

VAL VISTA MARKETPLACE - SAFEWAY
SWC ELLIOT & VAL VISTA



NOTICE OF DECISION

January 28, 2015

RE: DR97-51A Safeway Shopping Center Multi-Tenant Monument Signs

Dear Applicant:

Staff has reviewed the revised drawings received for Administrative Design Review regarding Safeway Shopping Center multi-tenant monument signs. Staff has made the following findings:

- The project is consistent with the LDC and applicable design guidelines;
- The project is compatible with adjacent and nearby development; and
- The project design provides for safe and efficient provision of public services.

Based on the above, staff has approved this Administrative Design Review with the following attached information and conditions:

1. The remodel/enlargement of two existing monument signs located at the east entrances off of Val Vista Drive.
2. The monument are being reconstructed, with additional tenant panels, and enlarged to 10' tall, 2' wide and a maximum width of 9'.
3. The south most monument sign may not expand outside of its current footprint if closer to the ROW than 3' or may not be expanded to closer than 3' to the ROW (see site plan for correct ROW location).
4. The tenant panels are Dapper Tan on a background color of Brainstorm Bronze.
5. The tenant graphics are routed aluminum pan face copy backed with acrylic colors that coordinate with the tenant signage and logos.
6. The interior lighting is florescent lamps.
7. No walls shall be altered and no landscape shall be removed.

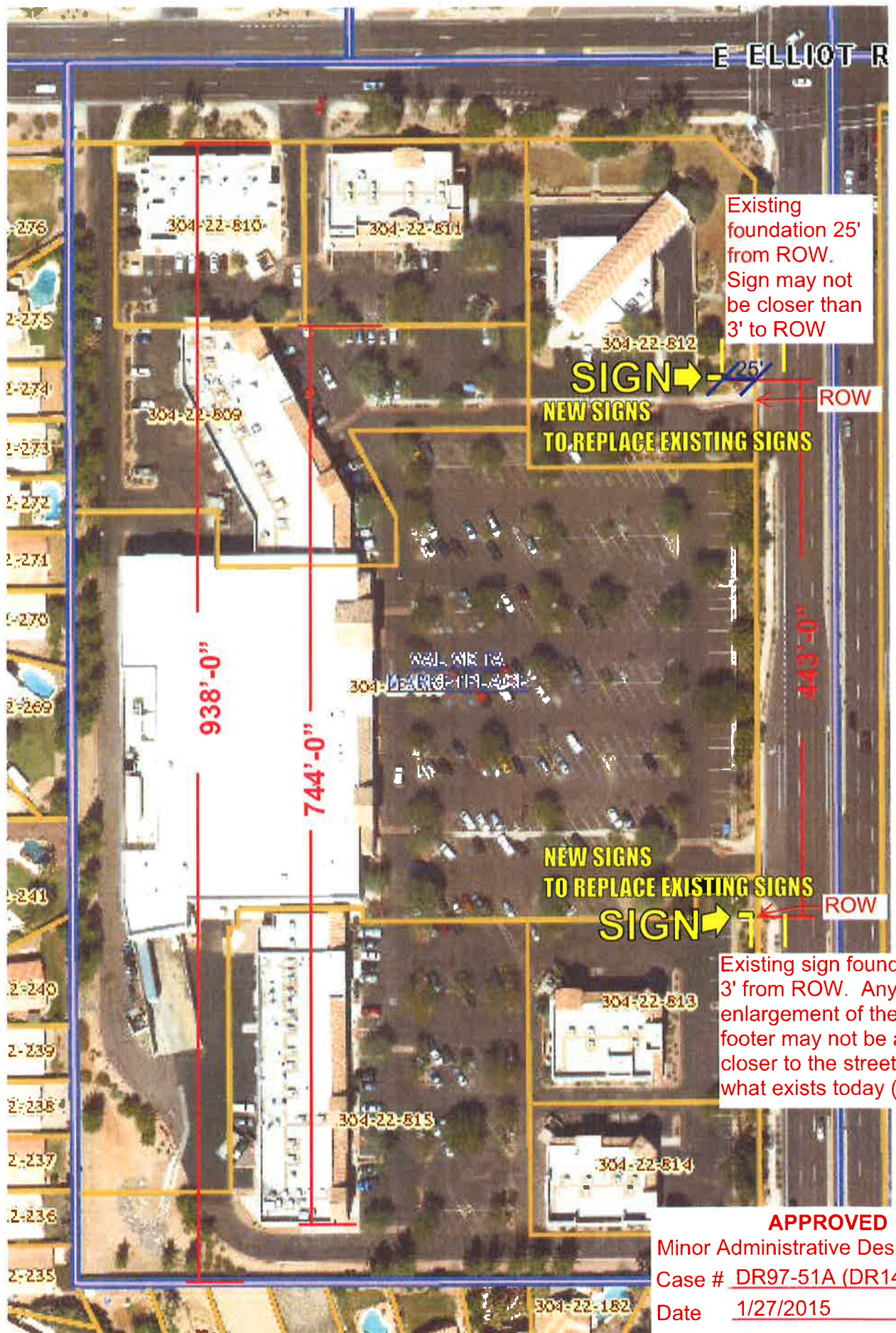
If you have any questions regarding the above, please contact me at (480) 503-6729.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Temes", with a long horizontal flourish extending to the right.

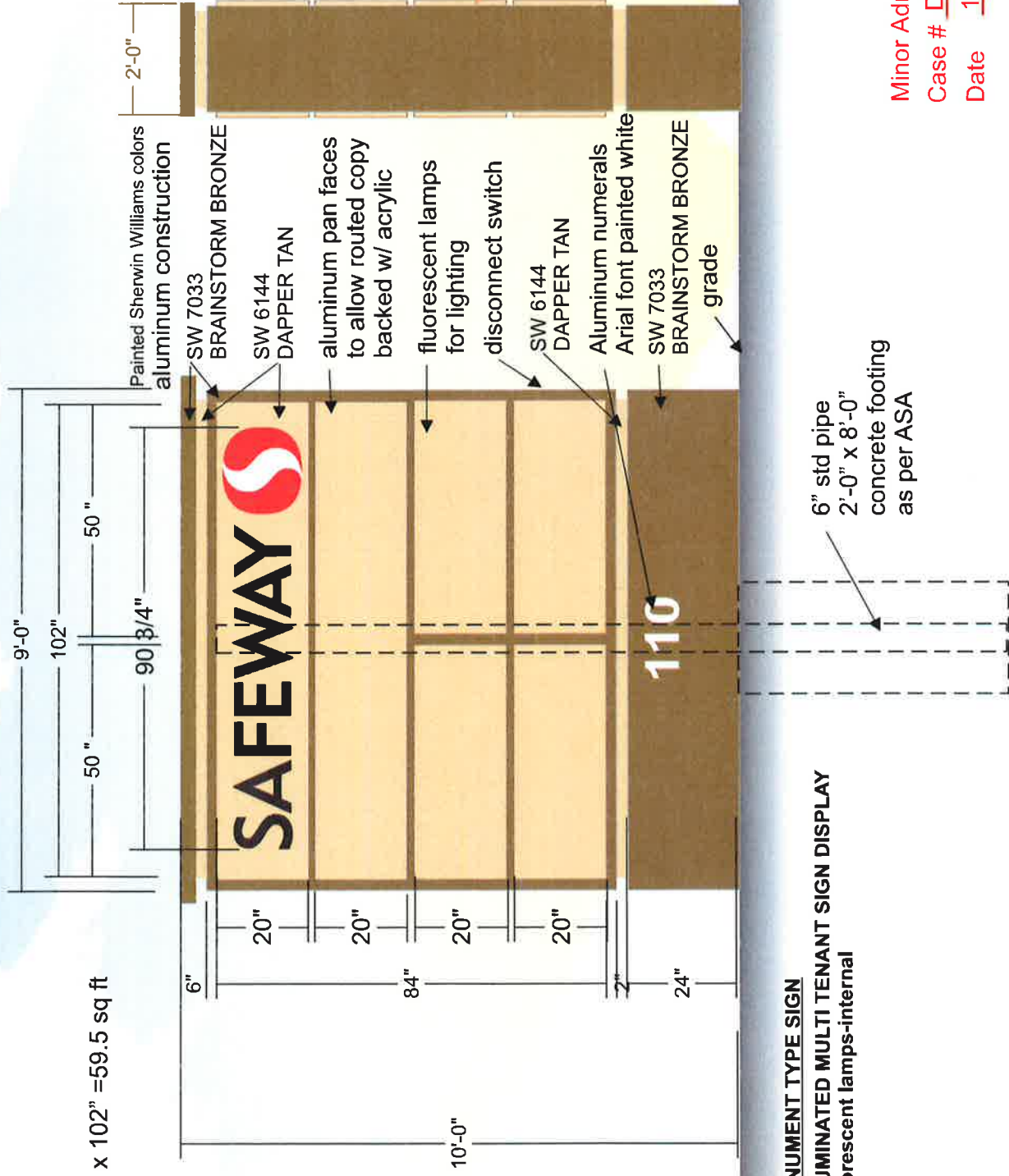
Amy Temes
Senior Planner

Attachments: Approved stamped exhibits dated 1/28/2015



110 S. VAL VISTA DR. GILBERT, AZ

84" x 102" = 59.5 sq ft



MONUMENT TYPE SIGN
ILLUMINATED MULTI TENANT SIGN DISPLAY
 Fluorescent lamps-internal

APPROVED
 Minor Administrative Design Review
 Case # DR97-51A (DR14-45)
 Date 1/27/2015



TOTAL SIGNS & GRAPHICS LLC
 2240 W. DESERT COVE AVE #106
 PHOENIX, AZ 85029
602.861.6762 fax: **602.861.5815**
 e-mail: info@totalsigns.net

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client:
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 salesman:
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designer:
 revisions:

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Footer may not be located any closer toward the street than currently exists.

SIGNS TO REPLACE EXISTING SMALL SIGNS EXISTING LANDSCAPING TO REMAIN



SIGN A

APPROVED
Minor Administrative Design Review
Case # DR97-51A (DR14-45)
Date 1/27/2015

SIGN ELEVATION

DRAWING FOR CONCEPTUAL PURPOSE ONLY MAY NOT BE TO SCALE



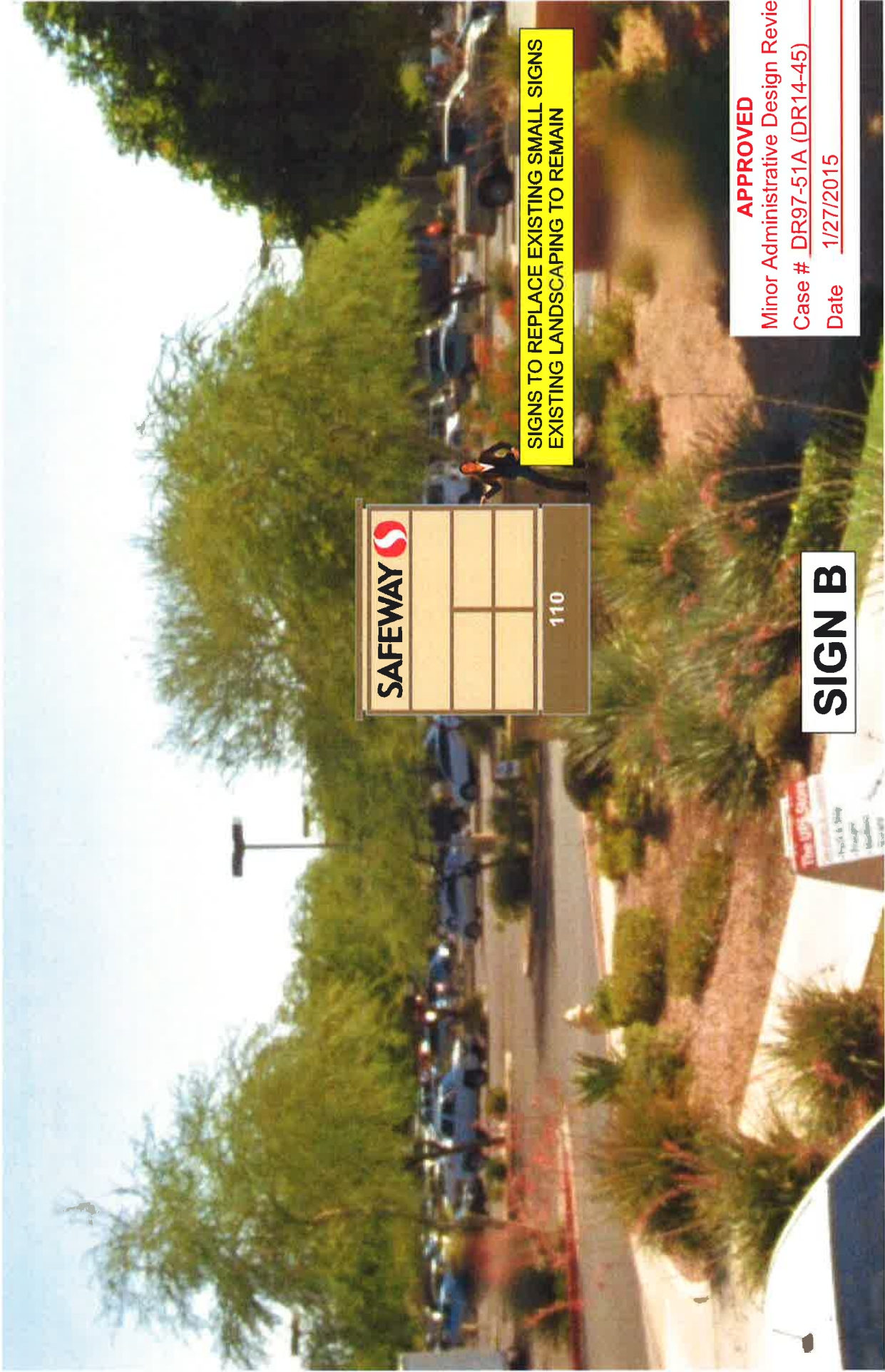
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SIGNS TO REPLACE EXISTING SMALL SIGNS
EXISTING LANDSCAPING TO REMAIN

SIGN B

APPROVED
Minor Administrative Design Review
Case # DR97-51A (DR14-45)
Date 1/27/2015

SIGN ELEVATION

DRAWING FOR CONCEPTUAL PURPOSE ONLY MAY NOT BE TO SCALE



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APPROVED

Minor Administrative Design Review

Case # DR97-51A (DR14-45)

Date 1/27/2015

DRAWING FOR CONCEPTUAL PURPOSE ONLY MAY NOT BE TO SCALE

SIGN ELEVATION



TOTAL SIGNS & GRAPHICS LLC
 2240 W. DESERT COVE AVE #106
 PHOENIX, AZ 85029
 602.861.6762 fax:602.861.5815
 e-mail: info@totalsigns.net

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DR97-51A (DR)



APPROVED

Minor Administrative Design Review

Case # DR97-51A (DR14-45)

Date 1/27/2015

SIGN ELEVATION

DRAWING FOR CONCEPTUAL PURPOSE ONLY MAY NOT BE TO SCALE



TOTAL SIGNS & GRAPHICS LLC
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DR97-51-A (15)



NOTICE OF ADMINISTRATIVE DECISION

February 24, 2015

Mr. Dave Fuller
Pizza Pie Cafe
110 S. Val Vista Drive Ste. B-8
Gilbert, AZ 85296
208-241-7678
Davefuller7@yahoo.com

RE: DR97-51-B (PAL15-19) The Shoppes @ Val Vista

Dear Mr. Fuller:

Staff has reviewed your Minor Administrative Design Review application to amend and update the current comprehensive sign plan to be consistent with the requirements of the Land Development Code (LDC) for the Shoppes @ Val Vista located at the SWC of Williams Field and Val Vista Roads and zoned Regional Commercial (RC). The approval includes the following:

- Deleting Section E of the current CSP document in terms of all reference to specific sign height and sign colors
- Addition of Section D that states signs must conform to the Town of Gilbert Land Development Code, Article 4.407 Commercial Districts.

Staff has approved your request, based on the following conditions:

1. Wall signage shall conform to the plans submitted for this request (Exhibit A) and stamped approved February 24, 2015.

If you have any questions regarding these findings or require additional information, please contact me at (480) 503-6742.

Sincerely,

A handwritten signature in cursive script that reads "Tanya Castro".

Tanya Castro
Planning Specialist
Town of Gilbert



DR97-51B
Exhibit A

ADMIN. DR
APPROVED
2/24/15

P.O. BOX 11329, PHOENIX, AZ 85081 * 2631 N. 31 ST AVE., PHOENIX, AZ 85009 * PHONE (602) 278-6286 * FAX (602) 278-0234

Date: 02/11/2015
Attn: Town of Gilbert
From: Ray@Royal Sign, Dave @ Pizza Pie Café
RE: Minor Administrative Design Review, Val Vista Marketplace Shopping Center

We are requesting to update the existing CSP for the Val Vista Marketplace Shopping Center at 110 S. Val Vista Drive to update the current CSP to bring the sign code up to date with the Town of Gilbert requirements.

The existing CSP is outdated and has restrictions on height of letters and colors that is prohibiting Pizza Pie Café from receiving a permit for a legitimate sign that meets the Town of Gilbert sign code. Specifically, we recommend deleting Section E of the current document deleting all reference to sign height and sign colors, and add to Section D verbiage that states signs must conform to the Town of Gilbert code and Landlord approval. We are attaching our updated Sign Criteria showing our suggestions. Thanks again for your assistance,

Ray @ Royal Sign
Dave @ Pizza Pie Café LLC

VAL VISTA MARKETPLACE SHOPPING CENTER SIGN CRITERIA

These criteria have been established for the purpose of assuring an outstanding shopping center, and or the mutual benefit of all Tenants. Conformance will be strictly enforced and any newly installed non-conforming or unapproved signs must be brought into conformance at the expense of the Tenant. Existing Tenant signs previously approved under prior criterion shall be permitted to remain, however, should Tenant desire to make changes to such existing signage, beyond general maintenance and repair, those shall also be subject to these criteria.

A. GENERAL REQUIREMENTS

1. Each Tenant shall submit or cause to be submitted to Landlord, via Landlord's property manager, for approval before fabrication a copy of detailed drawings indicating the location, size, layout, design and color of the proposed signs including all lettering and/or graphics.
2. All permits for signs and their installation shall be obtained by Tenant or his representative.

DESIGNERS AND MANUFACTURES OF NEON AND PLASTIC ELECTRICAL DISPLAYS
CONTRACTOR LIC. #L38-070545

3. Tenant shall be responsible for the fulfillment of all requirements and specifications.
4. All signs shall be constructed and installed, including electrical hook-up, at Tenant's expense. Tenant shall cause his sign to be installed no later than forty-five (45) days after Tenant opens for business.
5. All signs and their installation shall comply with all local building, zoning and electrical codes and permits. Nothing in these criteria shall imply a waiver of requirements by the local authorities.
6. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.
7. At The end of the Tenant's lease term or at the time Tenant vacates the leased premises, whichever shall first occur, Tenant's sign shall be removed by Tenant. Tenant shall patch and repair any damage to the building to Landlord's satisfaction.
8. Approval of major Tenant and freestanding pad user signage, other than that included in these criteria, is reserved by Landlord, which shall not be unreasonably withheld. Such signage should be in character with that of the shopping center and must specifically be approved by the Town of Gilbert, the neighborhood association and the Landlord.

B. DESIGN REQUIREMENTS: Freestanding Combination I.D. & Directory Sign

1. One double faced internally illuminated sign located on the main street frontage.
2. 80 square foot maximum area.
3. 12' maximum height
4. The sign will be mounted on a base with a width at least 50% of the sign width. (No exposed pipes).

C. GENERAL SPECIFICATIONS

1. Painted lettering shall not be permitted.
2. Flashing, moving or audible signs shall not be permitted.
3. All electrical signs and their installation must comply with all local building and electrical codes.
4. No exposed conduit, neon or tubing shall be permitted.
5. Electrical service to all signs shall be on Tenant's meter at Tenant's expense.
6. No script will be permitted unless it is part of an established trademark of the Tenant.
7. All conductors, transformers and other equipment shall be concealed within the walls of the sign fascia.
8. Tenant shall be responsible for the installation and maintenance of all signs. Tenant shall provide for additional backup bracing angles if necessary, to install sign.

D. DESIGN REQUIREMENTS: Wall Signage – All Tenants

1. Signs shall be illuminated pan-channel metal letters with Plexiglas faces mounted to stucco fascia. (No exposed raceways).
2. Returns fabricated with aluminum only. No channel-lume allowed.
3. Colors of the sign letters, returns and trim caps maybe of the Tenant's choosing, subject to Landlord approval.

DR97-51B
Exhibit A

4. Major tenants and Pad tenants having established colors may be used with Landlord approval.
5. Illumination to be 30 MA neon or LEDs.
6. Letter Heights:
 - a. All Tenants: Letter height for all Tenants will be subject to City of Gilbert Sign Code and Landlord approval.
 - b. Maximum length of sign shall be 75% of leased frontage upon which the sign is displayed. (Pad Tenants – 50% length maximum of wall on which sign is installed.)
 - c. Pad tenants will be permitted total attached sign area of 2 square feet per lineal foot of building frontage measured at the longest side of the pad building.
 - d. Logos will be allowed if they are a well-established trademark or identification of tenant. All logos are subject to Landlord approval.

DR97-51B
Exhibit A

PROJECT DATA

ADDRESS: 1311 SOMER VAL VISTA DR SUITE 414B CHERY, AL
 A.P.N.: 584270015
 ZONING: SC
 SUITE AREA: 5,218 S.F.
 PARKING REQUIRED / PROVIDED: 160 CARS/65 (PER 600 SQ. FT. OF FLOOR AREA)

CODE SUMMARY

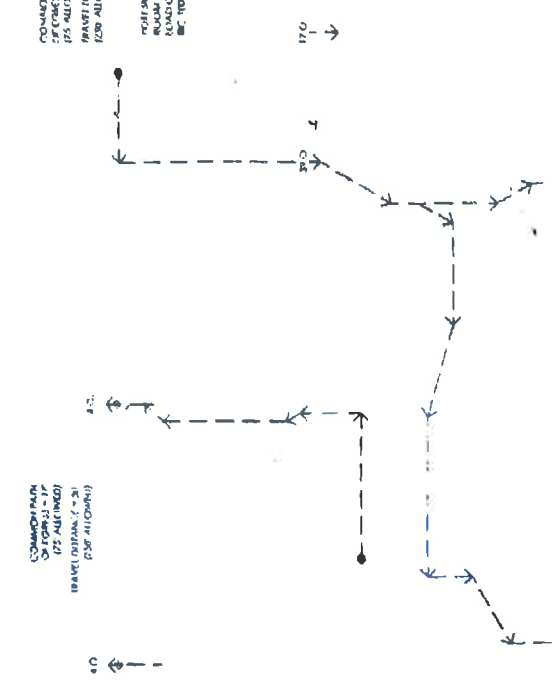
GOVERNING CODE:	2017 INTERNATIONAL BUILDING CODE
	2019 INTERNATIONAL MECHANICAL CODE
	2018 INTERNATIONAL ELECTRICAL CODE
	2018 INTERNATIONAL ENERGY CONSERVATION CODE
	AUTOMATIC WITH LOCAL AMENDMENTS ACT A, B, D, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
OCCUPANCY:	A-2
TYPE OF CONSTRUCTION:	V-B
FIRE SUPPRESS:	YES
FIRE ALARMS:	YES
OCCUPANT LOAD:	130
SECTIONS:	1-5, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
RAMING:	CONCRETE OR STEEL
CEILING:	CONCRETE OR STEEL
WALLS:	CONCRETE OR STEEL
FLOORING:	CONCRETE OR STEEL
ROOFING:	CONCRETE OR STEEL
MECHANICAL:	CONCRETE OR STEEL
ELECTRICAL:	CONCRETE OR STEEL
PLUMBING:	CONCRETE OR STEEL
HAZARDOUS MATERIAL:	CONCRETE OR STEEL
LIQUID PETROLEUM:	CONCRETE OR STEEL
FLAMMABLE LIQUID:	CONCRETE OR STEEL
FLAMMABLE SOLID:	CONCRETE OR STEEL
COMBUSTIBLE LIQUID:	CONCRETE OR STEEL
COMBUSTIBLE SOLID:	CONCRETE OR STEEL
OTHER:	CONCRETE OR STEEL

NOTES:

1. MATERIALS AND METHODS SHALL BE APPROVED BY THE DEPARTMENT OF PERMITS AND INSPECTIONS.
2. WHEN ISSUES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE DEPARTMENT OF PERMITS AND INSPECTIONS FOR A REVISION AT HIS/HER OWN RISK.
3. CONTRACTOR SHALL ENSURE ALL WORK IS IN ACCORDANCE WITH THE CITY OF CHERRY, ALABAMA ZONING ORDINANCES AND ALL APPLICABLE STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHERRY, ALABAMA.



(3) SITE PLAN
A1



NOTION COPY
 PROJECT NO. 1311 SOMER VAL VISTA DR SUITE 414B CHERY, AL
 8/1/2013

NOTION COPY
 PROJECT NO. 1311 SOMER VAL VISTA DR SUITE 414B CHERY, AL
 8/1/2013

