



City of Surprise
Planning and Zoning Commission
AGENDA
Tuesday, November 18, 2008 - 6 P.M.
Surprise City Hall
12425 West Bell Road, Suite D100, Surprise, AZ

CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance
- C. E Approval of items on the **Consent** Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Planning and Zoning Commission. There will be no separate discussion on these items unless a Commissioner requests; in which event, the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

ITEM NO.	ITEM DESCRIPTION	STAFF RECOMMENDATION
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CURRENT EVENTS REPORT

1	COMMUNITY DEVELOPMENT DEPARTMENT REPORT	JEFF MIHELICH
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CONSENT AGENDA:

2*	APPROVE PLANNING/ZONING COMMISSION MINUTES FOR OCTOBER 21, 2008.	APPROVAL SECRETARY: DEBBIE PERRY
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REGULAR AGENDA ITEM REQUIRING A PUBLIC HEARING:

3	CUP08-129 – CONSIDERATION AND ACTION – WENDY’S: REVIEW A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A WENDY’S CONVENIENCE FOOD RESTAURANT GENERALLY LOCATED ON THE SOUTHEAST CORNER OF CACTUS AND REEMS ROADS. REQUEST IS SUBJECT TO STIPULATIONS A AND B.	APPROVAL PLANNER: ADAM COPELAND
4	PADA08-126 – CONSIDERATION AND ACTION – SIERRA MONTANA CROSSING SIGN PROGRAM: REVIEW A PLANNED AREA DEVELOPMENT AMENDMENT TO ACCOMMODATE A COMPREHENSIVE SIGN PROGRAM FOR SIERRA MONTANA CROSSING LOCATED ON THE SOUTHWEST CORNER OF COTTON LANE AND GREENWAY ROAD. REQUEST IS SUBJECT TO STIPULATIONS A AND B.	RECOMMEND APPROVAL PLANNER: ADAM COPELAND

OPEN CALL TO PUBLIC:

CALL TO THE PUBLIC

Note: During this time, members of the public may address the Commission on any item not on the agenda. At the conclusion of the open call, Commissioners may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CURRENT EVENTS REPORT

CHAIRPERSON AND COMMISSIONERS

CONSIDERATION AND ACTION TO HOLD AN EXECUTIVE SESSION:

Pursuant to A.R.S. § 38-431.03(A)(3), the Planning and Zoning Commission may go into executive session with the City Attorney for legal advice on any item listed on the agenda.

ADJOURNMENT:

POSTED: November 10, 2008 TIME: 9 a.m.

Jeffrey J. Mihelich, Director
Community Development

REQUEST TO SPEAK: Comments pertaining to the Planning and Zoning Commission business are welcome. If you wish to address the Planning and Zoning Commission, please complete a Public Comment Form and present it to the secretary before the call to order for this meeting.

SPECIAL NOTE: Individuals needing reasonable accommodations, such as large print materials and oral/ ASL interpreters, should contact the Disability Advocate at **623.222.3821** (Voice) or **623.222.3802** (TTY/VP) at least three (3) business days prior to the event so arrangements can be made.

Surprise Planning & Zoning Commission

Jan Blair, Chair - Steve Somers, Vice Chair
Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, Fred Watts



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CURRENT EVENTS REPORT

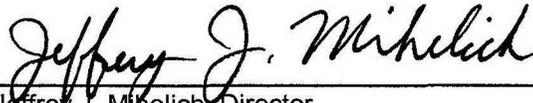
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Surprise Planning & Zoning Commission

Jan Blair, Chair - Steve Somers, Vice Chair
Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, Fred Watts

CITY OF SURPRISE

**PLANNING AND ZONING COMMISSION
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374**

October 21, 2008

REGULAR MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Surprise City Hall, 12425 West Bell Road, Suite D100, Surprise, Arizona 85374, on Tuesday, October 21, 2008.

ROLL CALL

In attendance with Chair Blair were Vice Chair Somers, and Commissioners Matthew Bieniek, Ken Chapman, and John Hallin (Commissioner Rein and Commissioner Watts were absent).

PLEDGE OF ALLEGIANCE

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Senior Planner Dennis Dorch stated that through the holidays we will hold only one Planning and Zoning Commission meeting per month.

CONSENT AGENDA

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

Commissioner Chapman made a motion to approve the **Consent Agenda with the cancellation of the meetings removed**. Commissioner Bieniek seconded the motion. The motion passed with a vote of 5 ayes (Rein, Watts absent).

- **Item 2*: Planning and Zoning Commission Minutes for October 7, 2008.**

AGENDA ITEMS REMOVED FROM CONSENT

- **Cancel November 18 and December 16, 2008 Planning and Zoning Commission Meeting.**

There was some discussion regarding cancellation of the meeting scheduled for Tuesday, November 4 due to Election Day rather than cancelling the November 18 meeting.

Commissioner Hallin made a motion to **cancel November 4 and December 16, 2008 Planning and Zoning Commission Meeting**. Vice Chair Somers seconded the motion. The motion passed with a vote of 5 ayes (Rein, Watts absent).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 3: CUP08-139 – Consideration and Action – Arco AM/PM**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **CUP08-139, Arco AM/PM**, subject to stipulations 'a' and 'b.'

Chair Blair opened the meeting for public comment. Hearing no comments from the public, Chair Blair closed the public hearing.

Vice Chair Somers made a motion to **approve CUP08-139, Arco AM/PM**, and adopt staff's findings, subject to stipulations 'a' and 'b.' Commissioner Bieniek seconded the motion. The motion passed with a vote of 5 ayes (Rein, Watts absent).

- **Item 4: RS01-097 – Consideration and Action – Patch Westview Estates Rural Subdivision**

Planner Lance Ferrell presented the project to the Commission. Staff recommended approval of **RS01-097, Patch Westview Estates Rural Subdivision**, subject to stipulations 'a' through 'f.'

Planner Ferrell requested that stipulation 'g' be added to state: Show and/or describe the water supply for fire protection, and/or alternatives, if a water supply is not available, the type of alternate water supply and method of containment, fire pump, electricity, and backup power supply, access, and addressing.

In response to Commissioner Chapman, Planner Ferrell stated that the 2002 agenda was provided by the applicant for additional information. This project was approved in 2002; however, it did not get recorded with Maricopa County due to an issue with the Mylars. Due to the amount of time that has passed, the city decided the applicant needed to go through the approval process again.

In response to Commissioner Chapman, Planner Ferrell stated that the flood plains have been reviewed and approved. When a developer is in a flood area, in some situations, building can be completed but the foundation needs to be elevated. Future buyers of these lots will have full disclosure of the area.

In response to Chair Blair, Planner Ferrell stated that the applicant is planning on moving forward on some of the lots right away.

Chair Blair opened the meeting for public comment. Hearing no comments from the public, Chair Blair closed the public hearing.

Commissioner Bieniek made a motion to **approve RS01-097, Patch Westview Estates Rural Subdivision**, and adopt staff's findings, subject to stipulations 'a' through 'g,' as amended. Commissioner Hallin seconded the motion. The motion passed with a vote of 5 ayes (Rein, Watts absent).

OPEN CALL TO PUBLIC

Chair Blair called to the public to discuss any issues not noted on the agenda. Hearing no comments from the public, Chair Blair closed the call to the public.

CURRENT EVENTS REPORT:

CONSIDERATION AND ACTION TO HOLD AN EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03(A)(3), the Planning and Zoning Commission may go into executive session with the City Attorney for legal advice on any item listed on the agenda.

No request was made to call for an executive session.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting, Tuesday, October 21, 2008, at 6:12 p.m.

STAFF PRESENT:

Assistant City Attorney Jim Gruber, Fire Marshal Doug Helbig, Senior Planner Dennis Dorch, Planner Adam Copeland, Planner Lance Ferrell and Planning and Zoning Commission Secretary Debbie Perry.

COUNCIL MEMBERS PRESENT: None

Jeffrey J. Mihelich, Director
Community Development Department

Jan Blair, Chair
Planning and Zoning Commission

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

CUP08-129

Conditional Use Permit

for:

Wendy's

Planning and Zoning Commission
Hearing Date: **November 18, 2008**

STAFF:

Adam Copeland, Planner 623.222.3137

LOCATION:

Generally on the southeast corner of Cactus Road and Reems Road in the Cactus Plaza master site plan.

DESCRIPTION OF THE REQUEST:

Approval of a conditional use permit.

SUMMARY ANALYSIS:

The applicant is requesting a conditional use permit approval to permit the construction of a Wendy's convenience food restaurant.

SUGGESTED MOTION:

I move to approve CUP08-129, a conditional use permit for Wendy's, and to adopt staff's findings and stipulations 'a' and 'b.'

City of Surprise
Planning and Zoning Division

EXECUTIVE SUMMARY

CUP08-129
Wendy's

APPLICANT:	Doug Tener Ideation Design Group 5013 E. Washington St #270 Phoenix, AZ 85034 P: 602-792-1781 F: 602-792-1846
OWNER:	Alan Williams Continental Cactus and Reems LLC 5350 N. 16 St. #106 Phoenix, AZ 85016 P: 602-604-2400 F: 602-604-2401
HEARING DATE:	November 18, 2008
STAFF:	Adam Copeland
LOCATION:	Generally on the southeast corner of Cactus Road and Reems Road in the Cactus Plaza master site plan.
DESCRIPTION of the REQUEST:	Approval of a conditional use permit.
STAFF RECOMMENDATION:	Approval.
SUMMARY ANALYSIS:	The applicant is requesting a conditional use permit approval to permit the construction of a Wendy's convenience food restaurant.

HISTORY

1. The Cactus Plaza master site plan that includes the Kohl's anchor was approved by the Planning and Zoning Commission on April 17, 2007. The approved Cactus Plaza master site plan included a pad site with a convenience food restaurant layout. The subject project is proposing to locate on this pad site.

STAFF ANALYSIS

Proposal:

The applicant is requesting approval of a Wendy's convenience food restaurant generally located on the southeast corner of Cactus and Reems Roads in the Cactus Plaza master site plan.

A convenience food restaurant requires a conditional use permit approval prior to commencement of construction due to the potential environmental impacts, noise, and design aesthetics.

Architecture:

The design of the Wendy's restaurant is consistent with the approved architecture of Cactus Plaza. Currently, the design approach of Cactus Plaza takes on a contemporary theme that combines simple vertical and horizontal building forms. Although the building is smaller in scale to the existing Kohl's, similar decorative elements have been repeatedly used to identify and visually connect to the buildings proposed for this site.

Materials:

The building is comprised primarily of a stucco-like material, with split-face concrete block at the base. Color is used to define the building's massing while the concrete block provides a texture that is contrasting to the building's solid colors. Shading elements have been integrated into the storefront system, thus giving them a seamless appearance along each elevation. A trellis element has also been added to visually connect with existing site features. The roofing system is comprised of a parapet roof set at varying heights capped with a wide cornice in a contrasting color.

Urban Design

Notable urban design features of the Wendy's restaurant include sufficient setbacks, an easily accessible vehicular entrance, and limited signage. The implementation of these techniques is important to a successful drive-through project. Evident in the site plan is a generous landscaping setback from Cactus Road. This arrangement allows patrons to enter the site from the main Cactus Plaza vehicular entrances instead of the adjacent arterial. Staff encourages the applicant to improve their pedestrian access, by providing a curb-separated sidewalk in front of the main entrance. In addition, corporate signage has been minimized, which keeps the building in line with the proposed design intent for the plaza.

Circulation:

Immediate pedestrian and vehicular access to the site will be from Cactus Road to the north. The site can also be accessed internally from Reems Road to the west. Overall pedestrian and vehicular access was approved with the Cactus Plaza master site plan.

Landscape:

The landscape design for this project utilizes a combination of drought-resistant plant material. The landscape design is consistent with the landscape plan approved with the Cactus Plaza master site plan.

Departmental Review:

The Traffic Division had no comments.

The Fire Department provided standard comments.

The Planning Division had comments on the architecture and pedestrian circulation. The applicant revised the plan to address the comments.

The Building Safety Division had standard comments.

The Water Services Department had standard comments.

The Engineering Department had minor technical comments on the drainage report, and it was revised to address the comments.

FINDINGS

The City of Surprise Municipal Code requires a conditional use permit for a convenience food restaurant due to the potential negative impacts on surrounding properties. The Planning and Zoning Commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary, or it may deny the application.

1. Staff finds that the proposed conditional use permit for Wendy's does comply with the intent of the approved Rancho Gabriella Planned Area Development (PAD98-107).
 - **The Rancho Gabriella PAD requires a conditional use permit application approval prior to construction of a convenience food restaurant.**

2. Staff finds that the proposed use is consistent with the policies, objectives, and land use map of the Surprise General Plan and is consistent with the purpose of the zoning district in which the site is located.
 - **The approved General Plan 2020 designates this area as a Low-Density Residential land use classification. The proposed use is not in conflict with this land use classification.**

3. Staff finds that the proposed use will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood, or the city when consideration is given to the character and size of the use and hours of operation.
 - **The subject site is approximately 470 feet setback from residential to the south and approximately 370 feet setback from residential to the east. Impacts on noise, design, odor, and lighting are found to be negligible.**
4. Staff finds that the proposed site is adequate in size and shape to accommodate the intended use and requirements are met for the PAD zoning district, including but not limited to: setbacks, walls, landscaping, and buffer yards.
 - **Staff found that all setbacks, landscaping requirements, walls, and buffers comply with the approved Rancho Gabriella PAD. The subject site can sufficiently accommodate the proposed use.**
5. Staff finds that the proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient.
 - **There is existing access from Reems Road to the west and Cactus Road to the north. The Traffic Division has reviewed the Traffic Impact Analysis and is recommending approval of all ingress/egress points shown on the site plan. The adjacent arterials are designed to accommodate the traffic generated from the commercial site.**
6. Staff finds that adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to ensure that any anticipated detrimental effects can be mitigated.
 - **Stipulations have been added to this report. Staff is recommending the project for approval, subject to all the stipulations.**
7. Review of conditional use permits shall include, but not limited to, examination of the following factors, where applicable.
 - a. Ingress and egress to property and proposed structures, pedestrian and vehicular circulation with particular reference to fire protection.
 - **The subject site is accessed from Reems Road to the west and Cactus Road to the north. In addition, pedestrian connections are placed appropriately throughout the site.**
 - b. Off-street parking and loading.
 - **It was reviewed and determined that the project has sufficient parking to sustain the proposed use.**

- c. Impact on public services, including schools, recreation, and utilities.
 - **Impacts on public services, schools, recreation, and utilities were found to be negligible.**
- d. Screening and buffering of uses.
 - **The site has adequate buffering and screening to minimize the impacts to surrounding uses. Planned commercial buildings, parking, and landscaping will provide an adequate buffer between this site and any residential community. The subject site is approximately 470 feet setback from residential to the south and approximately 370 feet setback from residential to the east.**
- e. Signage
 - **Signage design and placement will be reviewed at the time of building permit submittal.**
- f. Exterior lighting with reference to adjacent properties.
 - **Lighting was reviewed by staff and was found to have no adverse impacts.**
- g. Storm water retention and landscaping.
 - **The Engineering Department reviewed the retention and drainage on the site and found it to be in compliance with the Surprise Municipal Code. The landscaping proposed meets the city's standards for species, quantity, placement, and size.**
- h. Site and building design.
 - **It is of staff's opinion that the project is designed appropriately and is consistent with the design guidelines.**
- i. Drainage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.
 - **The Engineering Department reviewed the retention and drainage on the site and found it to be in compliance with the Surprise Municipal Code. Environmental impacts were reviewed and shall be checked at the time of Certificate of Occupancy in reference to dust control.**
- j. Volume or character of traffic.
 - **A Traffic Impact Analysis was reviewed and approved by staff. It was found that the existing streets and proposed access will not negatively impact vehicle circulation. The surrounding streets are designed to handle the capacity generated from the proposed use.**
- k. A demonstrated need for such use.
 - **The nearest Wendy's is located approximately six miles to the east. It was found that the proposed use would be a convenience for the surrounding community.**

Granting of a conditional use permit:

No conditional use permit shall be given for a use that is not listed in Chapter 125 as a conditional use or is not deemed by the commission as equivalent to a listed conditional use in the particular district in which it is proposed to be located. The Planning and Zoning Commission may place any conditions which are deemed necessary to mitigate potential impacts and ensure compatibility of the use with surrounding development and the city as a whole, and which are required to preserve the public health, safety, and general welfare. These conditions may include but are not limited to:

1. Requirements for setbacks, open space, buffers, fences or walls, and landscaping to mitigate conflicts from visual, noise, lighting, and similar impacts associated with the use.
 - a. **Setbacks, open space, buffers, fences/walls, and landscaping have been reviewed and found to comply with the approved Rancho Gabriella PAD.**
2. Dedication of street or other public rights-of-way and control in location of access points and on-site circulation to mitigate traffic impacts from increased volumes or nature of traffic activity associated with the use.
 - a. **Rights-of-way exist along the Reems Road and Cactus Road alignment. No further rights-of-way are requested for dedication at this time.**
3. Regulations pertaining to hours of operation, methods of operation, and phasing of the development of the site to mitigate impacts to surrounding properties and neighborhoods.
 - a. **Business hours will be from 7 a.m. to 12 a.m. However, there are no residential neighborhoods within the immediate vicinity that would be impacted by the hours of operation for this use. The subject site is approximately 470 feet setback from residential to the south and approximately 370 feet setback from residential to the east.**

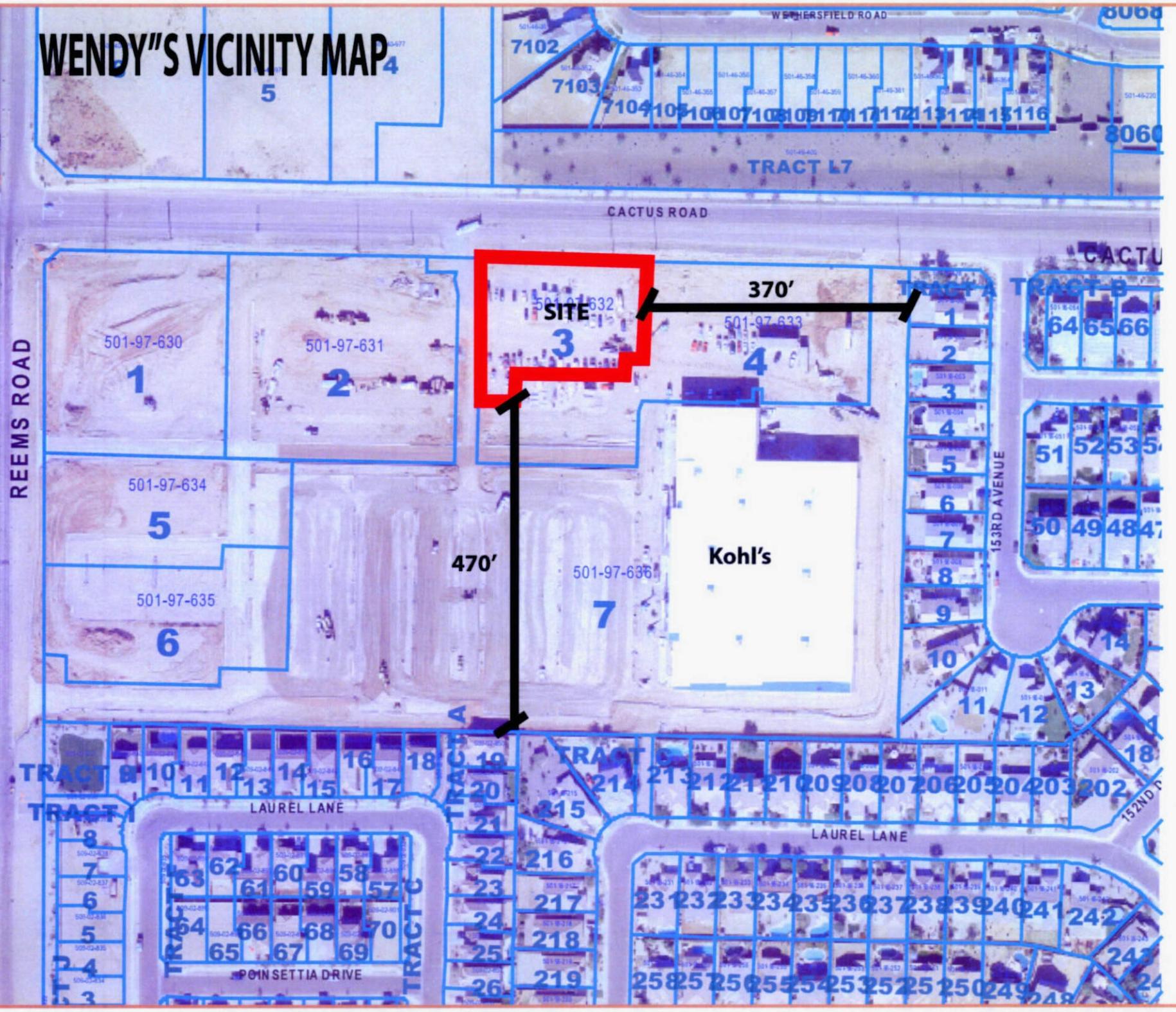
The Planning and Zoning Commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary, or it may deny the application. If an application is denied, the denial shall constitute a finding that the applicant has not shown that the conditions required for approval exist.

STIPULATIONS

REQUIRED ACTIONS: The applicant and/or owner shall comply with the following stipulations to Case CUP08-129, Wendy's.

- a. All parcel numbers shall be active prior to submittal of any building permit and shall stay active throughout the construction process until a Letter of Compliance and/or Certificate of Occupancy is issued. Any subdivision or lot split shall be reviewed and approved by the City of Surprise prior to recordation with Maricopa County.
- b. The parking screen walls shall match the screen walls approved with the Cactus Plaza master site plan.

WENDY'S VICINITY MAP





Arizona Department of Transportation
Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Victor M. Mendez
Director

Floyd Roehrich Jr.
Acting State Engineer

July 17, 2008

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374

RE: Wendy's / CUP08-129 / 15389 W. Cactus Road

Dear Ms. Dager:

Thank you for your notification regarding the Use Permit on the above referenced subject. After a complete review, we have concurred that at this time the proposed project will not have an impact to our highway facilities in this area.

ADOT does reserve the right to review and comment any further development plans, changes and or additions for this site, as to any impact they may have on the State Highway System.

Should you have any questions, you may contact me at 602-712-8876, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, MD 612E, Phoenix, Arizona 85007. Thanking you in advance for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Annette Close".

Annette Close
Administrative Assistant III
Right of Way Project Management
aclose@azdot.gov





DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

21 July 2008

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: Case #CUP08-129 Wendy's in Cactus Plaza

Dear Ms. Dager

Thank you for the opportunity to comment on the Conditional Use Permit Application for Wendy's in the Cactus Plaza. The site is located on PAD C of the Cactus Plaza commercial center at the southeast corner of Cactus and Reems Roads. Plans call for construction of a 2,137 square foot free standing building for restaurant use. The property is located approximately 3/4 mile outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone," as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

As described, the Wendy's Restaurant will not negatively impact the flying operations at Luke AFB. Since Wendy's will be located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If there are any questions, please contact my Community Planner, Mr. Bob Dubsy, at (623) 856-6195.

Sincerely

A handwritten signature in black ink, appearing to read "J. Mitchell", written over a horizontal line.

JAMES R. MITCHELL

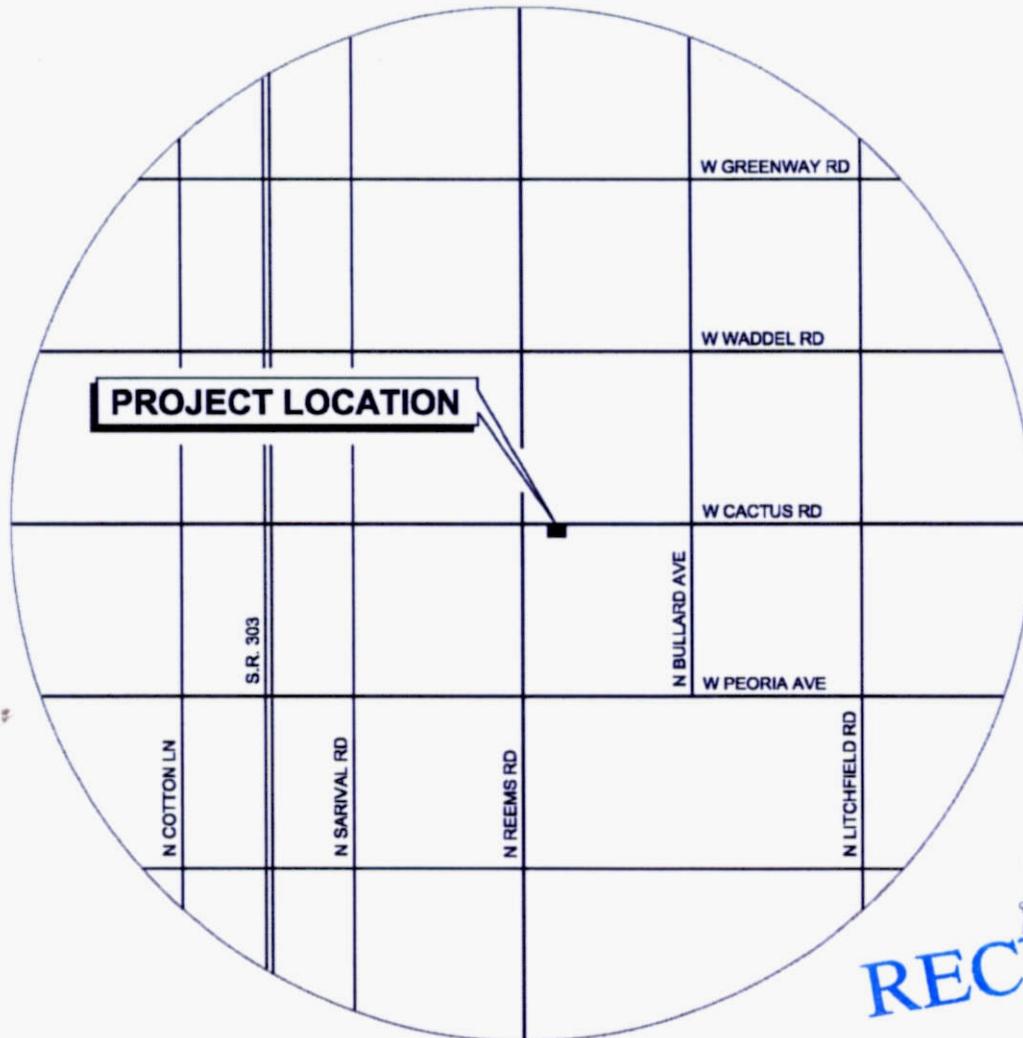
cc:

Colonel Henry M. Reed III, Vice Commander, 56th Fighter Wing



VICINITY MAP (with 3 mile radius)

PROJECT NAME: Wendy's
PROJECT LOCATION: Cactus Plaza – Pad C
S.E. Corner Cactus Road & Reems Road
15389 West Cactus Road - Surprise, Arizona 85379
CASE/TRACKING #: CUP08-129



RECEIVED

OCT 01 2008
COMMUNITY
DEVELOPMENT



October 1, 2008

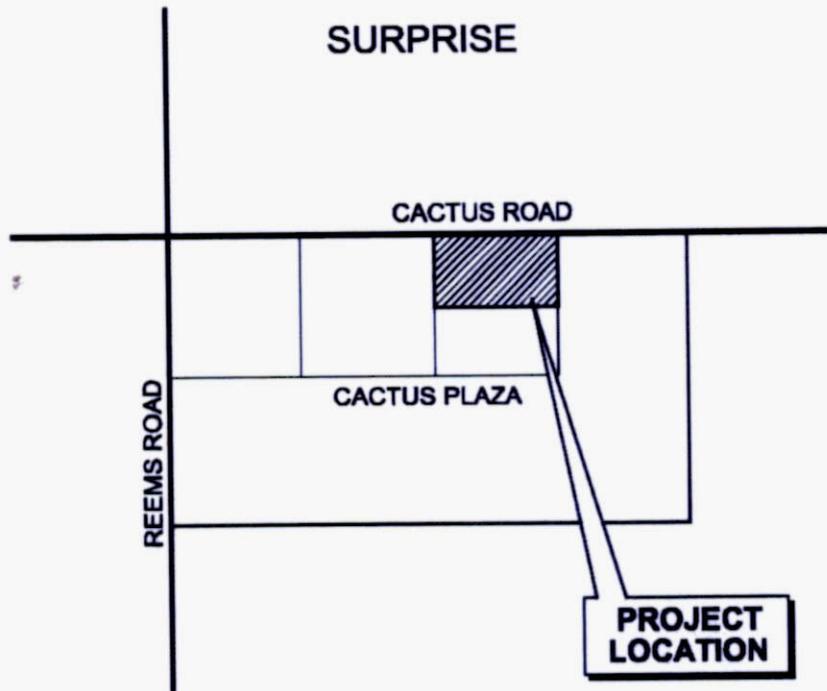
NARRATIVE REPORT FOR CONDITIONAL USE PERMIT

PROJECT NAME: Wendy's

PROJECT LOCATION: Cactus Plaza – Pad C
S.E. Corner Cactus Road & Reems Road
15389 West Cactus Road - Surprise, Arizona 85379

CASE/TRACKING #: CUP08-129

VICINITY MAP:



RECEIVED

OCT 01 2008

COMMUNITY
DEVELOPMENT

REQUEST

Conditional Use Permit

REASON FOR REQUEST

The request is to allow the fast food restaurant to operate with a drive-thru.

HISTORICAL DATA

Refer to City of Surprise approved site submittal, Case #SP07-014 for complete information. The site and Wendy's Pad C were previously undeveloped.

OPERATIONAL ASPECT OF USE

- The proposed use for this project is a fast food restaurant.
- Business will be conducted seven days a week between the hours of 7 a.m. and 12 a.m..
- Maximum number of employees on any shift will be 7.
- There will be 29 parking spaces, (per approved site plan).
- The new building will be on Pad C of Cactus Plaza.
- The color of building is a light tan with darker hued accents, metal roof and stone veneer.
- The building construction will be a slab on grade, wood framed with articulated details.

INFRASTRUCTURE

- The pad is accessed from the surrounding shopping center only, with drive isles on the east and west of the pad leading north to Cactus Road.
- A dumpster enclosure will be provided with finishes to match building.
- All utility connections are provided within the shopping center.
- Fire Department access is provided and was approved under shopping center site design.

PHASING

Pad C of Cactus Plaza is identified as Phase II in the approved overall shopping center site plan.

CONSIDERATIONS

- The proposed use is consistent with the policies, objectives, and land use map of the Surprise General Plan and the purpose of the zoning district in which the site is located.
- The proposed use will not be materially detrimental to the health safety or general welfare of the persons residing or working within the neighborhood of the proposed use, or have an adverse affect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use and hours of operation.
- The proposed site is adequate in size and shape to accommodate the intended use and all the requirements are met for the zoning district, including but not limited to, setbacks, walls, landscaping and buffer yards.

Narrative Report

Case #CUP08-129

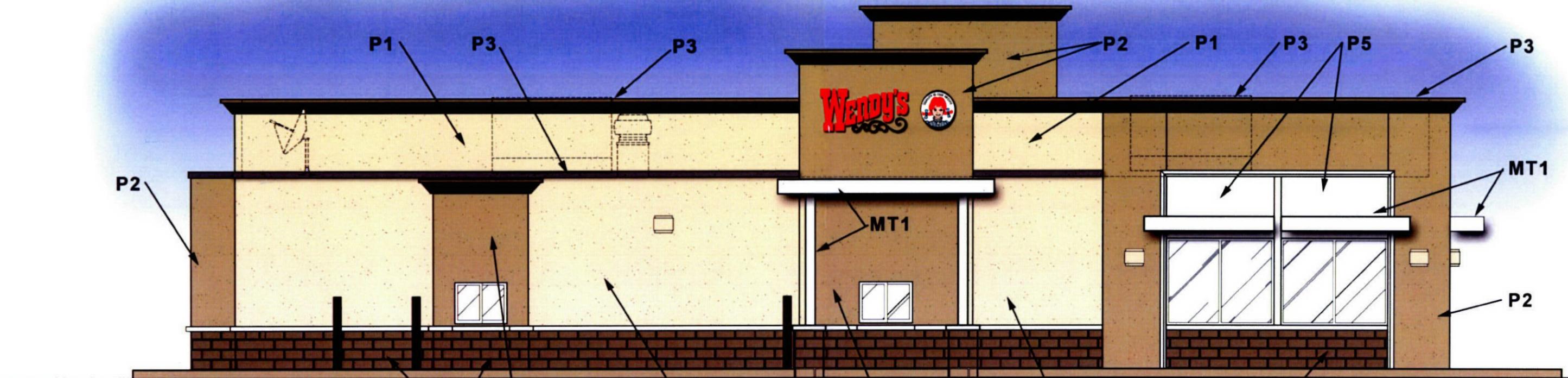
Wendy's – Cactus Plaza – Pad C

Surprise, AZ

Page 3 of 3

- The proposed site has adequate access to the public street and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient.

END OF NARRATIVE REPORT



North Elevation



West Elevation

ALL Finishes to match Cactus Plaza Finishes

- P1 Paint To Match DRYVIT # 456 Oyster Shell
- P2 Paint To Match DRYVIT # 142 Spectrum Brown
- P3 Paint To Match DRYVIT # 454A Stone Grey
- P4 Paint To Match DRYVIT # 381 Monastery Brown
- P5 Match "Kawneer" Stone White

- BK1 Split Face Block to match Center - Match P4

- MT1 Match "Kawneer" Stone White



5013 E Washington St., Suite 270, Phoenix, AZ 85034
602.792.1781 Fax 602.792.1846

Project: Wendy's - Pad C - Cactus Plaza - City of Surprise

ARCHITECTURE | INTERIOR DESIGN | FOOD SERVICE

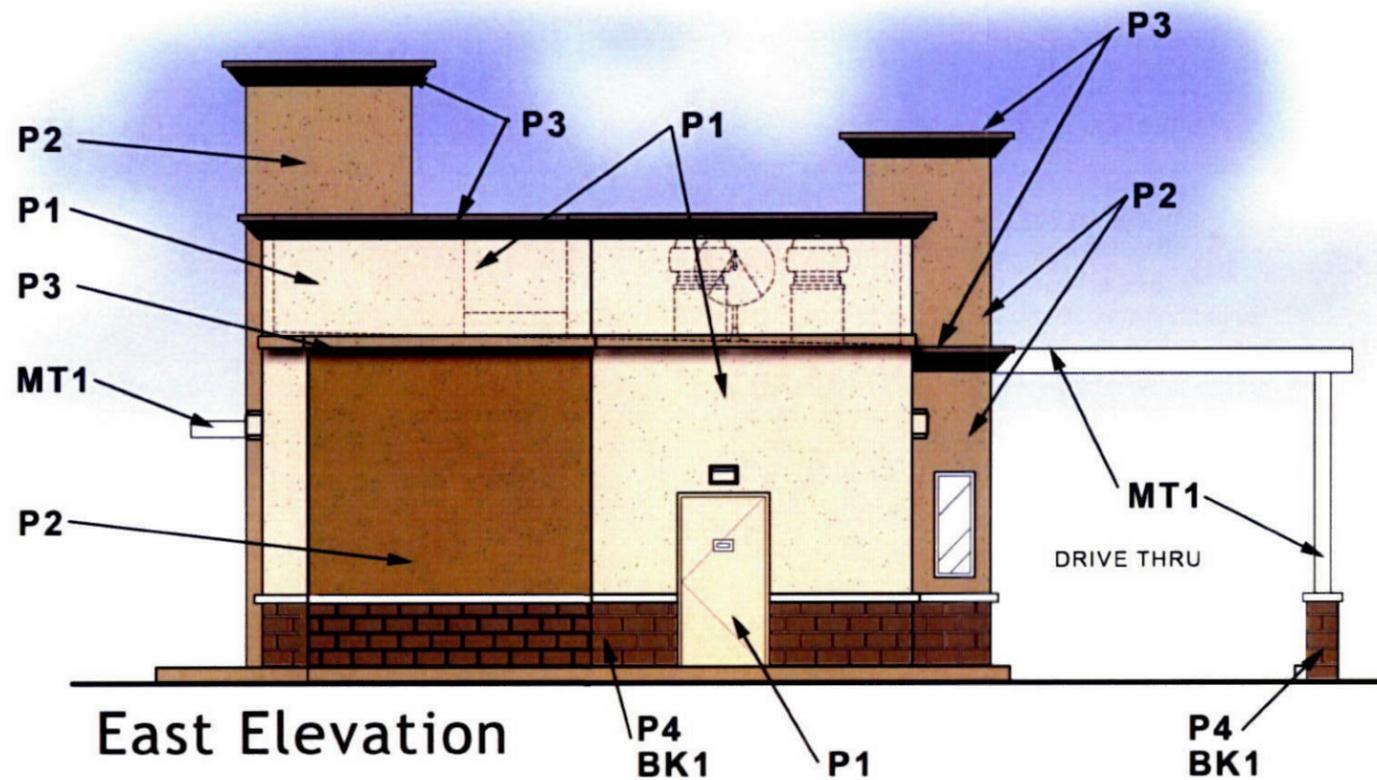
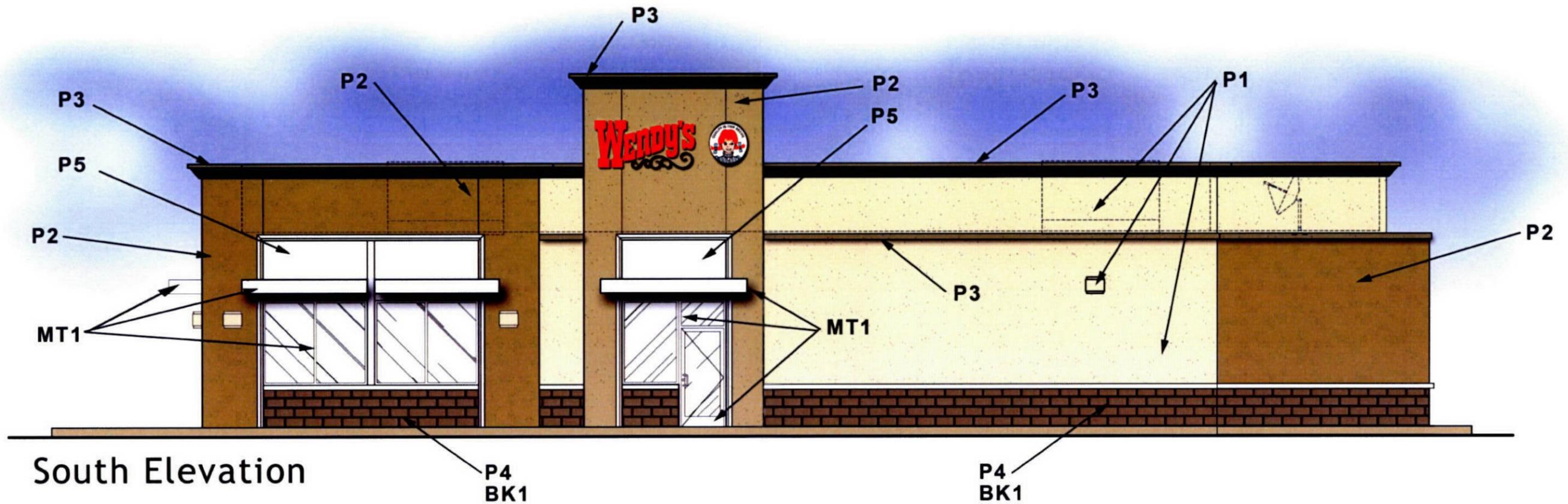
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OCT 01 2008

COMMUNITY DEVELOPMENT

PROJECT NUMBER: 08-129

DATE: 10/01/08



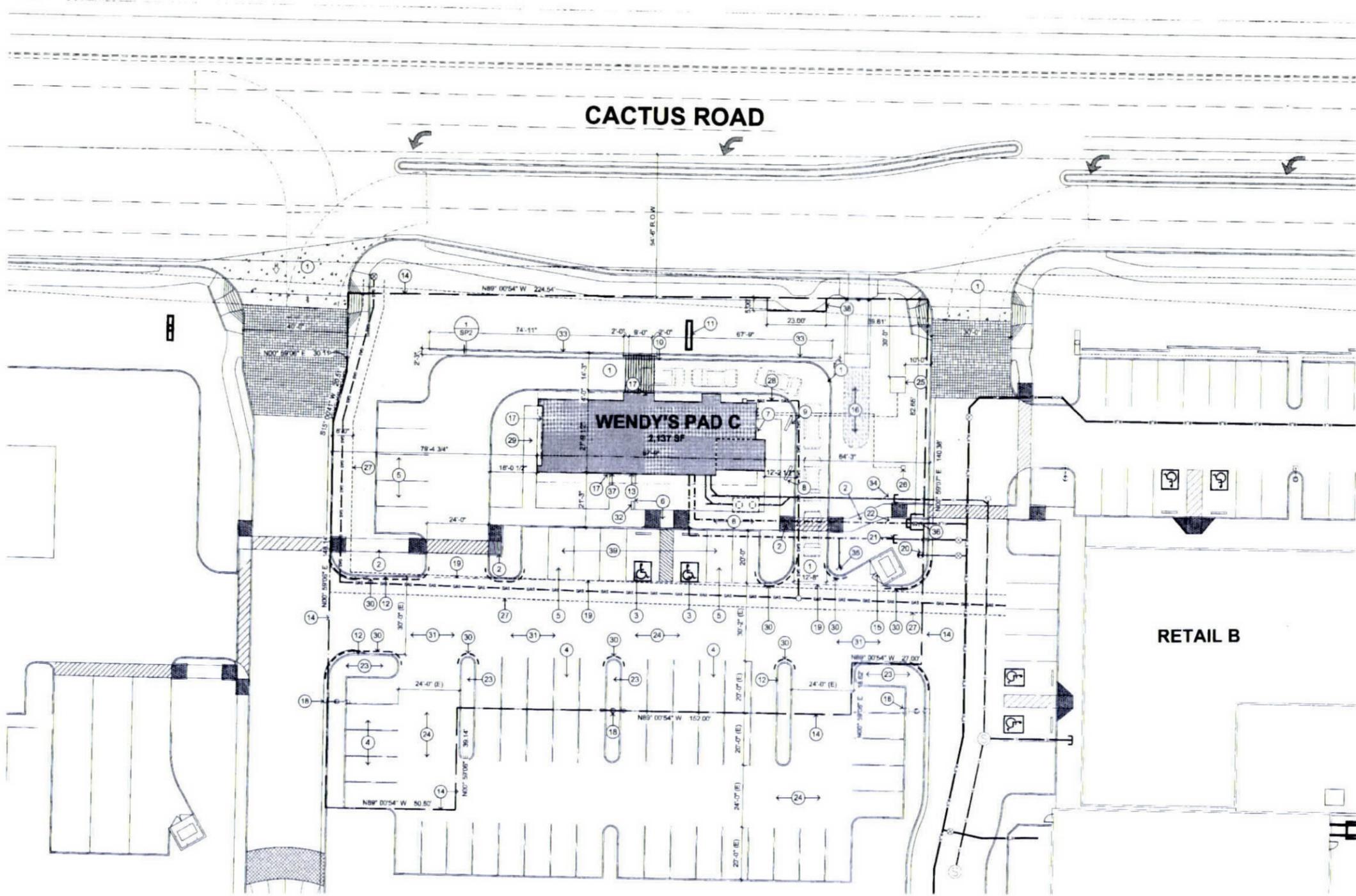
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- ### KEYED NOTES
- 1 12'-0" WIDE DRIVE THRU LANE
 - 2 SIDEWALK AND ADA SITE ACCESS
 - 3 EXISTING ADA PARKING FOR PAD
 - 4 EXISTING PARKING - 10' x 20' SPACES
 - 5 NEW PARKING - 10' x 20' SPACES
 - 6 NEW 8' WIDE SIDEWALK
 - 7 SERVICE DOOR
 - 8 PREVIEW MENU BOARD
 - 9 ORDER MENU BOARD
 - 10 DRIVE THRU - PICK-UP CANOPY
 - 11 WENDY'S MONUMENT SIGN
 - 12 EXISTING CURB
 - 13 RESTAURANT ENTRY
 - 14 PAD C LEASE LINE
 - 15 NEW TRASH ENCLOSURE - SEE SHEET AX FOR ELEVATIONS
 - 16 EXISTING DRAINAGE DITCH
 - 17 BUILDING SIGNAGE LOCATION
 - 18 EXISTING LIGHT POLE
 - 19 EXISTING TEMPORARY CURB LINE
 - 20 EXISTING FIRE HYDRANT ASSEMBLY PER AAWC DET 780-2
 - 21 EXISTING FIRE LINE STUB TO PAD. INSTALL BACKFLOW PREVENTION DEVICE AS REQUIRED
 - 22 EXISTING 2" WATER METER FOR PAD BUILDING
 - 23 EXISTING LANDSCAPING
 - 24 EXISTING PAVED PARKING AND STRIPPING
 - 25 PROPOSED LOCATION OF NEW ELECTRIC TRANSFORMER & UNDER GROUND CONDUIT RUN TO BUILDING
 - 26 PROPOSED LOCATION OF NEW PHONE SERVICE & UNDERGROUND CONDUIT RUN TO BUILDING
 - 27 8" WIDE EASEMENT FOR GAS LINE
 - 28 GAS LINE SERVICE TO BUILDING
 - 29 NEW 8' WIDE SIDEWALK
 - 30 RED FIRE LANE MARKING ON SIDEWALK CURBS
 - 31 FIRE LANE
 - 32 BIKE RACK
 - 33 36" TALL DRIVE THRU SCREEN WALL W/ STUCCO FINISH & PAINT TO MATCH BUILDING
 - 34 8" SANITARY SEWER STUB FOR PAD BUILDING
 - 35 FDC W/ HORN & RED STROBE WITH HORN MOUNTED NEXT TO IT, WITHIN 25' OF HYDRANT
 - 36 5' X 6' WATER METER EASEMENT
 - 37 FIRE DEPT. KNOX BOX TO BE WALL MOUNTED NEAR MAIN ENTRY
 - 38 23' X 5' SW EASEMENT
 - 39 PARKING SPACES THIS AREA TO BE OF COLORED CONCRETE (LIGHT TAN), FROM SIDEWALKS TO EXISTING ASPHALT DRIVE ISLE.

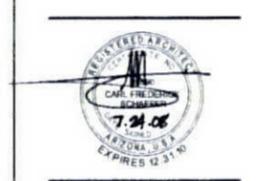
RECEIVED

PROJECT NUMBER: 08-126

DATE: 08-15-08

DATE: 01-01-2008

CONSULTANT'S: COMMUNITY DEVELOPMENT



CUP08-129

WENDY'S

PAD C - CACTUS PLAZA

SE CORNER OF CACTUS ROAD AND REEMS ROAD
CITY OF SURPRISE, ARIZONA

RESTAURANT PAD C SITE PLAN

RESTAURANT PAD C SITE PLAN - CACTUS PLAZA

SCALE: 1" = 20'-0"



PARKING CALCULATIONS:

26 SPACES REQUIRED.
(2,137 S.F. @ 80% / 180 S.F.)

29 SPACES PROVIDED TOTAL
(8 EMPLOYEE SPACES AT S.W. CORNER)
(24 CUSTOMER SPACES - REMAINING)

ALL SPACES 10' x 20' U.N.C.

LEGAL DESCRIPTION:

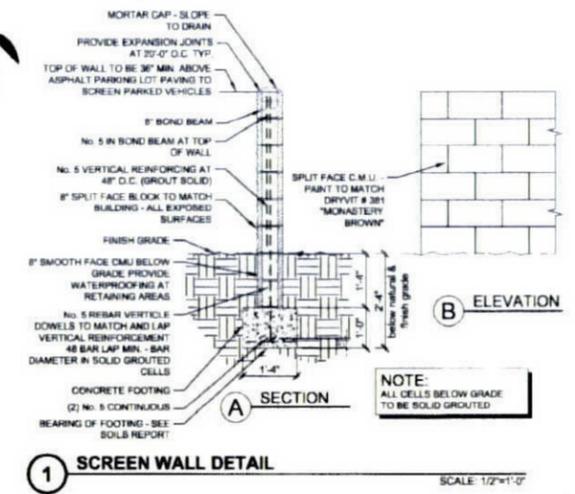
LOT #3 OF THE FINAL PLAT OF CACTUS PLAZA AS RECORDED IN BOOK 960 PAGE 15 RECORDS OF MARICOPA COUNTY, ARIZONA

SITE ACCESS NOTE:

ALL PROPOSED DEVELOPMENT PHASES DEPICTED ON THIS SITE PLAN SHALL BE PROVIDED A MINIMUM OF (2) SEPARATE POINTS OF UNDISRUPTED ACCESS WITH A MINIMUM WIDTH OF TWENTY FEET, INSTALLED AND MAINTAINED PURSUANT TO THE REQUIREMENTS OF THE CITY OF SURPRISE, ARIZONA.

ADDRESSING NOTE:

ADDRESSING NUMBERS SHALL BE DISPLAYED ON THE BUILDING VISIBLE AND LEGIBLE FROM CACTUS ROAD AND BE 6" HIGH X 2" WIDE IN A CONTRASTING COLOR



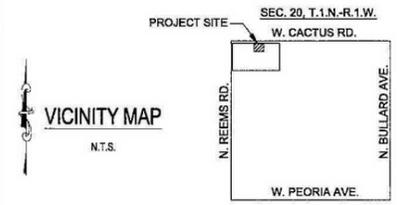
ideation
DESIGN GROUP

PHOENIX, ARIZONA 85004
100 EAST WASHINGTON ST. SUITE 270 PHOENIX, ARIZONA 85004
PH: 602.702.1781 FAX: 602.702.1848

INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE

SHEET NO. SP2

PRELIMINARY GRADING AND DRAINAGE PLAN FOR: WENDY'S RESTAURANT 15389 WEST CACTUS ROAD, SURPRISE, AZ. 85379



ARCHITECT:
IDEATION DESIGN GROUP
5013 E. WASHINGTON ST. SUITE 270
PHOENIX, AZ. 85034
TEL (602) 792-1781
FAX (602) 792-1846

ENGINEER:
NORTHPOINT ENGINEERING
10000 N. 31ST AVE. SUITE D-304
PHOENIX, ARIZONA 85051
TEL (602) 841-8118
FAX (602) 841-8125

OWNER:
CONTINENTAL CACTUS & REEMS LLC
W134 N8675 EXECUTIVE PKWY
MENOMONEE FALLS, WI. 53051
TEL (602) 604-2400
FAX

SITE ADDRESS:
15389 WEST CACTUS ROAD
SE COR. OF W. CACTUS RD. & N. REEMS RD.
SURPRISE, AZ. 85379

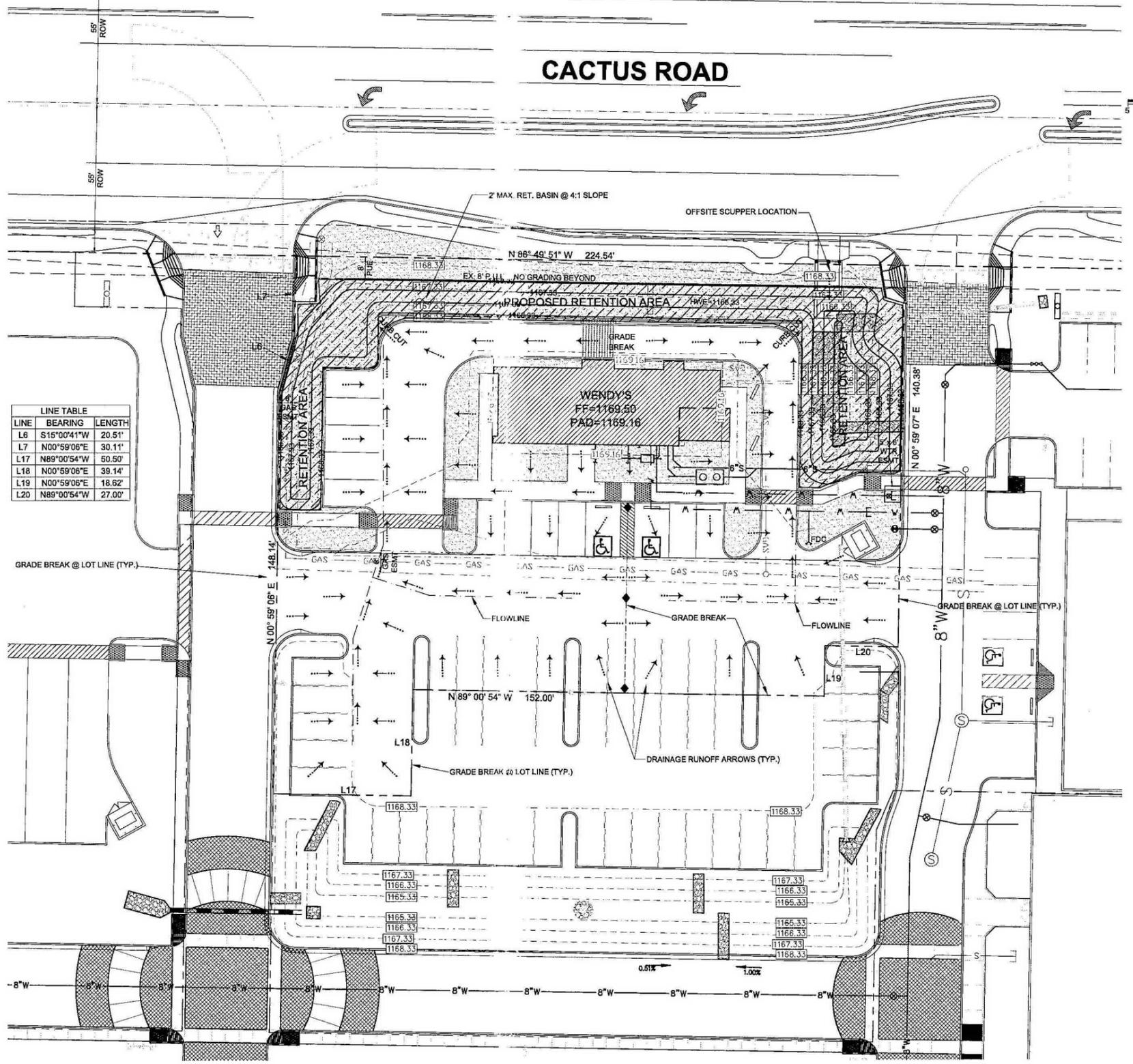
LEGAL DESCRIPTION:
LOT #3 OF THE FINAL PLAT OF CACTUS PLAZA AS RECORDED W/BOOK 960
PAGE 15 RECORDS OF MARICOPA COUNTY, ARIZONA

BENCHMARK:
A FOUND MARICOPA COUNTY D.O.T. BRASS CAP IN HAND HOLE AT
THE INTERSECTION OF W. CACTUS RD. AND N. REEMS RD.

LOT PARAMETERS:
LOT AREA 37,767 SF (0.867 AC.±)
ZONING PAD - SURPRISE
M.C. APN 501-97-632
BLDG. SQ. FT. 2,137 SF

ENGINEERS NOTES

1. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED ACCORDING TO INFORMATION PROVIDED BY THE AGENCY OPERATING EACH UTILITY. LOCATIONS SHOWN ARE APPROXIMATE ONLY, AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. CALL BLUE STAKE FOR FIELD LOCATION @ 602-263-1100.
3. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.
4. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
5. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
6. CONTRACTOR IS TO LOCATE ALL EXISTING PROPERTY MONUMENTS PRIOR TO CONSTRUCTION. A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE SHALL REPLACE ANY MONUMENTS DISTURBED DURING THE CONSTRUCTION OF THIS PROJECT.
7. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
8. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE ENGINEER REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES SET BY THE ENGINEER UNLESS ALL SURVEY STAKES SET BY THE ENGINEER ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN. IF IN THE OPINION OF THE ENGINEER, THE STAKES ARE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED TO CORRECT ANY ITEM OR IMPROPER CONSTRUCTION WORK IN THIS DEVELOPMENT SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.
9. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH THE MAG SPECIFICATION 401 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
10. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
11. CONTRACTOR SHOULD CONTACT ENGINEER SHOULD ANY DISCREPANCIES OR QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS ARISE, FAILURE TO DO WILL RELIEVE ENGINEER OF ALL LIABILITY.
12. SHOULD CONTRACTOR REQUEST A FIELD CHANGE, SUBMIT TO ENGINEER DRAWINGS OF SAID CHANGES FOR REVIEW.



LINE	BEARING	LENGTH
L6	S15°00'41"W	20.51'
L7	N00°59'06"E	30.11'
L17	N89°00'54"W	50.50'
L18	N00°59'06"E	39.14'
L19	N00°59'06"E	18.62'
L20	N89°00'54"W	27.00'

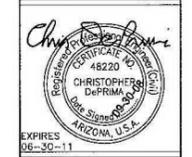
NorthPoint Engineering
15820 North 84th Street, Suite 25
Scottsdale, Arizona 85260
Phone (480) 922-8118
Fax (480) 951-7405

REVISIONS

No.	DESCRIPTION	DATE

ENGINEER'S CERTIFICATION
ALL FINISHED FLOOR ELEVATIONS SHOWN ON THESE PLANS ARE FREE FROM INUNDATION DURING THE 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS.

I CERTIFY THAT THE HISTORICAL DRAINAGE PATTERN AND CHARACTERISTICS OF THIS PROPOSED DEVELOPMENT HAVE BEEN MAINTAINED.



WENDY'S RESTAURANT
SE COR. OF W. CACTUS RD. & N. REEMS RD.
15389 WEST CACTUS ROAD, SURPRISE, AZ. 85379
PRELIMINARY GRADING & DRAINAGE PLAN

CALL THE WORKING DAYS
FOR THE BEST
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

JOB NO. 08018
DATE: 09-30-08
DESIGN BY: DAM
DRAWN BY: GES
CHECKED BY: CFD

PRELIMINARY GRADING

C-2

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

PADA08-126

Planned Area Development Amendment

for:

**Sierra Montana Crossing Comprehensive Sign
Program**

Planning and Zoning Commission
Hearing Date: **November 18, 2008**

STAFF:	Adam Copeland, Planner 623.222.3137
LOCATION:	Southwest corner of Cotton Lane and Greenway Road within the Sierra Montana Planned Area Development.
DESCRIPTION OF THE REQUEST:	Approval of a planned area development amendment.
SUMMARY ANALYSIS:	The applicant is requesting a planned area development amendment approval to accommodate a comprehensive sign program request.

SUGGESTED MOTION:	I move to approve PADA08-126, a planned area development amendment for Sierra Montana Crossing Comprehensive Sign Program, and to adopt staff's findings and stipulations 'a' and 'b.'
--------------------------	---

**City of Surprise
Planning and Zoning Division**

EXECUTIVE SUMMARY

**PADA08-126
Sierra Montana Crossing Comprehensive Sign Program**

APPLICANT:	Charlie Gibson Bootz and Duke Sign Company 4028 W. Whitton Avenue Phoenix, AZ 85019 P: 602-272-9356 F: 602-272-4608
OWNER:	Peter Nelson Cotton Greenway Partners LLC 6920 E. Shea Blvd #203 Scottsdale, AZ 85254 P: 602-738-6399
HEARING DATE:	November 18, 2008
STAFF:	Adam Copeland
LOCATION:	Southwest corner of Cotton Lane and Greenway Road within the Sierra Montana Planned Area Development.
DESCRIPTION of the REQUEST:	Approval of a planned area development amendment.
STAFF RECOMMENDATION:	Approval.
SUMMARY ANALYSIS:	The applicant is requesting a planned area development amendment approval to accommodate a comprehensive sign program request.

HISTORY

1. Sierra Montana Crossings master site plan was approved by the Planning and Zoning Commission on August 21, 2007. The master site plan included a Fresh and Easy Neighborhood Market, a CVS Pharmacy, and Wells Fargo Bank. Phase II for the master site plan was submitted to the Community Development Department on March 13, 2008 as a concept review.

STAFF ANALYSIS

Proposal:

The city does not have a comprehensive sign program, but is currently in the process of revising the sign code to include one. In order for larger commercial projects to receive approval on a comprehensive sign program, they first need to be in a planned area development. Planned area development zoning, when amended, allows for modified performance standards from the existing code.

If the applicant were to comply with the existing sign code in the existing ordinance, they would be restricted by both the number and size of signage. Staff reviewed the size and scale of the commercial site and found that the subject request will not have a detrimental effect on the public health, safety, or welfare of neighboring residential communities.

The Marketplace at Prasada Master Site Plan adjacent and east of the subject site was approved with one fifteen (15) foot monument sign along Cotton Lane and one fifteen (15) foot monument sign along Greenway Road. The Sierra Montana Crossing master site plan has almost double the frontage along Cotton Lane and is proposed to include more tenants and minor anchors.

The materials and colors of the proposed signage are consistent with the approved elevations and colors in the Sierra Montana Crossing master site plan.

Proposed signage:

Sign Type	Height	Quantity
Type A	15'-0"	6 total Four* along Cotton Lane and two along Greenway Road
Type B	3'-10"	1 on the corner of Cotton Lane and Greenway Road

*See stipulation 'b'

Departmental Review:

The Traffic Division had no comments.

The Fire Department had no comments.

The Planning Division had comments on the architecture, color, and the number of signs proposed. The applicant revised the plan and eliminated two monument signs. Staff is proposing removal of one additional signs along Cotton Lane and one along Greenway Road (see stipulation b).

The Building Safety Division had no comments.

The Water Services Department had no comments.

The Engineering Department had comments regarding the placement of the signs in relation to the volume needed in the drainage channel that runs along Cotton Lane. The applicant provided a drainage report to illustrate that the proposed signage will not affect the volumes needed for retention and drainage.

FINDINGS

1. Staff finds that the proposed planned area development amendment complies with Section 125-194 planned area development zone of the Surprise Municipal Code.
2. Staff finds that the proposed development meets the guidelines that are set forth in the Planning and Design Guidelines Chapter 1 through 9.
3. Staff finds that the proposed development is consistent with the Surprise General Plan 2020 low-density residential land use classification.

STIPULATIONS

REQUIRED ACTIONS: The applicant and/or owner shall comply with the following stipulations to Case PADA08-126, Sierra Montana Crossing Comprehensive Sign Program.

- a. All tenant wall signs will be calculated and measured as a sum of the smallest rectangle that will enclose each word and each graphic in the total sign.
- b. The applicant shall remove from the Planned Area Development Agreement one fifteen (15) foot monument sign along Cotton Lane and one fifteen (15) foot monument sign along Greenway Road.

Vicinity Map

Sierra Montana Crossing





Arizona Department of Transportation

Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Victor M. Mendez
Director

Sam Elters
State Engineer

July 17, 2008

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374

RE: **Sierra Montana** /PADA08-126/ SWC of Greenway and Cotton Lane

Dear Ms. Dager:

Thank you for your notification regarding the Minor PAD Amendment on the above referenced subject. After a complete review, we have concurred that at this time the proposed project will not have an impact to our highway facilities in this area.

ADOT does reserve the right to review and comment any further development plans, changes and or additions for this site, as to any impact they may have on the State Highway System.

Should you have any questions, you may contact me at 602-712-8876, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, MD 612E, Phoenix, Arizona 85007. Thanking you in advance for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Annette Close".

Annette Close
Administrative Assistant III
Right of Way Project Management
aclose@azdot.gov



2001 Award Recipient

Sierra Montana
—C—R—O—S—S—I—N—G—

COMPREHENSIVE SIGN PLAN
SWC of Greenway Road and Cotton Lane

OWNER:

Cotton Greenway Partners, LLC
1001 Sixth Street – Suite 100
Manhattan Beach, CA 90266

SIGNAGE CONSULTANT:

Bootz & Duke Sign Company
Contact: Charlie Gibson
4028 West Whitton
Phoenix, AZ 85019
(602) 272-9356 Phone
(602) 272-4608 Fax

October 9, 2008

RECEIVED

OCT 14 2008

COMMUNITY
DEVELOPMENT

PADA08-126

**SIERRA MONTANA CROSSING
GENERAL REQUIREMENTS
SITE SIGNAGE AND BUILDING SIGNAGE**

Introduction

Sierra Montana Crossing is a distinct mixed-use and commercial development offering a variety of shopping and dining experiences. The overall design concept this center offers is a strategically integrated environment providing convenient and efficient vehicular and pedestrian access to a high quality commercial core.

Sierra Montana Crossing consists of approximately 18 acres located in City of Surprise at the SWC of Greenway Rd & Cotton Lane. The center's architecture is designed to be distinctive, while complimenting adjacent commercial developments.

This signage submittal has been created to fulfill the objectives and standards of the City of Surprise for signage within the community and generally consistent with the PAD zoning and the City Code. The proposed sign package is consistent with and in harmony with the number, size and scale of signs for this type of development with in this major regional commercial corridor along two main arterials.

Through the PAD Minor process, sign ordinance provisions may be varied to best attenuate the needs of a particular development. In this case, Sierra Montana Crossing is located immediately with in several developed or planned major retail developments. In light of the intensity of the surrounding land and transportation uses, this site justifies (as does precedent) deviation from the City's standard sign ordinance provisions.

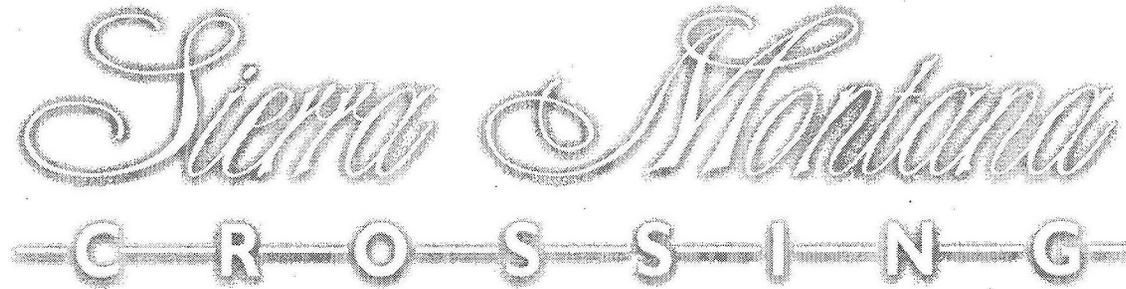
Project Description

Sierra Montana Crossing will include several freestanding Pad Buildings, freestanding retail buildings and potential, Major Anchors, offices and Shops Tenants. The project's architecture is designed to be consistent with the goals and desires of the community while providing a distinct identity.



SITE SIGNAGE

SIERRA MONTANA CROSSING



Freestanding Sign Matrix

SIGN	SIGN TYPE	FUNCTION	LOCATION	QUANTITY	HEIGHT	SIZE	ILLUMINATION	MATERIALS
A Monument	Monument	Multi-tenant identification	Cotton Lane & Greenway Road	4 – Cotton Ln 2 – Greenway Rd	Fifteen (15') feet to top of sign	80 SF maximum sign area exclusive of architectural embellishment	Internally illumination	Masonry, Stucco, Brushed Aluminum, Powder Coat and Acrylics
B Monument	Monument	Center identification	Corner of Greenway Rd & Cotton Ln	1	Four (4') feet to top of sign	15 SF maximum sign area exclusive of architectural embellishment	Internally illuminated	Masonry, Stucco, Brushed Aluminum, Powder Coat and Acrylics



BUILDING SIGNAGE

Sierra Montana

C-R-O-S-S-I-N-G

Building Sign Matrix – Major Tenants

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Major tenant with occupancy greater than 15,000 SF but less than 50,000 SF	Wall Mounted Signs	Tenant Identification	All elevations	80% of Sign Band	1.5 SF/Linear foot of building frontage (typical)	Interior, Halo Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
Major tenant with occupancy less than 15,000 SF	Wall Mounted Signs	Tenant Identification	All elevations	80% of Sign Band	1.5 SF/Linear foot of building frontage (typical)	Interior, Halo Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material

Sierra Montana

CROSSING

Building Sign Matrix – Shop Tenants

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Shop Tenants	Wall Signs	Tenant Identification	Wall surfaces and architectural features designed to accommodate signage	Within building silhouette	1.5 SF/Linear foot of building frontage (typical) 80% Maximum Of sign fascia	Interior, Halo Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material

Sierra Montana

CROSSING

Building Sign Matrix – PAD Tenants

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Pad Tenant	Wall Signs	Tenant Identification	Wall surfaces and architectural features designed to accommodate signage	Within building silhouette	1.5 SF/Linear foot of building frontage (typical)	Interior, Halo Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	Menu Signs	Menu display and pricing	Drive Thru	Per Sign Ordinance	Per Sign Ordinance	Interior and ground illumination	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	Traffic Directionals	Vehicular	Driveways and drive-thru as required	Per Sign Ordinance	Per Sign Ordinance	Interior and ground illumination	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	ATM	ATM	Wall or freestanding	Per Sign Ordinance	Per Sign Ordinance	Interior and ground illumination	Aluminum, Acrylic, Painted Metal, Flexface Material

Comprehensive Sign Program

Cotton Greenway Partners, LLC
1001 Sixth Street - Suite 100
Manhattan Beach, CA 90266

Sierra Montana Crossing
SWC of Greenway Rd & Cotton Lane

Revision Date:
October 9, 2008

Prepared by:



Signs

- ADDRESS: 4028 W. WHITTON PHX, AZ, 85019
- PHONE: (602)-272-9356
- FAX: (602)-272-4608
- www.bootzandduke.com

**SIERRA MONTANA CROSSING
COMPREHENSIVE SIGN PACKAGE**
Sign specifications and Requirements

The purpose of this Comprehensive Sign Package is to create a graphic environment that is individual and distinctive in identity for the merchant and also compatible with other signs within the Property. The total concept should give an impression of quality and professionalism, as well as, instill a good business image.

The following specifications shall be used for the design of all signage within Sierra Montana Crossing; however, in all cases, final written approval by Cotton Greenway Partners, LLC (the "Owner"), and/or Declarant as such is defined in the declaration and/or it's respective assignees is required prior to manufacturing and installation of all signs.

For purposes of this Master Signage Plan, any reference herein to "Tenant" shall also include all tenants, subtenants, licensees and other occupants of Owner's Parcel.

Reference is also hereby made to that certain Declaration of Covenants, Conditions and Restrictions for Sierra Montana Crossings Commercial center recorded on March 3, 2008, as Instrument No. 2008-188486 in the official records of Maricopa County, Arizona (as originally recorded and as thereafter amended from time to time, the "Declaration")

PROCEDURE: All signage drawing proposals will be submitted in three (3) copies to Cotton Greenway Partners, LLC and/or it's assignee for written approval, prior to application for sign permit from the City of Surprise.

NOTICE:

WRITTEN APPROVAL AND CONFORMANCE WITH THE REQUIREMENTS SET FORTH HEREIN DOES NOT IMPLY CONFORMANCE WITH APPLICABLE LAWS, CODES, RULES, AND REGULATIONS PROMULGATED BY THE CITY OF SURPRISE OR ANY OTHER APPLICABLE GOVERNMENTAL AGENCY OR BODY (COLLECTIVELY, THE "LAWS"). ALL SIGNAGE LOCATED WITHIN THE PROPERTY SHALL BE APPROVED IN WRITING BY COTTON GREENWAY PARTNERS, LLC AND/OR DECLARANT AS SUCH IS DEFINED IN THE DECLARATION, SHALL COMPLY WITH THE APPLICABLE LAWS AND RECEIPT BY TENANT OF A SIGN PERMIT MUST BE RECEIVED PRIOR TO MANUFACTURING AND INSTALLATION OF ANY SIGNAGE.

A. GENERAL PROVISIONS

1. All signs and signage programs must comply to the requirements of this Comprehensive Sign Package, the City of Surprise, the Declaration and all applicable laws. Applications and submittals for signage permits shall be per the City of Surprise procedure and requirements.
2. Signs shall identify the person or company operating the use conducted within the shopping center. No off-premises advertising is permitted.

B. GENERAL REQUIREMENTS

1. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted or affixed in any manner to any part of the building exterior or glass except as approved in writing by Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration and/or it's respective assignees.
2. Each Tenant shall defend, indemnify and hold Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration and/or it's respective assignees harmless for, from, and against all claims, costs (including attorneys' fees, expert witness fees and other litigation related costs), damages, expenses, liabilities and losses arising from the installation, maintenance and repair of Tenant's signs.
3. Each electrical sign, and the installation thereof, shall comply with all applicable Laws. Double back connections must be utilized for all electrical connections through the building structure.
4. Tenant shall obtain all necessary permits for signs and the construction and installation of signs.
5. No labels shall be placed on the exposed surfaces of signs except those required by applicable laws. Required labels shall be applied in inconspicuous locations.
6. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight manner.
7. The use of a crest, shield, logo, or other established corporate insignia or modifier which has been displayed or associated with Tenant's firm name shall be permitted subject to Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration and/or it's respective assignees written approval.
8. Any sign that does not conform with the requirements of this Master Signage Plan or was not approved by the Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration and/or it's respective assignees as required hereby shall be immediately removed or brought into conformance at the Tenant's expense.
9. Monument signs may be constructed individually. Monument sign permitting and installation schedule to be determined by Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration and/or it's respective assignees
10. Center ID on monuments may be changed at any time monument signs are permitted if name of center is modified.

C. SPECIFIC REQUIREMENTS FOR BUILDINGS SIGNAGE

1. Anchor Tenants

A. Size Guidelines

1. Each Anchor will be allowed one and one-half (1.5) square feet of building signage per foot of linear building frontage.

A. Each frontage will be calculated independently

(Example: If a Anchor has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage.)

2. The square footage for an individual sign will be calculated by using two(2) rectangles that contain the entire sign (Letter descenders do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as apart of the total signage area. *Calculating Rectangles may be rotated to allow for unique sign shapes.*

3. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty(30) feet wide will be twenty-four(24) feet).

4. Height: Sign may not exceed 80% of SIGN BAND height

2. Major Tenants

A. Size Guidelines

1. Each Majors will be allowed one and one-half (1.5) square feet of building signage per foot of linear building frontage.

A. Each frontage will be calculated independently

(Example: If a Major has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage)

2. The square footage for an individual sign will be calculated by using two(2) rectangles that contain the entire sign (Letter descenders do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as apart of the total signage area. *Calculating Rectangles may be rotated to allow for unique sign shapes.*

3. Pan Channel Letters must be a minimum of five (5) inches in depth and a maximum of ten (10) inches in depth.

4. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet).

5. Height: Sign may not exceed 80% of SIGN BAND height

3. Minor Tenants

A. Size Guidelines

1. Each Minors will be allowed one and one-half (1.5) square feet of building signage per foot of linear building frontage.

A. Each frontage will be calculated independently
(Example: If a Minor has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage)

2. The square footage for an individual sign will be calculated by using two(2) rectangles that contain the entire sign(Letter descenders do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as apart of the total signage area. *Calculating Rectangles may be rotated to allow for unique sign shapes.*

3. Pan Channel Letters must be five (5) inches in depth

4. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet).

5. Height: Sign may not exceed 80% of SIGN BAND height

4. Pad Tenants

A. Size Guidelines

1. Each Pads will be allowed one and one-half (1.5) square feet of building signage per foot of linear building frontage.

A. Each frontage will be calculated independently
(Example: If a Pad has 4 elevations, each elevation is entitled to have a building sign based on that elevation frontage)

CRITERIA

2. The square footage for an individual sign will be calculated by using two (2) rectangles that contain the entire sign (Letter descender do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as apart of the total signage area. *Calculating Rectangles may be rotated to allow for unique sign shapes.*
 3. Pan Channel Letters must be five (5) inches in depth
 4. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet).
 5. Height: Sign may not exceed 80% of SIGN BAND height
5. Shops & Inline Tenants
- A. Size Guidelines
1. Each Shop or Inline Tenant will be allowed one and one-half (1.5) square feet of building signage per foot of linear building frontage.
 - A. Each frontage will be calculated independently
(Example: If a Shop or Inline Tenant has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage)
 2. The square footage for an individual sign will be calculated by using two (2) rectangles that contain the entire sign (Letter descenders do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as apart of the total signage area. *Calculating Rectangles may be rotated to allow for unique sign shapes.*
 3. Pan Channel Letters must be five (5) inches in depth.
 4. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet).
 5. Height: Sign may not exceed 80% of SIGN BAND height
 6. Any Inline suite is guaranteed a minimum of forty (40) square feet of Signage

D. LIGHTING

1. All electrical will be U.L. or equivalent approved.
2. Primary copy (store name) required to be lighted. Illumination of secondary copy such as crests, shields, logos, established corporate insignias, or any other modifiers is subject to Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration and/or it's respective assignees written approval.
3. Electrical power shall be brought to required location at Tenant's expense. The routing and location of other required items shall not be visible on the front of fascia.
4. Penetration of structure and graphics beams shall be kept to a minimum and must have proper insulation for voltage cable, and sealed in a waterproof manner.
5. Transformers shall be concealed behind fascia and mounted in metal boxes.

E. DETAIL DRAWING

1. Three copies of a complete sign detail package by Owner's or Declarants sign company, shall be submitted to Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration and/or it's respective assignees for final review and written approval.
2. Elevation of building fascia and sign shall be drawn using a minimum ¼" to 1" scale.
3. Drawing shall indicate the following specifications:
 - a. Type, thickness, and color of Plexiglas type of material used for backs, returns, and trim caps, including color
 - b. Finish used on returns
 - c. Type of illumination and mounting method
4. Drawing must include fascia cross section showing electrical connections.

F. SIGNAGE REMOVAL

If Tenant is allowed or required to remove their sign for whatever reason, Tenant shall patch and repair any damage to the building to Owner's or Declarants satisfaction. Tenant's Sign Contractor shall repair any damage caused by said contractor's work, or by its agents or employees and Tenant shall be liable for the operations of Tenant's Sign Contractor.

G. WINDOW SIGNAGE

Window signs shall not to exceed two (2) square feet shall be limited to store name, hours, and phone numbers on the front door only. Any other variations must be approved by Cotton Greenway Partners, LLC and/or it's respective assignees in writing.

Window signs to be created in a professional manner, and approved by Cotton Greenway Partners, LLC and/or it's respective assignees.

H. TRAILER SIGNS OR TEMPORARY SIGNS ON GOING OUT OF BUSINESS SIGNS WILL NOT BE PERMITTED.

I. ADDRESS SIGNS

Each store is required to display a street address and suite number above storefront door and service door of four (4) inch white exterior vinyl.

J. THE FOLLOWING ARE NOT PERMITTED

Roof signs.

Cloth signs or streamers hanging in front of business.

Exposed seam tubing.

Animated or moving components.

Intermittent or flashing illumination.

Iridescent painted signs.

Letter mounted or painted-on illuminated panels.

Signs or letters painted directly on any surface, including but not limited to store front glass.

Signs will not be permitted to be installed or placed along perimeter of Property.

All banners except for "Grand Opening" banners - Grand opening banners are subject to the approval of the City of Surprise and Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration.

K. AUTHORIZED SIGN VENDORS

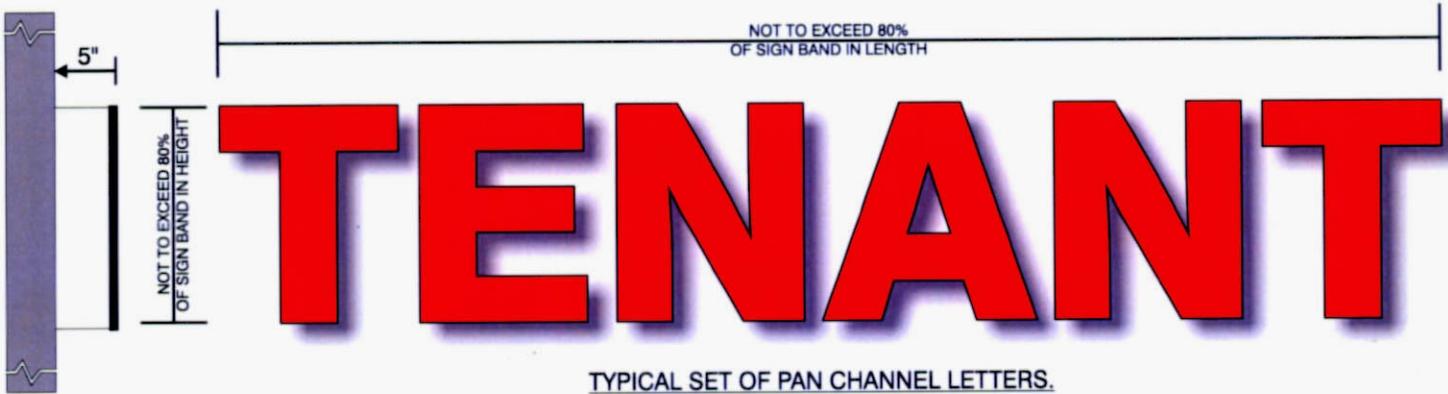
All sign vendors are subject to Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration and/or it's respective assignees approval

If you have any questions please call:

Charlie Gibson
Bootz and Duke Sign Company
4028 W. Whitton Ave
Phoenix, AZ 85019

Phone: 602-272-9356
Fax: 602-272-4608

Charlie@bootzandduke.com



TYPICAL SET OF PAN CHANNEL LETTERS.

SIDE VIEW

FABRICATE & INSTALL

TYPICAL SET OF ILLUMINATED PAN CHANNEL LETTERS.

CONSTRUCTION

- .063" ALUMINUM BACKS.
- .040" ALUMINUM RETURNS, 5" DEEP, COLOR TO BE DETERMINED BY TENANT.
- 3/4" TRIM CAP, COLOR TO BE DETERMINED BY TENANT.

VINYL

COLOR TO BE DETERMINED BY TENANT, AS NEEDED.

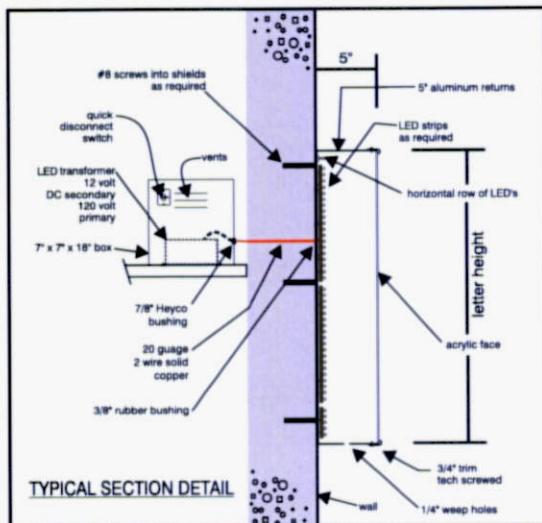
FACE

COLOR TO BE DETERMINED BY TENANT.

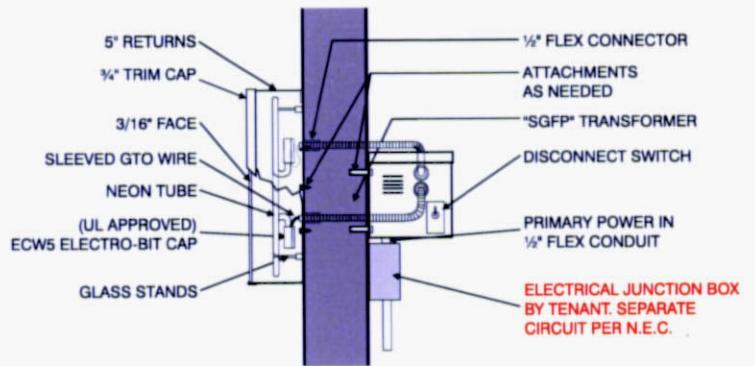
ILLUMINATION

- SINGLE TUBE, DOUBLE TUBE AND OR GRID - 4" MAX STROKE BETWEEN TUBES.
- DOUBLE BACKS W/ELECTRO-BIT RUBBER BOOTS.
- 30MA REMOTE TRANSFORMERS.
- Or LED's with REMOTE POWER PACKS.

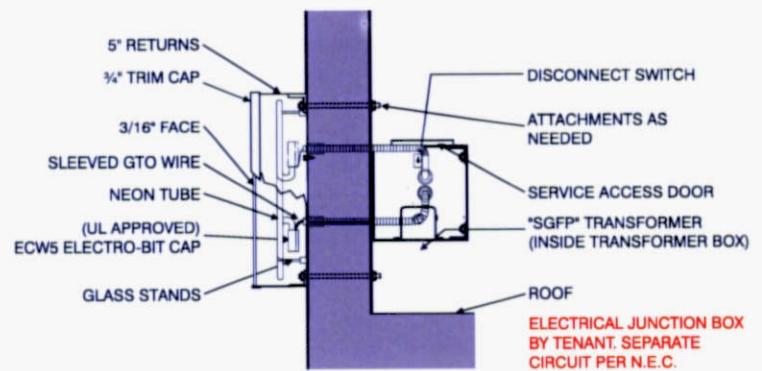
PAN CHANNEL LETTERS W/ L.E.D ILLUMINATION



PAN CHANNEL LETTERS WITH TRANSFORMER BEHIND WALL



PAN CHANNEL LETTERS ON REMOTE RACEWAY (ABOVE ROOF)



- Manufacture & Install a double faced internally illuminated aluminum monument sign.
- Sign will be illuminated with 800ma CW/HO fluorescent lamps.
- Center ID will be routed out and backed with 1/2"clear acrylic push thru, with 3M HP Trans vinyl applied as shown
- Tenant panels will be raised 2" from sign
- Install on standard steel pipes in ASA approved concrete footings. Electrical service to installation site should be existing, if not, will be provided by others
- .25" Aluminum painted with a smooth satin finish for address numbers

38"
24"

15'-0" (180")
as measured from curb

24"
24"
24"
24"

10'-8" (128")
9'-6.5" (114.5")
7'-8" (92")
44.5" 44.5"

Sierra Montana
-C-R-O-S-S-I-N-G-

Tenant

Tenant

Tenant

Tenant

Tenant

Tenant

12345

Curb Height

Slope

Pass thru

A1 A2 A3 A4 A5 A6

Double Faced Multi-Tenant Center ID Monument

Scale: 3/8"=1'

Engineering Specifications
All Signs Fabricated as per
A.S.A. Specifications & 2006 I.B.C.

Electrical Specifications
All Signs Fabricated as per
2005 N.E.C. Specifications

			
Silverado Weathered Ledgestone CSV 2061	Dunn Edwards DE 6129 "Rustic Toupe" Med. Montex Finish	Dunn Edwards DE6130 "Wooded Acre" Med. Montex Finish	Sherwin Williams SW 2806 "Rockwood Brown" Med. Montex Finish

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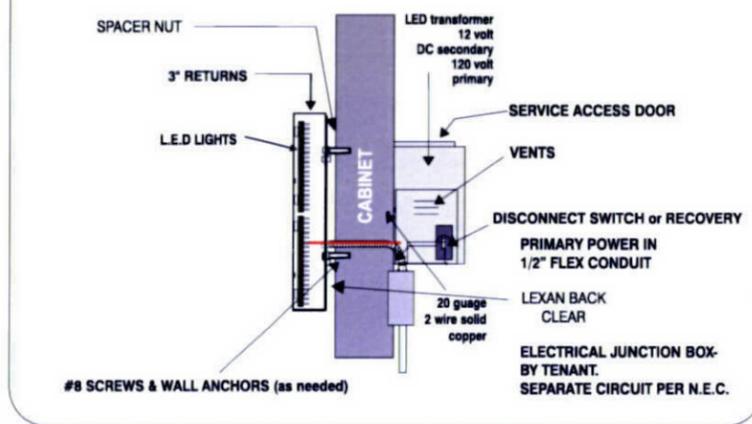
NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING



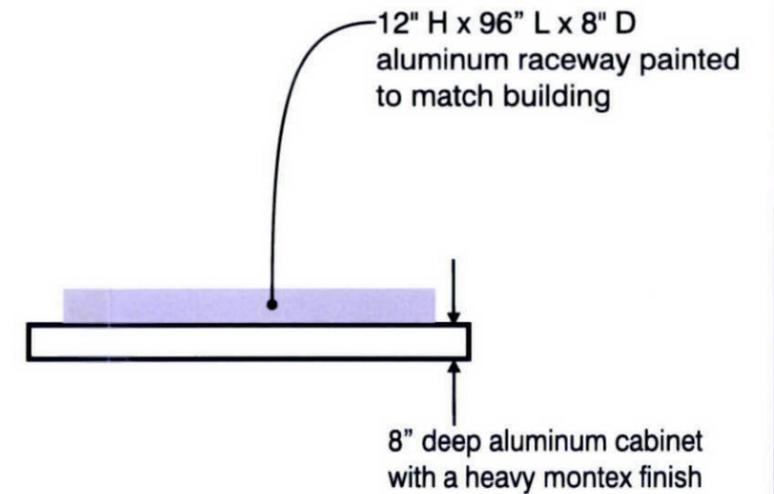
Signs

CUSTOMER: Sierra Montana Crossing	ADDRESS: 4028 W. Whitton Ave. - Phoenix, AZ - 85019
ADDRESS: SWC of Cotton Lane & Greenway Rd	WEBSITE: www.bootzandduke.com
SALESMAN: Charlie Gibson	PHONE #: (602) 272-9356
DESIGNER: AVMorales II	FAX #: (602) 272-4608
DESIGN #: A-1128-08	REVISION: [0]~ Date
DATE: March 25, 2008	PAGE #: 1 of 3

HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS WITH L.E.D. ILLUMINATION

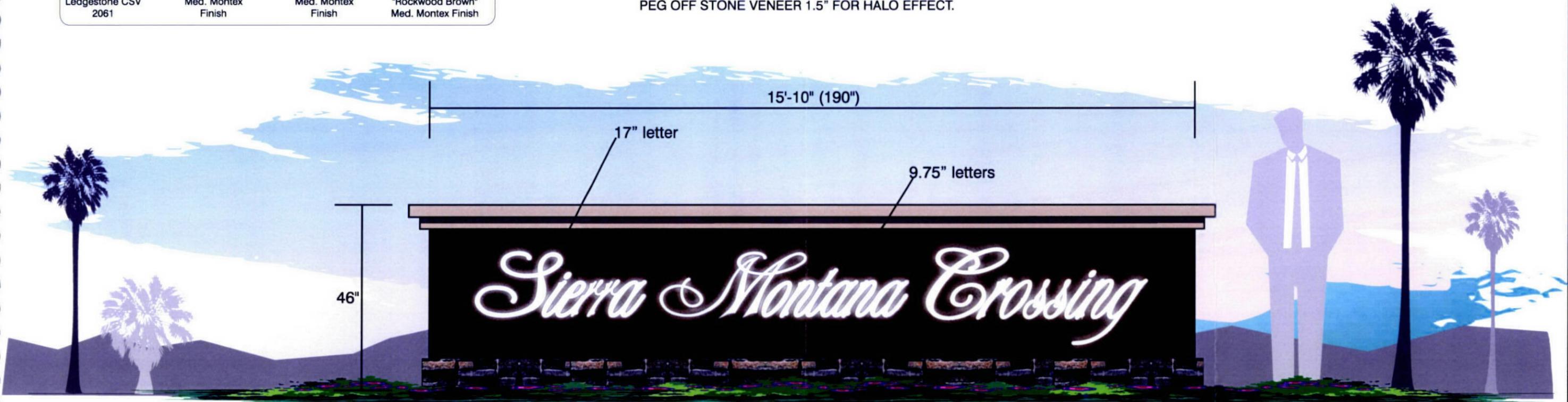
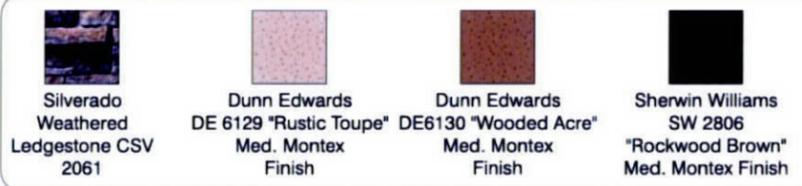


PLAN VIEW WITHOUT DECORATIVE CAP ELEMENT



B Single Face Illuminated Corner Feature Display
Scale: 1/2"=1'

FABRICATE & INSTALL (1) ONE SET OF HALO-ILLUMINATED REVERSE CHANNEL LETTERS. ALUMINUM CONSTRUCTION PAINTED WHITE WITH A SMOOTH SATIN FINISH. WHITE NEON FOR HALO-ILLUMINATION. CLEAR LEXAN BACKS. PEG OFF STONE VENEER 1.5" FOR HALO EFFECT.



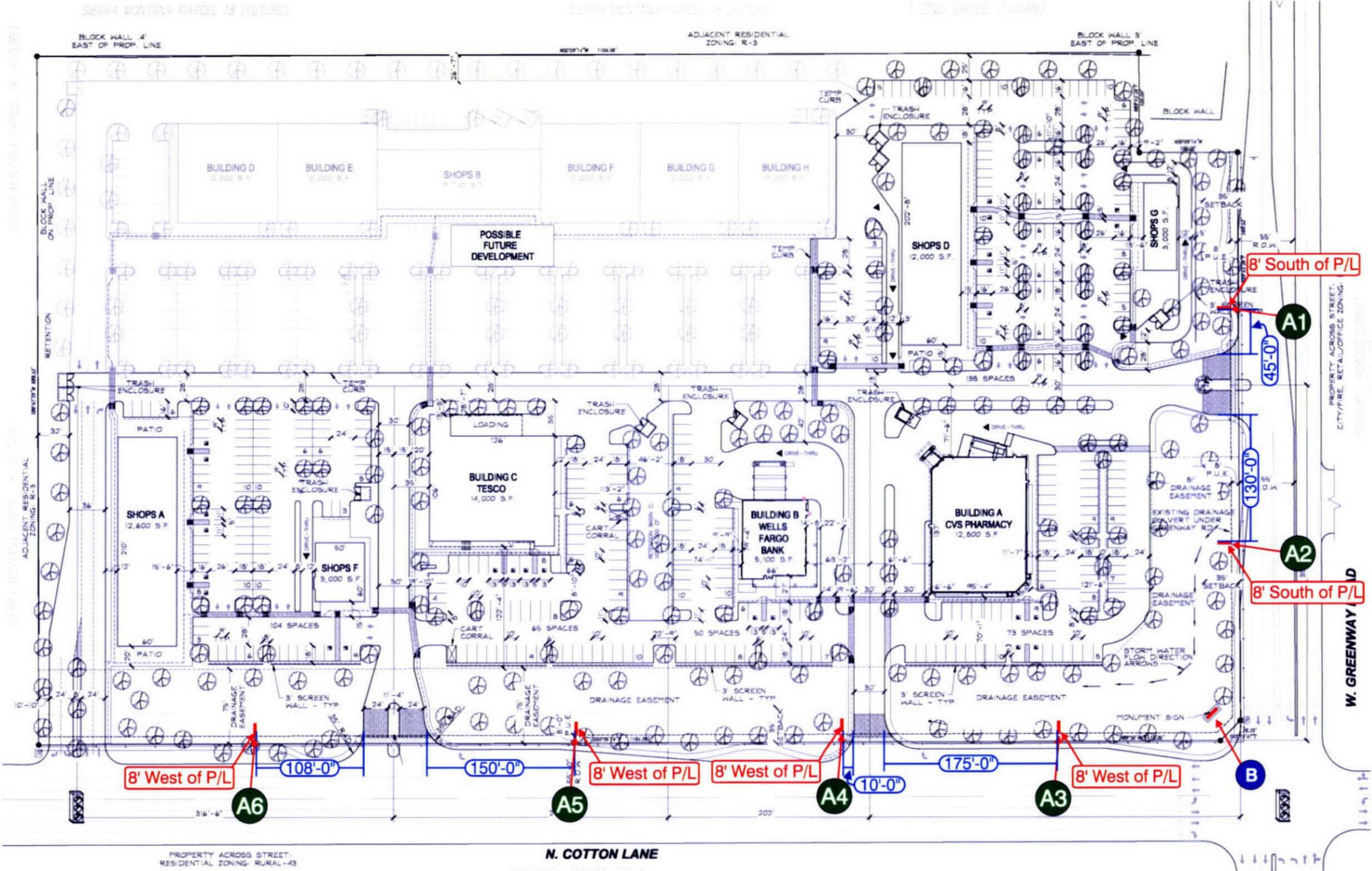
Electrical Specifications
All Signs Fabricated as per 2005 N.E.C. Specifications

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NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING



CUSTOMER:	Sierra Montana Crossing	ADDRESS:	4028 W. Whitton Ave. - Phoenix, AZ - 85019
ADDRESS:	SWC of Cotton Lane & Greenway Rd	WEBSITE:	www.bootzandduke.com
SALESMAN:	Charlie Gibson	PHONE #:	(602) 272-9356
DESIGNER:	AVMorales II	FAX #:	(602) 272-4608
DESIGN #:	A-1128-08	REVISION:	[0] ~ Date
DATE:	March 25, 2008	PAGE #:	2 of 3



- A1 A2 A3 A4 A5 A6** Double Faced Multi-Tenant Center ID Monument
- B** Single Face Illuminated Corner Feature Display

SITE PLAN
SCALE: 1" = 60'-0"

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Signs

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