Required No Restrictions
 No Flashing Time-Temp Required Interval restrictions

Other (Explain) _____

D. Interval/Frequency _____ times per _____ Seconds Hour Not Stipulated
 Minutes Day

E. Animation No animation/moving pictures No graphics No Logos No Restrictions
Other (Explain) _____

F. Is 24-hour operation of LED readerboard allowed? Yes No With Restrictions
All changeable copy looked at case by case.

G. If special use permit or review board required, explain: **Planning Director will review case by case. Code does not specifically address yet.**

AWNING SIGNS

1. Do Awnings count toward signage? Yes, and currently only allowed subject to design review

2. Is Engineer's Seal Required? No

VERIFICATION

1. Has this site document been reviewed by a municipality Head Inspector/Planning Director for accuracy? Yes, verbally
 Contact name and phone or email: Sarah Mertins 480-358-3020 sarah.mertins@queencreek.org

2. Based on info presented on this form, is there any reason a sign permit would be denied if signage is follows these guidelines? *
No

** Client understands this form is not an actual sign approval; the appropriate permits must be obtained. City contact does not need to 'officially' sign this, but rather indicate that the information contained on this form is accurate to the best of their knowledge as of the date presented.*

NOTES

Sign criteria is reported as presented to us as of the "Completion Date". This provider is not responsible for changes in local sign code after the completion date, nor for the review process, interpretations, calculations or fees of local authorities. It is understood that a permit will be obtained prior to manufacture, if required by authorities.