



28150 N. Alma School Pkwy
Scottsdale, AZ 85262 ROC#276279

480-525-2041

Date: July 7, 2015

**RE: Justification and Compatibility Statement for
Stapley @ 60 Shopping Center Signs**

To Whom It May Concern:

Our request for this center is to remove the existing Comprehensive Sign Plan and replace with a New Comprehensive Sign Plan as the pre-existing plan is out dated.

*A. Our request will be for 2 new monument signs for the center and to remove the existing monument sign. The new monument signs will conform to current City of Mesa sign code for monument signs and should be no problem for approval as they match the center in design and comply with size requirements. Existing monument sign to be removed.

*B. We would also like to add two(2) new WALL Center ID signs at this center. This center property borders on the Freeway(Hwy 60) but because of hardships placed on this center not of their creation, there is no opportunity to install Freeway Pole Signs as this property has been pushed back from the freeway by a canal and any Freeway Pole sign would be useless as it would not be seen by the freeway traffic. If the canal were not present then they would be allowed a very large freeway sign.

We propose to add two wall Center ID signs on the walls of the center to help with center Identification instead of the freeway pole sign like all other properties along the freeway have availability for.

These wall signs will only be 64 sq ft each and will help ID the center from the freeway exits. We believe this is fair and just for a property fronting Hwy 60.

These center ID wall signs will not be detrimental to surrounding properties as they will be the same construction as all the tenant signs in the property.

*C. Additional request is to obtain permission to change the LED message display from a current allowed static one hour message change to an static 8 second LED message change.

1. The speed and volume of traffic on this street is not high. The speed limit in this area is I believe 45mph and the traffic volume is medium use that is exposed to the sign from Stapley Rd. as vehicles exit from Hwy 60.

2. There will only be two monument signs at this center, and only one to have an LED board. Both signs match in design and size. The center is off the street by appx. 35 feet and there will be no other signs or distractions on this street view from the property.

3. There will only be two monument signs at this center, and only one to have an LED board. Both signs match in design and size and construction materials. This sign will also model materials used in the building that is being updated with new architectural components to update the look of the center.

*D. Tenant signs will conform with City of Mesa sign codes based on suite size and sq footage requirements.

Please accept our new Comprehensive Sign Plan for approval.

Thank you,

Craig Musick
The Sign Company of Arizona