



MEETING DATE: MARCH 6, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: CSR-009-23 (GARY SQUARE)

CASE COORDINATOR: PATRICK ROBERTS, SENIOR PLANNER

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*Executive Summary:*

*This is a comprehensive sign package to allow installation of two monument signs and eight wall signs with a sign area maximum of 76.66 sq. ft. per sign within a commercial complex. The applicant is pursuing this sign package to provide commercial tenants with larger signs than the sign code currently permits.*

If This Request is Approved:

The applicant shall be allowed to request permits to allow 76.66 sq. ft. of signage per business as indicated on the sign plan.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of this Comprehensive Sign Package as presented in the staff report.

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TAX PARCELS: 104-22-013N (Legal on file)

LANDOWNER: Clark Larson

APPLICANT/AGENT: Amanda Lauridsen, Precise Sign Co.

REQUESTED ACTION & PURPOSE: Clark Larson, Owner, Amanda Lauridsen Precise Sign Co. Applicant, requesting approval of a comprehensive sign package to allow the installation of two monument signs and eight wall signs with a square footage of 76.66 square feet per sign. The subject site is located on the Northeast corner of N Gary Road and W Empire Road in San Tan Valley.

LOCATION: The subject sites is at the Northeast corner of N Gary Road and W Empire Rd in San Tan Valley, AZ.

SIGNAGE SIZE: This is a comprehensive sign package request to allow the following:

COMMUNITY DEVELOPMENT  
Planning Division

- M-1 Monument Sign: 22.5 Square feet (Double Sided)
  - Tenant Signage: 2.44 Square feet (Qty. 4) 9.76 Square feet Total.
- M-2 Monument Sign: 22.5 Square feet (Double Sided)
  - Tenant Signs: 2.44 Square feet (Qty. 8) 19.52 Square feet total.

The monument signage proposed within this sign package is compliant with provisions of the sign code.

- T-1A Wall Sign: 76.66 Square feet maximum.
- T-1B Wall Sign: 76.66 Square feet maximum.
- T-2 Wall Sign: 76.66 Square feet maximum.
- T-3 Wall Sign: 76.66 Square feet maximum.
- T-4 Wall Sign: 76.66 Square feet maximum.
- T-5 Wall Sign: 76.66 Square feet maximum.
- T-6A Wall Sign: 76.66 Square feet maximum.
- T-6B Wall Sign: 76.66 Square feet maximum.
  - Wall Signage Total 613.28 Square feet maximum.

**SITE:** The site is zoned CB-1 (Local Business) and is currently pursuing building permits for commercial spaces including a dental office, and beverage store. The Site Plan Review has already been approved under SPR-018-21. The decision on this comprehensive sign package may impact operations on the site, since without approval permits for signage will be restricted to 48 square feet per business as described in the commercial complex section of the sign code.

**ANALYSIS:** The comprehensive sign package consists of eight signs with a potential maximum square footage of 613.28 square feet. The proposed sign plan would limit the individual signage to a maximum of 76.66 square feet per wall sign. The standards described in this sign package would also limit the maximum width of any proposed signage to 22' 11". The most intensive instance of this requirement would be T-5, which is placed on a tenant frontage offering the least store frontage at 28' 1". In this instance, 80% of building frontage width could potentially be occupied, however the signage would still be required to adhere to 76.66 square feet in area. The 80% width does not correlate directly to area, and the established dimensional constraints would ensure that the sign area is much lower than 80% of frontage area.

The site is within a commercial complex, via a shared access drive with the Banner Urgent Care both to the west and south. The proposed signage of 76.66 square feet per sign exceeds the maximum of 48 square feet by over 50%, so the director is required to forward this comprehensive sign package to the Board of Supervisors with a recommendation from the comprehensive sign committee. At 76.66 square feet per sign, the request for increase is an approximately 60% increase to area.

The Sign Review Committee has forwarded a recommendation of approval. On February 27th, 2024, the committee voted 2-1 for approval. The owner previously initiated tenant leases for his commercial spaces without prior knowledge of the required timeframes for approval of a

Comprehensive Sign Package. Upon application for the CSR, a constraint was discovered whereby opening of his business may occur before sign permits could be issued and installed. Staff agreed to an atypical practice of scheduling the case for public hearing seven days following the Sign Review Committee. All public notice requirements have been adhered to.

STAFF RECOMMENDATION: After a careful review of the applicant's proposal with respect to the business functions/operations for the approved commercial site plan, consideration of surrounding existing uses and consideration of the existing CSR Package, staff has determined that the proposed request is acceptable but must proceed to the board of supervisors for review and decision. Staff recommends **approval** of the applicant's request.

RECOMMENDED MOTION: I motion that the Sign Review Committee forward case **CSR-009-23** with a recommendation of approval to the Board of Supervisors as presented in the staff report with no stipulations.

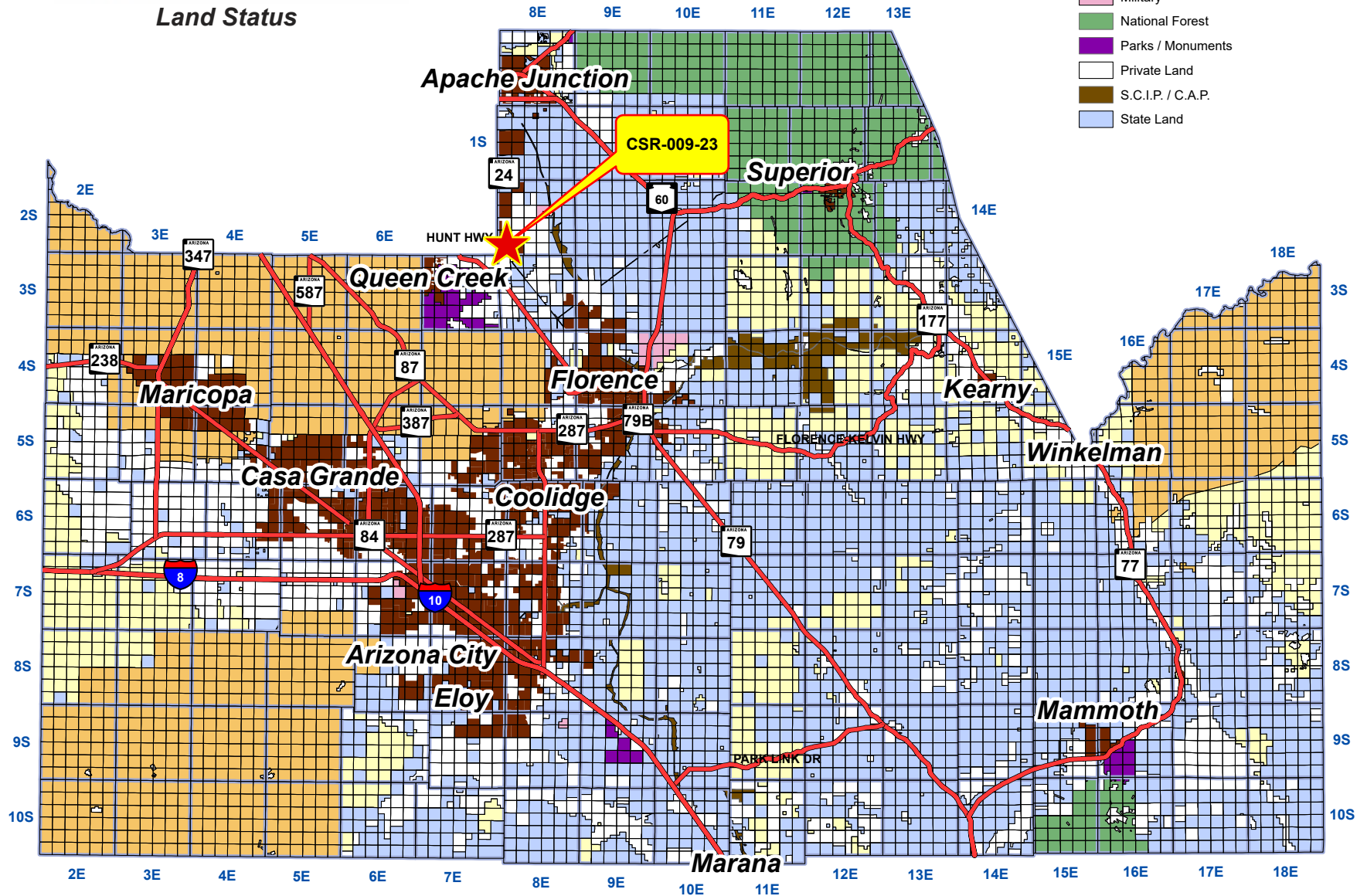


**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

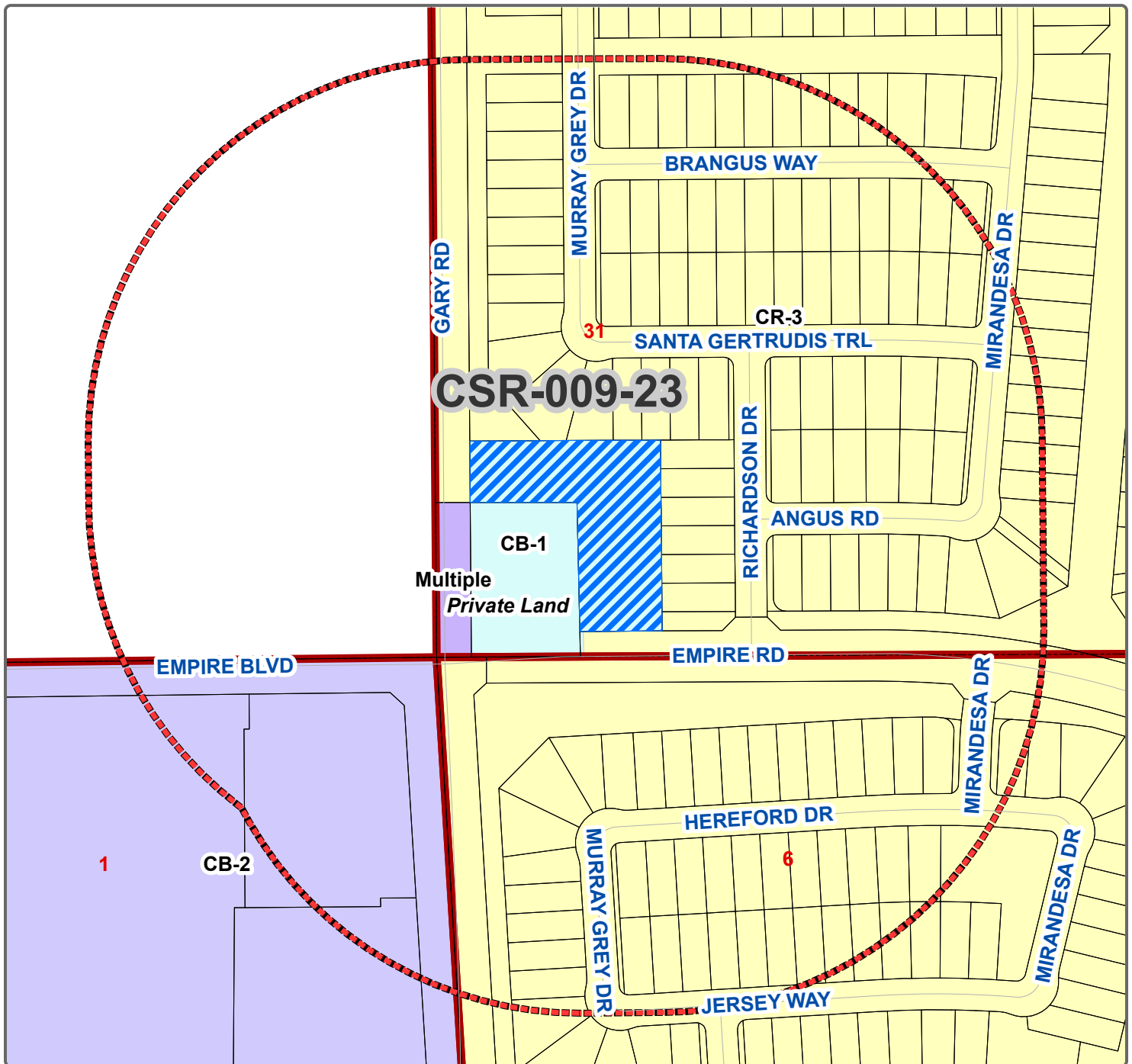
## Land Status

## Legend

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







## Community Development

CSR-009-23 – PUBLIC HEARING/ACTION: Clark Larson, Owner, and Amanda Lauridsen – Precise Sign Co. LLC, applicant/agent, requesting approval of a Comprehensive Sign Package to allow the installation of two (2) monument signs and eight (8) wall signs with a maximum area of 76.66 square feet per sign, on a 1.22± acre parcel in the CB-1 Local Business Zone; tax parcel 104-22-013N (legal on file); situated in a portion of Section 31, Township 2 South, Range 8 East, of the Gila & Salt River Base & Meridian, Pinal County, Arizona, located on the northeast corner of N Gary Rd and W Empire Rd in San Tan Valley.

Current Zoning: CB-1

Requested Zoning: CRS

Current Land Use: MLDR



### Legal Description:

Situated in a portion of Section 31, Township 2 South, Range 8 East, of the Gila & Salt River Base & Meridian, Pinal County, Arizona, located on the northeast corner of N Gary Rd and W Empire Rd in San Tan Valley.

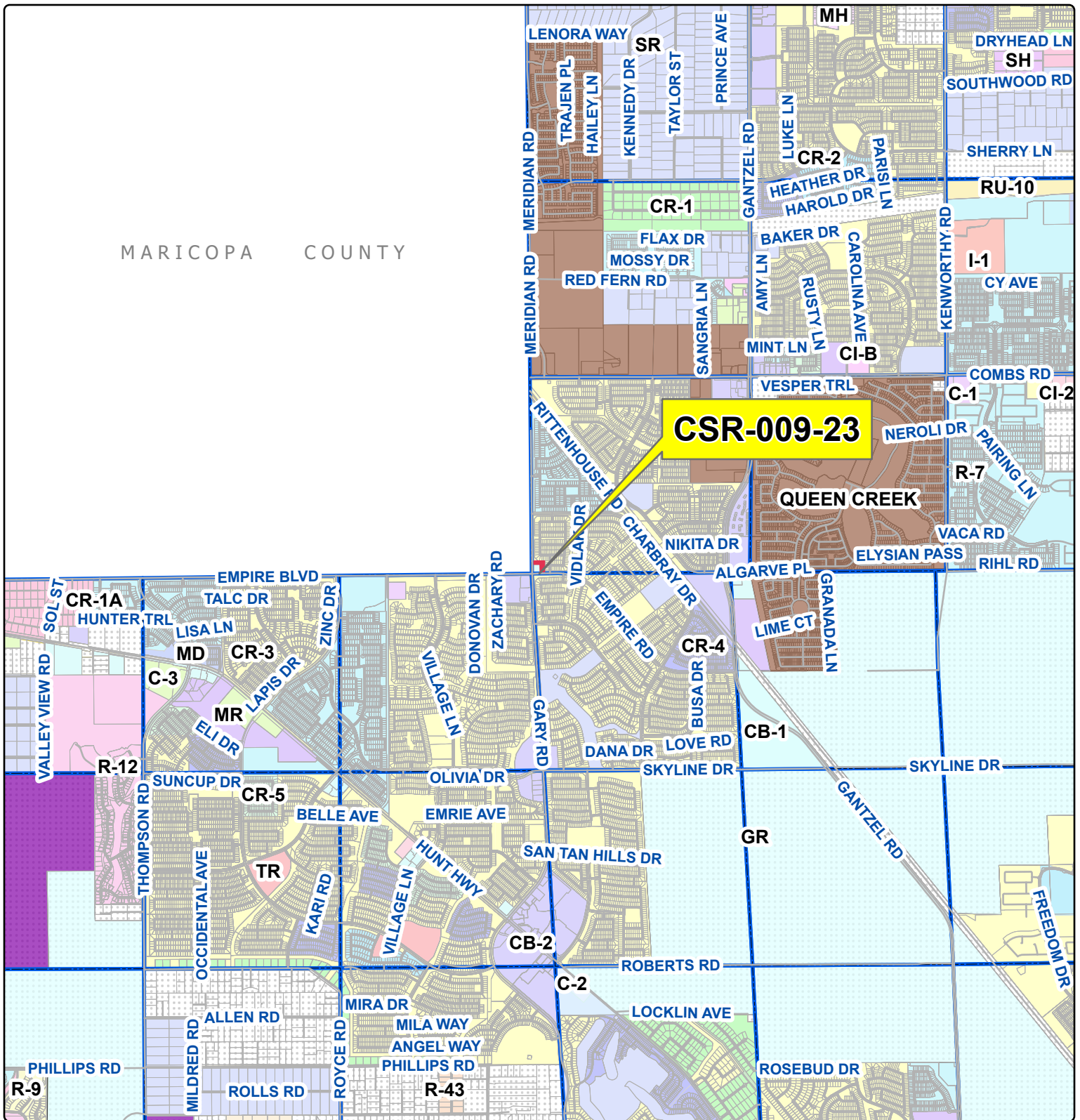
SEC 31, TWN 02S, RNG 08E



Owner/Applicant: CLARK LARSON/AMANDA LAURIDSEN PRECISE SIGN CO. LLC		
Drawn By: GIS / IT /LJT	Date: 02/23/2024	
Section 31	Township 02S	Range 08E
Case Number: CSR-009-23		

Sheet No.  
1 of 1

MARICOPA COUNTY



# Community Development



**PINAL COUNTY**  
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**Legal Description:**

Situated in a portion of Section 31, Township 2 South, Range 8 East, of the Gila & Salt River Base & Meridian, Pinal County, Arizona, located on the northeast corner of N Gary Rd and W Empire Rd in San Tan Valley.

SEC 31, TWN 02S, RNG 08E



Sheet No.

1 of 1

Owner/Applicant: CLARK LARSON/AMANDA LAURIDSEN  
PRECISE SIGN CO. LLC

Drawn By: GIS / IT / LJT

Date: 02/23/2024

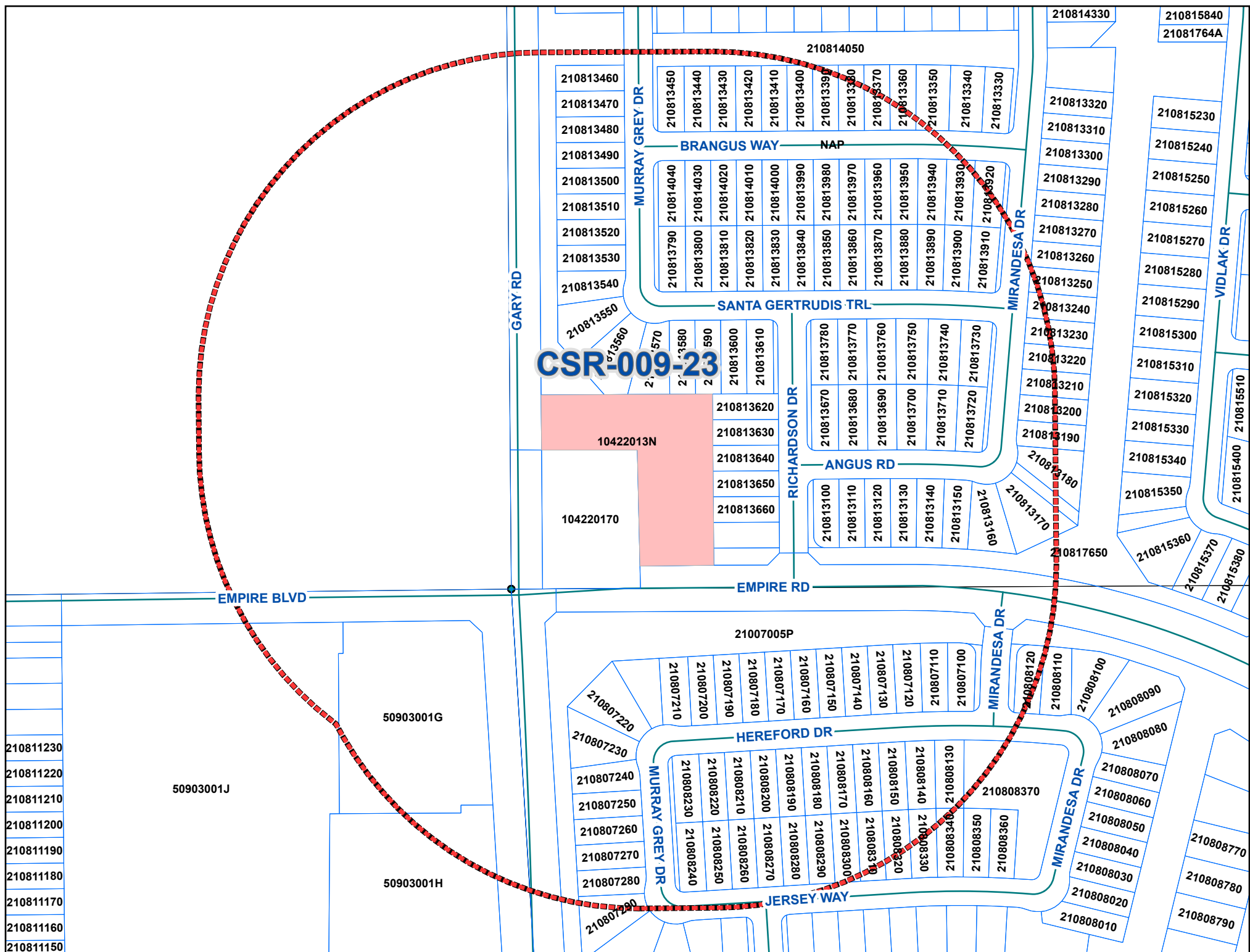
Section 31

Township 02S

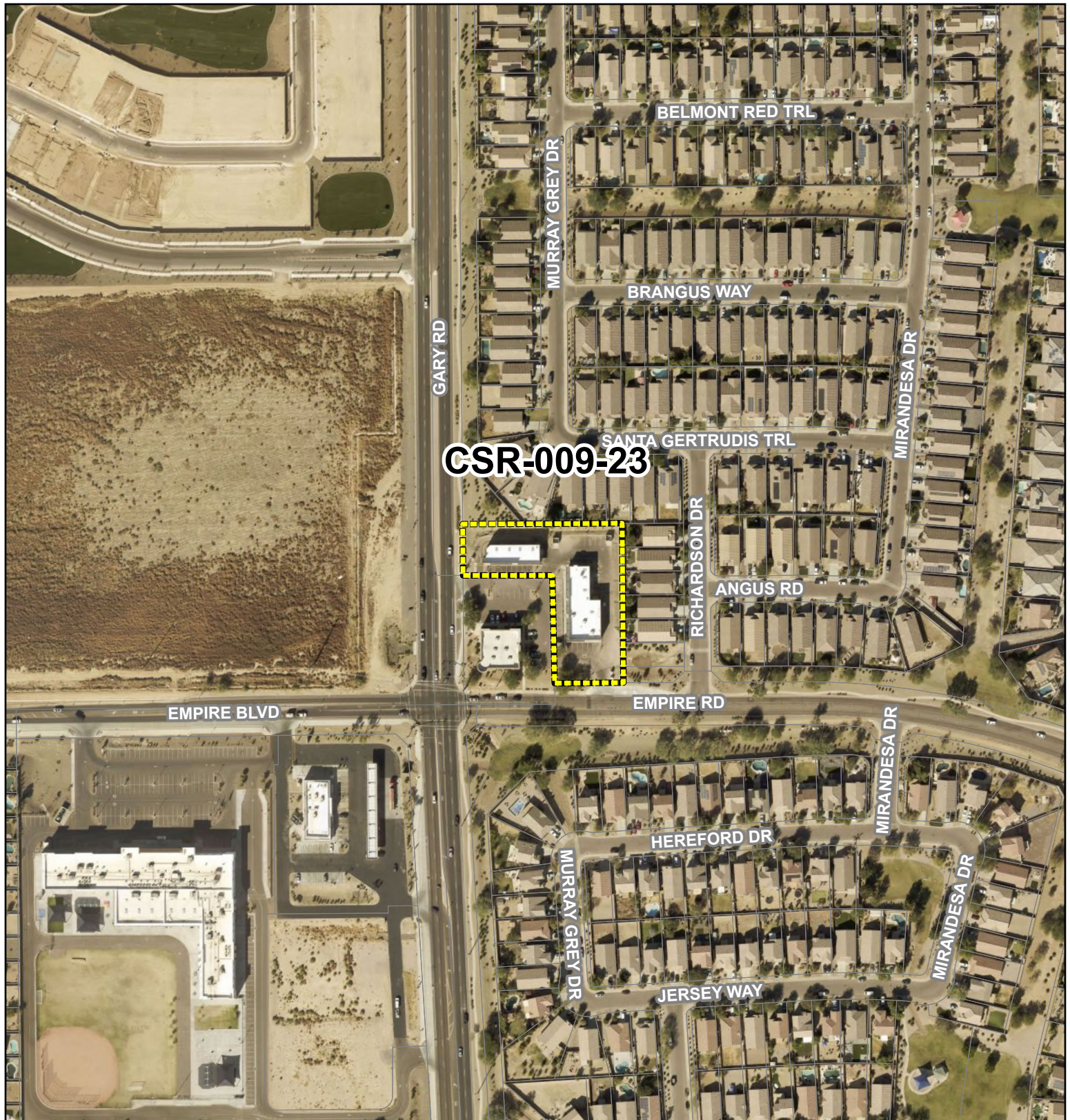
Range 08E

Case Number:

**CSR-009-23**







## ***Community Development***



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**CSR-009-23**



MEETING DATE: FEBRUARY 27, 2024

TO: SIGN REVIEW COMMITTEE

CASE NO.: CSR-009-23 (GARY SQUARE)

CASE COORDINATOR: PATRICK ROBERTS, SENIOR PLANNER

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If This Request is Approved:

The committee shall forward a recommendation to the Board of Supervisors to allow the applicant to request 76.66 sq. ft. of signage per business as indicated on the sign plan.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of this Comprehensive Sign Package as presented in the staff report.

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COMMUNITY DEVELOPMENT  
Planning Division

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STAFF RECOMMENDATION: After a careful review of the applicant's proposal with respect to the business functions/operations for the approved commercial site plan, consideration of surrounding existing uses and consideration of the existing CSR Package, staff has determined that the proposed request is acceptable but must proceed to the board of supervisors for review and decision. Staff recommends **approval** of the applicant's request.

RECOMMENDED MOTION: I motion that the Sign Review Committee forward case **CSR-009-23** with a recommendation of approval to the Board of Supervisors as presented in the staff report with no stipulations.



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

## PROCEDURE AND APPLICATION FOR A COMPREHENSIVE SIGN REVIEW

Chapter 2.145, Section 150; **Flexibility Provisions** of the Pinal County Development Services Code sets forth a procedure, which provides flexibility in the Sign Code for signs, or sign packages not allowed in Chapter 2.145, Sections 030 through 140, or as the result of a stipulation to a zoning approval. The procedures include the use of sign review to receive additional design flexibility for signs.

### Submittal Package

A digital version of the following should be submitted with the sign application to be reviewed by the Sign Review Committee including:

- A justification letter describing the request and how the sign structure, materials, and colors are compatible with the project's building architecture. Include a list in outline form of each sign requested, both freestanding and wall, to include verbiage, area in square feet, and height.
- An inventory and photographs of any or all-existing freestanding signs on site.
- Preliminary Site Plan containing:
  - A vicinity map showing the location of the property in relation to adjoining properties.
  - Provide a north arrow, date of plan preparation, with subsequent revision dates. Project title and address/parcel number. Architect and/or consultant's name, address, and telephone number. Property owner name, address, and telephone number.
  - Provide a data table on the site plan that includes existing zoning and the net site area.
  - Show property boundaries and dimensions.
  - Show adjacent street right-of-way, existing and proposed; and existing/proposed street and sidewalk noted to centerline.
  - Show location of conceptual or existing landscape concepts including trees, shrubs, ground covers, berms, and screen walls.
  - Show location of proposed freestanding signs including dimensions, height, material and colors, and method of illumination.
  - Include elevations of buildings showing wall sign locations and dimensions.
  - When more than one sign is located on a property, or where more than one building or business is located in a single development project, such as a shopping center, a Comprehensive Sign Package shall be submitted demonstrating consistency and uniformity among signs within the project. The requirements of a Comprehensive Sign Package shall apply to all businesses within a related project, even if the properties have been subdivided. Revisions or amendments to the Comprehensive Sign Package shall require documentation from all tenants on the property prior to approval.
- Application submittal fees in the amount of \$1,187.00

### Procedure

Upon complete submittal staff will review the application and determine if the request can be administratively approved or if the proposal requires Board of Supervisors approval, please see PCDSC Chapter 2.145 for more information. If BOS approval is required, Please allow up to 12 weeks for a hearing.

\*\*\* Your application must be submitted via the online portal at: <https://citizenaccess.pinalcountyz.gov/CitizenAccess>. Please call or email the Planning Division for more information. There is a processing fee for online payments please follow this link for more information: <http://www.pinalcountyz.gov/CommunityDevelopment/Pages/OnlinePaymentsInfo.aspx>

COMMUNITY DEVELOPMENT  
Planning Division





**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**APPLICATION FOR COMPREHENSIVE SIGN REVIEW IN AN UNINCORPORATED AREA PINAL COUNTY, ARIZONA**  
(Applications Must Be Typed or Written in Ink)

**Comprehensive Sign Review & Property Information:** (feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

Project Name: Gary Square

Owner/Applicant: Clark Larson

Address: 35979 N Gary Rd, San Tan, AZ Phone/Fax: \_\_\_\_\_

Parcel #: 104-22-013-N Project Address: 35979 N Gary Rd

Property Zoning: \_\_\_\_\_ Case(s): \_\_\_\_\_ SPR Case: \_\_\_\_\_

Present Use of Property: Mixed Use Commercial

Proposed Use of Property: Mixed Use Commercial

Total # of Signs Proposed: 8 wall Signs 2 Monuments Total Square Feet of Signage Proposed: Estimated 628sq feet

Deviations Being Requested: Currently the sign code allows for 32-48 square feet per business, we are requesting to go to an estimated 77square feet per frontage, this will allow the tenants to have a large enough sign that can be seen from the street and driving through the parking lot. We are also adding a future monument sign to the package if the need arises.

Is this an Amendment of a previously approved Comprehensive Sign Review Package? \_\_\_\_\_ If yes what is the case number: CSR - \_\_\_\_\_

Is there a zoning violation on the property for which the owner has been cited? YES NO







If yes, zoning violation # \_\_\_\_\_

INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
Planning Division

## PINAL COUNTY COMPREHENSIVE SIGN REVIEW APPLICATION

### IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

-  A justification letter describing the request and how the sign structure, materials, and colors are compatible with the project's building architecture. Include a list in outline form of each sign requested, both freestanding and wall, to include verbiage, area in square feet, and height.
-  An inventory and photographs of any existing freestanding or attached signs on site.
-  Preliminary Site Plan containing:
  - A vicinity map showing the location of the property in relation to adjoining properties.
  - Provide a north arrow, date of plan preparation, with subsequent revision dates. Project title and address/parcel number. Architect and/or consultant's name, address, and telephone number. Property owner name, address, and telephone number.
  - Provide a data table on the site plan that includes existing zoning and the net site area.
  - Show property boundaries and dimensions.
  - Show adjacent street right-of-way, existing and proposed; and existing/proposed street and sidewalk noted to centerline.
  - Show location of conceptual or existing landscape concepts including trees, shrubs, ground covers, berms, and screen walls.
  - Show location of proposed freestanding signs including dimensions, height, material and colors, and method of illumination.
  - Include elevations of buildings showing wall sign locations and dimensions.
  - When more than one sign is located on a property, or where more than one building or business is located in a single development project, such as a shopping center, a Comprehensive Sign Package shall be submitted demonstrating consistency and uniformity among signs within the project. The requirements of a Comprehensive Sign Package shall apply to all businesses within a related project, even if the properties have been subdivided. Revisions or amendments to the Comprehensive Sign Package shall require documentation from all tenants on the property prior to approval.
-  Property owner(s) authorization (attached to this application).
-  Non-refundable application submittal fees in the amount of \$1,187.00
-  Submit one copy and a CD or Jump Drive which contains a copy of the application and narrative in PDF format.  
\*This will not be needed if submitted through the online system please call us for more information on how to use the online portal

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

480-30-7721

Clark Larson 24433 S 201<sup>st</sup> CT Queen Creek AZ 85142

Name of Landowner (Applicant) Address Phone Number



Larson.clark@gmail.com

Signature of Landowner (Applicant)

E-Mail Address


Amanda Lauridsen

107 S 57th Drive, Phoenix, AZ 85043 623-261-8004 Amanda@precisesign.com

Name of Agent

Address

Phone Number



Signature of Agent

E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable

**AGENCY AUTHORIZATION**

(To be completed by landowners of subject property when landowners do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development  
P.O. Box 2973  
Florence, AZ 85132

**[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]**  
hereinafter referred to as "Owner," is/are the owner(s) of \_\_\_\_\_ acres located at  
\_\_\_\_\_, and further identified  
**[Insert Address of Property]**  
as assessor parcel number \_\_\_\_\_ and legally described as follows:  
**[Insert Parcel Number]**

**[Legal Description is attached hereto as Exhibit A]**  
Said property is hereinafter referred to as the "Property."  
Owner hereby appoints \_\_\_\_\_

**[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]**

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

**[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]**

**[Signature]**  
24433 S 201<sup>st</sup> CT, Green Creek AZ 85142  
**[Address]**

**[Signature]**  
**[Address]**

Dated: 11-10-23

Dated: \_\_\_\_\_

STATE OF Arizona )  
COUNTY OF Maricopa ) ss.

The foregoing instrument was acknowledged before me this 10 day of November, 2023 by Clark David Larson  
**[Insert Name of Signor(s)]**

My commission expires 04/24/27

Brenna Wolfert





SURVEY NOTES

1. This survey and the description used are based on a 2nd Amended Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company, File Number 21000170-040-BN1-A98, dated February 25, 2021, Amendment dated March 5, 2021.
2. BASIS OF BEARING: The South line of the Southwest quarter of Section 31, using a bearing of South 89 degrees 50 minutes 22 seconds West, per the Deed No. 2020-103813, P.C.R.
3. The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
4. The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)659-7500 for the precise location and extent of all utilities in the area.
5. This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).
6. At the time of this survey there was no active/observable above ground evidence of earth moving work, building construction or building additions. The surveyor has no knowledge of street right of way changes, proposed or completed, and there was no observable above ground evidence of street or sidewalk construction.

SCHEDULE "B" ITEMS

- 7 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: electric transmission lines  
Recording No.: Docket 40, page 60  
(THE EASEMENT LANDS WITHIN THE R/W OF EMPIRE ROAD AND HAS NOT BEEN SHOWN HEREON)
- 8 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: electric transmission lines  
Recording No.: Docket 40, page 62  
(THE EASEMENT LANDS WITHIN THE R/W OF GARY ROAD AND HAS NOT BEEN SHOWN HEREON)
- 9 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: pipelines  
Recording No.: Docket 138, page 356  
Thereafter a Conveyance recorded in Docket 1572, page 603  
(AFFECTS ALL OF SECTION 31 - NO DEFINED EASEMENT LOCATION - NOT PLOTTABLE)
- 10 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: road Recording  
No.: Docket 166, page 81  
(PLOTTABLE MATTERS SHOWN HEREON)
- 11 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: telephone and telegraph lines  
Recording No.: Docket 592, page 108  
Thereafter Release of easement recorded in Recording No. 2005-72807  
(EASEMENT WAS RELEASED PER DOC. NO. 2005-72807, P.C.R.)
- 12 Matters contained in that certain document  
Entitled: An Ordinance of the Board of Supervisors of Pinal County, Arizona, Relating to  
Residential Fireplace Restrictions  
Recording Date: January 5, 2001  
Recording No.: 2001-000756  
Recording Date: January 8, 2008  
Recording No. 2008-001862  
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 13 A resolution in favor of Pinal County  
For: Releasing Maintenance Bond No. LAIFSU0722530-M  
Recording Date: January 8, 2021  
Recording No.: 2021-002819  
(DOES NOT AFFECT SUBJECT PROPERTY)

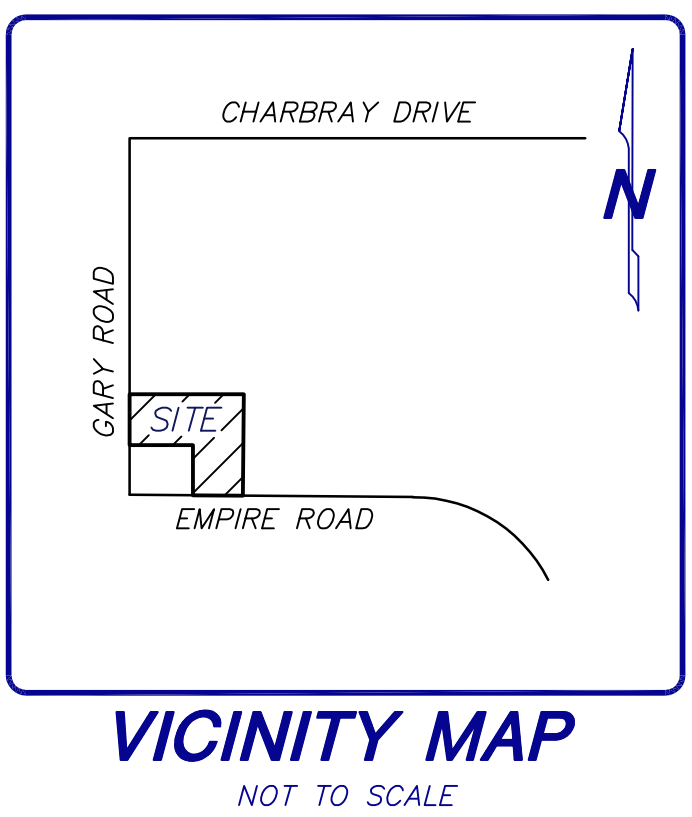
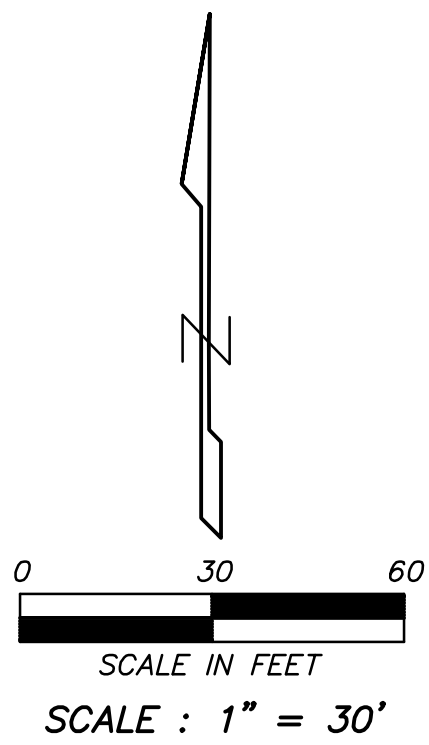
LINE	BEARING	DISTANCE
L1(R&M)	N 89°50'22" E	55.00'
L2(R)	N 00°20'20" W	100.00'
L2(M)	N 00°19'32" W	100.08'
L3(R)	N 89°50'19" E	300.00'
L3(M)	N 89°50'54" E	300.03'
L4(R)	S 00°20'20" E	300.01'
L4(M)	S 00°18'52" E	300.03'
L5(R)	S 89°50'22" W	115.00'
L5(M)	S 89°50'22" W	114.76'
L6	N 00°23'08" W	200.00'
L7	S 89°50'22" W	185.00'
L8(R)	S 00°20'20" E	40.00'
L8(M)	S 00°23'08" E	40.00'
L9	S 89°50'54" W	55.00'
L10	S 00°18'52" E	40.00'
L11	S 00°03'09" E	6.00'
L12	S 00°20'20" E	6.00'

LEGEND

- Property Corner  
(See Monument Table)
- Property Line
- Fnd Survey Monument  
(See Monument Table)
- (See Monument Table)
- See Reference Documents
- Measured
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Wall
- Overhead Electric Line
- Drywell Or Catch Basin
- Fire Hydrant
- Mail Box
- Manhole
- Metal Cover
- Power Pole
- Power Pole W/ Underground Electric
- Sewer Clean Out
- Telephone Riser
- Water Meter
- Water Valve
- TV Junction Box
- Physical Access To & From Adjoining Property

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

MONUMENT TABLE	
1	SW. COR. SEC. 31 - FND BRASS CAP IN HANDHOLE
2	E. 1/4 COR. SEC. 36 T2S, R7E - NO MONUMENT FND OR SET CALC'D POSITION PER (R1)
3	NW. COR. SEC. 31 - FND BRASS CAP FLUSH
4	FND PINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP FLUSH
5	FND 1/2" REBAR W/CAP L.S. 17548 AS SHOWN ON (R3)
6	FND 5/8" REBAR NO I.D. - SET TAG L.S. 31020
7	FND PK NAIL NO I.D. ON TOP OF WALL AS SHOWN ON (R3)
8	FND 1/2" REBAR NO I.D. - SET CAP L.S. 31020
9	SET PK NAIL & WASHER L.S. 31020



PARCEL DESCRIPTION

A portion of Section 31, Township 2 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:  
Beginning at the Southwest corner of Section 31, said point being marked by a GLO brass cap from which the East quarter corner of Section 36, Township 2 South, Range 7 East, said point being marked by a GLO brass cap, bears North 00 degrees 20 minutes 20 seconds West, a distance of 2,615.87 feet;  
thence North 00 degrees 20 minutes 20 seconds West, 240.00 feet along the West line of the Southwest quarter of Section 31;  
thence North 89 degrees 50 minutes 22 seconds East, 55.00 feet;  
thence North 00 degrees 20 minutes 20 seconds West, 100.00 feet;  
thence North 89 degrees 50 minutes 19 seconds East, 300.00 feet;  
thence South 00 degrees 20 minutes 20 seconds East, 300.01 feet;  
thence South 89 degrees 50 minutes 22 seconds West, 115.00 feet along a line parallel with and 40.00 feet North of, measured at right angles to, the South line of the Southwest quarter of Section 31;  
thence South 00 degrees 20 minutes 20 seconds East, 40.00 feet;  
thence South 89 degrees 50 minutes 22 seconds West, 240.00 feet along the South line of the Southwest quarter of Section 31 to the point of beginning;  
EXCEPT that portion described as follows:  
The South 240.00 feet of the West 240.00 feet of the Southwest quarter of the Southwest quarter of Section 31, Township 2 south, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

SITE INFORMATION

No buildings were observed on the surveyed property.

A.P.N.: 104-22-013N

LAND AREA:  
1.217 ACRES - 52,995 SQ. FT.

STRIPED PARKING SPACE TABULATION:  
There are no striped parking spaces on the subject property.

ZONING INFORMATION:  
At the time of this survey's completion a zoning report or zoning verification letter listing the zoning classification, building setback information, building height restriction, lot coverage and parking requirements was not provided to the surveyor. Based on the Pinal County On-line Zoning Map, the subject property is zoned CB-1, Local Business Zone. The certification on this survey does not guarantee or provide any warranty that the subject property is in compliance with the zoning regulations shown on this survey or any other zoning regulation that applies to the subject property.

FLOOD\_ZONE:  
According to FEMA Flood Insurance Rate Map, Map Number 04021C0475E, dated December 4, 2007, the subject property is located in Zone X. Zone X is defined as "Area of minimal flood hazard."

REFERENCE DOCUMENTS

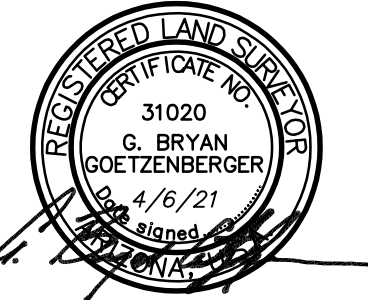
- (R) DEED 2020-103813, P.C.R.  
(R1) PLAT PER CABINET G, SLIDE 2, P.C.R.  
(R2) R.O.S. PER BOOK 14, PAGE 230, P.C.R.  
(R3) UNRECORDED A.L.T.A. SURVEY PREPARED BY C.E.G., PROJECT NO. 14-056, DATED NOVEMBER 24, 2014

CERTIFICATION

TO:  
Gary L Properties, LLC an Arizona limited liability company; Zions Bancorporation, N.A. dba National Bank of Arizona, its immediate successors and/or assigns; and Commonwealth Land Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 8, 9, 13, 14, 16 and 17 of Table A thereof. The fieldwork was completed on March 24, 2021.

April 6, 2021  
G. Bryan Goetzberger  
R.L.S. 31020



ALTA / N.S.P.S. LAND TITLE SURVEY  
35979 N. GARY ROAD, SAN TAN VALLEY, AZ

**ALLIANCE**  
LAND SURVEYING LLC

7900 N. 70th AVENUE, SUITE 104  
GLENDALE, AZ 85303

Phone: (623) 972-2200  
contactus@azalls.com  
www.alliancelandsurveying.com

SHEET: 1 of 1 DATE: 4-6-21 JOB NO: 210325

REV.	
REV.	
REV.	





To Whom It May Concern,

Gary Square at 35979 Gary Rd, San Tan, AZ would like to obtain a CSR on the property due to the sign code limitations without a CSR.

For the building signs we were limited to under 48 square feet, and are requesting 76.66 square feet to be the largest square feet allowed for a sign on any suite frontage. This allows the tenants to have a sign large enough to be seen from the parking lot and entrances from the road. With obtaining a CSR it will also allow Gary Square to have constancy with their signs and placement on their suite frontages. This will make sure that the complex stays looking nice and aesthetically pleasing, as there is consistency. We are requesting the CSR to be approved with pan channel letters to all be illuminated with white LEDs with wiring and power supplies to be concealed in letters and behind walls. All signs will be required to be installed below 24', with the tallest part of the building being 24'-6". All signs will be required to be 22'-11" or shorter in width, max letter height will be constrained based upon max width and max square feet, but not to extend beyond sign band, as portrayed in the CSR.

Please call me with any questions or concern.

Sincerely,

*Amanda Lauridsen*

Amanda Lauridsen  
Account Manager  
Precise Sign Co  
Cell - 623-261-800  
Email: [amanda@precisesign.com](mailto:amanda@precisesign.com)

---

**35979**  
**N GARY ROAD**  
**BUILDINGS A & B**

---

**COMPREHENSIVE SIGN PROGRAM**

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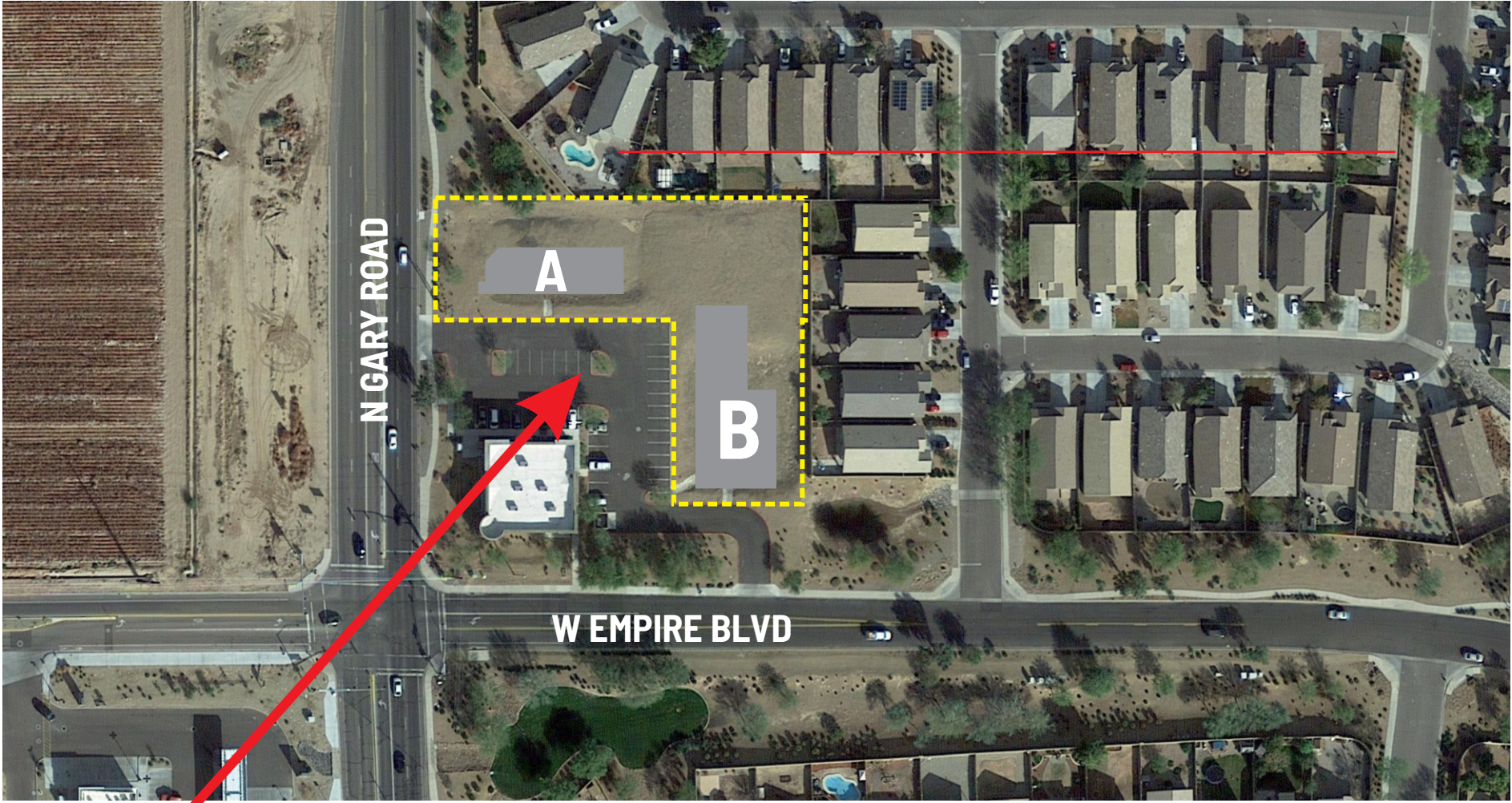
SUBMITTED: NOVEMBER 7, 2023

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107 SOUTH 57TH DRIVE  
PHOENIX, AZ 85043  
† 602.278.2906  
e. amanda@precisesign.com  
www.precisesign.com





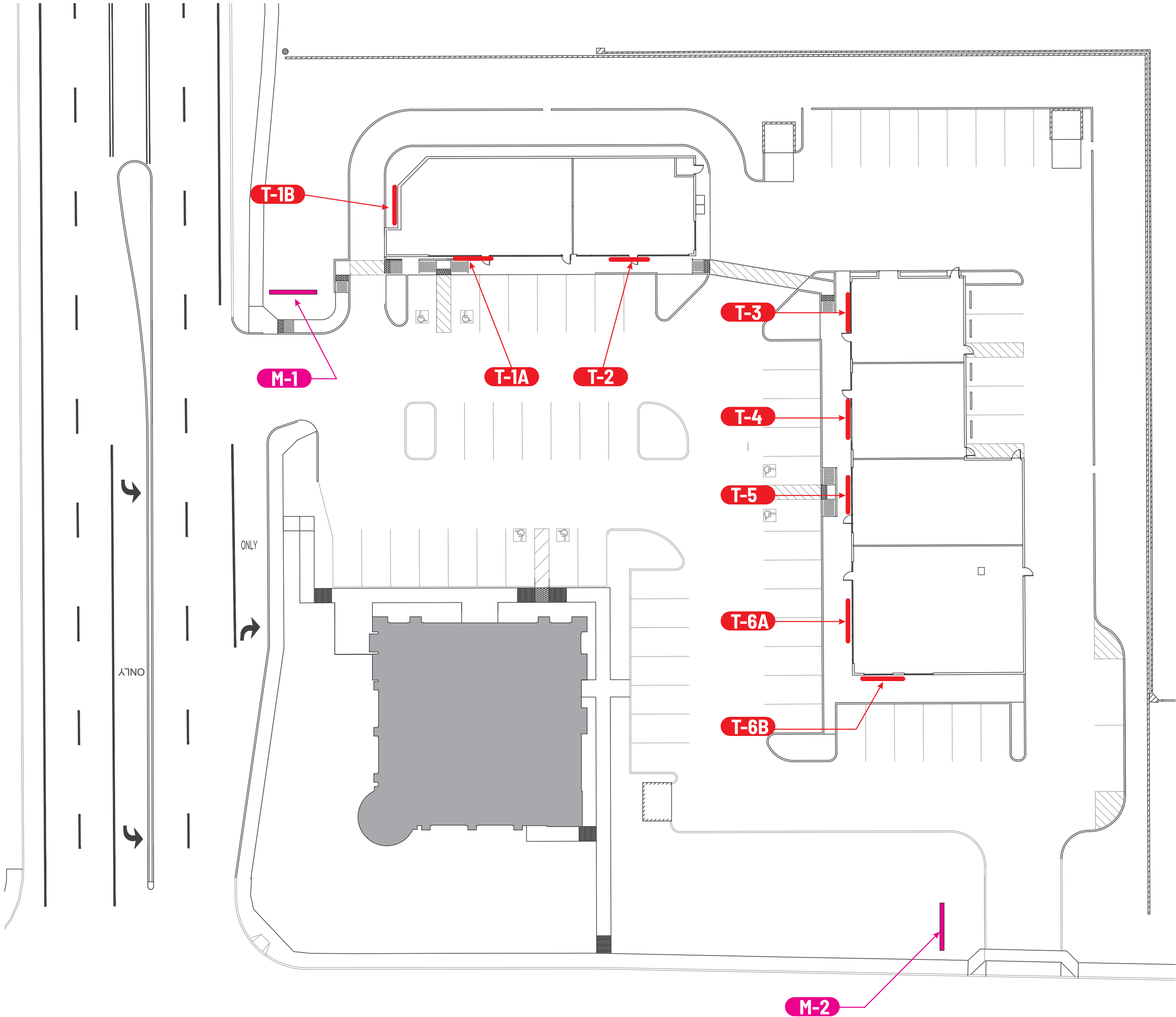
35979 N GARY RD, SAN TAN VALLEY, AZ 85143

PROJECT LOCATION

SCALE: NTS

SIGN LOCATIONS

- M-1 MONUMENT SIGN
- T-1 TENANT ILLUMINATED LETTERS



SIGN LOCATIONS - BUILDING A & B

SCALE: NTS

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PHOENIX, AZ 85043  
† 602.278.2906  
e. amanda@precisesign.com  
www.precisesign.com

PROJECT NAME:  
**35979 GARY ROAD**  
PROJECT ADDRESS:  
35979 N GARY ROAD  
SAN TAN VALLEY, AZ 85143

DATE: **11 07 2023**  
PAGE SIZE: 34 X 22  
SR ACCT MNGR: AMANDA LAURIDSEN  
COORDINATOR: AMANDA LAURIDSEN  
DESIGNER: BRUCE DANIELS

OWNER/LANDLORD APPROVAL  
COPY · COLORS · SIZES  
PRECISE SIGN COMPANY does NOT provide primary  
electrical power to sign locations - responsibility  
of others.

Owner/Landlord Signature Date

OWNER/LANDLORD APPROVAL

Owner/Landlord Signature Date

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or in part, without prior written approval.

JOB NUMBER  
**PS11012023**

SHEET

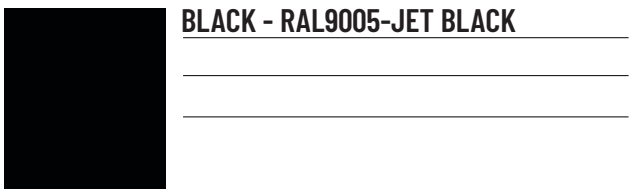
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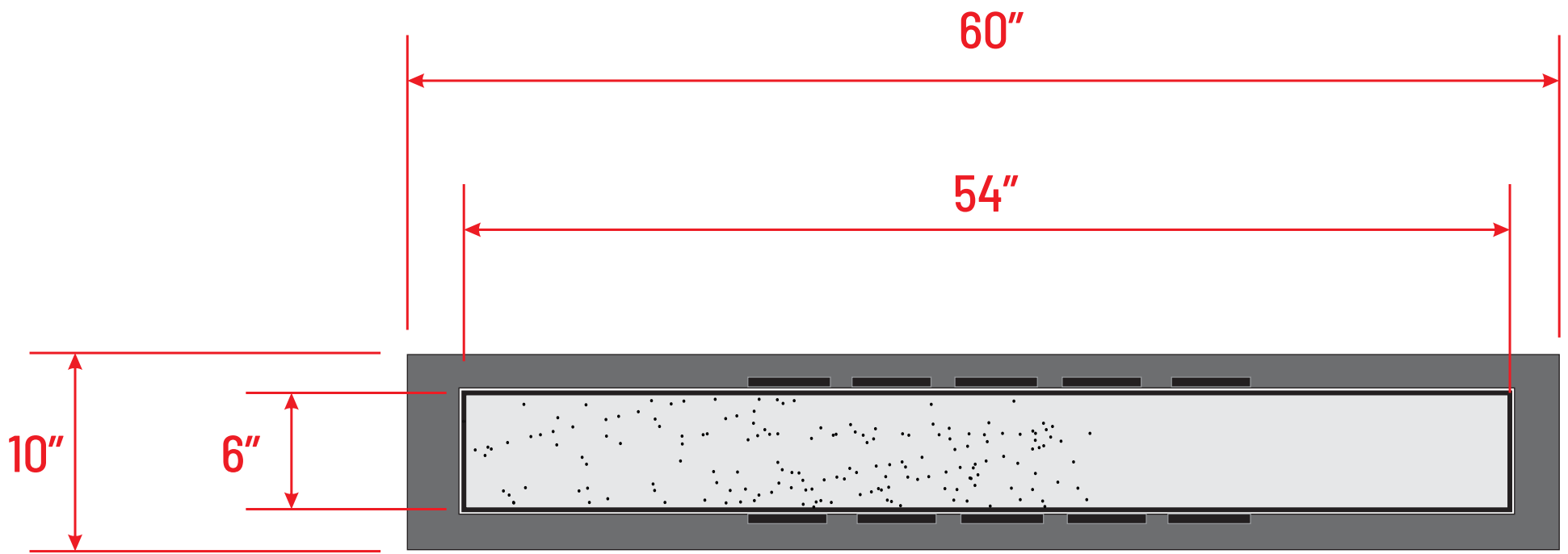
SPECIFICATIONS

DESCRIPTION: SITE MONUMENT  
DIMENSIONS: 60" W X 60"H  
MATERIAL: ALUMINUM  
FONT: MANIFOLD  
CORNERS: NONE  
BRAILLE: SQUARE  
MOUNTING: CONCRETE FOOTINGS  
QUANTITY: 2  
NOTES:

COLOR KEY

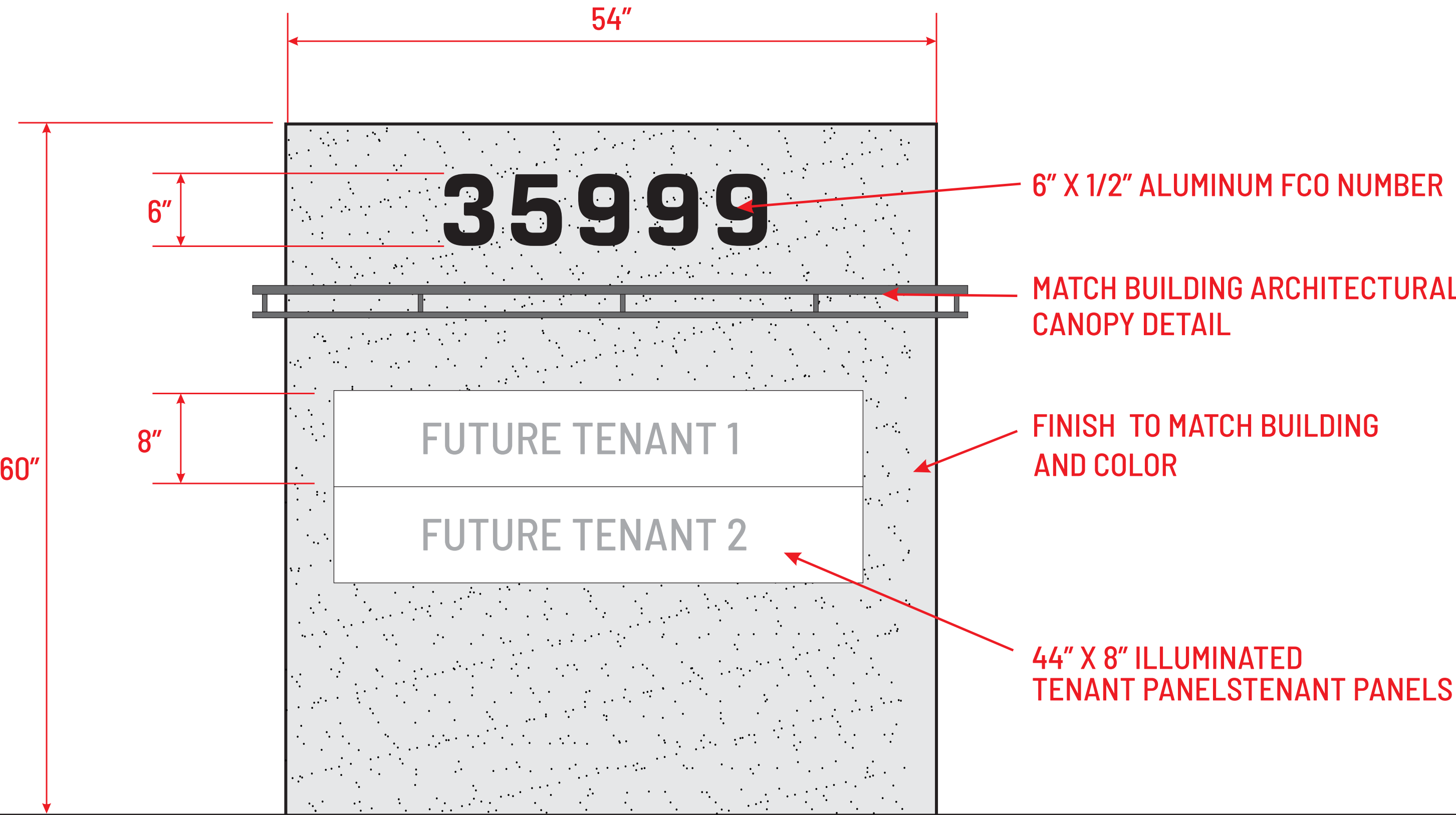


GENERAL NOTE:  
ALL DRAWINGS IN THIS DOCUMENT  
ARE ACCURATE FOR  
SIZE AND GRAPHIC LAYOUTS



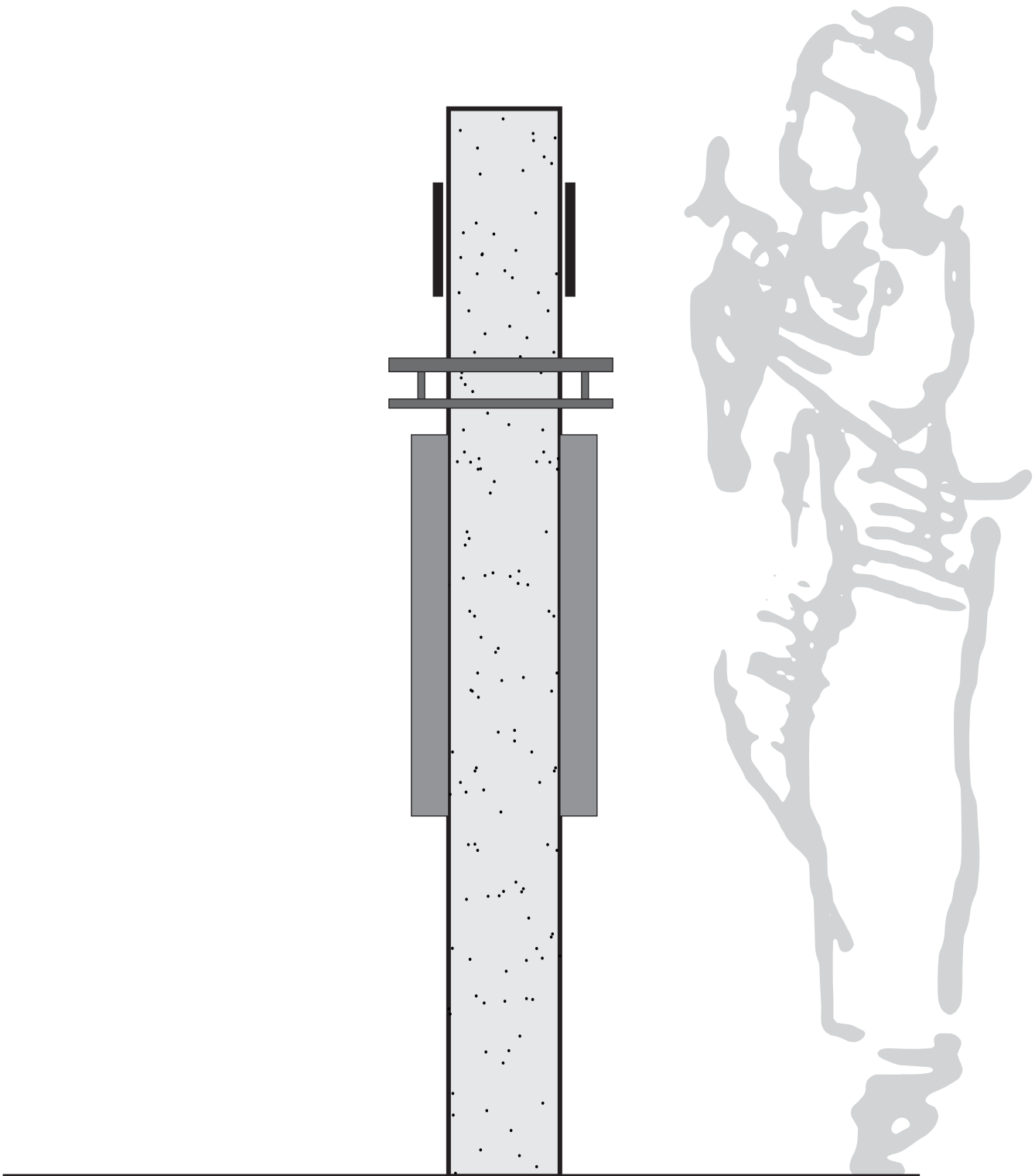
SITE MONUMENT SIGN - TOP VIEW

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



SITE MONUMENT SIGN M-1 - FRONT ELEVATION

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



SITE MONUMENT SIGN - SIDE VIEW

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

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of others.

Owner/Landlord Signature Date

OWNER/LANDLORD APPROVAL

Owner/Landlord Signature Date

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JOB NUMBER

**PS11012023**

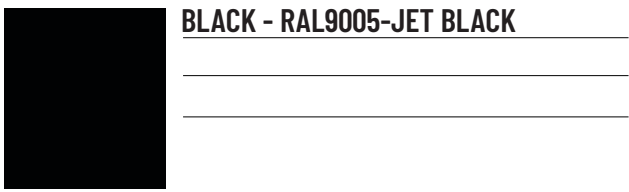
SHEET

**3**

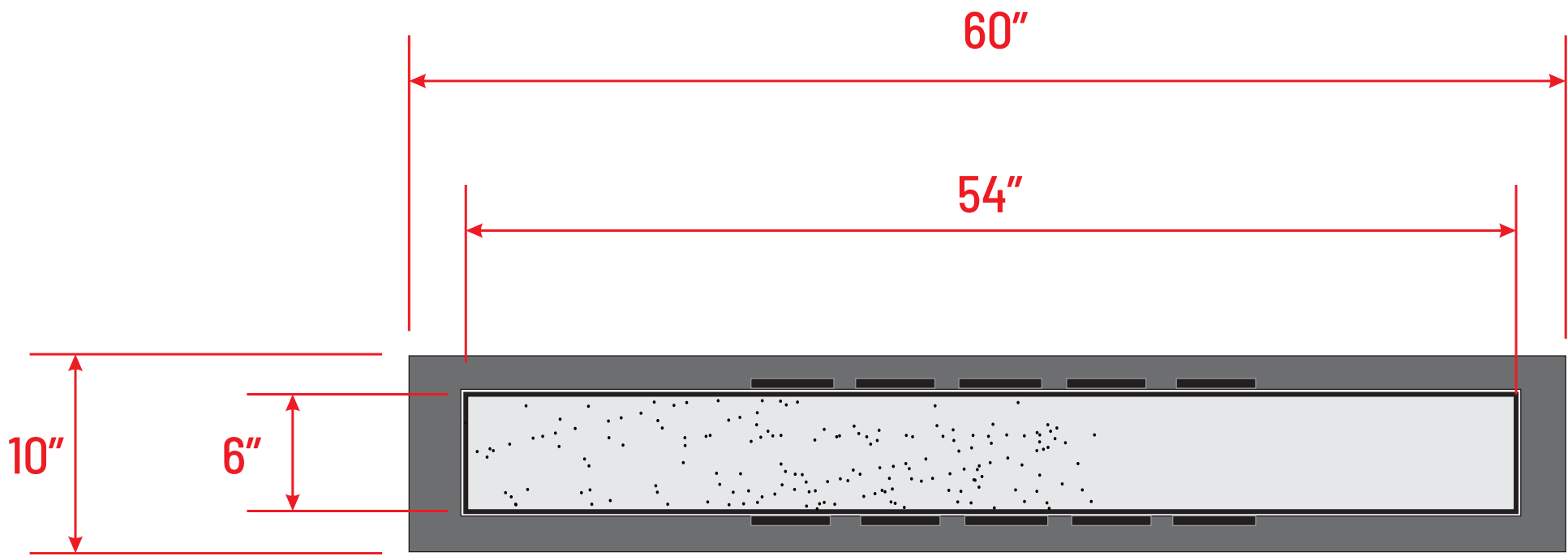
SPECIFICATIONS

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DIMENSIONS: 60" W X 60"H  
MATERIAL: ALUMINUM  
FONT: MANIFOLD  
CORNERS: NONE  
BRAILLE: SQUARE  
MOUNTING: CONCRETE FOOTINGS  
QUANTITY: 2  
NOTES:

COLOR KEY

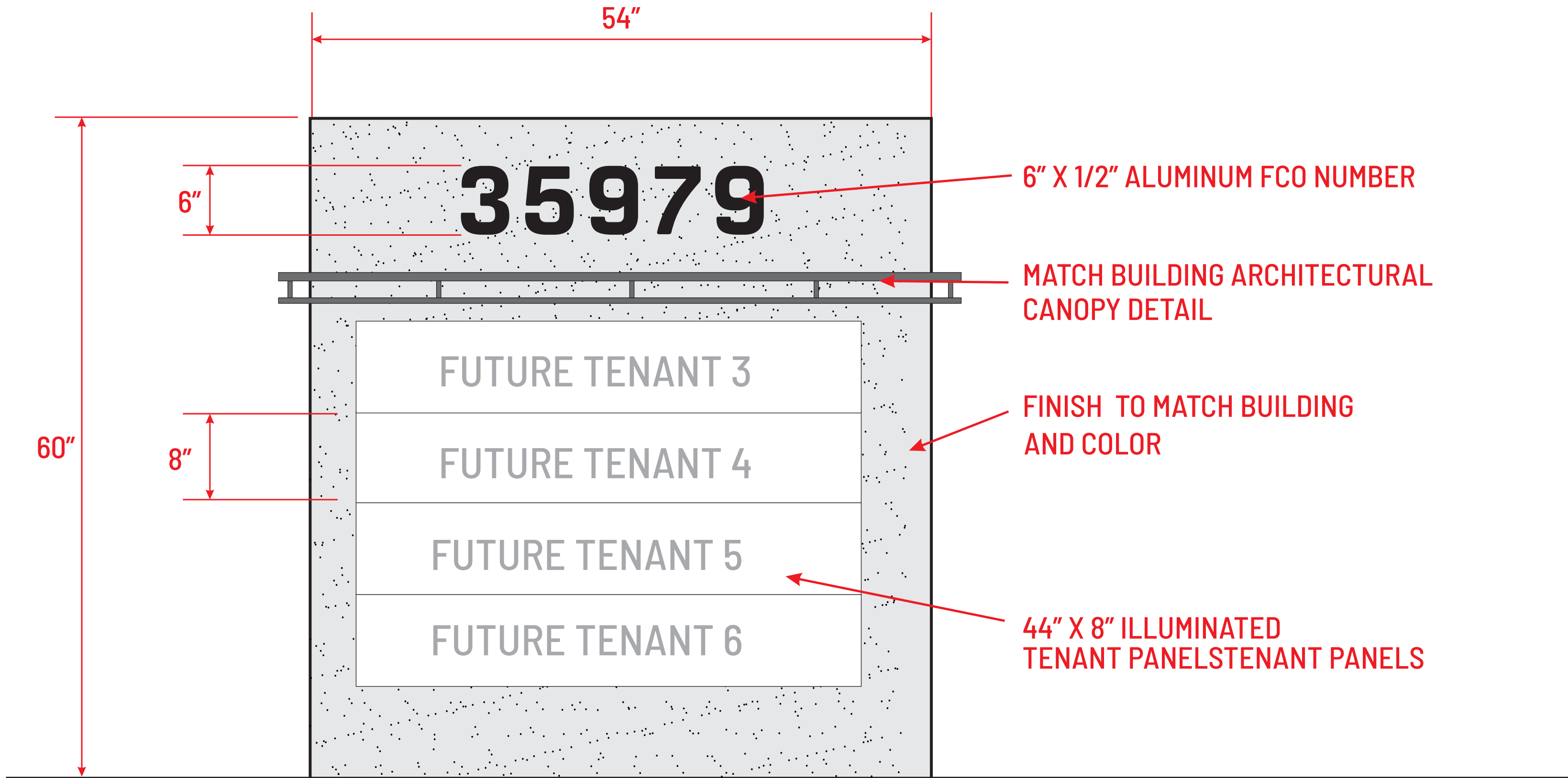


GENERAL NOTE:  
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ARE ACCURATE FOR  
SIZE AND GRAPHIC LAYOUTS



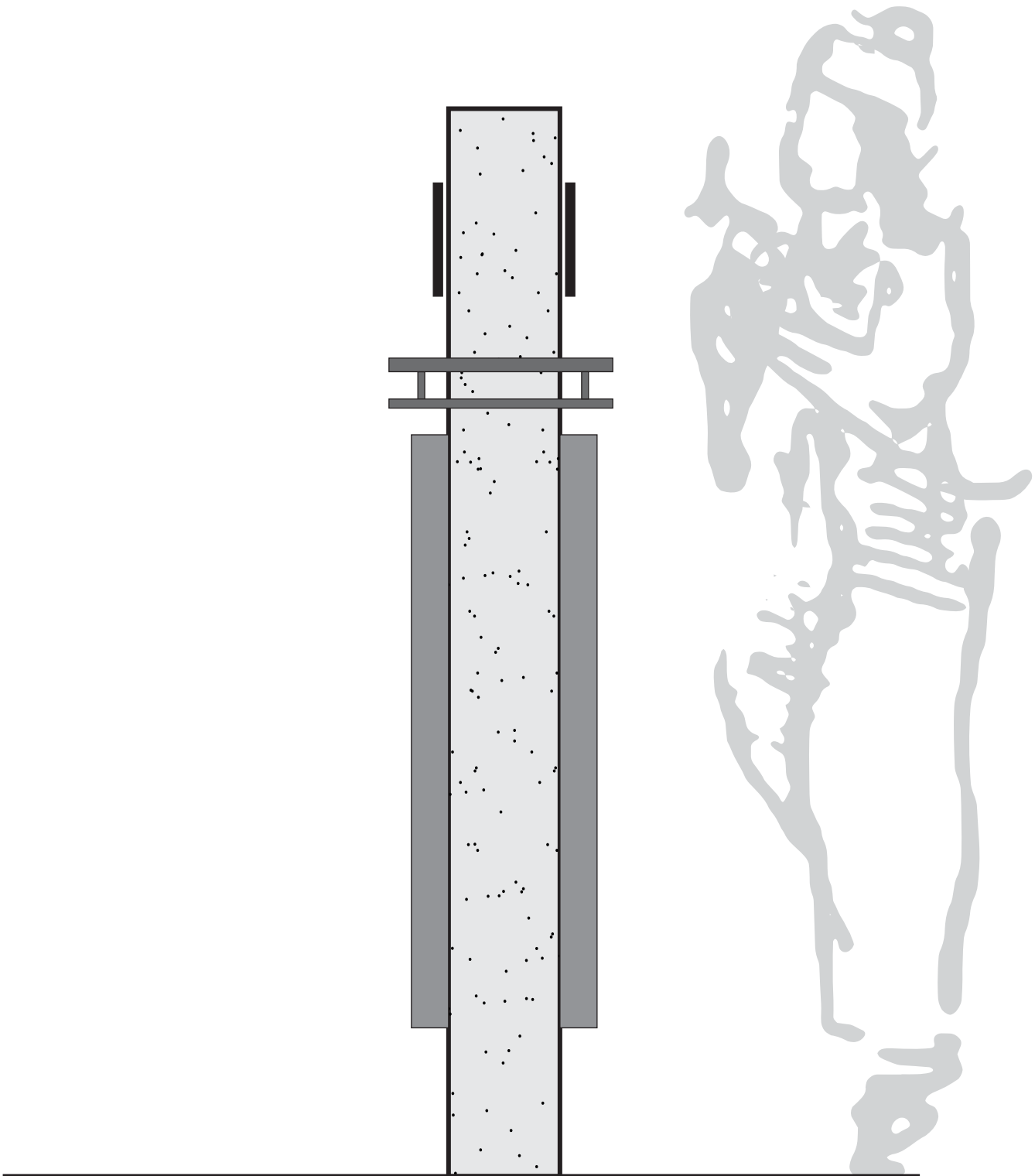
SITE MONUMENT SIGN - TOP VIEW

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



SITE MONUMENT SIGN M-2 - FRONT ELEVATION

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



SITE MONUMENT SIGN - SIDE VIEW

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

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OWNER/LANDLORD APPROVAL  
COPY · COLORS · SIZES  
PRECISE SIGN COMPANY does NOT provide primary  
electrical power to sign locations - responsibility  
of others.  
Owner/Landlord Signature \_\_\_\_\_ Date \_\_\_\_\_

OWNER/LANDLORD APPROVAL  
\_\_\_\_\_  
Owner/Landlord Signature \_\_\_\_\_ Date \_\_\_\_\_

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JOB NUMBER  
**PS11012023**

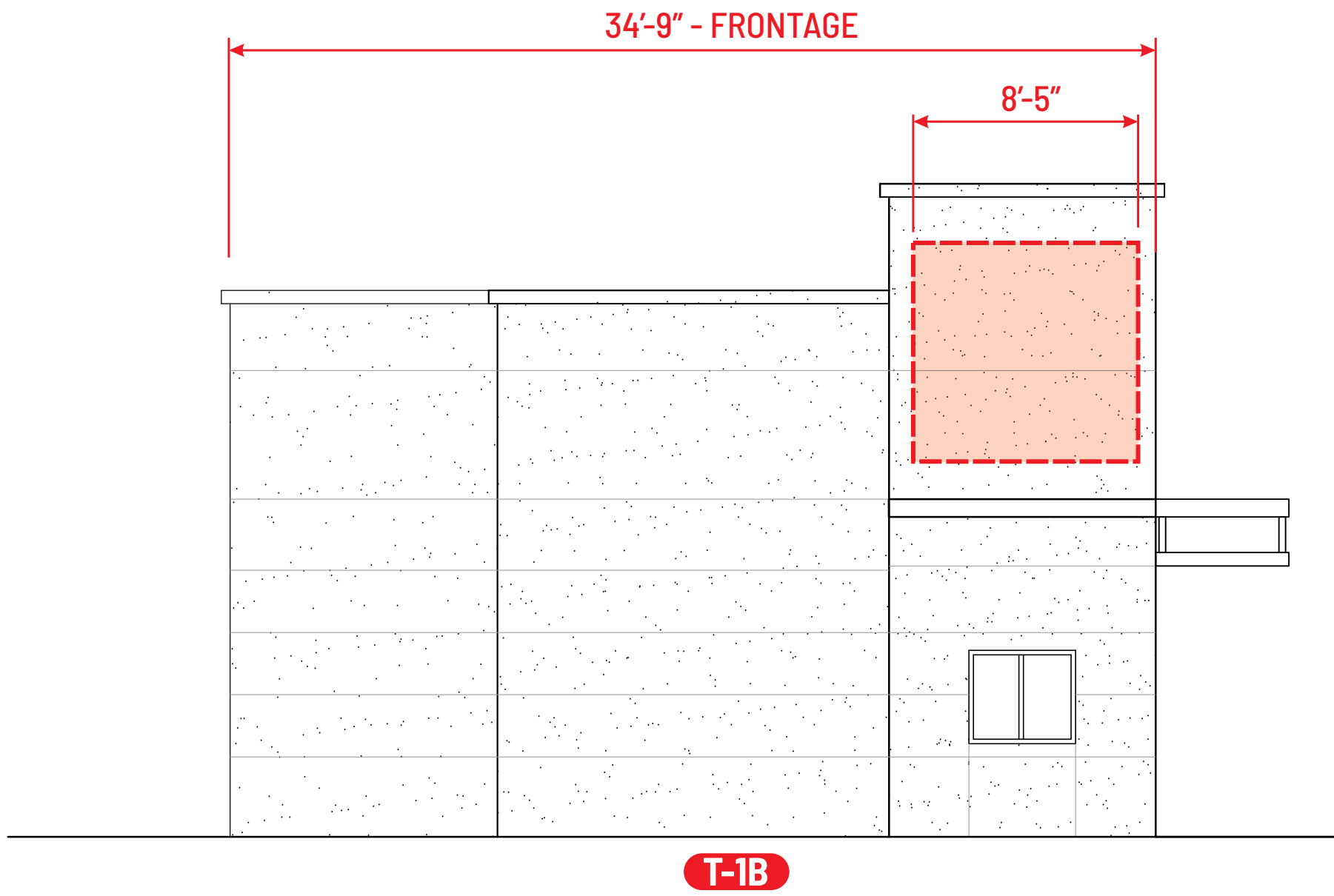
SHEET  
**4**

BUILDING A ELEVATIONS



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

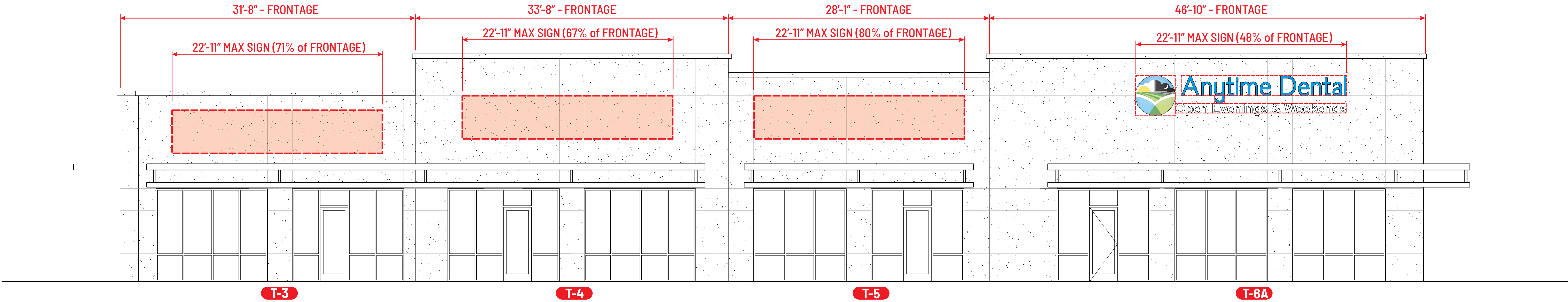
SCALE: 3/16" = 1'-0"

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	107 SOUTH 57TH DRIVE PHOENIX, AZ 85043 † 602.278.2906 e. amanda@precisesign.com www.precisesign.com	PROJECT NAME: <b>35979 GARY ROAD</b> PROJECT ADDRESS: 35979 N GARY ROAD SAN TAN VALLEY, AZ 85143	DATE: <b>11 07 2023</b> PAGE SIZE: 34 X 22 SR ACCT MNGR: AMANDA LAURIDSEN COORDINATOR: AMANDA LAURIDSEN DESIGNER: BRUCE DANIELS		OWNER/LANDLORD APPROVAL COPY · COLORS · SIZES PRECISE SIGN COMPANY does NOT provide primary electrical power to sign locations - responsibility of others. Owner/Landlord Signature _____ Date _____	OWNER/LANDLORD APPROVAL _____ Owner/Landlord Signature _____ Date _____	This drawings are property of PRECISE SIGN COMPANYand cannot be reproduced in whole or in part, without prior written approval. JOB NUMBER <b>PS11012023</b>	SHEET <b>5</b>

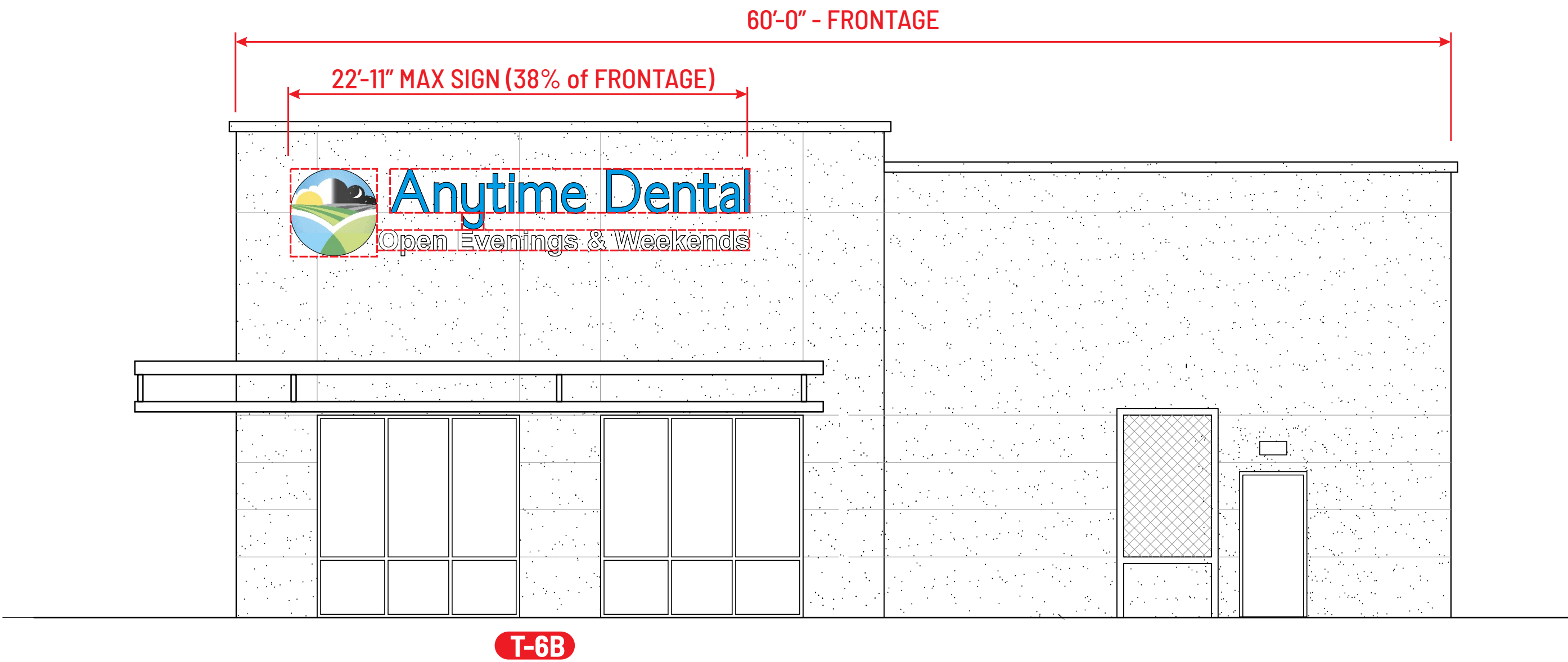


BUILDING B ELEVATIONS



WEST ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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OWNER/LANDLORD APPROVAL  
COPY · COLORS · SIZES  
PRECISE SIGN COMPANY does NOT provide primary  
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of others.

Owner/Landlord Signature Date

OWNER/LANDLORD APPROVAL

Owner/Landlord Signature Date

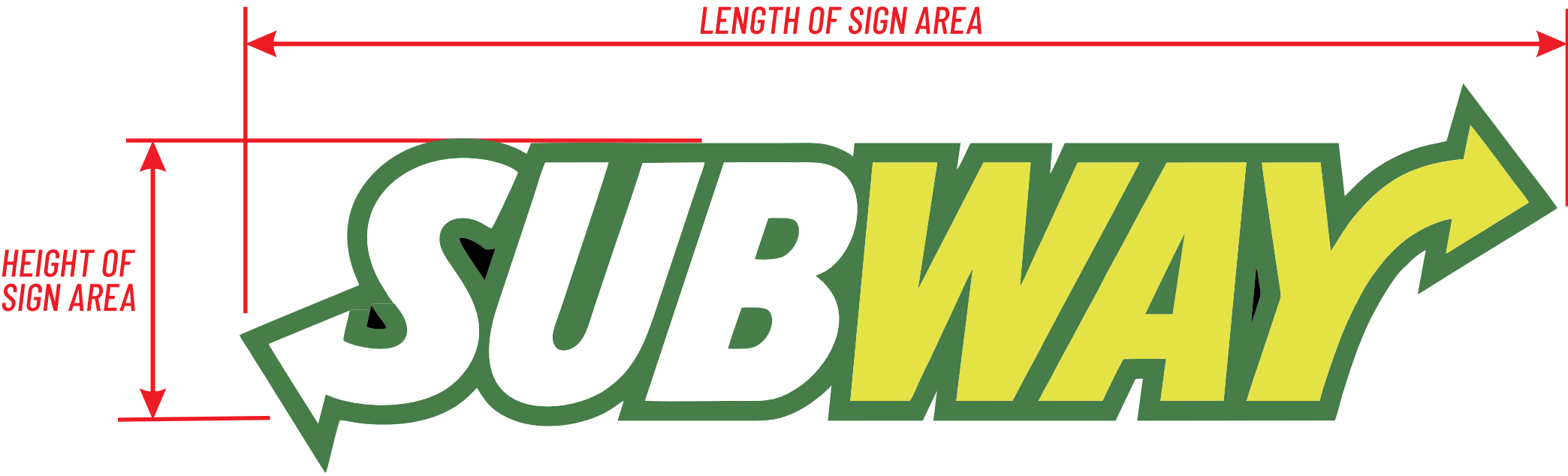
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JOB NUMBER  
**PS11012023**

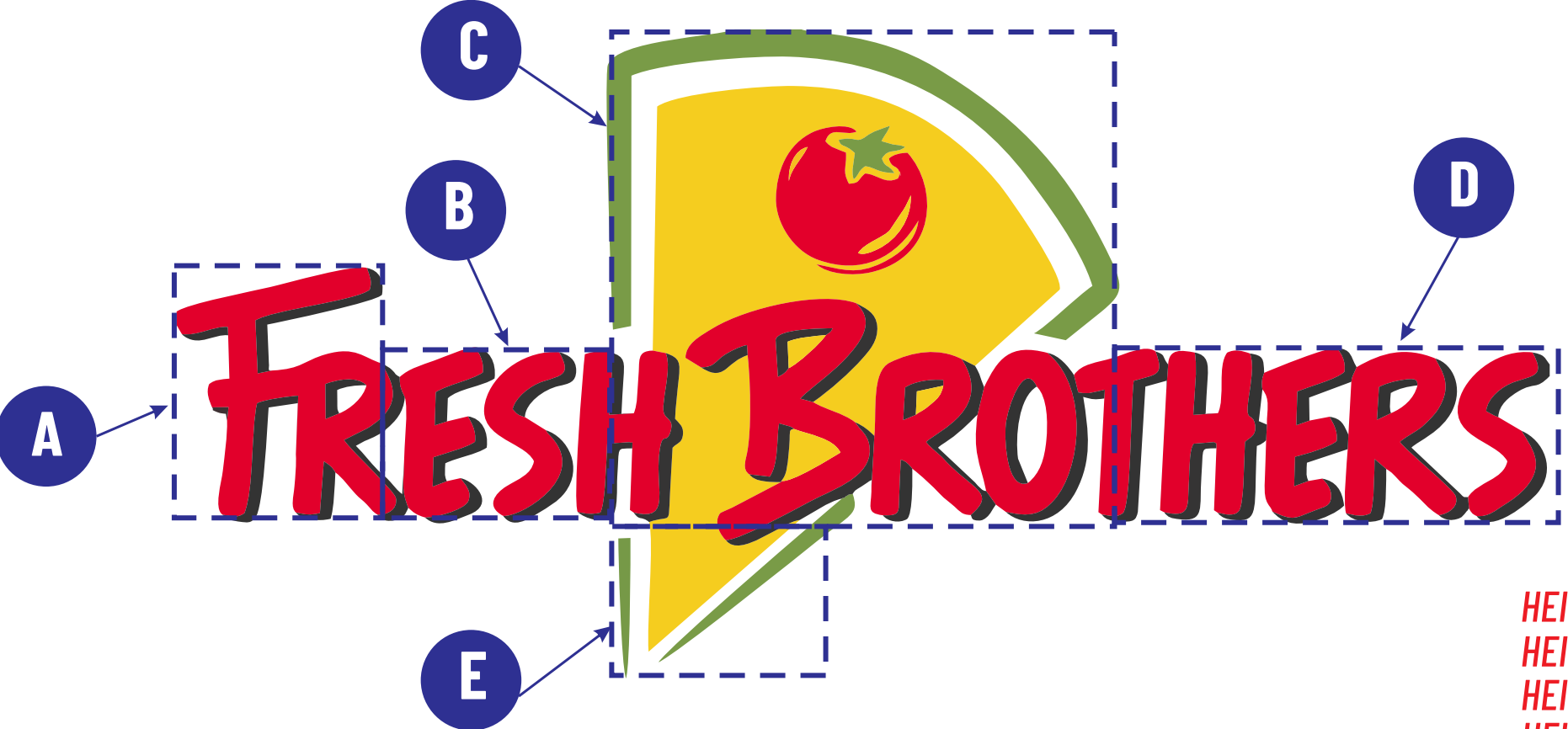
SHEET

**6**

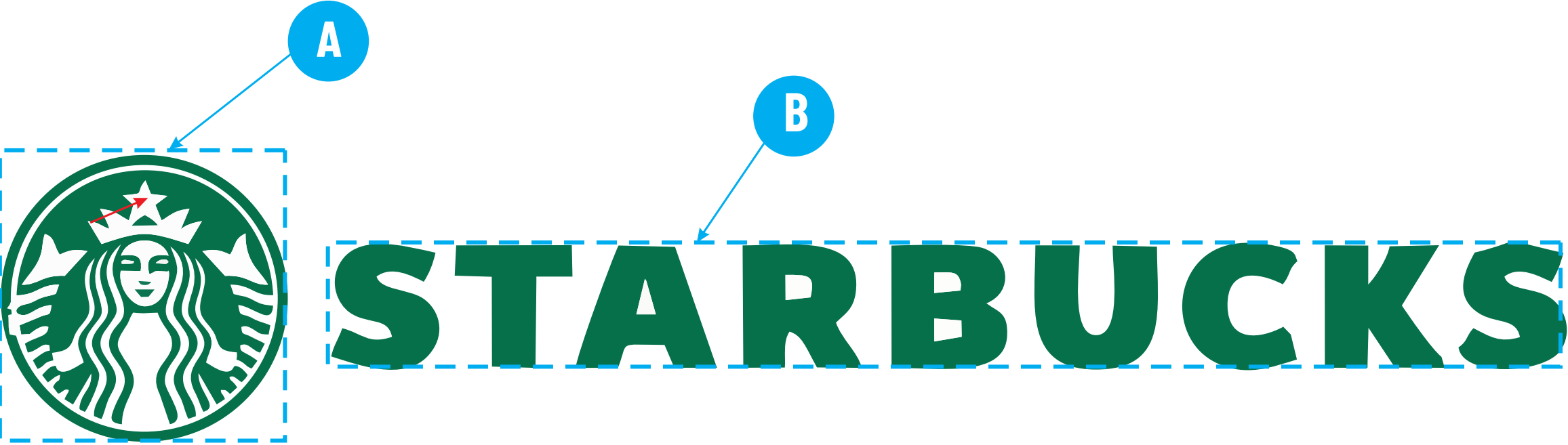
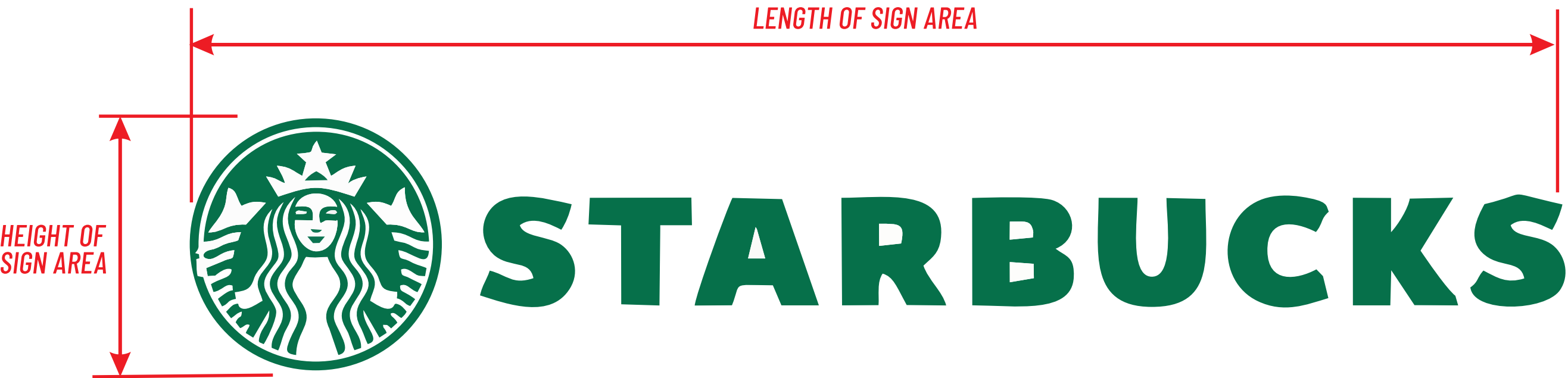
TYPICAL SIGN MEASUREMENT



HEIGHT X LENGTH OF A = SIGN AREA SQUARE FOOTAGE  
HEIGHT X LENGTH OF B = SIGN AREA SQUARE FOOTAGE  
HEIGHT X LENGTH OF C = SIGN AREA SQUARE FOOTAGE  
**A + B + C = TOTAL SIGN AREA SQUARE FOOTAGE**



HEIGHT X LENGTH OF A = SIGN AREA SQUARE FOOTAGE  
HEIGHT X LENGTH OF B = SIGN AREA SQUARE FOOTAGE  
HEIGHT X LENGTH OF C = SIGN AREA SQUARE FOOTAGE  
HEIGHT X LENGTH OF D = SIGN AREA SQUARE FOOTAGE  
HEIGHT X LENGTH OF E = SIGN AREA SQUARE FOOTAGE  
**A + B + C + D + E = TOTAL SIGN AREA SQUARE FOOTAGE**



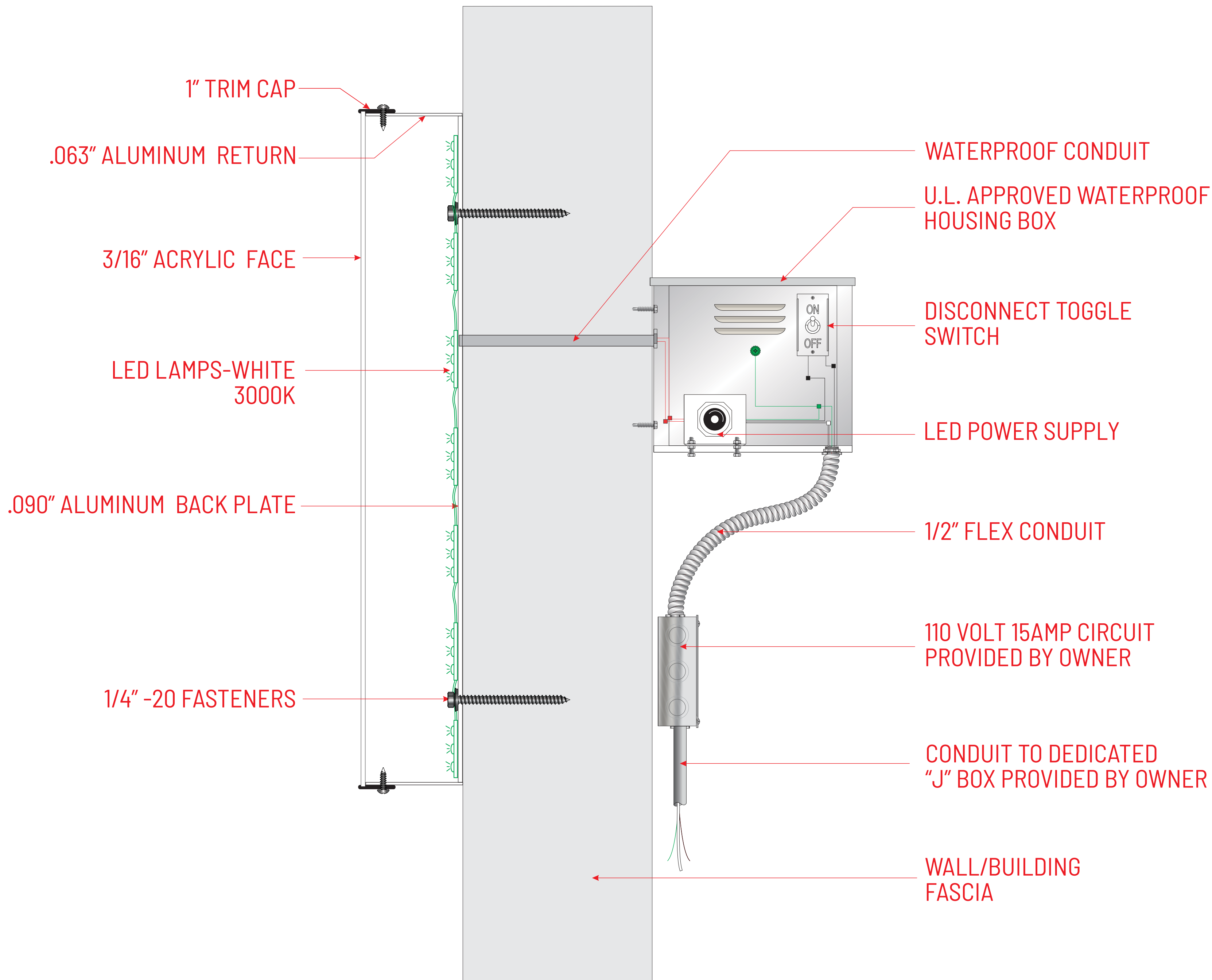
HEIGHT X LENGTH OF A = SIGN AREA SQUARE FOOTAGE  
HEIGHT X LENGTH OF B = SIGN AREA SQUARE FOOTAGE  
**A + B = TOTAL SIGN AREA SQUARE FOOTAGE**

TYPICAL MEASURE FOR SQUARE FOOTAGE

SCALE: NTS

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 <div>107 SOUTH 57TH DRIVE PHOENIX, AZ 85043 † 602.278.2906 e. amanda@precisesign.com www.precisesign.com</div>	PROJECT NAME: <b>35979 GARY ROAD</b> PROJECT ADDRESS: 35979 N GARY ROAD SAN TAN VALLEY, AZ 85143	DATE: <b>11 07 2023</b> PAGE SIZE: 34 X 22 SR ACCT MNGR: AMANDA LAURIDSEN COORDINATOR: AMANDA LAURIDSEN DESIGNER: BRUCE DANIELS		OWNER/LANDLORD APPROVAL COPY · COLORS · SIZES PRECISE SIGN COMPANY does NOT provide primary electrical power to sign locations - responsibility of others. Owner/Landlord Signature _____ Date _____	OWNER/LANDLORD APPROVAL _____ Owner/Landlord Signature _____ Date _____	This drawings are property of PRECISE SIGN COMPANYand cannot be reproduced in whole or in part, without prior written approval. JOB NUMBER <b>PS11012023</b>	SHEET <b>7</b>
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LETTER SECTION DETAIL

SCALE: NTS

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<div><div>107 SOUTH 57TH DRIVE PHOENIX, AZ 85043 † 602.278.2906 e. amanda@precisesign.com www.precisesign.com</div></div>	PROJECT NAME: <b>35979 GARY ROAD</b> PROJECT ADDRESS: 35979 N GARY ROAD SAN TAN VALLEY, AZ 85143	DATE: <b>11 07 2023</b> PAGE SIZE: 34 X 22 SR ACCT MNGR: AMANDA LAURIDSEN COORDINATOR: AMANDA LAURIDSEN DESIGNER: BRUCE DANIELS		OWNER/LANDLORD APPROVAL COPY · COLORS · SIZES PRECISE SIGN COMPANY does NOT provide primary electrical power to sign locations - responsibility of others. _____ Owner/Landlord Signature                      Date	OWNER/LANDLORD APPROVAL _____ Owner/Landlord Signature                      Date	This drawings are property of PRECISE SIGN COMPANYand cannot be reproduced in whole or in part, without prior written approval. JOB NUMBER <b>PS11012023</b>	SHEET <b>8</b>
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SIGN SQUARE FOOTAGE

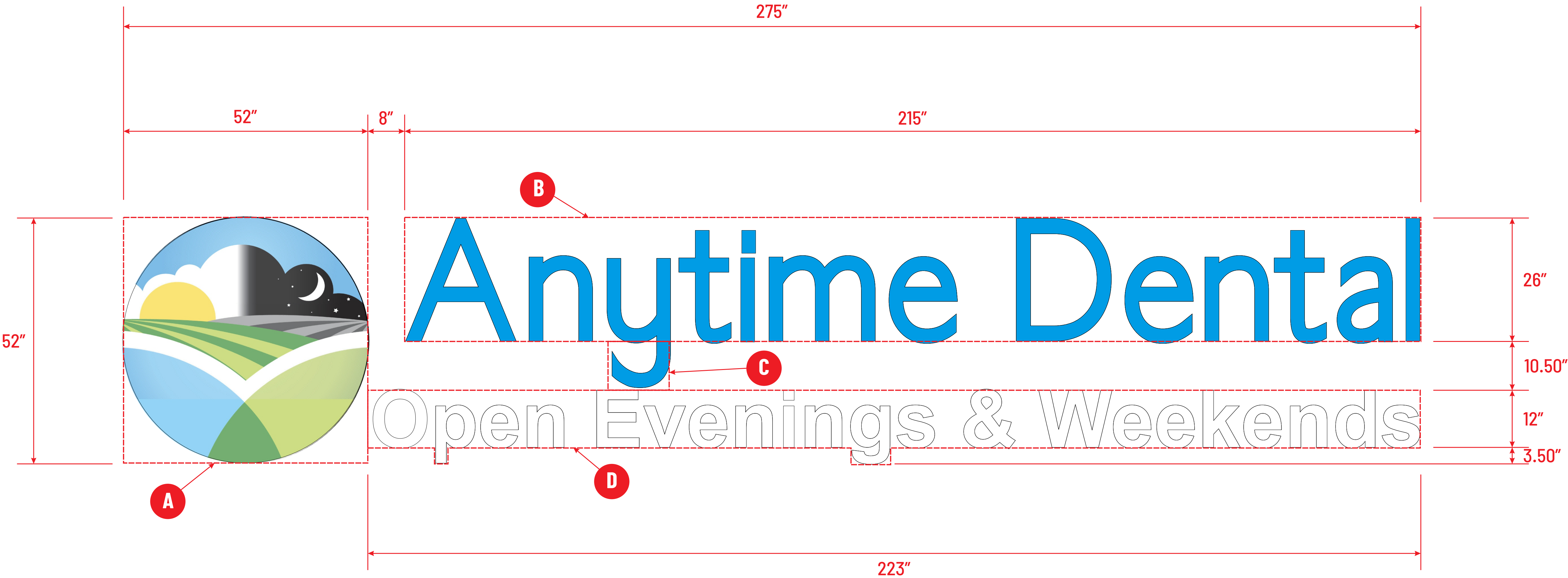
HEIGHT X LENGTH OF A = 18.77

HEIGHT X LENGTH OF B = 38.82

HEIGHT X LENGTH OF C = .20

HEIGHT X LENGTH OF D = 18.87

TOTAL SQUARE FOOTAGE = 76.66



TENANT SIGN LOCATION 1A & 1B

SCALE: 1" = 1'-0"

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 <div>107 SOUTH 57TH DRIVE PHOENIX, AZ 85043 † 602.278.2906 e. amanda@precisesign.com www.precisesign.com</div>	PROJECT NAME: <b>35979 GARY ROAD</b> PROJECT ADDRESS: 35979 N GARY ROAD SAN TAN VALLEY, AZ 85143	DATE: 11 07 2023 PAGE SIZE: 34 X 22 SR ACCT MNGR: AMANDA LAURIDSEN COORDINATOR: AMANDA LAURIDSEN DESIGNER: BRUCE DANIELS		OWNER/LANDLORD APPROVAL COPY · COLORS · SIZES PRECISE SIGN COMPANY does NOT provide primary electrical power to sign locations - responsibility of others. Owner/Landlord Signature _____ Date _____	OWNER/LANDLORD APPROVAL _____ Owner/Landlord Signature _____ Date _____	This drawings are property of PRECISE SIGN COMPANYand cannot be reproduced in whole or in part, without prior written approval. JOB NUMBER <b>PS11012023</b>	SHEET <b>9</b>
---	--	--	--	---	---	--	-------------------

**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Orange, ss:

Yuade Moore, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

**PUBLICATION DATES:**

Feb. 17, 2024

**NOTICE ID:** 0tnAaje7ZHQ4PcrjqQrD

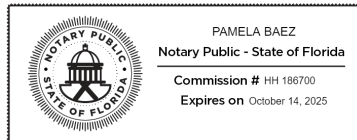
**NOTICE NAME:** CSR-009-23 – PUBLIC HEARING

**Publication Fee:** 84.11

(Signed) Yuade Moore

**VERIFICATION**

State of Florida  
County of Orange



Subscribed in my presence and sworn to before me on this: 02/20/2024

Patrick Roberts

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 6th DAY OF MARCH 2024, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A COMPREHENSIVE SIGN PACKAGE IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. CSR-009-23 – PUBLIC HEARING/ACTION: Clark Larson, Owner, and Amanda Lauridsen, Precise Sign Co. LLC, applicant/agent, requesting approval of a Comprehensive Sign Package to allow the installation of two (2) monument signs and eight (8) wall signs with a maximum area of 76.66 square feet per sign, on a 1.22± acre parcel in the CB-1 Local Business Zone; tax parcel 104-22-013N (legal on file); situated in a portion of Section 31, Township 2 South, Range 8 East, of the Gila & Salt River Base & Meridian, Pinal County, Arizona, located on the northeast corner of N Gary Rd and W Empire Rd in San Tan Valley. ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: <http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#> DATED THIS 13th DAY OF FEBRUARY 2024, by Pinal County Development Services. TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:  
1) Planning Case Number (see above)  
2) Your name, address, telephone number and property tax parcel number (Print or type)  
3) A brief statement of reasons for supporting or opposing the request  
4) Whether or not you wish to appear and be heard at the hearing  
WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 749 (85 N. FLORENCE STREET) FLORENCE, AZ 85132  
Contact for this matter: Patrick Roberts, Senior Planner E-mail address: [patrick.roberts@pinal.gov](mailto:patrick.roberts@pinal.gov) Phone # (520) 866-6409  
Published 2/17/24