



CITY OF SURPRISE
Planning & Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
 Thursday, September 4, 2025 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CONSENT AGENDA:

- | | | | |
|----|----------|--|---|
| 1. | Internal | Consideration and action to approve or disapprove the August 7, 2025 Planning and Zoning Commission Meeting Minutes. | Renee Puig-Hink
Community
Development |
|----|----------|--|---|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 1 | Consideration and action regarding a Comprehensive Sign Program (CSP) for the Asante Trails development on a site generally located on the southwest corner of 163 rd Avenue and Pat Tillman Boulevard. Case #FS24-1519 | Leslie Carnie
Community
Development |
|----|------------|--|---|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission 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.

- G. Other Business and Future Agenda Items
- H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: August 27, 2025 @ 10:30 AM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR CLERK@SURPRISEAZ.GOV, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



**CITY OF SURPRISE
Planning & Zoning Commission**

Council Meeting Date: September 4, 2025 Contact Person: Renee Puig-Hink
Submitting Department: Community Development District: Internal
Staff Recommendations:

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the August 7, 2025 Planning and Zoning Commission Meeting Minutes.

Motion:

I move to approve/disapprove the August 7, 2025 Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 8-5-2025 MINS - DRAFT
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

August 7, 2025 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on August 7, 2025.

A. ROLL CALL

In attendance were, Commissioner Kevin Perry, Commissioner Jared Holland, Commissioner Jay Leonard, Chair Ken Chapman, Vice Chair Anthony Spata, Commissioner Matthew Keating, and Commissioner Dennis Bash.

STAFF PRESENT:

Jeffrey Murray, City Attorney; Bianca Cortez, Assistant City Attorney; Lloyd Abrams, Director of Community Development; Trever Fleetham, Planning Manager; Alex Ferruccio, Planner I; Renee Puig-Hink, Administrative Specialist, Sr.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- None

D. STAFF REPORT

- Cancellation of August 21, 2025, Planning and Zoning Meeting due to no agenda items scheduled

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the July 17, 2025, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Keating made a motion to approve the July 17, 2025, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Holland seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 – Consideration and action pertaining to the Conditional Use Permit (CUP) with Site Plan for an automobile oil change facility, generally located west of Arizona State Route 303 and south of Bell Road within the Villages at Surprise South Planned Area Development (PAD). Case FS24-0582.

Alex Ferruccio, Planner I, presented item 2 to the Commission.

Chair Chapman opened the public hearing.

- None

Hearing no further requests, Chair Chapman closed the public hearing.

The Commission discussed the following:

- None

Commissioner Holland moved to approve the Conditional Use Permit with Site Plan for Take 5 Oil Change Surprise AZ, Case FS24-0582, subject to stipulations 'a' through 'e' as outlined in the staff report. Commissioner Perry seconded the motion. Motion passed with 7 votes in favor.

CALL TO THE PUBLIC:

Chair Chapman opened the call to the public to discuss any items not listed on the agenda.

- None

Chair Chapman closed the call to the public.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

Hearing no further business, Chair Chapman called for a motion to adjourn. Commissioner Leonard made a motion to adjourn. Commissioner Perry seconded the motion. All voted in favor.

Meeting adjourned at 6:09 pm.

Ken Chapman
Planning and Zoning Commission Chair

The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Renee Puig-Hink, Secretary

DATE: _____



**CITY OF SURPRISE
Planning & Zoning Commission**

Council Meeting Date: September 4, 2025 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 1
Staff Recommendations:

Consent: No Regular: No Public Hearing: Yes Report/Discussion: No

Agenda Wording:

Consideration and action regarding a Comprehensive Sign Program (CSP) for the Asante Trails development on a site generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard. Case #FS24-1519

Motion:

I move to recommend approval of the Comprehensive Sign Program for Asante Trails, Case FS24-1519, subject to stipulations 'a' and 'b' as outlined in the staff report.

I move to recommend denial of the Comprehensive Sign Program for Asante Trails, Case FS24-1519, because insert reason.

Background:

Kimberly Euers of YESCO, LLC., on behalf of SimonCRE Asante, LLC, and GTIS Asante BTR, LLC, requests approval of a Comprehensive Sign Program (CSP) for the Asante Trails commerce center and Tavalo multi-family residential development. The proposed CSP will ensure the continuity of design perspective, quality of production, and uniformity of installation for signage throughout the properties. The site is generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the city will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS24-1519 Asante Trails CSP - Staff Report PZ 9.04.25
 2. 01 – FS24-1519 Asante Trails CSP – Vicinity Map
 3. 02 – FS24-1519 Asante Trails CSP – Zoning Map
 4. 03 – FS24-1519 Asante Trails CSP – CSP Document
 5. 04-FS24-1519 Asante Trails CSP - Citizen Participation Report
 6. 05 - FS24-1519 Asante Trails CSP - Affidavit of Posting
 7. FS24-1519 Asante Tails CSP - PZ Presentation
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Case: FS24-1519

Project Name: Asante Trails CSP

Council District: 1 – Acacia

Meeting Date: September 04, 2025

Planner: Leslie Carnie, Planner II

Owner: SimonCRE Asante, LLC. & GTIS Asante BTR, LLC.

Applicant: Kimberly Euers of YESCO, LLC

Request: Comprehensive Sign Program (CSP) for Asante Trails

Site Location: Generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard

Site Size: 37.9 Gross Acres (approx.)

Density: N/A

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2040

Support/Opposition: None known

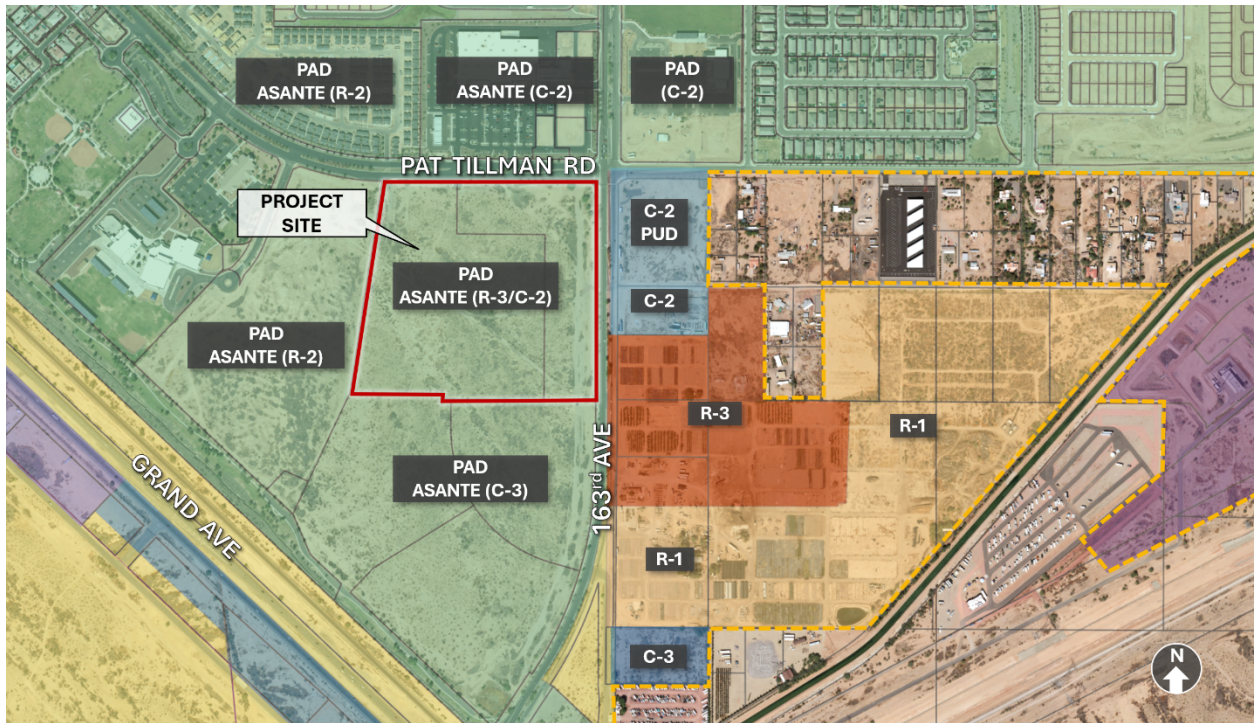
Staff Recommendation: Staff recommends the Commission recommend **approval** to the City Council, subject to stipulations 'a' and 'b'.

46 **PROJECT DESCRIPTION:**

47
 48 Kimberly Euers of YESCO, LLC., on behalf of SimonCRE Asante, LLC., and GTIS Asante
 49 BTR, LLC. requests approval of a Comprehensive Sign Program (CSP) for the Asante Trails
 50 mixed-use development. The site is generally located on the southwest corner of 163rd
 51 Avenue and Pat Tillman Boulevard.

52
 53 **EXISTING ZONING:**

54
 55 The following map depicts the existing zoning of the subject site and its surroundings.
 56



57
 58

PAD – Asante Residential Medium Density	PAD – Asante Commercial	PAD Commercial
PAD – Asante Residential Medium Density	PAD – Asante Mixed - Use	C-2 PUD/C-2
PAD – Asante Residential Medium Density	PAD – Sierra Verde Commercial	R-3

59
 60 **BACKGROUND:**

61
 62 **November 3, 1988:** The subject property was annexed into the City of Surprise under
 63 Ordinance #88-24

64
 65 **November 24, 2004:** The Mayor and City Council approved the Asante Planned Area
 66 Development under case PAD04-124, Ordinance #04-41.

67
68 **August 15, 2023:** The Mayor and City Council approved a Major PAD Amendment to the
69 Asante PAD to change the land use designation for the subject property under case FS22-
70 0517, Ordinance #2023-03

71
72 **December 08, 2023:** A Site Plan for the Asante Trails multi-family residential
73 development, on the subject property, was approved administratively under case FS22-
74 0517

75
76 **October 17, 2024:** The applicant met with staff to discuss the subject proposal during a
77 regularly scheduled Concept Review Meeting under case CR24-1338.

78
79 **November 26, 2024:** The applicant submitted an application for a Comprehensive Sign
80 Program for the Asante Trails development under case FS24-1519, the subject case.

81
82 **January 15, 2025:** A Master Site Plan for the Asante Trails commercial development, on
83 the subject property, was approved administratively under case FS24-0522

84
85 **June 23, 2025:** The applicant held a neighborhood outreach meeting at Asante Public
86 Library. A summary of this meeting is included in the Citizen Participation Report attached to
87 the staff report.

88
89 **DISCUSSION:**

90
91 The purpose of the proposed CSP for the Asante Trails is to provide signage design
92 requirements that are appropriate to the character of the development. The proposed CSP
93 will ensure the continuity of design perspective, quality of production, and uniformity of
94 installation for signage throughout the commerce center and Tavallo multi-family residential
95 developments.

96
97 **COLORS AND MATERIALS:**

98
99 This proposed CSP provides sign design guidelines for all on-site signage. The colors and
100 materials selected complement the architecture of the approved Asante Trails buildings. The
101 split-face block and the neutral color palette proposed for various monument signs
102 throughout the property are consistent with the building materials utilized in the approved
103 Asante Trails Master Site Plan. The Asante Trails CSP also outlines that channel letters are
104 to be used for the building mounted signs, as well as providing construction details for
105 consistency in the sign mounting.

106
107 **PROPOSED SIGNS:**

108
109 The proposed CSP is written to ensure the continuity of design perspective, quality of
110 production, and uniformity of installation for the following signage throughout the Asante
111 Trails and Tavallo properties.

112
113

114 **Asante Trails Commercial Major Monument Signs**

115

116 There are two multi-tenant, and two single tenant Class VI Monument Signs proposed for the
117 Asante Trails commerce center. Three of the signs are located along 163rd Avenue frontage
118 and one is positioned along Pat Tillman Boulevard. These signs will be double-sided, 9'-10.5"
119 tall, and allow a total of 43 sq ft. of sign area. Section 109-1.9.C.5 of the Land Development
120 Ordinance (LDO) allows major monument signs to have a height up to 15' plus an additional
121 2' for architectural embellishments, and a total sign area of 120 sq ft.

122

123 In conformance with LDO standards, the signs are oriented along major arterial roadways,
124 spaced a minimum of 150' apart, located 2' away from the Public Utility Easements (PUE)
125 and outside the Sight Visibility Triangle (SVT) areas. The maximum height for a Class VI
126 monument sign is 15' plus and an additional 2' for architectural embellishments. The
127 proposed overall sign height is 9'-10.5". The sign distance from the Tavallo residential parcel
128 exceeds the 80' required in the LDO.

129

130 **Tavallo Entry Monument Signs**

131

132 Two minor monument signs (Class V) are proposed at both the northern Pat Tillman
133 Boulevard and the southern private driveway entrances of the Tavallo at Asante Trails multi-
134 family development. The maximum height permitted in the LDO is 8' plus an additional 2'
135 permitted for architectural embellishments. The Tavallo entry signs are 6' in overall height.

136

137 The applicant is requesting deviations to Section 109-1.9.C.4 of the LDO for the Tavallo minor
138 monument signs. Both minor monument signs exceed the 32 sq ft allowable sign area for
139 Class V monument signs by minor amounts: The proposed sign area is 33 sq ft. Additionally,
140 the code specifies that the bottom edge of the sign copy shall be no lower than four feet
141 above the adjacent edge of the pavement of the street being served by the sign. Although
142 the adjacent pavement height is unknown, the distance to the bottom is less than 4' from the
143 bottom of the signs. The distance is approximately 2'-5" to the bottom of the sign copy.

144

145 A major monument sign (Class VI) for the Tavallo development is proposed on the northwest
146 corner of the private drive and 163rd Avenue intersection. This additional sign is to provide
147 direction to the property via the private drive entry off of 163rd Avenue. With an overall height
148 of 9' and sign area of 36.63 sq ft, the sign is in conformance with Section 109-1.9.C.5 of the
149 Land Development Ordinance and no deviations are required.

150

151 The LDO requires a minimum of 150' separation between monument signs regardless of the
152 type. All three proposed monument signs are spaced well over 150' from the commerce
153 center's major monument sign. The signs are also located 2' away from the Public Utility
154 Easements (PUE) and outside the Sight Visibility Triangle (SVT) areas.

155

156

157

158

159

160

161 ***Building and Drive Through Signs***

162
163 Tenants with Drive-Through facilities will be limited to one Class I monument menu sign and
164 one Class II preview sign per business with standards that mirror the LDO requirements for
165 Class I and Class II monument signs. Additionally stone veneer bases to match the
166 stonework on the buildings will be required. Building signs also follow the standards set forth
167 in the LDO but have additional overall height, material, and mounting requirements to ensure
168 quality and consistency throughout the site.

169
170 **SUMMARY**

171
172 The CSP process provides a mechanism whereby the applicant may create signage that is
173 consistent with the architecture and design of the Asante Trails development. The CSP
174 requests minor deviations to Section 109-1.9.C.4. for the minor monument signs located on
175 the Tavallo property. The proposed signage meets the requirements of Section 109-1.15 with
176 respect to Comprehensive Sign Programs and does not introduce a sign type that is
177 otherwise prohibited.

178
179 **CITIZEN OUTREACH:**

180
181 The applicant held a Neighborhood Outreach Meeting on June 23, 2025. The request was
182 posted and advertised in accordance with the city code and state statute. There were two (2)
183 residents in attendance that had general questions regarding the request for the CSP and
184 concerns regarding directional signage and site circulation. Staff have not received any
185 support or opposition to the CSP request.

186
187 **FINDINGS**

- 188
189
 - The proposed Comprehensive Sign Program is consistent with the Surprise General
 - 190 Plan 2040.
 - The proposed signs are in conformance with the Asante PAD.
 - 192 • The proposed signs may be approved through a Comprehensive Sign Program.
 - 193 • The reviewing agencies have indicated no objections to the request.

194
195 **RECOMMENDATION**

196
197 Based on the findings noted above, staff recommends the Commission move to recommend
198 **approval** of the subject Comprehensive Sign Program to the City Council, subject to
199 stipulations 'a' and 'b' as outlined below:

- 200
201
 - a. Development and use of the site shall be consistent with the Comprehensive
 - 202 Sign Program entitled "Asante Trails", prepared by Yesco and received July 21,
 - 203 2025.

204

205 b. Non-compliance with the stipulations of approval of this case will be treated as a
206 violation in accordance with the applicable provisions of the Surprise Municipal
207 Code.
208

209 However, should the Commission wish to recommend denial of the request, the Commission
210 should make its own findings and base its decision on those alternative findings.
211

212 *Recommended Motions:*
213

214 I move to recommend approval of the Asante Trails Comprehensive Sign Program, Case
215 #FS24-1519, subject to stipulations 'a' and 'b' as outlined in the staff report.
216

217 I move to recommend denial of the Asante Trails Comprehensive Sign Program, Case
218 #FS24-1519, because insert reason.
219

220

221 **Attachments:**

222 01 Vicinity Map

223 02 Zoning Map

224 03 CSP Document

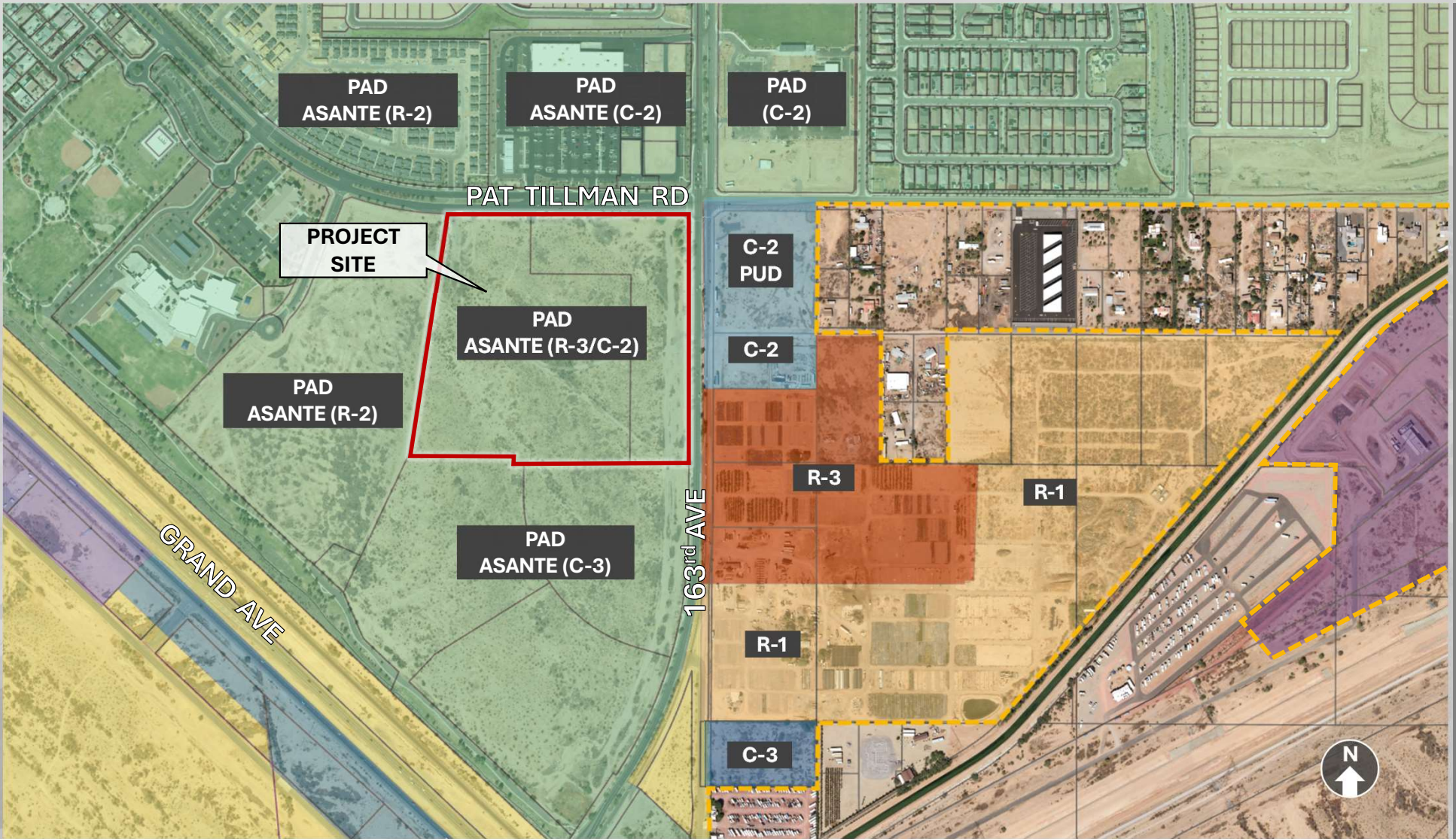
225 04 Citizen Participation Report

226 05 Affidavit of Posting

227 Power Point Presentation



VICINITY MAP



ZONING MAP



ASANTE

TRAILS

SWC OF PAT TILLMAN BLVD & N. 163RD. AVE., SURPRISE AZ 85387

COMPREHENSIVE SIGN PROGRAM | JULY 2025 - VERSION R11

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TAVALO

Property Information	4
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PROPERTY INFORMATION: **ASANTE TRAILS**

PARCEL NUMBER: 503-76-981

GROSS SITE ACREAGE: 12 ACRE

PROPOSED USE: RETAIL

ZONING: PAD ZONING WITH A BASE ZONE OF C-2

PROPERTY OWNER

SIMONCRE ASANTE, LLC
6900 E 2ND ST
SCOTTSDALE AZ 85251

LANDLORD CONTACT INFORMATION

SIMONCRE

KYLE DUANE, SENIOR DEVELOPMENT ASSOCIATE
6900 E. 2ND STREET, SCOTTSDALE, AZ 85251
Phone: (480) 739-0066
Email: kyle.duane@simoncre.com

SIGNAGE CONSULTANT



Custom Electric Signs™

PHOENIX DIVISION

6725 WEST CHICAGO STREET
CHANDLER, AZ 85226
480.449.3726
WWW.YESCO.COM

CONTACT:

Crystal Helgeson
Email: chelgeson@yesco.com

ENGINEER



Custom Electric Signs™

1605 S. GRAMERCY ROAD
SLAT LAKE CITY, UT 84104

CONTACT:

CARL MEYERS, PE
Engineering Manager
PH: 801-487-8481

PROPERTY PAINT COLORS



Sherwin Williams Pure White #7005



Sherwin Williams Iron Ore #7069



Sherwin Williams Backdrop #7025



Sherwin Williams Amazing Gray #7044

FONT

GOTHAM BOLD

PROPERTY INFORMATION: TAVALO

PARCEL NUMBER: 503-76-980 | LOT #2

GROSS SITE ACREAGE: 25.9 ACRE

PROPOSED USE: MULTI-RESIDENTIAL

ZONING: PAD ZONING WITH A BASE ZONE OF R-3

PROPERTY OWNER

SIMONCRE ASANTE, LLC
6900 E 2ND ST
SCOTTSDALE AZ 85251

LANDLORD CONTACT INFORMATION

SIMONCRE

KYLE DUANE, SENIOR DEVELOPMENT ASSOCIATE
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ENGINEER



Custom Electric Signs™

1605 S. GRAMERCY ROAD
SLAT LAKE CITY, UT 84104

CONTACT:

CARL MEYERS, PE
Engineering Manager
PH: 801-487-8481

PROPERTY PAINT COLORS



Sherwin Williams Pure White #7005



Sherwin Williams Iron Ore #7069



Sherwin Williams Backdrop #7025



Sherwin Williams Amazing Gray #7044



GTIS Logo Letter Paint (To match GTIS Tavallo Queen Creek)

FONT

GOTHAM BOLD

VICINITY MAP



LEGAL DESCRIPTION

LOT 1 OF ASANTE TRAILS, ACCORDING TO THE PLAT OF RECORD I IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1770 OF MAPS, PAGE 4.

LOT 2, OF ASANTE TRAILS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1770 OF MAPS, PAGE 4.

INTRODUCTION

The purpose of this Comprehensive Sign Program (CSP) is to ensure the design and production of quality signage which reflects the integrity of the architecture, the beauty of the city and the intent of the Landlord and the City of Surprise.

This sign program establishes maximum and minimum letter sizes, sign area allowances, locations and fabrication standards, all of which are subject to the sole discretionary approval of the Landlord within the context of this sign program and the lease.

Any issue or stipulation not addressed within this sign program must comply with the city of Surprise Sign Ordinance and be approved in writing in advance by the landlord.

SUBMITTALS AND APPROVALS

All Tenant signs are subject to the Landlord's written approval. The Landlord's approval shall be based on the following criteria:

Design, fabrication and method of installation of all signs shall conform to this sign criteria.

The Tenant agrees to conform to the following procedures and submission requirements to secure the Landlord's approval:

Submit one (1) set of detailed sign design, shop drawings to the landlord. This drawing to include: all building signage, window signage, and tenant panels (if necessary). You must also include the signature page of this CSP verifying that you have read all requirements and prohibited signage and that you understand and will comply with all items set forth in this CSP. Signature page can be found on page 6 of this document.

Sign drawings are to be prepared by a reputable state licensed Sign Contractor or as required to be licensed by local authorities.

Sign drawings must include a scaled storefront drawing illustrating the proposed sign design, the overall suite frontage and the sign placement dimensions on the building. All sizes are to be provided in US dimensions.

Sign drawings must also include a scaled sign elevation and section detail indicating construction and attachment methods and illumination details. All sizes are to be provided in US dimensions.

Letters must be accurately dimensioned and spaced.

SUBMITTALS AND APPROVALS - CONT.

Sign external finishes and types of materials must be included on the sign drawings.

Unless the Landlord has received the above described drawings and information in the quantities set forth above, the Landlord will not approve the Tenant's exterior sign.

Revisions and Approval:

All drawings marked "revise and Resubmit" must be resubmitted with the required corrections prior to fabrication.

Only after all drawings have been marked "Approved" or "Approved as Noted" and after permit is obtained, may the fabricator proceed with fabrication per approved drawings.

FABRICATION AND INSTALLATION REQUIREMENTS

The Tenant and Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have occurred:

A stamped set of final drawings reflecting the Landlord's approval shall be on file in the Landlord's office.

All applicable city sign permits required by the local authorities have been obtained.

The Landlord must be notified 48 hours in advance prior to the sign being installed.

The Landlord must receive a Certificate of Insurance from the Sign Contractor actually performing the installation.

The Tenant shall pay for all signs, their installation (including any required electrical connection back to the J-Box and any secondary J-Box required) and all other labor, materials, and future maintenance.

The Tenant and their Sign Contractor are responsible for understanding this Criteria and conforming to its requirements.

The Tenant shall ultimately be responsible for the fulfillment of all requirements and specifications, including all applicable building and electrical codes.

All signs must be attached to wall as shown in detailed exhibits.

Spacers must be painted to match wall sign is mounted to.

FABRICATION & INSTALLATION CONTINUED

Ladders, installation equipment and installation crews are not permitted to lean on building, all installation equipment must be freestanding to avoid contact or damage to building or storefront.

All penetrations of the building structure required for sign installation shall be sealed to create a watertight condition and patched to match adjacent finish.

Each Tenant, or their Sign Contractor, shall be responsible for the repair of any damage to the building caused by installation of said Tenant's sign.

The installation Sign Contractor is responsible for removing all debris and cleaning the work area after installation is complete.

Each Tenant shall be responsible for the performance of its Sign Contractor.

Each Tenant shall be responsible for the removal of its sign within (10) days of vacating the site. Removal of the sign shall include the repair of the wall surface back to its original condition and finish painting to nearest panel edge if color difference is visible. If the Tenant does not repair wall surface to Landlord's satisfaction, Landlord will perform repairs at Tenant's expense.

Each Tenant shall be responsible for the installation and maintenance of its sign. Should the Tenant's sign require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to do so, Landlord shall effect said maintenance or repair to Landlord's satisfaction, at Tenant's expense.

Any sign that is installed by Tenant which is not in conformance to the approved drawings shall be corrected by Tenant within 15 days after written notice by Landlord. In the event Tenant's sign is not brought into conformance within said 15 days, then the Landlord shall have the option to correct non-conforming sign at Tenant's expense.

In no case will there be any exposed: conduit, transformers, junction boxes, conductors, or crossovers. Exposed hardware will be finished in a manner consistent with quality fabrication and installation practices.

STOREFRONT SIGNAGE

All Tenants to have a storefront sign. Sign shall be located only in the spaces specifically outlined in this criteria for each building elevation. Signage type and size shall conform to guidelines outlined for each Pad in the following exhibits.

Signs shall be limited to letters designating the store name as set forth in the signed lease agreement between Tenant and Landlord. Trademark logo symbol may be considered upon written approval by the Landlord.

PROHIBITED SIGNS

- A. Abandoned Signs
- B. No Street or Building Banners, pennants, inflatable signs, tethered balloons, searchlights, and similar attention-getting devices.
NOTE: Temporary Banners are allowed for Grand Openings or Special Events, for a maximum of 15 days and are not to interfere with any other signage.
- C. Signs that imitate, resemble or may be confused with any official emergency vehicle, traffic control sign, signal or device.
- D. Signs attached to trees, telephone poles, public seating, streetlights or placed on any public right of way without government approval.
- E. Vehicle signs and portable signs.
- F. Roof mounted signs and signs projecting above parapet.
- G. Weekend directional signs.
- H. Awnings of any kind
- I. Signs made of plywood, pressed board or other non-exterior grade wood products.
- J. Painted on wall signs and murals
- K. Blinking or Flashing Signs
- I. Other signs not expressly outlined as acceptable in this criteria.

TENANT ACKNOWLEDGMENT AND COMPLIANCE WITH COMPREHENSIVE SIGN PROGRAM

I _____ acknowledge have I have received and read the CSP (Comprehensive Sign Program) in full and will adhere to all policies and procedures set forth in this document.
(PRINT FULL NAME HERE)

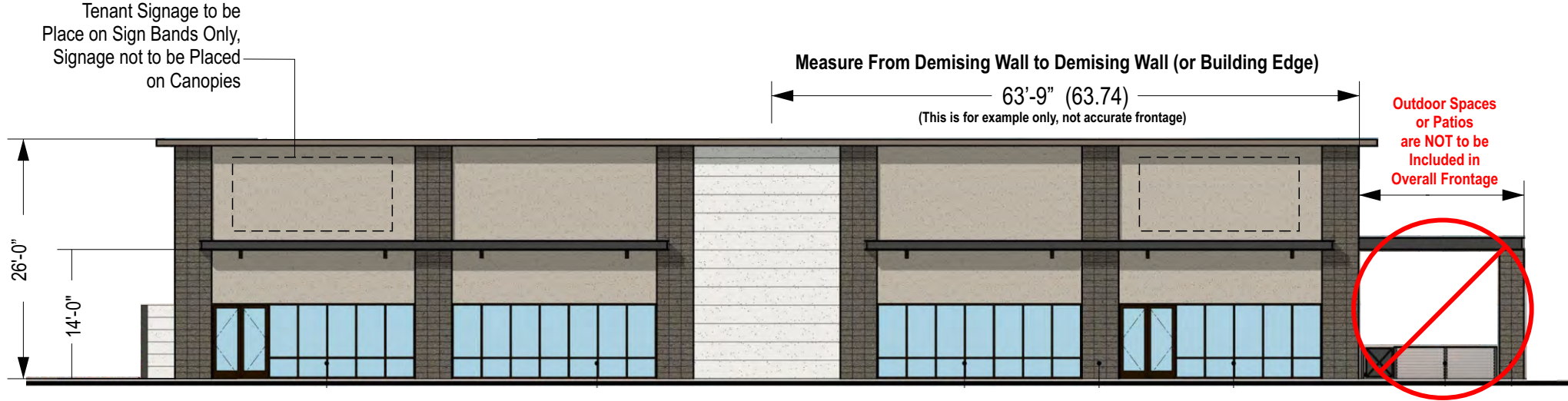
BUSINESS NAME: _____ SIGNATURE: _____ TITLE: _____ DATE: _____

**PLEASE FILL THIS OUT AND
SUBMIT THIS PAGE TO THE LANDLORD
WITH A COPY OF YOUR SIGNAGE
SUBMITTAL.**

SIGN MATRIX: ASANTE TRAILS

SIGN TYPE	SIGN DESCRIPTION	FUNCTION	PLACEMENT	QUANTITY	SIZE	MATERIALS	ILLUMINATION
A FREESTANDING MONUMENT SIGN	FREESTANDING SIGN WITH INDIVIDUAL TENANT PANEL SIGNAGE	IDENTIFY TENANTS IN THE COMPLEX	THREE (3) LOCATED ON: N. 163RD AVENUE ONE (1) LOCATED ON: W. PAT TILLMAN BLVD.	Multi-Tenant Monument Two(2) Pad Monument Two(2)	9'-10 1/2" X 7'-7"	ALUMINUM ACRYLIC CMU STONE VENEER	INTERNALLY ILLUMINATED WITH WHITE LEDS
B DIRECTIONAL SIGNAGE CLASS III MONUMENT	FREESTANDING NON-ILLUMINATED SINGLE FACE OR DOUBLE FACE DIRECTIONAL SIGNAGE	TO DIRECT TRAFFIC TO BUSINESS ENTRIES OR DRIVE THRU OR EXISTS	PERMITTED ALONG STREET FRONTAGE IN CONJUNCTION WITH A DRIVEWAY, NOT TO EXCEED 30" IN HEIGHT OR 36" FROM ADJACENT PAVEMENT	NUMBER TO BE DETERMINED	NOT TO EXCEED 30" IN HEIGHT AND NOT TO EXCEED 6 SQUARE FEET	ALUMINUM VINYL ACRYLIC STONE VENEER	NON-ILLUMINATED OR INTERNALLY ILLUMINATED WITH WHITE LEDS
C DRIVE THRU SIGNAGE CLASS I	FREESTANDING ILLUMINATED or NON-ILLUMINATED SINGLE FACE MENU SIGNS	PROVIDE MENU AND ORDERING FOR BUSINESS WITH A DRIVE THRU	EXACT LOCATION TO BE DETERMINED	1 PER BUSINESS	BOTTOM OF SIGN NTE 2'-0" FROM GRADE NO MORE THAN 8'-0" TALL FROM GRADE TO TOP OF SIGN NO MORE THAN 50 SF	ALUMINUM VINYL ACRYLIC STONE VENEER	NON-ILLUMINATED OR INTERNALLY ILLUMINATED WITH WHITE LEDS
D DRIVE THRU SIGNAGE CLASS II	FREESTANDING ILLUMINATED or NON-ILLUMINATED SINGLE FACE PREVIEW SIGNS	PROVIDE A PREVIEW MENU TO PREPARE FOR ORDERING	EXACT LOCATION TO BE DETERMINED	1 PER BUSINESS	BOTTOM OF SIGN NTE 2'-0" FROM GRADE NO MORE THAN 8'-0" TALL FROM GRADE TO TOP OF SIGN NO MORE THAN 50 SF	ALUMINUM VINYL ACRYLIC STONE VENEER	NON-ILLUMINATED OR INTERNALLY ILLUMINATED WITH WHITE LEDS
SIGN TYPE	BUILDING / TENANT TYPE	LOCATION	QTY / SIGN AREA	MAX. LETTER / LOGO HEIGHTS	MATERIALS	ILLUMINATION	
E MULTI TENANT BUILDINGS WALL SIGNAGE	MAIN ID REVERSE PAN CHANNEL, FACE LIT PAN CHANNEL, FRONT & REAR LIT PAN CHANNEL SECONDARY COPY NON-ILLUMINATED FCO ILLUMINATED OR NON-ILLUMINATED PUSH THRU CABINET	SIGNAGE MAY BE PLACED ON ANY LEASED TENANT ELEVATION FACING A MAIN STREET OR PRIMARY PARKING AREA	1.5 SF PER LINEAL FOOT OF EACH ELIGIBLE ELEVATION OCCUPIED BY TENANT SEE PAGE 9 FOR ADDITIONAL INFORMATION	LOGO HEIGHT: NTE 48" LETTER HEIGHT IF SIGN HAS TWO LINES OF COPY: NTE 24" PER LINE LETTER HEIGHT IF SIGN HAS SINGLE LINE OF COPY: NTE 36" MINIMUM LETTER HEIGHT: 18" NO WALL SIGNAGE TO PROJECT MORE THAN 16" FROM WALL IT'S MOUNTED ON	MAIN ID SIGNS / LOGO SIGNS FRONT LIT PAN CHANNEL, REVERSE LIT PAN CHANNEL, FRONT & REAR ILLUMINATED PAN CHANNEL SECONDARY SIGNAGE FCO LETTERS OR PUSH THRU ILLUMINATED CABINET SEE PAGES 12-13 FOR ADDITIONAL DETAILS	ALL MAIN ID CHANNEL LETTERS MUST BE ILLUMINATED, SECONDARY SIGNAGE MAY BE NON-ILLUMINATED ELECTRONIC MESSAGE CENTERS ARE NOT PERMITTED	
F PAD BUILDINGS WALL SIGNAGE	MAIN ID REVERSE PAN CHANNEL, FACE LIT PAN CHANNEL, FRONT & REAR LIT PAN CHANNEL SECONDARY COPY NON-ILLUMINATED FCO ILLUMINATED OR NON-ILLUMINATED PUSH THRU CABINET	SIGNAGE MAY BE PLACED ON ANY LEASED TENANT ELEVATION FACING A MAIN STREET OR PRIMARY PARKING AREA	1.5 SF PER LINEAL FOOT OF ELIGIBLE ELEVATION OCCUPIED BY TENANT SEE PAGE 9 FOR ADDITIONAL INFORMATION	LOGO HEIGHT: NTE 72" LETTER HEIGHT IF SIGN HAS TWO LINES OF COPY: NTE 36" PER LINE LETTER HEIGHT IF SIGN HAS SINGLE LINE OF COPY: NTE 48" MINIMUM LETTER HEIGHT: 24" NO WALL SIGNAGE TO PROJECT MORE THAN 16" FROM WALL IT'S MOUNTED ON	MAIN ID SIGNS / LOGO SIGNS FRONT LIT PAN CHANNEL, REVERSE LIT PAN CHANNEL, FRONT & REAR ILLUMINATED PAN CHANNEL SECONDARY SIGNAGE FCO LETTERS OR PUSH THRU ILLUMINATED CABINET SEE PAGES 12-13 FOR ADDITIONAL DETAILS	ALL MAIN ID CHANNEL LETTERS MUST BE ILLUMINATED, SECONDARY SIGNAGE MAY BE NON-ILLUMINATED ELECTRONIC MESSAGE CENTERS ARE NOT PERMITTED	

CALCULATING ALLOWABLE SQUARE FOOTAGE



IN THIS EXAMPLE YOU WOULD BE ALLOWED:
 $1.5 \times 63.74 = 95.61$ TOTAL SQUARE FEET ALLOWED

EXAMPLE ELEVATION
 Scale: 1/16" = 1'-0"

CALCULATING SF OF SIGNAGE

Unframed signs. Where the individual letters, logos and graphics of a sign are mounted directly to a wall or sign structure, the sign area is determined by calculating the smallest rectangle or combination of rectangles containing sign copy.

Framed signs. Where the individual letters, logos and graphics are integral to a sign panel, or are framed in by an architectural element or contrasting color apart from the color of the wall or sign structure, the sign area shall be the area of the panel or frame.



SIGNS: A.1 A.2

FABRICATION DETAILS:		
1	CABINET:	MAIN CENTER CABINET TO BE 18" DEEP FABRICATED ALUMINUM, PAINTED THREE COLORS, P2, P3 & P4, ASANTE TRAILS TO BE ROUTED OUT AND BACKED WITH WHITE ACRYLIC
2	CAP OF SIGN:	2 1/2" TALL X 22" DEEP X 7'-7" WIDE ALUMINUM FABRICATED CAP, PAINTED P3
3	TENANT CABINET:	ALUMINUM TENANT CABINET, 1 1/2" RETAINERS PAINTED P3, 1" DIVIDER BARS PAINTED P3, WHITE LEXAN TENANT PANELS, WITH V1 OVERLAY AND TENANT COPY TO REVERSE OUT TO SHOW THRU WHITE, WHITE INTERNAL LED ILLUMINATION
4	CAP OF BASE:	5" TALL X 26" DEEP X 7'-7" WIDE ALUMINUM FABRICATED CAP, PAINTED P4
5	BASE:	FABRICATED BASE WITH M1 VENEER APPLIED TO ALL SIDES
6	ADDRESS:	FCO 1/4" ALUMINUM NUMBERS, PAINTED P1 INSTALLED FLUSH TO FACE OF BASE

PAINT:

- P1** Sherwin Williams Pure White #7005
- P2** Sherwin Williams Iron Ore #7069
- P3** Sherwin Williams Backdrop #7025
- P4** Sherwin Williams Amazing Gray #7044

VINYL:

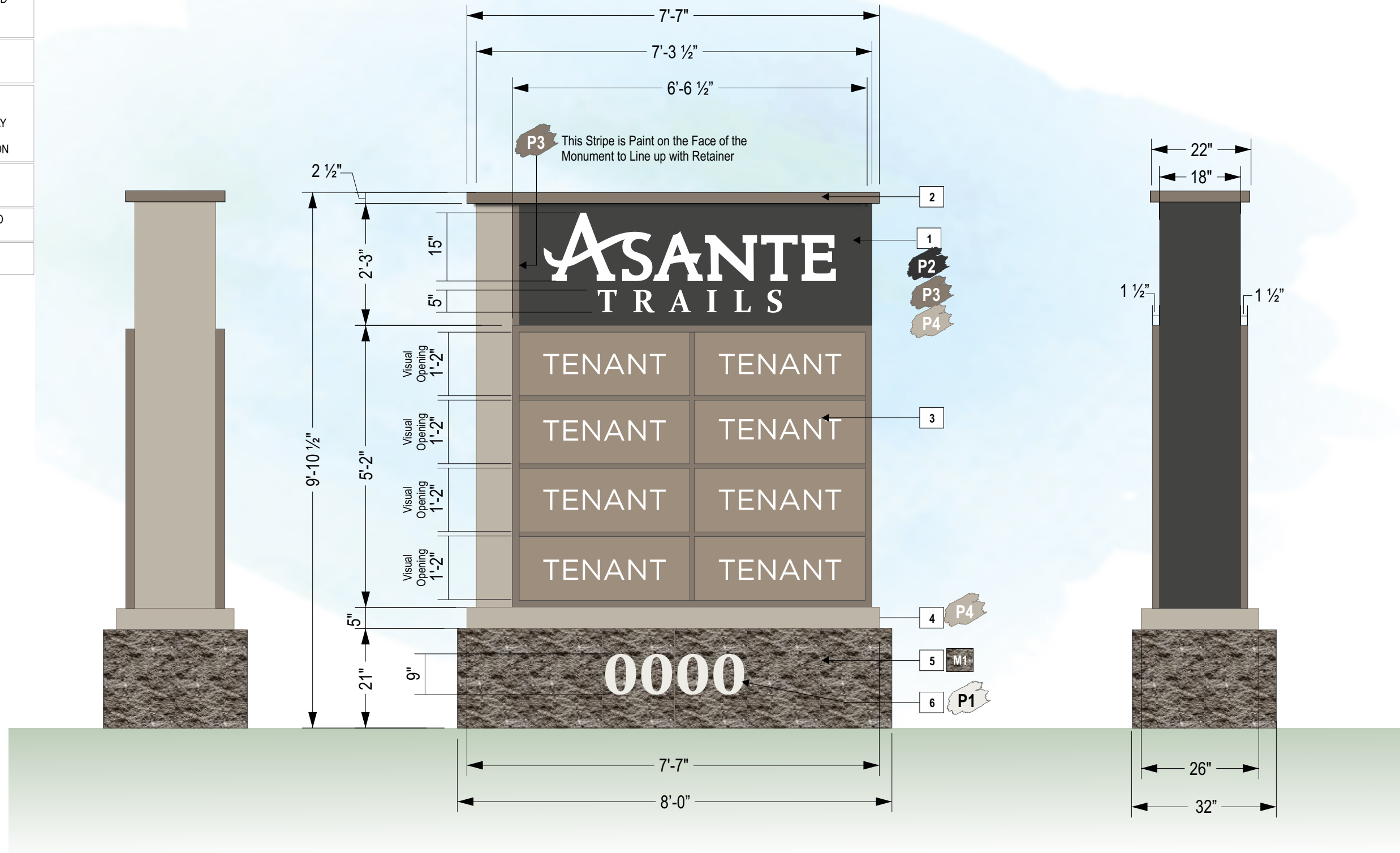
- V1** 3M OPAQUE VINYL SANDSTONE 89

MATERIAL:

- M1** ECHELON SPLIT FACE BLOCK 1X8X16 COLOR: OPAL

FONTS:

CONSTANTINA
GOTHAM BOOK



SIGNS: A.3

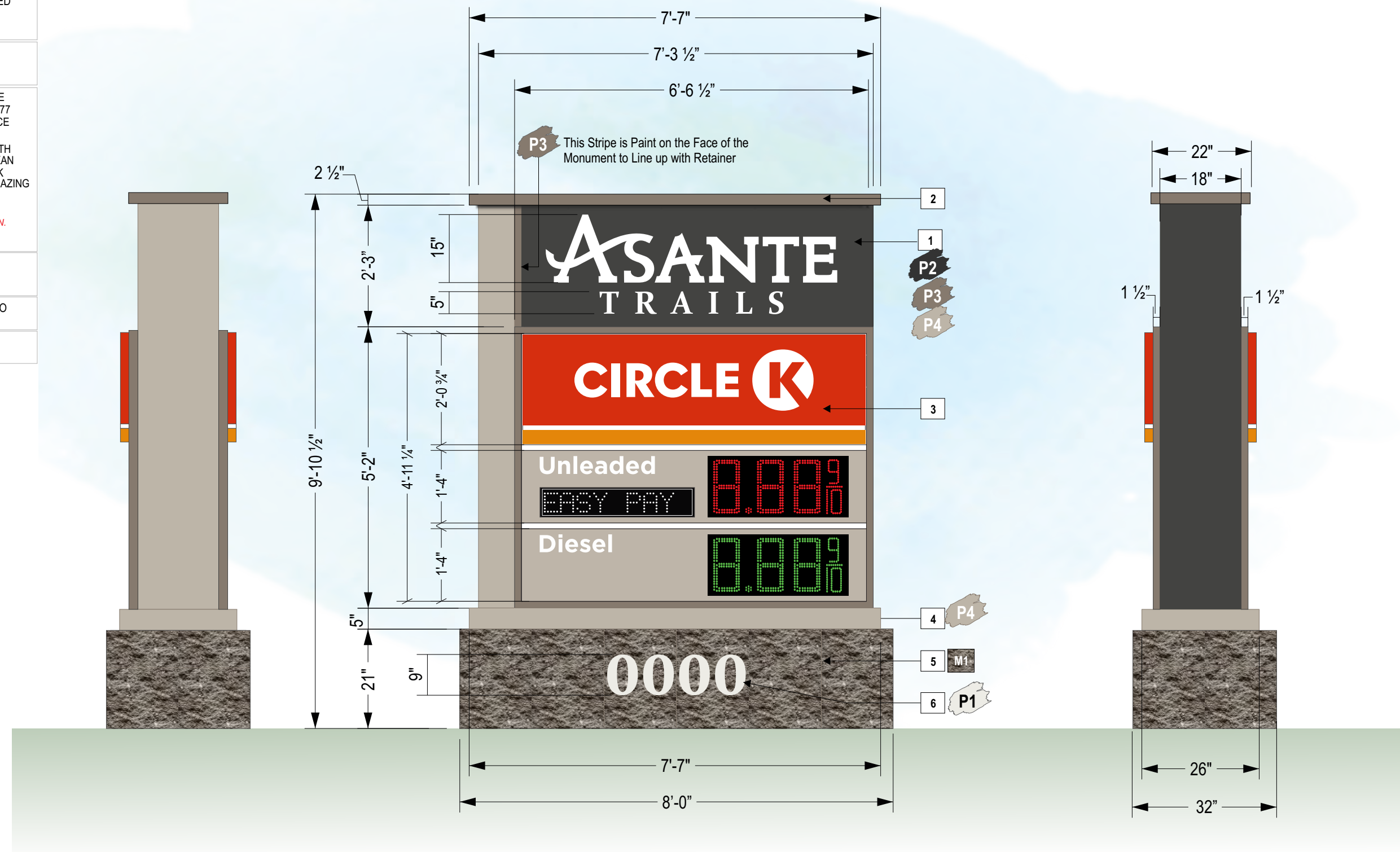
FABRICATION DETAILS:	
1	CABINET: MAIN CENTER CABINET TO BE 18" DEEP FABRICATED ALUMINUM, PAINTED THREE COLORS, P2, P3 & P4, ASANTE TRAILS TO BE ROUTED OUT AND BACKED WITH WHITE ACRYLIC
2	CAP OF SIGN: 2 1/2" TALL X 22" DEEP X 7'-7" WIDE ALUMINUM FABRICATED CAP, PAINTED P3
3	TENANT CABINET: -"K" LOGO FACES AND "NON-ETHANOL" FACES ARE FORMED AND EMBOSSD W/ 2.25" PAN DEPTH .177 CLEAR POLYCARBONATE WITH SECOND SURFACE APPLIED DECORATION. - PRICERS WILL BE ONE LARGE REVERSE PAN WITH ROUTED OUT COPY MOUNTED BEHIND FLAT LEXAN CLEAR PANEL AND BOLTED WITH COUNTERSUNK SCREW. REVERSE PANEL PAINTED TO BE SW AMAZING GRAY #7044. <i>(2) TWO 12" CHARACTER HEIGHT RED & GREEN AND ABLE ELECTRONIC LED PRICE UNITS PER ELEVATION. UNLEADED TO INCLUDE 4" MESSAGE TOGGLE AND 1 1/4" MULLIONS BETWEEN PRICERS</i>
4	CAP OF BASE: 5" TALL X 26" DEEP X 7'-7" WIDE ALUMINUM FABRICATED CAP, PAINTED P4
5	BASE: FABRICATED BASE WITH M1 VENEER APPLIED TO ALL SIDES
6	ADDRESS: FCO 1/4" ALUMINUM NUMBERS, PAINTED P1 INSTALLED FLUSH TO FACE OF BASE

- PAINT:**
- P1** Sherwin Williams Pure White #7005
 - P2** Sherwin Williams Iron Ore #7069
 - P3** Sherwin Williams Backdrop #7025
 - P4** Sherwin Williams Amazing Gray #7044

- VINYL:**
- V1** 3M OPAQUE VINYL SANDSTONE 89

- MATERIAL:**
- M1** ECHELON SPLIT FACE BLOCK 1X8X16 COLOR: OPAL

FONTS:
CONSTANTINA
 GOTHAM BOOK

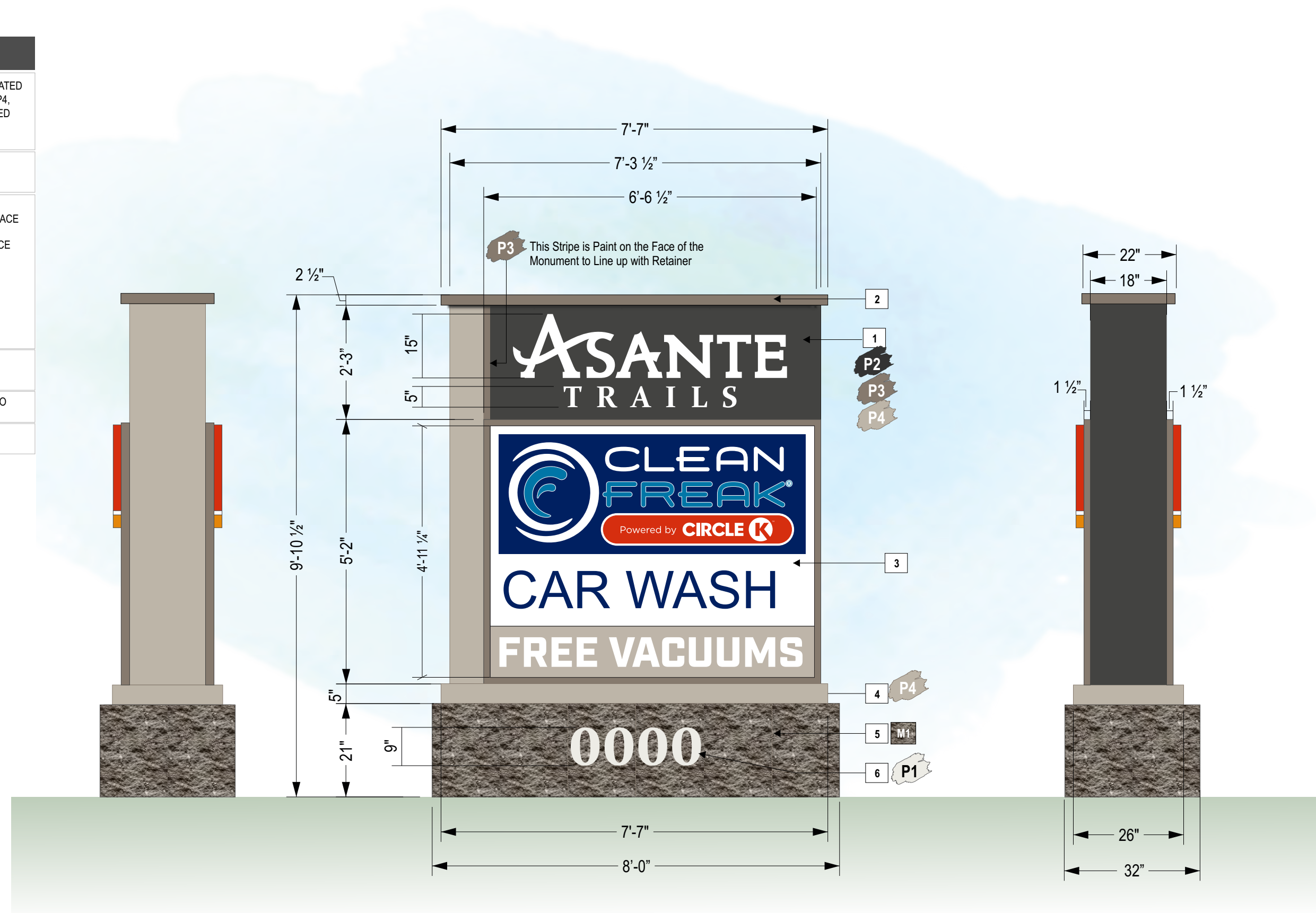


SIGNS: A.4

FABRICATION DETAILS:		
1	CABINET:	MAIN CENTER CABINET TO BE 18" DEEP FABRICATED ALUMINUM, PAINTED THREE COLORS, P2, P3 & P4, ASANTE TRAILS TO BE ROUTED OUT AND BACKED WITH WHITE ACRYLIC
2	CAP OF SIGN:	2 1/2" TALL X 22" DEEP X 7'-7" WIDE ALUMINUM FABRICATED CAP, PAINTED P3
3	TENANT CABINET:	ALUMINUM TENANT CABINET, 1 1/2" RETAINERS PAINTED SW BACKDROP #7025, REVERSE PAN FACE PAINTED TO BE SW #7044 AMAZING GRAY .150" WHITE PLEX BACKUPS WITH FIRST SURFACE APPLIED VINYL
4	CAP OF BASE:	5" TALL X 26" DEEP X 7'-7" WIDE ALUMINUM FABRICATED CAP, PAINTED P4
5	BASE:	FABRICATED BASE WITH M1 VENEER APPLIED TO ALL SIDES
6	ADDRESS:	FCO 1/4" ALUMINUM NUMBERS, PAINTED P1 INSTALLED FLUSH TO FACE OF BASE

- PAINT:**
- P1** Sherwin Williams Pure White #7005
 - P2** Sherwin Williams Iron Ore #7069
 - P3** Sherwin Williams Backdrop #7025
 - P4** Sherwin Williams Amazing Gray #7044
- VINYL:**
- V1** 3M OPAQUE VINYL SANDSTONE 89
- MATERIAL:**
- M1** ECHELON SPLIT FACE BLOCK 1X8X16 COLOR: OPAL

FONTS:
CONSTANTINA
 GOTHAM BOOK



SIGNS: (B)

FABRICATION DETAILS:	
1	MAIN PANEL: 1/8" ALUMINUM CONSTRUCTION MAIN PANEL WITH WHITE REFLECTIVE VINYL OVERLAID ON SURFACE. PANELS TO BE PAINTED P3 'BACKDROP'
2	POST: 4" SQUARE ALUMINUM POST; PAINTED P4 'AMAZING GREY'
3	BORDER / COPY: V2 - WHITE REFLECTIVE VINYL

PAINT:

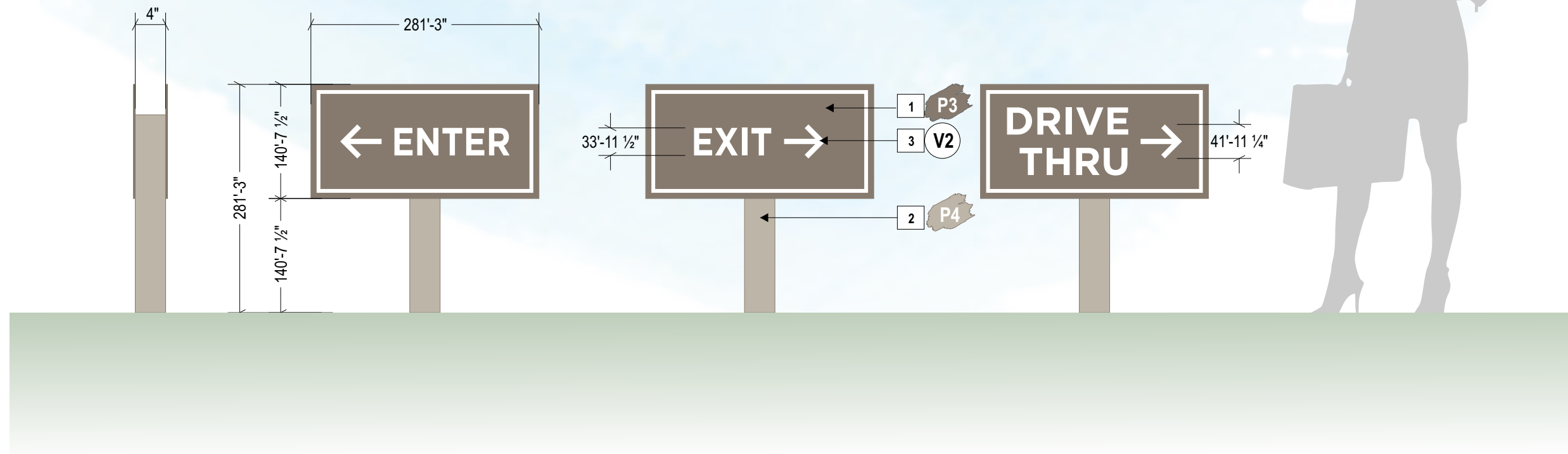
- P3** Sherwin Williams Backdrop #7025
- P4** Sherwin Williams Amazing Gray #7044

VINYL:

- (V2)** 3M REFLECTIVE WHITE VINYL

FONTS:

GOTHAM BOOK



MONUMENT SIGN LOCATIONS

PROPERTY OWNER

SIMONCRE ASANTE, LLC
6900 E 2ND ST
SCOTTSDALE AZ 85251

LANDLORD CONTACT INFORMATION

SIMONCRE
KYLE DUANE, SENIOR DEVELOPMENT ASSOCIATE
6900 E. 2ND STREET, SCOTTSDALE, AZ 85251
Phone: (480) 739-0066
Email: kyle.duane@simoncre.com

ENGINEER



Custom Electric Signs.

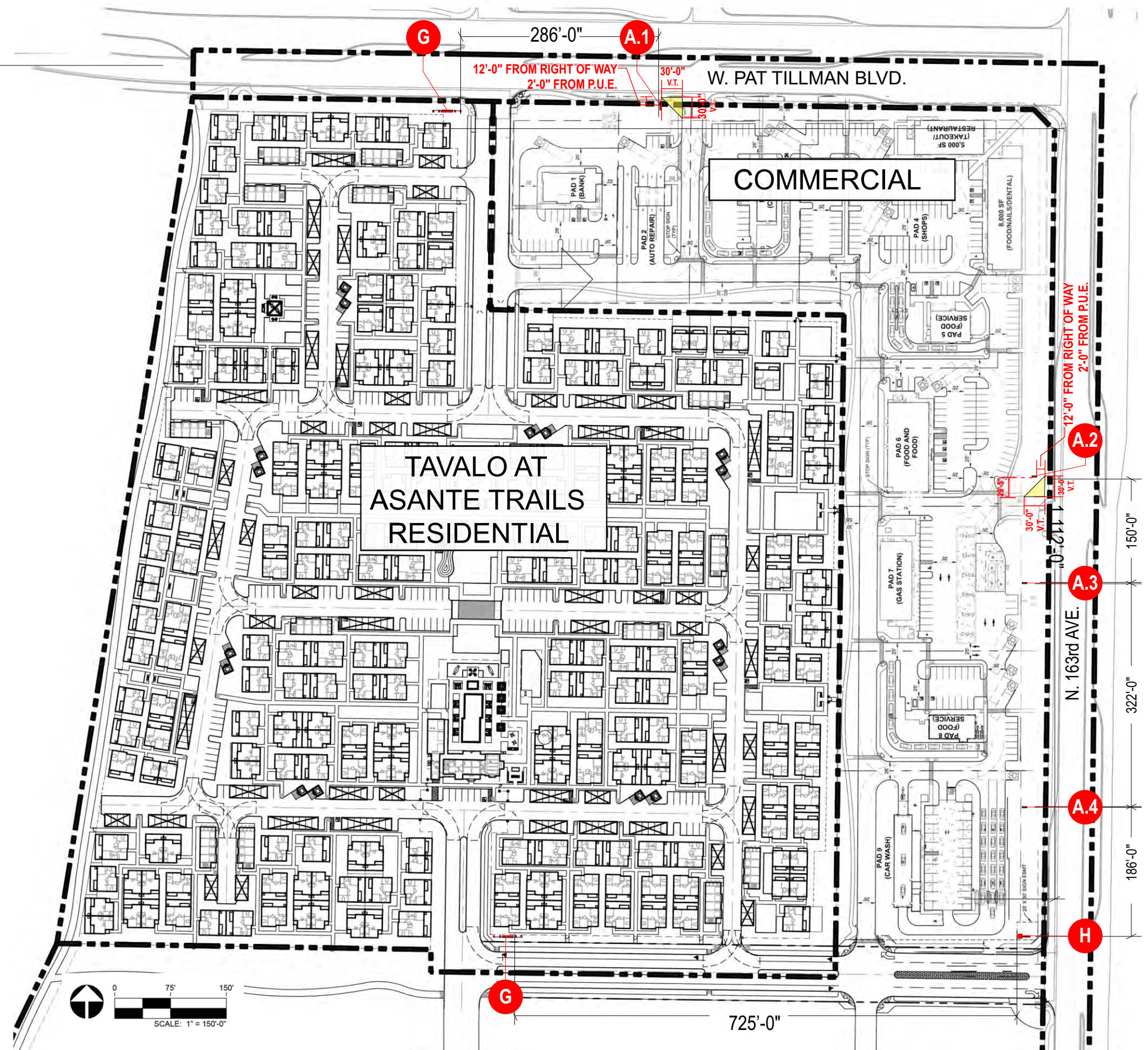
1605 S. GRAMERCY ROAD
SLAT LAKE CITY, UT 84104

CONTACT:

CARL MEYERS, PE
Engineering Manager
PH: 801-487-8481

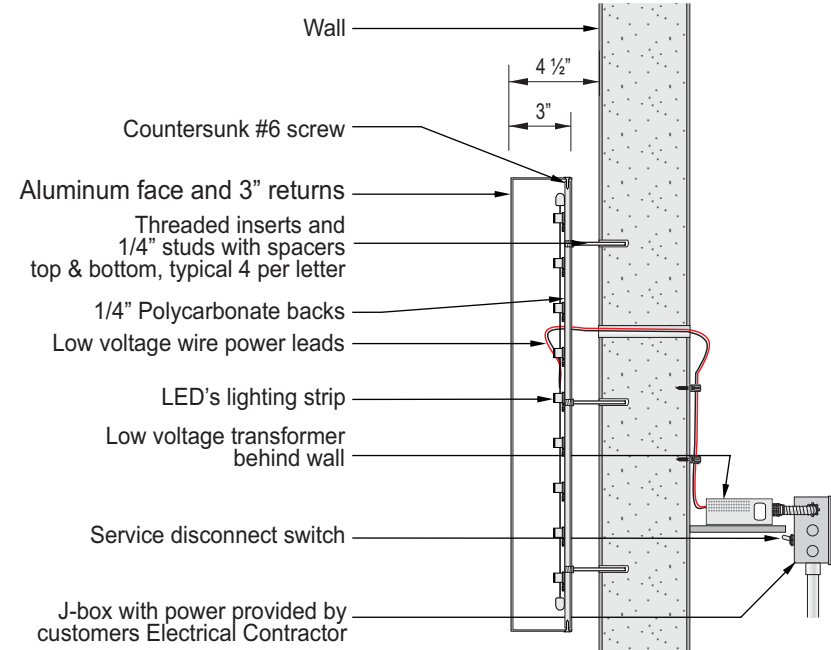
SITE DATA

JURISDICTION:	SURPRISE, ARIZONA
APN #:	503-76-981
GROSS AREA:	15.44 AC.
NET AREA:	12.13 AC.

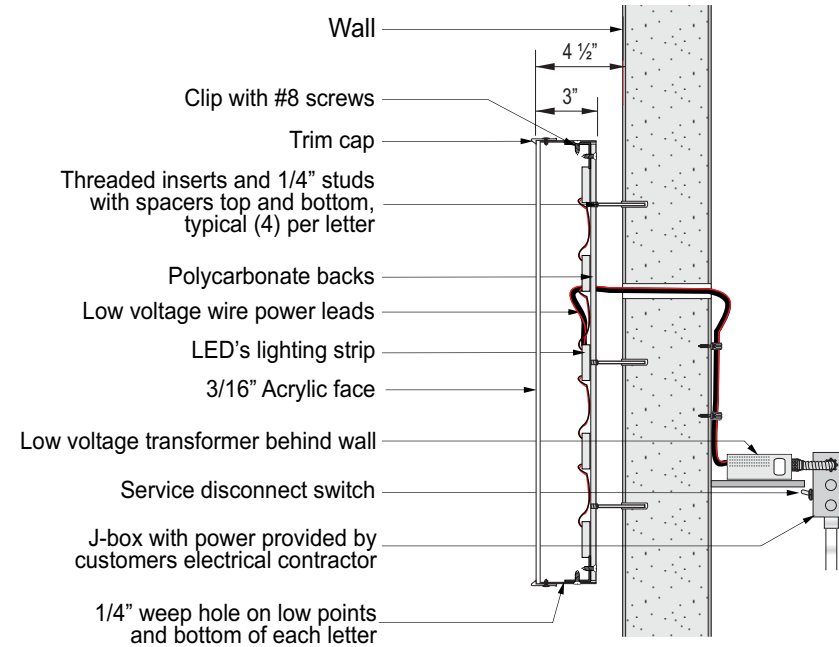


PERMITTED CHANNEL LETTER STYLES

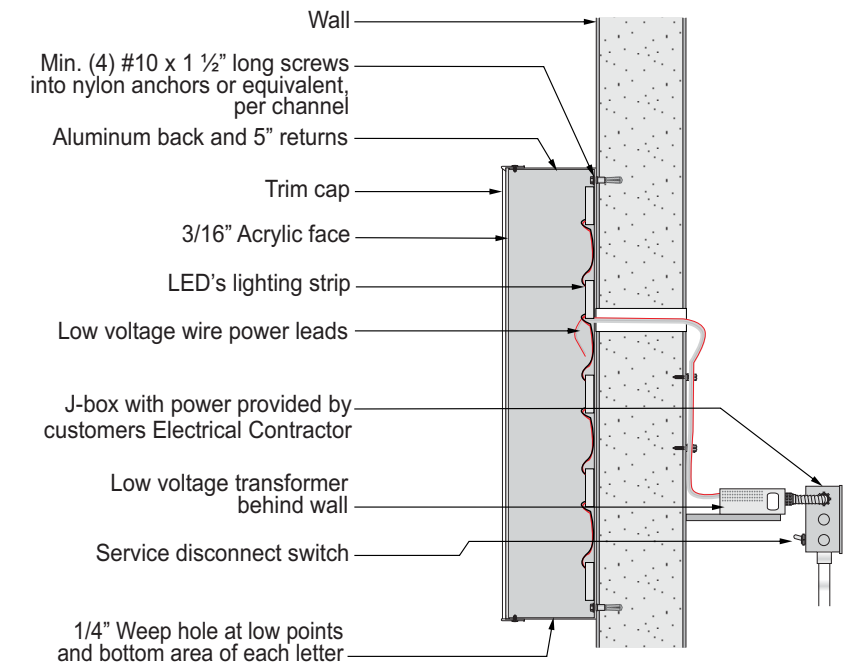
HALO ILLUMINATED CHANNEL LETTERS



FACE AND HALO ILLUMINATED CHANNEL LETTERS



FACE LIT CHANNEL LETTERS



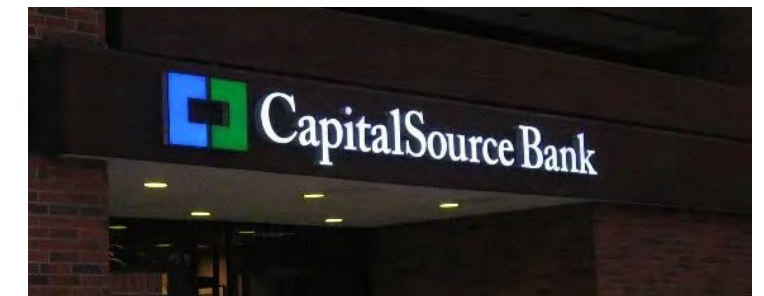
HALO ILLUMINATED EXAMPLES



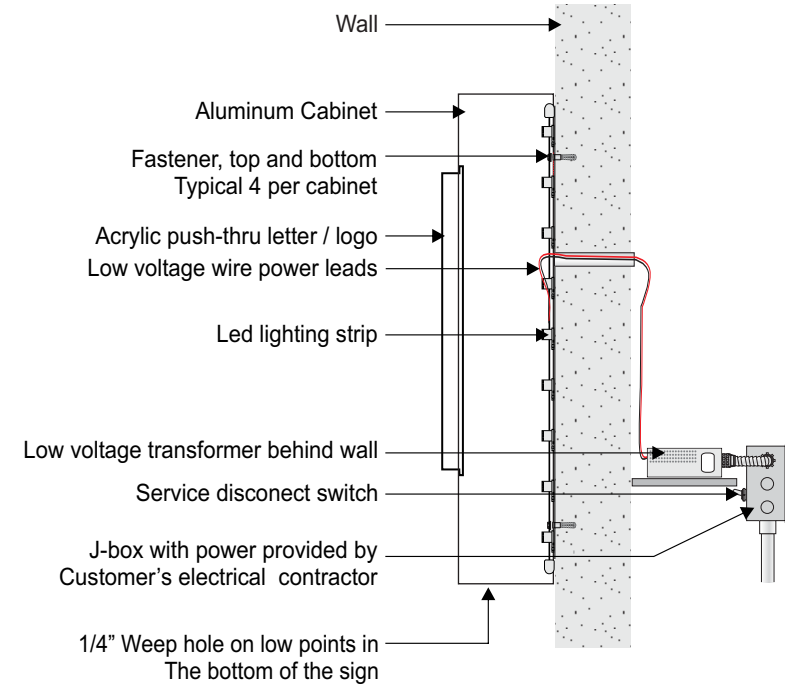
FACE & HALO ILLUMINATED EXAMPLES



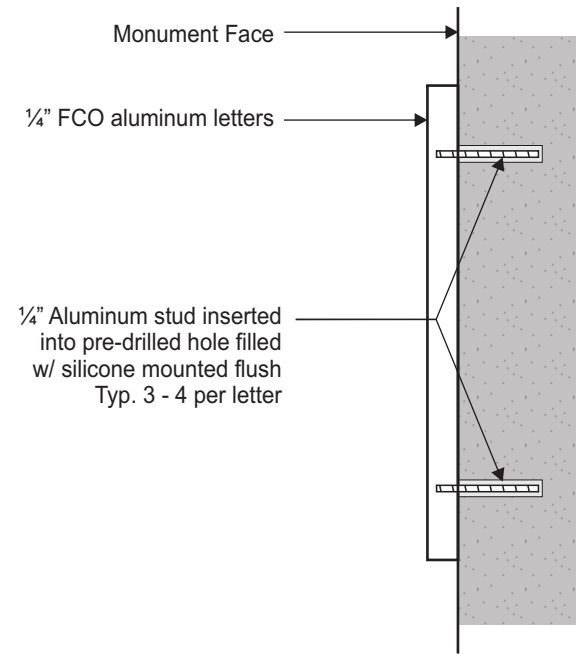
FACE ILLUMINATED EXAMPLES



SIGN CABINET WITH ROUTED PUSH THRU GRAPHICS



FLAT CUT OUT LETTERS - STUD MOUNTED FLUSH



EXAMPLE:

CHANNEL LETTERS WITH FCO SECONDARY COPY



ILLUMINATED PUSH THRU CABINET EXAMPLES



FLAT CUT OUT LETTER EXAMPLES



EXAMPLES:

CHANNEL LETTERS WITH PUSH THRU CABINET FOR SECONDARY COPY



WINDOW GRAPHICS DETAILS

WINDOW GRAPHICS:

WINDOW GRAPHICS ARE PERMITTED BUT MAY NOT COVER MORE THAN 15% OF EACH WINDOW SURFACE LOCATED AT THE FRONT OF A BUILDING.

WINDOW GRAPHICS TO BE SET 4'-0" ABOVE GRADE AT EYE LEVEL TO ACCOMMODATE PEDESTRIANS.

WINDOW GRAPHICS TO BE DIE CUT VINYL ONLY, NO DIGITALLY PRINTED GRAPHICS ALLOWED.

WINDOW VINYL TO BE PLACE ON THE INTERIOR OF THE WINDOW (2ND SURFACE)

WINDOW VINYL PREFERRED COLOR IS WHITE

NO PAINTING ON WINDOWS IS PERMITTED

NO LED (OR ANY TYPE) OF LIGHTING PERMITTED IN WINDOW AREAS AT ALL



PAD 4 | BUILDING 1 | ALLOWABLE LOGO, LETTER HEIGHTS & SQUARE FOOTAGE

SIGN SQUARE FOOTAGE ALLOWANCE:
1.5 SF PER LINEAL FOOT OF ELIGIBLE ELEVATION OCCUPIED BY TENANT

MAXIMUM WIDTH OF USEABLE FRONTAGE:
THE MAXIMUM WIDTH OF A BUILDING WALL SIGN SHALL NOT EXCEED 80% OF THE LEASED TENANT FRONTAGE

MAXIMUM HEIGHT OF LOGO ALLOWED: 4'-0"

MAXIMUM HEIGHT OF CHANNEL LETTER ALLOWED FOR TWO LINES OF COPY: 2'-0" PER LINE

MAXIMUM HEIGHT OF CHANNEL LETTER ALLOWED FOR ONE LINE OF COPY: 3'-0"

MINIMUM LETTER HEIGHT FOR A SINGLE LINE OF COPY: 1'-6"

SIGNAGE IS ONLY ALLOWED IN AREAS OUTLINED WITH BLACK DOTTED LINE

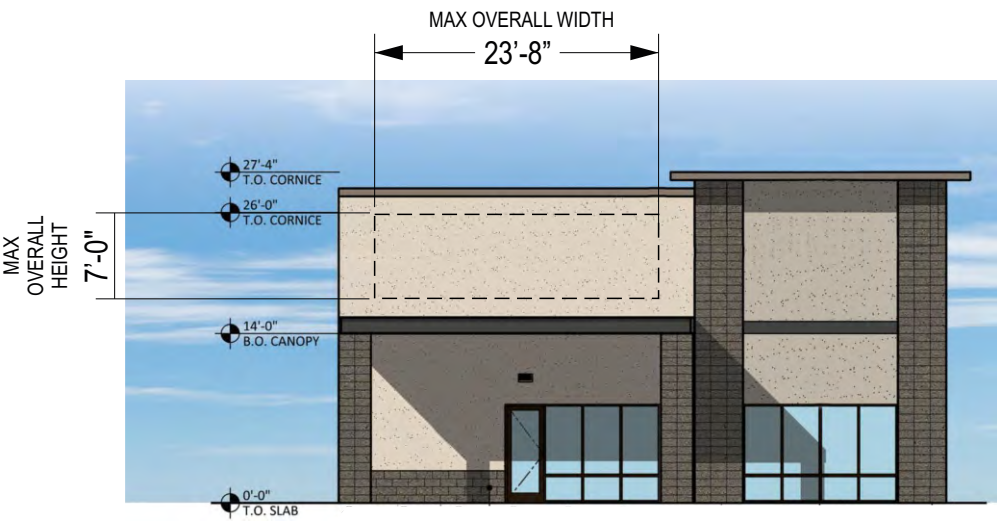
ALL CHANNEL LETTERS MUST BE ILLUMINATED

SIGNAGE TO BE CENTERED HORIZONTALLY AND VERTICALLY ON SIGN BAND

SIGNAGE IS NOT TO ATTACH TO CANOPY IN ANY WAY

ANY STAND OFFS OR SPACERS MUST BE PAINTED TO MATCH WALL COLOR

ELECTRONIC MESSAGE CENTERS ARE NOT ALLOWED



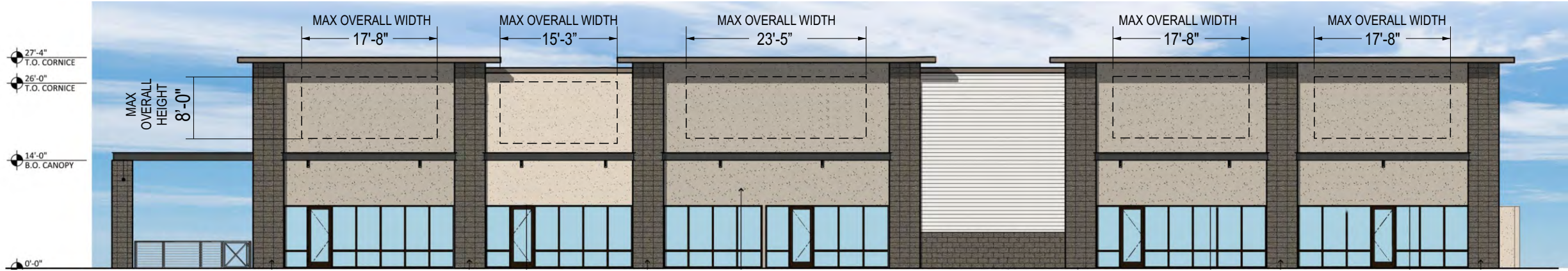
SOUTH ELEVATION

Scale: 1/32" = 1'-0" (11x17)



NORTH ELEVATION

Scale: 1/32" = 1'-0" (11x17)



WEST ELEVATION

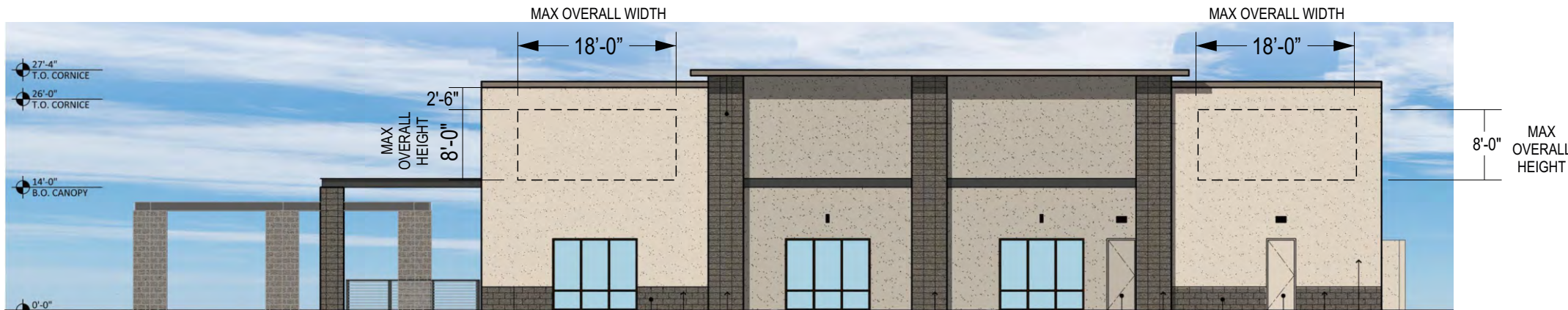
Scale: 1/32" = 1'-0" (11x17)



EAST ELEVATION

Scale: 1/32" = 1'-0" (11x17)

PAD 4 | BUILDING 2 | ALLOWABLE LOGO, LETTER HEIGHTS & SQUARE FOOTAGE



NORTH ELEVATION

Scale: 1/16" = 1'-0" (11x17)



SOUTH ELEVATION

Scale: 1/16" = 1'-0" (11x17)



EAST ELEVATION

Scale: 1/16" = 1'-0" (11x17)



WEST ELEVATION

Scale: 1/16" = 1'-0" (11x17)

SIGN SQUARE FOOTAGE ALLOWANCE:
1.5 SF PER LINEAL FOOT OF ELIGIBLE ELEVATION OCCUPIED BY TENANT

MAXIMUM WIDTH OF USEABLE FRONTAGE:
THE MAXIMUM WIDTH OF A BUILDING WALL SIGN SHALL NOT EXCEED 80% OF THE LEASED TENANT FRONTAGE

MAXIMUM HEIGHT OF LOGO ALLOWED: 4'-0"

MAXIMUM HEIGHT OF CHANNEL LETTER ALLOWED FOR TWO LINES OF COPY: 2'-0" PER LINE

MAXIMUM HEIGHT OF CHANNEL LETTER ALLOWED FOR ONE LINE OF COPY: 3'-0"

MINIMUM LETTER HEIGHT FOR A SINGLE LINE OF COPY: 1'-6"

SIGNAGE IS ONLY ALLOWED IN AREAS OUTLINED WITH BLACK DOTTED LINE

ALL CHANNEL LETTERS MUST BE ILLUMINATED

SIGNAGE TO BE CENTERED HORIZONTALLY AND VERTICALLY ON SIGN BAND

SIGNAGE IS NOT TO ATTACH TO CANOPY IN ANY WAY

ANY STAND OFFS OR SPACERS MUST BE PAINTED TO MATCH WALL COLOR

ELECTRONIC MESSAGE CENTERS ARE NOT ALLOWED

PAD 6 | ALLOWABLE LOGO, LETTER HEIGHTS & SQUARE FOOTAGE

SIGN SQUARE FOOTAGE ALLOWANCE:
 1.5 SF PER LINEAL FOOT OF
 ELIGIBLE ELEVATION OCCUPIED
 BY TENANT

MAXIMUM WIDTH OF USEABLE FRONTAGE:
 THE MAXIMUM WIDTH OF A BUILDING WALL
 SIGN SHALL NOT EXCEED 80% OF THE LEASED
 TENANT FRONTAGE

MAXIMUM HEIGHT OF LOGO ALLOWED: 4'-0"

**MAXIMUM HEIGHT OF CHANNEL LETTER ALLOWED
 FOR TWO LINES OF COPY:** 2'-0" PER LINE

**MAXIMUM HEIGHT OF CHANNEL LETTER ALLOWED
 FOR ONE LINE OF COPY:** 3'-0"

**MINIMUM LETTER HEIGHT FOR A SINGLE LINE
 OF COPY:** 1'-6"

SIGNAGE IS ONLY ALLOWED IN AREAS
 OUTLINED WITH BLACK DOTTED LINE

ALL CHANNEL LETTERS MUST BE ILLUMINATED

SIGNAGE TO BE CENTERED HORIZONTALLY
 AND VERTICALLY ON SIGN BAND

SIGNAGE IS NOT TO ATTACH TO CANOPY
 IN ANY WAY

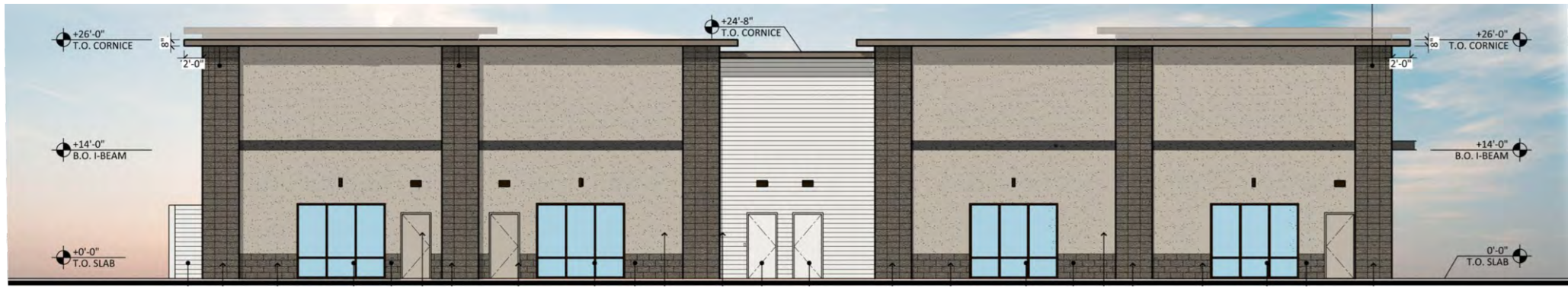
ANY STAND OFFS OR SPACERS MUST BE
 PAINTED TO MATCH WALL COLOR

ELECTRONIC MESSAGE CENTERS ARE NOT
 ALLOWED



EAST ELEVATION

Scale: 1/16" = 1'-0" (11x17)



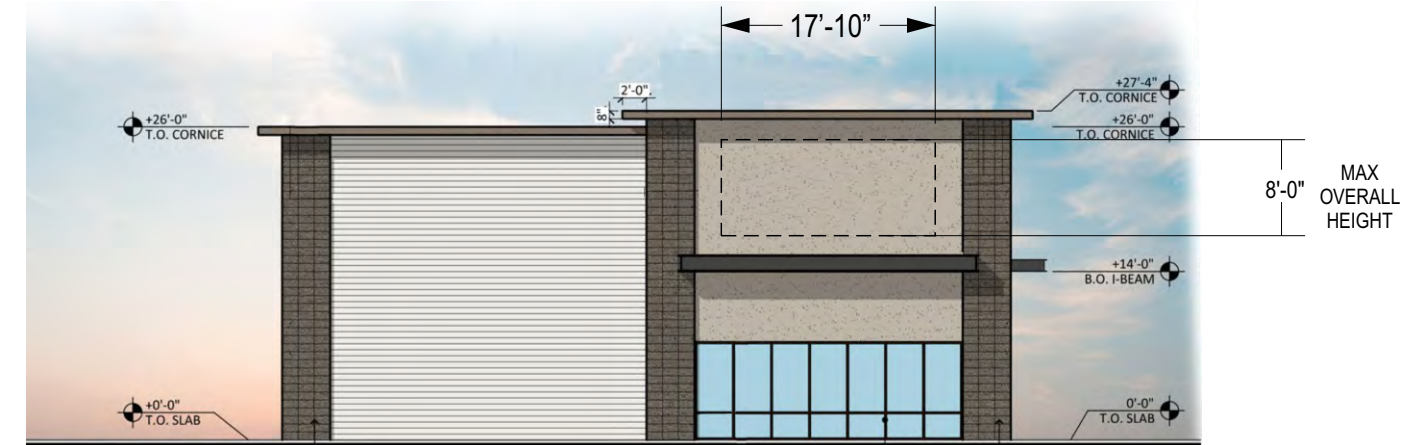
WEST ELEVATION - NO SIGNAGE PERMITTED ON REAR ELEVATION

Scale: 1/16" = 1'-0" (11x17)



NORTH ELEVATION

Scale: 1/16" = 1'-0" (11x17)



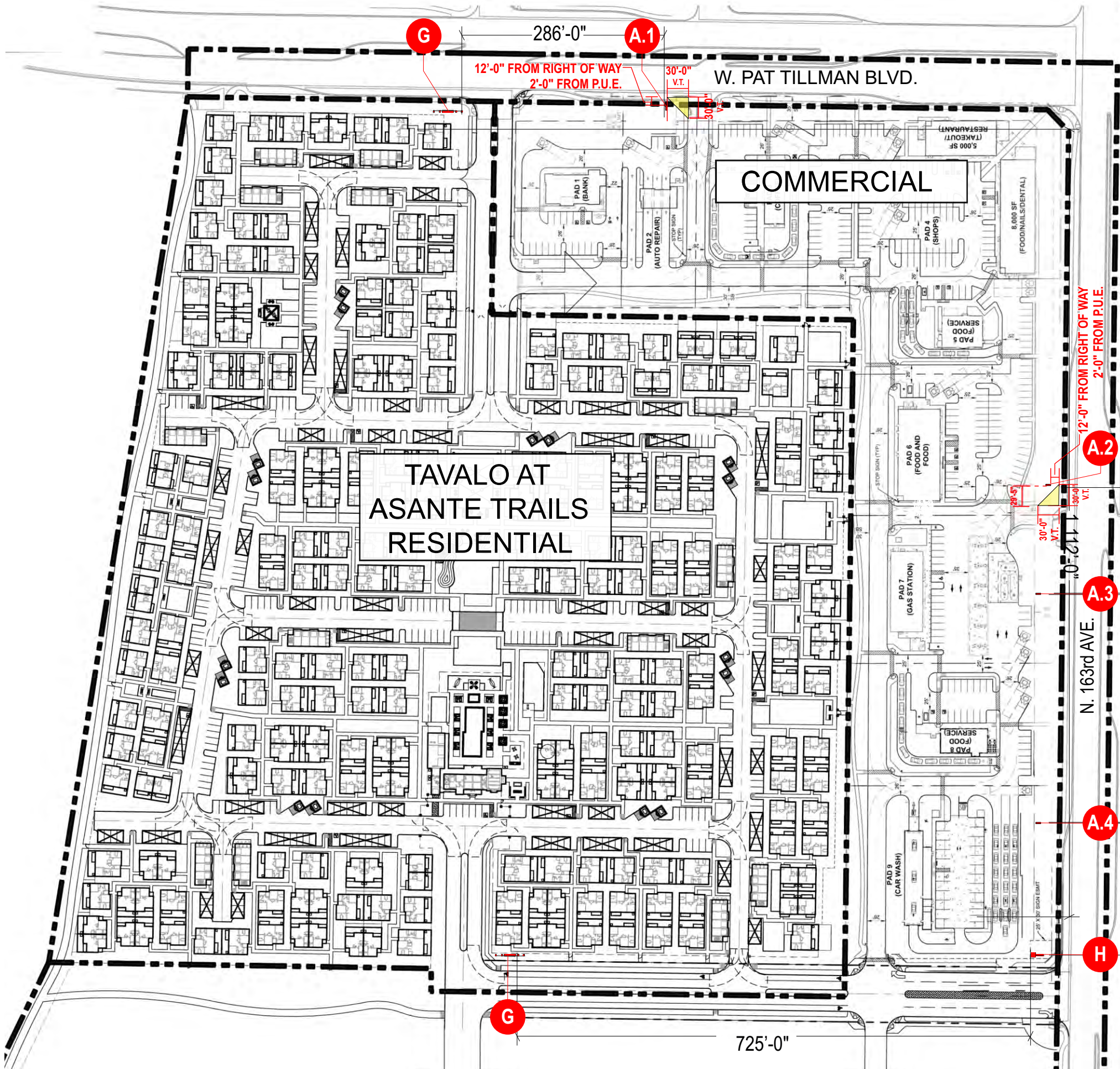
SOUTH ELEVATION

Scale: 1/16" = 1'-0" (11x17)

RESIDENTIAL MONUMENT SIGN LOCATIONS

SITE DATA

JURISDICTION: SURPRISE, ARIZONA
 APN#: 503-76-980
 LOT 2
 GROSS AREA: 25.9 AC



SIGN TYPE "G": TAVALO ENTRY MONUMENT

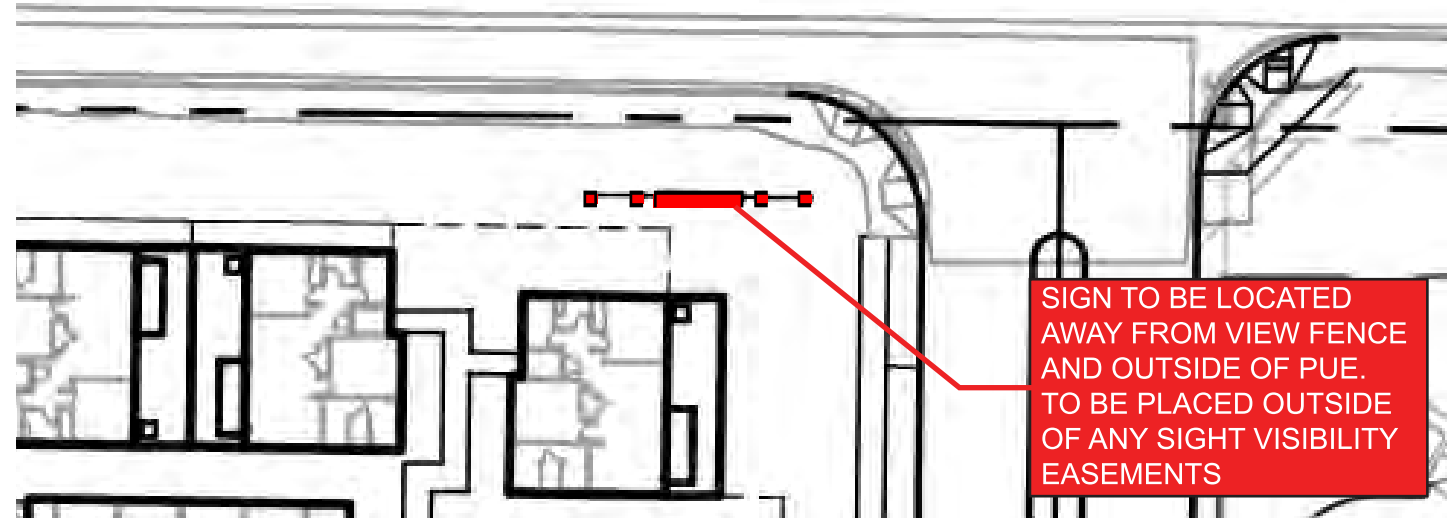


SIGN TYPE "H": ENTRY MONUMENT @ 163RD AVE.

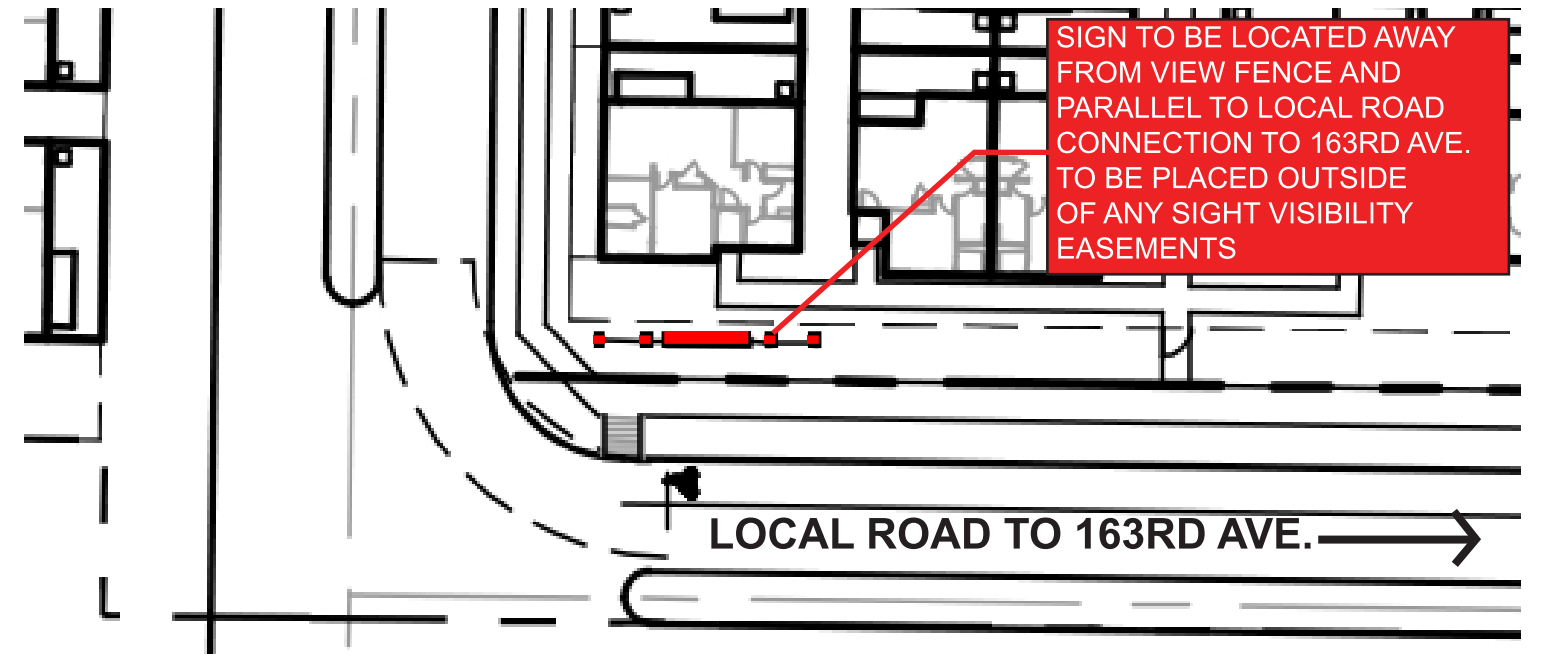


RESIDENTIAL ENTRY MONUMENT (G) AT W PAT TILLMAN BLVD.

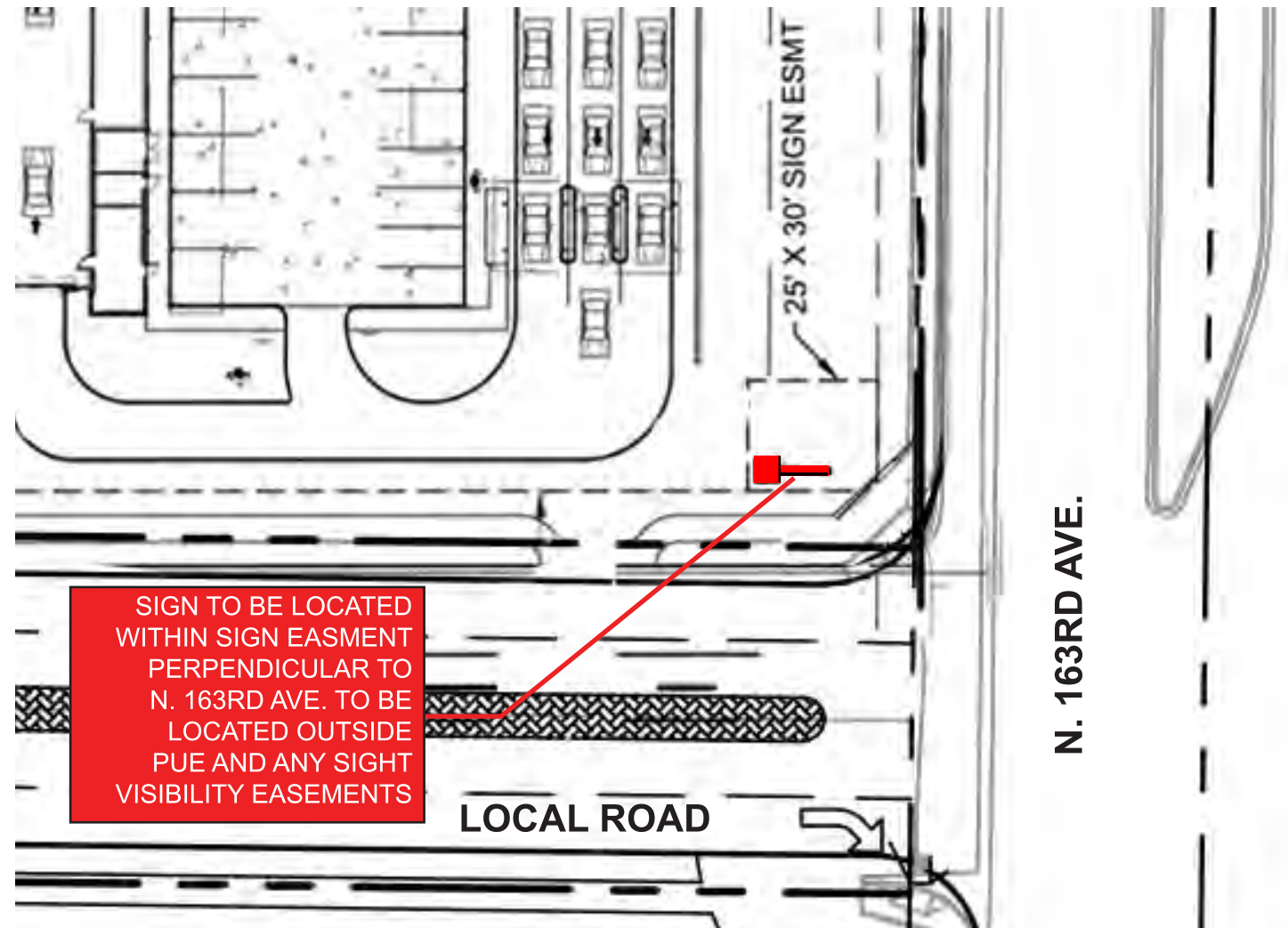
W. PAT TILLMAN BLVD.



RESIDENTIAL ENTRY MONUMENT (G) AT INTERNAL ENTRANCE



ENTRY MONUMENT (H) AT 163RD AVE



SIGN TYPE "G": TAVALO ENTRY MONUMENT



SIGN TYPE "H": ENTRY MONUMENT @ 163RD AVE.



RESIDENTIAL ENTRY MONUMENT - SINGLE SIDED - QTY: 2 | SCALE: 1/4" = 1'-0" (11x17)

SIGN: **G**

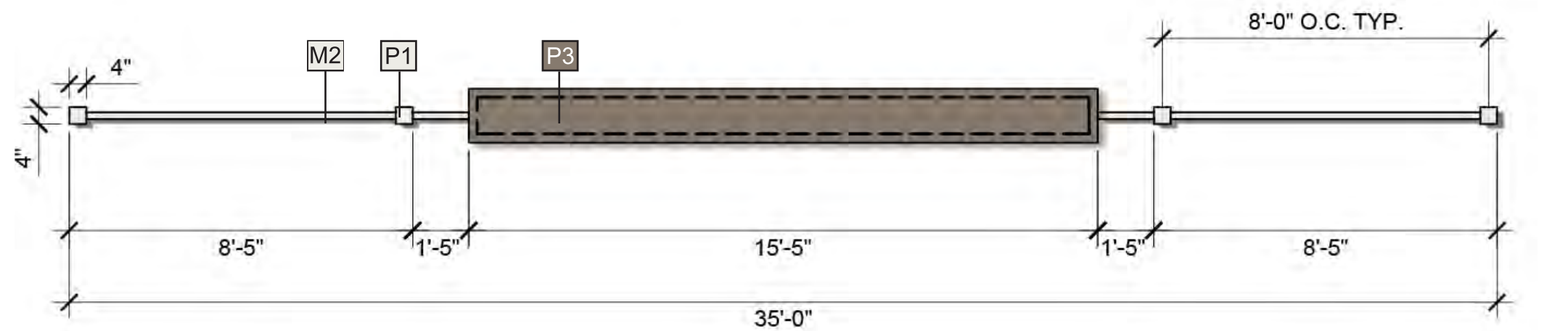
FABRICATION DETAILS		
1	CABINET:	PAINTED ALUMINUM COLOR P2
2	CAP:	3" TALL X 8" DEEP X 15'-0" WIDE ALUMINUM FABRICATED CAP, PAINTED P3
3	BASE:	8"X8"X16" SPLIT FACE CMU, COLOR OPAL
4	CAP OF BASE:	5" TALL X 6" DEEP X 15'-0" WIDE ALUMINUM FABRICATED CAP, PAINTED P3
5	LETTERING AND LOGO:	REVERSE PAN CHANNEL LETTERS, WITH CLEAR LEXAN BACK. ALL LETTERS & LOGO TO BE GREEN (38NP-349) WITH INTERNAL BACKLIGHT
6	ADDRESS:	FCO 1/4" ALUMINUM NUMBERS, PAINTED P1 INSTALLED FLUSH TO FACE OF BASE. FONT: CONSTANTINA
7	LETTER BACK PLATE	2'-8" TALL X 11' L, ALUMINUM @ 3/16" THICK, PLATE CENTERED ON CABINET, PAINTED P4
8	FENCE	3'-8" TALL X 8' O.C. TYP FENCE WITH 4" SQ. TUBULAR POSTS & 3" SQ. STEEL RAILS. 2" SQ. STEEL CROSSMEMBERS

PAINT:

- P1** Sherwin Williams Pure White #7005
- P2** Sherwin Williams Iron Ore #7069
- P3** Sherwin Williams Backdrop #7025
- P4** Sherwin Williams Amazing Gray #7044
- P5** GTIS Logo Letter Paint (To match GTIS Tavallo Queen Creek)

MATERIALS:

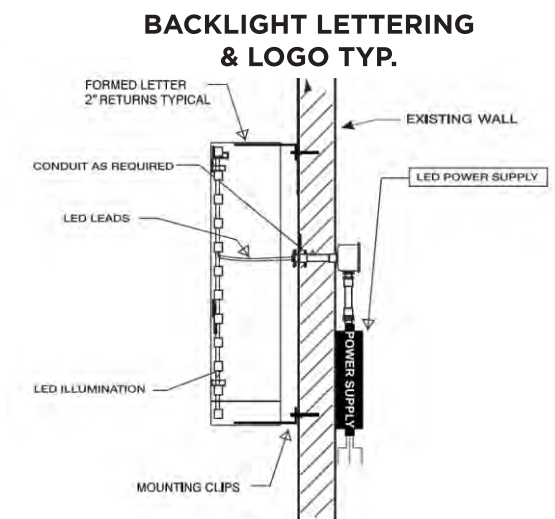
- M1** ECHELON Split Face Block: Color: Opal
- M2** RAILING, Tube Steel, Painted P1



PLAN VIEW



ELEVATION



The landscape design associated with these signs will be integrated into the overall specific landscape design of the community.

ENTRY MONUMENT AT 163RD AVE - DOUBLE SIDED - QTY: 1 | SCALE: 3/8" = 1'-0" (11x17)

SIGN: H

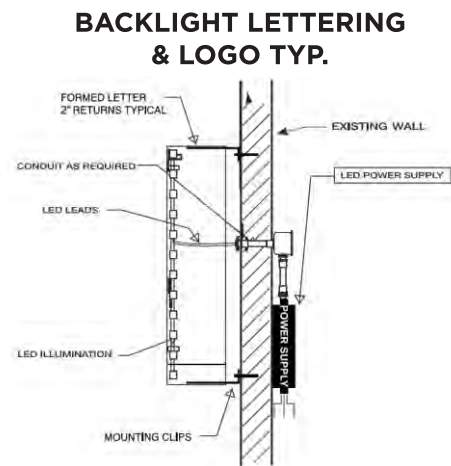
FABRICATION DETAILS		
1	CABINET:	PAINTED ALUMINUM COLOR P2
2	CAP:	3" TALL X 8" DEEP X 15'-0" WIDE ALUMINUM FABRICATED CAP, PAINTED P3
3	BASE:	8"X8"X16" SPLIT FACE CMU, COLOR: OPAL
4	LETTERING AND LOGO:	REVERSE PAN CHANNEL LETTERS, WITH CLEAR LEXAN BACK. ALL LETTERS & LOGO TO BE GREEN (38NP-349) WITH INTERNAL BACKLIGHT
5	ADDRESS:	FCO 1/4" ALUMINUM NUMBERS, PAINTED P1 INSTALLED FLUSH TO FACE OF BASE. FONT: CONSTANTINA
6	COLUMN	8"X8"X16" CMU COLUMN WITH STUCCO FINISH, COLOR: P4
7	COLUMN CAP	4" PRE-CAST CONCRETE CAP, COLOR: P3
8	LETTER BACK PLATE	3'-4" TALL X 11' L, ALUMINUM @ 3/16" THICK, PLATE CENTERED ON CABINET, PAINTED P4

PAINT:

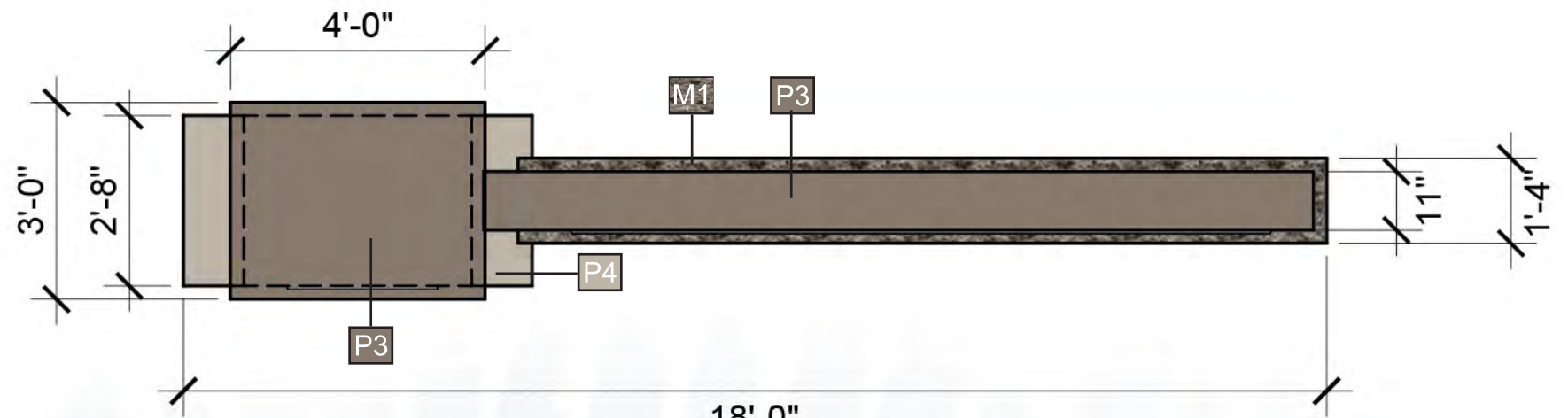
- P1 Sherwin Williams Pure White #7005
- P3 Sherwin Williams Iron Ore #7069
- P4 Sherwin Williams Backdrop #7025
- P5 Sherwin Williams Amazing Gray #7044
- P2 GTIS Logo Letter Paint (To match GTIS Tavallo Queen Creek)

MATERIALS:

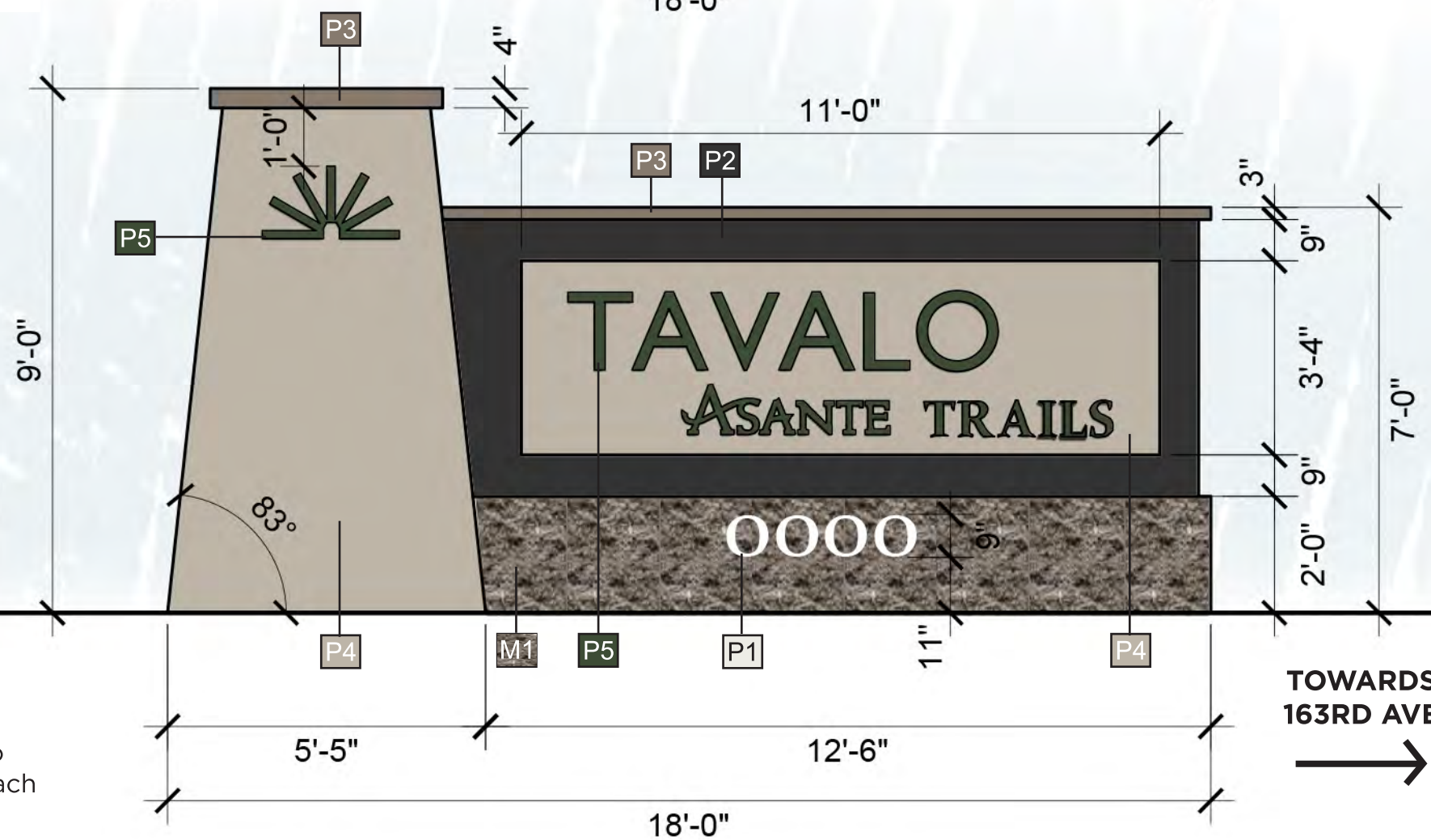
- M1 ECHELON Split Face Block: Color: Opal
- M2 STUCCO finish, Paint color: P4



PLAN VIEW



ELEVATION



*Sign to be double sided to be viewable at both approach directions off 163rd Ave.

The landscape design associated with these signs will be integrated into the overall specific landscape design of the community.

RESIDENTIAL SIGN MATRIX:TAVALO

<p>G FREESTANDING MONUMENT SIGN</p>	<p>FREESTANDING SIGN WITH COMMUNITY ID SIGN AND LOGO</p>	<p>COMMUNITY ID SIGN</p>	<p>ONE LOCATED ON: N. PAT TILLMAN BLVD AT NORTH ENTRY</p> <p>ONE LOCATED ON: LOCAL STREET AT SOUTH ENTRY</p>	<p>TWO (2)</p>	<p>35' L (WITH FENCES) X 6' H</p>	<p>ALUMINUM ACRYLIC CMU W/ STACKED SPLITFACE</p>	<p>INTERNALLY ILLUMINATED LETTERS WITH WHITE LEDS</p>
<p>H FREESTANDING MONUMENT SIGN</p>	<p>FREESTANDING SIGN FOR ARTERIAL STREET</p>	<p>WAYFINDING AND COMMUNITY ID SIGN</p>	<p>ONE LOCATED ON: NORTH SIDE OF LOCAL ROAD ENTRANCE ALONG ENTRANCE OFF 163RD AVE.</p>	<p>ONE (1)</p>	<p>18' L X 9' H</p>	<p>ALUMINUM ACRYLIC CMU W/ STACKED SPLITFACE</p>	<p>INTERNALLY ILLUMINATED LETTERS WITH WHITE LEDS</p>

CITIZEN'S PARTICIPATION REPORT
ASANTE TRAILS COMPREHENSIVE SIGN PLAN
FS24-1519


The Citizen's Participation Meeting for the Asante Trails Comprehensive Sign Plan proposal took place on June 23, 2025 at 6:00 p.m. at the Asante Public Library, 16755 W Vereda Solana Dr., Surprise, AZ 85387. In attendance were Kimberly Euers and Crystal Helgeson of YESCO, LLC; Natalya Upshur, Eric Hurley and Brett Budde of SimonCRE; Trever Fleetham of City of Surprise Planning; and two interested citizens.

Post and panel signs notifying the public of said meeting were installed at two locations on the Asante Trails property on May 30, 2025. I was notified on June 3, 2025 by Leslie Carnie of the City of Surprise that legal ads had been placed and mailers sent.

No concerns were raised regarding the seven main freestanding signs (Asante Trails and Tavallo) or the wall signs, all of which were reviewed in detail as to size, design and placement. The two citizen attendees did express concerns regarding traffic circulation and the placement of adequate directional signage pointing to ingress and egress. Comments indicated severe difficulties with adequate directional signage at the Fry's development across W. Pat Tillman Drive, and the citizen participants wanted assurances that a similar set of difficulties would not arise in the Asante Trails commercial portion of the development. SimonCRE pointed out that the Asante Trails development is much smaller than the larger centers being referenced, and all roads lead to the rear drive aisle which directs traffic to a spine road so there should be no issues in identifying exits from the property. However, the number and placement of directional signs is left open in the Asante Trails Comprehensive Sign Plan, and any perceived circulation issues can and will easily be resolved by placing directional signage as needed and approved by the City.

There were no issues raised that the applicant was unable or unwilling to address. Comment sheets were offered but were not utilized.

Please accept this report as a factual summary of the evening's events.



Kimberly W. Euers
Director of Government Relations
Southwest Division
keuers@yesco.com
(480) 403-7707

YESCO Phoenix

480-449-3726

6725 W Chicago St
Chandler, AZ 85225



AFFIDAVIT OF SIGN POSTING

Case Number: FS24-1519
Project Name: Asante Trails Comprehensive Sign Plan - Neighborhood Meeting
Project Location: SWC W. Pat Tillman Boulevard and N. 163rd Avenue
Date Posted May 30th, 2025

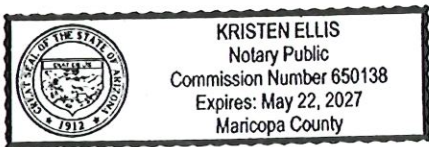
In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until final disposition of the case.

I confirm that the site has been posted as required, for the case noted above. Photographs of the site posting, and any subsequent changes/updates made to the sign, have also been submitted.

Kimberly W. Evers 06/03/2025
Owner / Application Signature Date

This instrument was acknowledged before me this 3rd day of June,
20 25 by Kimberly W Evers



Kristen Ellis
Notary Public

My Commission Expires: May 22, 2027

Welcome!

Please Sign In*

Date 6/23/25

Name	Email Address	Phone Number
MARVIN McCORMICK	MMCCORM425@AOL.COM	707-290-9711

* Providing contact information is not required, and the purpose is to provide updates regarding the project. However, please be aware that any information provided on this sheet will become part of the public record.

Notice of Public Hearing

City of Surprise

In-Person Neighborhood Meeting

Date: June 23rd, 2025

Time: 6:00 p.m.

Location: Asante Public Library,
16755 W. Vereda Solana Dr.,
Surprise, AZ 85387

Planning & Zoning

Date: September 4th, 2025

Time: 6:00 p.m.

Location: Surprise City Hall Council Chambers

City Council

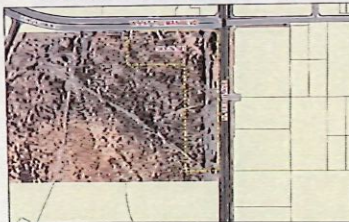
Date: September 16th, 2025

Time: 6:00 p.m.

Location: Surprise City Hall Council Chambers
16000 N. Civic Center Plaza

Surprise, AZ 85374

16000 N. Civic Center Plaza
Surprise, AZ 85374



Case Number: FS24-1519

Request: To Approve a Comprehensive Sign Plan for Asante Trails and Tavallo at Asante Trails at the SWC of W. Pat Tillman Blvd. and 163rd Ave.

For More Information, Call: 623-222-3011 * surpriseaz.gov

Notice of Public Hearing

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FS24-1519

Asante Trails

COMPREHENSIVE SIGN PROGRAM

Planning & Zoning Commission

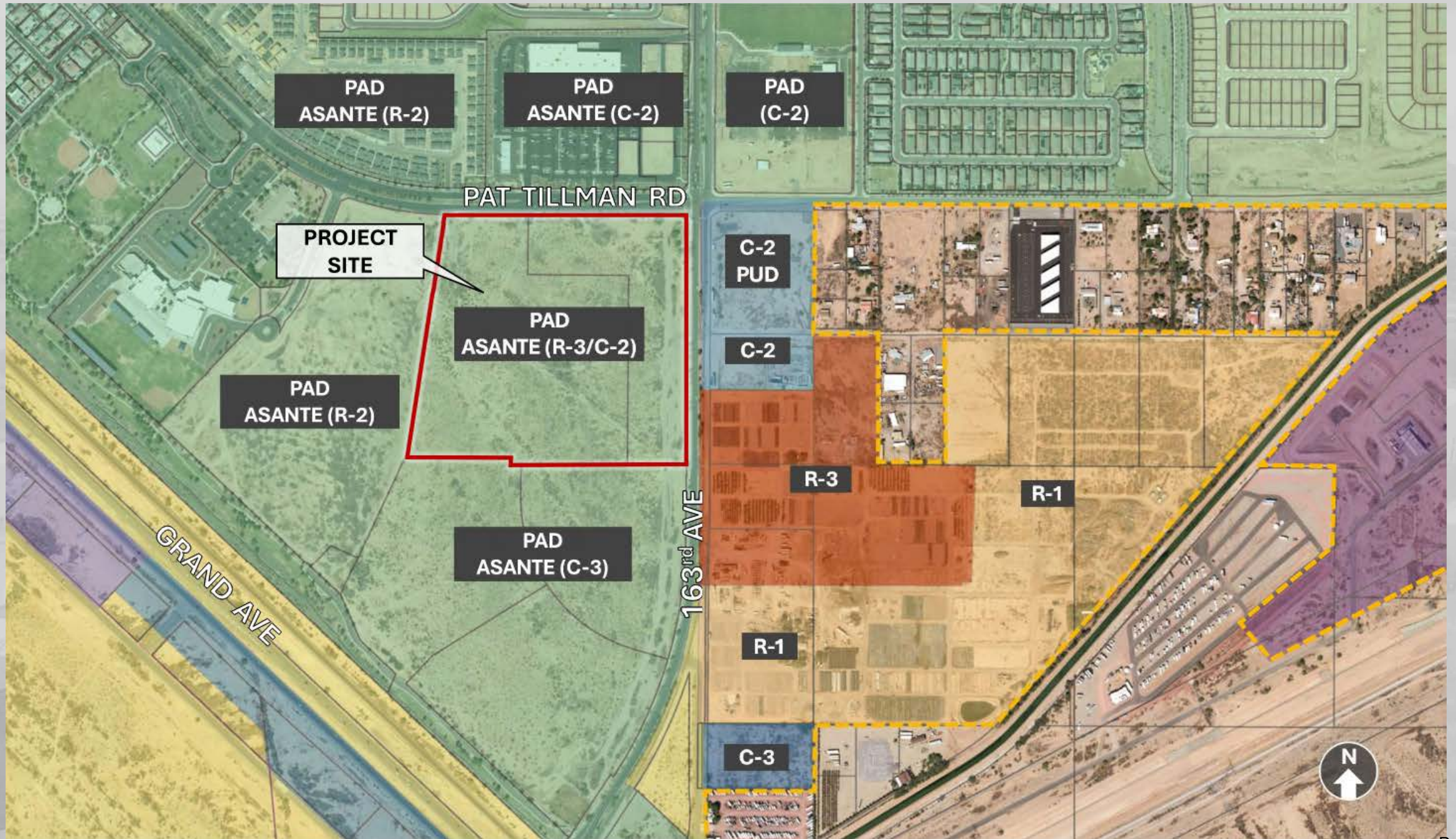
September 04, 2025



SURPRISE
ARIZONA



VICINITY MAP



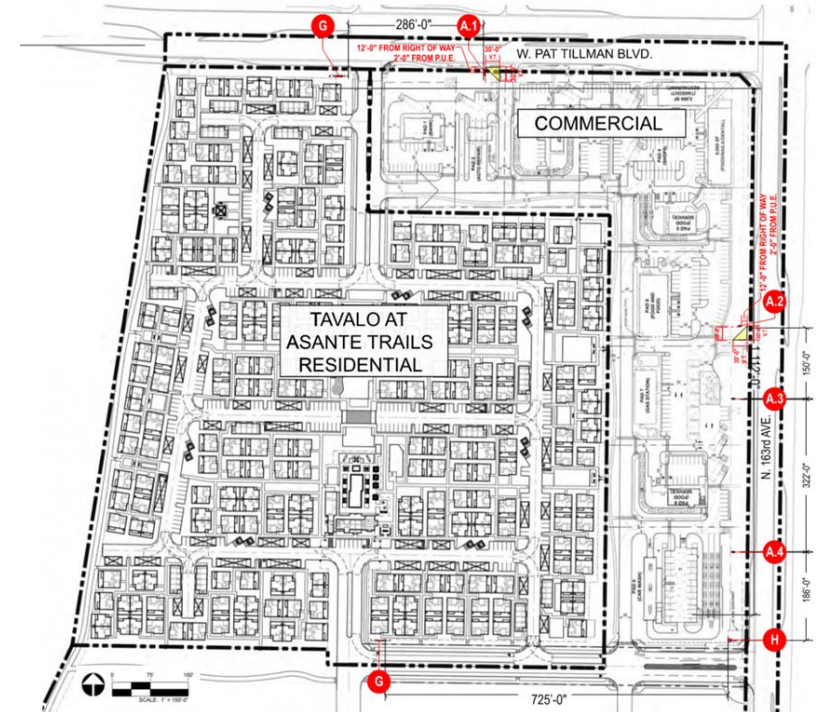
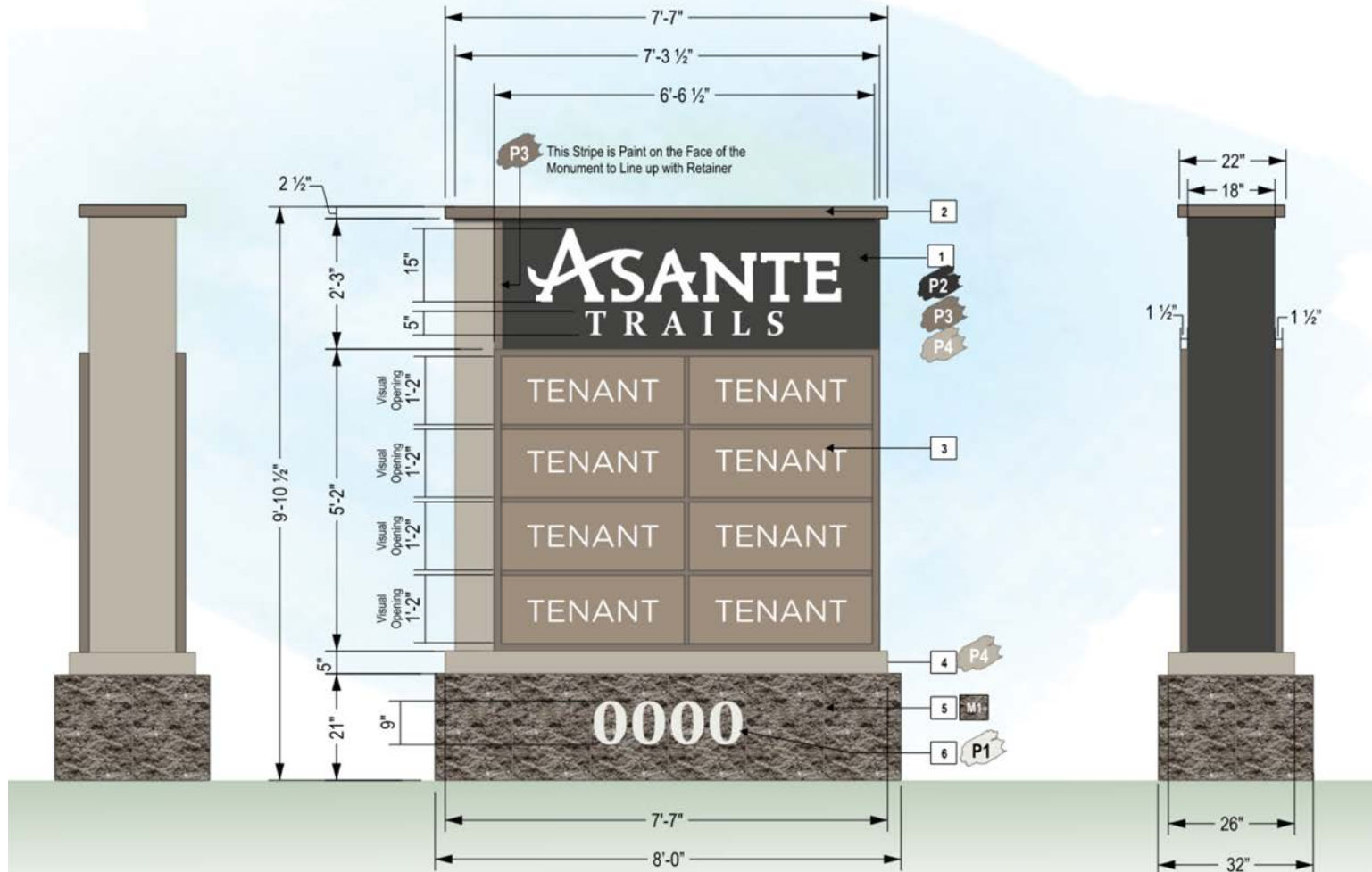
VICINITY MAP

ASANTE TRAILS CSP SIGN MATRIX

SIGN TYPE	SIGN DESCRIPTION	FUNCTION	PLACEMENT	QUANTITY	SIZE	MATERIALS	ILLUMINATION
A FREESTANDING MONUMENT SIGN	FREESTANDING SIGN WITH INDIVIDUAL TENANT PANEL SIGNAGE	IDENTIFY TENANTS IN THE COMPLEX	THREE (3) LOCATED ON: N. 163RD AVENUE ONE (1) LOCATED ON: W. PAT TILLMAN BLVD.	Multi-Tenant Monument Two(2) Pad Monument Two(2)	9'-10 1/2" X 7'-7"	ALUMINUM ACRYLIC CMU STONE VENEER	INTERNALLY ILLUMINATED WITH WHITE LEDS
B DIRECTIONAL SIGNAGE CLASS III MONUMENT	FREESTANDING NON-ILLUMINATED SINGLE FACE OR DOUBLE FACE DIRECTIONAL SIGNAGE	TO DIRECT TRAFFIC TO BUSINESS ENTRIES OR DRIVE THRU'S OR EXISTS	PERMITTED ALONG STREET FRONTAGE IN CONJUNCTION WITH A DRIVEWAY, NOT TO EXCEED 30" IN HEIGHT OR 36" FROM ADJACENT PAVEMENT	NUMBER TO BE DETERMINED	NOT TO EXCEED 30" IN HEIGHT AND NOT TO EXCEED 6 SQUARE FEET	ALUMINUM VINYL ACRYLIC STONE VENEER	NON-ILLUMINATED OR INTERNALLY ILLUMINATED WITH WHITE LEDS
C DRIVE THRU SIGNAGE CLASS I	FREESTANDING ILLUMINATED or NON-ILLUMINATED SINGLE FACE MENU SIGNS	PROVIDE MENU AND ORDERING FOR BUSINESS WITH A DRIVE THRU	EXACT LOCATION TO BE DETERMINED	1 PER BUSINESS	BOTTOM OF SIGN NTE 2'-0" FROM GRADE NO MORE THAN 8'-0" TALL FROM GRADE TO TOP OF SIGN NO MORE THAN 50 SF	ALUMINUM VINYL ACRYLIC STONE VENEER	NON-ILLUMINATED OR INTERNALLY ILLUMINATED WITH WHITE LEDS
D DRIVE THRU SIGNAGE CLASS II	FREESTANDING ILLUMINATED or NON-ILLUMINATED SINGLE FACE PREVIEW SIGNS	PROVIDE A PREVIEW MENU TO PREPARE FOR ORDERING	EXACT LOCATION TO BE DETERMINED	1 PER BUSINESS	BOTTOM OF SIGN NTE 2'-0" FROM GRADE NO MORE THAN 8'-0" TALL FROM GRADE TO TOP OF SIGN NO MORE THAN 50 SF	ALUMINUM VINYL ACRYLIC STONE VENEER	NON-ILLUMINATED OR INTERNALLY ILLUMINATED WITH WHITE LEDS
SIGN TYPE	BUILDING / TENANT TYPE	LOCATION	QTY / SIGN AREA	MAX. LETTER / LOGO HEIGHTS	MATERIALS	ILLUMINATION	
E MULTI TENANT BUILDINGS WALL SIGNAGE	MAIN ID REVERSE PAN CHANNEL, FACE LIT PAN CHANNEL, FRONT & REAR LIT PAN CHANNEL SECONDARY COPY NON-ILLUMINATED FCO ILLUMINATED OR NON-ILLUMINATED PUSH THRU CABINET	SIGNAGE MAY BE PLACED ON ANY LEASED TENANT ELEVATION FACING A MAIN STREET OR PRIMARY PARKING AREA	1.5 SF PER LINEAL FOOT OF EACH ELIGIBLE ELEVATION OCCUPIED BY TENANT SEE PAGE 9 FOR ADDITIONAL INFORMATION	LOGO HEIGHT: NTE 48" LETTER HEIGHT IF SIGN HAS TWO LINES OF COPY: NTE 24" PER LINE LETTER HEIGHT IF SIGN HAS SINGLE LINE OF COPY: NTE 36" MINIMUM LETTER HEIGHT: 18" NO WALL SIGNAGE TO PROJECT MORE THAN 16" FROM WALL IT'S MOUNTED ON	MAIN ID SIGNS / LOGO SIGNS FRONT LIT PAN CHANNEL, REVERSE LIT PAN CHANNEL, FRONT & REAR ILLUMINATED PAN CHANNEL SECONDARY SIGNAGE FCO LETTERS OR PUSH THRU ILLUMINATED CABINET SEE PAGES 12-13 FOR ADDITIONAL DETAILS	ALL MAIN ID CHANNEL LETTERS MUST BE ILLUMINATED, SECONDARY SIGNAGE MAY BE NON-ILLUMINATED ELECTRONIC MESSAGE CENTERS ARE NOT PERMITTED	
F PAD BUILDINGS WALL SIGNAGE	MAIN ID REVERSE PAN CHANNEL, FACE LIT PAN CHANNEL, FRONT & REAR LIT PAN CHANNEL SECONDARY COPY NON-ILLUMINATED FCO ILLUMINATED OR NON-ILLUMINATED PUSH THRU CABINET	SIGNAGE MAY BE PLACED ON ANY LEASED TENANT ELEVATION FACING A MAIN STREET OR PRIMARY PARKING AREA	1.5 SF PER LINEAL FOOT OF EACH ELIGIBLE ELEVATION OCCUPIED BY TENANT SEE PAGE 9 FOR ADDITIONAL INFORMATION	LOGO HEIGHT: NTE 72" LETTER HEIGHT IF SIGN HAS TWO LINES OF COPY: NTE 36" PER LINE LETTER HEIGHT IF SIGN HAS SINGLE LINE OF COPY: NTE 48" MINIMUM LETTER HEIGHT: 24" NO WALL SIGNAGE TO PROJECT MORE THAN 16" FROM WALL IT'S MOUNTED ON	MAIN ID SIGNS / LOGO SIGNS FRONT LIT PAN CHANNEL, REVERSE LIT PAN CHANNEL, FRONT & REAR ILLUMINATED PAN CHANNEL SECONDARY SIGNAGE FCO LETTERS OR PUSH THRU ILLUMINATED CABINET SEE PAGES 12-13 FOR ADDITIONAL DETAILS	ALL MAIN ID CHANNEL LETTERS MUST BE ILLUMINATED, SECONDARY SIGNAGE MAY BE NON-ILLUMINATED ELECTRONIC MESSAGE CENTERS ARE NOT PERMITTED	

COMMERCIAL MAJOR MONUMENT SIGNS

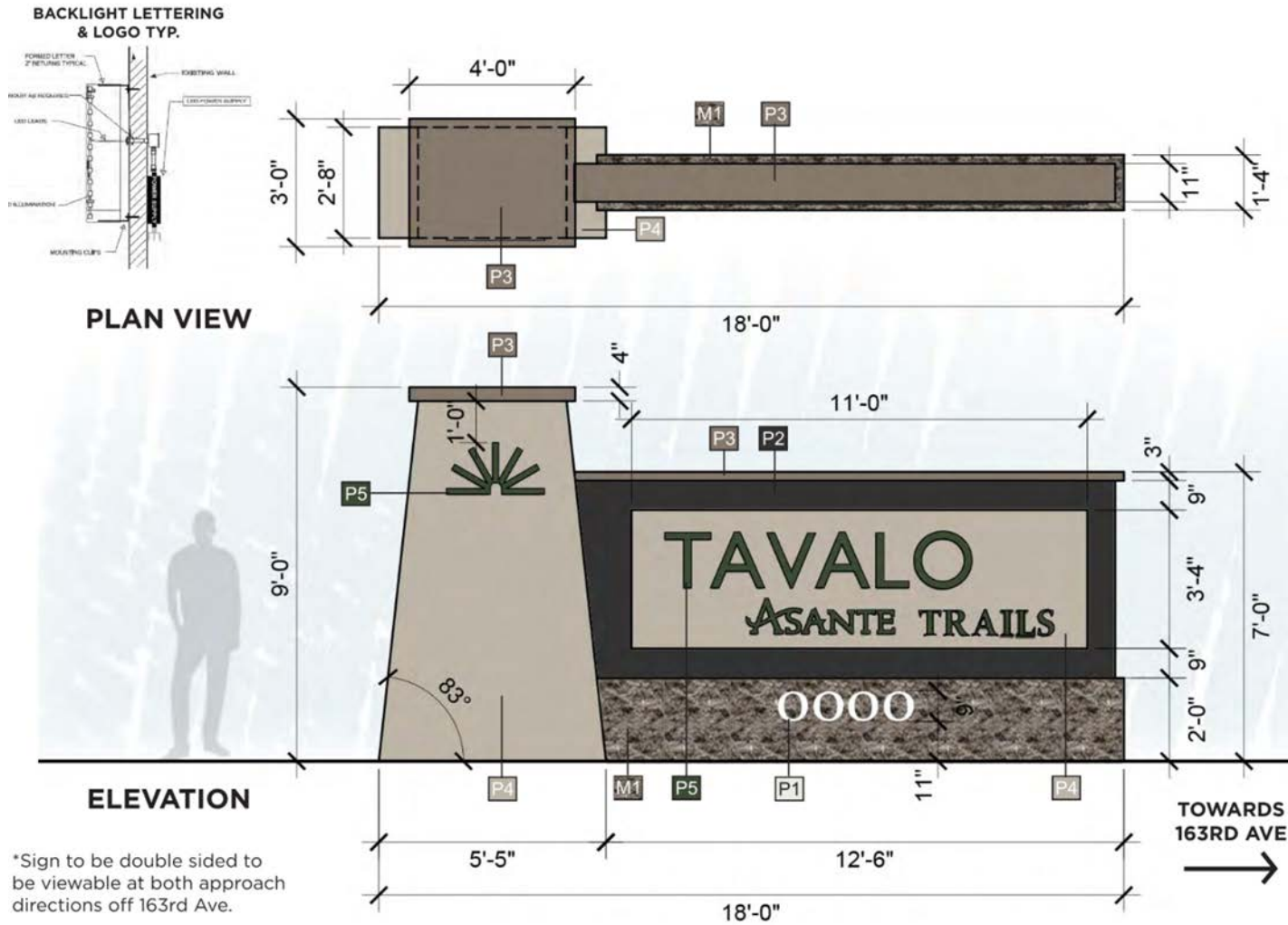
SIGNS A1 – A4



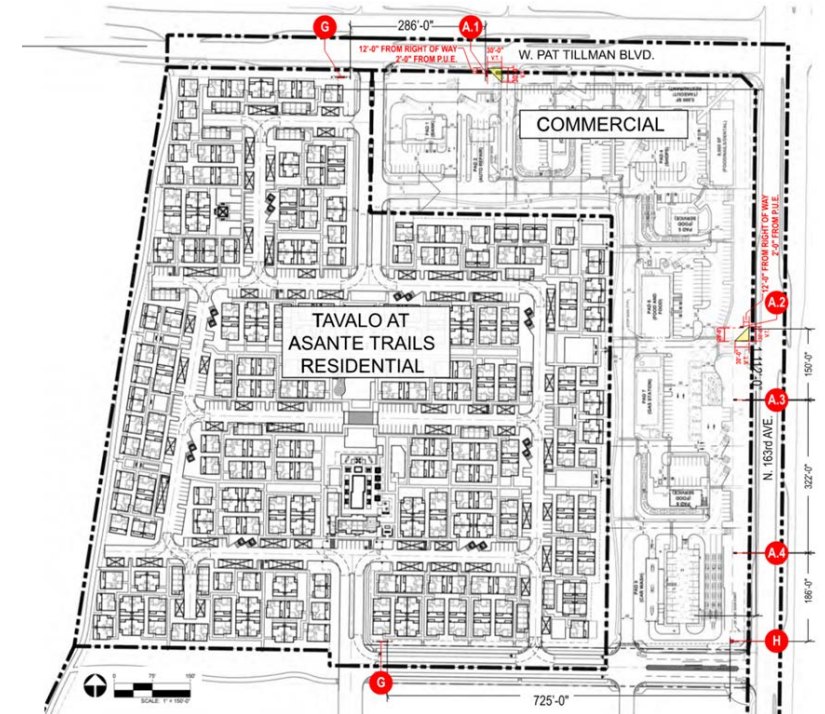
	LDO STANDARD	PROPOSED CSP
Number of Signs	1 sign per 150'	1 sign per 150'
Max. Height	15' *	9'-10 1/2"
* 17' for architectural embellishments		
Max. Sign Area	120 SQ. FT.	85.92 SQ. FT.

COMMERCIAL MAJOR MONUMENT SIGNS

SIGN H



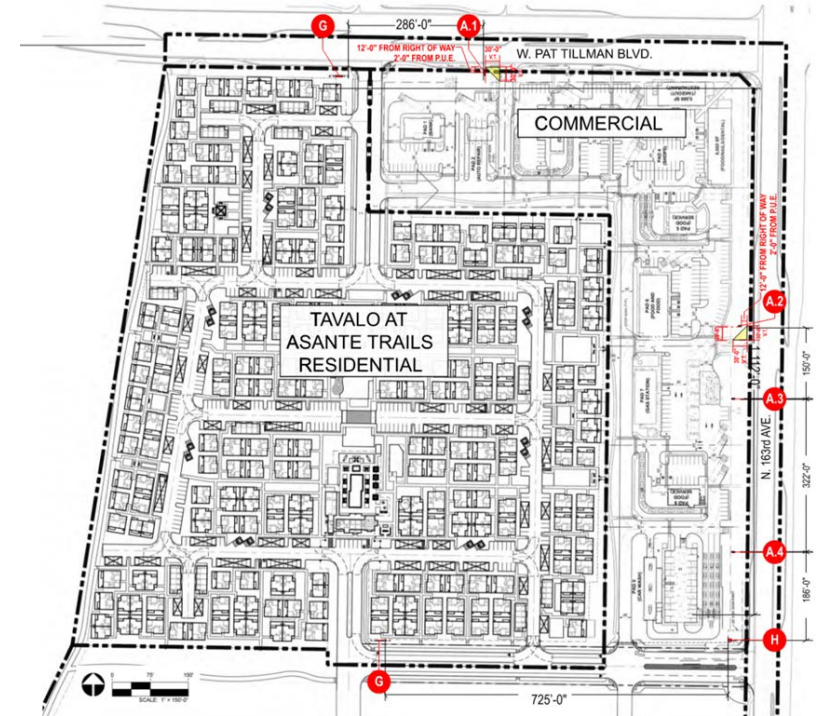
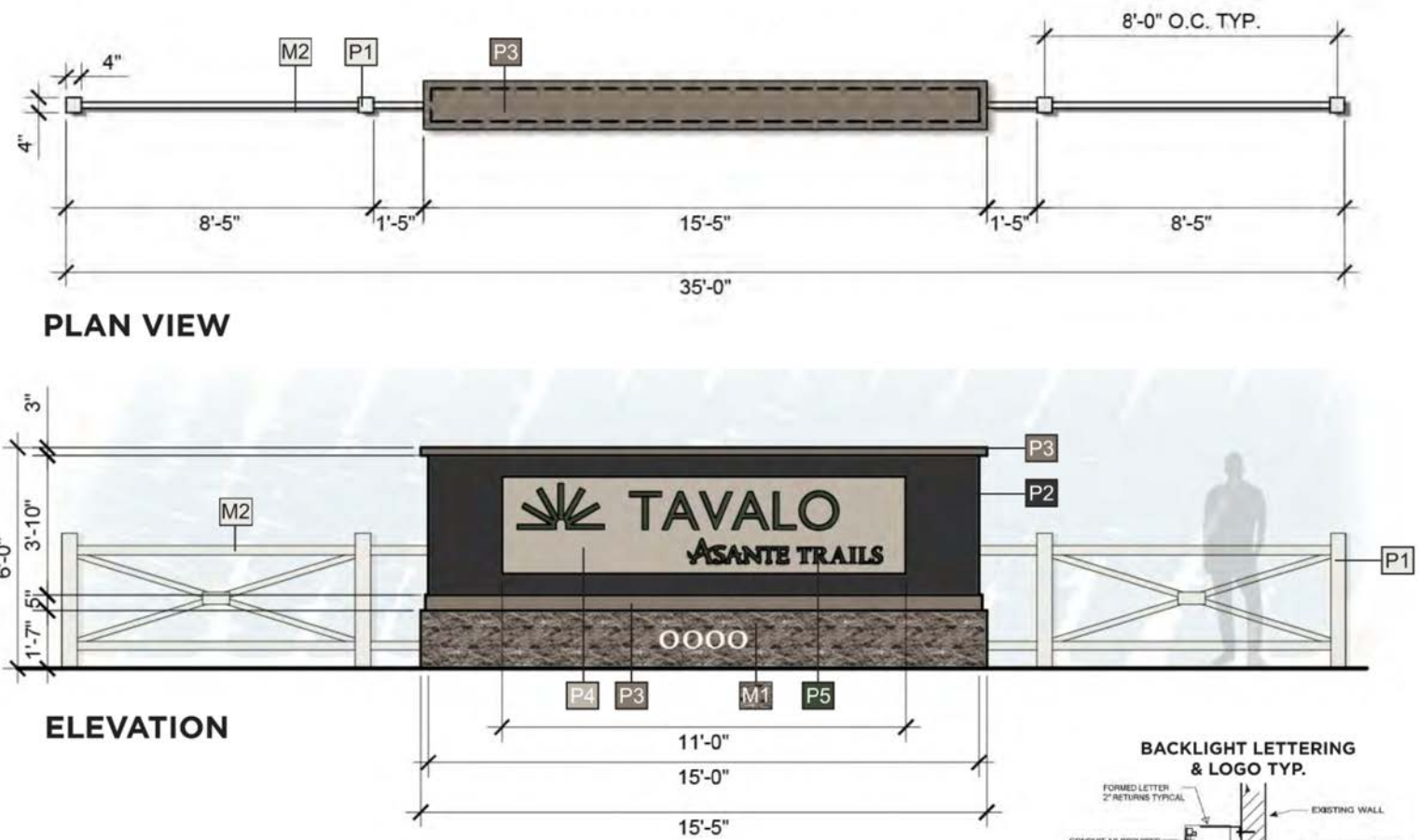
*Sign to be double sided to be viewable at both approach directions off 163rd Ave.



	LDO STANDARD	PROPOSED CSP
Number of Signs	1 sign per 150'	1 sign per 150'
Max. Height	15'-0" *	9'-0"
* 17' for architectural embellishments		
Max. Sign Area	120 SQ. FT.	36.63 SQ. FT.

RESIDENTIAL MINOR MONUMENT SIGNS

SIGN G



	LDO STANDARD	PROPOSED CSP
Number of Signs	1 sign per 150'	1 sign per 150'
Max. Height	8'-0" *	9'-0"
	* 10' for architectural embellishments	
Max. Sign Area	32 SQ. FT.	33 SQ. FT.

OUTREACH

Neighborhood Meeting

- June 23, 2025
- Asante Public Library
- 2 attendees
 - Concerns regarding adequate directional signage and traffic circulation.

RECOMMENDATION

Staff recommends the Planning & Zoning Commission recommend approval to City Council subject to stipulations 'a' and 'b'

Questions or Comments?

THANK YOU



SURPRISE

ARIZONA

STIPULATIONS

- a. Development and use of the site shall be consistent with the Comprehensive Sign Program entitled “Asante Trails”, prepared by Yesco and received July 21, 2025.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.