



PINAL COUNTY
WIDE OPEN OPPORTUNITY

3/6/2024

CSR-009-23

PINAL COUNTY BOARD OF SUPERVISORS

Community Development Department

CSR-009-23

□ **Proposal:**

- *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.*

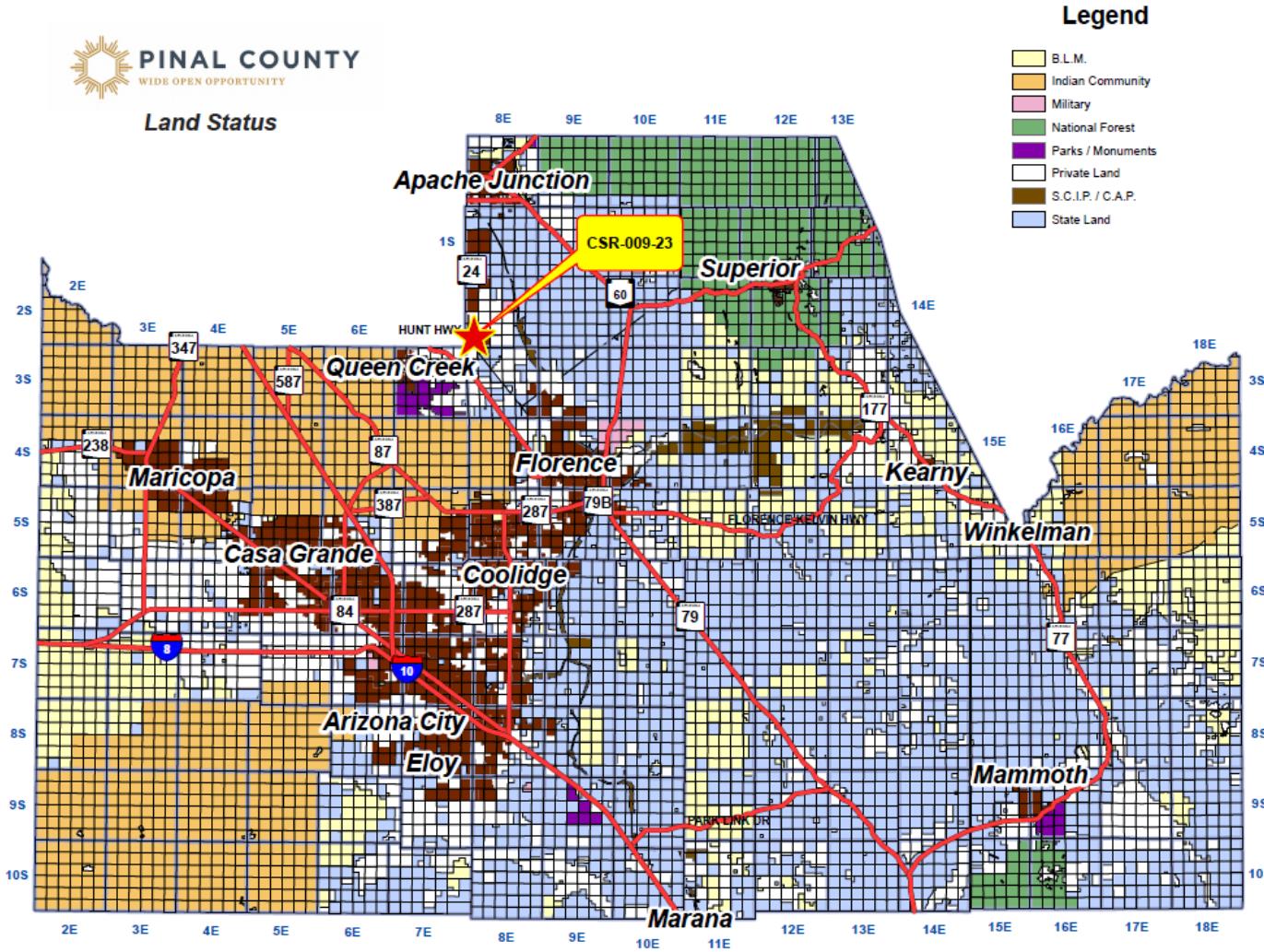
CSR-009-23

- **Location:** The subject site is located on the Northeast corner of N Gary Road and W Empire Road in San Tan Valley.
- **Landowners:** Clark Larson
- **Applicant:** Amanda Lauridsen – Precise Sign Co.

County Map



PINAL COUNTY
WIDE OPEN OPPORTUNITY

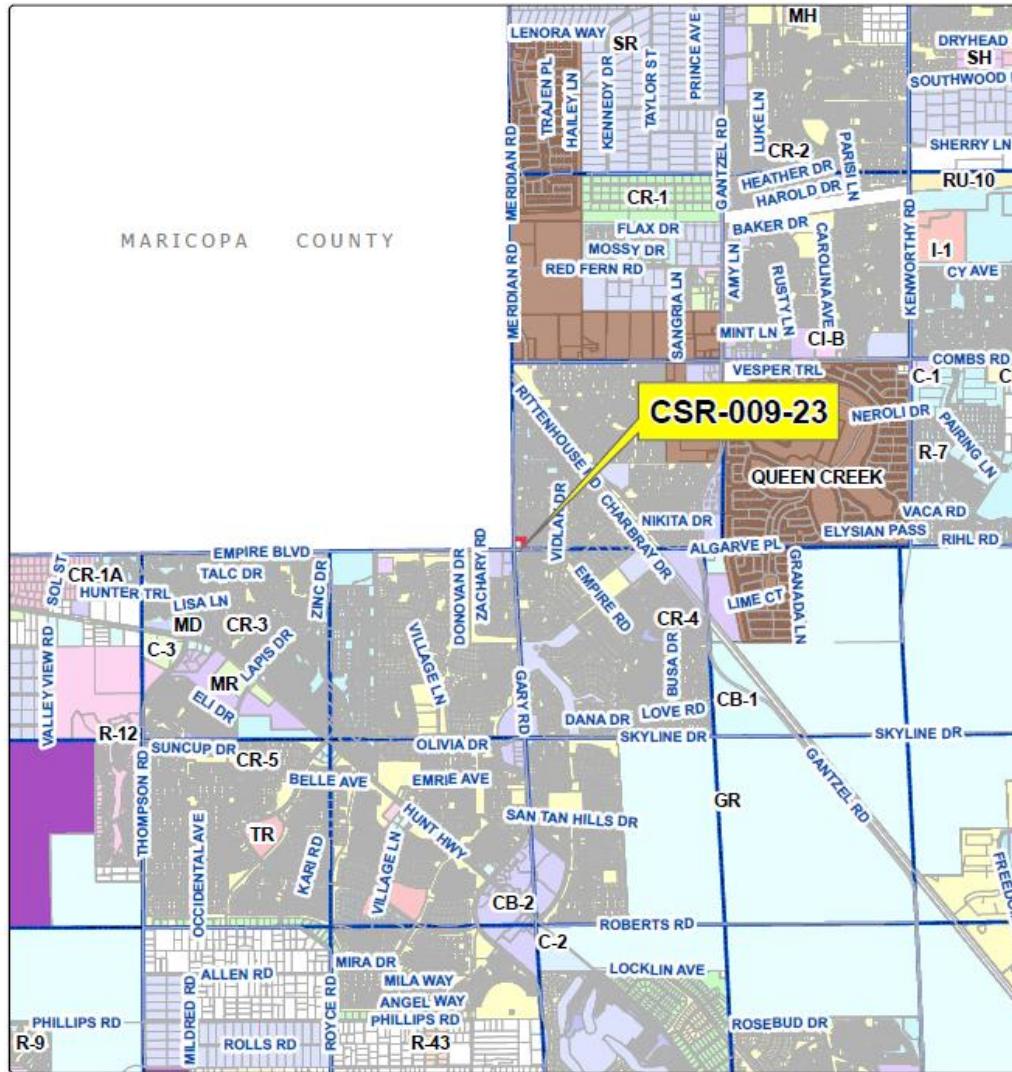


Vicinity Map



PINAL COUNTY

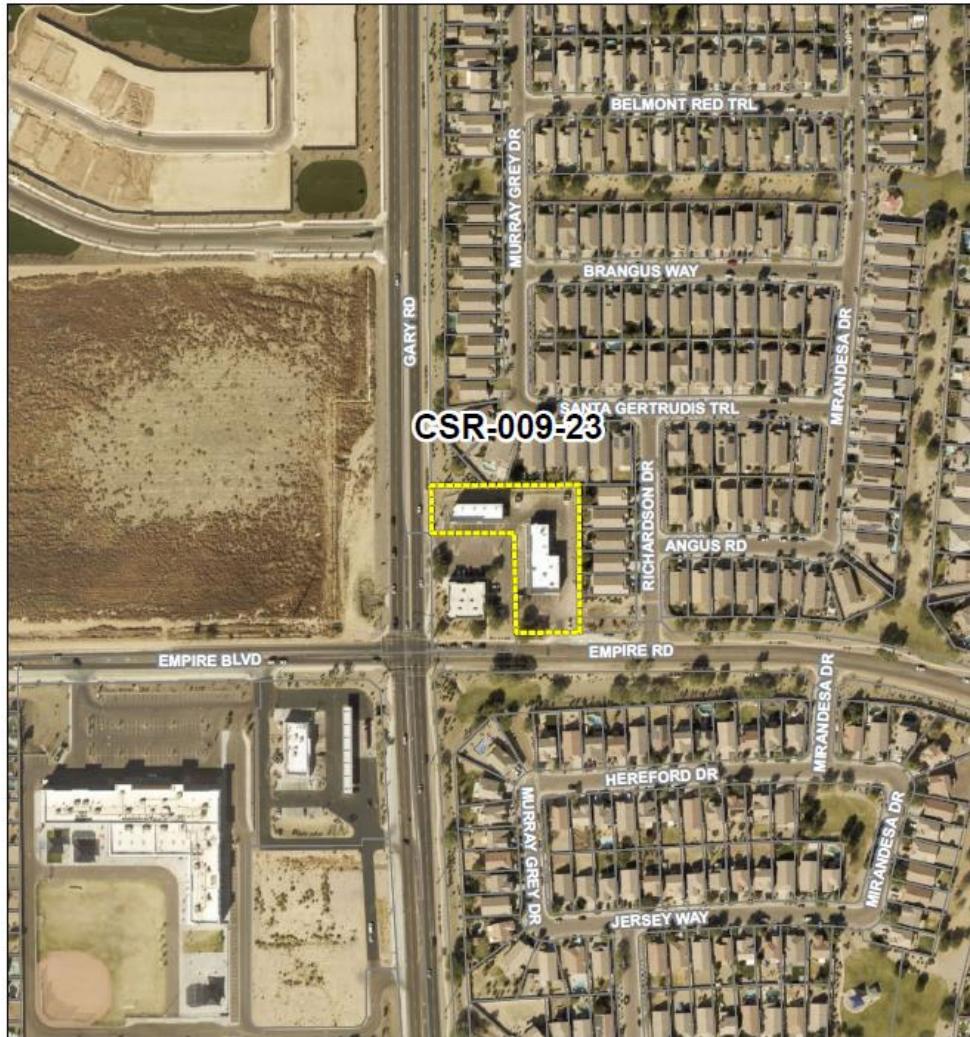
WIDE OPEN OPPORTUNITY





PINAL COUNTY
WIDE OPEN OPPORTUNITY

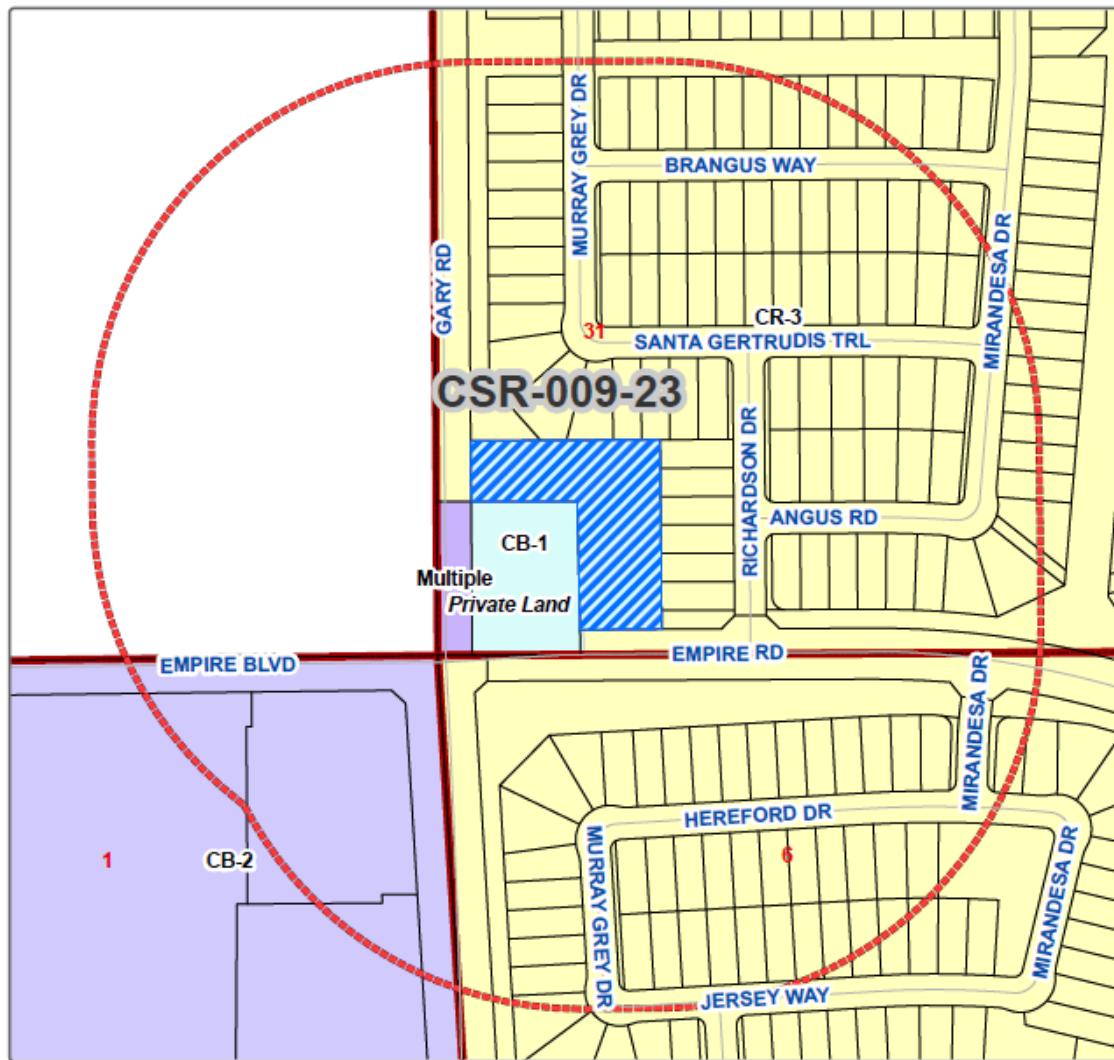
Aerial Map



CSR-009-23



PINAL COUNTY
WIDE OPEN OPPORTUNITY

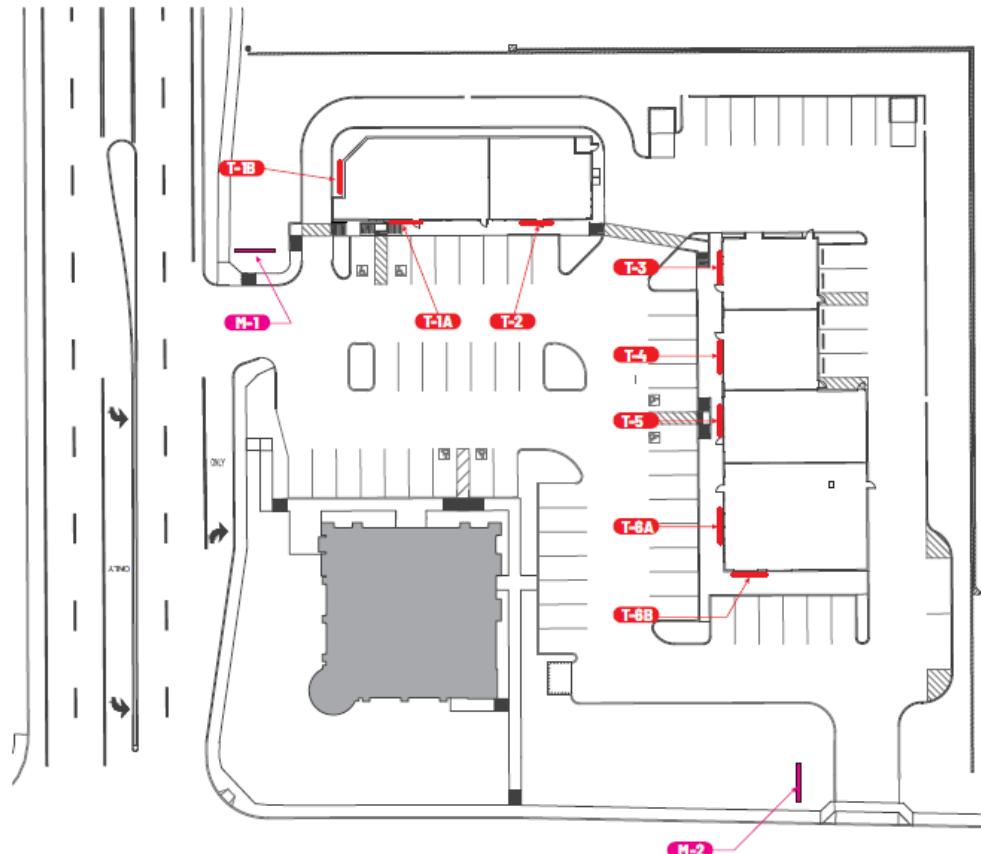


**Current Zoning of
Parcel:
CB-1**



SIGN LOCATIONS

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



CSR-009-23



PINAL COUNTY
WIDE OPEN OPPORTUNITY

SIGN SQUARE FOOTAGE

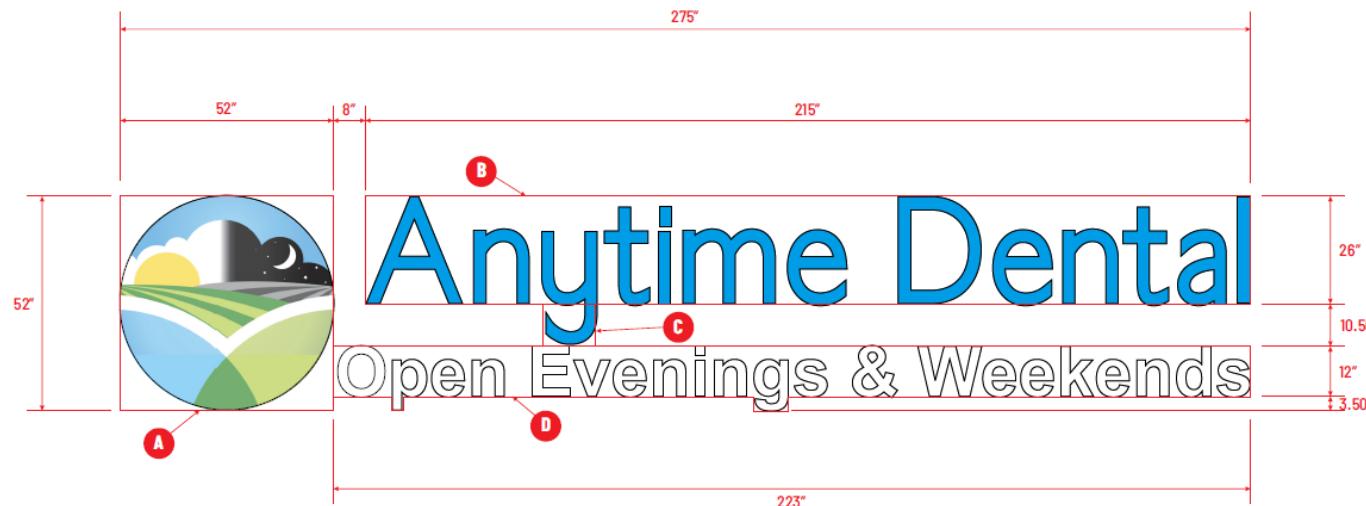
HEIGHT X LENGTH OF A = 18.77

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

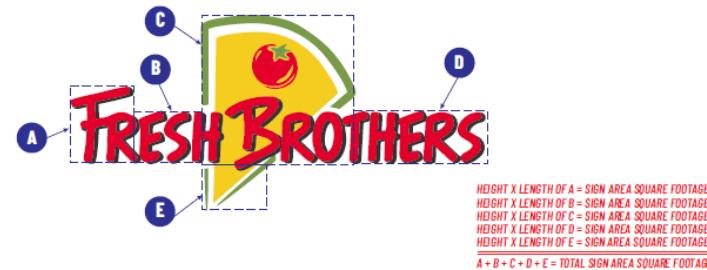


CSR-009-23



PINAL COUNTY
WIDE OPEN OPPORTUNITY

TYPICAL SIGN MEASUREMENT



TYPICAL MEASURE FOR SQUARE FOOTAGE

SCALE: NTS

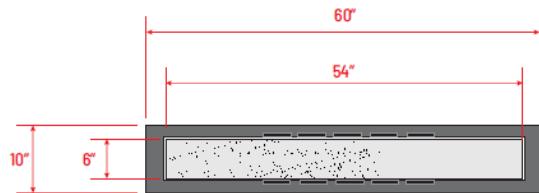
CSR-009-23



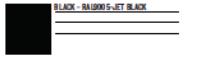
PINAL COUNTY
WIDE OPEN OPPORTUNITY

SPECIFICATIONS

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



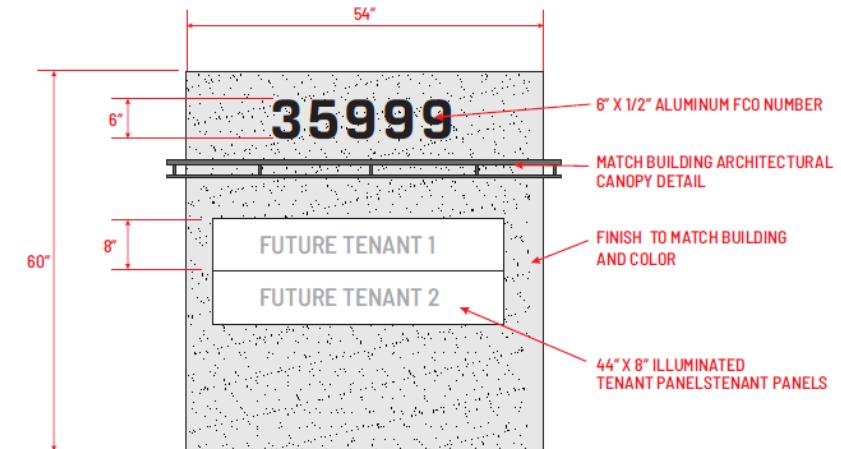
COLOR KEY



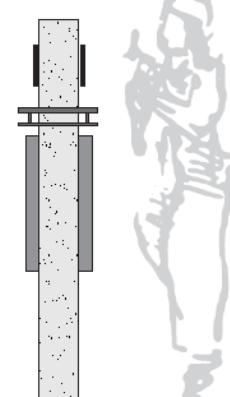
SITE MONUMENT SIGN - TOP VIEW

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

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



SITE MONUMENT SIGN M-1 - FRONT ELEVATION
SCALE: 1 1/2" = 1'-0"

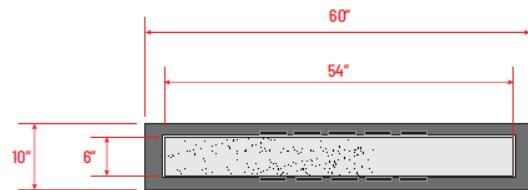


SITE MONUMENT SIGN - SIDE VIEW
SCALE: 1 1/2" = 1'-0"

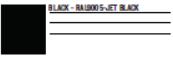


SPECIFICATIONS

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

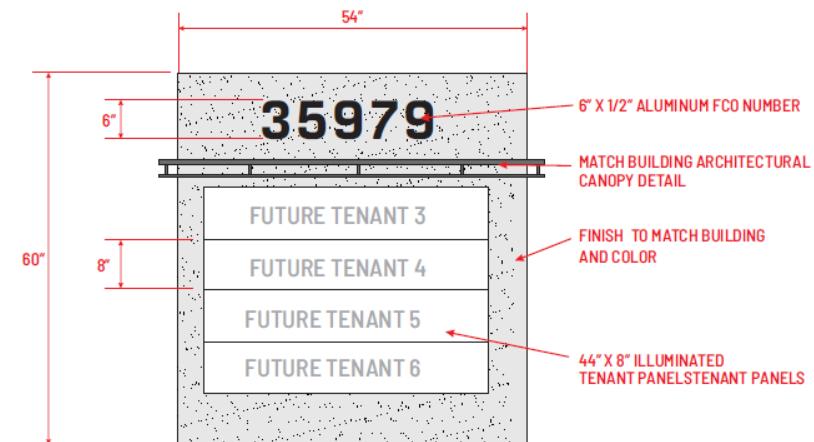


COLOR KEY



SITE MONUMENT SIGN - TOP VIEW

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



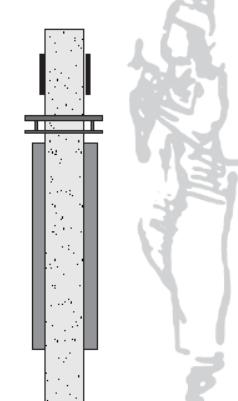
GENERAL NOTE:
ALL DRAWINGS IN THIS DOCUMENT
ARE ACCURATE FOR
SIZE AND GRAPHIC LAYOUTS

SITE MONUMENT SIGN M-2 - FRONT ELEVATION

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

SITE MONUMENT SIGN - SIDE VIEW

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

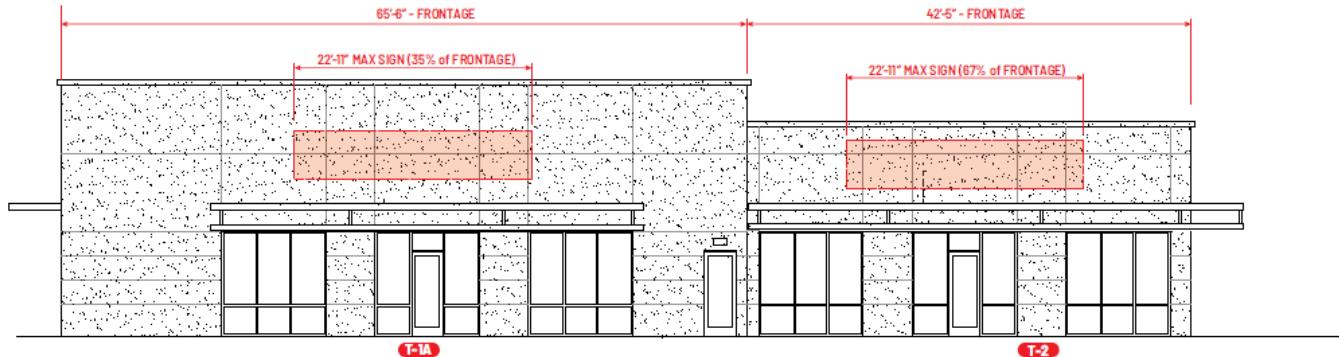




PINAL COUNTY
WIDE OPEN OPPORTUNITY

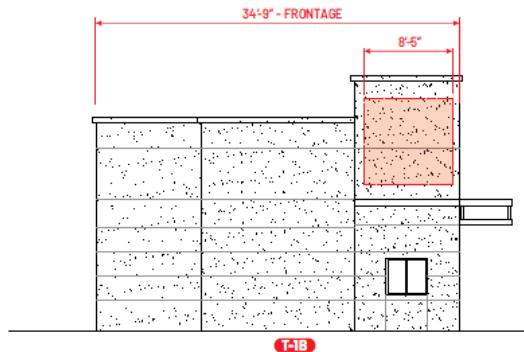
CSR-009-23

BUILDING A ELEVATIONS



SOUTH ELEVATION

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



WEST ELEVATION

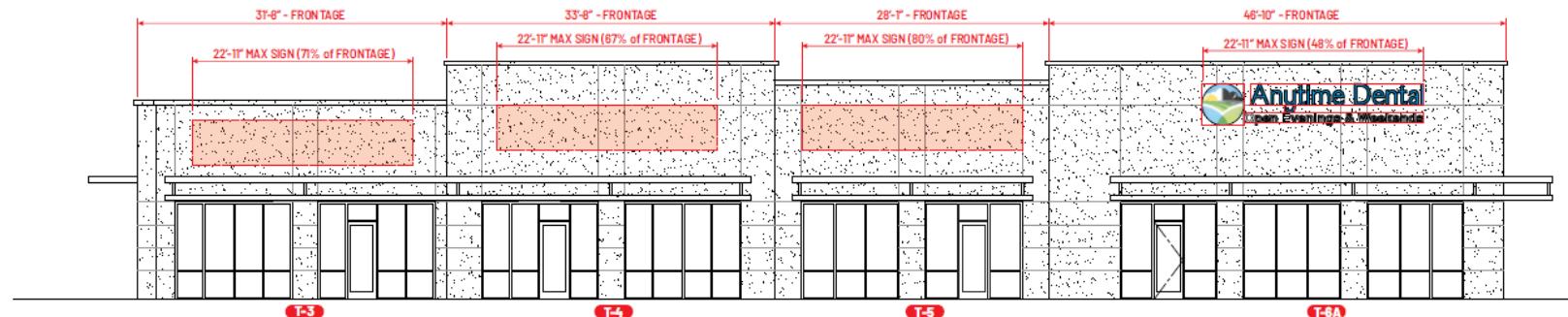
SCALE: 3/16" = 1'-0"



PINAL COUNTY
WIDE OPEN OPPORTUNITY

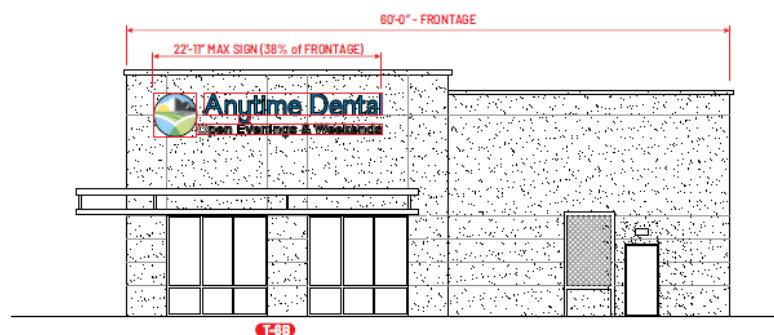
CSR-009-23

BUILDING B ELEVATIONS



WEST ELEVATION

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



SOUTH ELEVATION

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

North



PINAL COUNTY
WIDE OPEN OPPORTUNITY



South



PINAL COUNTY
WIDE OPEN OPPORTUNITY



South



PINAL COUNTY
WIDE OPEN OPPORTUNITY



East



PINAL COUNTY
WIDE OPEN OPPORTUNITY



East



PINAL COUNTY
WIDE OPEN OPPORTUNITY



West



PINAL COUNTY
WIDE OPEN OPPORTUNITY



West



PINAL COUNTY
WIDE OPEN OPPORTUNITY





CSR-009-23

□ **Items for Board of Supervisors Consideration:**

- Current amount of signage permitted per business in this zoning is 48 square feet of area per business.
- Applicant would like to provide 76.66 square feet of signage area per business. This could potentially offer 613.28 square feet of total signage.
- This request is for a 60% increase in allowed sign area for wall signs. Sign area increases over 25% require a Comprehensive Sign Package and requires approval from the Board of Supervisors.
- Staff has received no comments of opposition or support.



CSR-009-23

- Staff recommends **Approval** of CSR-009-23 as presented with no stipulations.