

## **Narrative**

Cobblestone Auto Spa

5246 E Southern Ave.

Re: Case No. BA16-062, 5245 E Southern Ave., Mesa Az. 85206

The proposed monument sign was designed in conjunction with Cobblestone Auto Spa and approved by Boros Investments, Inc. the commercial property management company. We are asking to amend the current comprehensive sign plan to allow for the new design.

The Property is currently zoned LC and the code for this zoning can be found under 11-41-6.E of the city of Mesa Sign Code. This code allows for 50% of the total aggregate sign area for every 1 ft. of street frontage. The frontage is 172' long which would allow for 86 sq. ft. The proposed sign has a total of 74 sq. ft. This code also allows for a 1' per 10' of frontage or 12' tall max. The proposed sign is 12' tall.

Under the special use permit for the LED sign we are requesting to change the static copy every 30 seconds.

The current monument sign will be removed before the new sign would be installed.

The new monument sign would help better identify and promote business for Cobblestone Auto Spa. The new sign will incorporate both Cobblestones corporate colors and existing colors with matching stonework from the complex. This will help blend both the existing image with new image.

This project with the support of Boros Investments will revitalize and improve the overall image and customer service at Higley Village.

The new monument will adhere to and follow the city codes and guidelines.

Chris Totton

Signs Plus

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Encl: Site plan and elevation rendering