



**8230 E. Raintree Dr.
Scottsdale, AZ 85260**

RE: 5416 E. Baseline Road
Mesa, AZ 85206

To Whom It May Concern:

Please accept this formal request to modify the current master sign program for Inverness Commons to allow the following:

1. Allow signage above the 2nd floor windows.
2. Allow the max sign/letter height to be 52" in height.

Justification:

The building is currently zoned NC PAD. It is a larger building with a simple façade.

The current sign plan does not allow for signage above the second story windows and limits the cap height to 36". Approving the aforementioned modifications will allow the second floor tenants exposure signage on their respective contiguous suite walls. The proposed changes will currently meet the requirements of the City of Mesa Sign Ordinance and allowing larger text and logos will give a more balanced design aspect relative to the building façade. Proportionally, the sign will be more conducive to the building elevation.

NC, LC, GC, PEP, LI, GI, HI and PS Districts.

1. Attached Signs.

- a. Occupancies with less than 100 front feet: two (2) signs for each occupancy not to exceed 2 square feet of total sign area for each front foot of building occupancy.
- b. Occupancies with more than 100 front feet: three (3) signs for each occupancy not to exceed 2 square feet of total sign area for each front foot of building occupancy.
- c. Total attached signage shall not exceed 160 square feet per occupancy.
- d. Attached signage shall not extend horizontally a distance greater than fifty percent (50%) of the width of the building wall on which it is displayed, except for buildings containing multiple occupancies (See figure below).
- e. Each occupancy shall be permitted at least 24 square feet of attached signage.

f. Occupancies having no exterior wall parallel to a fronting street shall be permitted signage based on 2 square feet of sign area for each lineal foot of exterior wall of the front of such occupancy.

g. Occupancies having an exterior building wall parallel to more than one (1) fronting street shall be permitted signage based on the longer parallel wall. Signage placed on the shorter parallel exterior wall shall not exceed 2 square feet of area per front foot of building occupancy of such shorter parallel wall, and this area shall be subtracted from the total allowable sign area (See Figure 11-41-6.A) below.

What is being proposed for Fairway Mortgage is far less than what is allowed by the current Sign Ordinance. Fairway occupies a suite that is 92 linear feet, allowing for 184 square feet of signage. The larger proposed sign is 67 square feet.

Thank you for your attention.

Sincerely

Sheri Beller, Owner
480.368.7446