



PINAL COUNTY

WIDE OPEN OPPORTUNITY

CSR-017-23

PRESENTATION FOR

THE PINAL COUNTY BOARD OF SUPERVISORS

05/01/2024

Presented By: PC Community Development
Department

CSR-017-23

- **Proposal:** *This is a comprehensive sign package to allow three (3) wall mounted signs, and one (1) freestanding sign at Someburros food establishment in San Tan*

- **Location:** Located at 440 E. Combs Road in San Tan Valley, AZ 85140. (NE corner of Combs & Gantzel)
 - ▣ Parcel: 104-22-9380 (Zoned General Business: CB-2)

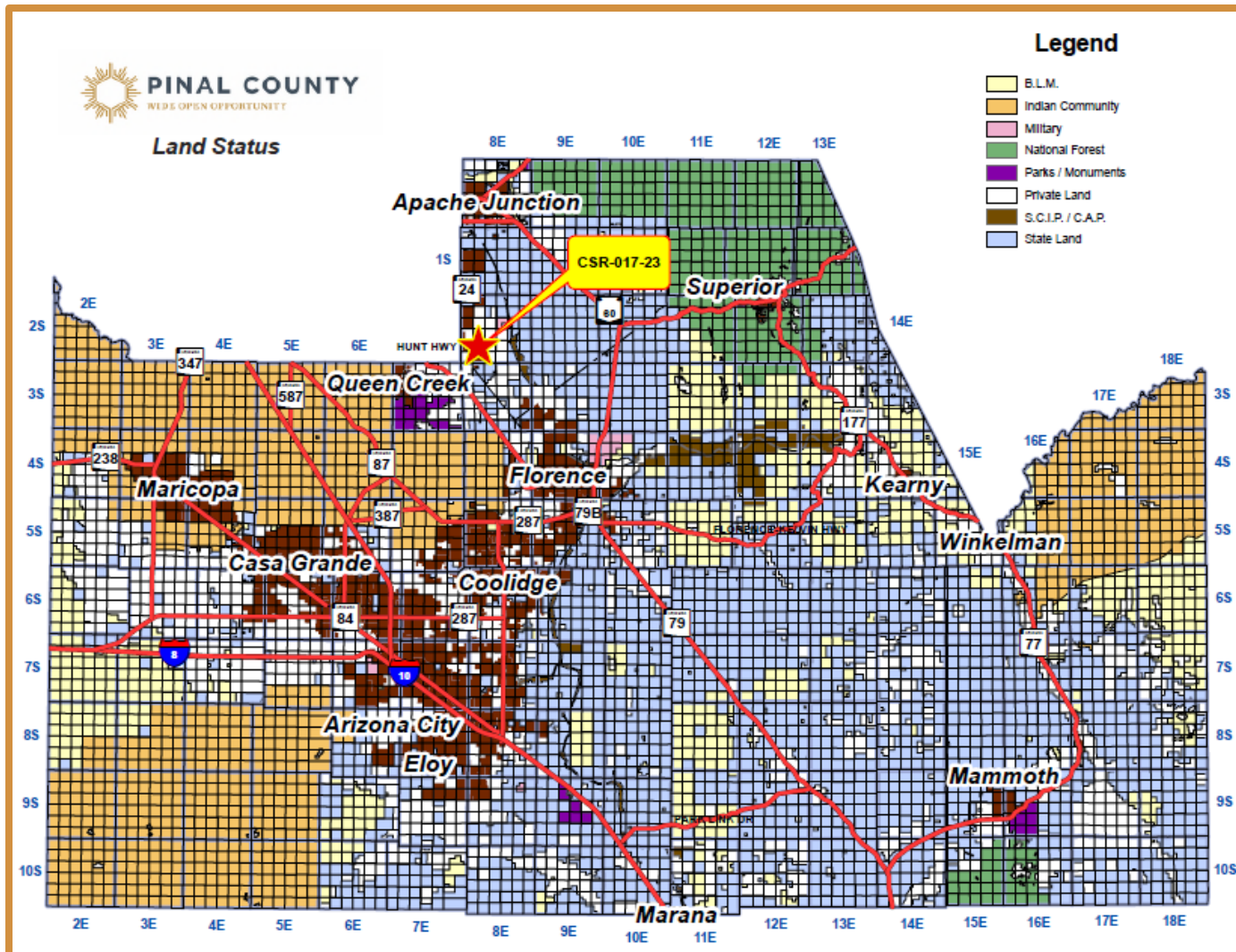
- **Owner/Applicant:** Joseph Wallace of Spotlight Signs for Someburros

County Map



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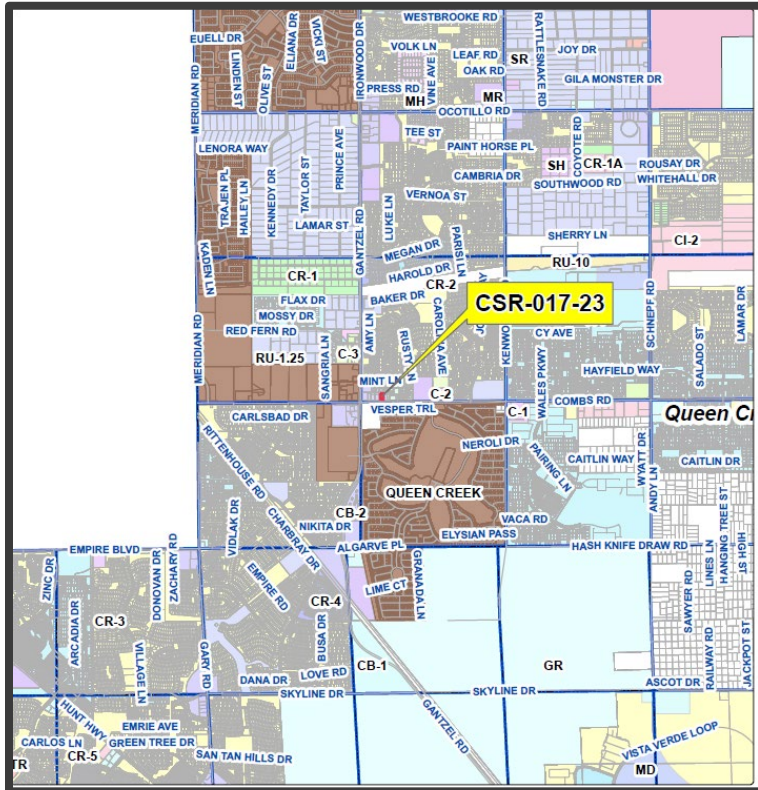


Vicinity Map



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FULL MAP



ZOOMED IN

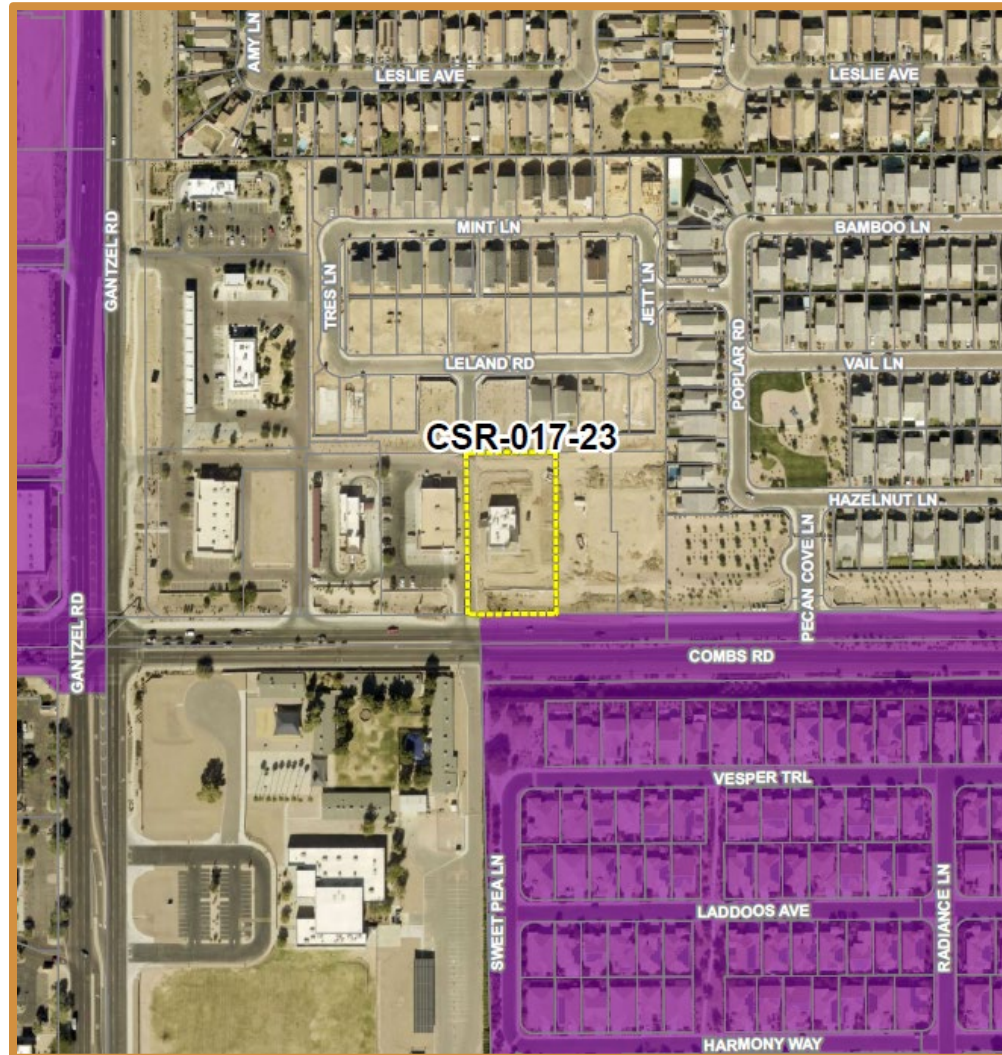


Aerial Map



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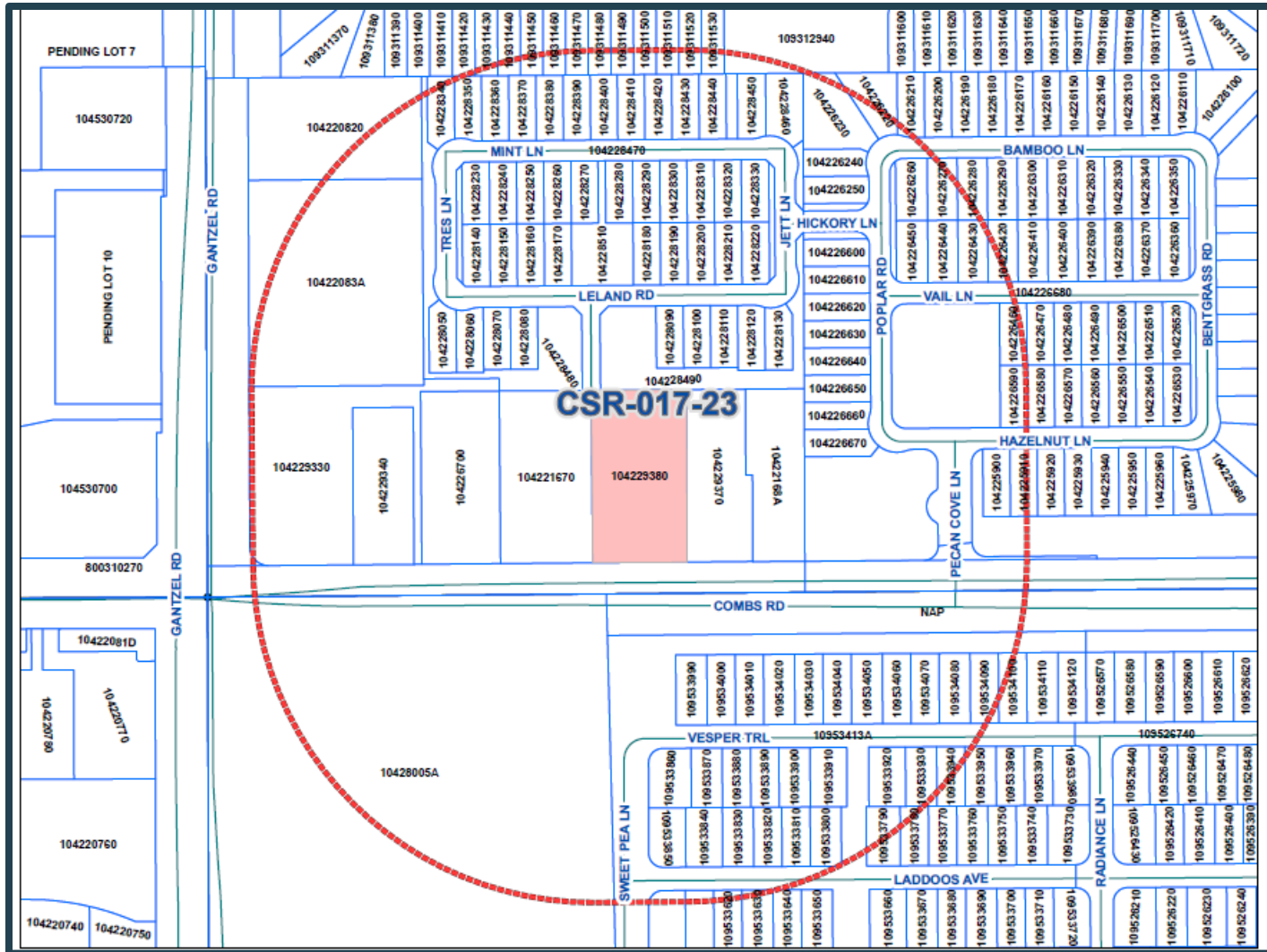


Outreach Map



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Site Photos

Looking North onto site



Looking South



Site Photos



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Looking West



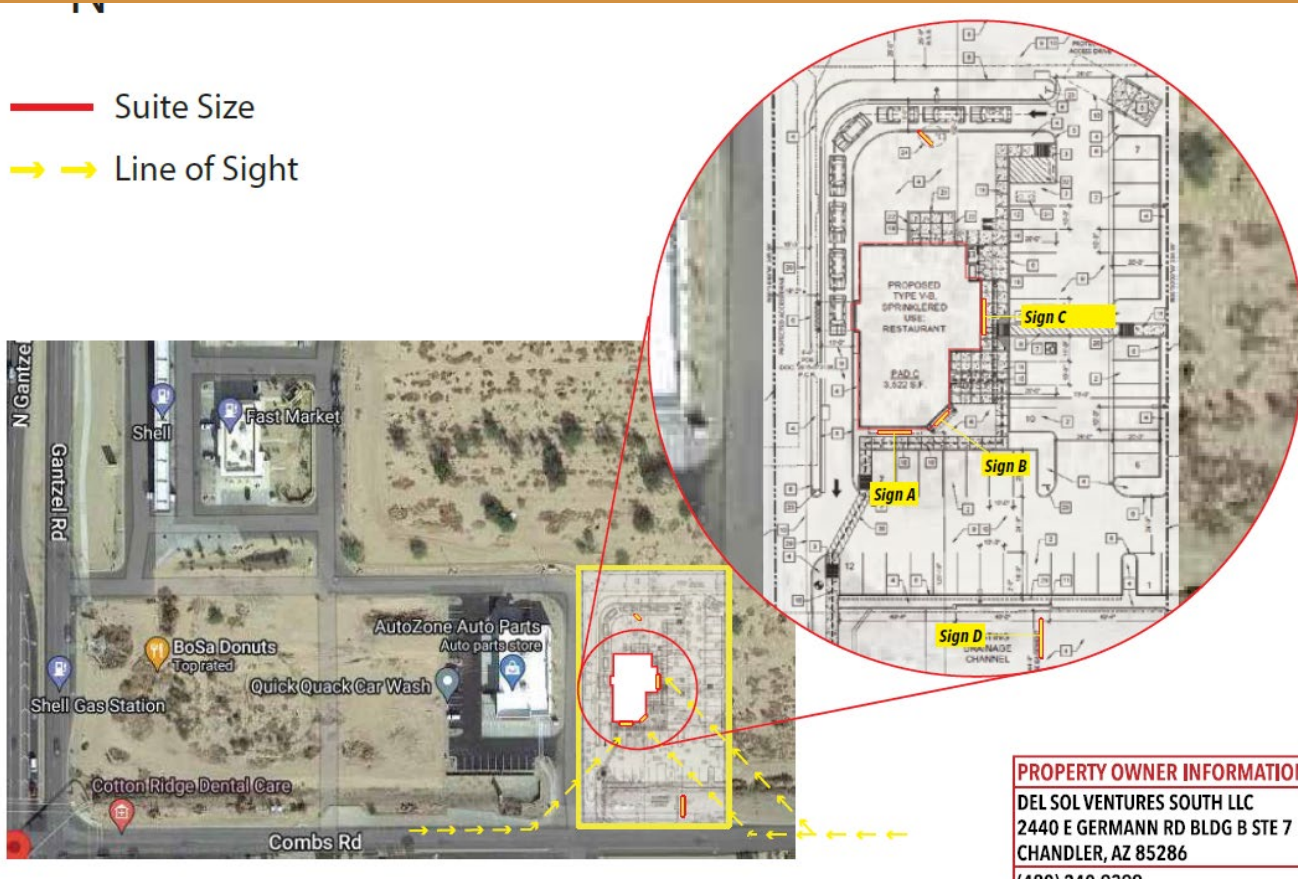
Looking East





Site Layout & Signage

- 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) 240-0200

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

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

Sign "D": freestanding
 Name and slogan sign
 Signage height is 4.6 feet
 Full structure height is ± 7 feet
 Signage area = 35.6 per side
 *(total of 71.2 feet)
 Width of full structure is ± 8.5 feet

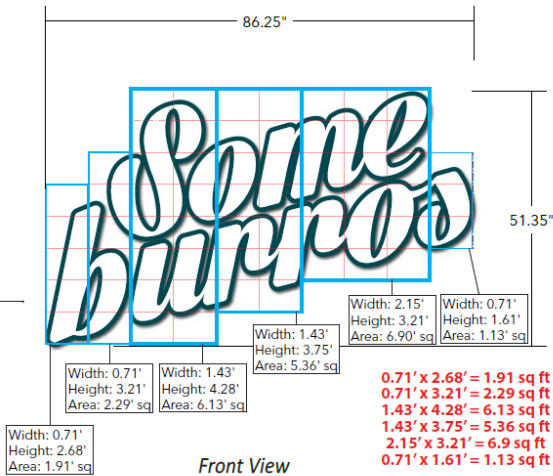


Sign(s) Details

SIGNS A & B = 47.44 SQ. FT.

SIGN C = 23.99 SQ. FT.

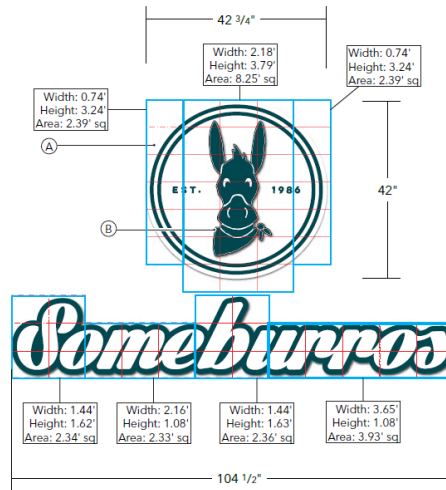
SIGN D = 71.2 SQ. FT.



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

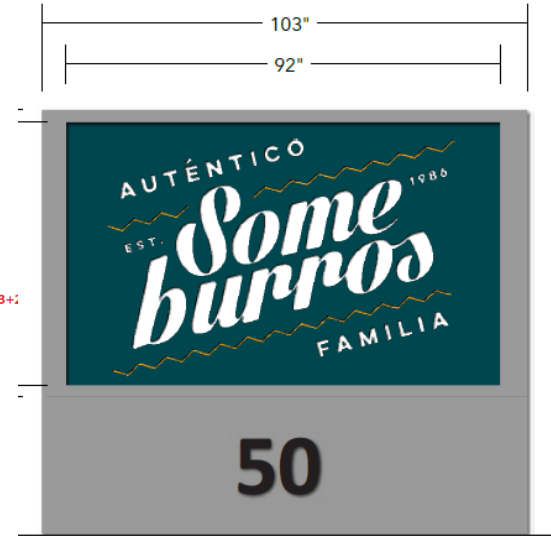
1.91 + 2.29 + 6.13 + 5.36 + 6.9 + 1.13 = 23.72 sq ft

23.72 x 2 elevations = 47.44 Sq Ft



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

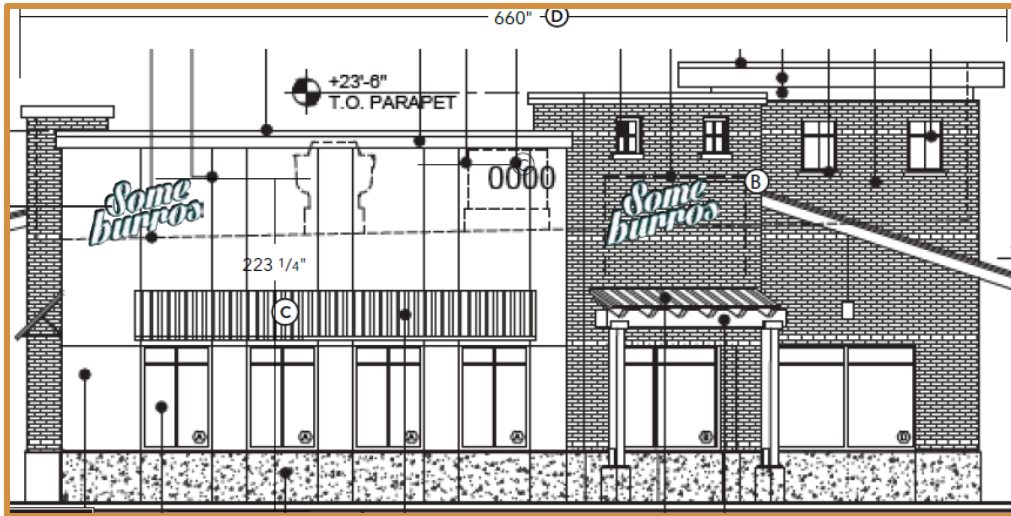
2.39+8.25+2.39+2.36+2.33+2.34+3.93 = 23.99 sq ft



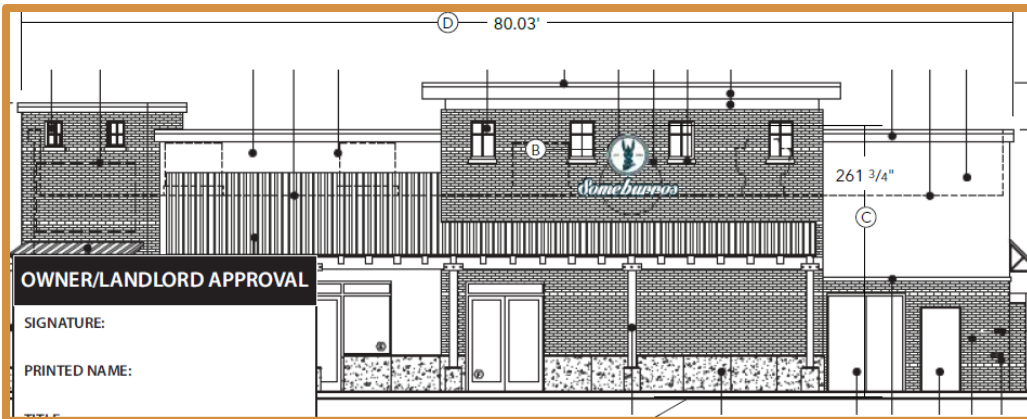
SIGNAGE TOTAL = 142.63 SQ. FT.



Building Specs



South / South East



East

CSR Committee Recap

Clarification on freestanding signs at all *Someburros* locations considering Queen Creek location

- ▣ Typical of such establishments where adjacent roadways and frontage facilitate increased visibility

Miscalculation expressed resulting in motion reflecting different signage

- ▣ Referencing Sign Matrix (estimates vs exact)
- ▣ Applicant revised documents
- ▣ Staff requests BOS to recognize actual signage in motion

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- **Items for Board of Supervisors Consideration:**
 - CB-2 zoning allows up to 48 square feet.
 - Applicant requesting an increase to 142.63 square feet; more than 25% resulting in required approval by BOS
 - Previous miscalculation from CSR Committee is inaccurate; requests for motion –if approved- to be for 142.63 square feet of signage
 - Staff has received no comments of opposition or support.
 - Appropriate deviation from the signage limitations imposed by zoning district.

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- Staff recommends **Approval** of CSR-017-23 as presented with no stipulations.