



**Illuminated & Non-Illuminated Architectural Signage • Awnings  
Canopies • Fascia • Neon • Outdoor Lighting • Flagpoles • Crane Service  
STATEWIDE FROM PRESCOTT VALLEY & PHOENIX**

June 21, 2021

Gila River Indian Community  
Department of Land Use Planning and Zoning  
P.O. Box E  
291 W Casa Blanca Rd.  
Sacaton, AZ 85147

RE: Setback Variance Request for Freestanding Sign at Akimel Gateway

To the Department of Land Use Planning and Zoning,

On behalf of the developer Trammell Crow, Signs Plus is requesting the approval of a variance based on Subsection 20.127. for the new construction addition of a pylon sign within the recommended 75' setback from any dedicated street. The justification for encroachment into this 75' setback from 40<sup>th</sup> St. is based on the following information.

20.127.C 1. – The shape and alignment of this new construction site would make relocating this proposed directional pylon sign location impractical. The property only allows for a small strip of the property close enough to 40<sup>th</sup> St to be utilized for this sign. Understanding that we will be encroaching into the 75' required setback from a dedicated street, we have designed this sign to only be as large as necessary and feel it will be a great addition to the development and surrounding properties.

20.127.C 2. – This sign location has been part of the approved site plan, approved building plans, and approved COC since submitted with no comment from any interested parties.

20.127.C 3. – As a large distribution center, there will be many trucks driving to and from this site. Although there is a freeway pylon to ensure truckers get off the freeway at the correct exit, without this directional pylon sign, it is highly possible the truckers could miss the correct driveway. This is the main purpose and need of this sign in this location.

20.127.C 4 – This hardship was not caused by anyone with an interest in the property.

20.127.C 5 – The addition of this sign will not be detrimental to public welfare or injurious to surrounding properties/neighborhood. In fact, this sign will help ensure that truckers reach their end destination with no confusion and with no need to utilize neighboring properties to turn around and get to the distribution center.



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20.127.C 6 – The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Based on the above justifications, we are requesting a variance to the 75' setback from a dedicated street.

Thanks for your consideration,

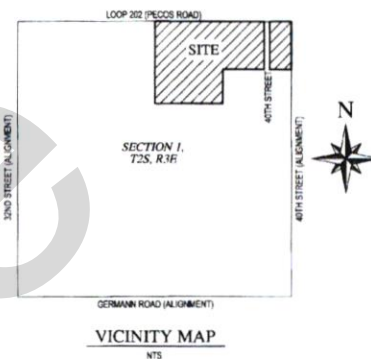
Signs Plus

Example

# GRIC SM202 COMMERCIAL CENTER

## SIGN EXHIBIT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA  
LUPZ #22-31198



### LEGAL DESCRIPTION - SIGN EXHIBIT

A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 2 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, ALSO BEING MONUMENTED ALONG THE CENTERLINE OF 40TH STREET, A 3-INCH BRASS CAP IN HANDHOLE STAMPED R3E R4E S36 E31 RLS 54454 2020, FROM WHICH THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, A 2 1/2-INCH ALUMINUM CAP STAMPED GILA RIVER INDIAN COMMUNITY, ISLAND SOUTH 89°58'00" EAST, A DISTANCE OF 475.89 FEET;

THENCE ALONG SAID CENTERLINE, SOUTH 00°00'13" WEST, A DISTANCE OF 841.19 FEET;

THENCE LEAVING SAID CENTERLINE, NORTH 89°53'57" WEST, A DISTANCE OF 713.33 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 89°56'00" WEST, A DISTANCE OF 11.59 FEET;

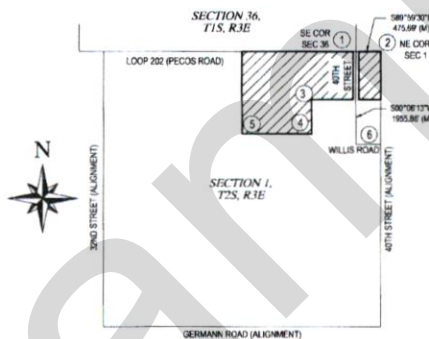
THENCE NORTH 00°03'50" EAST, A DISTANCE OF 2.75 FEET;

THENCE SOUTH 89°58'00" EAST, A DISTANCE OF 11.50 FEET;

THENCE SOUTH 00°03'50" WEST, A DISTANCE OF 2.75 FEET, TO THE POINT OF BEGINNING;

CONTAINING 32 SQUARE FEET OR 0.0007 ACRES, MORE OR LESS.

### SECTION LOCATION MAP:



### GROUND GRID CONTROL DATA AND BASIS OF BEARING

PER GILA RIVER INDIAN COMMUNITY RESOLUTION GR-18-87:

THESE COORDINATES HAVE BEEN CORRECTED FOR STATE PLANE COORDINATES (SPC) MAPPING SCALE AND ELEVATION FACTORS TO REFLECT THE ACTUAL HORIZONTAL GROUND DISTANCE BETWEEN POINTS IN U.S. SURVEY FEET.

THE BASIS OF BEARING IS SPC GRID NORTH.

GROUND GRID COORDINATE SYSTEM WAS DERIVED FROM NAD 83 SPC SYSTEM IN U.S. FEET, MULTIPLIED BY A GROUND FACTOR OF 1.0001514 USING NATIONAL GEODETIC SURVEY MONUMENT INDIAN AS THE BASE ORIGIN POINT.

NOTE:  
SURVEYS SHOWN HEREON CONDUCTED IN FORMULATION OF THIS PLAN ARE BASED ON MONUMENT STATION POSITION VALUES DERIVED FROM THE UNPUBLISHED RESOLUTION GR-18-87 SYSTEM COORDINATES ADOPTED BY THE GILA RIVER INDIAN COMMUNITY COUNCIL, MARCH 5, 1997.

### LEGEND

⊙	SURVEY MONUMENT FOUND AS NOTED
○	SET SURVEY MONUMENT AS NOTED
BR	BOOK
AC	ALUMINUM CAP
BCF	BRASS CAP FLUSH
BOH	BRASS CAP IN HANDHOLE
EX	EXISTING
FD	FOUND
GRIC	GILA RIVER INDIAN COMMUNITY IDENTIFICATION
ID	MARICOPA COUNTY RECORDS
MCR	MARICOPA COUNTY RECORDS
(M)	MEASURED DATA
PC	PAVE
RB	REBAR
RW	RIGHT-OF-WAY
(R)	RECORD DATA
---	PROPERTY LINE
---	BOUNDARY LINE
---	CENTER LINE
---	RIGHT-OF-WAY LINE
---	SECTION LINE

### SHEET INDEX

SHEET 1 - COVER SHEET, LEGAL DESCRIPTION & NOTES  
SHEET 2 - SURVEY

### FOUND MONUMENTS

1. FD 3" BOH STAMPED R3E R4E S36 E31 RLS 54454 2020
2. FD 2 1/2" GRIC AC
3. FD 1 1/2" RB NO ID
4. FD 1 1/2" RB NO ID
5. FD 1 1/2" RB NO ID
6. FD 3" BCF

### REFERENCE DOCUMENTS

- (R1) RESULTS OF SURVEY, VILLAGES AT BROADACRES, BOOK 911, PAGE 21, MCR DATED 09-12-2006
- (R1) TOPOGRAPHIC SURVEY, LOOP 202 & 40TH STREET, SIGNED BY KIRK J. PANGUS, DATED 01-29-2020
- (R2) SERVICE LINE AGREEMENT, SM202 COMMERCIAL CENTER, SIGNED BY STAN DIXEY, DATED 07-22-2021

### GENERAL NOTES

- 1) THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE MEASURED VALUES UNLESS OTHERWISE NOTED. THIS SURVEY MAKES NO WARRANTY AS TO THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD AND/OR RESTRICTIONS TO AFFECTED PARCELS.
- 2) THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES OF THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS EFFECTIVE ON FEBRUARY 14, 2020.
- 3) PER THE EMAIL RECEIVED ON SEPTEMBER 1, 2022, FROM KIMBERLY M. ANTONIO, DIRECTOR OF THE DEPARTMENT OF LAND USE PLANNING AND ZONING OF GILA RIVER INDIAN COMMUNITY, THIS SIGN EXHIBIT DOES NOT NEED TO COMPLY WITH LAND SURVEY MINIMUM STANDARDS CHECKLIST ITEM 19 AND THEREFORE SURVEY MONUMENTS WILL NOT BE SET AT THE CORNERS OF THE SIGN LOCATION.

### CERTIFICATION

THIS SIGN EXHIBIT WAS PREPARED UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

TRENT J. KEENAN  
DIAMONDBACK LAND SURVEYING  
6140 BRENT THURMAN WAY, SUITE 230  
LAS VEGAS, NEVADA 89148  
(702) 596-3257  
tkeenan@diamondbacklandsurveying.com



AZ 42460  
CFE06 NO. 1438



Wood, Patel & Associates, Inc.  
Civil Engineering  
Water Resources  
Land Use  
Construction Management  
802.535.9530  
www.wpaqllc.com

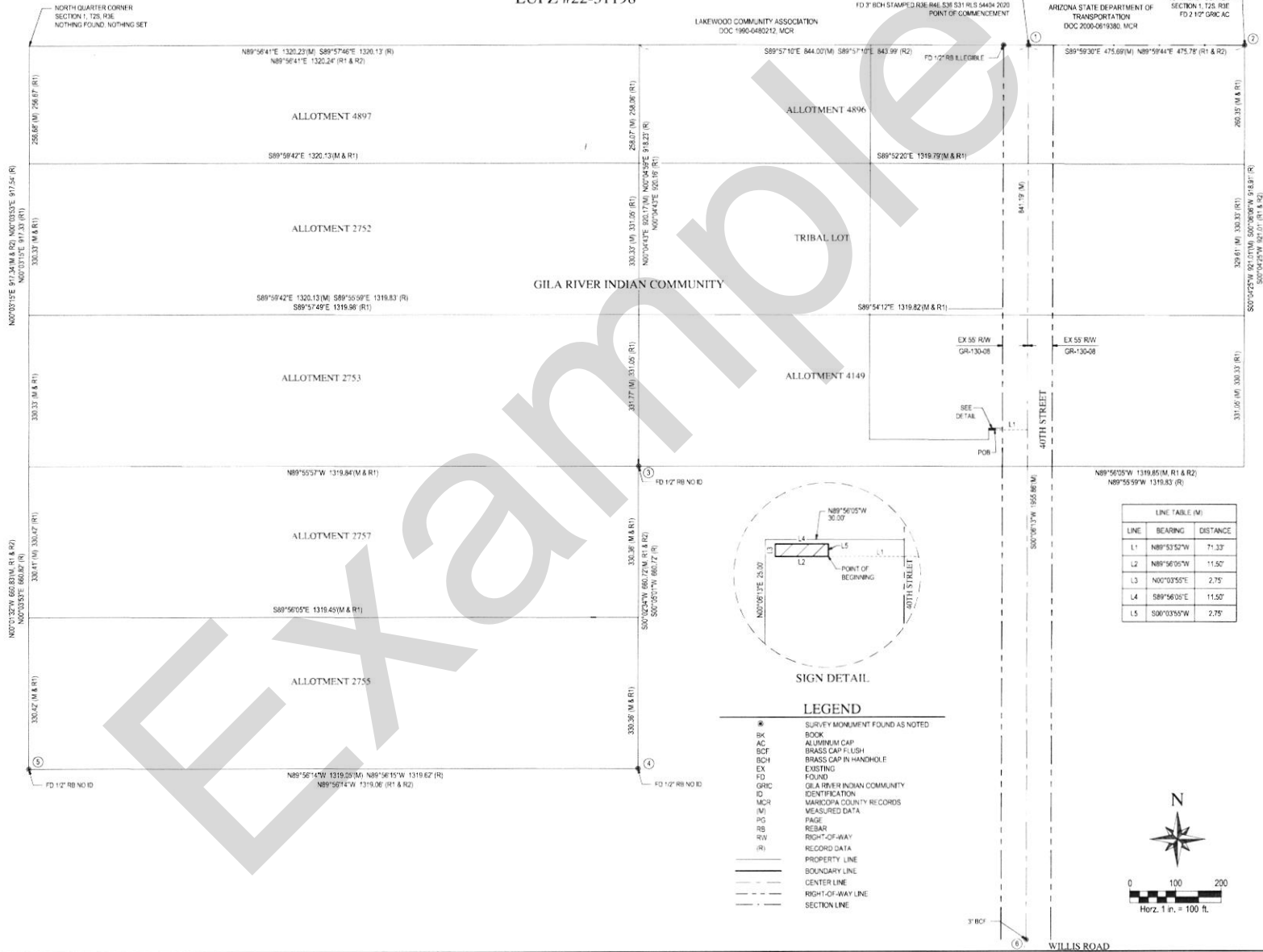
### SIGN EXHIBIT

GRIC SM202 COMMERCIAL CENTER  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH,  
RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

CHECKED BY	GSR
CAJ TECHNICIAN	WTS
SCALE	AS SHOWN
DATE	10/20/2022
JOB NUMBER	WPA 205196.84
SHEET	1 OF 2

# GRIC SM202 COMMERCIAL CENTER SIGN EXHIBIT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP  
2 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA  
LUPZ #22-31198



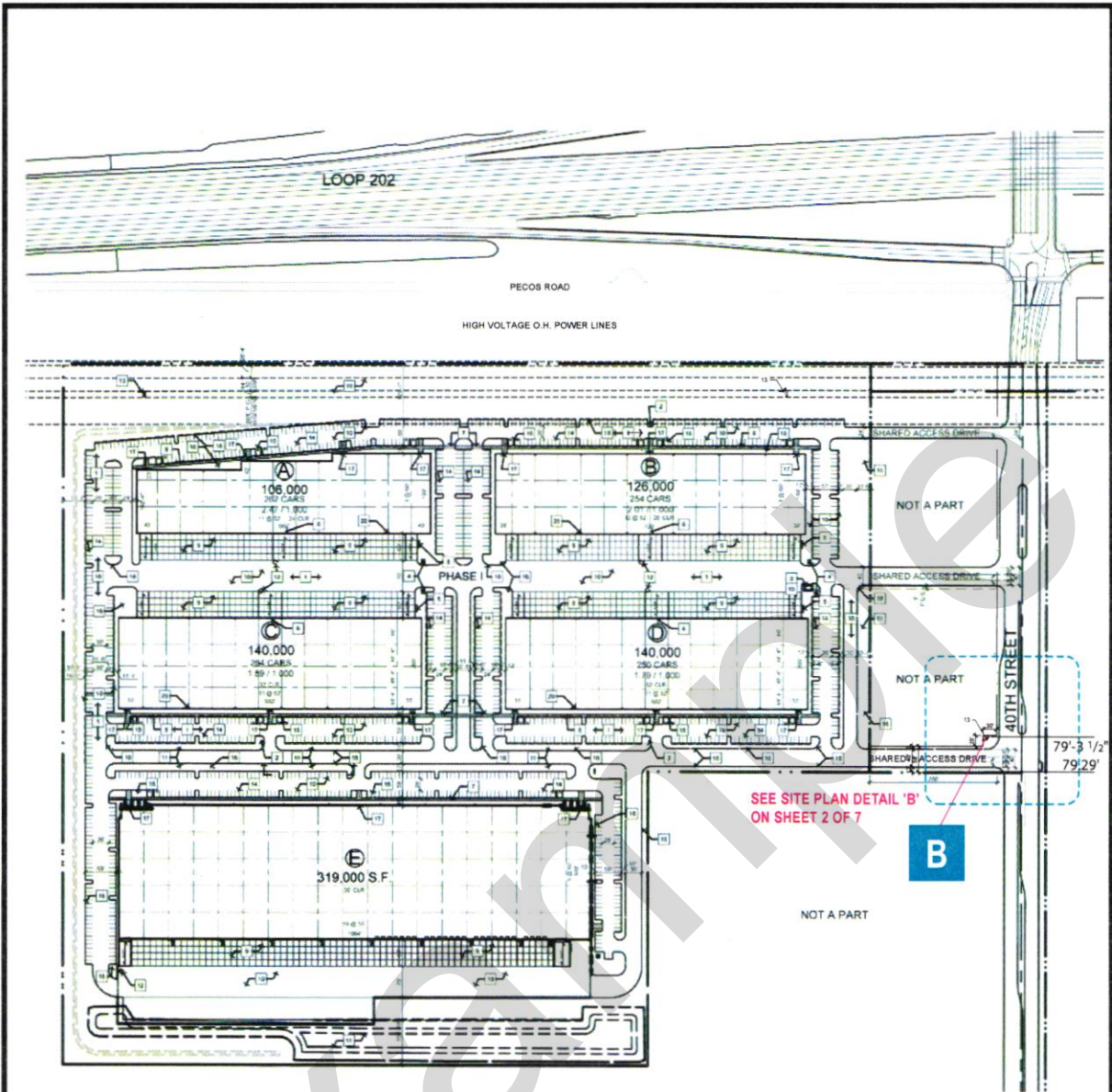
LINE TABLE (M)		
LINE	BEARING	DISTANCE
L1	N89°53'52"W	71.33
L2	N89°56'05"W	11.50
L3	N00°02'55"E	2.75
L4	S89°56'05"E	11.50
L5	S00°03'55"W	2.75

**WOOD PATE**  
Wood Pate & Associates, Inc.  
Civil Engineering  
Water Resources  
Land Survey  
Construction Management  
602.338.8500  
www.wpat.com

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A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH,  
RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

CHECKED BY: GSR  
CAD TECHNICIAN: RAK  
SCALE: N.T.S.  
DATE: 10/20/2022  
JOB NUMBER: WTP 205-198-84  
SHEET: 2 OF 2





**KEY**

**B** MONUMENT SIGN

**ABBREVIATIONS**

PL = PROPERTY LINE



OVERALL SITE PLAN  
SCALE: 1" = 250'

**CUSTOMER APPROVAL**

BY: \_\_\_\_\_

DATE: \_\_\_\_\_  W/O CHGS  W/ CHGS

SHEET:  
**1** OF 4

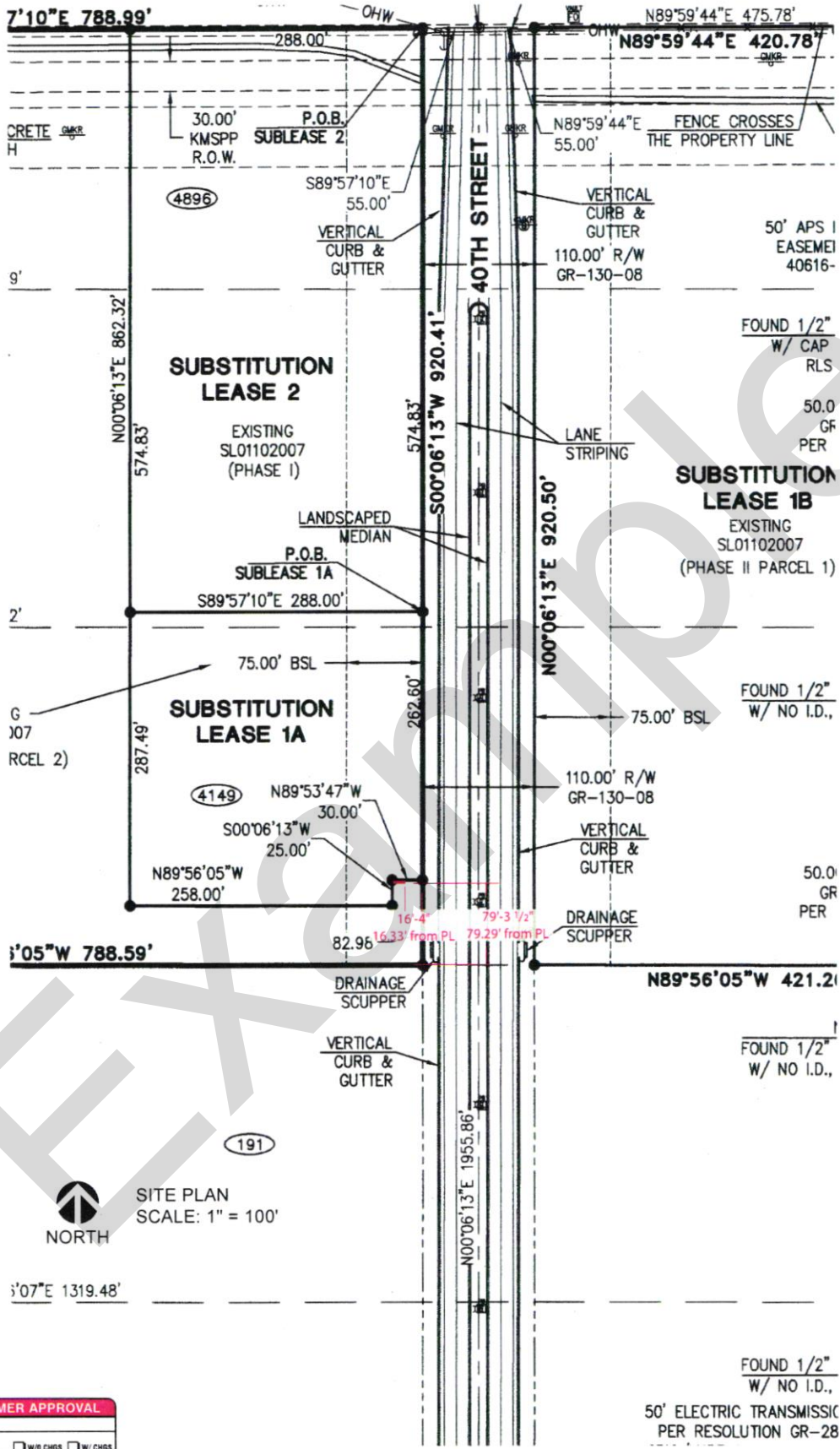
Account Executive:  
Steven Johnson  
Designer:  
AL  
Design Number:  
6019  
DATE:  
10/03/2019  
SCALE:  
AS NOTED  
REVISIONS:  
R9-04/27/2021 AL  
R10-06/10/2021 AL  
R11-06/23/2021 PB  
R12-06/23/2021 PB  
R13-12/10/2021 AL



9200 Valley Rd.  
Prescott Valley,  
Arizona  
86314  
800-257-5095

PROJECT:  
**Trammell Crow**

LOCATION:  
SWC Loop 202 and 40th St. Gila River Indian Community AZ



**CUSTOMER APPROVAL**  
 BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  W/ CHGS  W/ CHGS

SHEET: **2 OF 4**

DATE: 10/03/2019

SCALE: AS NOTED

REVISIONS: 09/27/2021 AL

09/27/2021 AL

10/13/2020/2021 AL



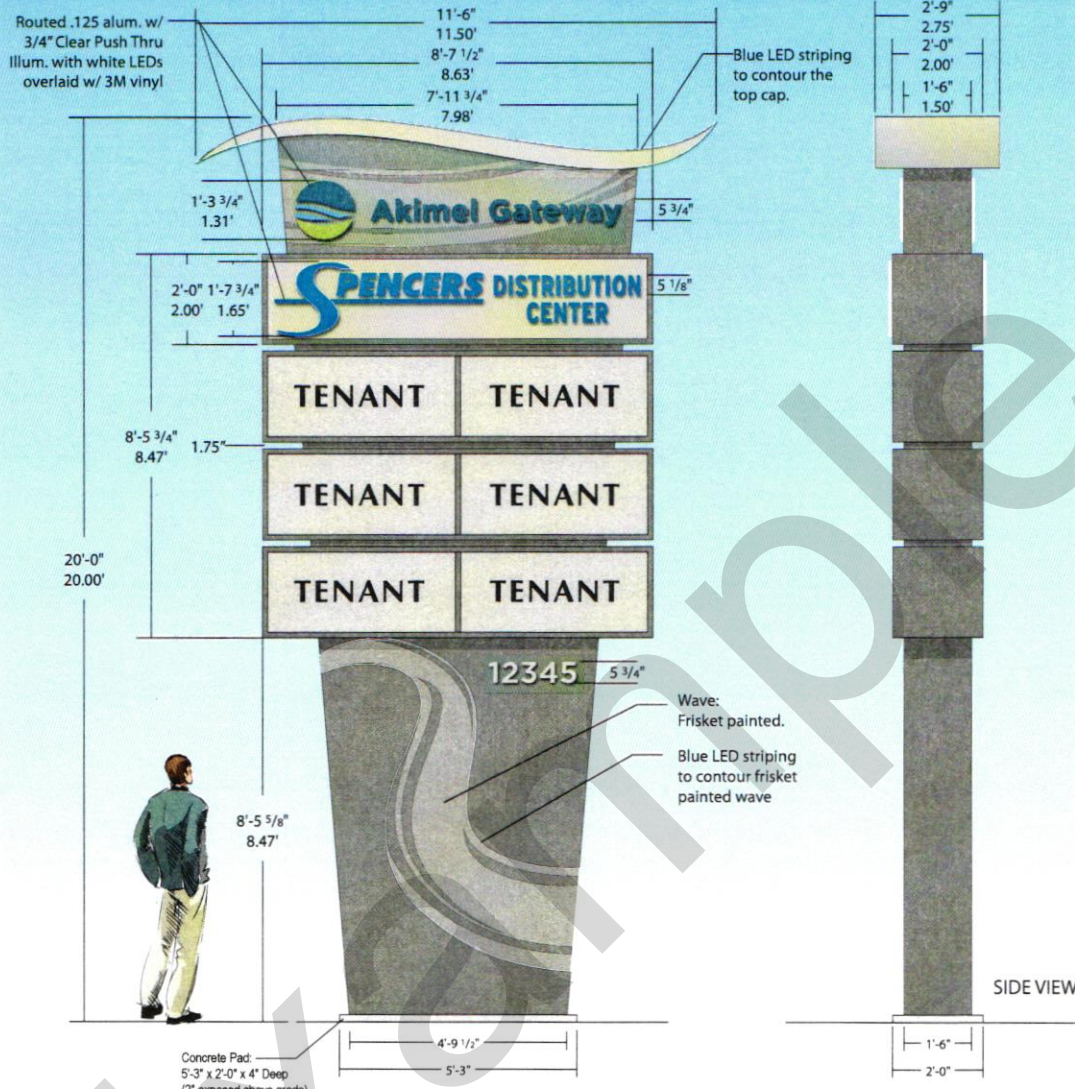
Account Executive: Steven Johnson  
 Designer: AL

PROJECT: Trammell Crow

9200 Valley Rd.  
 Prescott Valley, Arizona  
 86314  
 800-257-5095

LOCATION: SWC Loop 202 and 40th St. Gila River Indian Community AZ





**B MONUMENT SIGN** Scale: 3/8"=1'-0"

Manufacture and install one (1) Double sided monument sign.

- P1 - POROUS STONE - DE6220 DUNN EDWARDS
- P2 - SHAGGY BARK - DEC771 DUNN EDWARDS
- P3 - 50% POROUS STONE - DE6220 DUNN EDWARDS

**PRIMARY LOGO COLORS**

<p><b>NIGHT SKY</b> HEX#95392 R57 G83 B130 L35 A1 B-30 C84 M61 Y7 K21 PMS 2140C</p>	<p><b>RIVER</b> HEX#7BA4DB R123 G164 B219 L66 A-4 B-33 C51 M26 YO KO PMS 659C</p>	<p><b>SPRING GREEN</b> HEX#9EB356 R158 G179 B96 L70 A-18 B44 C35 M6 Y75 K8 PMS 2303C</p>
80% 50% 20% 10%	80% 50% 20% 10%	80% 50% 20% 10%

**CUSTOMER APPROVAL**

BY: \_\_\_\_\_

DATE: \_\_\_\_\_  W/O CHGS  W/ CHGS



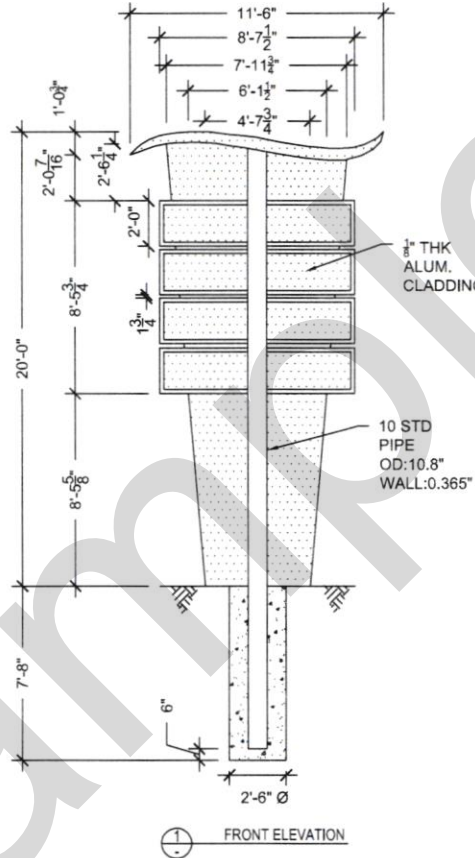
Night View

SHEET: <b>3 OF 4</b>	AS NOTED	SCALE:		9200 Valley Rd. Prescott Valley, Arizona 86314 800-257-5095	PROJECT:
	REVISIONS: R1: 04/27/2021 AL R2: 06/10/2021 AL R3: 06/23/2021 RB R4: 07/02/2021 AL	DATE: 10/03/2019			Designer: Steven Johnson
					LOCATION: SWC Loop 202 and 40th St. Gila River Indian Community AZ

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PROJECT: TRANNELL CROW, SWC LOOP 202 AND 40TH ST., GILA RIVER INDIAN COMMUNITY, AZ  
PROJECT #: 30382B  
CLIENT: ARIZONA SIGNS PLUS

DATE: 6/1/2021  
ENGINEER: JC  
LAST REVISED:



- GENERAL NOTES**
- DESIGN CODE: IBC 2018
  - DESIGN LOADS: ASCE 7-16
  - WIND VELOCITY 105 MPH EXPOSURE C
  - CONCRETE 2500 PSI MINIMUM
  - ROUND HSS STEEL ASTM A500 Fy=42 KSI MIN.
  - ANGLE STEEL ASTM A36
  - BOLT STEEL ASTM A307 HOT DIP GALVANIZE PER ASTM A153
  - WELD F<sub>exx</sub>: 70 KSI MIN.
  - ALUMINUM 6061-T6
  - ALUMINUM WELD FILLER 4043 OR EQUIVALENT
  - LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
  - PROVIDE PROTECTION AGAINST DISSIMILAR METALS USING ANTI-CORROSIVE PAINT OR NEOPRENE GASKETS
  - PROVIDE MIN 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE

SHEET:

4 OF 4

Account Executive:  
Steven Johnson  
Designer:  
AL  
Design Number:  
6019  
DATE:  
10/03/2019  
SCALE:  
AS NOTED  
REVISIONS:  
R1: 04/27/2021 AL  
R2: 06/10/2021 AL  
R3: 06/23/2021 FB  
R4: 06/23/2021 FB  
R5: 12/10/2021 AL

**SIGNS PLUS**

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PROJECT:

Trammell Crow

LOCATION:

SWC Loop 202 and 40th St. Gila River Indian Community AZ