

PLAZA ESCONDIDA

SIGN CRITERIA

PARCEL: 225512140
COMMON NAME: PLAZA ESCONDIDA
LEGAL NAME: ESCONDIDO PLAZA LOT 1
LEGAL ADDRESS: 7972 N ORACLE RD, TUCSON, AZ 85704

DEVELOPMENT AT SOUTHEAST CORNER
OF N ORACLE RD & W MAGEE RD

- ST-1 MULTI-TENANT FREESTANDING SIGN
- ST-2 SINGLE-TENANT FREESTANDING SIGN



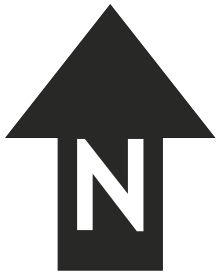
PLANS REVIEWED AND ACCEPTED FOR CODE COMPLIANCE
Planning & Zoning: P.Hayes 07/08/2026
The issuance of a permit shall not be construed to be a permit or approval
of any violation of the codes or ordinances of the Town of Oro Valley

Case #2601443



3808 E. 38TH STREET
TUCSON, ARIZONA 85713

520.748.1540



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NARRATIVE

Plaza Escondida, annexed into Oro Valley, is updating their sign criteria in order to bring the criteria more in line with the present sign code of Oro Valley.

The new criteria will allow for updates and changes to the existing freestanding and building signs in the center. The new sign criteria will allow logos per the tenant design.

This update will accommodate new tenants that are moving in to the center.



SINCE 1955

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EXISTING MONUMENT SIGNS TO BE REPLACED

Purpose: The following sign criteria has been created for Plaza Escondida, to ensure that sign colors, design and placement are complementary and integrated into the property's architectural design themes. This criteria, once approved by the Town of Oro Valley, will serve as a binding guide to sign design for this property.

Shopping Center:

1. MONUMENT SIGNS:

- Quantity - 3 freestanding signs for center
Quantity of signs may increase if the adjacent sites (auto shops, bank, restaurant) choose to modify their existing signs into the designs on this page and accommodate the whole shopping center.
- Signs shall have fifty (50) square feet in area for a single tenant sign
- Signs shall have seventy-two (72) square feet in area for multiple-tenant signs.
 - The landlord shall determine the final location for each tenant panel on the sign.
- The signs shall be illuminated.
- The sign shall be double sided.
- The maximum height of each sign is eight (8) feet above grade as allowed by OVZC. An architectural element of the sign, such as an arch or column, may exceed the height of the monument sign by twenty-five percent (25%) provided, that all text and logos are eight (8) feet or less in height from grade.



ST-1

PROPOSED REVISED MONUMENT SIGNS



Blank tenant panels
to be light beige

Colorado Stone Faux Rock
to match stone at center



ST-2

EXISTING SINGLE-TENANT SIGN TO REMAIN



Sign ST-2 may be updated to match the new ST-1 signs or be installed as a multi-tenant sign in the ST-1 design



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2. WALL SIGNS:

- The following wall sign types are allowed: Pan Channel letters, Reverse Pan Channel letters, or Flat Cut-Out letters, non-illuminated, internal illumination, halo illumination (white only) and other sign types as allowed in the OVZC.
- Registered business logos and trademarks will be accepted.
- Sign may not project more than eight (8) inches from the wall on which the sign is mounted.
- Area: Sign area per OVZC sign measurement standards.
- No wall sign shall extend above the roofline of a building.
- All transformers/power supplies shall be remote or raceway mounted.
- Shall be submitted for approval by the landlord.
- Colors: Shall conform to the colors shown on page 4, attached.

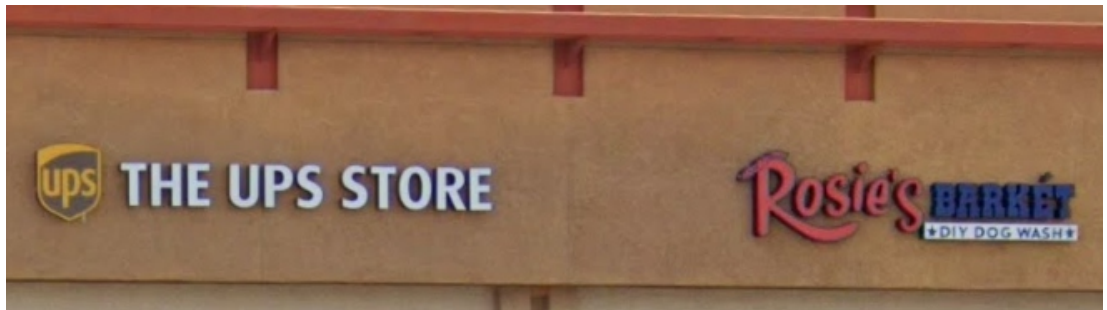
3. WINDOW SIGNS:

- Per OVZC Window sign requirements

4. TEMPORARY SIGNS:

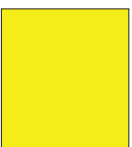
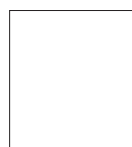
- Per OVZC Window sign requirements.

EXISTING WALL SIGNS:



COLOR OPTIONS

Various shades and tones of the following colors will be acceptable.

						
RED	BLUE	GREEN	YELLOW	ORANGE	PURPLE	AQUA
						
BROWN	WHITE	GRAY	DEEP MAHONANY BROWN	LIGHT BLUE	TURQUOISE	BLACK



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