



PINAL COUNTY
WIDE OPEN OPPORTUNITY

CSR-008-23

10/18/2023

Community Development Department

CSR-008-23

□ **Proposal:**

- *This is a comprehensive sign package amendment to allow 15 signs, with a total signage area of 188.1 sq. ft. on a commercial lot for drive-thru restaurant. This is an amendment to CSR-001-09. Which permits commercial signage, but limits the available sign area to 94 sq. ft. The applicant is pursuing this amendment to allow signage consistent with the modern McDonalds brand preferences and to allow usage of electronic message board signs to be used as menu boards.*

CSR-008-23

- **Location:** The subject sites is at the Southeast corner of W Hunt Highway & N Thompson Rd in San Tan Valley, AZ.
- **Landowners/Applicant:**
Signarama Chandler and Persona Signs, Applicant.
McDonalds Corp. John Hyder, Owner.

County Map



PINAL COUNTY

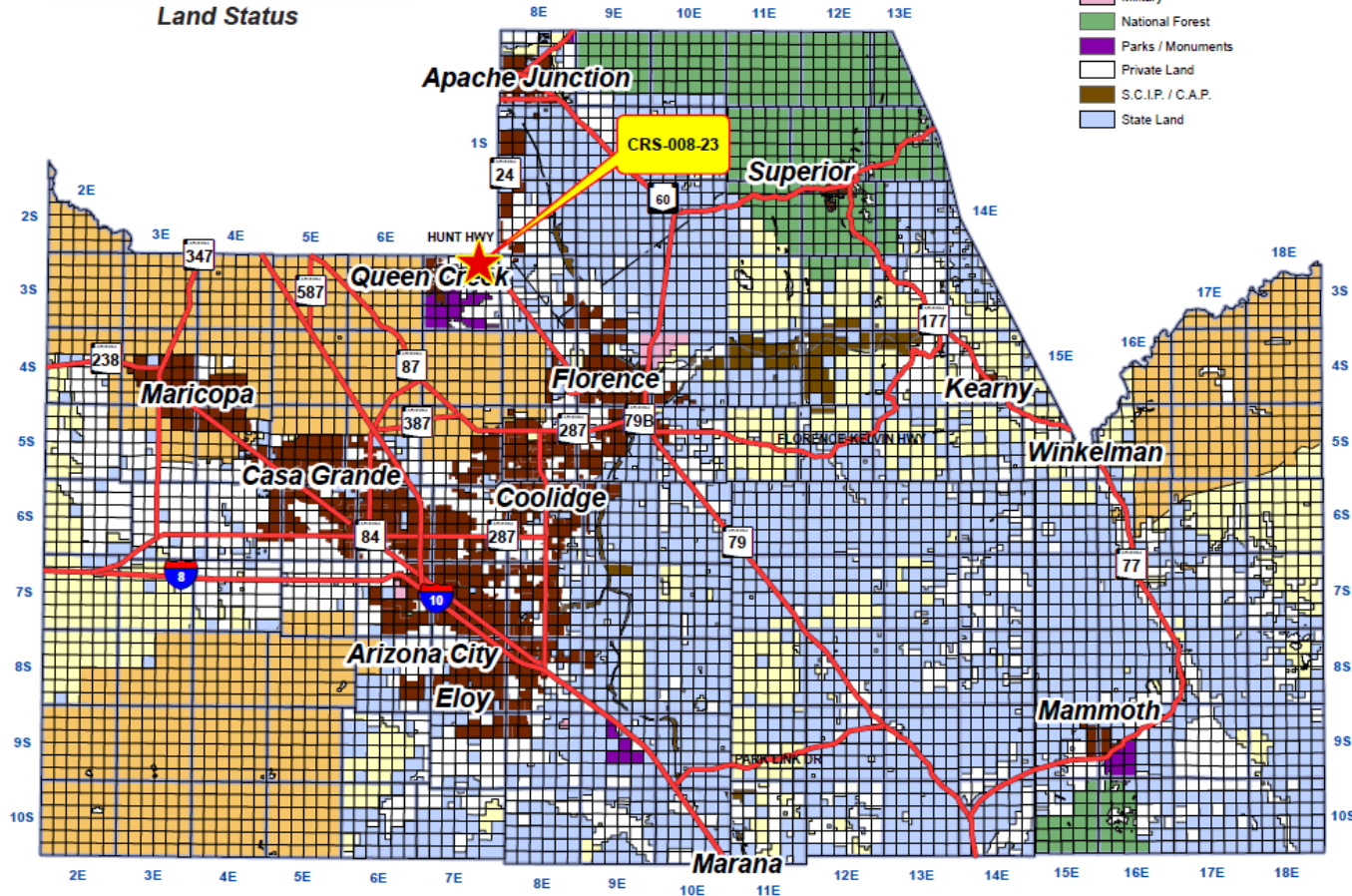
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Land Status

Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land

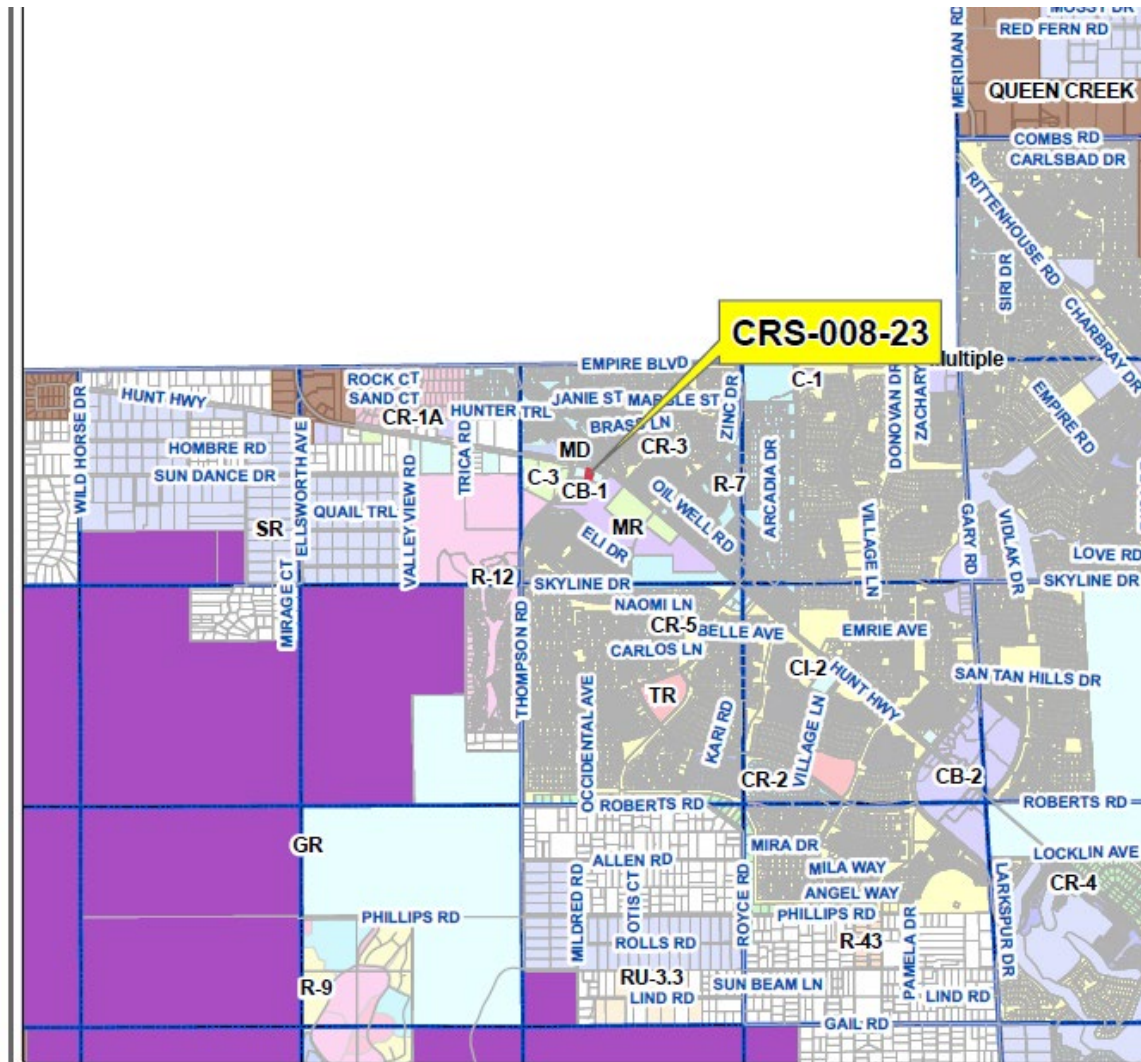


Vicinity Map



PINAL COUNTY

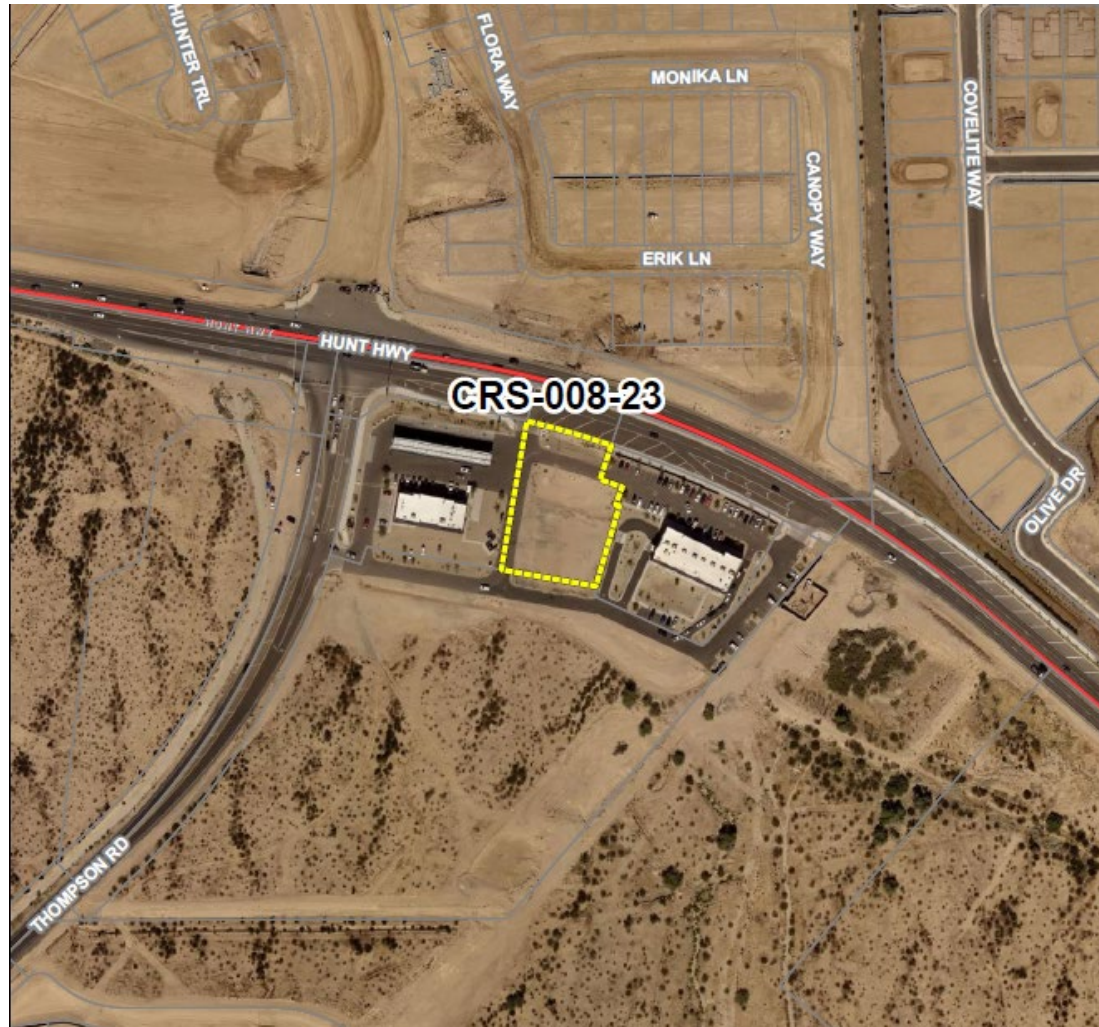
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Aerial Map



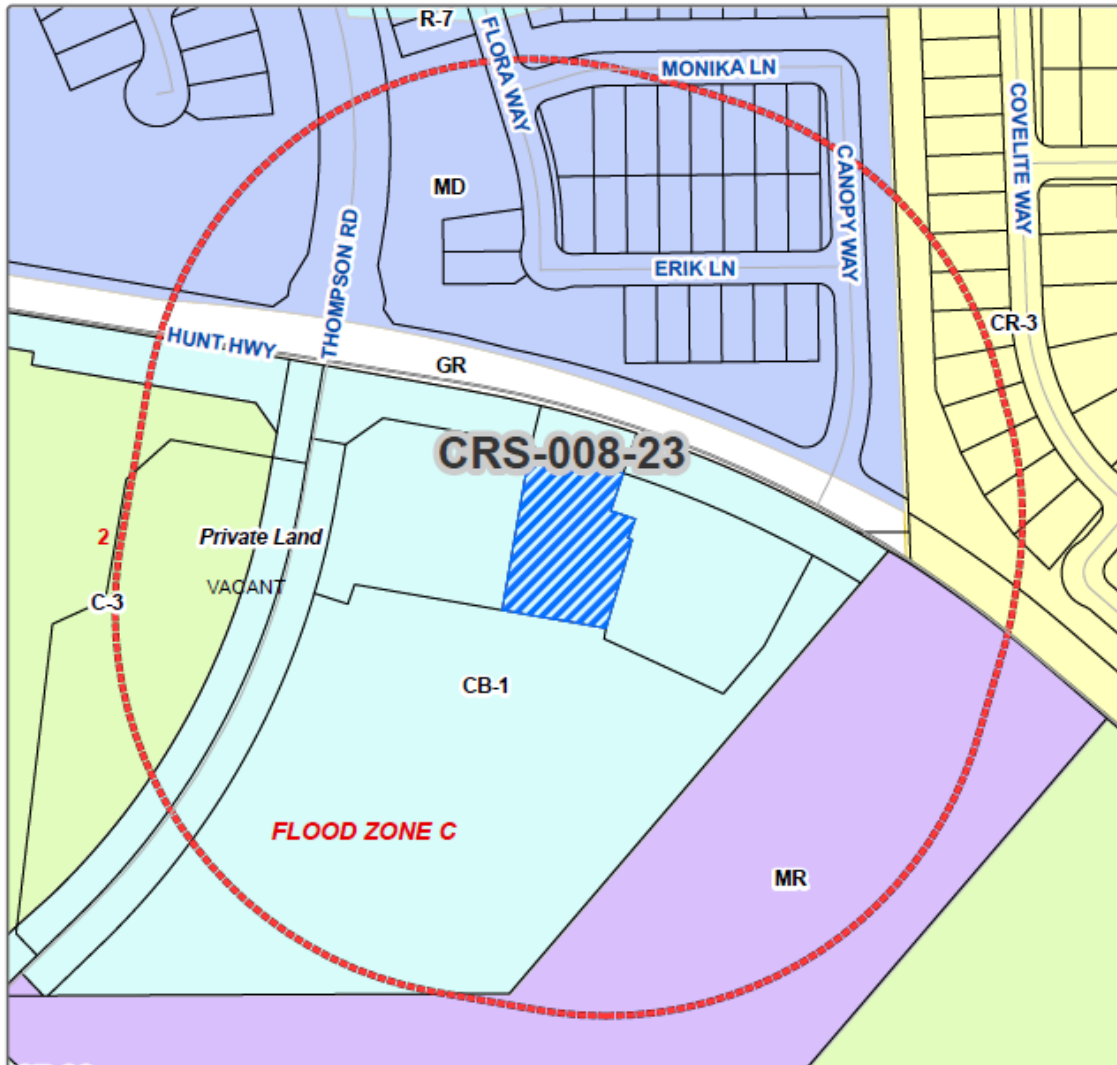
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Zoning Map

Current Zoning of Parcel: CB-1

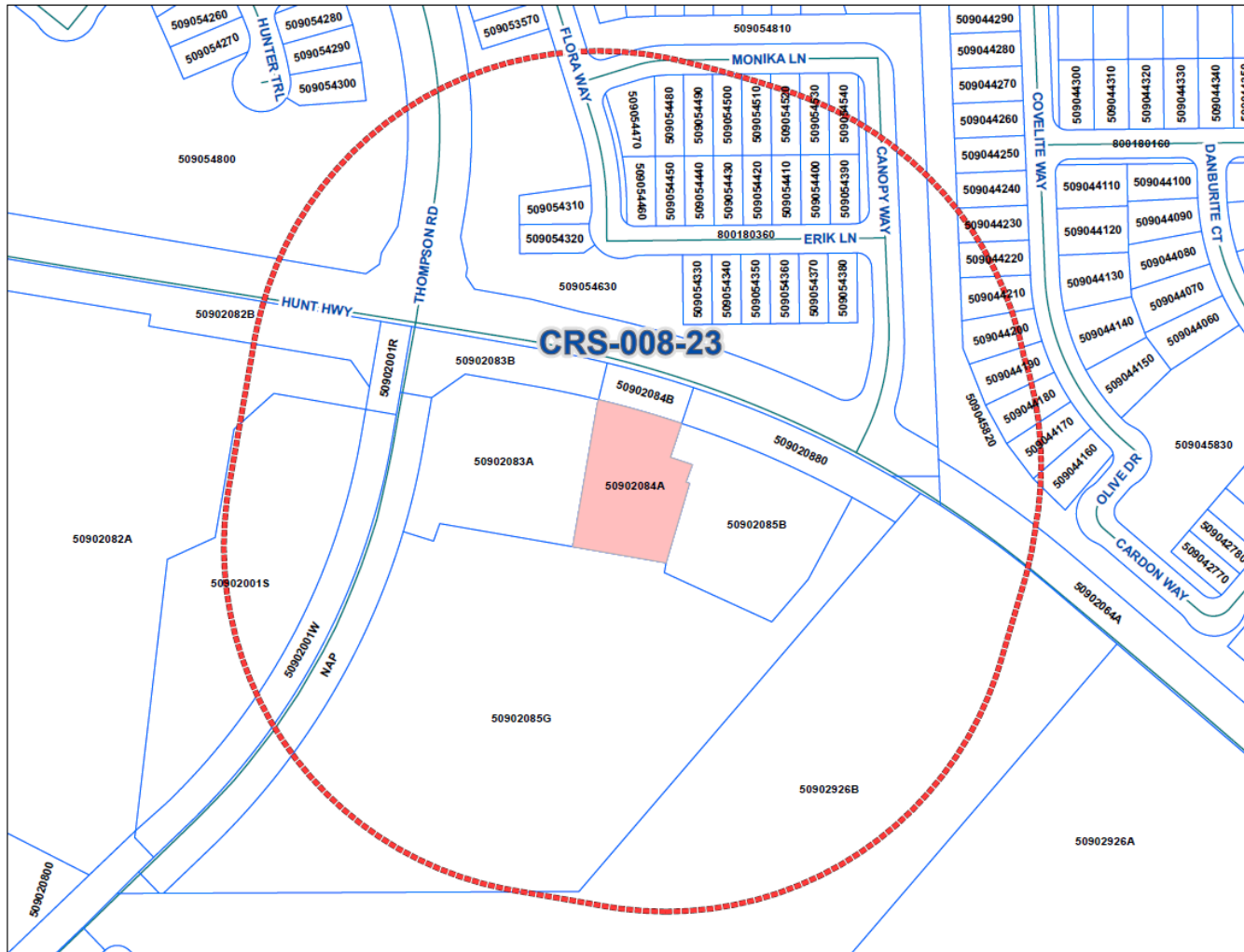


Notification Area



PINAL COUNTY

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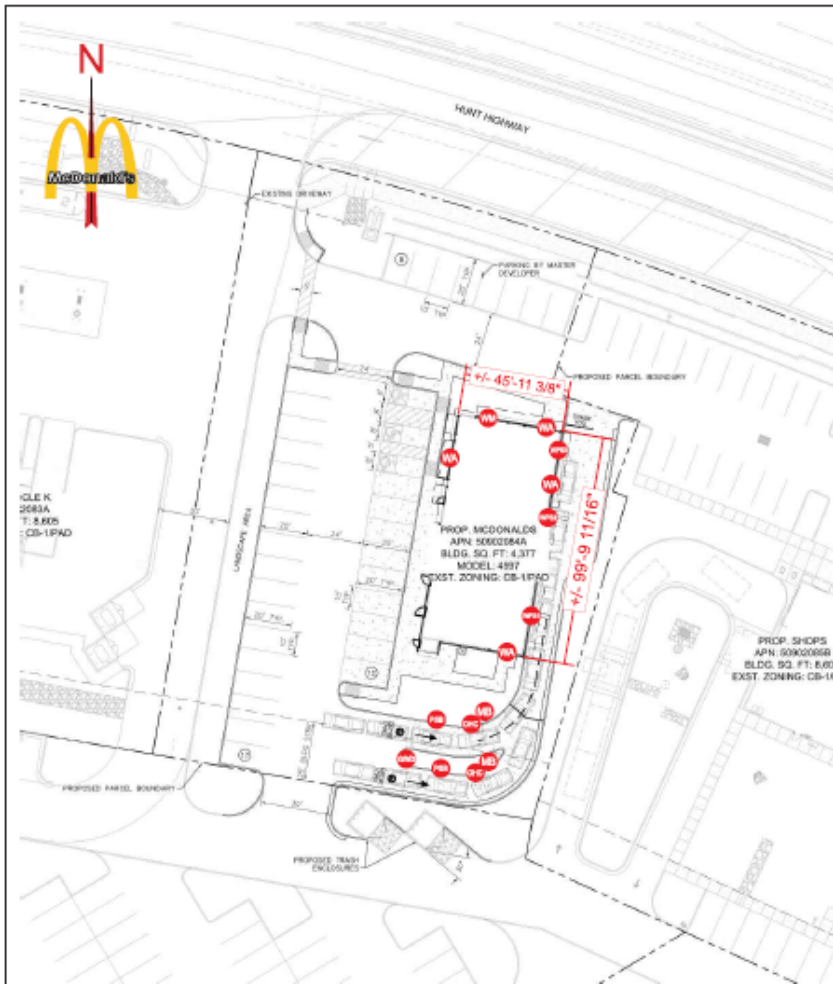


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TOTAL PROPOSED SIGN AREA: 188.1 SQFT



- PSB** PRE-SELL BOARD (QTY 2)
- GWD** DOUBLE ARM GATEWAY
- OHC** ORDER HERE CANOPY (QTY 2)
- MB** MENU BOARD (QTY 2)
- WPS1** WINDOW POSITION SIGN 1
- WPS2** WINDOW POSITION SIGN 2
- WPS3** WINDOW POSITION SIGN 3
- WA** WALL ARCH (QTY 4)
- WM** 24" WORDMARK

APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date

Customer: MCDONALD'S	Date: 5/2/23	Prepared By: AL/JR/AL/PG/AL/SC	Eng: -	<small>Note: Our output may not be exact when viewing or printing the drawing. Always double-check the final work against the original. Please refer to the contract for any additional information that may be required.</small>
Location: QUEEN CREEK, AZ	File Name: 381601 - R5 - 4295 W HUNT HWY - QUEEN CREEK, AZ			

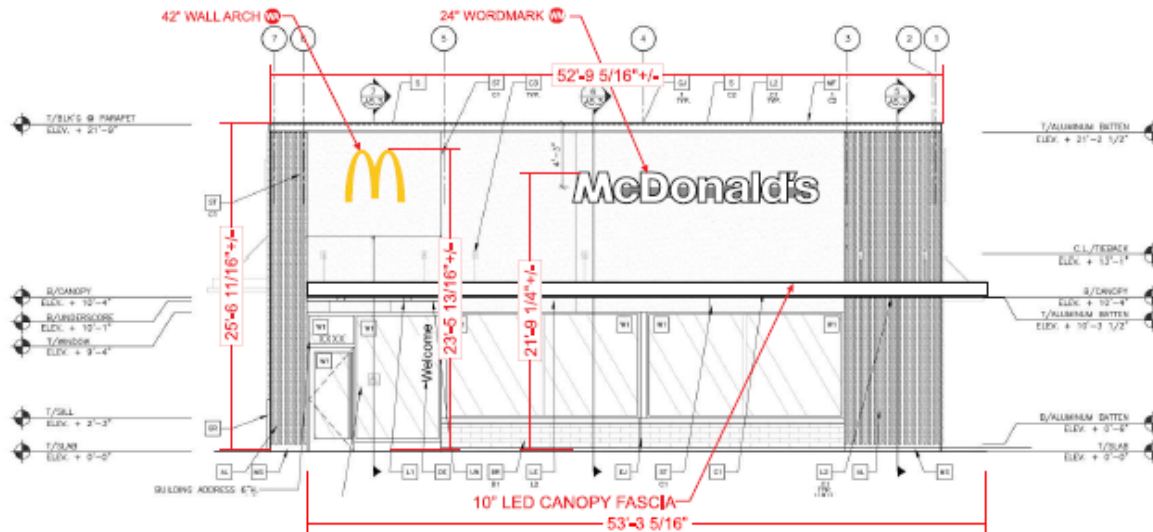
persona
SIGNS | LIGHTING | IMAGE

Persona Signs, LLC
7500 2nd Street Southwest
PO Box 270
Waterloo, SD 57201-0270
1.800.843.9888 - www.personasigns.com



CSR-008-23

SOUTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date

Customer: MCDONALD'S	Date: 08/19/22	Prepared By: AL	Eng: -
Location: QUEEN CREEK, AZ	File Name: 381601 - R5 - 4295 W HUNT HWY - QUEEN CREEK, AZ		

NOT: This is a preliminary drawing. It is not intended for construction. It is for informational purposes only. It is not intended for construction. It is for informational purposes only. It is not intended for construction. It is for informational purposes only.



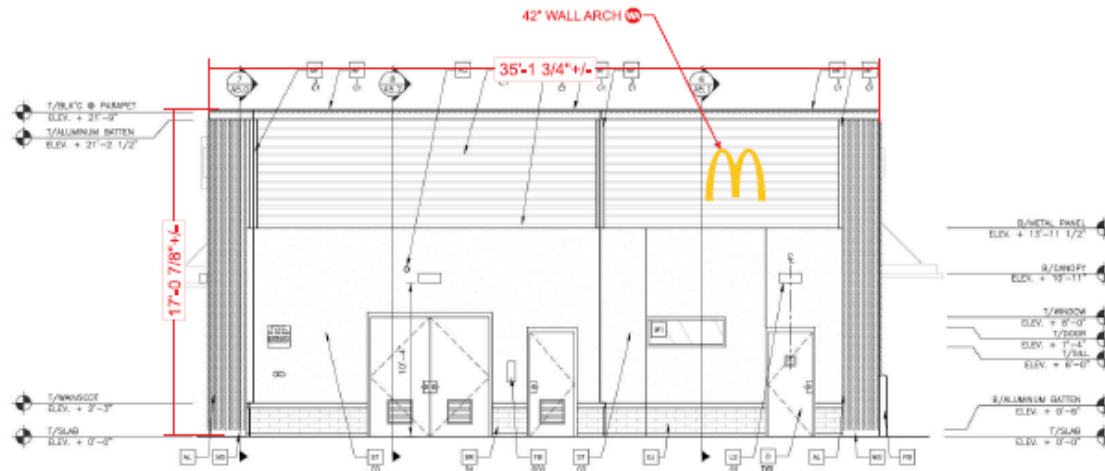
Persona Signs, LLC
700 2nd Street Southwest
PO Box 210
Watertown, SD 57201-0210
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CSR-008-23



PINAL COUNTY
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NORTH (REAR) ELEVATION
SCALE: 3/16" = 1'-0"



APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

Customer: MCDONALD'S	Date: 02MAY23	Prepared By: AL/SC	Eng: -
Location: QUEEN CREEK, AZ	File Name: 381601 - R5 - 4295 W HUNT HWY - QUEEN CREEK, AZ		

NOTE: Call sign may be placed when ready to print the drawing. All signs and wall/PS are the design of PS. Applicant files are on hand, please refer to contract for details and a color photo of the sign will be made.

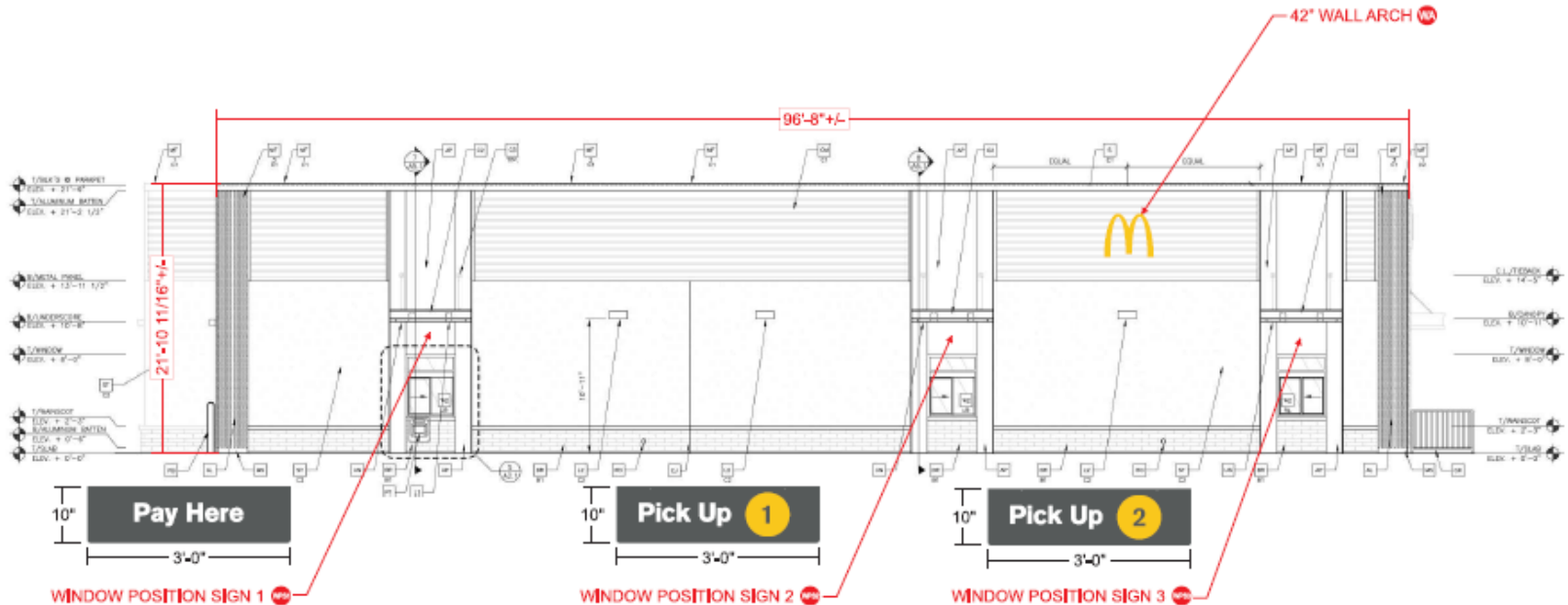
persona
SIGNS | LIGHTING | IMAGE

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700 2nd Street Southwest
PO Box 210
Watertown, SD 57201-0210
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CSR-008-23



WEST (DRIVE-THRU) ELEVATION
SCALE: 1/8" = 1'-0"



APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date

Customer: MCDONALD'S	Date: 02MAY23	Prepared By: AL/PG/SC	Eng: -	<small>NOT: Only input red, red lines when making or printing this drawing. All colors and text will be the color of the printer. If there are any red lines on the drawing, please print the color of the printer and a color printer will be made.</small>
Location: QUEEN CREEK, AZ	File Name: 381601 - R5 - 4295 W HUNT HWY - QUEEN CREEK, AZ			

persona
SIGNS | LIGHTING | IMAGE

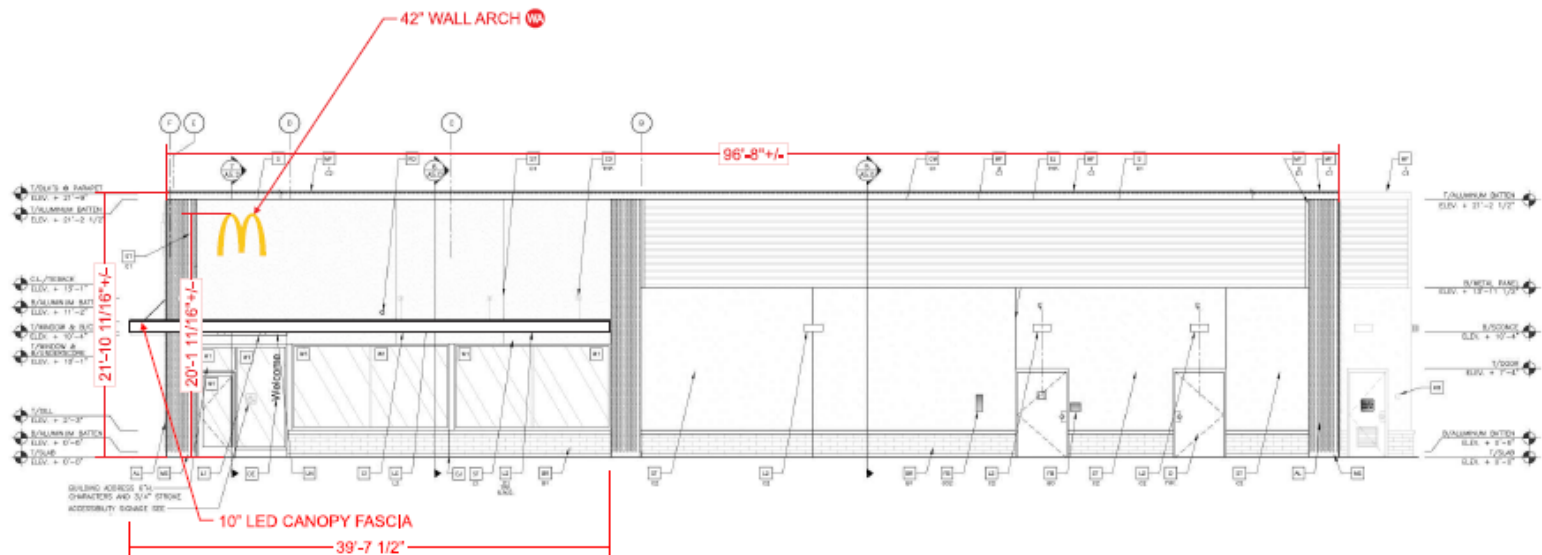
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PO Box 210
Watertown, SD 57201-0210
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PINAL COUNTY
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EAST (NON DRIVE-THRU) ELEVATION
SCALE: 1/8" = 1'-0"



APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date

Customer: MCDONALD'S	Date: 04/07/23	Prepared By: AL/PG	Eng: -	<small>Note: This output may be used when printing the drawing. All sizes and materials are based on the latest OPR's available. Please refer to the notes, specifications for the correct materials and colors to be used as indicated.</small>
Location: QUEEN CREEK, AZ	File Name: 381601 - R5 - 4295 W HUNT HWY - QUEEN CREEK, AZ			

persona
SIGNS | LIGHTING | IMAGE

Persona Signs, LLC
700 2nd Street Southwest
PO Box 270
Watertown, SD 57201-0270
1.800.843.3688 - www.personasigns.com



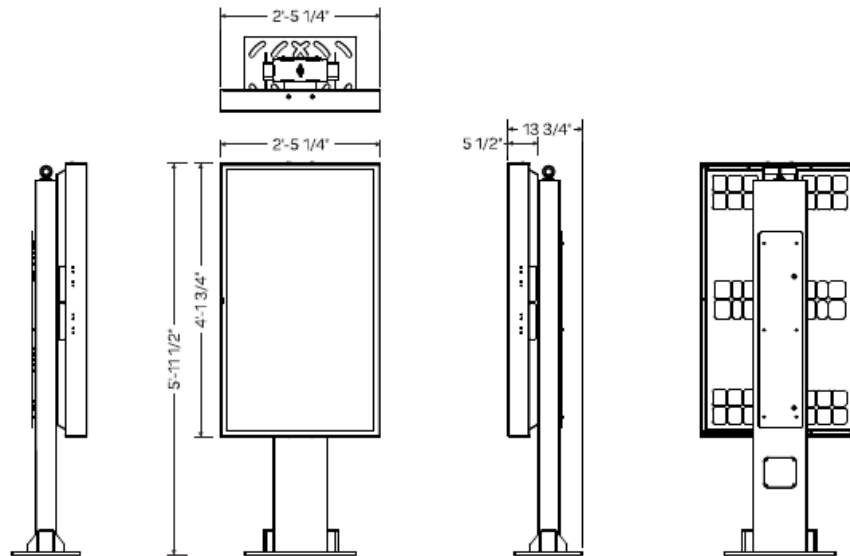
CSR-008-23

PSB

Frame	Hot dip galvanized + anti-graffiti powder coated steel
Brackets	Hot dip galvanized
Panels	Aluminium + anti-graffiti powdercoat
Access fasteners	Security Torx
Media player access	Dual camlock
Eyebolt	Stainless crane on
Baseplate	McDonalds spec triple mounting pattern option

ODMB 02 SINGLE

Displays	Samsung OH55F
Hardware	Stratocache Spectra NG
Heating/Cooling	Watlow 100W Heater Sunon 120mm AC Fan
Power Supply Units	60W DC Media Player Power Supply
Power Cables	1 x IEC Power Cable
Electrical Components	Isolated Ground 2 x IG Receptacles 20A Circuit Breaker
Communication Cables	2 x HDMI 1 x RS232
Certification	UL Certified



GRAPHIC DETAIL
NOT TO SCALE

Customer: MCDONALD'S	Date: 08/18/22	Prepared By: AL	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors contain PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a swatch to the drawing will be made.</small>
Location: QUEEN CREEK, AZ	File Name: 381601 - RS - 4295 W HUNT HWY - QUEEN CREEK, AZ		Eng: -



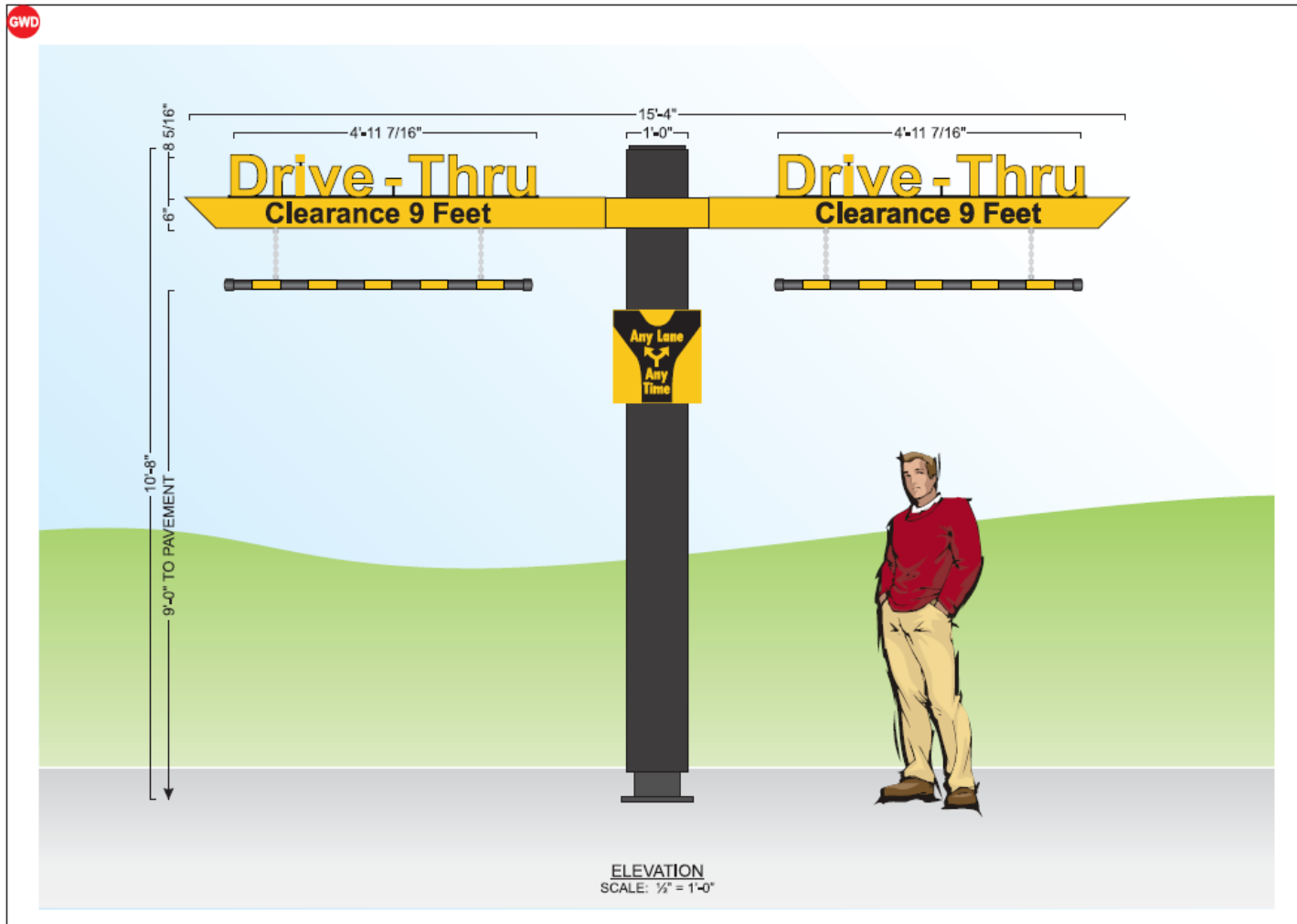
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CSR-008-23



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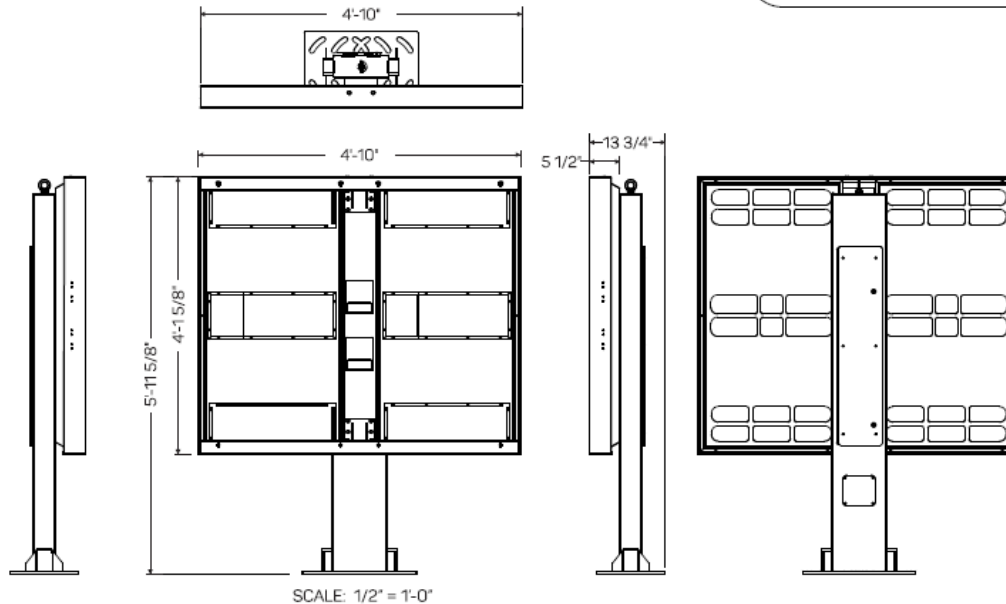
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MB

Frame	Hot dip galvanized + anti-graffiti powder coated steel
Brackets	Hot dip galvanized
Panels	Aluminium + anti-graffiti powdercoat
Access fasteners	Security Torx
Media player access	Dual camlock
Eyebolt	Stainless crane on
Baseplate	McDonalds spec triple mounting pattern option

ODMB 02 DOUBLE

Displays	2 x Samsung OH55F
Hardware	2 x Stratacache Spectra NG
Heating/Cooling	Watlow 100W Heater Sunon 120mm AC Fan
Power Supply Units	2 x 60W DC Media Player Power Supply
Power Cables	2 x IEC Power Cables
Electrical Components	Isolated Ground 2 x IG Receptacles 20A Circuit Breaker
Communication Cables	4 x HDMI 2 x RS232
Certification	UL Certified



GRAPHIC DETAIL
NOT TO SCALE

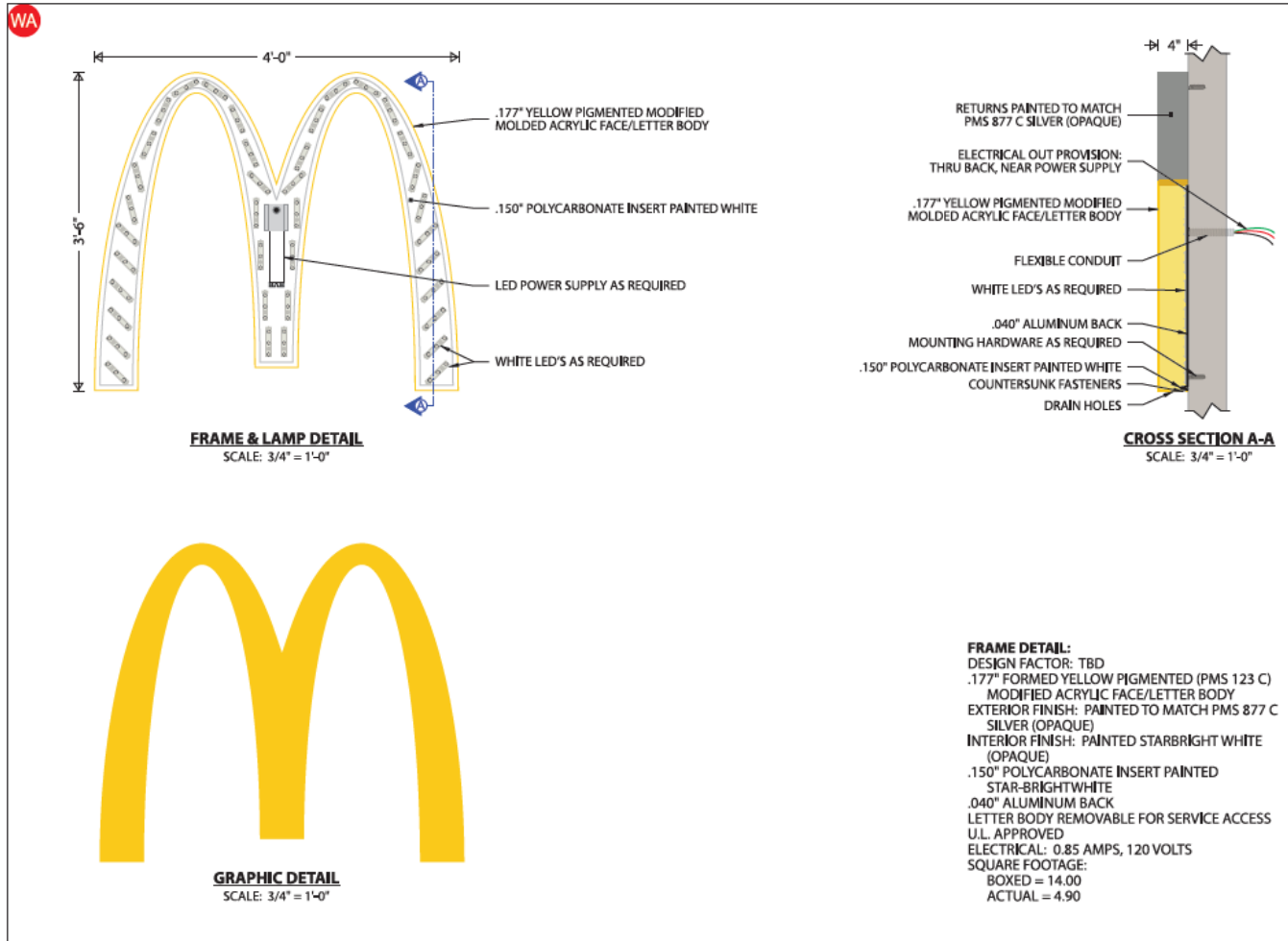
Customer: MCDONALD'S	Date: 08/18/22	Prepared By: AL	<small>NOTE: Color support may not be exact when viewing or printing this drawing. All colors used on PNG or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	<p>Personna Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 - www.personnaisigns.com</p>
Location: QUEEN CREEK, AZ	File Name: 381601 - R5 - 4295 W HUNT HWY - QUEEN CREEK, AZ	Eng: -		

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WM

GRAPHIC DETAIL
SCALE: 1/2" = 1'-0"

BOXED SQ. FT. →

NOTES:

- .177" MOLDED WHITE MODIFIED ACRYLIC LETTER BODIES
INSTALLED ON ALUMINUM BACKS
- .118" WHITE ABS INSERTS
- EXTERIOR FINISH: MATCH PMS 877 C SILVER (OPAQUE);
BACKS PAINTED PMS 877 C SILVER
- INTERIOR FINISH: STAR-BRIGHT WHITE (OPAQUE)
- LETTER BODIES REMOVABLE FOR SERVICE ACCESS
- ACCESS PANEL BEHIND LETTER "n" FOR RACEWAY ACCESS
- U.L. APPROVED
- ELECTRICAL: 1.10 AMPS, 120 VOLTS
- SQUARE FOOTAGE:
BOXED = 33.38
ACTUAL = 19.53

LETTER PROFILE
SCALE: 1 1/2" = 1'-0"

Customer: MCDONALD'S	Date: 08/18/22	Prepared By: AL	<p>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</p>
Location: QUEEN CREEK, AZ	File Name: 381601 - R5 - 4295 W HUNT HWY - QUEEN CREEK, AZ	Eng: -	<p style="font-size: 8px; margin-top: 5px;"> Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.8888 - www.personasigns.com </p>

CSR-008-23



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MOUNTING BRACKET DETAILS
SCALE: 3" = 1'-0"

PLATE DETAILS
SCALE: 3" = 1'-0"

WINDOW POSITION SIGN DETAILS
SCALE: 1" = 1'-0"

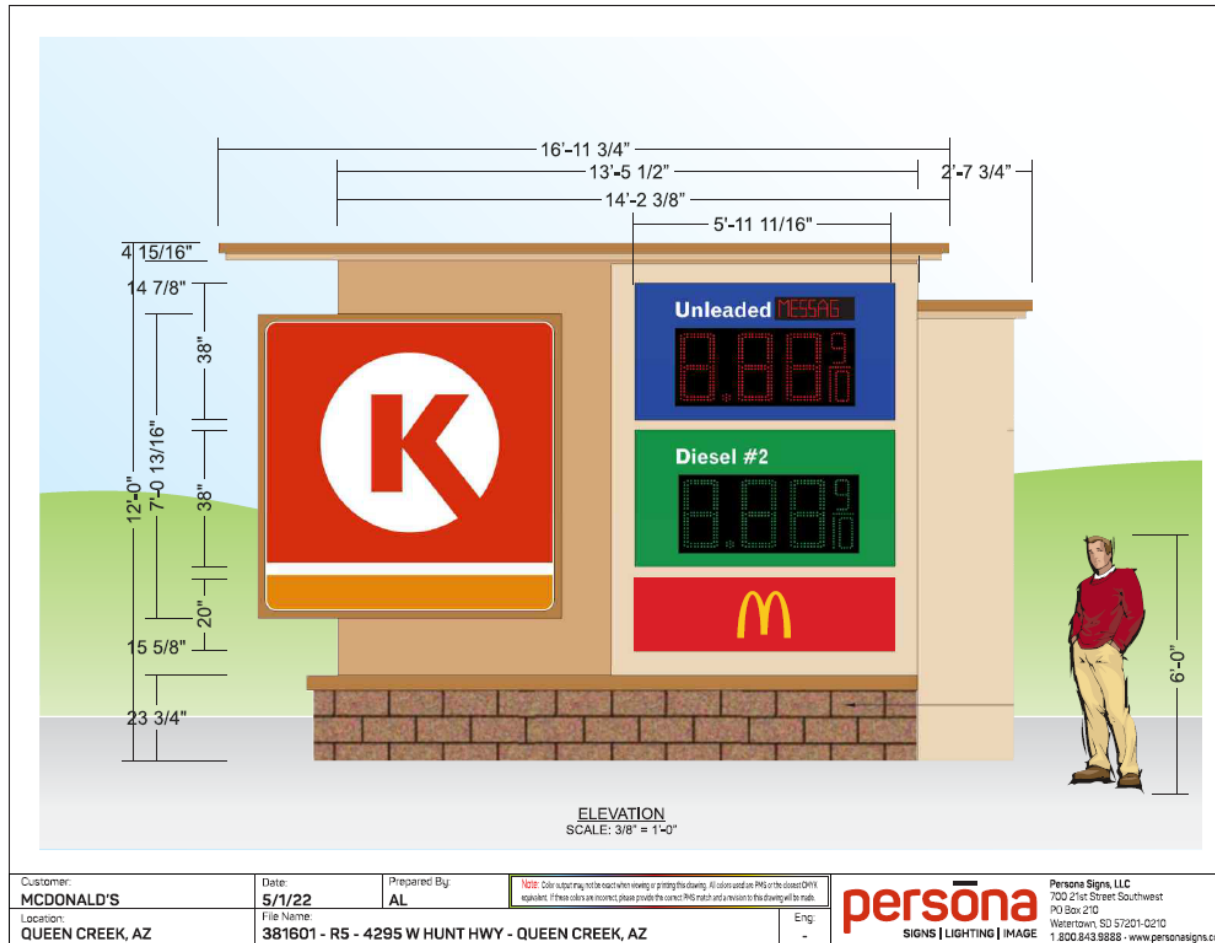
BRACKET DETAILS
 DESIGN FACTOR: TBD
 3/16" X 3" STEEL STRAP
 1" X 1" X 1/8" ANGLE IRON ARM
 EXTERIOR FINISH: PAINTED PMS 877 C SILVER
 5/16" HOLES PUNCHED IN ANGLE AND PLATE FOR MOUNTING

WINDOW POSITION SIGNS DETAIL
 DESIGN FACTOR: TBD
 .150" PIGMENTED PVC BOARD TO MATCH GREY FORD - MED DK PLATINUM
 WHITE SCREENED COPY 1ST SURFACE
 PMS 123 C YELLOW - NUMERAL BACKGROUND
 2.50 SQUARE FEET
 * ALL THREE WINDOW POSITION SIGNS ARE INCLUDED IN THIS ITEM.

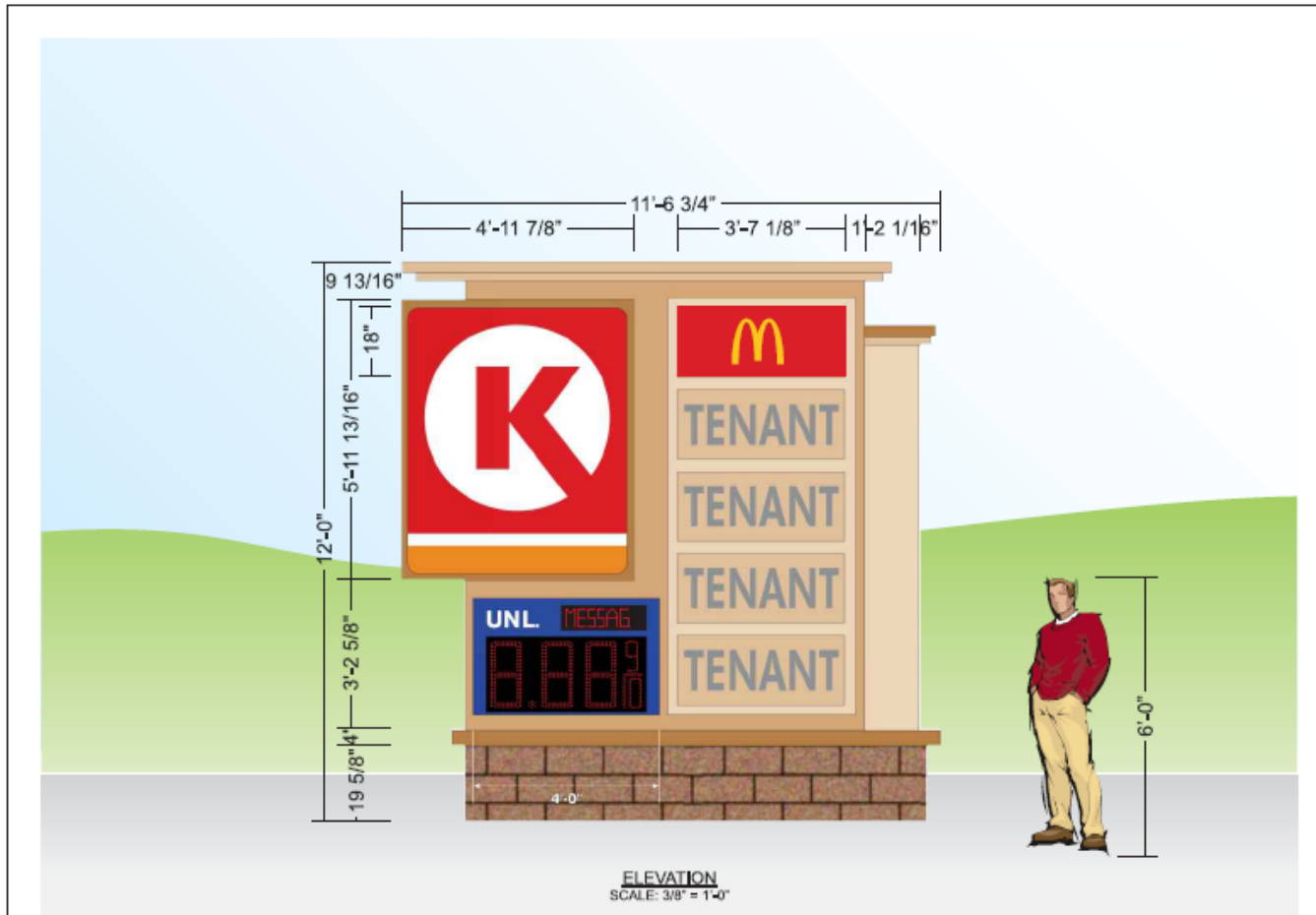
Customer: MCDONALD'S	Date: 08/18/22	Prepared By: AL	<p>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</p>
Location: QUEEN CREEK, AZ	File Name: 381601 - R5 - 4295 W HUNT HWY - QUEEN CREEK, AZ	Eng: -	

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Customer: MCDONALD'S	Date: 5/1/22	Prepared By: AL	<small>Note: Color output may vary from what is shown in printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a swatch to this drawing will be made.</small>	<p>personā SIGNS LIGHTING IMAGE</p>	<p>Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.543.9668 - www.personasigns.com</p>
Location: QUEEN CREEK, AZ	File Name: 381601 - R5 - 4295 W HUNT HWY - QUEEN CREEK, AZ	Eng: -			

North



PINAL COUNTY

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South



PINAL COUNTY

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East



PINAL COUNTY

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West



PINAL COUNTY

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CSR-008-23

- **Items for Board of Supervisors Consideration:**
 - This application is for an amendment to a previously approved Sign Package. CSR-001-09.
 - Per CSR-001-09, the total amount of signage permitted for this commercial pad is 94 square feet of area.
 - The applicant would like to provide 188.1 square feet of signage area as described in this sign package amendment.
 - Electronic Message Board signs are not permitted under the County Sign Code or the existing CSR. Approval of such signage requires BOS approval.
 - Applicant is currently under Site Plan Formal Review for this project with signage contingent upon approval of this case.

CSR-008-23

- **Approval** of CSR-008-23 as presented with one stipulation.
- 1. No future requests for an increase of additional requested signage for this commercial complex shall be permitted.