



NOTICE OF DECISION

November 11, 2024

Lindsay Hanson
Joy Gunay
Signs of the Times Inc.
1801 N 25th Dr.
Phoenix, AZ 85009

RE: DR24-51 (DR22-85-S): NWC Val Vista & Melrose - Comprehensive Sign
Plan

Dear Lindsay & Joy:

Staff has reviewed the drawings received for Administrative Design Review regarding the NWC Val Vista & Melrose Comprehensive Sign Plan (CSP) located at the northwest corner of Val Vista Dr. and Melrose St. and zoned Regional Commercial (RC).

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. Signs shall conform to the approved Comprehensive Sign Plan as attached.
2. Upon approval of the future building on the pad north of Panda Express, an amendment to the Comprehensive Sign Plan will be required.

If you have any questions regarding the above, please contact me at (480) 503- 6812 or keith.newman@gilbertaz.gov.

Sincerely,



Keith Newman,
Senior Planner

Attachments:

1. NWC of Val Vista & Melrose Comprehensive Sign Plan, stamped October 31, 2024



COMPREHENSIVE SIGN PLAN (CSP)

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PROJECT:

Panda Express Comprehensive Sign Plan

SITE INFORMATION

Address

1576 E Melrose St. Gilbert, AZ 85297

Parcel Number 304-54-016N

Total Parcel Area 46,157 sqft (NET)

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Administrative Design Review

Case # DR24-51

Date 11/31/24

Introduction:

The proposed signage for the new Panda Express in Gilbert, AZ, aims to provide clear identification, enhance visibility, and contribute to the overall aesthetic appeal of the establishment. The signage elements have been carefully designed to comply with local development standards while effectively communicating the brand identity of Panda Express.

Signage Elements:

S1: Stacked Channel Letters (30" Face Lit):

Location: Positioned prominently on the façade of the building.

Design: Utilizes face-lit stacked channel letters with FCO letters, ensuring high visibility both during the day and night.

S2, S3, S4: Lock-Up Logos (6' each):

Location: Strategically placed at different points around the building perimeter.

Design: Consists of lock-up logos measuring 6 feet each, maintaining brand consistency and reinforcing brand recognition.

S5: Channel Letters (18" Face Lit):

Location: Adjacent to the main entrance or another designated area.

Design: Features face-lit channel letters with an 18-inch height, complementing the primary signage while ensuring clear identification.

M1: Monument Sign (10' Height):

Location: Installed at the entrance to the property or along the main thoroughfare.

Design: Stands at 10 feet tall, providing a landmark feature that directs patrons to the Panda Express location.

D1: Drive-Through Clearance Bars (2 Bars):

Location: Positioned at the entrance and exit points of the drive-through lane.

Design: Clearance bars ensure safe passage for vehicles and are constructed according to specified materials and dimensions.

D2: Drive-Through Menu Boards (2 Boards):

Location: Installed at the drive-through ordering stations.

Design: Includes two menu boards featuring clear and concise menu options for convenient ordering.

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D3: Drive-Through Canopies (2 Canopies):

Location: Over the drive-through lanes to provide shelter and visibility.

Design: Canopies are constructed using specified materials, offering protection from the elements while maintaining brand visibility.

D4: Non-Illuminated Directional Sign:

Location: Placed strategically to guide traffic flow within the parking area.

Design: Non-illuminated directional sign aids in navigation, ensuring efficient movement of vehicles on the premises.

D5: Curbside Pickup Post Sign:

Location: Located near the designated curbside pickup area.

Design: Consists of a post sign indicating the curbside pickup point, facilitating ease of access for customers.

Development Standards:

The proposed signage adheres to the development standards set forth by the city of Gilbert, AZ, ensuring compliance with zoning regulations, size limitations, setback requirements, and aesthetic guidelines. All materials used in the signage construction meet the specified quality standards and contribute to the overall visual appeal of the establishment.

Conclusion:

The master sign plan for Panda Express in Gilbert, AZ, presents a comprehensive approach to signage implementation, incorporating various elements to enhance brand visibility, facilitate navigation, and comply with local development standards. The proposed signage reflects the essence of the Panda Express brand while contributing to the vibrant commercial landscape of the community.

*The lot to the North, which is part of a future phase, is also included in the Comprehensive Sign Plan (CSP) for this site, as it was approved under a larger master site plan. We understand that the northern lot does not have a tenant or design approval at this time, so there is no need to include signage designs for their building. However, please be aware that the CSP will need to be amended in the future to approve signage for that lot.

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Landlord Approval

owners authorization form



Shaping a new tomorrow, today.

Authorization for Planning Applications

This authorization concerns the following parcel(s) of land

Property Owner Name: CFT-NU Developments, LLC
• If a Business Entity, indicate type of company: Nevada limited liability company
o Attach a copy of authority to sign on behalf of Company.
 Authorized Signer's Resolution
 Operating Agreement
 Other (describe): _____
Assessor Parcel Number(s) 304-54-016N

WHEREAS, the property owner is seeking to develop or improve real property in the Town of Gilbert, Arizona, which requires the filing, processing, and paying for certain zoning, construction, and inspection permits and reports.

WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits, applications, dedications, payments, assurances, decisions, commitments, and other information related to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits, and other land use regulatory or related matter involving the land.

WHEREAS, the owner authorizes the Town of Gilbert to rely on the agent's authority as described in this document until three (3) work days after the date the owner delivers to the Town of Gilbert's Development Services or Planning Manager a written statement revoking this authorization.

WHEREAS, the owner agrees to immediately deliver to the Town of Gilbert's Development Services or Planning Manager written notice of any change in the ownership of the land or in the authority for the agent to act on the owner's behalf.

NOW THEREFORE, the undersigned owner(s) hereby designate(s) (please print name(s))
Lindsay Hanson - signs of the times Inc. as agent(s) to file and process the Planning applications and related documents with the Town of Gilbert, with such authority to continue until the application process is complete, or as may be revoked in writing.

[Signature]
Signature
Roger Goldstein
Print Name
Executive Director FFE
Role/Title

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On September 23, 2024 before me, Ashly Lopez (Notary Public)
(insert name and title of the officer)

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



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Sign Specification And Required Submittal Information

CFT NV DEVELOPMENTS LLC
1576 E Melrose St. Gilbert, AZ 85297

The purpose of the owners and management is to create a environment that is individual and distinctive in identity for the tenants and with the branding standards of the development. The concept should give the impression of a good business image, quality, professionalism of the brand.

The following specification's are to be used for the design and fabrication of your sign. In all cases, final written approval by the Property Owner/Landlord is required before manufacturing and installing and signage on site.

Procedures: Sign drawing's will be submitted in two (2) copies to CFT Development LLC in writing, prior to application for sign permit if needed. One (1) copy will be returned to the sign company and one copy will be retained in lease file.

Detail Drawings: Two copies of a complete and detailed drawing by the Sign Company shall be submitted to the landlord for final review and approval. The sign detail must comply with the criteria.

1. Elevation of building fascia and the sign must be drawn using a minimum 1/4" to 1" scale.
2. Drawings shall indicate the following specification:

- Font Type
- Vinyl Color
- Material used
- Style of Sign
- Illuminated or Non-Illuminated - Specification of material

NOTICE:

WRITTEN APPROVAL AND CONFIRMATION WITH THIS SPECIFICATION DOES NOT IMPLY CONFORMANCE WITH LOCAL CITY AND OTHER APPLICABLE CITY CODES. YOUR SIGN MUST BE PERMITTED AND MUST COMPLY WITH THE CITY CODE OF PHOENIX SIGN CODES AND ELECTRICAL CODES AND RECEIPT OF A SIGN PERMIT MUST BE RECEIVED PRIOR TO THE MANUFACTURING AND INSTALLITON OF ALL SIGNS.

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Prohibited Signs

No Animated, flashing, blinking, place cards, posters, playbill, posting painting, flag, fixed balloons, rotating, AFRAME, audio, offensive, rude, moving or rotating signs are permitted. Exceptions may be made for Grand Opening or special events, with written approval.

Signs may not be installed within the public right-of-way.

No sign shall be permitted that is structurally unsafe or constitutes a hazard to safety or health.

Signs that are installed without written approval from the Property Manager, may be subject to the removal by the Property Manager at the tenants Expense.

Wall signage will not exceed 80% of the vertical dim. of the sign band or wall space on which it is placed and that this standard will be reviewed as part of the sign permit approval for each tenant sign.

Wall signage will not exceed 80% of the horizontal length of the exterior bldg. elev. of a tenant suite and that this standard will be reviewed as part of the sign permit approval for each tenant sign

Colors and Materials

COLOR SPECIFICATIONS:



ACRYLIC: .177" #7328 WHITE



VINYL: 3M #3630-22 BLACK (STRIPS)



PAINT: PMS BLACK 7C SATIN FINISH



PAINT: AKZO PANDA RED, (AKZO SIGN 3762) SATIN FINISH

VINYL: 3M #3630-33 RED

Sign materials shall be compatible with architectural and/or natural features of the project. This may be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style, or the use of a consistent lettering style or copy. Colors that are utilized in the sign design will reflect the architectural style of the building as needed. The landlord/property owner allows the tenant to use approved brand standard colors.

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Construction Requirements (Town of Gilbert)

Sign Contractor Responsibilities:

- Tenant is responsible for ensuring that the sign contractor adheres to the installation guidelines and complies with all applicable Gilbert regulations.
- Any damage caused during installation must be repaired by the contractor.

Structural Penetrations and Sealing:

- All building penetrations for sign installation must be sealed neatly in a water-tight manner.
- Conduit and sleeve locations must be approved by the landlord and meet structural and weatherproofing standards.

Signage Types and Labeling:

- No visible labels are allowed on sign surfaces, except for those required by local ordinances. Such labels must be discreet and placed in non-prominent locations.
- Murals or painted signs require prior landlord approval and must comply with the city's aesthetic and structural guidelines.

Conduit and Sleeve Openings:

- The Tenant's contractor must indicate all conduit and sleeve openings on the building plans, which need to be approved by the landlord and the City of Gilbert for compliance.

Materials and Fasteners:

- All exterior fasteners must be made of hot-dipped galvanized iron or similar non-corrosive materials to meet city durability and weather resistance standards.
- Exposed materials like black iron are not permitted.

Electrical Requirements:

- Electrical signs must be installed per the National Electric Code (NEC) and Gilbert's Uniform Building Code.
- No exposed conduits, tubing, or transformers are permitted.
- All electrical connections must comply with the City of Gilbert's regulations for public safety and energy efficiency.

Size and Offset Specifications:

- Channel letter returns must not exceed 5 inches, while reverse pan channel letters or logos with halo illumination can have a maximum offset from the wall of 1.5 inches.

Signage Placement:

- Signs are allowed only over the Tenant's leased space and must conform to zoning requirements set forth by Gilbert.
- Signs cannot extend into areas not designated for the tenant's usage.

Permitting and Compliance:

- All signs require appropriate permits from the City of Gilbert before installation.
- Permit applications must include detailed design plans, structural calculations, and placement specifications.
- Signs must adhere to **Section 5.6** of the Gilbert Land Development Code, which governs size, placement, and illumination.

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Legal Description

LEGAL DESCRIPTION

A PORTION OF A PARCEL RECORDED IN DOCUMENT NUMBER 2021-1229968, MARICOPA COUNTY RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, A FOUND BRASS CAP FLUSH, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A FOUND BRASS CAP IN HANDHOLE BEARS, SOUTH 01 DEGREES 13 MINUTES 14 SECONDS EAST, A DISTANCE OF 1325.04 FEET;

THENCE SOUTH 01 DEGREES 13 MINUTES 14 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 1127.33 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 06 MINUTES 51 SECONDS WEST, A DISTANCE OF 60.00 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH VAL VISTA DRIVE, AS RECORDED IN FINAL PLAT ACERO VAL VISTA, BOOK 1569 PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 13 MINUTES 14 SECONDS EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH VAL VISTA DRIVE, A DISTANCE OF 127.35 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF EAST MELROSE STREET, AS RECORDED IN SAID FINAL PLAT;

THENCE DEPARTING THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH VAL VISTA DRIVE, SOUTH 44 DEGREES 06 MINUTES 51 SECONDS WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID EAST MELROSE STREET, A DISTANCE OF 46.41 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 89 DEGREES 26 MINUTES 56 SECONDS WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID EAST MELROSE STREET, A DISTANCE OF 97.50 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 84 DEGREES 36 MINUTES 28 SECONDS WEST, A DISTANCE OF 47.40 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 89 DEGREES 26 MINUTES 56 SECONDS, A DISTANCE OF 111.62 FEET, TO THE EAST LINE OF LOT 1 OF SAID FINAL PLAT;

THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 01 DEGREES 13 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 162.67 FEET;

THENCE DEPARTING THE EAST LINE OF SAID LOT 1, NORTH 89 DEGREES 06 MINUTES 51 SECONDS EAST, A DISTANCE OF 289.38 FEET, TO THE POINT OF BEGINNING.

PARCEL CONTAINS 46,156 SQUARE FEET OR 1.060 ACRES.

Owner Name:	CFT NV DEVELOPMENTS LLC
In Care Of:	
Property Address:	
Mailing Address:	1120 N TOWN CENTER DR STE 150 LAS VEGAS NV USA 89148
Deed Number:	20240001682
Sale Date:	04/01/2022
Sale Price:	\$1244827

Property Information

Lat/Long:	33.281651, -111.755982
S/T/R:	5 2S 6E
Jurisdiction:	GILBERT
PUC:	0022
Lot Size (sq ft):	46157.000000
MCR #:	
Subdivision:	
Lot #:	
Tract/Block:	/
Floor:	1
Construction Year:	
Living Space (sq ft):	

Valuation Information

Tax Year:	2025	2024
FCV:	\$ 783,300	\$ 696,529
LPV:	\$ 336,819	\$ 357,562
Legal Class:	2.R	2.R

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Parcel Map & Ariel Photo

Map

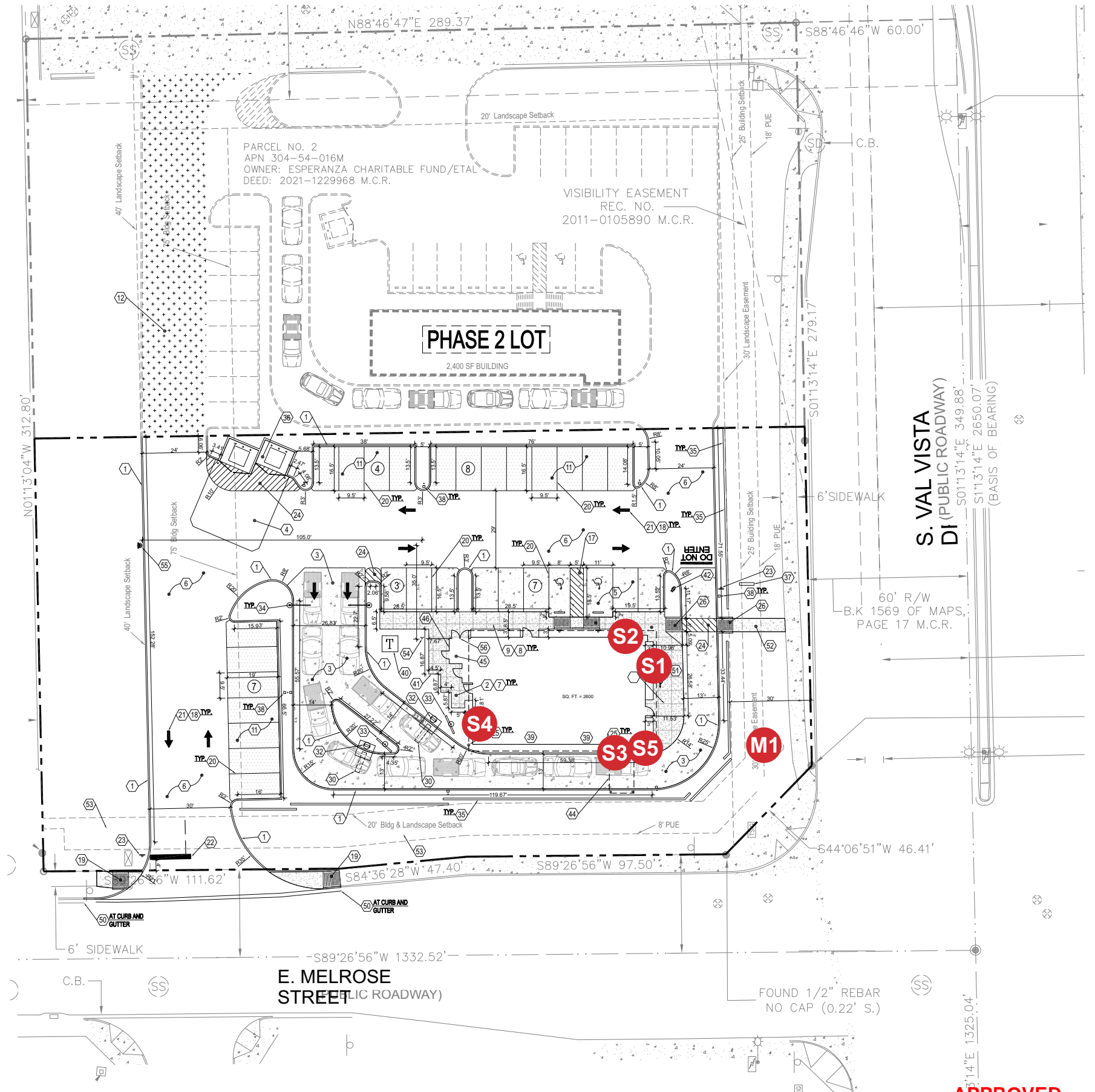


Maricopa County Parcel Map (2024)

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SITE PLAN

- S1** 30" FACE LIT STACKED CHANNEL LETTERS W/FCO LETTERS
- S2 S3** 6'-0" LOCK UP LOGO
- S4** 48" LOCK UP LOGO
- S5** Custom 18" Face Lit Channel Letters
- M1** 10'-0" MONUMENT SIGN



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Elevations:

West Elevation



Sign Band

East Elevation



Wall signage will not exceed 80% of the vertical dim. of the sign band or wall space on which it is placed and that this standard will be reviewed as part of the sign permit approval for each tenant sign.

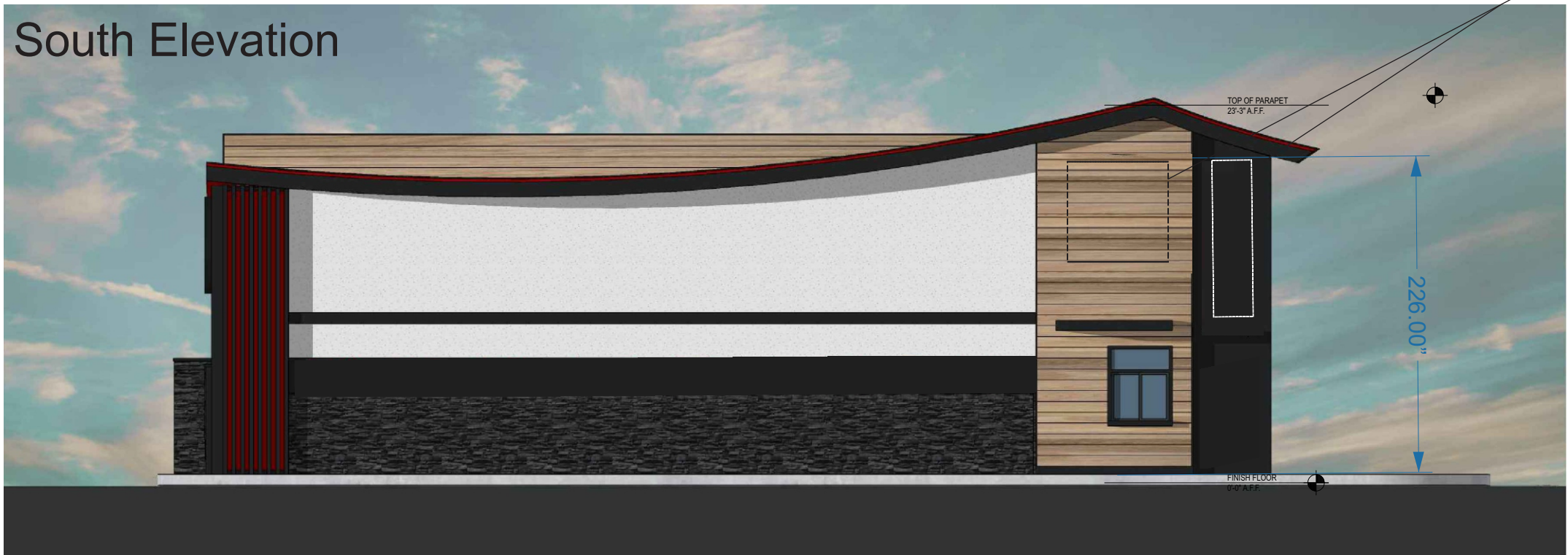
Wall signage will not exceed 80% of the horizontal length of the exterior bldg. elev. of a tenant suite and that this standard will be reviewed as part of the sign permit approval for each tenant sign

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Elevations:



Sign Band



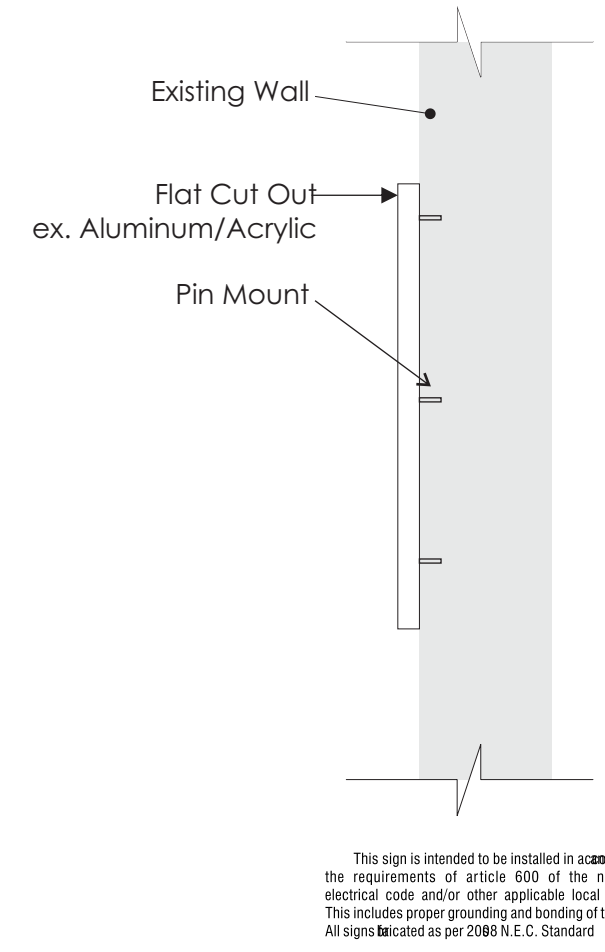
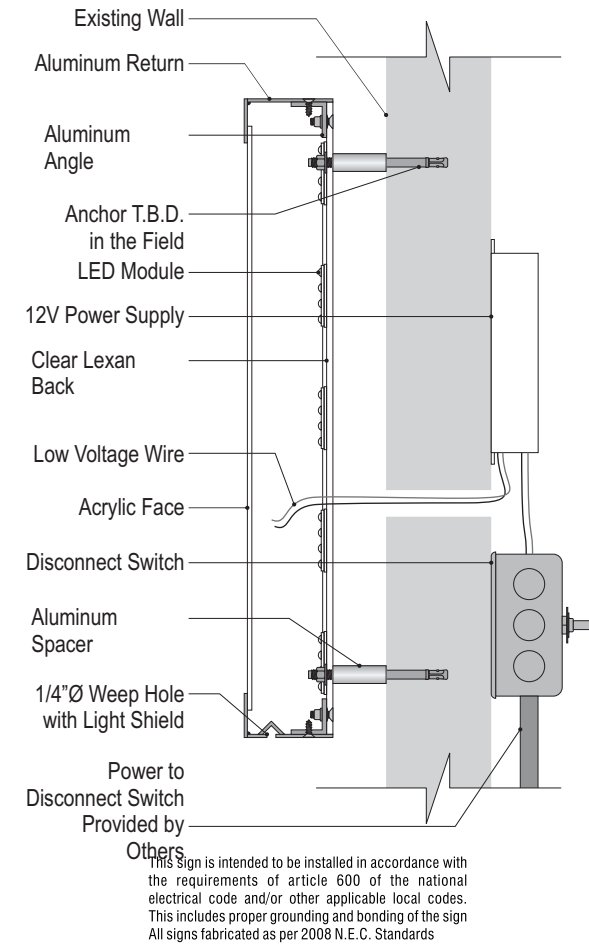
Wall signage will not exceed 80% of the vertical dim. of the sign band or wall space on which it is placed and that this standard will be reviewed as part of the sign permit approval for each tenant sign.

Wall signage will not exceed 80% of the horizontal length of the exterior bldg. elev. of a tenant suite and that this standard will be reviewed as part of the sign permit approval for each tenant sign

Face Lit Channel Letters W/ FCO Letter



NOTE: LIGHT BAR TO LIGHT UNDER EXPRESS ONLY



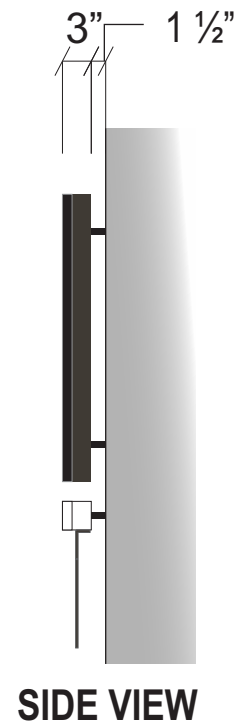
GENERAL SPECIFICATIONS:

FACE-LIT LETTERS:

FACES:..... .177" WHITE #7328 ACRYLIC W/ 1ST SURFACE 3M #3630-33 RED
 TRIMCAP:.... 1" BLACK TRIMCAP
 RETURNS:.. .040" X 3" BLACK / WHITE COIL PAINTED TO MATCH BLACK 7C SATIN FINISH BACKS:..... .090" ALUMINUM BACK, INTERIOR PAINTED WHITE
 ILLUM'N:..... WHITE LED'S

BAR W/ FCO LETTERS:

FACES:..... .177" WHITE #7328 ACRYLIC
 TRIMCAP:..... 1" WHITE TRIMCAP
 RETURNS:..... .125" X 3" FABRICATED RETURN PAINTED WHITE SATIN FINISH BACKS:..... .090" ALUMINUM BACK, INTERIOR PAINTED WHITE
 ILLUM'N:..... WHITE LED'S
 DOWNLIGHT: TBD
 EXPRESS:..... .25" FCO ALUMINUM LETTER PAINTED TO MATCH BLACK 7C SATIN FINISH

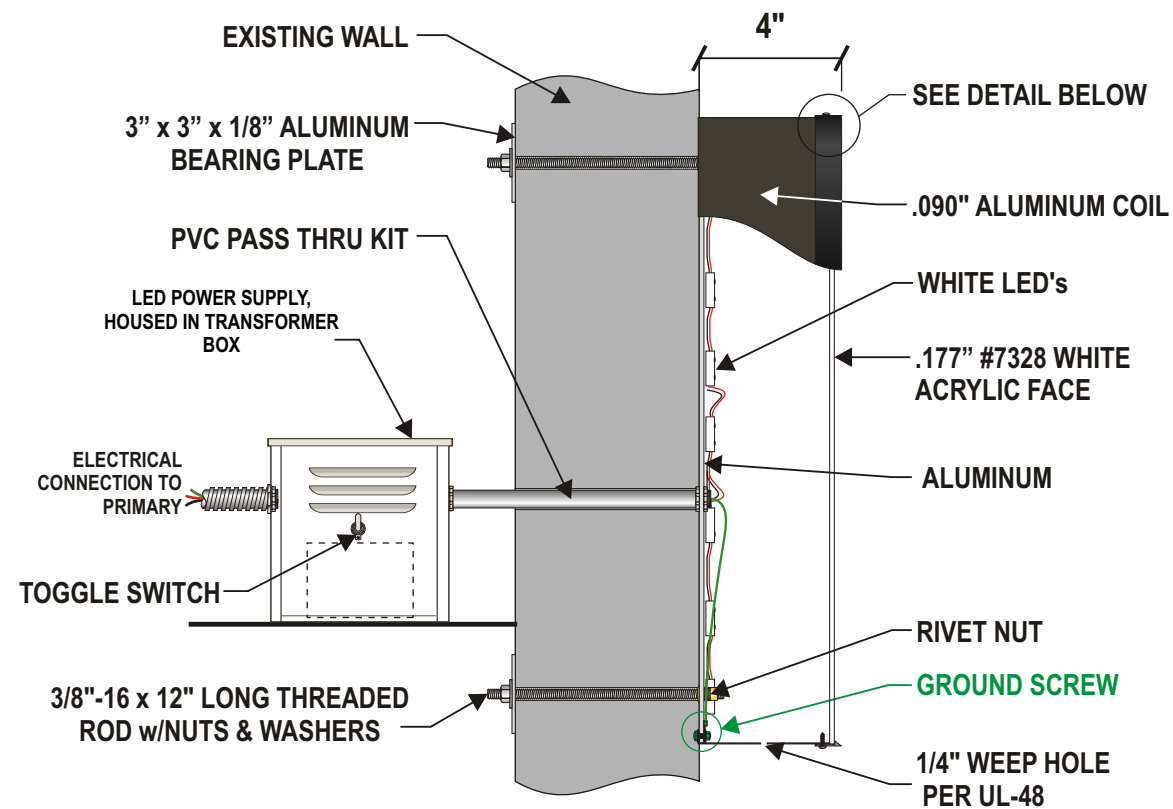


COLOR SPECIFICATIONS:

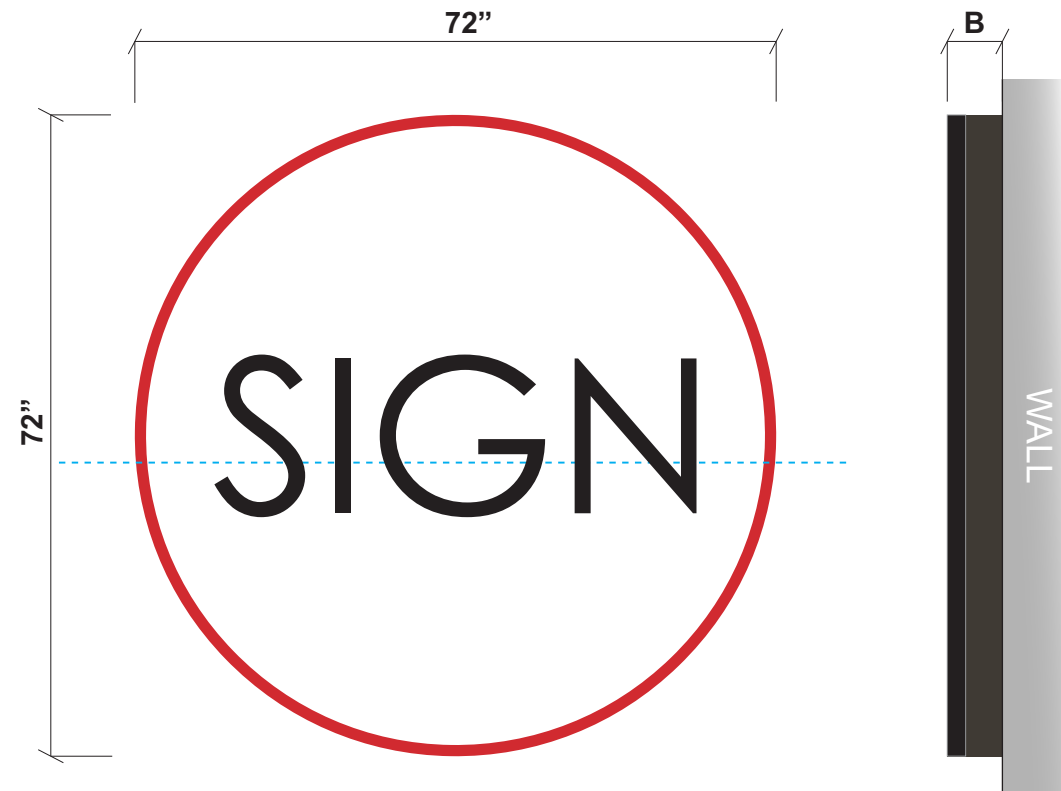
- ACRYLIC: .177" #7328 WHITE**
- VINYL: 3M #3630-22 BLACK (STRIPS)**
- PAINT: PMS BLACK 7C SATIN FINISH**
- PAINT: AKZO PANDA RED, (AKZO SIGN 3762) SATIN FINISH**
VINYL: 3M #3630-33 RED

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SIGNAGE



EXACT MANUFACTURING SPECIFICATIONS TO BE DETERMINED BY ENGINEERING DEPT.



36.Sq. Feet

GENERAL SPECIFICATIONS:

FACE-LIT LOGO:

FACES:..... ACRYLIC WITH FIRST SURFACE VINYL
 TRIMCAP:... 1" TRIMCAP / 1" ALUMINUM RETAINER
 RETURNS:... .BLACK / WHITE COIL PAINTED TO MATCH
 ILLUM'N:..... LED'S

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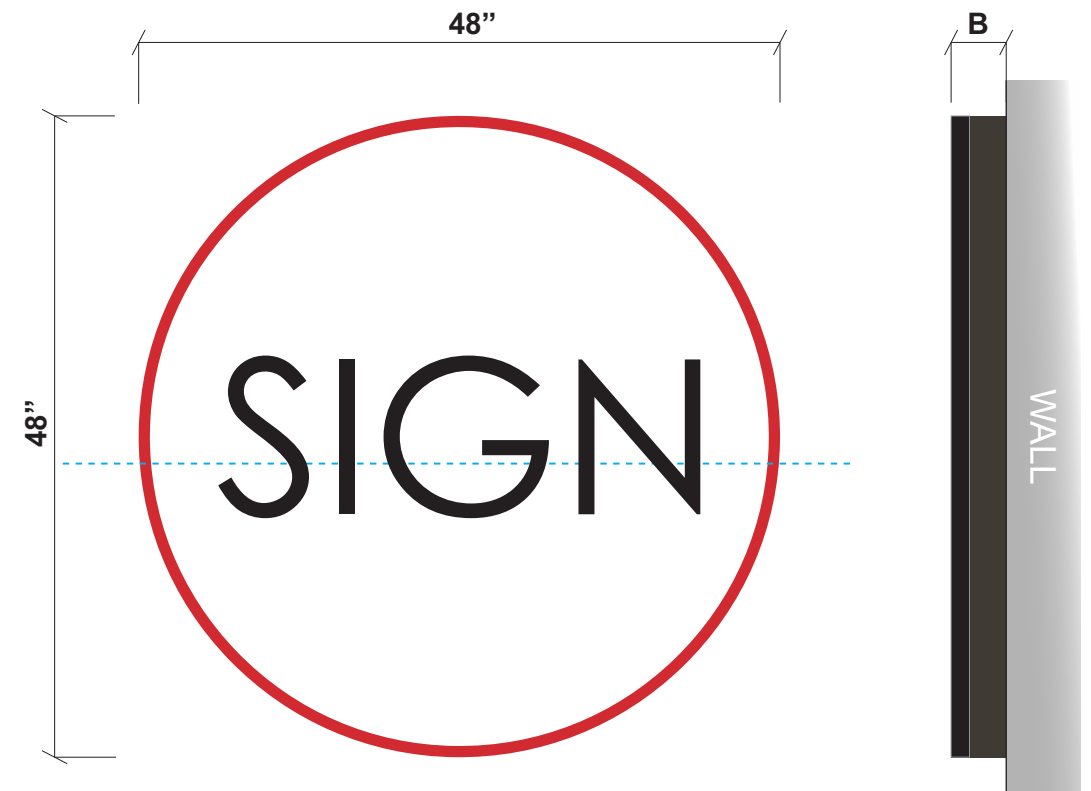
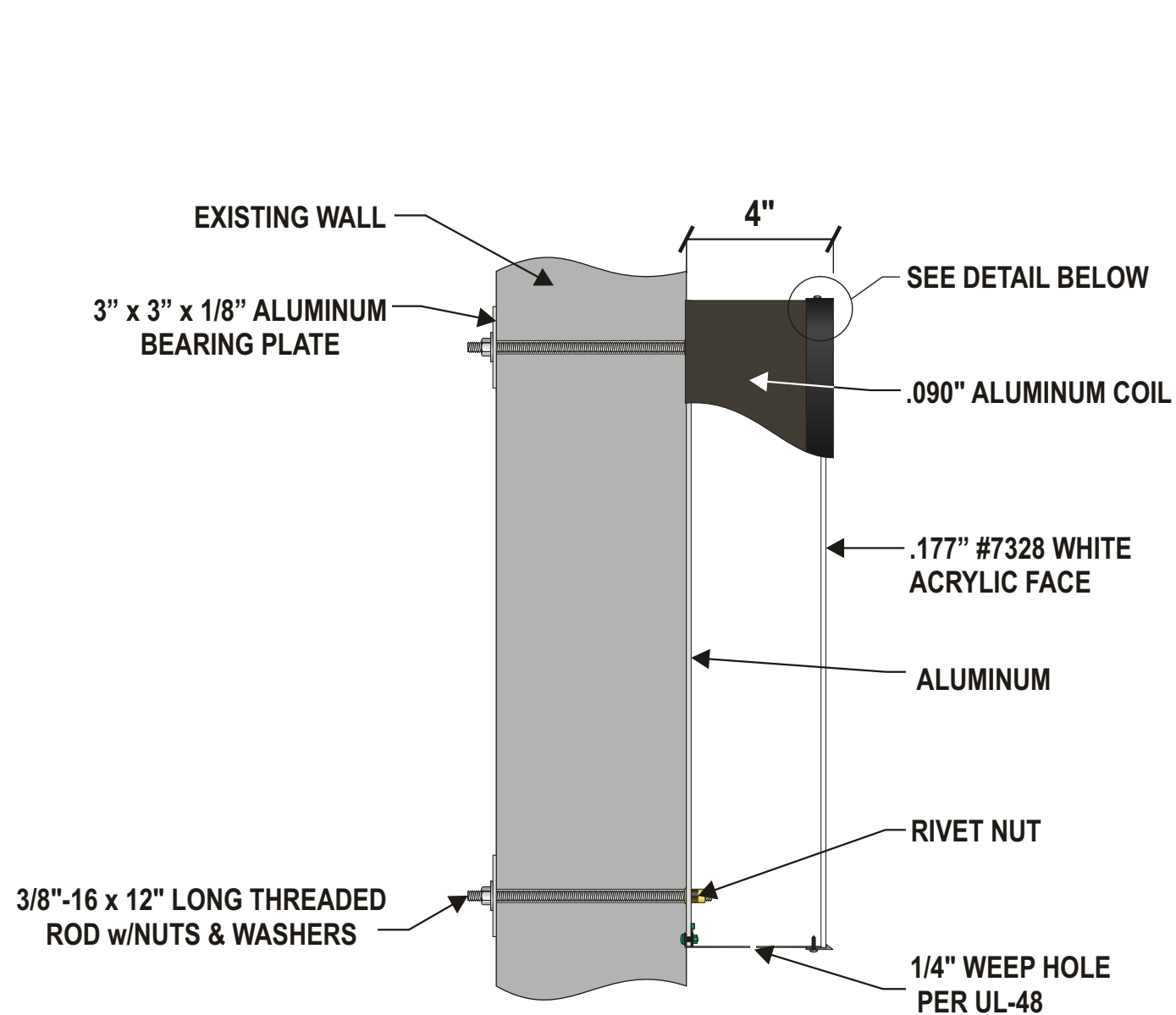
Date 11/31/24

West elevation faces residential and must comply with all signage regulations listed in LDC section 5.6.11.E.1

GENERAL SPECIFICATIONS:

FACE-LIT LOGO:

FACES:..... .177" WHITE #7328 ACRYLIC WITH FIRST SURFACE VINYL
TRIMCAP:... 1" BLACK TRIMCAP / 1" ALUMINUM RETAINER (SEE DETAILS BELOW)
RETURNS:... .040" X 4" BLACK / WHITE COIL PAINTED TO MATCH BLACK 7C SATIN FINISH
BACKS:..... ALUMINUM

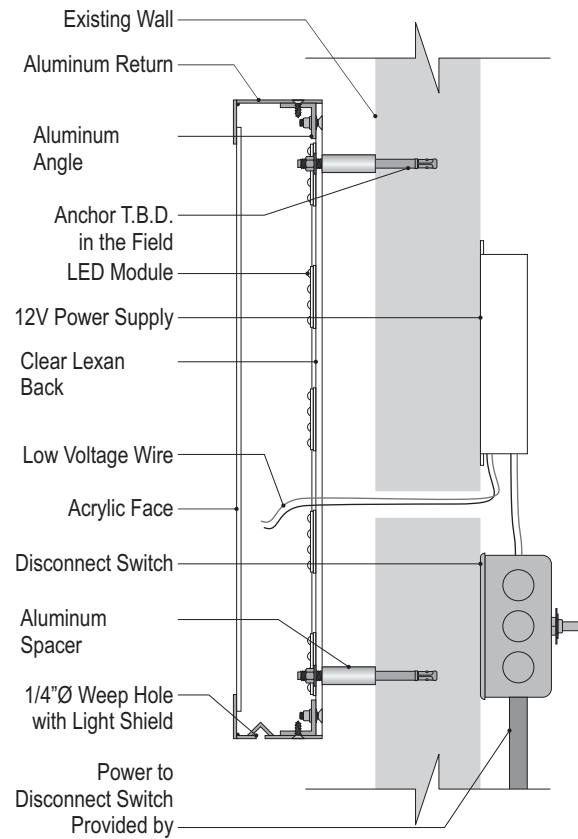


16.Sq. Feet

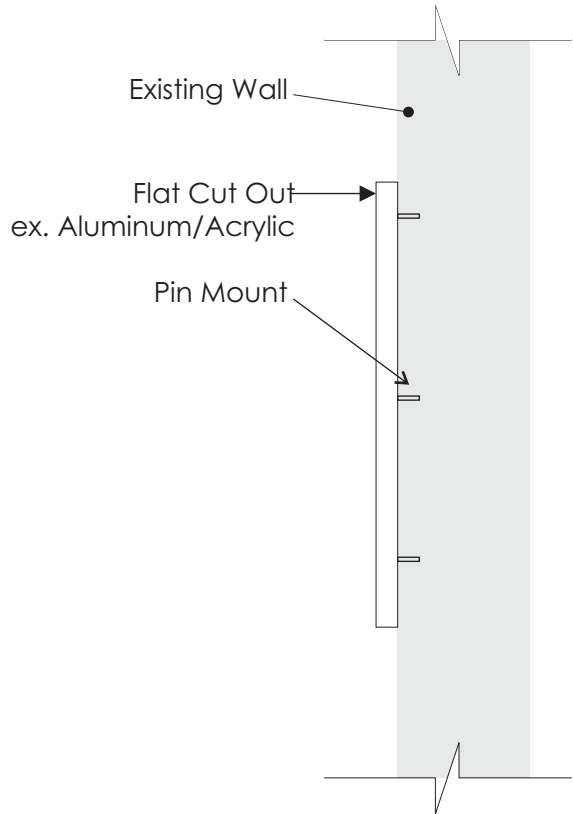
EXACT MANUFACTURING SPECIFICATIONS TO BE DETERMINED BY ENGINEERING DEPT.

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Face Lit Channel Letters W/ FCO Letters



This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All signs fabricated as per 2008 N.E.C. Standards



This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All signs fabricated as per 2008 N.E.C. Standard

GENERAL SPECIFICATIONS:

FACE-LIT LETTERS:

- FACES:..... ACRYLIC W/ 1ST SURFACE VINYL
- TRIMCAP:... 1" TRIMCAP
- RETURNS:... .040" X 3" BLACK / WHITE COIL PAINTED TO MATCH
- BACKS:..... .090" ALUMINUM BACK, INTERIOR PAINTED WHITE
- ILLUM'N:..... LED'S

FCO LETTERS:

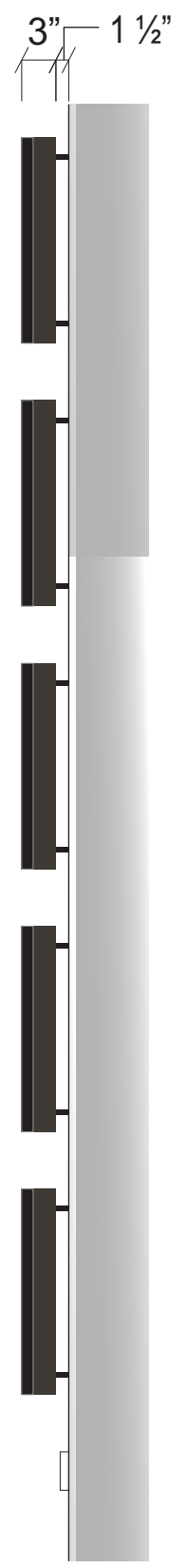
FCO ALUMINUM LETTER PAINTED



FACE LIT CHANNEL LETTERS

Scale: 1/2" = 1'-0"

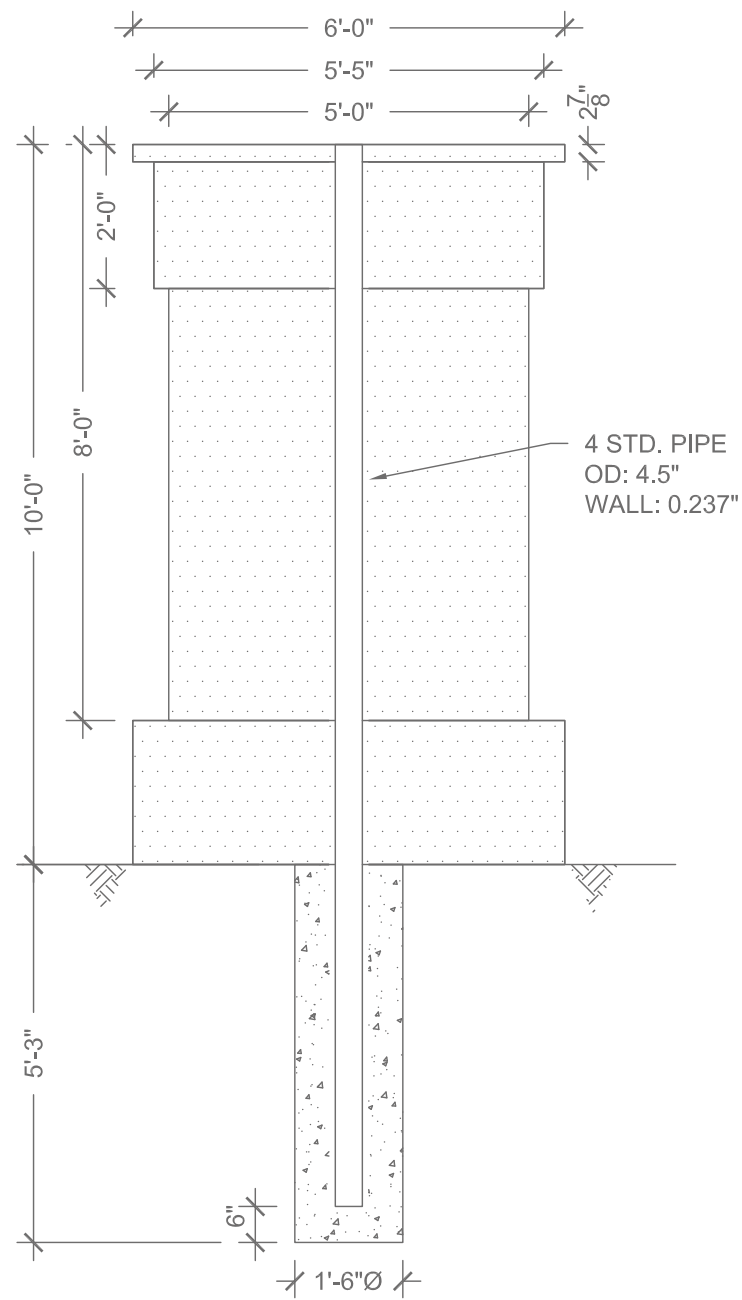
SQ. FT.: 27.95



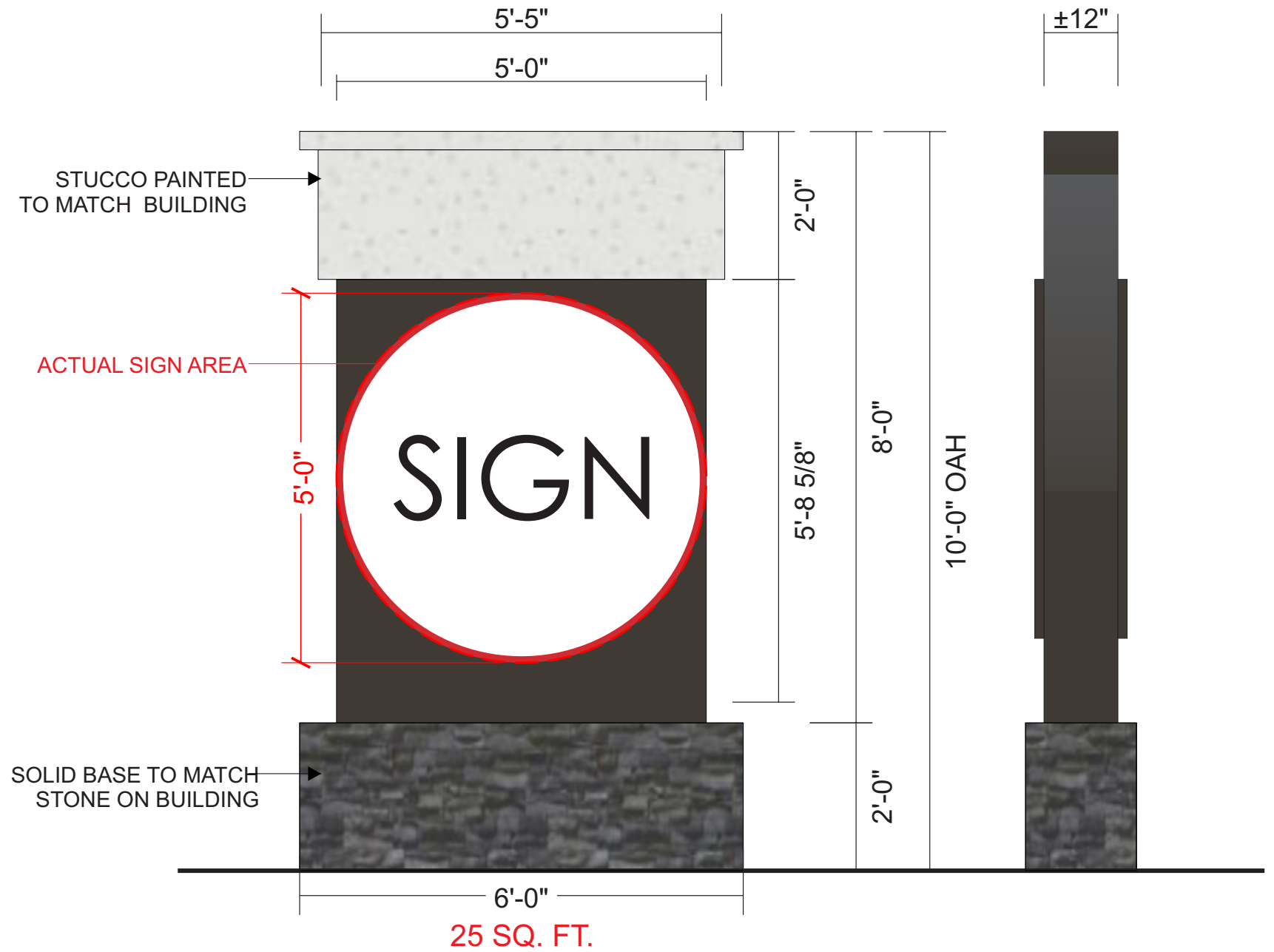
SIDE VIEW

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Face Illuminated MONUMENT SIGNAGE



① ELEVATION



MONUMENT SIGN
SCALE: 3/8" = 1'-0"

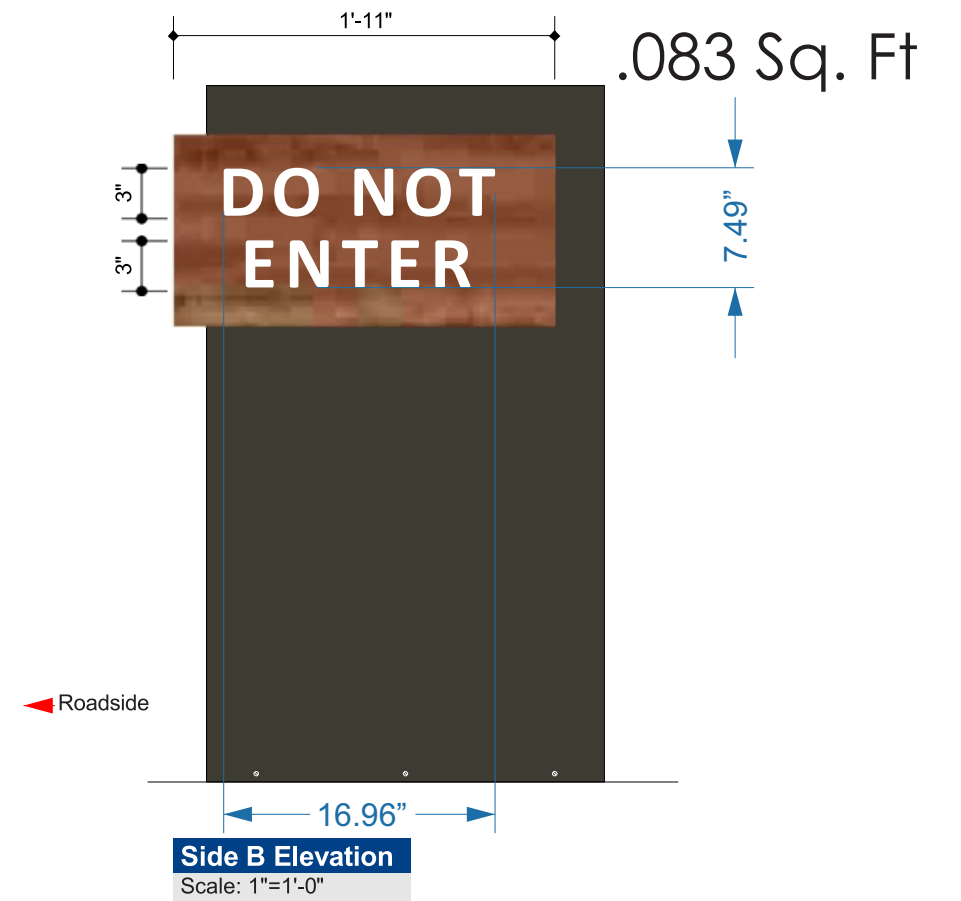
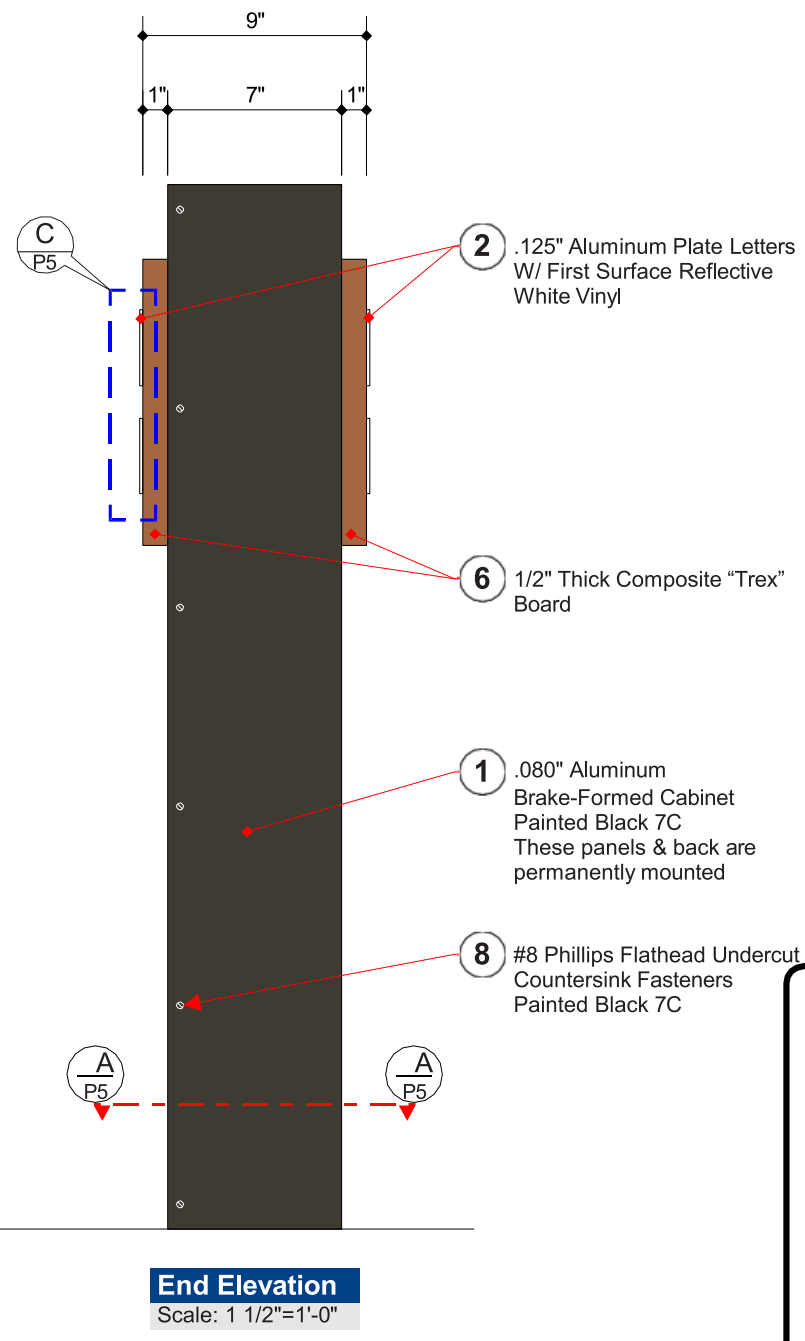
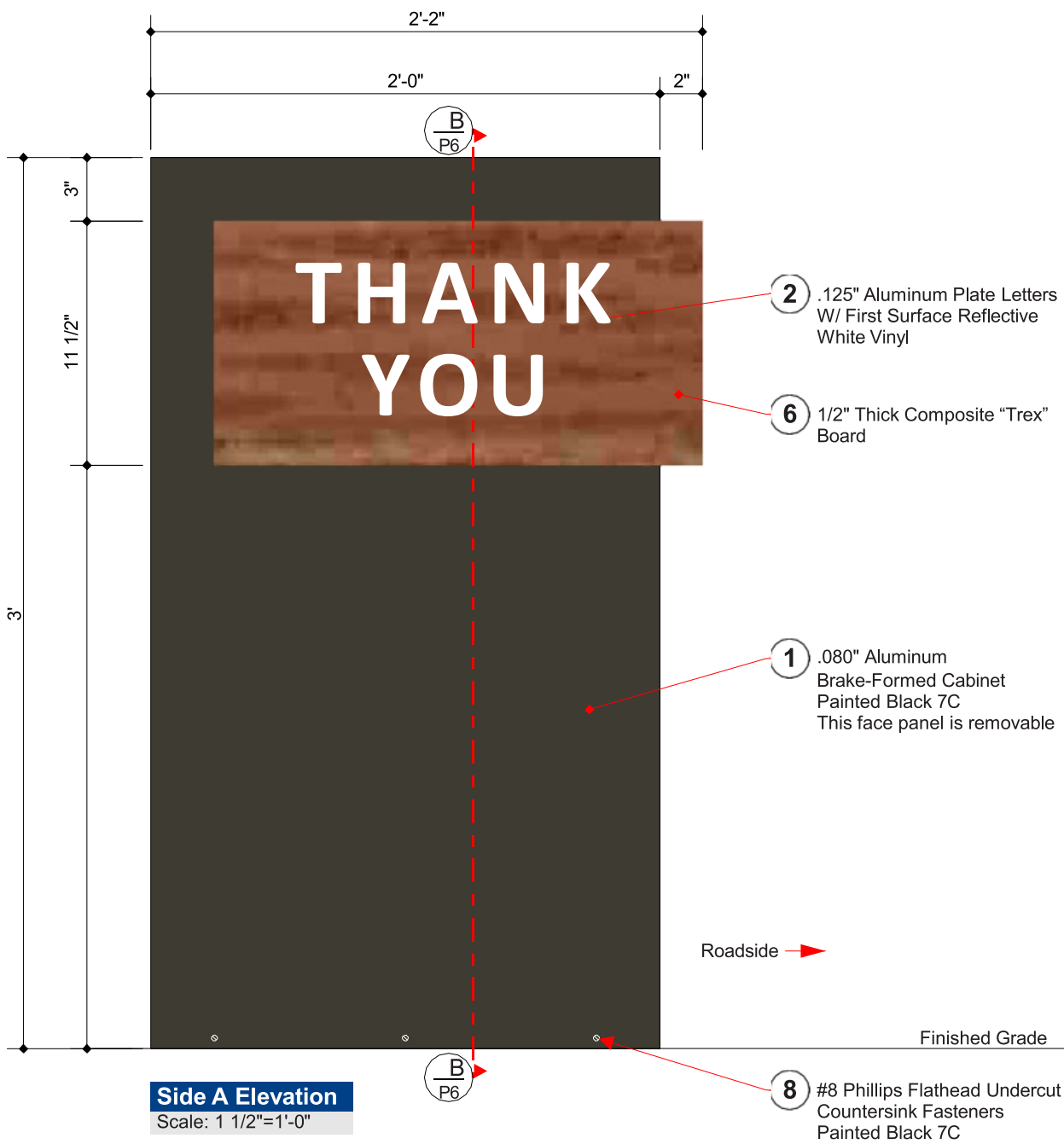
SIDE VIEW




GENERAL NOTES

1. DESIGN CODE: IBC 2018
2. DESIGN LOADS: ASCE 7-16
3. WIND VELOCITY 105 MPH EXPOSURE C
4. CONCRETE 2500 PSI MINIMUM
5. PIPE STEEL ASTM A53 GR. B, F_y = 35 KSI MIN.
6. PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE WHEN CAST AGAINST SOIL
7. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
8. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
9. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION

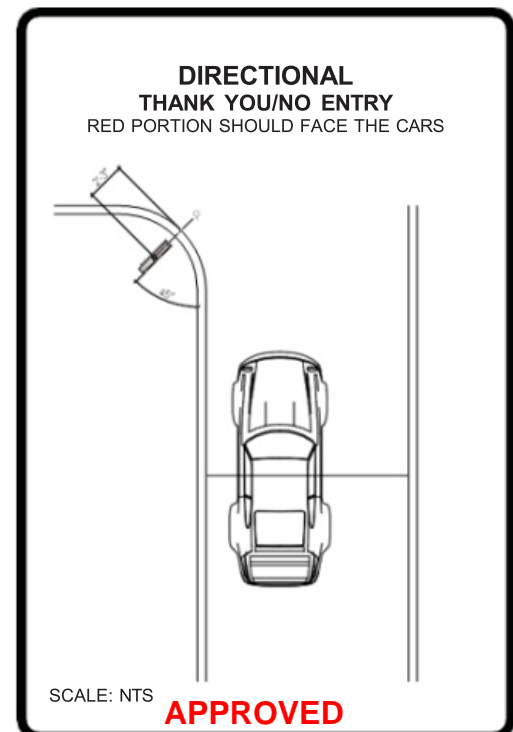
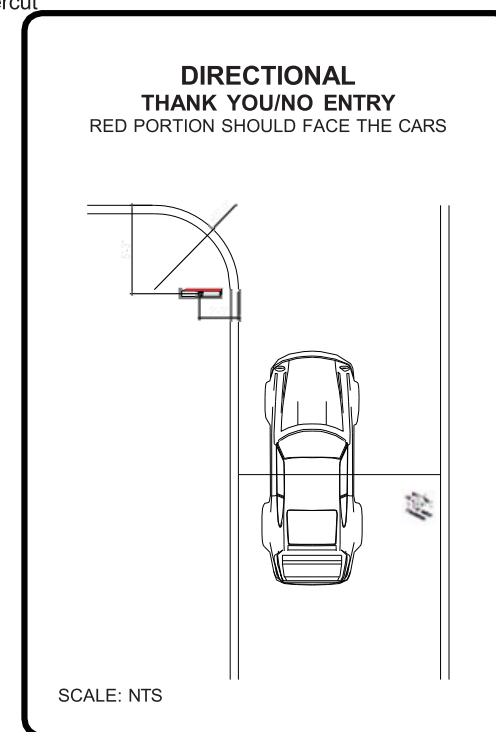
APPROVED
Administrative Design Review
Case # DR24-51
Date 11/31/24

Non-Illuminated Directory



Color Specifications	
	PMS Black 7C
	Trek Panel - Spiced Rum or Equivalent
	3M Reflective White

All paint finishes to be Satin unless otherwise specified



* LOCATION TO BE VERIFIED PER SITE PLAN
***DIAGRAM MAY NOT MATCH SITE PLAN

APPROVED

Administrative Design Review

Case # DR24-51

Date 11/31/24