APPLICATION AND CHECKLIST

Activity Number_____ Case Number_____ Date Accepted:

PROPERTY LOCATION INFORMATION

Property Development (Project) Name (IF APPLICABLE): PPEP

Property Address: 901 E. 46th St. Tucson AZ 85713

Pima County Tax Parcel Number/s: 13214001B

Applicable Area/Neighborhood/Overlay: West Impact Fee Benefit Area

Zoning: C-2 Historic Status:

Legal Description: Broadway of America Lots 1,2,3,4,5 Exc Rd & ABAND Alley Bkl 1

Number of Buildings/Units/Stories/Height of Structure: 1 building/1 story

Site and Building Area (sq ft):

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME: Sign Magic, Inc. / Robert Kuhlmann

EMAIL: robert@signmagic.net

PHONE: (520) 731-2652

ADDRESS: 435 S. Norris Ave. Tucson 85719

PROPERTY OWNER NAME (S) (If ownership in escrow, please note): Portable Practical Education Preparation Inc.

PHONE: (520) 806-4670

PROJECT TYPE (check all that apply):
( ) New building on vacant land
( ) New addition to existing building
( ) Change of use to existing building
( ) New building on developed land
(X) Other

Related Permit Activity or Case Number(s):

DESCRIPTION OF USE:

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT 1-23-2020 Date

SUBMITTAL REQUIREMENTS

SUPPLEMENTAL INFORMATION
SIGN DESIGN OPTION APPLICATION FOR THE MASTER SIGN PROGRAM – PERMANENT AND PORTABLE SIGNS AND THE SINGULAR SIGN DESIGN OPTION

PROJECT DESCRIPTION AND OUTLINING SCOPE OF WORK:

PROJECT DESCRIPTION – Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc.

Replace an old sign large pylon that was removed due to deteriorating conditions with a new smaller sign. The old sign was 36' tall with three cabinets (12'x16' / 6'x14' / 6'x14' = 360sf) New, smaller sign to be 20' tall with two sign cabinets (4.66'x12 / 4'x10' mono EMC = 95.95sf).

This new sign will present a clean, readable and eye appealing design to what was an old dated design.

This section of Benson Highway is controlled by ADOT. They also moved the ROW back 6' from where it was - after the exit from I10 was updated.

The site has a fence and parking lot 29' from the curb of Benson Highway leaving a limited area to place the sign and requiring it to be closer to the road than code allows. This will not hinder traffic visibility. The top elements of the sign will project over the fence into the edge of parking the parking lot but not to inferior with the parking. The pole cover back edge will rest very close to the fence.

FINDINGS (Sections 7A.7.1.E and 7A.7.2.E) – State which findings are applicable and which are not. Give a rationale for compliance or why the standard does not apply to the Sign Design Option.

<u>The following apply to all Sign Design Option applications:</u>

a. Meets the purpose of Article 7A, Section 7A.7.A, the master sign program's purpose, and Section 7A.7.1.E, the master sign program's design standards

Both cabinets will adhere to COT dark skies lighting code. Light not to exceed 4400k color temp.
The EMC will dim to 200 nits at sunset. Both cabinets to be on a time clock and turn off at the time established by Tucson codes.

b. Creates a clear connection with the shapes, textures, colors and materials used in the appearance of the buildings of the premise

Building is painted a light off white with teal trim. Pole cover and reveals between cabinets to match building paint and have a stucco finish.
Bottom element (non sign cabinet) to match building teal.
EMC faces are black as will be the cabinet and PPEP's main corporate color is burgundy which the top cabinet will be.

c. Creates proportional sizes of signs placed on or integrated into a building's architecture;

All elements are designed to be smaller on the bottom and increase in size as the elements are stacked. This will give the overall sign appearance a clean proportional look.

d. Improves the legibility of signs

The top cabinet will have a burgundy translucent overlay with the copy weeded out. The copy will show white. The EMC has a black face with mono (Red) copy to show a clean crisp appearance. A big improvement from the old sign.

e. Enhances vehicle reaction time to the signs

This sign will be lower to the street level with very legible copy for easy viewing compared to the old taller sign which was great to see from the freeway but not so much as you got close to the address.

f. Creates an organized wayfinding and identification, or messaging program

The sign design shows easy to read name ID on top with a mono (black background and red text) EMC underneath to see the business name first and other other information on certain programs they offer on the lower cabinet.

g. Protects significant scenic views

This sign will not impact on any scenic views.

h. Promotes a well-organized visual environment through appropriate sizes, number, setbacks, and spacing

The sign is designed to have a "reverse" pyramid look with the larger element on top, the middle EMC not as wide as the top and the non-sign element and pole cover not as wide as the EMC.

i. Represents a best practice of the design of dark sky sign illumination

The sign is designed to fully comply with COT dark sky codes.

The following apply to Master Sign Program for Portable Signs only:

1. Promotes a well-organized visual environment through appropriate sizes, number, setbacks, and spacing

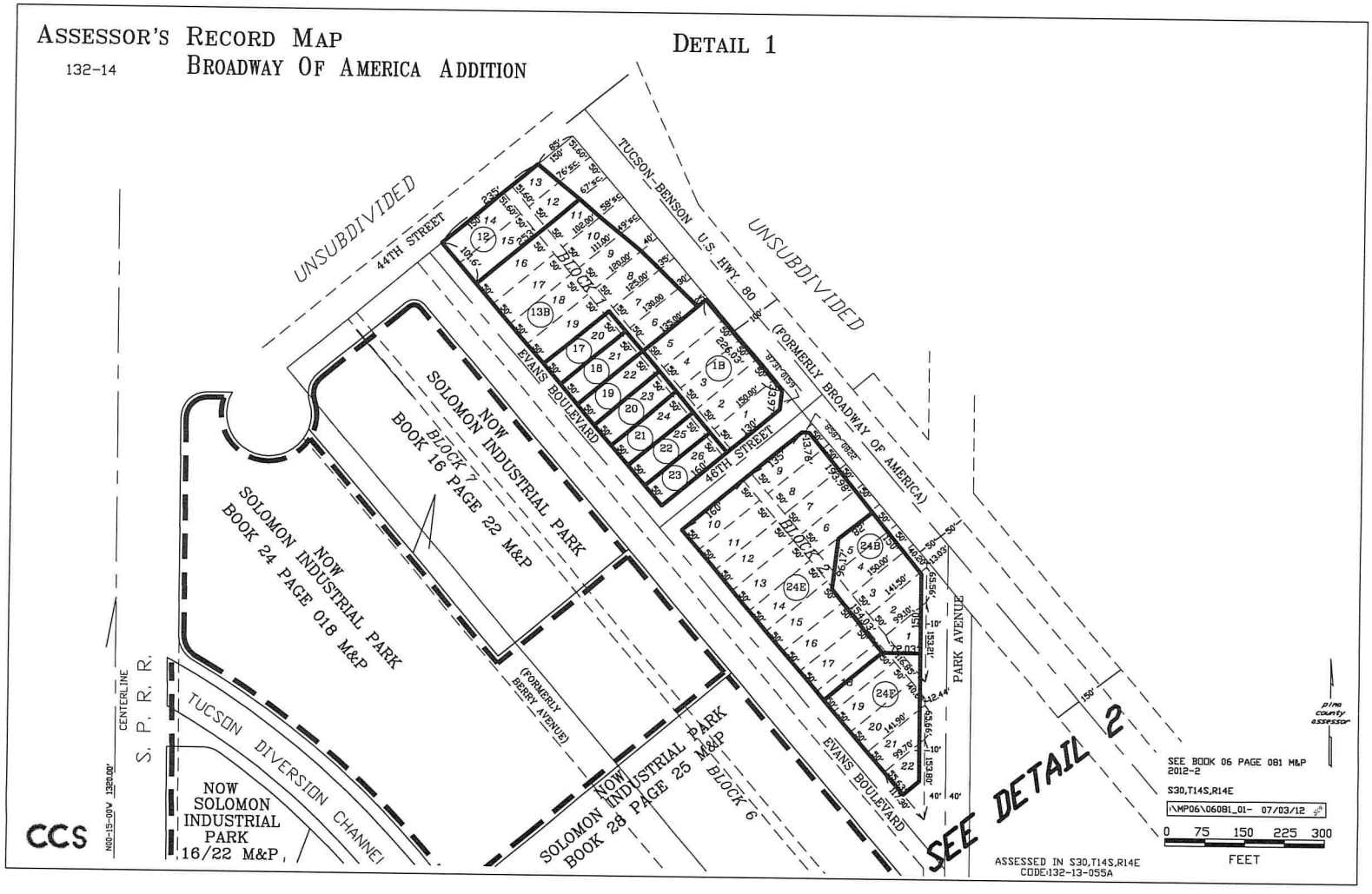
The area the sign can go is limited. The sign has four main elements, the top cabinet is the widest, the digital display's,width is two feet shorter and is the third element from the top. The pole cover's width is one foot less than the element above it.

2. Legibility is required of all signs

Lettering on the top cabinet is very easy to read & the mono digital component has a black background with red LED lettering which has great contrast for readability.

3. Signs are coordinated in materials, color, and design

Sign pole cover matches main building color. The element above the pole cover and reveals will match the accent trim color on the building. The building has a stucco texture as will the pole cover.


ASSESSOR'S RECORD MAP
132-14
BROADWAY OF AMERICA ADDITION
DETAIL 1
UNSUBDIVIDED
44TH STREET
TUCSON-BENSON U.S. HWY. 80
(FORMERLY BROADWAY OF AMERICA)
UNSUBDIVIDED
BLOCK 7
EVANS BOULEVARD
46TH STREET
NOW SOLOMON INDUSTRIAL PARK BOOK 16 PAGE 22 M&P
BLOCK 7
NOW SOLOMON INDUSTRIAL PARK BOOK 24 PAGE 018 M&P
BLOCK 7
PARK AVENUE
EVANS BOULEVARD
(FORMERLY BERRY AVENUE)
TUCSON DIVERSION CHANNEL
NOW SOLOMON INDUSTRIAL PARK 16/22 M&P
NOW SOLOMON INDUSTRIAL PARK BOOK 28 PAGE 25 M&P
BLOCK 6
S. P. R. R.
CENTERLINE
N00-15-00W 1920.00'
CCS
SEE DETAIL 2
SEE BOOK 06 PAGE 081 M&P 2012-2
S30,T14S,R14E
\MP06\06081_01- 07/03/12
0 75 150 225 300
FEET
ASSESSED IN S30,T14S,R14E
CODE:132-13-055A

Pima County GIS

Pima County Geographic Information Systems

Parcel 132-14-001B

Read the Disclaimer. Information on this page is **unofficial**.

Mail name and address

132-14-001B
PORTABLE PRACTICAL EDUCATIONAL PREPARATION INC
802 E 46TH ST
TUCSON AZ 85713-5006

Legal description

BROADWAY OF AMERICA LOTS 1 2 3 4 5 EXC RD & ABAND ALLEY BLK 1

Situs (property) address

(About situs addresses)

Street Address	Jurisdiction	Postal City	Zip Code	
901 E 46TH ST	TUCSON	TUCSON	85713	ZIP+4 Lookup
842 E BENSON HY	TUCSON	TUCSON	85713	ZIP+4 Lookup

Information for this parcel

- **For Assessor parcel details**, copy and paste Parcel ID **13214001B** into the Pima County Assessor's Parcel Search. We cannot link directly. Also see Assessor Record Maps.
- Real Estate Property Tax Inquiry and Property Tax Statement from the Pima County Treasurer's Office.
- **Recorded Information** from the Pima County Recorder's Office
  - Recorded Document for Docket 11455, Page 1676, Sequence Number 20002510476.
  - Voter Precinct and Districts - Using 901 E 46TH ST
- Subdivision Plat Map for Book 6, Page 81.
- Pima County Sanitary Sewer Connection Search from the Pima County Regional Wastewater Reclamation Department
- **Permits** from Pima County Development Services
  - Permit Database Search
  - Historical Permit Cards - Prior to about 1998
- Development Activity Records (permit, plat, rezoning) from City of Tucson Planning and Development Services Property Research Online.
- Section Information and Maps for Township 14S, Range 14E, Section 30.
  This parcel's GIS overlay details Grids group is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information** from the Pima County Regional Flood Control District

- Parcel Floodplain Information. See FEMA Digital Flood Insurance Rate Maps (DFIRMs) for more.
- City of Tucson jurisdiction. See City of Tucson Floodplain Information or call (520) 791-5609.

Over 100 parcel details from GIS overlay analysis

Learn more about parcel GIS overlay details. See a list of *all* details.

Airports Associations Census Comprehensive Plan–Pima Prospers Development Floodplain–Defined by Pima County RFCD Floodplain–FEMA Governmental Districts and Areas	Grids Incentive Zones Jurisdictions Landscape Classifications Miscellaneous Other Regulatory Areas PC Gov. Property Rights Public Safety	Schools Sonoran Desert Conservation Plan Transportation Utilities Zoning

Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this disclaimer.

Parcel centroid coordinates	Approximately 32.182622 degrees latitude, -110.957730 degrees longitude.
Parcel area	**This is only an estimate from GIS data.** The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas. Approximately 0.87 acres or 37,811 square feet.

Zoom to maps of the parcel's area

PimaMaps ◦ Main map ◦ Survey map **Autodesk MapGuide** ◦ Main map ◦ Orthophoto map **City of Tucson** ◦ MapTucson	**Oblique Aerial Photos** You can change the view (N,S,E,W) or pan and zoom the oblique photo. If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty. PICTOMETRY INTELLIGENT IMAGES Pictometry Photos (Legacy Internet Explorer Viewer) Learn more bing Bing Maps Photos	Google Area Map MAPQUEST™ Area Map bing Area Map