



JUSTIFICATION / COMPATABILITY STATEMENT

November 20, 2018

RE: Special Use Permit Narrative:

Potato Barn
7316 E. Ray Road
Mesa, AZ 85212

We are submitting for a Comprehensive Sign Plan for site specific signage at a 100,000 sq.ft. building currently under construction. The building is significantly larger than your typical sign criteria anticipates. In order to help Potato Barn be successful at this new location, we are proposing signage that is proportionate to the size of the building & distance from the roadways

CSP Items.

1. The development site is a huge site – fronts the freeway as well as 2 other streets – the building sets back from all street frontages, therefore it requires larger signage.
2. The proposed site exhibits unique properties from your typical location as it's physical scale is so much larger. The street is not as important as building requirements so the free standing signage doesn't need any increase from actual code, in fact we're requesting smaller than allowed signage.
3. The design details on the building signage are integrated with unique building elements & background panels. Detached signage also match architectural features.

SUP Features

1. The signage will advance the goals of the city's general plan for business & growth.
2. The CSP is consistent with the L1 zoning district.
3. The CSP will not be detrimental to the surrounding properties.
4. Adequate public services are available to site.

Authorized Signature:

Kenneth Brands – Account Manager
DunCor, LLC dba SummitWest Signs