



MEETING DATE: May 1, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: CSR-017-23 (Someburros: San Tan Valley)

Case Coordinator: Val Lujan, Planner

Executive Summary:

This is a comprehensive sign package to allow three (3) wall mounted signs on building façade, and one (1) freestanding sign at the point of ingress/egress of Someburros food establishment in San Tan Valley.

If This Request is Approved:

The applicant shall be allowed to pursue permits to construct 142.63 square feet of signage on the property as described within the included site plan.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of this Comprehensive Sign Package.

TAX PARCELS: 104-22-9380 (Legal on file)

LANDOWNER: Del Sol Ventures LLC.

APPLICANT/AGENT: Joseph Wallace (of Spotlight Signs as applicant & agent)

REQUESTED ACTION & PURPOSE: Del Sol Ventures LLC requesting approval of a *Comprehensive Sign Package* through case CSR-017-23 to allow the installation of one (1) freestanding sign (double-faced) with a total square footage of 71.2 square feet, and three (3) wall-mounted signs with a total square footage of 71.43 square feet, for a grand total sign package of 142.63 square feet.

LOCATION: The subject sites is located on 440 E. Combs Road in San Tan Valley, AZ 85140.

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

- **Signs “A & B”: wall-mounted**
 - o Name signs
 - o Structure height is 4.2 feet
 - o Structure area = 23.72 square feet
 - o Located facing Combs Road

COMMUNITY DEVELOPMENT
Planning Division

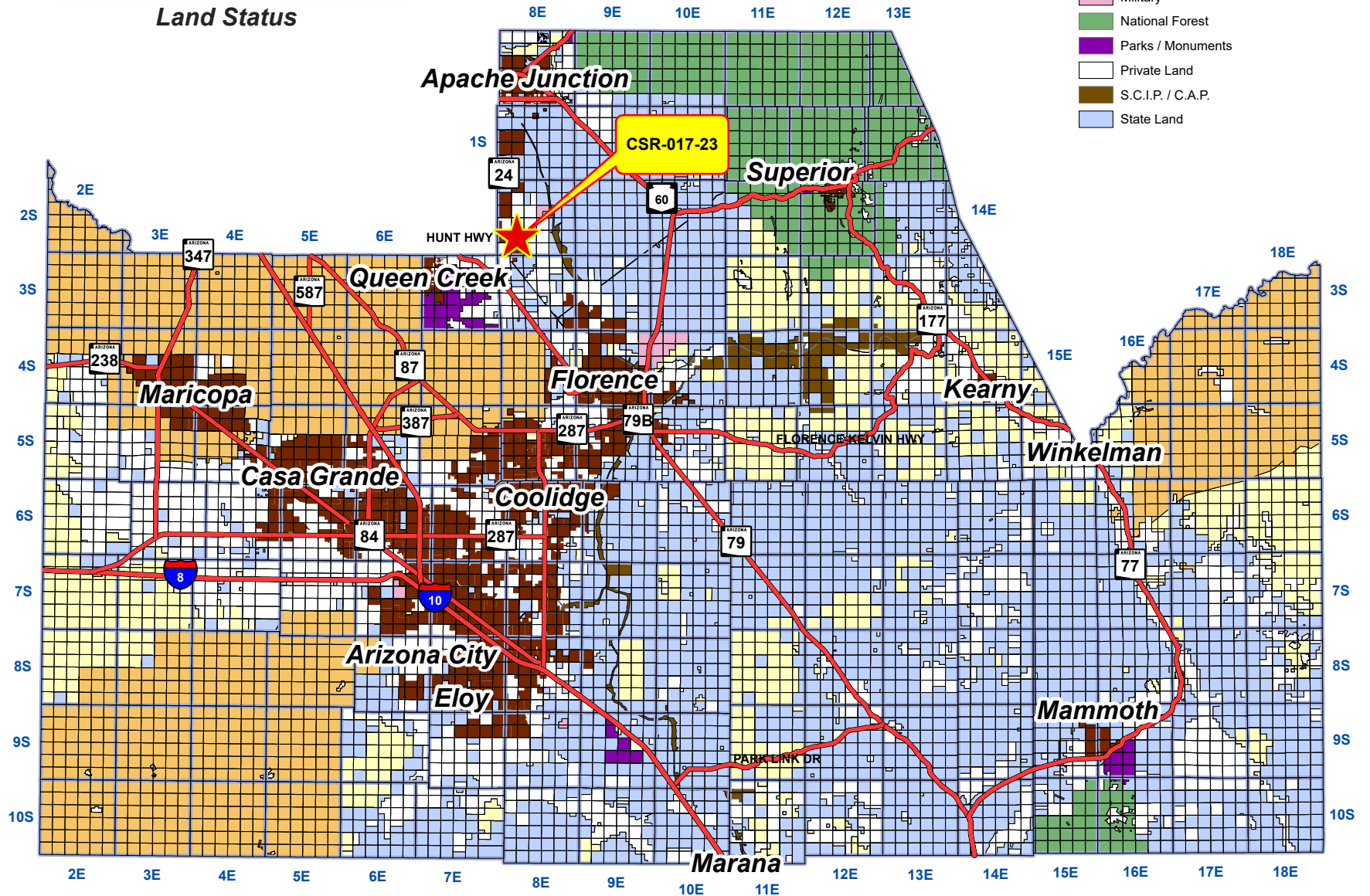


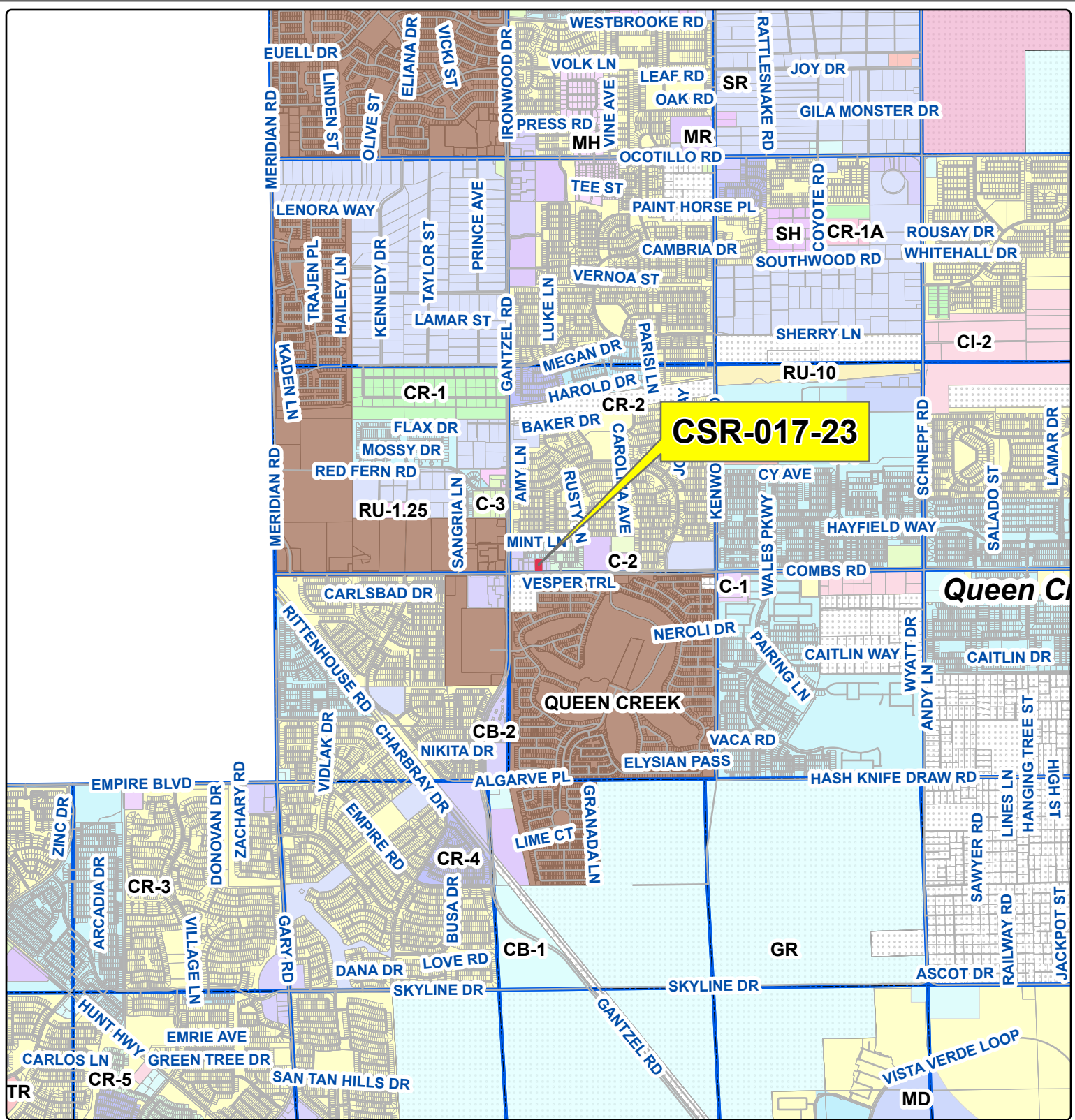
PINAL COUNTY
WIDE OPEN OPPORTUNITY

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



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Tax parcel 104-22-9380 (legal on file); located north of E. Combs Road and east of N. Gantzel Road in San Tan Valley, Pinal County.

SEC 29, TWN 02S, RNG 08E

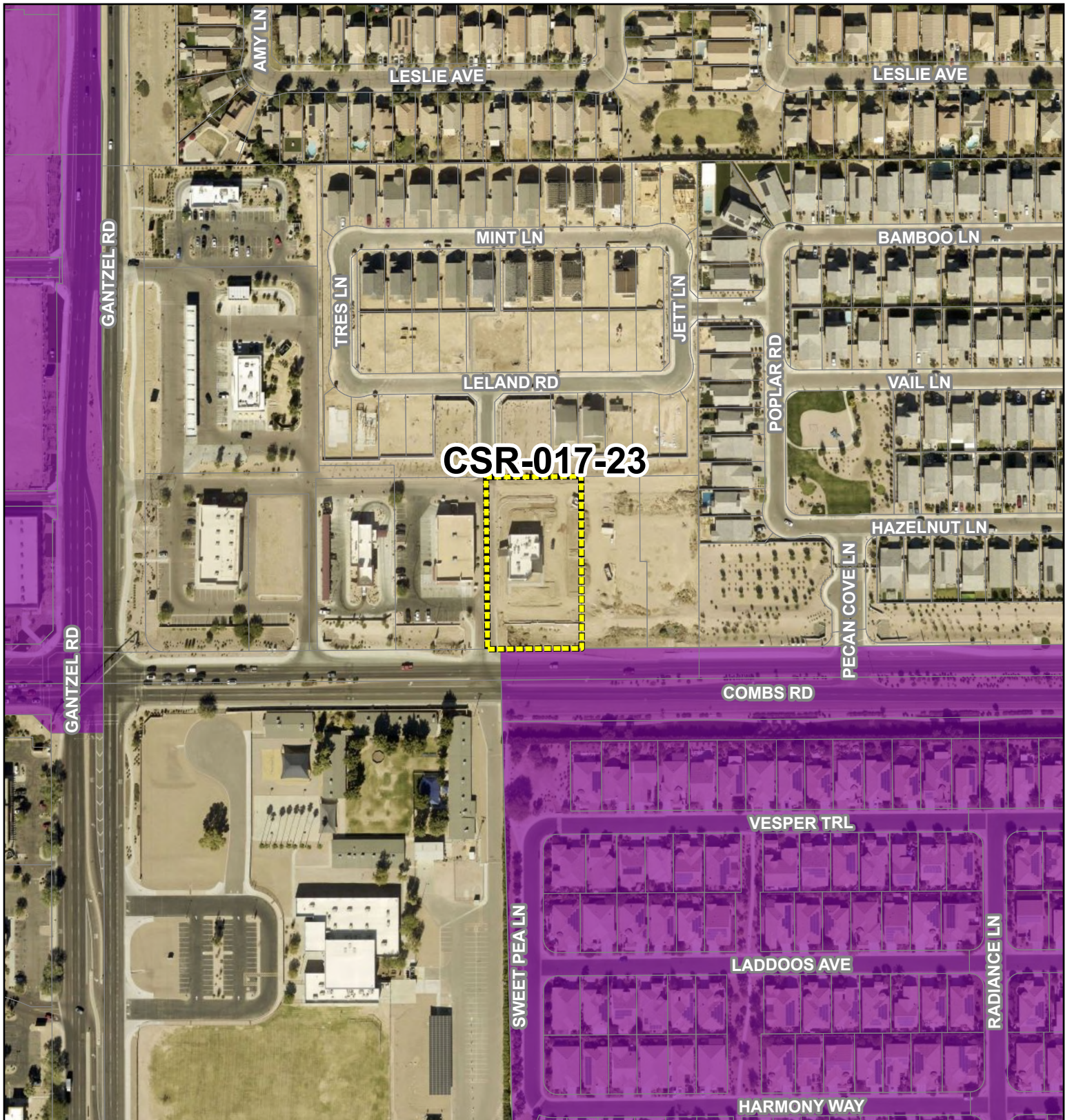


Owner/Applicant:
JOSEPH WALLACE OF SPOTLIGHT SIGNS

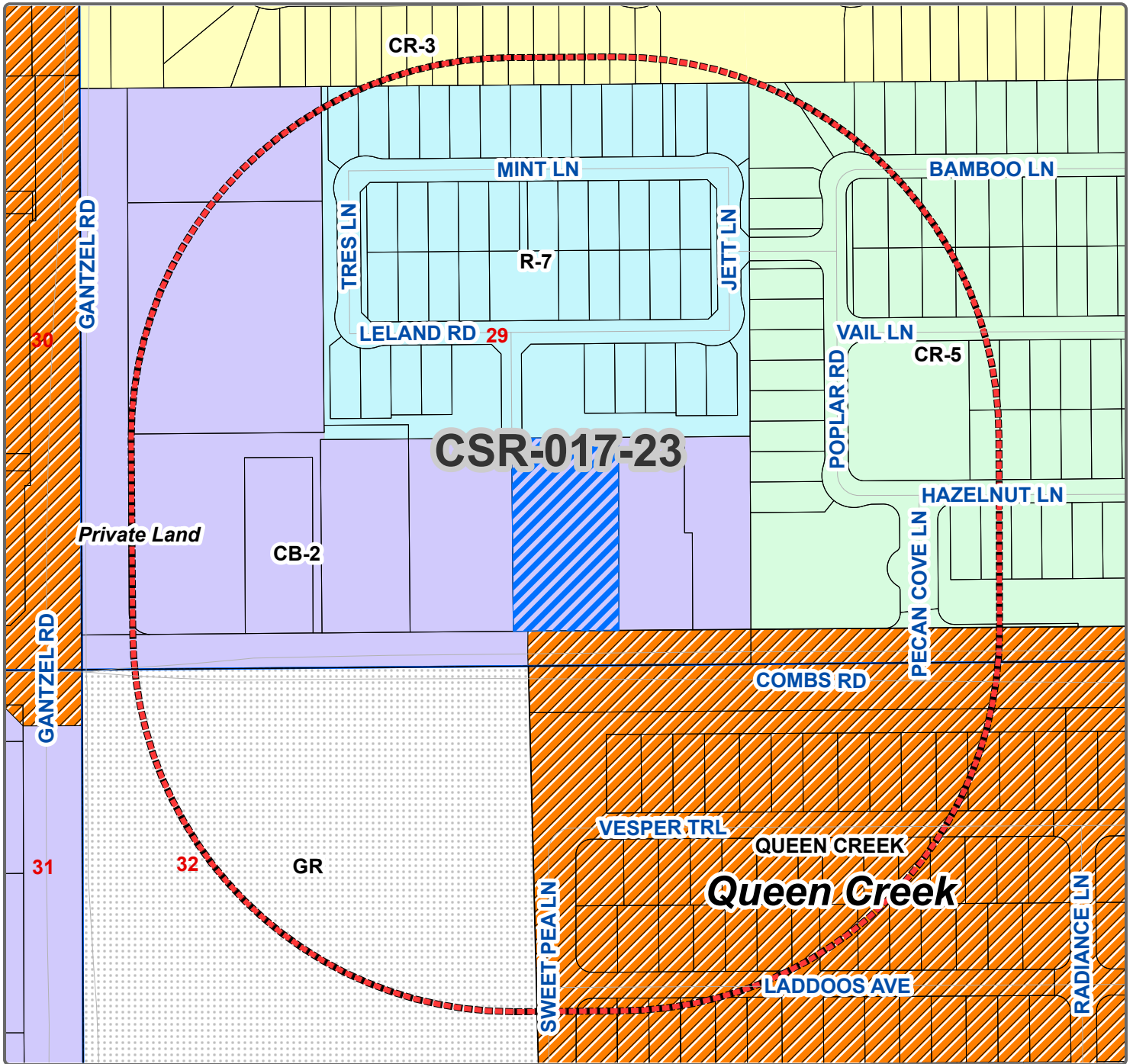
Drawn By: GIS / IT / RWH **Date:** 04/03/2024

Sheet No.	29	Township	02S	Range	08E
Case Number:		CSR-017-23			

1 of 1



Community Development



Community Development

CSR-017-23 – PUBLIC HEARING/ACTION: Joseph Wallace of Spotlight Signs (applicant/agent), on behalf of Del Sol Ventures LLC (owner) requesting approval of a Comprehensive Sign Package to allow the installation of three (3) wall mounted signs at 71.43 square feet altogether, and one (1) freestanding sign at 71.2 square feet, for a total signage of 142.63 square feet, on a ±1.17 acre parcel in the General Business Zoning District (CB-2); tax parcel 104-22-9380 (legal on file); located north of E. Combs Road and east of N. Gantzel Road in San Tan Valley, Pinal County.

Current Zoning: CB-2

Request: Comprehensive Sign Review

Current Land Use: SAN TAN VALLEY SAP



Legal Description:

Tax parcel 104-22-9380 (legal on file); located north of E. Combs Road and east of N. Gantzel Road in San Tan Valley, Pinal County.

SEC 29, TWN 02S, RNG 08E



Owner/Applicant: JOSEPH WALLACE OF SPOTLIGHT SIGNS

Drawn By: GIS / IT / RWH Date: 04/03/2024

Sheet No. 1 of 1

Section 29 Township 02S Range 08E

Case Number: CSR-017-23

- **Sign “C”: wall-mounted**
 - o Name and logo sign
 - o Structure height is 5.12 feet
 - o Structure area = 23.99
 - o Located on east side of establishment

- **Sign “D”: freestanding**
 - o Name and slogan sign
 - o Signage height is 4.6 feet
 - Full structure height is \pm 7 feet
 - o Signage area = 35.6 per side (total of 71.2 feet)
 - Width of full structure is \pm 8.5 feet
 - o Located at point of ingress/egress

SITE: The site is zoned General Business Zoning District (CB-2) and is currently built for a Someburros food establishment to open May 2024. The establishment has undergone the *site plan review* process with the Planning Division and received an approval back in February of 2023. The owners acknowledge that signage is processed through separate reviews and have applied for this comprehensive package for signage that exceeds what is allowed but is sufficient for their business and site. Without approval, the signage requested cannot be installed.

ANALYSIS: The subject site is located within the General Business Zoning District (CB-2). The site shares an access point with the establishment immediately west. Commercial properties with a common agreement (in this instance shared access) are governed under §2.145.130 of the County Code for signage purposes. The maximum signage allowed under this section of the Code is 48 square feet. The applicant is requesting a total of 142.63 square feet.

Staff finds that the proposal under CSR-017-23 would enhance visibility, provides adequate identification, is appropriate to surrounding character, and is not identified to pose a safety concern. The proposal is an appropriate deviation from the maximum standards imposed on the site due to its zoning. However, the request is forwarded to the Board of Supervisors per § 2.145.150 (H)(1b) of County Code, as the request exceeds the allowable signage area by more than 25%.

SIGN REVIEW COMMITTEE RECOMMENDATION: On March 26, 2024 the Sign Review Committee convened to discuss CSR-017-23. Member Mooney asked for clarification on Staff’s statement *of a freestanding sign being typical of these establishments* as Member Mooney describes that the Queen Creek Someburros location does not have one. Staff apologized for misspeaking and provided the following clarity of which the Applicant reiterated: Free standing signs are typical of establishments that run parallel to major roadways and have the frontage to support such signage, whereas the Queen Creek location fronts a connecting street and the frontage –due to street constraints– is orientated in a way where a freestanding sign would not enhance the building visibility. The Applicant expressed that many other locations where the site in context to street orientation has free standing signs, and provided an example in Goodyear and Gilbert.

Senior Planner Sangeeta Deokar (as member of the Committee) raised an issue regarding miscalculation of signage. This conversation resulted in the motion from the committee to read for a comprehensive

package of 143.2 square feet rather than the originally proposed 142.63 square. However, upon further review post-meeting, it is revealed that the Committee was referencing the Sign Matrix submitted by the Applicant which provided estimates of the signage instead of actual calculations as shown on the site plan. Staff has asked the Applicant to revise these documents for the BOS Hearing so that the true nature of the request is reflected. As so, CSR-017-23 was noticed for the correct amount of signage which is 142.63 square feet. **Based on this, Staff requests the Board to recognize the actual signage amount of 142.63 in its recommendation.*

The sign review committee voted 3-0 to recommend approval of CSR-017-23.

STAFF RECOMMENDATION: After a careful review of the applicant's proposal with respect to the business functions/operations of Someburros, consideration for the surrounding existing uses, and limitation of signage imposed by the current ordinance, Staff has determined that the proposed request is acceptable and offers a recommendation of **APPROVAL** to be entertained by the Board of Supervisors.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 1st DAY OF **MAY 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-017-23 – PUBLIC HEARING/ACTION: Joseph Wallace of Spotlight Signs (applicant/agent), on behalf of Del Sol Ventures LLC (owner) requesting approval of a Comprehensive Sign Package to allow the installation of three (3) wall mounted signs at 71.43 square feet altogether, and one (1) freestanding sign at 71.2 square feet, for a total signage of 142.63 square feet, on a ±1.17 acre parcel in the General Business Zoning District (CB-2); tax parcel 104-22-9380 (legal on file); located north of E. Combs Road and east of N. Gantzel Road in San Tan Valley, Pinal County.

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 BOARD OF SUPERVISORS:

<https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS 8TH DAY OF **APRIL 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

ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE BOARD OF SUPERVISORS IS REQUESTED TO BE PROVIDED TO STAFF BY THE TIMEFRAME SET BELOW:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

NO LATER THAN 1:00 PM ON THURSDAY, APRIL 18, 2024

Contact for this matter: Valerie Lujan, Planner

E-mail address: valerie.lujan@pinal.gov

Phone # (520) 866-6528


[Anything below this line is not for publication.]

PUBLISHED ONCE:
Pinal Central Dispatch

CERTIFICATION OF POSTING

I hereby certify that the notice(s) shown below was/were posted on the property described in the notice on April 15th, 2024.

PLANNING & DEVELOPMENT DEPARTMENT

BY:  Cody Suprak, Planning Technician DATED: 04/15/24
[signature] [print name and title]

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Phone # (520) 866-6528

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AFFIDAVIT OF PUBLICATION

State of Texas, County of Bexar, 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 Pinal Central 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:

Apr. 11, 2024

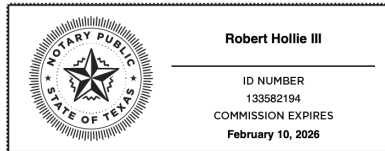
NOTICE ID: eOHZVgYauuo1vAlx2u02

NOTICE NAME: CSR-017-23 Public Hearing

(Signed) Yuade Moore

VERIFICATION

State of Texas
County of Bexar



Subscribed in my presence and sworn to before me on this: 04/12/2024



Notary Public
Electronically signed and notarized online using the Proof platform.

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Lujan, Planner
E-mail address: valerie.lujan@
pinal.gov
Phone # (520) 866-6528
No. of publications: 1: date of
publication: Apr 11, 2024

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QUEEN CREEK, AZ 85140

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SAN TAN VALLEY, AZ 85140

RITCHIE EUGENE CLAUD & JA...
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QUEEN CREEK, AZ 85140

RENDINA MAUREEN E REV LIV ...
364 E LADDOOS AVE
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NORTH SALT LAKE, UT 84054

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265 E LADDOOS AVE
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DEWAR WILLIAM D
482 RONNING ST
EDMONTON, AB

NIEMI GREGORY ALLEN & WEN...
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MEMBERG BARRY & NESSA
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EDMONTON, AB

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WANG PERRY C & YEN KAIUWA...
567 E HAZELNUT LN
SAN TAN VALLEY, AZ 85140

PECAN COVE HOMEOWNERS A...
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ROSE DOROTHY
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SCHUMACHER SHELBY
MAIL RETURN
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MCDONALD JASON DEREK & K...
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ENCANTERRA COMMUNITY AS...
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TEMPE, AZ 85282

PECAN COVE HOMEOWNERS A...
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GILBERT, AZ 85233

KERWIN GREGORY
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SAN TAN VALLEY, AZ 85140

PETERSEN & ROLLINS HOLDIN...
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MESA, AZ 85206

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MESA, AZ 85212

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SAN TAN VALLEY, AZ 85140

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PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

DEL SOL VENTURES SOUTH LL...
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STEWART WILLIAM & PAULA
3015 VINA VIAL
SAN CLEMENTE, CA 92673

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

NEC COMBS & GANTZEL LLC
1110 E MISSOURI AVE STE 700
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PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

ANN WHITLEY
156 E MINT LN
SAN TAN VALLEY, AZ 85140

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVE STE 1...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

HUGHES JOSHUA & MAKENZIE
132 E MINT LN
SAN TAN VALLEY, AZ 85140

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

TORONTO BRETT R & LINDSAY
272 E MINT LN
SAN TAN VALLEY, AZ 85140

MATTICE MARGO
142 E MINT LN
SAN TAN VALLEY, AZ 85140

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

THEOBALD SARAH & SCOTT
145 E MINT LN
SAN TAN VALLEY, AZ 85140

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

DIDOMENICO ASHLYN
3263 E PAGE AVE
GILBERT, AZ 85234

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

MICHIELI NICOLE & NICHOLAS
251 E MINT LN
SAN TAN VALLEY, AZ 85140

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

LAWES MCKAY & JADE
235 E MINT LN
SAN TAN VALLEY, AZ 85140

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

HOLLINGSWORTH JAKE & SYD...
205 E MINT LN
SAN TAN VALLEY, AZ 85140

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

HRINDA DEBRA
105 RICHMOND ST E
SOUTH SAINT PAUL, MN 55075

FILLMORE STEPHANIE
189 E MINT LN
SAN TAN VALLEY, AZ 85140

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

CARDINALE ANTHONY JAMES J...
175 E MINT LN
SAN TAN VALLEY, AZ 85140

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

PECAN COVE WEST LAND GRO...
6859 E REMBRANDT AVENUE, ...
MESA, AZ 85212

BALBOA BUYERS LLC
21227 E STACEY RD
QUEEN CREEK, AZ 85142

PINAL COUNTY

INFORMATION ABOUT CONSENT TO CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

Pinal County, as part of the application process concerning land use requests, is now requesting that property owners or their authorized agents execute and return the attached Consent and Waiver. This policy is a result of that part of the Private Property Rights Protection Act (Proposition 207 *est. 2006*) that deals with regulatory takings and changes in land uses (A.R.S. §§12-1134 – 12-1138).

By signing the Consent and Waiver, the property owner agrees and consents to all conditions and stipulations in conjunction with the property owner's application, acknowledges that approval of the application might affect current or existing rights to use, divide, sell or possess the owner's property, and waives any right to compensation for diminution in value that may result from approval.

The Consent and Waiver form will be provided at the Concept Review Meeting to allow ample time for review. Should the Pinal County Planning and Zoning Commission ("Commission") recommend approval of the property owner's application, the form will again be provided to applicant together with the Commission's recommended stipulations/conditions. These materials will be provided to the applicant via e-mail, within three business days of the Planning Commission hearing. The property owner is requested to return the executed document to the Pinal County Planning and Development Department within 10 working days so that the document can be inserted into the packet to be presented to the Supervisors as part of the planning staff's report.

If an owner does not sign the Consent and Waiver, the application will continue through the normal County process. The Supervisors will be informed of the refusal and this will be one of the factors considered by the Supervisors.

If the Commission recommends denial of the property owner's application but the Supervisors decide to approve the application, the property owner will be requested to sign the Consent and Waiver with attached conditions/stipulations and conditions, after the Board of Supervisors' hearing.

COMMUNITY DEVELOPMENT
Planning Division

When recorded return to:
Clerk
Pinal County Board of Supervisors
P.O. Box 827
Florence, AZ 85132

CONSENT TO SCHEDULE FOR DEVELOPMENT/CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Del Sol Ventures LLC ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a Comprehensive Sign Package for development of the following described property ("Property"):

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A."

By signing below, Owner agrees and consents to all conditions/stipulations/Schedule for Development imposed by Pinal County in conjunction with the approval of the Comprehensive Sign Package, Case No. CSR-017-23, which are attached hereto as EXHIBIT B.

By signing below, Owner acknowledges that the approval of the Comprehensive Sign Plan, Case No. CSR-017-23, might affect existing rights to use, divide, sell or possess the Property.

By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the Comprehensive Sign Plan, Case No. CSR-017-23, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of Comprehensive Sign Plan in Case No. CSR-017-23 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Tim Vasquez
Del Sol Ventures LLC
[Print Entity Name]

OWNER: John Beerling
Del Sol Ventures LLC
[Print Entity Name]

[Signature]
Signature

[Signature]
Signature

Its: Owner
[Title, if applicable]

Its: Co-owner
[Title, if applicable]

Dated: 4/5/2024

Dated: 4/5/2024

INDIVIDUAL ACKNOWLEDGMENT: *[To be filled out if NOT a corporation, partnership, or trust]*

STATE OF ARIZONA)
COUNTY OF Maricopa) ss.

The foregoing instrument was acknowledged before me this 5 day of April, 2024, by Johnny Beerling / Tim Vasquez.
[Insert Name of Signor(s)]

[Signature]
Notary Public



My commission expires: 1/07/2027

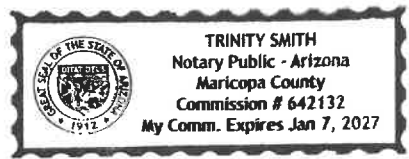
CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT: *[To be filled out if a corporation, partnership, or trust]*

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 8th day of April, 2024, by Tim Vasquez as Owner of Del Sol Ventures LLC an Arizona corporation, who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Notary Public [Signature]

My commission expires: 1/07/2027



ACKNOWLEDGMENT: *[Use only when a second company is signing on behalf of owner:]*

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, 20____, by _____ as _____ of _____, an _____ corporation, as _____ for _____ who being authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

Notary Public _____

My commission expires: _____



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 03/07/2023 1619

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2023-016357

Landmark Title Assurance Agency of Arizona LLC

ORDER NO.: 06196231-128-CM

WHEN RECORDED, MAIL TO:

Werner J. Meyer, Esq.
5727 North 7th Street, Suite 407
Phoenix, Arizona 85014

1/2

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **NEC COMBS & GANTZEL, L.L.C.**, an Arizona limited liability company ("Grantor"), does hereby convey to **DEL SOL VENTURES SOUTH, LLC**, an Arizona limited liability company ("Grantee"), the real property ("Real Property") situated in the County of Pinal, State of Arizona, more particularly described in Exhibit "A" attached to this Deed.

TOGETHER with all tenements, hereditaments and appurtenances to the Real Property.

SUBJECT TO all current taxes, patent reservations, all covenants, conditions, restrictions, reservations, easements and declarations of record or to which reference is made in the public records, any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate survey, of the Real Property would reveal, and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Real Property.

AND GRANTOR hereby binds itself and its successors to warrant and defend title to the Real Property against the acts of Grantor and none other, subject to the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 6th day of March, 2023.

GRANTOR:

NEC COMBS & GANTZEL, L.L.C., an Arizona limited liability company

By: Germann-Gantzel, L.L.C., an Arizona limited liability company, its Sole Member

By: JM-Germann and Gantzel, L.L.C., an Arizona limited liability company, Member

By: J.M. Management Company, Inc., an Arizona corporation, its Manager

By: James V. Whitehead
James V. Whitehead, President

By: D-Gantzel & Germann, L.L.C., an Arizona limited liability company

By: CAR-DEL LIMITED PARTNERSHIP, an Arizona limited partnership, Sole Member

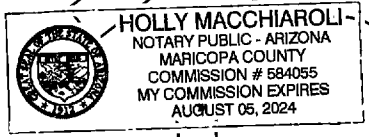
By: GERMANN-GFB II, L.L.C., an Arizona limited liability company, General Partner

By: Gary D. Davidson
Gary D. Davidson, a married man dealing with his sole and separate property, Member

STATE OF ARIZONA)
County of Maricopa) ss.

On March 6th, 2023, before me, HOLLY MACCHIAROLI a Notary Public in and for said state, personally appeared James V. Whitehead, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Holly Macchiaroli
Notary Public in and for said State
My Commission Expires: 8-5-2024

STATE OF ARIZONA)
County of Maricopa) ss.

On March 6th, 2023, before me, Lisa Drews, a Notary Public in and for said state, personally appeared Gary D. Davidson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Lisa Drews
Notary Public in and for said State
My Commission Expires: 1/15/26

EXHIBIT "A"
Legal Description

Lot 6C, RE-PLAT OF SHOPPES AT PECAN RANCH – PHASE 6, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2022-068277.

Shoppe's

**Updated for BOS*

WALL MOUNTED / FREE STANDING SIGN MATRIX

Sign Type	Sign Description	Function	Placement	Quantity	Size	Materials	Illumination
A & B- Future Wall Mounted Sign	Wall Mounted Sign showing "Someburros"	Identify Business	Located along Combs Rd, Facing South and on South East elevation	2	Overall Size: 86.25" x 51.325" SQ FT: 23.72 x 2 elevations = 47.44 SF total	Aluminum, Acrylic, Vinyl	Internally LED Illuminated
C - Future Wall Mounted Sign	Wall mounted sign showing {Logo} "Someburros"	Identify Business	Located on East Elevation	1	Overall Size: 104.5" x 66.125" SQ FT: 23.99	Aluminum, Acrylic, Vinyl	Internally LED Illuminated
D- Future Monument Sign	Monument / Ground Sign showing "Someburros" on both faces and address numbers	Identify Business Identify Address	Located at driveway/entrance on Combs Rd	1	Overall Size: 92" x 55.75" (face) SQ FT: 35.6 / F 71.2 SF Total	Aluminum, Acrylic, Vinyl	Internally LED Illuminated

Signs A & B

Signage Specifications South Elevation

**Signage specs and site plan sheets updated for BOS*

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480.207.1131
www.SpotlightSigns.com

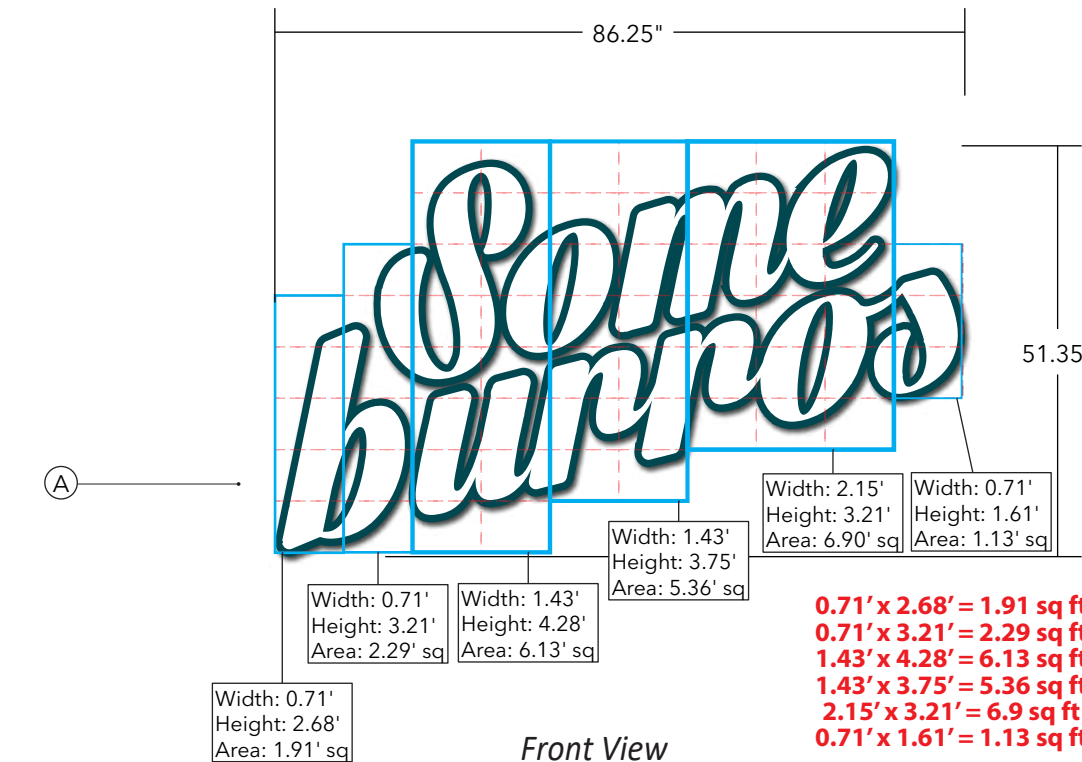
Project
15630

Project Type
Building Signage -
Illuminated

Project Detail
A - Front- and Halo-illuminated pan channel Letters w/ white acrylic faces with translucent vinyl overlay, 1" black trim cap, and 5" white returns

Installation Method
Stud mounted with spacers

Revision	
V1	11/1/2023
V2	2/20/2024
V3	4/3/2024
V4	4/8/2024



PROPERTY OWNER INFORMATION
DEL SOL VENTURES SOUTH LLC
2440 E GERMANN RD BLDG B STE 7
CHANDLER, AZ 85286
(480) 240-9399

Site Address: 440 E Combs Road, San Tan Valley AZ 85140

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Notes

A - Face/Halo-Illuminated Pan Channel Letters/Logo with white acrylic faces with printed vinyl overlay, 1" black trim cap, and 5" white returns

Qty 2

23.72 Square Feet per sign
47.44 Square Feet Total



Scale 1/2" = 1'

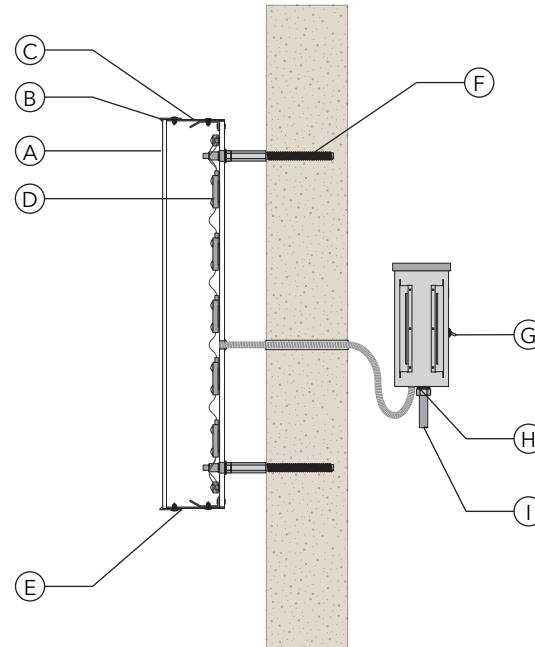
Drawn By AM

Drawing Number **A-1.1**

Signs A & B

Sectional View (Typical)

Pan Channel Letters Face & Halo Illuminated



Side View

PROPERTY OWNER INFORMATION
DEL SOL VENTURES SOUTH LLC
2440 E GERMANN RD BLDG B STE 7
CHANDLER, AZ 85286
(480) 240-9399

Site Address: 440 E Combs Road, San Tan Valley AZ 85140

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 Gilbert, AZ 85233
480.207.1131
 www.SpotlightSigns.com

Project
 15630

Project Type
 Building Signage -
 Illuminated

Project Detail
 A - Front- and Halo-
 illuminated pan
 channel Letters w/
 white acrylic faces
 with translucent
 vinyl overlay, 1"
 black trim cap, and
 5" white returns

Installation Method
 Stud mounted with
 spacers

Revision

V1	11/1/2023
V2	2/20/2024
V3	4/3/2024
V4	4/8/2024

Scale NTS

Drawn By AM

Drawing Number **A-1.2**

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 agreed upon by Spotlight Signs & Imaging Solutions, LLC,
 and recipient, nor shall any design features unique to
 this document be incorporated in any other projects.

Notes

- | | |
|------------------------------------|---|
| A - White Acrylic Faces with Vinyl | F - 1" x 1/4" Machine Screw in Anchors with Spacers |
| B - 1" Black Trim Cap | G - 20 amp Service Disconnect per NEC 600-2 |
| C - 5" White Returns | H - 12-V Power Supply |
| D - White LEDs | I - Primary to Existing Circuit / Provided by Other |
| E - 3/4" Drain Hole per NEC 600-8 | J - Routed Aluminum Face painted MAP White |



Signs A & B

Building Specifications South / South East Elevation

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Gilbert, AZ 85233
480.207.1131
www.SpotlightSigns.com

Project
15630

Project Type
Building Signage -
Illuminated

Project Detail
A - Front- and Halo-illuminated pan channel Letters w/ white acrylic faces with translucent vinyl overlay, 1" black trim cap, and 5" white returns

Installation Method
Stud mounted with spacers

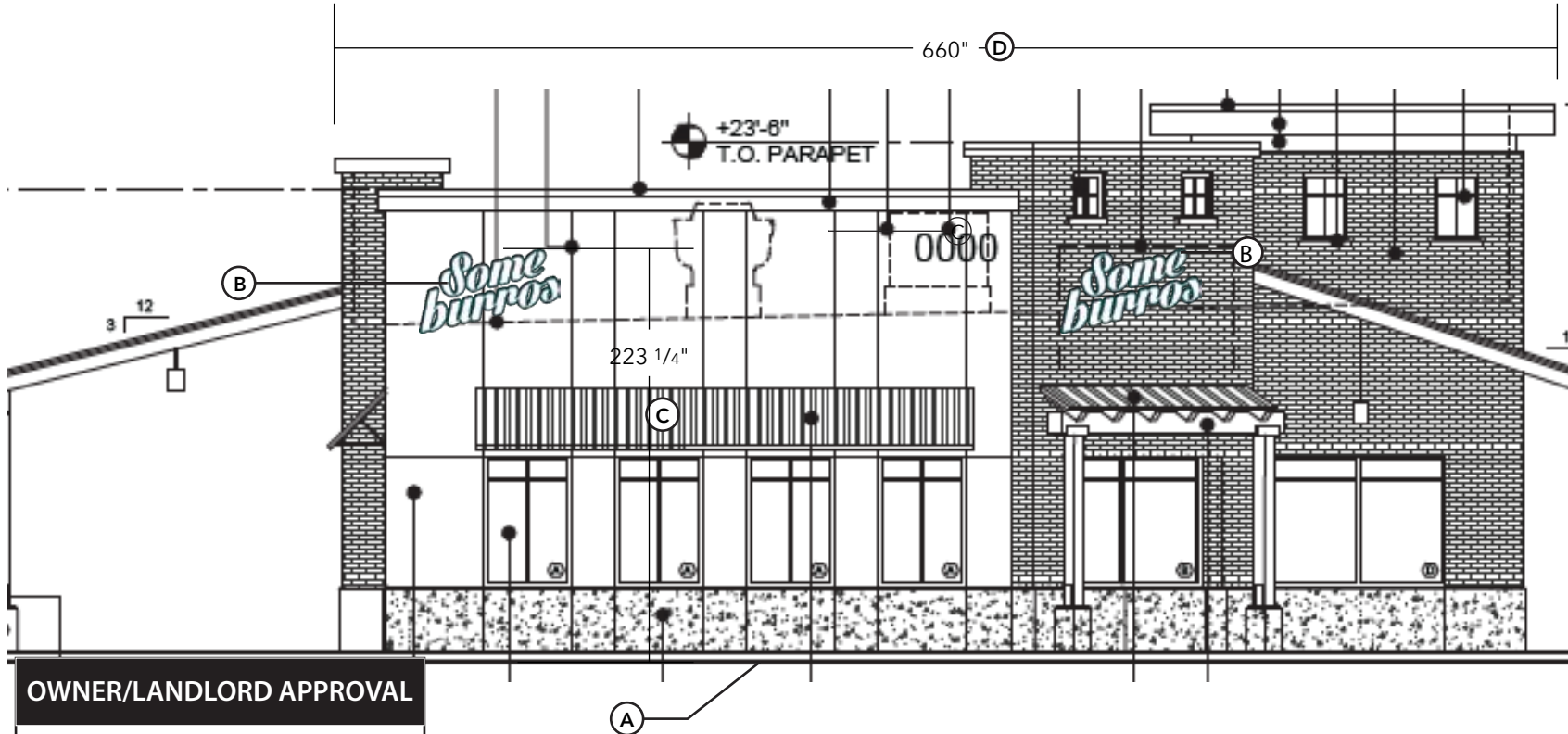
Revision

V1	11/1/2023
V2	2/20/2024
V3	4/3/2024
V4	4/8/2024

Scale 1/8" = 1'

Drawn By AM

Drawing Number **A-1.3**



OWNER/LANDLORD APPROVAL

SIGNATURE:

PRINTED NAME:

TITLE:

DATE:

COMPANY NAME/ORGANIZATION:

PROPERTY OWNER INFORMATION

DEL SOL VENTURES SOUTH LLC
2440 E GERMANN RD BLDG B STE 7
CHANDLER, AZ 85286
(480) 240-9399

Site Address: 440 E Combs Road, San Tan Valley AZ 85140



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Notes

- A - Grade
- B - Sign Location / Reference A-1.1
- C - Top of Sign / Approx ~18.6' from Grade
- D - Frontage ~55'

Sign C

Signage Specifications

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Gilbert, AZ 85233
480.207.1131
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Project
Someburros
San Tan Valley

Project Type
Building Signage -
Illuminated

Project Detail
A - Front and Halo-illuminated
Routed-Face Reverse Pan
Channel circle painted MAP
White, backed with White acrylic
and printed vinyl overlay

B - Front- and Halo-illuminated
pan channel burro & Letters w/
white acrylic faces with printed
vinyl overlay, black trim cap, and
5" white returns

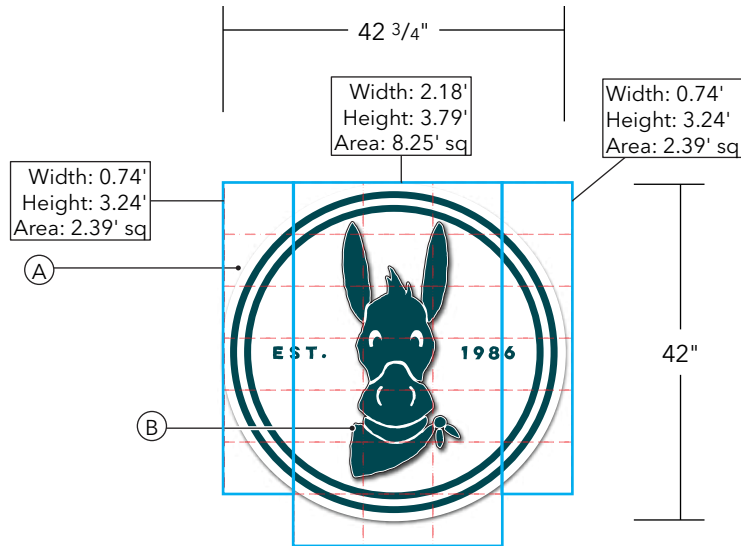
Installation Method
Stud mounted with
spacers

Revision
V1 11/1/2023
V2 2/20/2024
V3 4/3/2024
V4 4/8/2024

Scale 1/2" = 1'

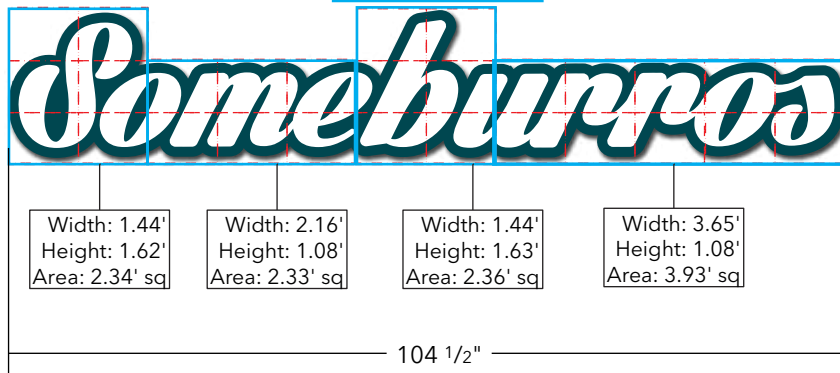
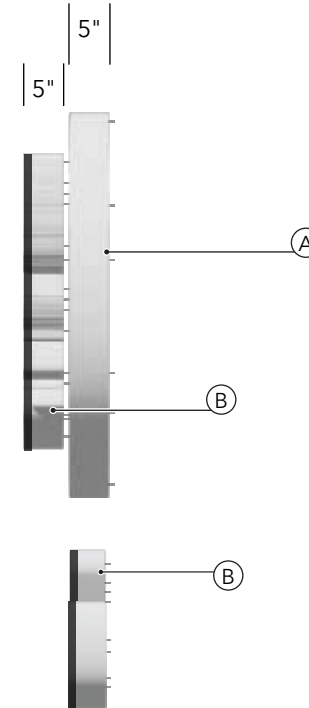
Drawn By AM

Drawing Number **B-1.1**



0.74' x 3.24' = 2.39 sq ft
2.18' x 3.79' = 8.25 sq ft
0.74' x 3.24' = 2.39 sq ft
1.44' x 1.63' = 2.36 sq ft
2.16' x 1.08' = 2.33 sq ft
1.44' x 1.63' = 2.34 sq ft
3.65' x 1.08' = 3.93 sq ft

2.39+8.25+2.39+2.36+2.33+2.34+
3.93 = 23.99 sq ft



PROPERTY OWNER INFORMATION
DEL SOL VENTURES SOUTH LLC
2440 E GERMANN RD BLDG B STE 7
CHANDLER, AZ 85286
(480) 240-9399

Site Address: 440 Combs Road, San Tan Valley AZ 85140

Qty 1

East Elevation: 23.99 Square Feet



Notes

A - Face/Halo-Illuminated RPC painted MAP white, backed w/ white vinyl with printed vinyl overlay
B - Face/Halo-Illuminated Pan Channel Letters/Logo with white acrylic faces with printed vinyl overlay, 1" black trim cap, and 5" white returns

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Sign C

Sectional View (Typical)

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Project
Someburros
San Tan Valley

Project Type
Building Signage -
Illuminated

Project Detail
A - Front and Halo-illuminated
Routed-Face Reverse Pan
Channel circle painted MAP
White, backed with White acrylic
and printed vinyl overlay

B - Front- and Halo-illuminated
pan channel burro & Letters w/
white acrylic faces with printed
vinyl overlay, black trim cap, and
5" white returns

Installation Method
Stud mounted with
spacers

Revision

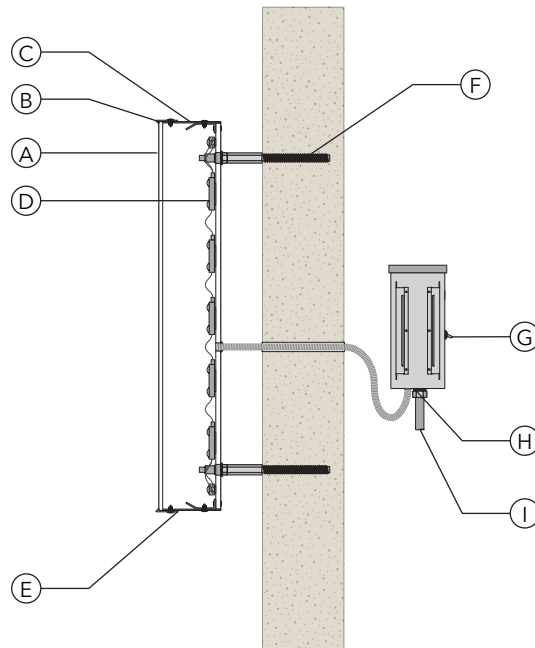
V1	11/1/2023
V2	2/20/2024
V3	4/3/2024
V4	4/8/2024

Scale NTS

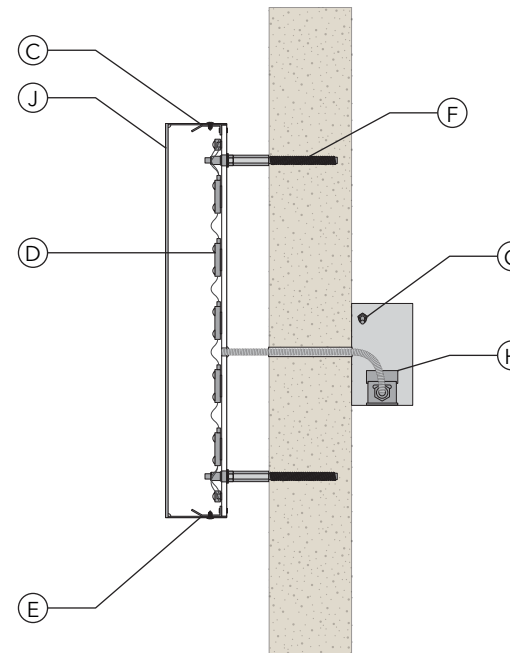
Drawn By AM

Drawing Number **B-1.2**

**Pan Channel Letters
Face & Halo Illuminated**



**Reverse Pan Channel Letters
Face & Halo Illuminated**



Side View

Site Address: 440 Combs Road, San Tan Valley AZ 85140



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Notes

- A - White Acrylic Faces with Vinyl
- B - 1" Black Trim Cap
- C - 5" White Returns
- D - White LEDs
- E - 3/4" Drain Hole per NEC 600-8
- F - 1" x 1/4" Machine Screw in Anchors with Spacers
- G - 20 amp Service Disconnect per NEC 600-2
- H - 12-V Power Supply
- I - Primary to Existing Circuit / Provided by Other

Sign C

Building Specifications East Elevation

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480.207.1131
www.SpotlightSigns.com

Project
Someburros
San Tan Valley

Project Type
Building Signage -
Illuminated

Project Detail
A - Front and Halo-illuminated
Routed-Face Reverse Pan
Channel circle painted MAP
White, backed with White acrylic
and printed vinyl overlay

B - Front- and Halo-illuminated
pan channel burro & Letters w/
white acrylic faces with printed
vinyl overlay, black trim cap, and
5" white returns

Installation Method
Stud mounted with
spacers

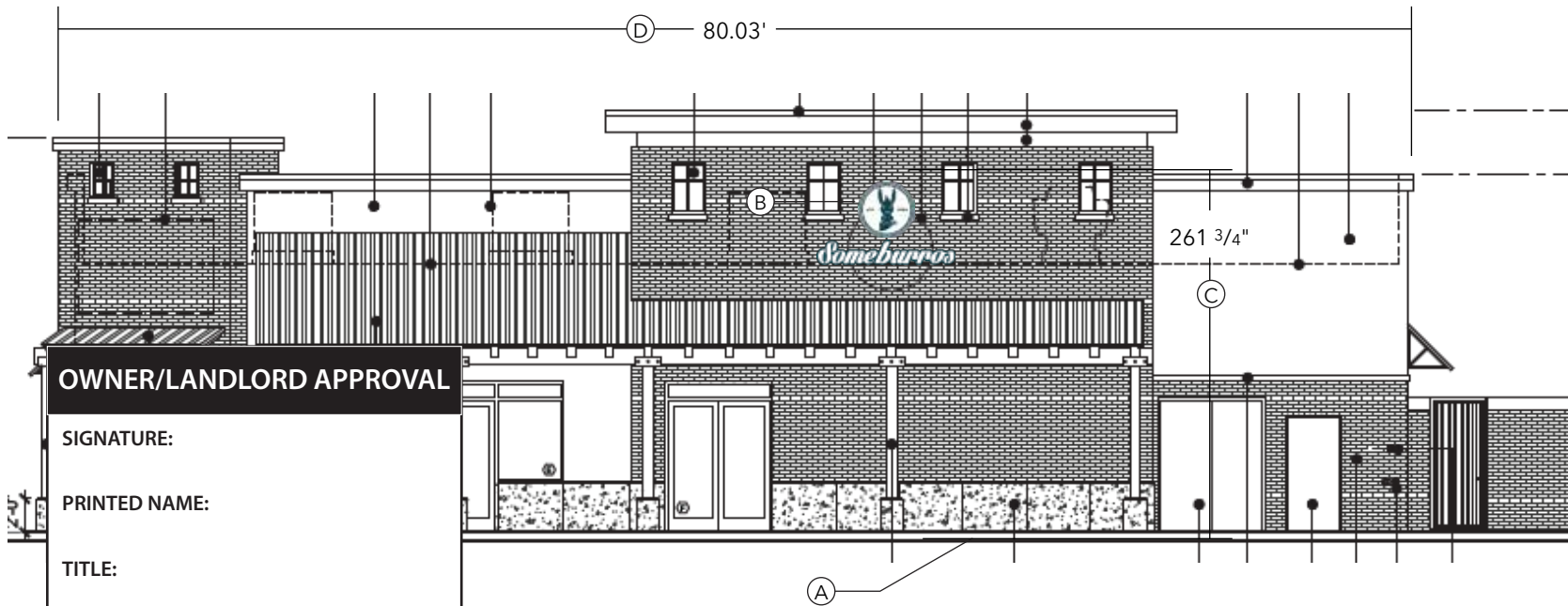
Revision

V1	11/1/2023
V2	2/20/2024
V3	4/3/2024
V4	4/8/2024

Scale 3/32" = 1"

Drawn By AM

Drawing Number 6 **B-1.3**



OWNER/LANDLORD APPROVAL

SIGNATURE:
PRINTED NAME:
TITLE:
DATE:
COMPANY NAME/ORGANIZATION:

PROPERTY OWNER INFORMATION
DEL SOL VENTURES SOUTH LLC
2440 E GERMANN RD BLDG B STE 7
CHANDLER, AZ 85286
(480) 240-9399

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Notes
A - Grade
B - Sign Location / Reference E-1.1
C - Top of Sign / Approx ~21.8' from Grade
D - Frontage ~80'

Site Address: 440 Combs Road, San Tan Valley AZ 85140



Sign D

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Project
Someburros
San Tan Valley

Project Type
Monument Sign

Project Detail
Internally illuminated
1/8" Aluminum
cabinet painted to
match PMS 316C
with 1/8" acrylic
faces w/ vinyl overlay

Installation Method
3" square tube
installed in 18"
concrete footer

Revision

V1	11/1/2023
V2	2/20/2024
V3	4/3/2024
V4	4/8/2024

Scale 3/8" = 1'

Drawn By AM

Drawing Number **C-1.1**



Front View

Side View

PROPERTY OWNER INFORMATION
DEL SOL VENTURES SOUTH LLC
2440 E GERMANN RD BLDG B STE 7
CHANDLER, AZ 85286
(480) 240-9399

Site Address: 440 Combs Road, San Tan Valley AZ 85140

Qty 1

East Elevation (both faces):
71.2 Square Feet



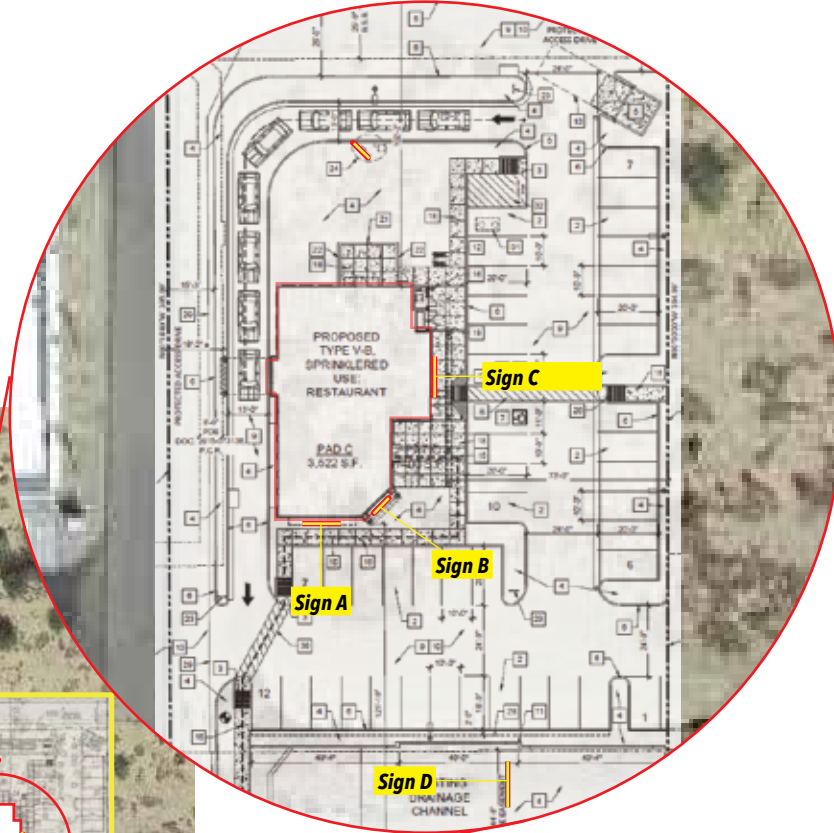
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Notes



Site Survey Sign Location

- Suite Size
- → Line of Sight



PROPERTY OWNER INFORMATION
 DEL SOL VENTURES SOUTH LLC
 2440 E GERMANN RD BLDG B STE 7
 CHANDLER, AZ 85286
 (480) 240-9399

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Project
 Someburros
 San Tan Valley

Project Type
 Building Signage -
 Illuminated

Project Detail
 A - Front and
 Halo-illuminated Pan
 Channel letters with
 1" black trim cap, 5"
 White Returns, and
 White acrylic faces
 with printed vinyl
 overlay

Installation Method
 Stud mounted with
 spacers

Revision

V1	11/1/2023
V2	2/20/2024
V3	4/3/2024
V4	4/8/2024

Scale NTS

Drawn By AM

Drawing Number **MAP-1**

Site Address: 440 E Combs Road, San Tan Valley AZ 85140

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Notes





MEETING DATE: March 26, 2024

TO: SIGN REVIEW COMMITTEE

CASE NO.: CSR-017-23 (Spotlight Signs on behalf of Del Sol Ventures LLC [for Someburros])

Case Coordinator: Val Lujan, Planner

Executive Summary:

This is a comprehensive sign package to allow one (3) wall mounted signs on building façade, one (1) freestanding sign at the point of ingress/egress of Someburros food establishment in San Tan Valley.

If This Request is Approved:

If this comprehensive sign package is approved, it would allow Someburros (3) wall mounted signs at a total of 71.43 square feet of signage and (1) freestanding sign at 71.2 square feet, for a total comprehensive sign package of 142.63 square feet.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends a favorable determination by the Comprehensive Sign Review Committee to further the application to Board of Supervisors for final approval since the proposal exceeds the threshold for approval by administrative function.

TAX PARCELS: 104-22-9380 (Legal on file)

LANDOWNER: Del Sol Ventures LLC.

APPLICANT/AGENT: Joseph Wallace (of Spotlight Signs as applicant & agent)

REQUESTED ACTION & PURPOSE: Del Sol Ventures LLC requesting approval of a Comprehensive Sign Package through case CSR-017-23 to allow the installation of one (1) freestanding, double-faced sign with a total square footage of 71.2 square feet, and three (3) wall-mounted signs with a total square footage of 71.43 square feet.

LOCATION: The subject sites is located on 440 E. Combs Road in San Tan Valley, AZ 85140.

Zoning: General Business Zoning District (CB-2)

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

- Signs “A & B”: wall-mounted
 - Name signs
 - Structure height is 4.2 feet
 - Structure area = ~24 square feet
 - Located facing Combs Road
- Sign “C”: wall-mounted
 - Name and logo sign
 - Structure height is 5.5 feet
 - Structure area = ~34 square feet
 - Located on east side of establishment
- Sign “D”: freestanding
 - Name and slogan sign
 - Structure height is 4.6 feet
 - Structure area = 35.6 per side
 - Located at point of ingress/egress

ANALYSIS:

The subject site is located within the General Business Zoning District (CB-2). The site shares an access point with the establishment immediately west. Commercial properties with a common agreement (in this instance *shared access*) are governed under §2.145.130 of the County Code for signage purposes. The maximum signage allowed under this section of the Code is 48 square feet. The applicant is requesting a total of 142.63 square feet.

Staff finds that the proposal under CSR-017-23 would enhance visibility, provides adequate identification, is appropriate to surrounding character, and is not identified to pose a safety concern. The proposal is an appropriate deviation from the maximum standards imposed on the site due to its zoning.

STAFFS’S RECOMMENDATION: After a careful review of the applicant’s proposal with respect to the business functions/operations of Someburros, consideration for the surrounding existing uses, and limitation of signage imposed by the current ordinance, Staff has determined that the proposed request is acceptable. However, it must be forwarded to the Board of Supervisors per § 2.145.150 (H)(1b), as the request exceeds the allowable signage area by more than 25%. Staff recommends **approval** of the applicant’s request.



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: _____

Owner/Applicant: Someburros

Address: 2440 East Germann Road Ste 7 Chandler, AZ 85286 Phone/Fax: (480) 726-8226

Parcel #: 104229380 Project Address: 440 E Combs Rd San Tan Valley, AZ 85140

Property Zoning: CB-2 Case(s): _____ SPR Case: _____

Present Use of Property: Vacant Land

Proposed Use of Property: Retail Restaurant

Total # of Signs Proposed: 3 Total Square Feet of Signage Proposed: 72

Deviations Being Requested: Current code allows for 48 square feet of sign area and we're requesting additional sign area to a total of 72 square feet.

Is this an Amendment of a previously approved Comprehensive Sign Review Package? No 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

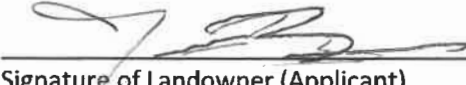
If yes, zoning violation # _____

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division

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.

DEI Sol Ventures LLC (Johnny Beerling) 2440 E GERMANIA RD STE 7
Name of Landowner (Applicant) Address Phone Number CHANDLER, AZ 85286 480-240-9399

 jbeerling@someburros.com
Signature of Landowner (Applicant) E-Mail Address

SEE OWNER AUTHORIZATION PAGE

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

Del Sol Ventures South LLC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 1.17 acres located at
440 Combs Rd. San Tan Valley, AZ 85140, and further identified
[Insert Address of Property]
as assessor parcel number 104-22-168B 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 Someburros INC
[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]
2440 E Germann Rd STE 7
[Address] Chandler, AZ 85286

[Signature]
2440 E Germann Rd. Ste 7
[Address] Chandler, AZ 85286

Dated: 1/26/24

Dated: 1/26/24

STATE OF Arizona)
COUNTY OF Maricopa) ss.

The foregoing instrument was acknowledged before me this 26 day of January ²⁰²⁴ by Tim Vasquez + Johnny Beerling
[Insert Name of Signor(s)]

My commission expires 1/07/2027
[Signature]



Pinal County Planning

85 N. Florence St. PO Box 2973, Florence, AZ 85132

Subject; Comprehensive Sign Review Application Justification Letter

Someburros 440 E Combs Rd San Tan Valley, AZ 85140

Parcel No: 104229380

Owner: DEL SOL VENTURES SOUTH LLC (Someburros)
2440 E GERMANN RD BLDG B STE 7 Chancler, AZ 85286

Dear Planning Department,

This request is regarding the cumulative allowable sign area for the business at the above address. The code currently allows businesses in CB-2 a total of 48 square feet (SF) of wall sign area. We are requesting an increase of 50% to 72 SF of cumulative wall sign area.

This new Someburros will be the 15th location in Arizona and first in Pinal County. Someburros is a long-established business in Arizona with its roots dating back to 1986 and even earlier with the Poncho's location in south Phoenix. The Someburros brand is well known and trusted among patrons across the valley and Arizona and part of that comes from their recognizable restaurants and locations. This request will create consistent branding with all other Someburros locations across the valley whose patrons have come to know, love and trust.

The current sign code will only allow for two small signs on the building. The way the building is situated on the property the front entrance and patio area face East which is where their parking lot is located as well. One sign will face the Combs Rd, one will be situated above the entrance doors (facing Southeast) and we are requesting an additional sign area to allow for a sign to face East.

- Request: Increase allowable cumulative wall sign area from 48 SF to 72 SF
- Request: Increase allowable sign area for free standing sign to increase from 24 SF to 36 SF

Please see attached exhibit for details on sign locations, sizes, fabrication materials and installation.

Regards,



Johnny Beerling
Someburros
Chief Operating Officer

Regards,



Joseph V. Wallace
Spotlight Signs and Imaging Solutions
President & Owner

WALL MOUNTED / FREE STANDING SIGN MATRIX

Sign Type	Sign Description	Function	Placement	Quantity	Size	Materials	Illumination
A & B- Future Wall Mounted Sign	Wall Mounted Sign showing "Someburros"	Identify Business	Located along Combs Rd, Facing South and on South East elevation	2	Overall Size: 86.25" x 51.325" SQ FT: 24	Aluminum, Acrylic, Vinyl	Internally LED Illuminated
C - Future Wall Mounted Sign	Wall mounted sign showing {Logo} "Someburros"	Identify Business	Located on East Elevation	1	Overall Size: 104.5" x 66.125" SQ FT: 24	Aluminum, Acrylic, Vinyl	Internally LED Illuminated
D- Future Monument Sign	Monument / Ground Sign showing "Someburros" on both faces and address numbers	Identify Business Identify Address	Located at driveway/entrance on Combs Rd	1	Overall Size: 92" x 55.75" (face) SQ FT: 35.6 / F 71.2 Total	Aluminum, Acrylic, Vinyl	Internally LED Illuminated

Signs A & B

Signage Specifications South Elevation

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Project
15630

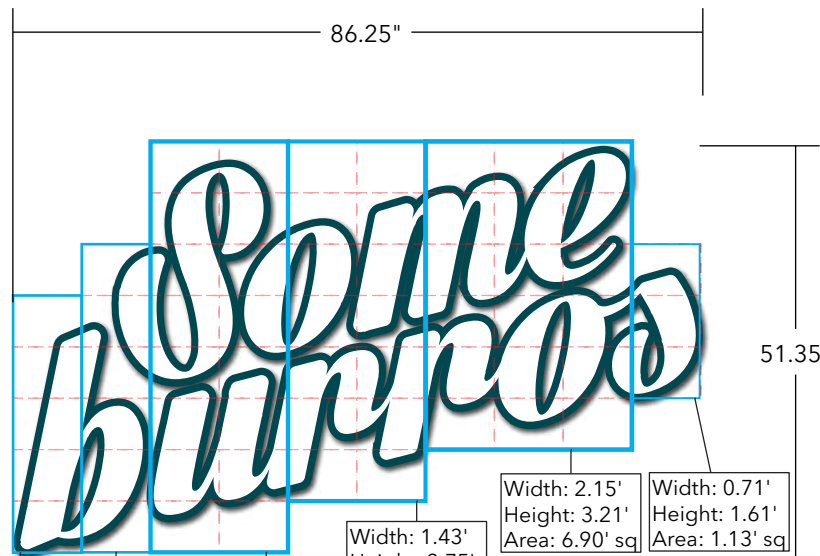
Project Type
Building Signage -
Illuminated

Project Detail
A - Front- and Halo-illuminated pan channel Letters w/ white acrylic faces with translucent vinyl overlay, 1" black trim cap, and 5" white returns

Installation Method
Stud mounted with spacers

Revision
V1 11/1/2023
V2 2/20/2023

PROPERTY OWNER INFORMATION
DEL SOL VENTURES SOUTH LLC
2440 E GERMAN RD BLDG B STE 7
CHANDLER, AZ 85286
(480) 240-9399



Width: 0.71'
Height: 2.68'
Area: 1.91' sq

Front View

0.71' x 2.68' = 1.91 sq ft
0.71' x 3.21' = 2.29 sq ft
1.43' x 4.28' = 6.13 sq ft
1.43' x 3.75' = 5.36 sq ft
2.15' x 3.21' = 6.9 sq ft
0.71' x 1.61' = 1.13 sq ft

1.91 + 2.29 + 6.13 + 5.36 + 6.9 + 1.13 = 23.72 sq ft

Side View

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Notes

A - Face/Halo-Illuminated Pan Channel Letters/Logo with white acrylic faces with printed vinyl overlay, 1" black trim cap, and 5" white returns

Qty 2

23.72 Square Feet



Site Address: 440 E Combs Road, San Tan Valley AZ 85140

Scale 1/2" = 1'

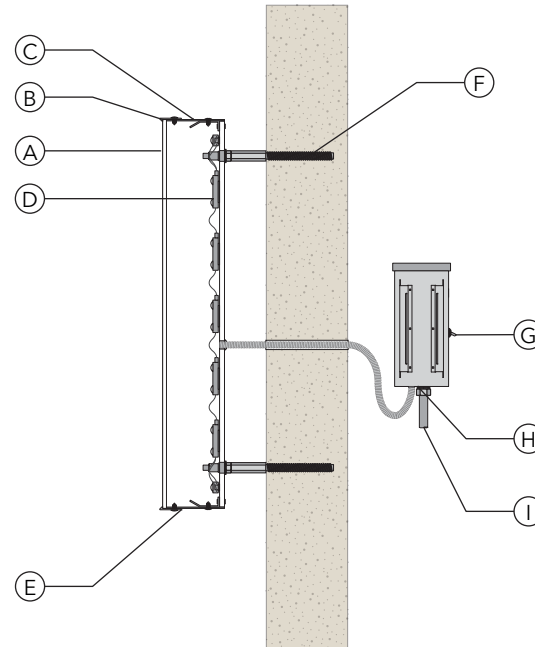
Drawn By AM

Drawing Number **A-1.1**

Signs A & B

Sectional View (Typical)

Pan Channel Letters Face & Halo Illuminated



Side View

PROPERTY OWNER INFORMATION
DEL SOL VENTURES SOUTH LLC
2440 E GERMANN RD BLDG B STE 7
CHANDLER, AZ 85286
(480) 240-9399

Site Address: 440 E Combs Road, San Tan Valley AZ 85140

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Project
 15630

Project Type
 Building Signage -
 Illuminated

Project Detail
 A - Front- and Halo-
 illuminated pan
 channel Letters w/
 white acrylic faces
 with translucent
 vinyl overlay, 1"
 black trim cap, and
 5" white returns

Installation Method
 Stud mounted with
 spacers

Revision
 V1 11/1/2023
 V2 2/20/2023

Scale NTS

Drawn By AM

Drawing Number **A-1.2**

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Notes

- A - White Acrylic Faces with Vinyl
- B - 1" Black Trim Cap
- C - 5" White Returns
- D - White LEDs
- E - ¾" Drain Hole per NEC 600-8
- F - 1" x ¼" Machine Screw in Anchors with Spacers
- G - 20 amp Service Disconnect per NEC 600-2
- H - 12-V Power Supply
- I - Primary to Existing Circuit / Provided by Other
- J - Routed Aluminum Face painted MAP White



Signs A & B

Building Specifications South / South East Elevation

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Project
15630

Project Type
Building Signage -
Illuminated

Project Detail
A - Front- and Halo-illuminated pan channel Letters w/ white acrylic faces with translucent vinyl overlay, 1" black trim cap, and 5" white returns

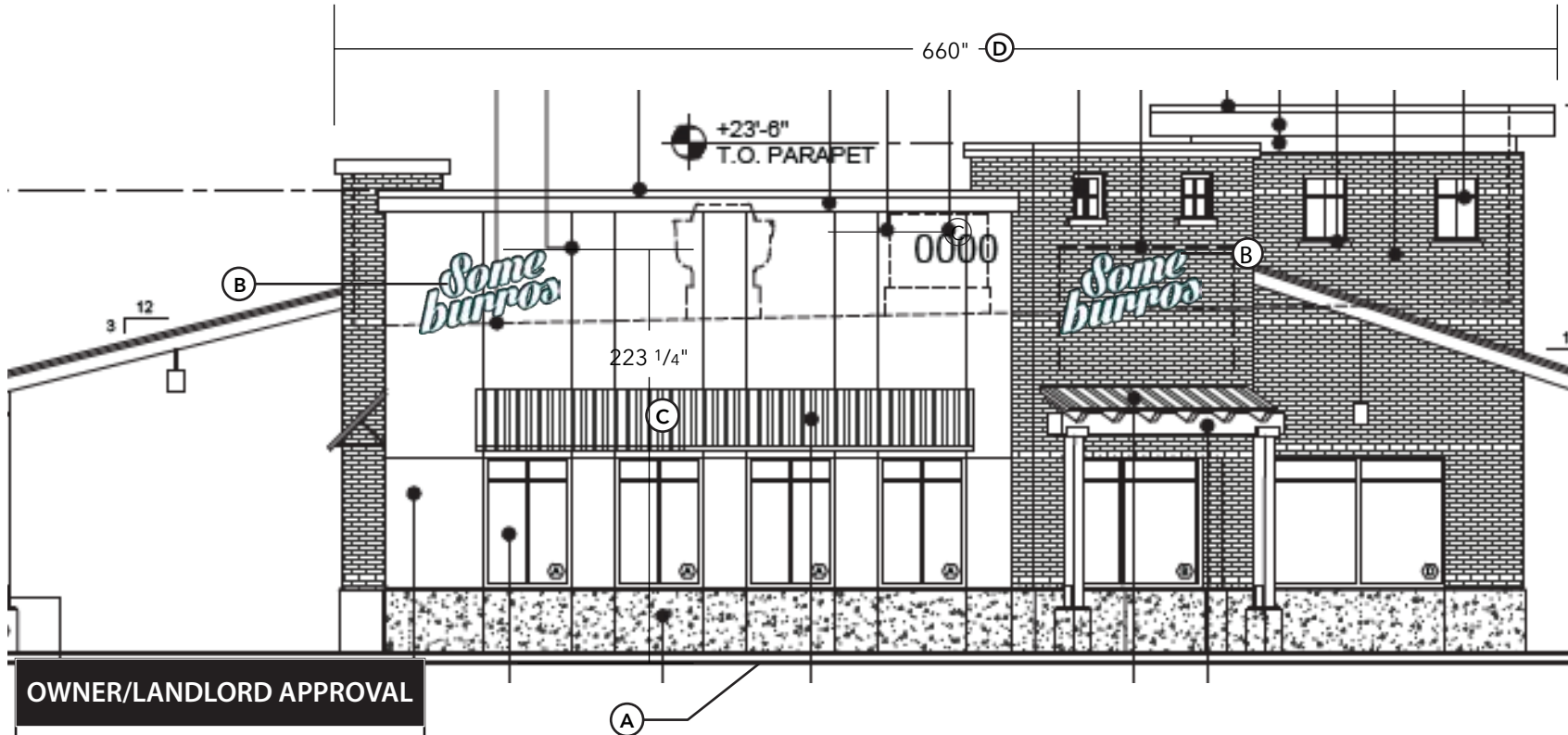
Installation Method
Stud mounted with spacers

Revision
V1 11/1/2023
V2 2/20/2023

Scale 1/8" = 1'

Drawn By AM

Drawing Number **A-1.3**



OWNER/LANDLORD APPROVAL

SIGNATURE:

PRINTED NAME:

TITLE:

DATE:

COMPANY NAME/ORGANIZATION:

PROPERTY OWNER INFORMATION

DEL SOL VENTURES SOUTH LLC
2440 E GERMANN RD BLDG B STE 7
CHANDLER, AZ 85286
(480) 240-9399

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Notes

- A - Grade
- B - Sign Location / Reference A-1.1
- C - Top of Sign / Approx ~18.6' from Grade
- D - Frontage ~55'

Site Address: 440 E Combs Road, San Tan Valley AZ 85140



Sign C

Signage Specifications

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Project
Someburros
San Tan Valley

Project Type
Building Signage -
Illuminated

Project Detail
A - Front and Halo-illuminated
Routed-Face Reverse Pan
Channel circle painted MAP
White, backed with White acrylic
and printed vinyl overlay

B - Front- and Halo-illuminated
pan channel burro & Letters w/
white acrylic faces with printed
vinyl overlay, black trim cap, and
5" white returns

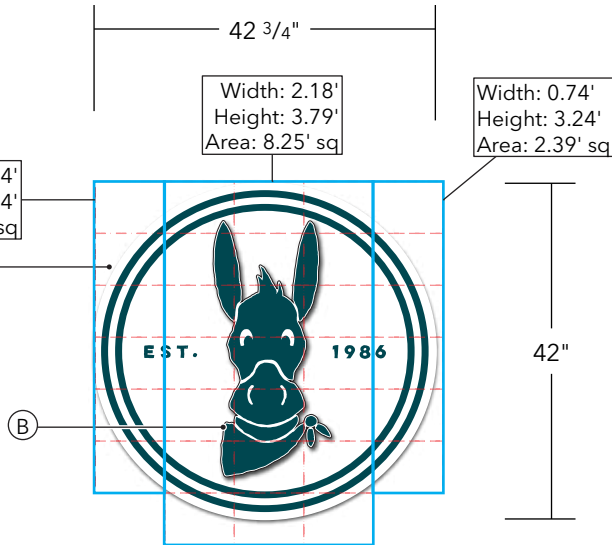
Installation Method
Stud mounted with
spacers

Revision
V1 11/1/2023
V2 02/20/2024

Scale 1/2" = 1'

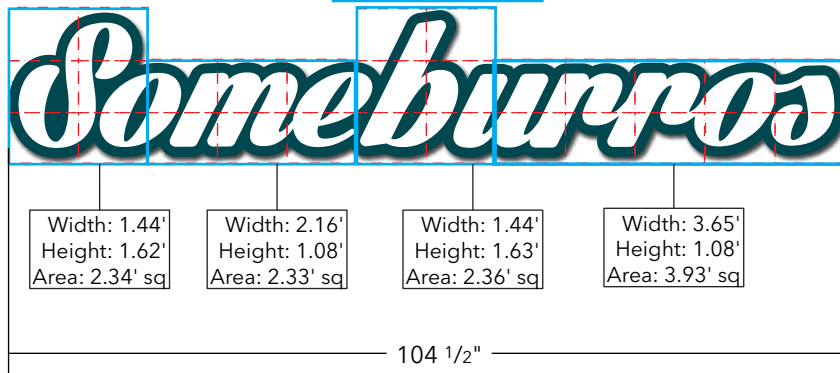
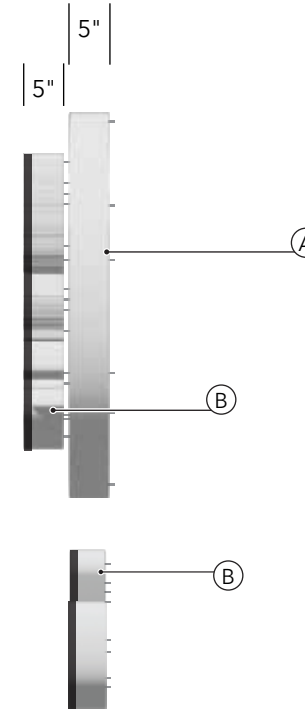
Drawn By AM

Drawing Number **B-1.1**



0.74' x 3.24' = 2.39 sq ft
2.18' x 3.79' = 8.25 sq ft
0.74' x 3.24' = 2.39 sq ft
1.44' x 1.63' = 2.36 sq ft
2.16' x 1.08' = 2.33 sq ft
1.44' x 1.63' = 2.36 sq ft
3.65' x 1.08' = 3.93 sq ft

2.39+8.25+2.39+2.36+2.33+2.36+3.93 = 24 sq ft



PROPERTY OWNER INFORMATION
DEL SOL VENTURES SOUTH LLC
2440 E GERMANN RD BLDG B STE 7
CHANDLER, AZ 85286
(480) 240-9399

Site Address: 440 Combs Road, San Tan Valley AZ 85140

Qty 1

East Elevation: 24 Square Feet



Notes

A - Face/Halo-Illuminated RPC painted MAP white, backed w/ white vinyl with printed vinyl overlay
B - Face/Halo-Illuminated Pan Channel Letters/Logo with white acrylic faces with printed vinyl overlay, 1" black trim cap, and 5" white returns

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Sign C

Sectional View (Typical)

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Project
Someburros
San Tan Valley

Project Type
Building Signage -
Illuminated

Project Detail
A - Front and Halo-illuminated
Routed-Face Reverse Pan
Channel circle painted MAP
White, backed with White acrylic
and printed vinyl overlay

B - Front- and Halo-illuminated
pan channel burro & Letters w/
white acrylic faces with printed
vinyl overlay, black trim cap, and
5" white returns

Installation Method
Stud mounted with
spacers

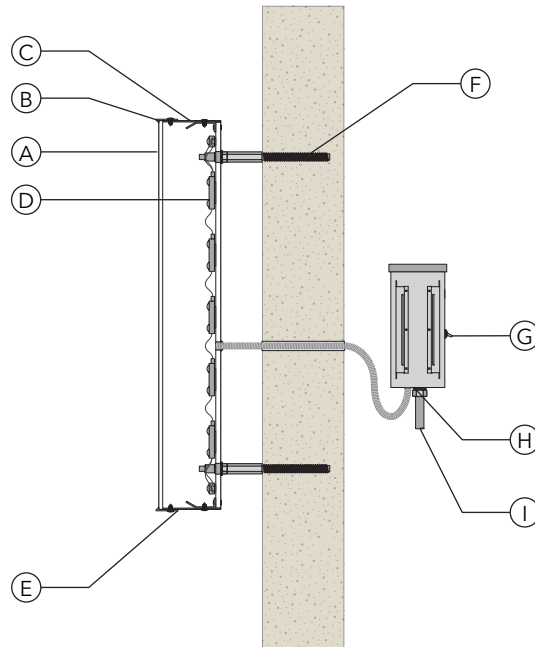
Revision
V1 11/1/2023
V2 02/20/2024

Scale NTS

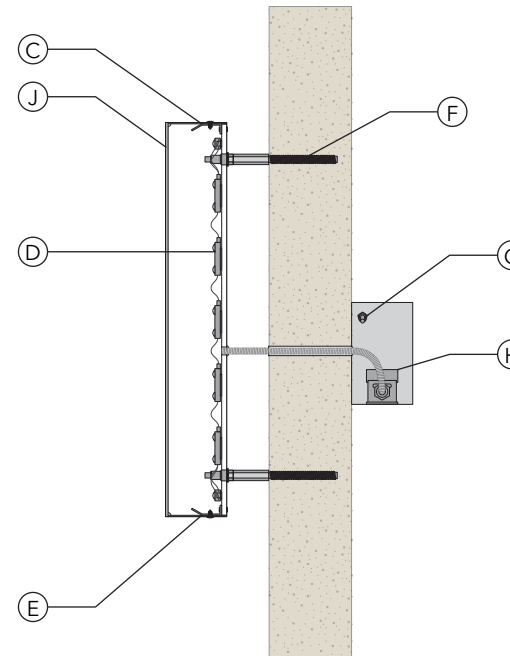
Drawn By AM

Drawing Number **B-1.2**

**Pan Channel Letters
Face & Halo Illuminated**



**Reverse Pan Channel Letters
Face & Halo Illuminated**



Side View

Site Address: 440 Combs Road, San Tan Valley AZ 85140



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Notes

- A - White Acrylic Faces with Vinyl
- B - 1" Black Trim Cap
- C - 5" White Returns
- D - White LEDs
- E - 3/4" Drain Hole per NEC 600-8

- F - 1" x 1/4" Machine Screw in Anchors with Spacers
- G - 20 amp Service Disconnect per NEC 600-2
- H - 12-V Power Supply
- I - Primary to Existing Circuit / Provided by Other

Sign C

Building Specifications East Elevation

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Project
Someburros
San Tan Valley

Project Type
Building Signage -
Illuminated

Project Detail
A - Front and Halo-illuminated
Routed-Face Reverse Pan
Channel circle painted MAP
White, backed with White acrylic
and printed vinyl overlay

B - Front- and Halo-illuminated
pan channel burro & Letters w/
white acrylic faces with printed
vinyl overlay, black trim cap, and
5" white returns

Installation Method
Stud mounted with
spacers

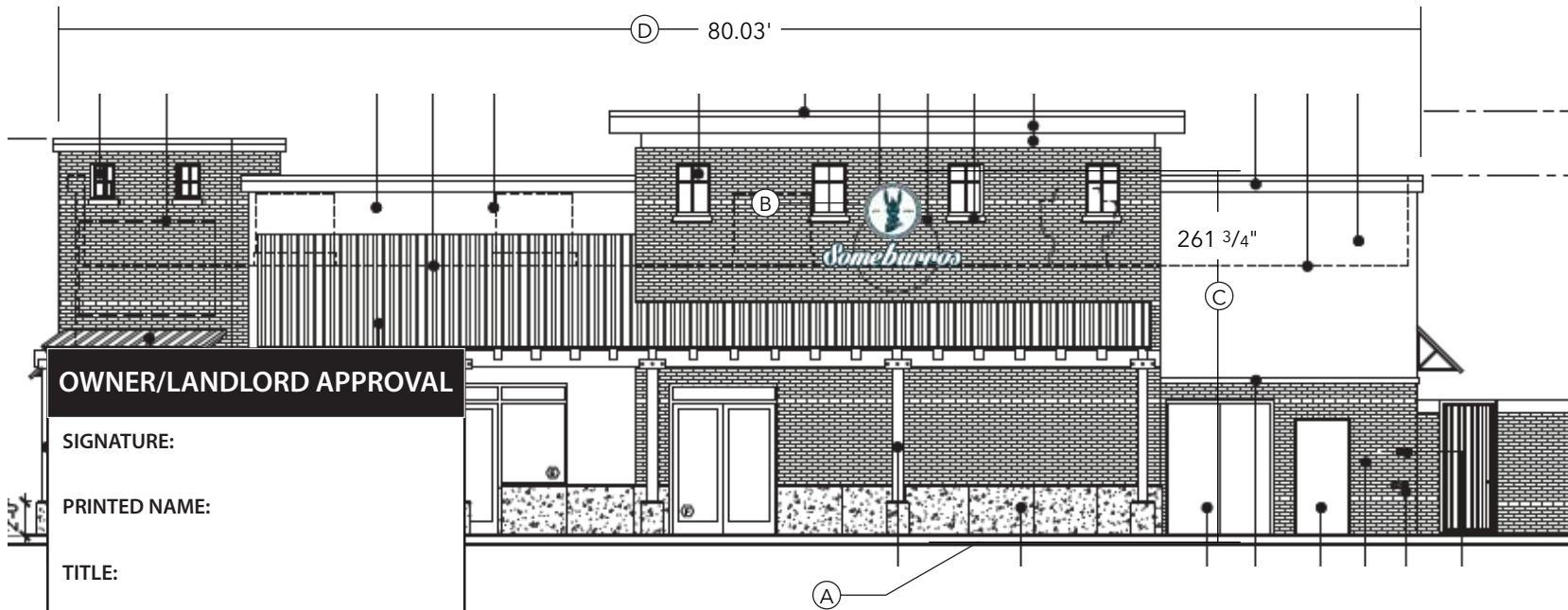
Revision

V1	11/1/2023
V2	02/20/2024

Scale 3/32" = 1'

Drawn By AM

Drawing Number 6 **B-1.3**



OWNER/LANDLORD APPROVAL

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

COMPANY NAME/ORGANIZATION: _____

PROPERTY OWNER INFORMATION
DEL SOL VENTURES SOUTH LLC
2440 E GERMANN RD BLDG B STE 7
CHANDLER, AZ 85286
(480) 240-9399

Site Address: 440 Combs Road, San Tan Valley AZ 85140



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Notes
A - Grade
B - Sign Location / Reference E-1.1
C - Top of Sign / Approx ~21.8' from Grade
D - Frontage ~80'

Sign D

SPOTLIGHT
Signs and Imaging Solutions
Get Noticed
1310 N Acacia Dr, Suite 102
Gilbert, AZ 85233
480.207.1131
www.SpotlightSigns.com

Project
Someburros
San Tan Valley

Project Type
Monument Sign

Project Detail
Internally illuminated
1/8" Aluminum
cabinet painted to
match PMS 316C
with 1/8" acrylic
faces w/ vinyl overlay

Installation Method
3" square tube
installed in 18"
concrete footer

Revision
V1 11/1/2023

Scale 3/8" = 1'

Drawn By AM

Drawing Number **C-1.1**



Front View

Side View

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CHANDLER, AZ 85286
(480) 240-9399

Site Address: 440 Combs Road, San Tan Valley AZ 85140

Notes

- A - Face/Halo-Illuminated RPC painted MAP white, backed w/ white vinyl with printed vinyl overlay
- B - Face/Halo-Illuminated Pan Channel Letters/Logo with white acrylic faces with printed vinyl overlay, 1" black trim cap, and 5" white returns

Qty 1

East Elevation: 35 Square Feet



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Site Survey Sign Location

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Project
Someburros
San Tan Valley

Project Type
Building Signage -
Illuminated

Project Detail
A - Front and
Halo-illuminated Pan
Channel letters with
1" black trim cap, 5"
White Returns, and
White acrylic faces
with printed vinyl
overlay

Installation Method
Stud mounted with
spacers

Revision

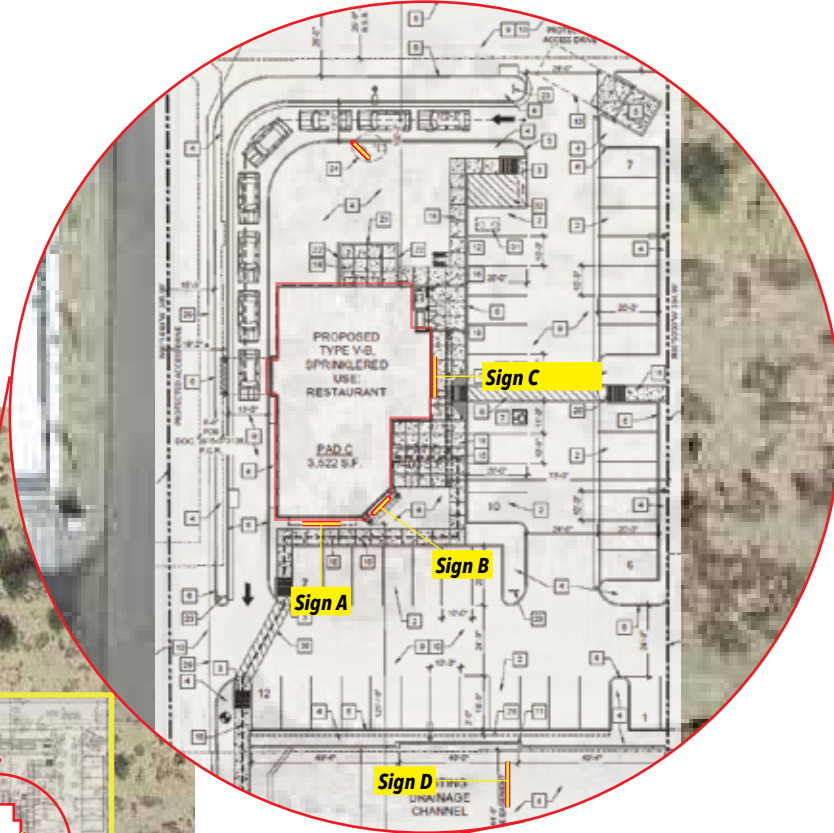
V1	11/1/2023
V2	03/14/2024

Scale NTS

Drawn By AM

Drawing Number **MAP-1**

- Suite Size
- → Line of Sight



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Notes

