Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: MAY 28, 2025

TO: BOARD OF SUPERVISORS

CASE NO.: CSR-016-24 (WARE FARMS)

CASE COORDINATOR: VALENTYN PANCHENKO

DISTRICT: DISTRICT 2, MIKE GOODMAN

***EXECUTIVE SUMMARY**:*
This Comprehensive Sign Package proposal seeks approval for the installation of total twenty nine (29) signs, including seventeen (17) permanent and twelve (12) temporary signs, with a sign area maximum of 322.5 sq. ft. within the master-planned community residential subdivision of Ware Farms, generally located south-east of intersection E Combs Rd and N Kenworthy Rd in San Tan Valley area. The applicant, TRI-POINT HOMES, is pursuing this sign package to provide subdivision residents and visitors with an enhanced level of signage, which is allowed by code with the approval of a Comprehensive Sign Package.

SIGN REVIEW COMMITTEE (SRC) RECOMMENDATION: At its meeting on April 15, 2025, the committee voted **unanimously (3-0)** to approve the request and forward it to the Board of Supervisors, subject to one (1) stipulation:

1. *Temporary signage shall be removed no later than two (2) years from the date of approval of the Comprehensive Sign Package, or upon closure of the sales office, whichever occurs first.*

RECOMMENDED MOTIONS:
*To Approve***:** I move the Pinal County Board of Supervisors conditionally **approve** Case CSR-016-24 as presented with one stipulation:

1. Temporary signage shall be removed no later than two (2) years from the date of approval of the Comprehensive Sign Package, or upon closure of the sales office, whichever occurs first.

To Deny: I move the Pinal County Board of Supervisors **deny** Case CSR-016-24.

LANDOWNER: TRI-POINTE HOMES; AG EHC II (PM) MULTI STATE 2, LLC; CND – VP WARE FARMS 2, LLC.
APPLICANT/AGENT: Megan Neal, TRI-POINTE HOMES.
SIGNAGE SIZE: a maximum total area of 322.5 square feet.
LOCATION: Ware Farms subdivision (former APN 104-64-001A), located south of E Combs Road and E Stagecoach Pass Avenue, west of N Schnepf Road, north of E Hash Knife Draw Road, and east of N Kenworthy Road, in San Tan Valley
ZONING: R-7 Single Residence Zoning District
SITE: The subject property is part of ***a master-planned subdivision*** *encompassing approximately 450 acres*, with direct access from three arterial roadways: *E. Combs Road, N. Schnepf Road, and N.*

Kenworthy Road. The proposed sign plan sets enhanced signage standards as outlined in the Comprehensive Sign Package. Approval of the Comprehensive Sign Package would strengthen the development's visibility, brand recognition, and community presence, supporting both marketing and public engagement efforts. Any future signage by the developer or individual owners will require a formal amendment to the approved plan.

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

	Proposed			Allowed per code		
Type of Sign	**# of signs**	**Sq. ft.**	**Total sq. ft.**	**# of signs**	**Sq. ft.**	**Total sq. ft.**
Primary Entry Sign	2	40	80	6	50	300
Secondary Entry Sign	1	8.5	8.5			
Gated entry sign Olive Press Loop	4	4	16	3	16	48
Gated entry sign to parcels	8	4	32			
Amenity/Park signage	2	9	18	2	24	48
Neighborhood ladder signage*	12*	14*	168*	5		100
** temporary*		**Total:**	**322.5**			

ANALYSIS: While the proposed signage technically exceeds certain sign code limitations—such as total sign area and number of entry signs—staff has conducted a context-based evaluation considering project scale, functional need, and visual impact. Key considerations include:

- **Code Applicability**: The current sign standards were designed for conventional subdivisions and may not fully address the scale or branding needs of large, multi-phase communities. While PCDSC §2.145.050(B)(4) establishes signage allowances for subdivisions with 30 or more units, applying the same standards to master-planned communities can disadvantage them by not accounting for their scale, phased development and broader wayfinding needs as per detailed SRC staff report.
- **Development Scale**: The development's size, complexity, and integrated land use pattern necessitate broader wayfinding and community identity functions than would typically be permitted under standard code limitations if each phase would be treated separately.
- **Collaborative Approach**: The applicant has demonstrated a collaborative approach, responding to staff comments and signage requests in accordance with staff guidance.
- **Design and Visual Integrity**: The signage is designed in a cohesive style and is not anticipated to result in undue visual distraction, and remains contextually consistent with similar-scale developments.
- **Planning Considerations**: The proposed signage contributes to functional wayfinding, branding, and community identity—objectives that align with community identity principles encouraged by sustainable design principles and placemaking practices.
- **Temporary Signs**: The applicant identifies the Neighborhood ladder signage—comprising approximately 52% of the sign package—as a temporary measure. A stipulation may be applied to ensure its removal in accordance with PCDSC §2.145.050(B)(3) for temporary directional signage.
- **Signage Density**: Approximately 0.72 square feet of signage per each acre of subdivision area.

Public Participation

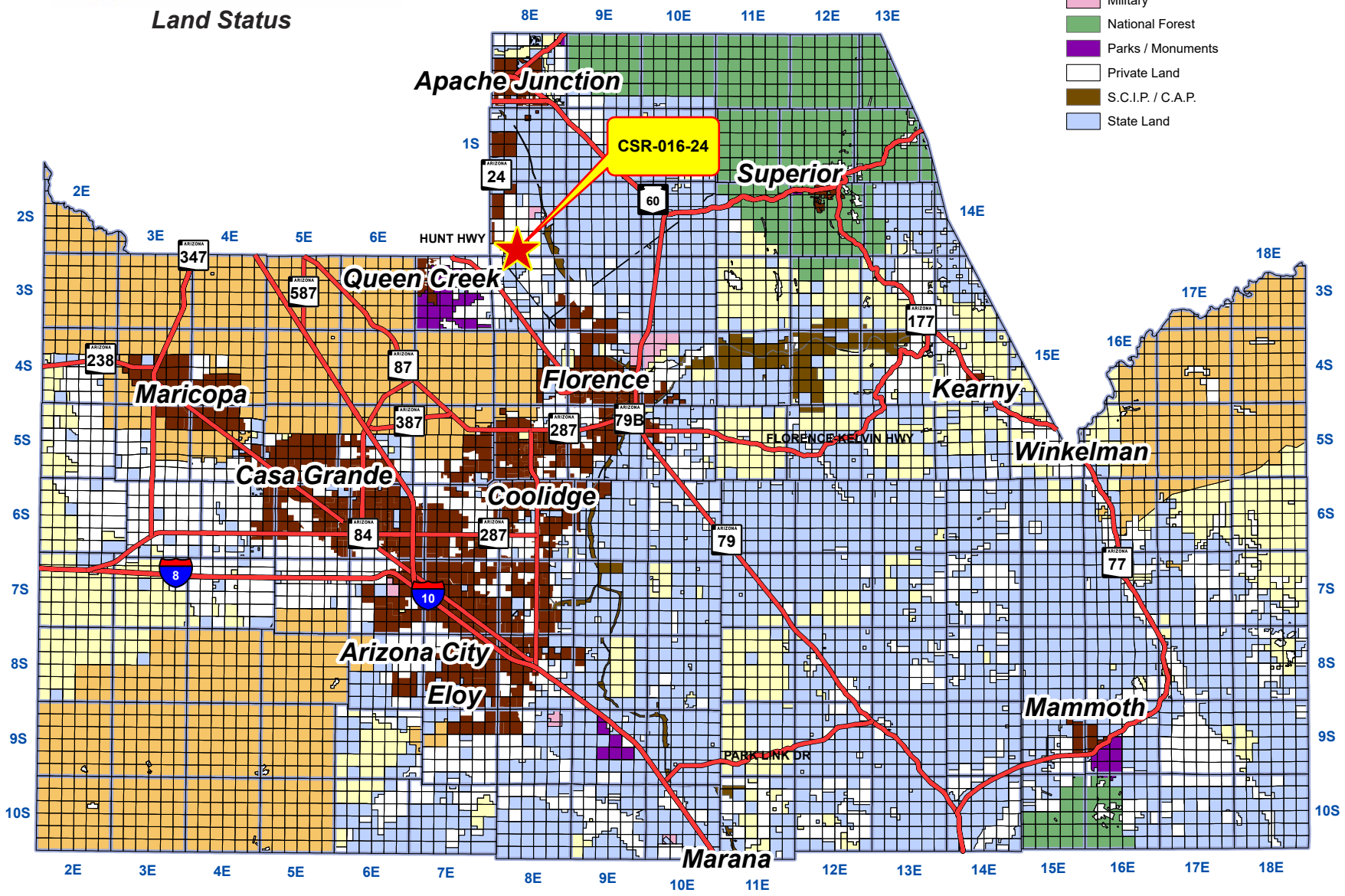
Site Posting:	May 9, 2025	Web-posting:	May 7, 2025
Neighborhood Mail out:	May 9, 2025	Newspaper Advertising:	May 8, 2025

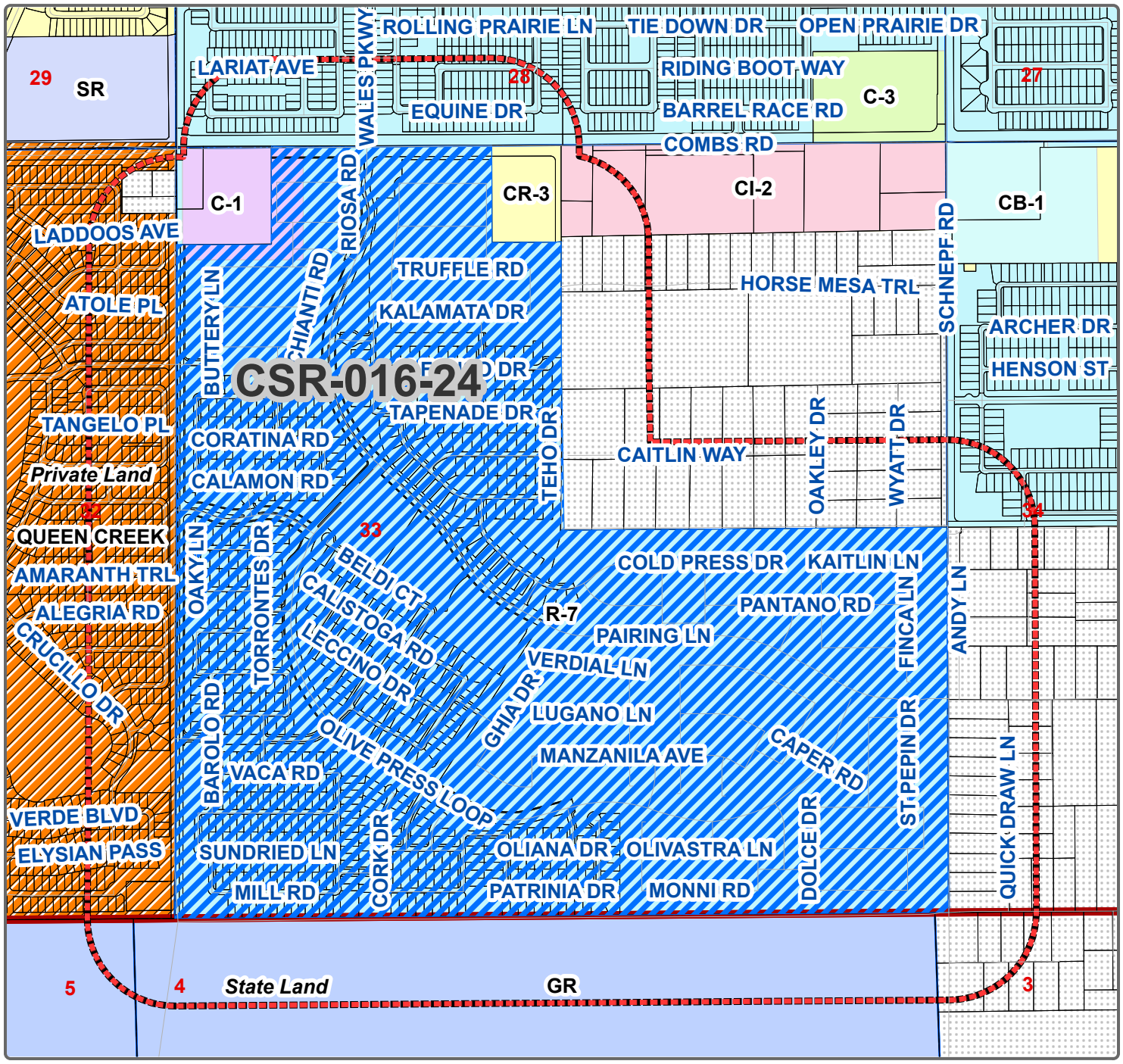
At the time of this report, staff has received no letters of support or opposition to this proposal from members of the public.

DATE PREPARED: 05/12/25 – Valentyn P.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status





Community Development

CSR-016-24 – PUBLIC HEARING/ACTION: Megan Neal, TriPointe Homes LLC (applicant/agent), on behalf of landowner – BHEG Ware Farms LLC, requesting approval of a Comprehensive Sign Package to allow the installation of total twenty nine (29) signs, including seventeen (17) permanent and twelve (12) temporary signs, with a sign area maximum of 322.5 sq. ft. within a residential subdivision – Ware Farms, on an approximately 460± acre area in the R-7 Single Residence Zone; situated in a portion of Section 33, Township 2 South, Range 8 East, of the Gila & Salt River Base & Meridian, located south of E Combs Road and E Stagecoach Pass Avenue, west of N Schnepf Road, north of E Hash Knife Draw Road, and east of N Kenworthy Road, in San Tan Valley, unincorporated Pinal County AZ.

Current Zoning: R-7	Requested Zoning: CRS	Current Land Use: MLDR

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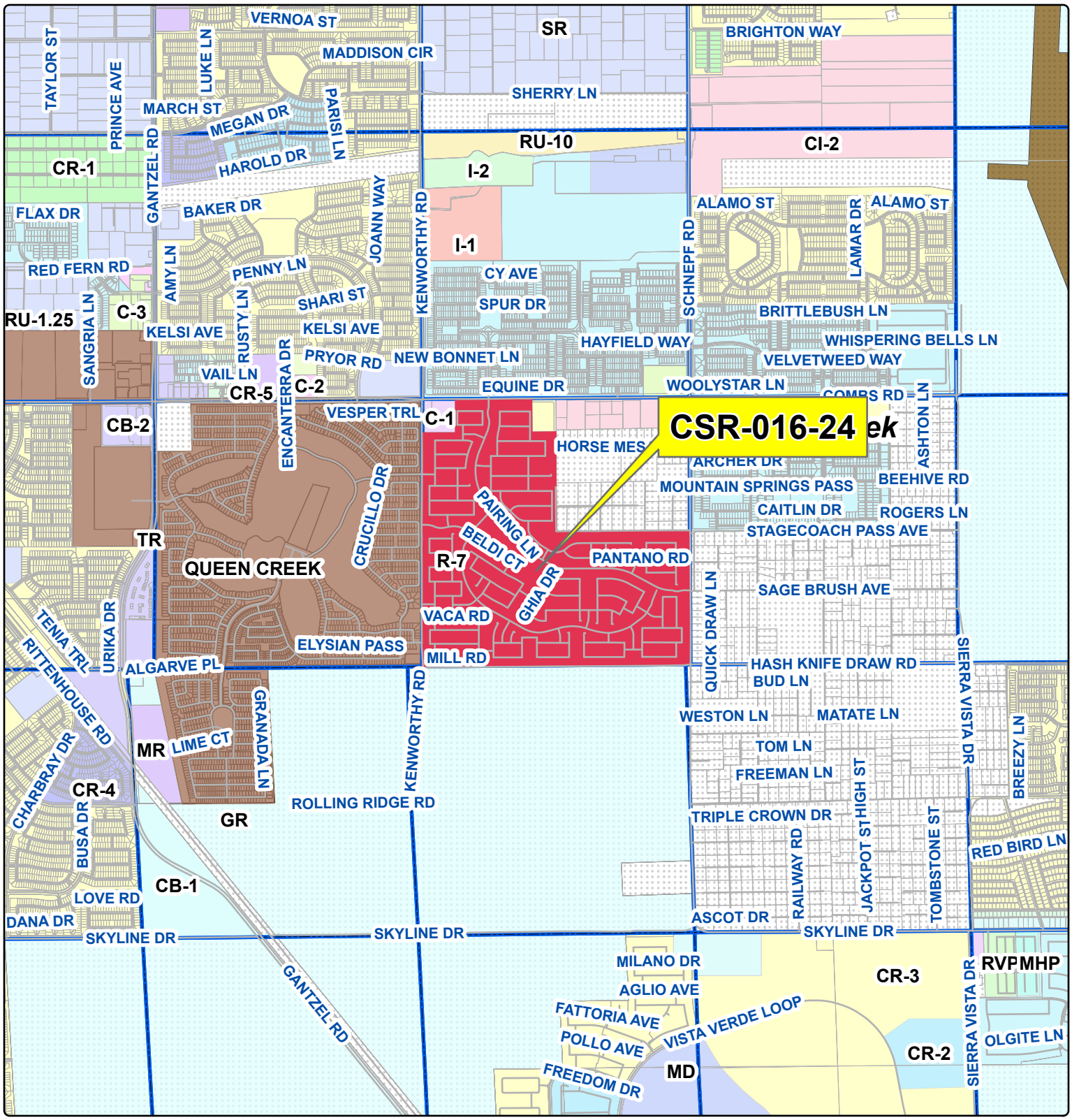
Legal Description:

Situated in a portion of Section 33, Township 2 South, Range 8 East, of the Gila & Salt River Base & Meridian, located south of E Combs Road and E Stagecoach Pass Avenue, west of N Schnepf Road, north of E Hash Knife Draw Road, and east of N Kenworthy Road, in San Tan Valley, unincorporated Pinal County AZ.

SEC 33, TWN 02S, RNG 06E

Sheet No. 1 of 1

Owner/Applicant: MEGAN NEAL TRIPOINTE HOMES			
Drawn By: GIS / IT /LJT		Date: 04/29/2025	
Section 33	Township 02S	Range 06E	
Case Number: CSR-016-24			



Community Development

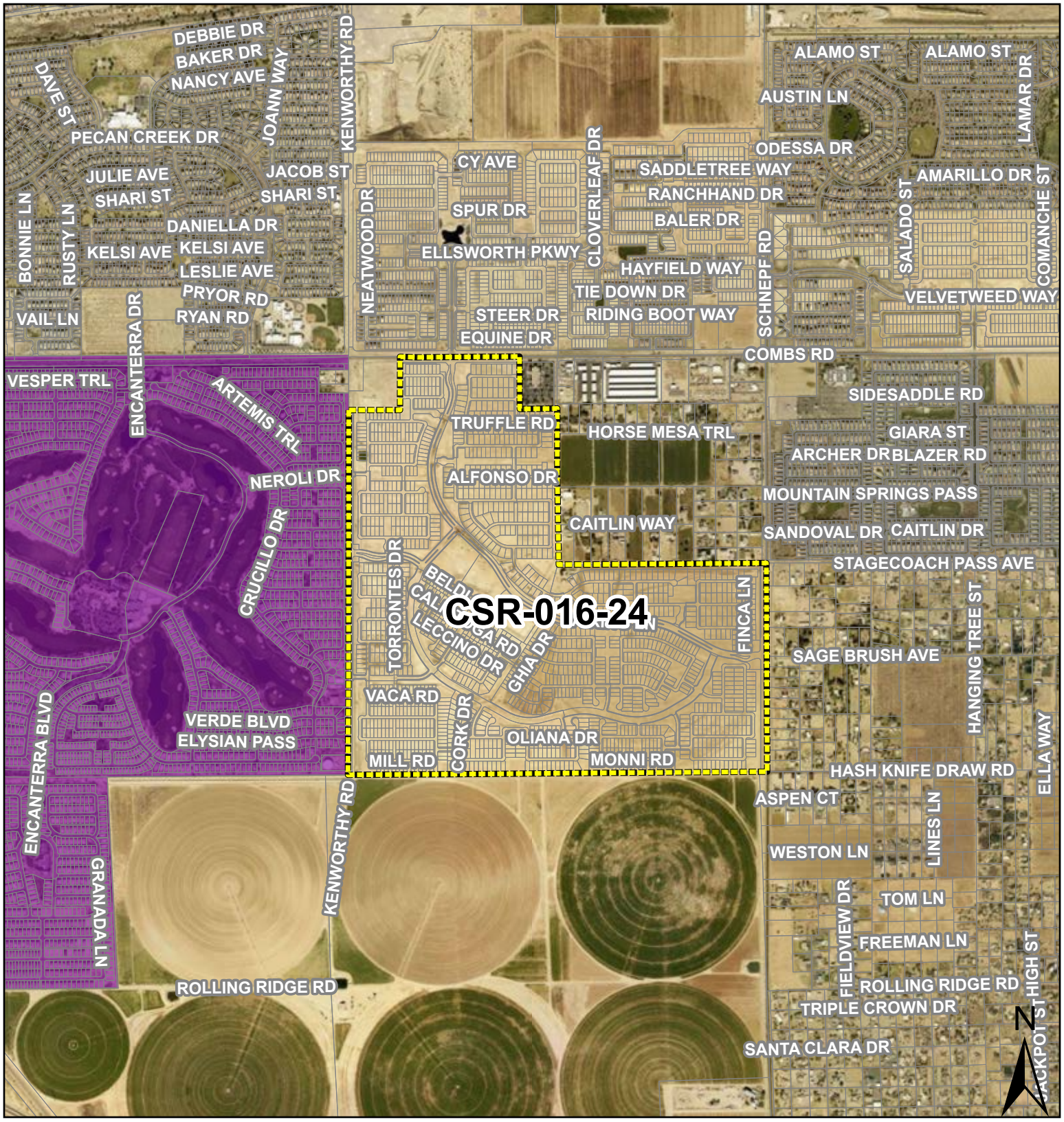
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in a portion of Section 33, Township 2 South, Range 8 East, of the Gila & Salt River Base & Meridian, located south of E Combs Road and E Stagecoach Pass Avenue, west of N Schnepf Road, north of E Hash Knife Draw Road, and east of N Kenworthy Road, in San Tan Valley, unincorporated Pinal County AZ.

SEC 33, TWN 02S, RNG 06E

Sheet No. 1 of 1	Owner/Applicant: MEGAN NEAL TRIPOINTE HOMES		
	Drawn By: GIS / IT / LJT		Date: 04/29/2025
	Section 33	Township 02S	Range 06E
	Case Number: CRS-016-24		



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

CSR-016-24

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE **28TH** DAY OF **MAY, 2025**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **COMPREHENSIVE SIGN PACKAGE** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

CSR-016-24 – PUBLIC HEARING/ACTION: Megan Neal, TriPointe Homes LLC (applicant/agent), on behalf of landowner – BHEG Ware Farms LLC, requesting approval of a Comprehensive Sign Package to allow the installation of total twenty nine (29) signs, including seventeen (17) permanent and twelve (12) temporary signs, with a sign area maximum of 322.5 sq. ft. within a residential subdivision – Ware Farms, on an approximately 460± acre area in the R-7 Single Residence Zone; situated in a portion of Section 33, Township 2 South, Range 8 East, of the Gila & Salt River Base & Meridian, located south of E Combs Road and E Stagecoach Pass Avenue, west of N Schnepf Road, north of E Hash Knife Draw Road, and east of N Kenworthy Road, in San Tan Valley, unincorporated Pinal County AZ.

AT LEAST 24 HOURS PRIOR TO THE PUBLIC HEARING, DOCUMENTS PERTAINING TO THESE REQUESTS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PINAL COUNTY DEVELOPMENT SERVICES, PINAL COUNTY COMPLEX, 85 N. FLORENCE STREET, FLORENCE, ARIZONA, MONDAY THROUGH THURSDAY BETWEEN THE HOURS OF 7:30 A.M. AND 5:30 P.M. AND ON THE INTERNET AT: https://www.pinal.gov/236/Notice-of-Hearings

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.

DATED THIS **28th** DAY OF **APRIL, 2025**, by Pinal County Community Development Department.

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

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) Whether you support or oppose the request
4) A brief statement of reasons for supporting or opposing the request
5) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 749 (85 N. Florence Street)
FLORENCE, AZ 85132

Contact for this matter: Valentyn Panchenko, Planner
E-mail Address: Valentyn.Panchenko@pinal.gov
Phone: (520) 866-6414

[Anything below this line is not for publication.]
PUBLISHED ONCE:
Pinal Central Dispatch

PINAL COUNTY
WIDE OPEN OPPORTUNITY

April 28, 2025

VIA ELECTRONIC MAIL
Megan Neal
Indie Signage Sales LLC
7001 N Scottdale Rd
Scottsdale, AZ 85253

Re: CSR-016-24 – Ware Farms Comprehensive Sign Package

Dear Megan Neal,

This letter is in response to your October 21 , 2024 request for a Comprehensive Sign Package application for the installation of total twenty nine (29) signs, including seventeen (17) permanent and twelve (12) temporary signs, with a sign area maximum of 322.5 sq. ft. within a residential subdivision zoned R-7, located at the southeast corner of E Combs Rd and N Kenworthy Rd.

On April 15, 2025, the Sign Review Committee voted unanimously (3-0) to forward a favorable recommendation to the Community Development Director to advance the case to the Board of Supervisors for final approval no stipulations:

After thorough review, I have determined that your Comprehensive Sign Package request is aligned with the intent of PCDSC Chapter 2.145 – Signs, Billboards, Name Plates, and Other Outdoor Advertising. The proposal supports appropriate and proportional signage and the needs of the master-planned community. Accordingly, your request is hereby forwarded with a recommendation of approval from the SRC to the Board of Supervisors, with one stipulation:

1. *Temporary signage shall be removed no later than two (2) years from the date of approval of the Comprehensive Sign Package, or upon closure of the sales office, whichever occurs first.*

If you have any additional questions, please do not hesitate to contact me at (520) 866-6442.

AUTHORITY:
This decision is used under the authority granted to the Department Director under the provisions of the Pinal County Development Services Code 2.145.150 (H)(1)(b).

Issued by: _____ Date: April 28, 2025
Brent Billingsley
Community Development Director

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: APRIL 15, 2025

TO: SIGN REVIEW COMMITTEE

CASE NO.: CSR-016-24 (WARE FARMS)

CASE COORDINATOR: VALENTYN PANCHENKO, PLANNER

Executive Summary:
This is a comprehensive sign package to allow installation of total twenty nine (29) wall signs, including seventeen (17) permanent and twelve (12) temporary signs, with a sign area maximum of 322.5 sq. ft. within a residential subdivision. The applicant is pursuing this sign package to provide subdivision residents and visitors with more signage than the sign c ode currently permits.

If This Request is Approved:

The committee shall forward a recommendation to the Board of Supervisors to allow the applicant to request 322.5 sq. ft. of signage 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.

RECOMMENDED MOTION:

I motion that the Sign Review Committee forward case **CSR-016-24** with a recommendation of approval to the Board of Supervisors as presented in the staff report with one (1) stipulation:

1. Temporary signage shall be removed no later than two (2) years from the date of approval of the Comprehensive Sign Package, or upon closure of the sales office, whichever occurs first.

TAX PARCELS:

109-58-0550	109-58-0570	109-58-0650	109-58-1450	109-58-2300	109-58-2446
109-58-3930	109-58-3950	109-58-5850	109-58-5910	109-58-6020	109-58-6040
109-58-6840	109-58-7730	104-64-0290	104-64-0310		

LANDOWNERS:

TRI-POINTE HOMES AG EHC II (PM) MULTI STATE 2, LLC CND – VP WARE FARMS 2, LLC

APPLICANT: TRI-POINTE HOMES

SITE: The site is zoned R-7 (Single Residence) and is currently pursuing building permits for residential spaces including neighborhood park.

LOCATION: Ware Farms 2 subdivision located in between E Combs Rd to the north, N Schnepf Rd to the east, E Hash Knife Draw Rd to the south, and N Kenworthy Rd to the west in San Tan Valley, Pinal County, AZ.

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

- Primary Entry Sign: 2 signs
- Secondary Entry Sign: 1 sign
- Gated entry sign Olive Press Loop: 4 signs
- Gated entry sign to parcels: 8 signs
- Amenity/Park signage: 2 signs
- Neighborhood ladder signage: 12 signs **(temporary)**

Type of Sign	# of signs	Sq. ft.	Total sq. ft.
Primary Entry Sign	2	40	80
Secondary Entry Sign	1	8.5	8.5
Gated entry sign Olive Press Loop	4	4	16
Gated entry sign to parcels	8	4	32
Amenity/Park signage	2	9	18
Neighborhood ladder signage	12	14	168
		Total:	**322.5**

SUBDIVISION SIGNAGE – CODE-BASED SUMMARY:

Sign Provision	PCDSC Section	Key Limits / Conditions
Permanent Entrance Signs	2.145.070(A)(3)	- Maximum of **2 signs** at each major entrance - **Max height**: 6 feet - **Max area**: 50 sq. ft. each - **Must be attached to a wall or fence**, and not extend above it
Identification signs	2.145.070(A)(2)	- 1 sign is allowed - Maximum of **2 signs** if more than 5 acres and frontage on more than one publicly dedicated street or road. - **Max height**: 10 feet - **Max area**: 24/16 sq. ft. each
Directional Subdivision Signs	2.145.050(A)(1)(h)	- Allowed in **all zoning districts** - **Unlighted** only - Must contain only subdivision name, developer/agent, emblem, and directional message - **Limit**: 1 per entrance, max 3 total - **Display limit**: 2 years from plat recordation
On-Site Subdivision Signs	2.145.050(B)(3)	- **Max total area**: 100 sq. ft. - **Max number**: 5 signs

		- **Max height**: 12 feet - Must not encroach into required yards - Allowed **until sales office closes or for 2 years**, whichever comes first - **Extensions** may be granted via **Special Use Permit (SUP)** per §2.151.010
SRC review	2.145.150(H)(1)(b)	- **Director shall transmit the application to the BoS if**: → **Height** by more than 50% → **Area** by more than 25%

ANALYSIS: The proposed sign plan seeks to establish increased signage standards through specified wall signage and associated elements as detailed in the submitted Comprehensive Sign Package. Following final approval, any future requests for additional signage by the developer would necessitate a formal revision to the approved sign plan. Similarly, any subsequent signage requests by individual owners within the subdivision must be processed through a sign plan amendment specific to their respective parcel or subject area.

The subject property is part of ***a master-planned subdivision*** *encompassing approximately 450 acres*, with direct access from three arterial roadways: *E. Combs Road, N. Schnepf Road, and N. Kenworthy Road.* While the Pinal County Development Services Code (PCDSC) outlines maximum standards for various sign types, it does not differentiate those standards by *the size or scale of a subdivision*, applying uniform criteria regardless of development context. This creates a regulatory disparity for large-scale communities such as this.

Master-Planned Communities (MPCs) are thoughtfully designed and implemented as cohesive, large-scale developments that integrate multiple smaller phases or subdivisions into a unified vision. Unlike conventional subdivisions, MPCs emphasize **comprehensive land use planning**, **coordinated infrastructure**, and **aesthetic continuity** across all phases. This approach fosters a **more functional, visually harmonious, and amenity-rich environment** for residents.

Through careful planning of **transportation networks**, **open space systems**, **parks**, **community facilities**, and **branding elements such as signage**, MPCs deliver a **higher standard of livability**, ensure long-term **community identity**, and promote **growth patterns** that align with place-making principles. The result is a more resilient, inclusive, and desirable community form than fragmented development models.

Notably, PCDSC §2.145.050(B)(4) recognizes *residential developments of 30 or more units* as qualifying subdivisions for signage allowances. Each platted phase within this master subdivision contains *more than 30 individual lots,* and many parcels benefit from *direct arterial or collector road access*, either existing or proposed and maintained by Pinal County. Based on these considerations, it is both reasonable and consistent with established planning practice **to treat each phase within this master-planned subdivision as a distinct subdivision** for the purpose of determining signage entitlements.

ENTRANCE SIGNAGE. The proposed *primary, secondary, and gated entry signs* serve both the overarching subdivision and its internal parcel subdivisions. All entry signage remains within the prescribed Code limitations *for maximum area and number per entrance* and does not exceed allowable thresholds.

AMENITY/PARK IDENTIFICATION SIGNS. Proposed signs for parks and community amenities are compliant with PCDSC §2.145.070(A) as *identification signs.* These amenities, totaling over *15 acres,* possess frontage along *two public roadways,* thereby qualifying for *up to two signs,* each with a *maximum height of 10 feet and area not to exceed 24 square feet.*

NEIGHBORHOOD LADDER SIGNAGE (TEMPORARY DIRECTIONAL). The proposed *Neighborhood Ladder Signs,* as described by the applicant, function as *temporary directional signs* intended to support on-site lot sales activity. These signs are to be *removed following the sale of lots or two years after Comprehensive Sign Package will be approve whichever happen first.* Per PCDSC §2.145.050(B)(3), such signs may be permitted for a period of *up to two years,* or until the *closure of the sales office,* whichever occurs first. *Extensions* may be considered through a *Special Use Permit (SUP)* pursuant to PCDSC §2.151.010.

It is acknowledged that the total area of the proposed temporary directional signage exceeds the 100-square-foot *limit by 68%,* and that the number of permanent entrance signs also exceeds the maximum permitted per one subdivision. As such, this application shall be transmitted by the Director of Planning and Development Services, together with the recommendation of the Sign Review Committee and the Director's recommendation, to the Board of Supervisors for final consideration in accordance with PCDSC procedures.

While the proposed signage technically exceeds standard limitations for certain sign types, staff finds the request to be *reasonable and contextually appropriate,* for the **following reasons**:

- The size and design of this development go well beyond what the current sign code was designed for, which **puts larger master-planned communities at a disadvantage** by holding them to the same standards as much smaller subdivisions.
- The applicant has demonstrated a *collaborative approach,* responding to staff comments and limiting signage requests in accordance with staff guidance.
- The signage is *visually consistent with similar developments* and does not result in excessive proliferation or visual clutter.
- The signage plan supports *wayfinding, branding, and community identity,* all key elements of a successful, legible urban environment, as encouraged by sustainable design principles.

STAFF RECOMMENDATION: Accordingly, staff supports the approval of the proposed Comprehensive Sign Review Package, subject to standard conditions and any required administrative decisions by the Director concerning the temporary directional signage area exceedance by adding stipulation to ensure temporary nature of the signs. Proposed request is acceptable and suitable to advance to the community development director for further forwarding of this comprehensive sign package to the Board of Supervisors. Staff recommends **approval** of the Comprehensive Sign Package, subject to the findings and justification outlined in this staff report.

Prepared: 4/9/25 VP
Revised:

Leo Lew
County Manager

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.pinalcountyaz.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.pinalcountyaz.gov/CommunityDevelopment/Pages/OnlinePaymentsInfo.aspx

COMMUNITY DEVELOPMENT
Planning Division

85 N. Florence St., PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyaz.gov

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

APPLICATION FOR COMPREHENSIVE SIGN REVIEW IN AN UNINCOROPARTED 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: WARE FARMS

Owner/Applicant: TriPointe Homes

Address: 7001 N. Scottsdale Rd Suite 2020 Phone/Fax: 480-369-6739

Parcel #: see below* Project Address: SE Corner- Combs and Kenworthy Roads

Property Zoning: R-7 Case(s): _____ SPR Case: FP21-076

Present Use of Property: Single Family Detached

Proposed Use of Property: Single Family Detached

Total # of Signs Proposed: 23 Total Square Feet of Signage Proposed: 197.5 sf

Deviations Being Requested: Quantity and Size of Signs

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 # _____

***Assessor Parcels Containing Signage**

109-58-0550	109-58-3950
109-58-0570	109-58-5850
109-58-0650	109-58-5910
109-58-1450	109-58-6020
109-58-2300	109-58-6840
109-58-2446	109-58-7730
109-58-3930	

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

COMMUNITY DEVELOPMENT
Planning Division

85 N. Florence St., PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyaz.gov

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.

BHEG Ware Farms LLC 1140 Virginia Dr. 215-610-8162
Name of Landowner (Applicant) Address Phone Number Fort Washington, PA 19034

A. Janelle Sturbe jancllc.isturbe@klservicers.com
Signature of Landowner (Applicant) E-Mail Address

Megan Neal 7001 N. Scottsdale Rd 480-369-6739
Name of Agent Address Scottsdale, Az 85253 Phone Number

Megan Neal megan.neal@tripointehomes.com
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

BHEG Ware Farms LLC, a Delaware limited liability company
[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 TriPoint Homes, LLC
[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] ***[Signature]***

_____ _____
[Address] ***[Address]***

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, _____ by _____.
[Insert Name of Signor(s)]

My commission expires _____

_____ _____

Printed Name of Notary

Signature of Notary Public

Corporate PROPERTY OWNER signature block and acknowledgment the appropriate corporate officer or trustee signs this signature block NOT the block on the previous page.

BHEG Ware Farms LLC
[Insert Company or Trustee's Name]

By: A. Janelle Iturbe
[Signature of Authorized Officer or Trustee]

Its: Authorized Representative
[Insert Title]

Dated: 9-17-24

STATE OF Pennsylvania)
) ss.
COUNTY OF Montgomery)

The foregoing instrument was acknowledged before me, this 17th day of September 2024, by A. Janelle Iturbe, Authorized Representative of BHEG Ware Farms LLC, an Delaware limited liability company
[Insert Signor's Name] *[Insert Title]* *[Insert Name of Company or Trust]* *[Insert State of Incorporation, if applicable]*

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Commonwealth of Pennsylvania - Notary Seal
HEATHER L MCGILL - Notary Public
Montgomery County
My Commission Expires April 15, 2028
Commission Number 1241168

My commission expires: 4-15-28

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself to be
[Insert Signor's Name]

_____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My commission expires: _____

_____
Printed Name of Notary

_____
Signature of Notary

E-Submittal Requirements:

All Zoning Case reviews must be submitted digitally through the online permitting portal using the following naming convention:

ePlan Reviews

Plans can be submitted electronically through the Citizen Access Portal, which can be found at https://citizenaccess.pinalcountyaz.gov/CitizenAccess/ When plans are submitted through the ePlan review system, they **MUST** be in **one multi-page PDF** and use following naming format: *Review Type #_Plan Type*. For example:

- First Submittal Review
  - SUB1_Application
  - SUB1_PAD Book or Narrative
  - SUB1_TIA
  - SUB1_ALTA
  - SUB1_Drainage Report...etc
  - SUB1 _...etc

- Second Substantive Review (only resubmit items that are being amended)
  - SUB2_Application
  - SUB2_Drainage Report
  - SUB2_TIA
  - SUB2_ALTA
  - SUB2_...etc

** Documents that are uploaded which do not follow the appropriate naming convention will be rejected.*
** Online submittals are subject (up to) a 5 day processing timeframe for invoicing based on uploaded documents please do not pay until your staff coordinator has provided a fee amount*

PINAL COUNTY

Monica Neira <monica.neira@pinal.gov>

Ware Farms - CSR-016-24

Brian Rogers <brian.rogers@ablastudio.com> Mon, Oct 21, 2024 at 11:50 AM
To: "monica.neira@pinal.gov" <monica.neira@pinal.gov>

Monica –

Great speaking with you. Below is my contact information.

Best Regards,

Brian

AB LA

Brian Rogers, RLA

Vice President

–

o. 480.530.0077

d. 480.530.0387

c. 469-990-5010

–

310 E Rio Salado Parkway

Tempe AZ 85281

–

brian.rogers@ablastudio.com

ablastudio.com



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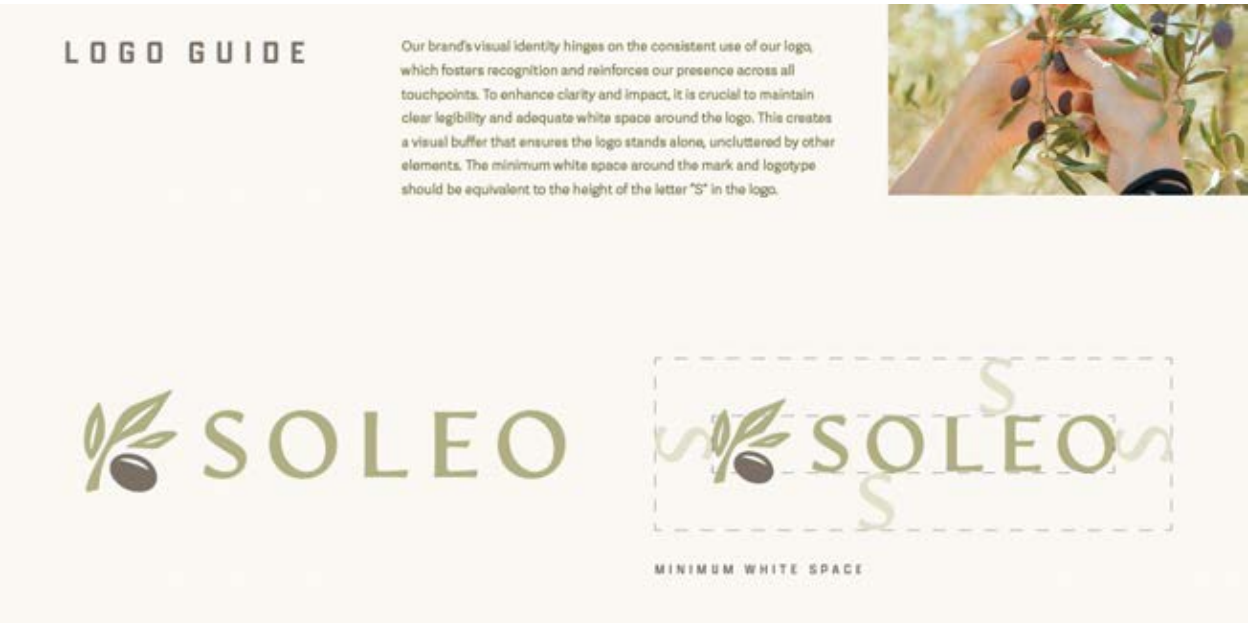
unlawful. If you have received this transmission in error, please immediately notify the sender and then delete the material in its entirety.

Comp Signage

Ware Farms (Soleo)

This application contains:

- 1 Primary subdivision sign
- 1 Secondary subdivision sign
- Gated Entry signage (which includes the Soleo logo). This logo can be utilized with future Phase 2 with separate application.
- Temporary wayfinding, ladder signage. The ladder signs minimize number of signs by providing directions to various builders within neighborhoods.



Pinal County - Comprehensive Sign Review Application

Project: Ware Farms

Date: 09-03-2024

Justification Letter

The following signs follow the developmental design guidelines for the community and are compatible with the community architecture. The use of wall mounted steel and the pan channel signage adds wayfinding while complementing the simple elegance of the community. As demonstrated by the attached elevations, the proposed signage is uniform and consistent in nature among all signs presented.

Signs included in this application:

1. Primary Entry Monument Signage at Combs Road
    - Wall mounted reverse pan channel metal signage
    - 40 sq. ft.
    - 4'-2" Height
2. Secondary Entry Monument Signage at Kenworthy Road
    - Wall mounted reverse pan channel metal signage
    - 8.5 sq. ft.
    - 2'-3" Height
3. Gated Entry Signage at Olive Press Loop
    - Wall mounted reverse pan channel metal signage
    - 4 sq. ft. each – 4 signs at 1 entry, 16 total sq. ft.
    - 2'-0" Height
4. Parcel Entry Signage
    - Wall mounted reverse pan channel metal signage
    - 4 sq. ft. each –2 signs at each of 3 entries, 24 total sq. ft.
    - 2'-0" Height
5. Amenity Entry Monument Signage
    - Wall mounted reverse pan channel metal signage
    - 4 sq. ft.
    - 4'-0" Height
6. Neighborhood Ladder Wayfinding Signage
    - Wall mounted acrylic – temporary usage
    - 24.46 sq. ft. each at 10 sign locations – 244.65 total sq. ft.
    - 5'-3" Height

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Project: Ware Farms - Signage Plan
Case Number: CSR-016-24
Date: January 7th, 2025
Staff Coordinator: Valentyn P.

	SUB1 Comments
	Specific Comments
1	Could you clarify the reason for excluding other parts of this subdivision from this CSR application? **A single comprehensive package covering the entire residential portion of the subdivision is needed**. The temporary directional builder signs has been added to the application.
2	Please **provide a clear design** or remove any unnecessary elements from the **Amenity Entry Monument Signage**. Revised.
3	Please **revise the Neighborhood Ladder Wayfinding Signage**: - It does not appear to be temporary signage, but permanent. It is Temporary - Adjust the size of the signs, as the intended purpose can be achieved with significantly smaller dimensions. You can try to follow requirement for the Directional or informational signs PCDSC 2.145.050(A) or Temporary kiosk sing PCDSC 2.145.050(D) which is better reflects the intended purpose. The sign has been adjusted to be 24 sq.ft. max. and 4 sq.ft. face.
4	**2.145.050. - Special purpose signs.** A. *Directional or information signs.* 1. Permanent on-premises directional signs are permitted in all zoning districts (and are in addition to the aggregate area limits specified in each zoning district) subject to the following: a. This sign shall contain no advertising copy. No advertising b. This sign shall not exceed four square feet in area per face. Revised c. This sign may be double-faced. Understood. This may not be needed in all locations (see map). d. This sign may be placed flat against a wall of a building or such sign may be freestanding, but shall be no higher than eight feet above grade. It is freestanding e. This sign may be used to designate entrance or exits to or from a parking area, but the number shall be limited to one for each such entrance or exit. Not at parking f. Off-premises permanent directional or information signs for public service or safety facilities (such as hospitals and clinics) may be permitted through the special use permit process as provided in PCDSC 2.151.010. Such signs may be specifically approved up to 24 square feet per sign. n/a g. The total number of directional signs is not limited provided such signs are not located within required setback yards. See map, the intent is to use directional signs to minimize other builder signs and/or flags. h. Directional subdivision signs are permitted in any zoning district, and are subject to that zoning district's square footage limitations. Unlighted signs advertising subdivisions containing only the name of the subdivision, the name of the developer and/or agent, an identification emblem and directional message shall be permitted, provided: i. There shall be no more than one such sign for each subdivision vehicular entrance, not to exceed ii. Directional subdivision signs may only be displayed during the two years following the date of recordation of the final plat map. Signs are located to ensure vehicular safety and ease of use.

5	**2.145.050. - Special purpose signs.** N/A D. *Temporary kiosk sign.* 1. Temporary kiosk signs are approved for the following entities only: Communities, planned area developments, named subdivisions, builders, and governmental entities. There will be no additional advertising outside of the company name, logo, and directional arrow. 2. All temporary kiosk sign structures will be required to get a temporary sign permit and will comply with the size, construction type, and color scheme as set forth by the planning department. 3. All applications shall require a minimum of one contract from an existing community and/or builder within the service area. 4. All applications shall require a written contract from the property owner for which the proposed sign is to be located. If on state land, a permit must be obtained first from the state. The planning department will not hold locations pending approval from any entity, whether private or public. Under no circumstances will signs be permitted in a right-of-way. 5. A temporary kiosk sign located in the vicinity of state highways must obtain a state permit prior to submitting to the planning department. 6. All locations must be approved by the planning department prior to the installation of the sign. These locations will be approved only if the site is beneficial to the surrounding area. 7. Only one temporary kiosk sign shall be allowed per applicant per corner/location until that customer's original kiosk is sold out and displayed. For the purpose of simplicity, a four-way intersection is considered to have four corners; a three-way intersection is considered to have three corners. 8. Off-premises temporary kiosk signs located outside of an intersection must maintain a minimum of 500 feet from closest intersection. 9. Builders shall be allowed to advertise on off-premises temporary kiosks within a three- to five-mile radius of the community. 10. Temporary kiosk signs approved for on-premises road side have the option of replacing the "Pinal County" name and logo with that of the community name and logo only. Under no circumstances will any other names be allowed, such as builders, etc. 11. All sign owners must maintain their signs in a professional manner as to appearance and structure. 12. Two panels on each side may identify community/public facilities (city hall, library, parks, districts, historic sites, etc.) at the discretion of the planning department.
6	The Lighting Plan/Signage Photometric will not be reviewed under the CSR process. Its approval is handled by Building Safety. Understood.
7	This application needs revision (SUB2) before the Comprehensive Sign Review.



CLIENT/LANDOWNER (PHASE 1)

TRI-POINTE HOMES
7001 N SCOTTSDALE RD
SUITE 2025
SCOTTSDALE, AZ 85253
P. 480.831.2000
CONTACT: MEGAN NEAL

CLIENT/LANDOWNER (PHASE 2)

AG EHC II (PHM) MULTI STATE 2, LLC
1209 ORANGE ST
WILMINGTON, DE 19801
P. 602.418.0443
CONTACT: STEPHEN S. BENSON

CND - VP WARE FARMS 2, LLC
8058 S. PRIEST DR. #104
TEMPE, AZ 85284
P. 480.768.4900
CONTACT: BRANDON RAMIREZ

CONSULTANT TEAM:

CIVIL ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD STE 120
MESA, AZ 85201
P: 480.503.2250
CONTACT: ERIC WINTERS

PLANNER/LANDSCAPE ARCHITECT

ABLA
310 E RIO SALADO PARKWAY
TEMPE, AZ 85281
P. 480.530.0077
CONTACT: BRIAN ROGERS

SITE SUMMARY TABLE

GROSS ACREAGE: 472.8
EXISTING ZONING: R-7 PAD
EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL & COMMERCIAL

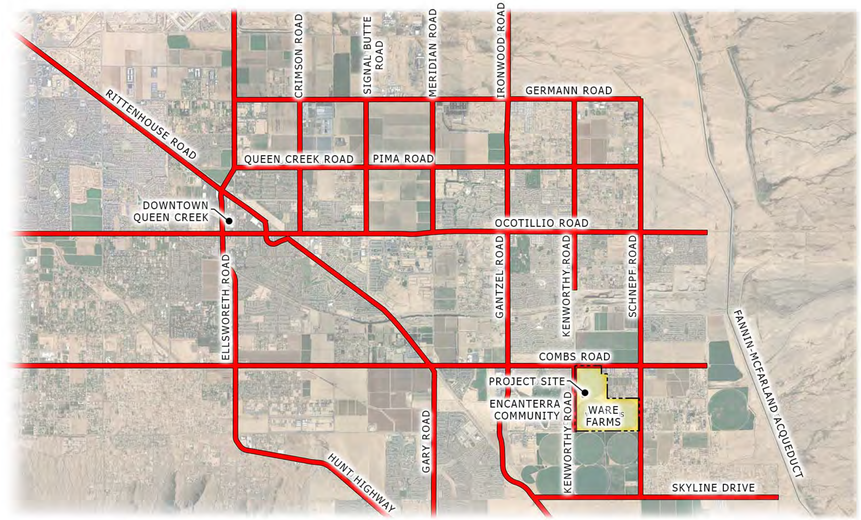
PROJECT LOCATION

SOUTHEAST CORNER OF COMBS ROAD &
KENWORTHY ROAD, SAN TAN VALLEY, AZ

PARCELS CONTAINING SIGNAGE - (ASSESSOR #)

109-58-0550	109-58-0570
109-58-0650	109-58-1450
109-58-2300	109-58-2446
109-58-3930	109-58-3950
109-58-5850	109-58-5910
109-58-6020	109-58-6840
109-58-7730	104-64-0310
104-64-0290	109-58-6040

VICINITY MAP



WARE FARMS

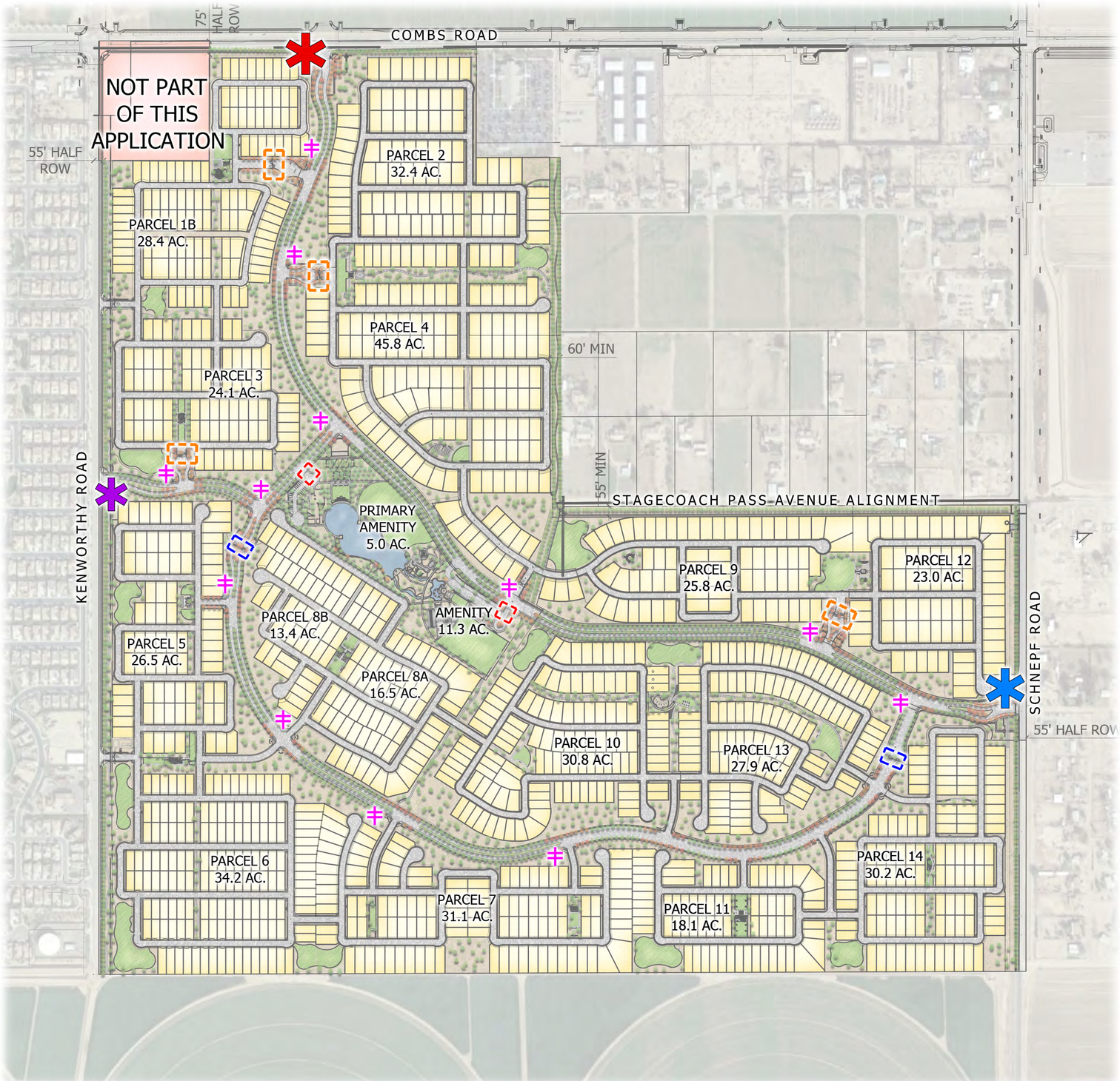
Preliminary Site Plan

Plan Scale 1:300 01-15-2025

300' 600' 900'

ABLASTUDIO.COM

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MONUMENT SIGNAGE LEGEND

SYMBOL	DESCRIPTION
	PRIMARY ENTRY - COMBS ROAD - SEE SHEET 2
	PRIMARY ENTRY - SCHNEPF ROAD - SEE SHEET 3
	SECONDARY ENTRY - KENWORTHY ROAD - SEE SHEET 4
	GATED ENTRY - OLIVE PRESS LOOP - SEE SHEET 5
	GATED ENTRY - PARCELS - SEE SHEET 6
	AMENITY/PARK ENTRY SIGNAGE (LOCATION TBD) - SEE SHEET 7
	NEIGHBORHOOD LADDER SIGNAGE - SEE SHEET 8

WARE FARMS

Monument Signage Locations

300' 600' 900'

Plan Scale 1:300 Date: 01-14-2025

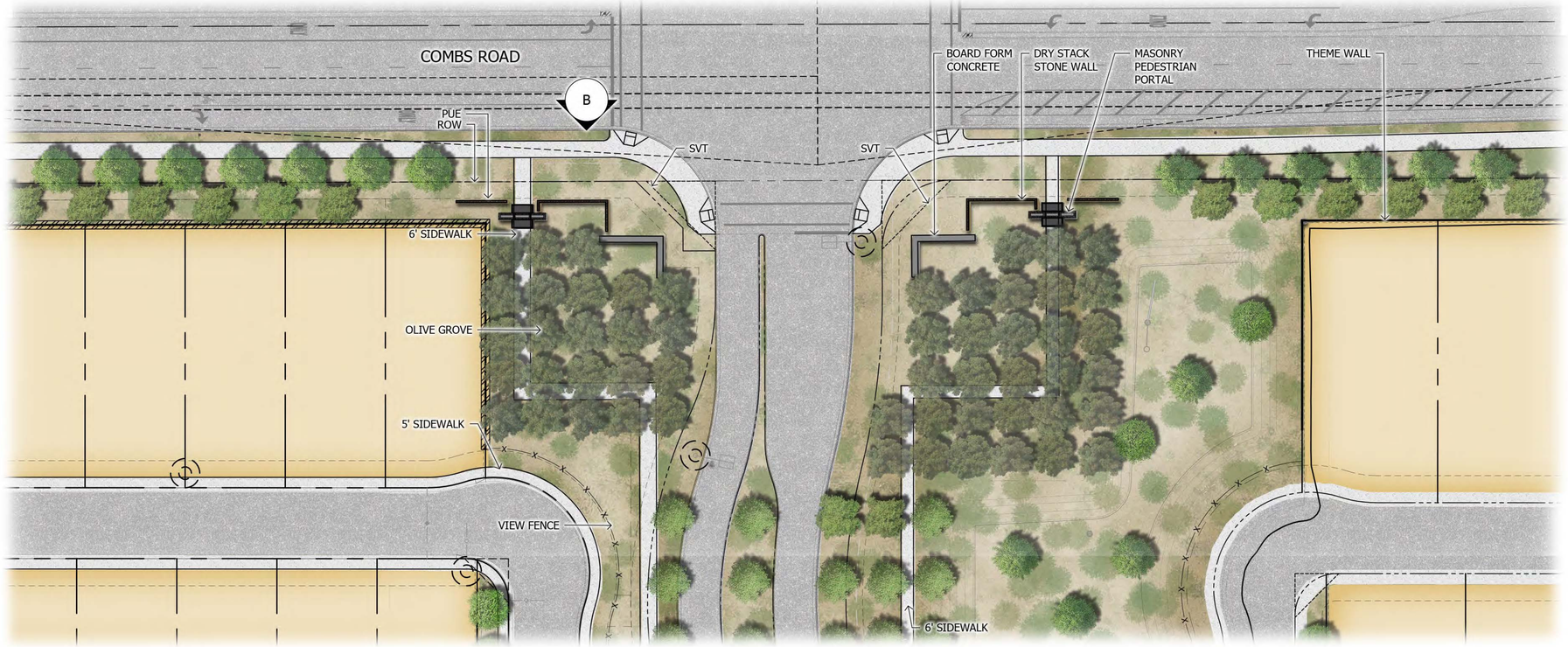
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B Primary Entry Elevation (40 s.f. of Signage)

SCALE: 1/4"=1'-0"



NOTE:

THIS GRAPHIC PACKAGE SHALL SERVE AS STANDARD MONUMENT AND SIGNAGE GUIDELINES FOR SOLEO AND ILLUSTRATES PREVIOUSLY AGREED UPON PARAMETERS. PARTIES AGREE THAT NO CHANGES, AMENDMENTS, OR ALTERATIONS TO THESE GUIDELINES SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL PARTIES INVOLVED. ANY PROPOSED MODIFICATIONS MUST BE PRESENTED IN WRITING AND AGREED UPON UNANIMOUSLY.

WARE FARMS

Primary Entry Monument - Combs Road

Plan Scale 1:30 30' 60' 90' Date:09-06-2024

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C Primary Entry Elevation (North Side)

SCALE: 1/4"=1'-0"



NOTE:

THIS GRAPHIC PACKAGE SHALL SERVE AS STANDARD MONUMENT AND SIGNAGE GUIDELINES FOR SOLEO AND ILLUSTRATES PREVIOUSLY AGREED UPON PARAMETERS. PARTIES AGREE THAT NO CHANGES, AMENDMENTS, OR ALTERATIONS TO THESE GUIDELINES SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL PARTIES INVOLVED. ANY PROPOSED MODIFICATIONS MUST BE PRESENTED IN WRITING AND AGREED UPON UNANIMOUSLY.

WARE FARMS

Primary Entry Monument - Shnepf Road

Plan Scale 1:30 Date: 01-15-2025

30' 60' 90'

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ABLA

NOTE:

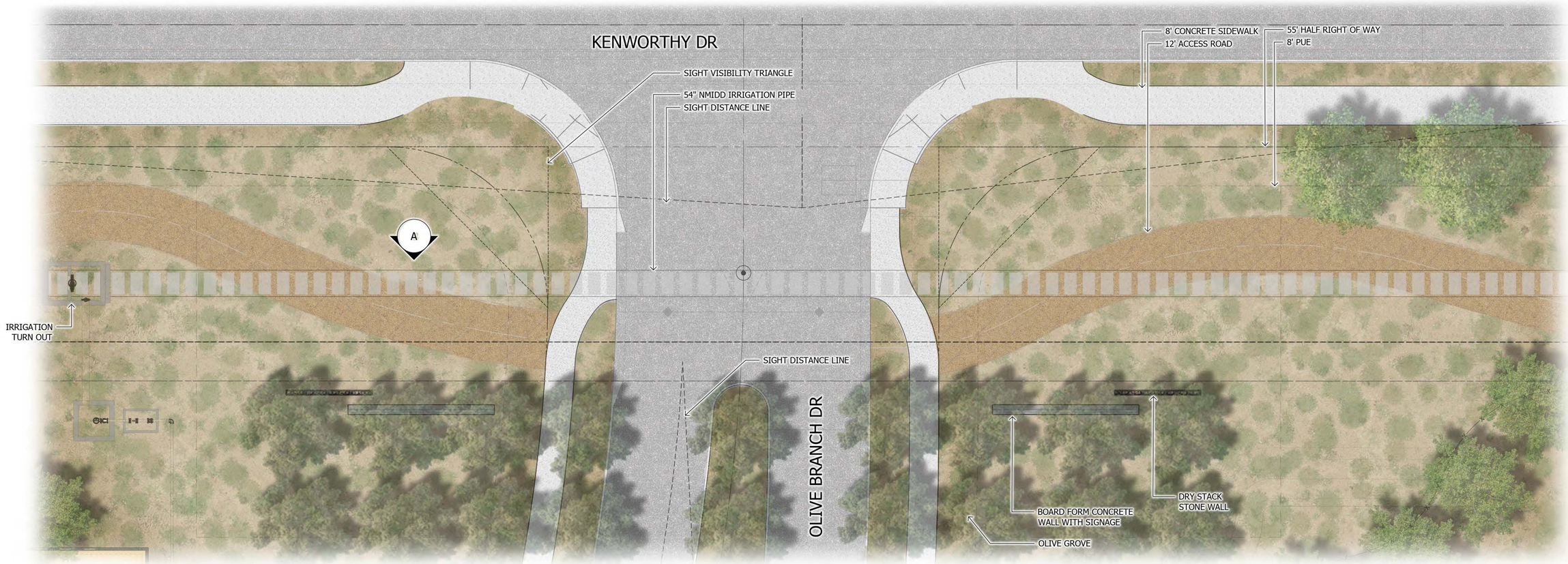
THIS GRAPHIC PACKAGE SHALL SERVE AS STANDARD MONUMENT AND SIGNAGE GUIDELINES FOR SOLEO AND ILLUSTRATES PREVIOUSLY AGREED UPON PARAMETERS. PARTIES AGREE THAT NO CHANGES, AMENDMENTS, OR ALTERATIONS TO THESE GUIDELINES SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL PARTIES INVOLVED. ANY PROPOSED MODIFICATIONS MUST BE PRESENTED IN WRITING AND AGREED UPON UNANIMOUSLY.



A Secondary Entry Elevation (8.5 s.f. of Signage)

SCALE: 1/4"=1'-0"

NOTE: ALL DIMENSIONS TAKEN TO **EDGE** OF WALL



WARE FARMS

Secondary Entry Monument - Kenworthy Road

Plan Scale 1:30 Date:01-15-2025

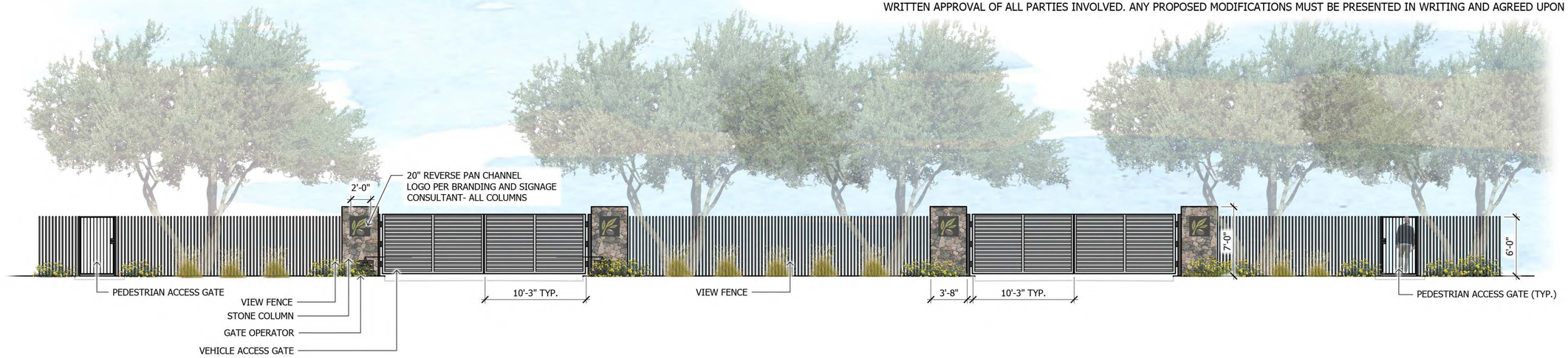
30' 60' 90'

ABLASTUDIO.COM

ABLA

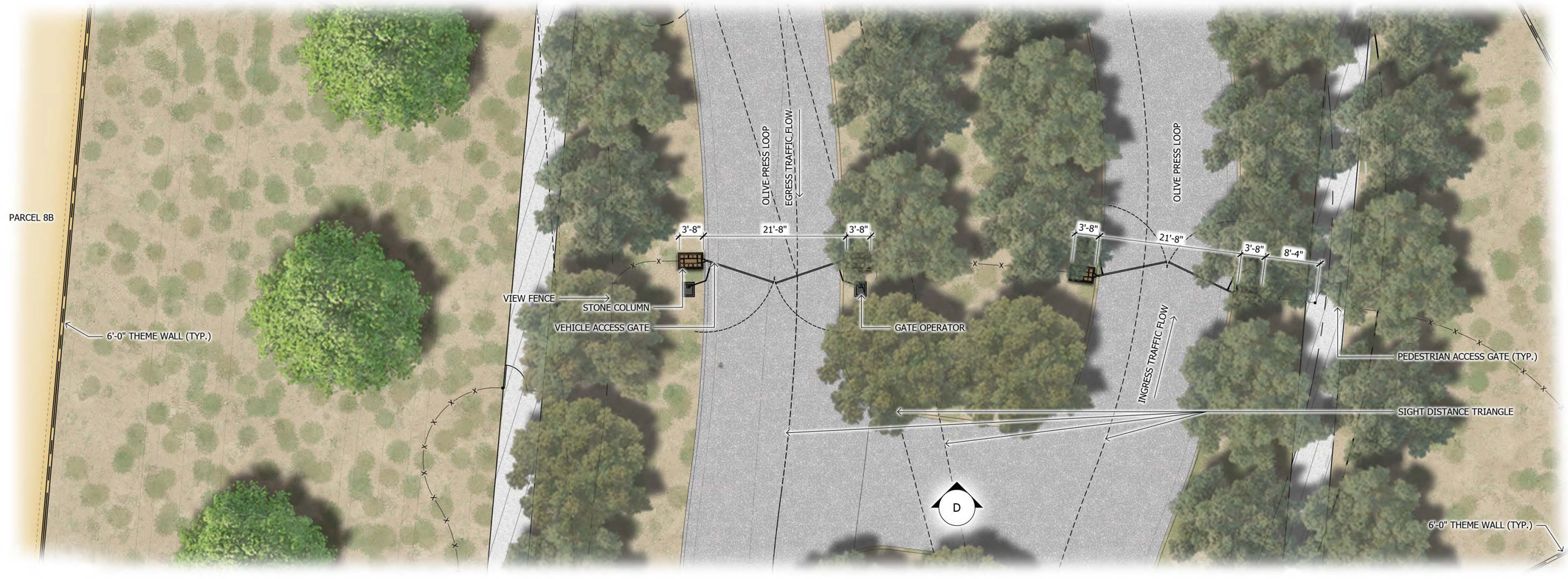
NOTE:

THIS GRAPHIC PACKAGE SHALL SERVE AS STANDARD MONUMENT AND SIGNAGE GUIDELINES FOR SOLEO AND ILLUSTRATES PREVIOUSLY AGREED UPON PARAMETERS. PARTIES AGREE THAT NO CHANGES, AMENDMENTS, OR ALTERATIONS TO THESE GUIDELINES SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL PARTIES INVOLVED. ANY PROPOSED MODIFICATIONS MUST BE PRESENTED IN WRITING AND AGREED UPON UNANIMOUSLY.



D Gated Entry - Olive Press Loop (16 s.f of Total Signage)

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



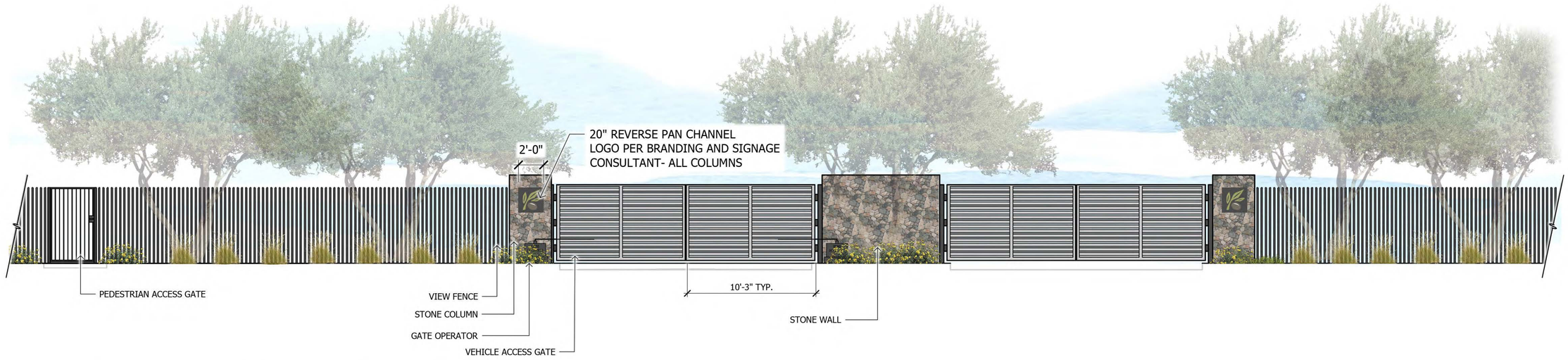
WARE FARMS

Gated Entry - Olive Press Loop

Plan Scale 1:30 Date:02-24-2025

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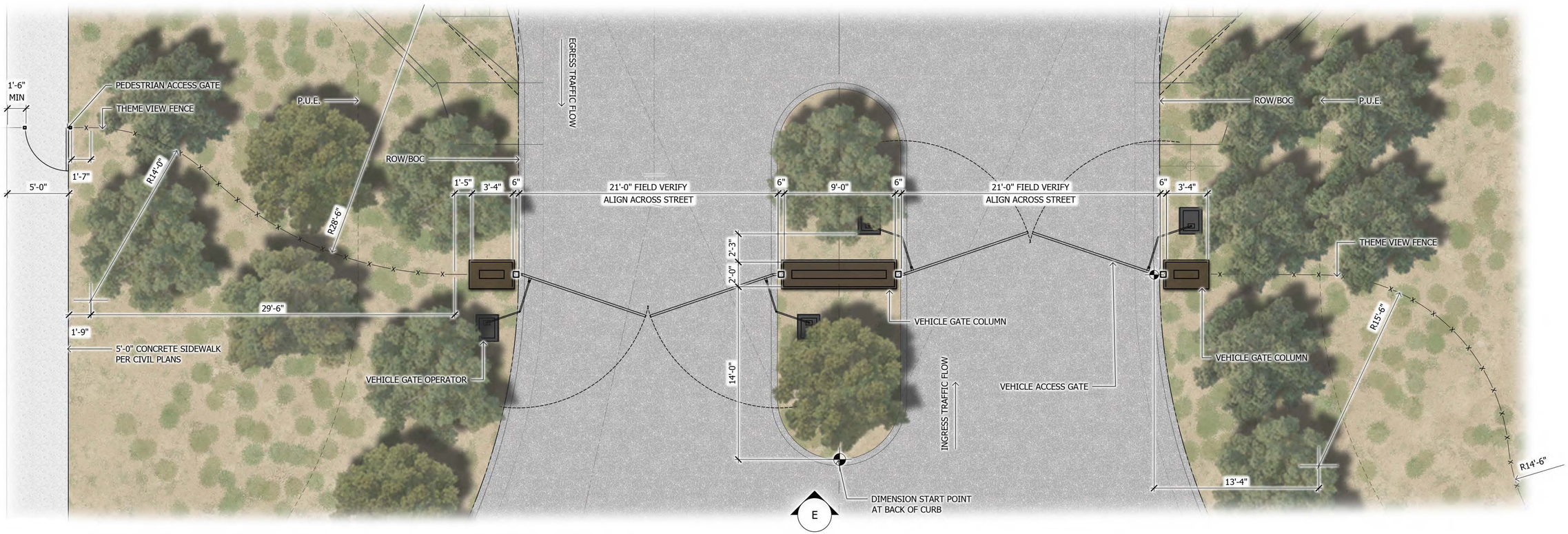


E Parcel Gate Entry Elevation (8s.f. of Total Signage -Typical)

SCALE: 1/4"=1'-0"

NOTE:

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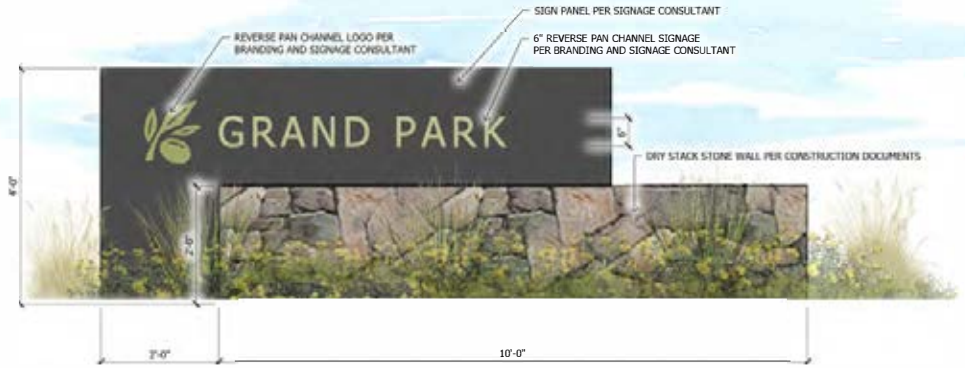
WARE FARMS

Parcel Gated Entry -Typical

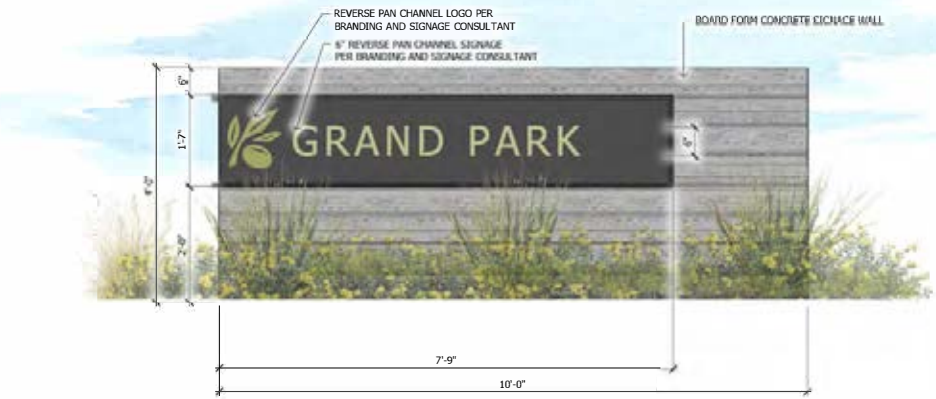
Plan Scale 1:10 Date:01-15-2025

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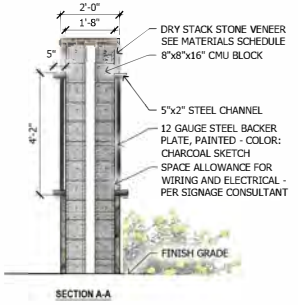


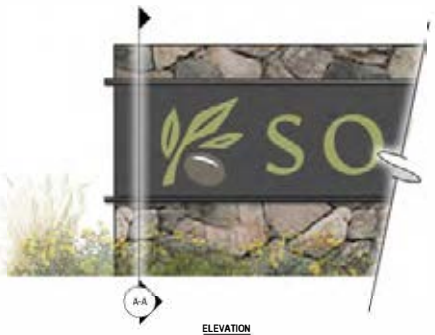
1 Amenity/Park Monument - Primary Entrance (17.3 s.f of Signage)
SCALE: 1"=1'-0"



2 Amenity/Park Monument - Secondary Entrance (12.27 s.f of Signage)
SCALE: 1"=1'-0"





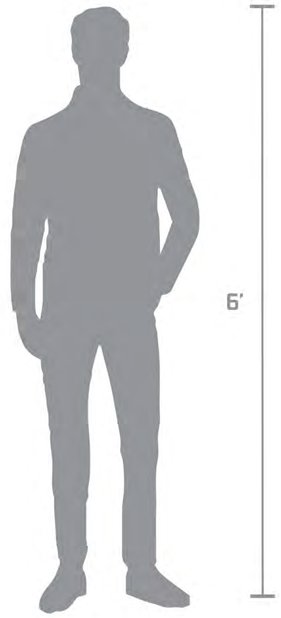


- Monument Signage Concept Detail
SCALE: 1/2"=1'-0"

NOTE:

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Temporary Ladder Sign
Board Form Concrete and/or Vinyl;
Raised Acrylic Lettering
(to be removed at end of Sales)





PMS 5625 C

PMS COOL GREY 11C

WHITE

THE POWER OF PLACE.

Greenhaus
337 S. Cedros Ave, Suite G
Solana Beach CA 92075
Phone: 310.920.8802

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Edmar Corachia, 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,Thursday 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:
May. 8, 2025

NOTICE ID: Mofuyr3Hi9AmSOjzGjDP
NOTICE NAME: CSR-016-24

Edmar Corachia

(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 05/09/2025

S Smith

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 28TH DAY OF MAY, 2025, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR COMPREHENSIVE SIGN PACKAGE IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.
CSR-016-24 – PUBLIC HEARING. ACTION: Megan Neal, TriPointe Homes LLC (applicant/agent), on behalf of landowner – BHEG Ware Farms LLC, requesting approval of a Comprehensive Sign Package to allow the installation of total twenty nine (29) signs, including seventeen (17) permanent and twelve (12) temporary signs, with a sign area maximum of 322.5 sq. ft. within a residential subdivision – Ware Farms, on an approximately 460± acre area in the R-7 Single Residence Zone; situated in a portion of Section 33, Township 2 South, Range 8 East, of the Gila & Salt River Base & Meridian, located south of E Combs Road and E Stagecoach Pass Avenue, west of N Schnepf Road, north of E Hash Knife Draw Road, and east of N Kenworthy Road, in San Tan Valley, unincorporated Pinal County AZ.
At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Development Services, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and on the internet at: https://www.pinal.gov/236/Notice-of-Hearings
ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.
DATED THIS 28 th DAY OF APRIL, 2025 , by Pinal County Community Development Department.
PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.
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) Whether you support or oppose the request
4) A brief statement of reasons for supporting or opposing the request
5) Whether or not you wish to appear and be heard at the hearing
WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 749 (85 N. Florence Street)
FLORENCE, AZ 85132
Contact for this matter: Valentyn Panchenko, Planner.
E-mail Address: Valentyn.Panchenko@pinal.gov
Phone: (520) 866-6414
No. of publications: 1; date of publication: May 08, 2025

AFFIDAVIT OF Mailing of Notice of Hearing*

I, Megan Neal, Applicant for case CSR-016-24 (Case number), personally caused 430 mailer(s) to be mailed by first class post regarding the public hearing associated with case CSR-016-24 on 5/9/2025 (Date), on a form prescribed by the planning division at least 15 days before the Board of Supervisors Public Hearing, regarding the proposed of CSR-016-24 (Type application), in unincorporated Pinal County.

The notice(s) and mailing lists were mailed as attached.

Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by Megan Neal this 12th day of May, 2025.

Notary Public
My Commission Expires: 9/28/26

MICHELLE BROWN
Notary Public - Arizona
Maricopa County
Commission # 636169
My Comm. Expires Sep 28, 2026

*** as directed by your staff Coordinator**
*** please attach the mailer and the list addresses**

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE **28TH** DAY OF **MAY, 2025**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **COMPREHENSIVE SIGN PACKAGE** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

CSR-016-24 – PUBLIC HEARING/ACTION: Megan Neal, TriPointe Homes LLC (applicant/agent), on behalf of landowner – BHEG Ware Farms LLC, requesting approval of a Comprehensive Sign Package to allow the installation of total twenty nine (29) signs, including seventeen (17) permanent and twelve (12) temporary signs, with a sign area maximum of 322.5 sq. ft. within a residential subdivision – Ware Farms, on an approximately 460± acre area in the R-7 Single Residence Zone; situated in a portion of Section 33, Township 2 South, Range 8 East, of the Gila & Salt River Base & Meridian, located south of E Combs Road and E Stagecoach Pass Avenue, west of N Schnepf Road, north of E Hash Knife Draw Road, and east of N Kenworthy Road, in San Tan Valley, unincorporated Pinal County AZ.

AT LEAST 24 HOURS PRIOR TO THE PUBLIC HEARING, DOCUMENTS PERTAINING TO THESE REQUESTS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PINAL COUNTY DEVELOPMENT SERVICES, PINAL COUNTY COMPLEX, 85 N. FLORENCE STREET, FLORENCE, ARIZONA, MONDAY THROUGH THURSDAY BETWEEN THE HOURS OF 7:30 A.M. AND 5:30 P.M. AND ON THE INTERNET AT: https://www.pinal.gov/236/Notice-of-Hearings

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.

DATED THIS **28th** DAY OF **APRIL, 2025**, by Pinal County Community Development Department.

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

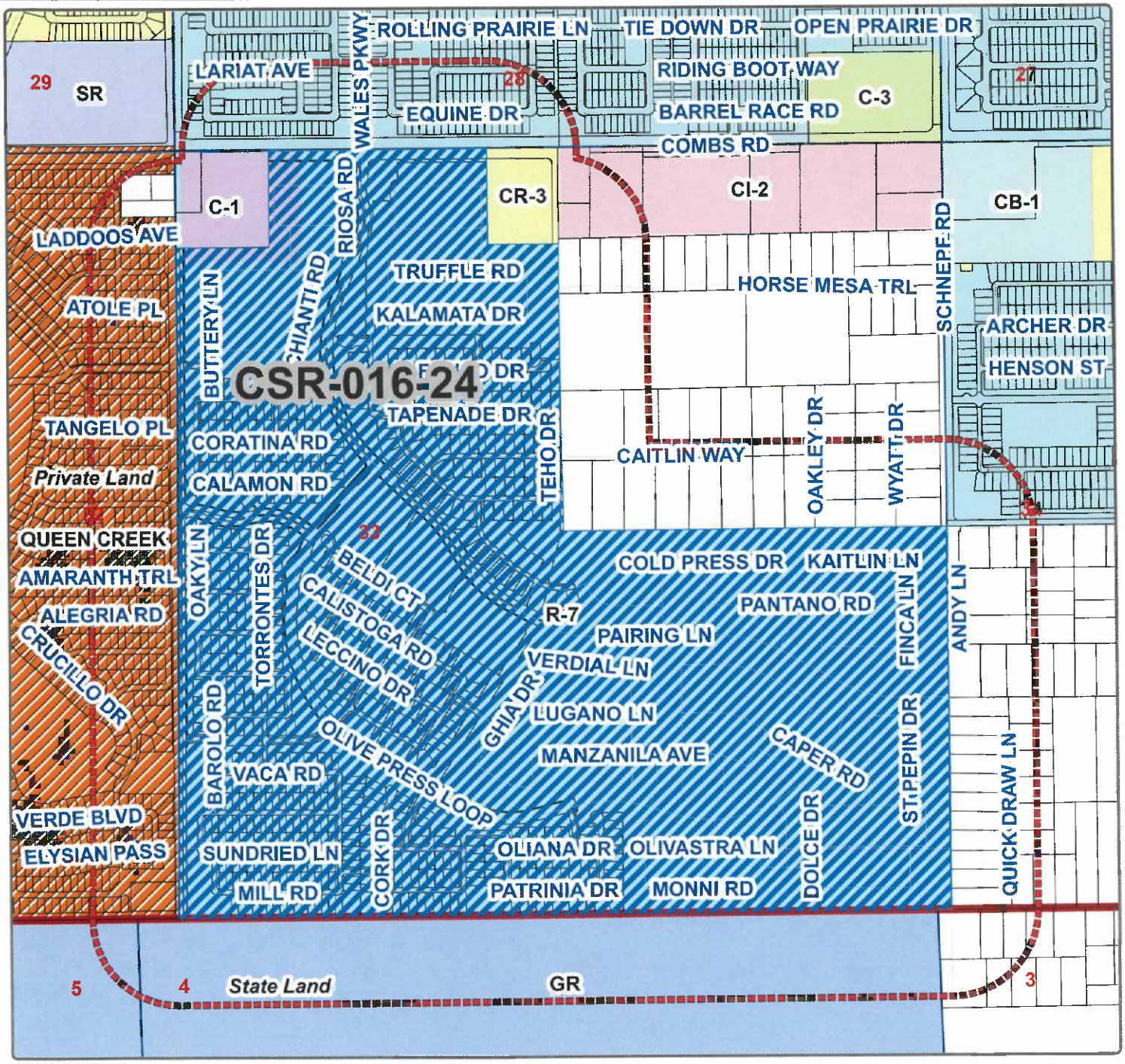
TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (**Print or type**)
3) Whether you support or oppose the request
4) A brief statement of reasons for supporting or opposing the request
5) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 749 (85 N. Florence Street)
FLORENCE, AZ 85132

Contact for this matter: Valentyn Panchenko, Planner
E-mail Address: Valentyn.Panchenko@pinal.gov
Phone: (520) 866-6414

[Anything below this line is not for publication.]
PUBLISHED ONCE:
Pinal Central Dispatch



Community Development

CSR-016-24 – PUBLIC HEARING/ACTION: Megan Neal, TriPointe Homes LLC (applicant/agent), on behalf of landowner – BHEG Ware Farms LLC, requesting approval of a Comprehensive Sign Package to allow the installation of total twenty nine (29) signs, including seventeen (17) permanent and twelve (12) temporary signs, with a sign area maximum of 322.5 sq. ft. within a residential subdivision – Ware Farms, on an approximately 460± acre area in the R-7 Single Residence Zone; situated in a portion of Section 33, Township 2 South, Range 8 East, of the Gila & Salt River Base & Meridian, located south of E Combs Road and E Stagecoach Pass Avenue, west of N Schnepf Road, north of E Hash Knife Draw Road, and east of N Kenworthy Road, in San Tan Valley, unincorporated Pinal County AZ.

Current Zoning: R-7	Requested Zoning: CRS	Current Land Use: MLDR

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in a portion of Section 33, Township 2 South, Range 8 East, of the Gila & Salt River Base & Meridian, located south of E Combs Road and E Stagecoach Pass Avenue, west of N Schnepf Road, north of E Hash Knife Draw Road, and east of N Kenworthy Road, in San Tan Valley, unincorporated Pinal County AZ.

SEC 33, TWN 02S, RNG 06E

Owner/Applicant:	MEGAN NEAL TRIPOINTE HOMES		
Drawn By:	GIS / IT /LJT	Date:	04/29/2025
Sheet No. 1 of 1	Section 33	Township 02S	Range 06E
Case Number:	CSR-016-24		

AFFIDAVIT OF POSTING OF SIGN (and Notice of Hearing)*

I, Megan Neal, Applicant for case CSR-016-24 (Case number), personally caused three (3) sign(s) to be posted in a visible place on or near the proposed project site on 5/9/2025 (Date), at least 15 days before the Board of Supervisors Public Hearing, regarding the proposed Comprehensive sign package (Type of application), in unincorporated Pinal County

The notice(s) was posted as indicated on the attached map and photograph.

Applicant

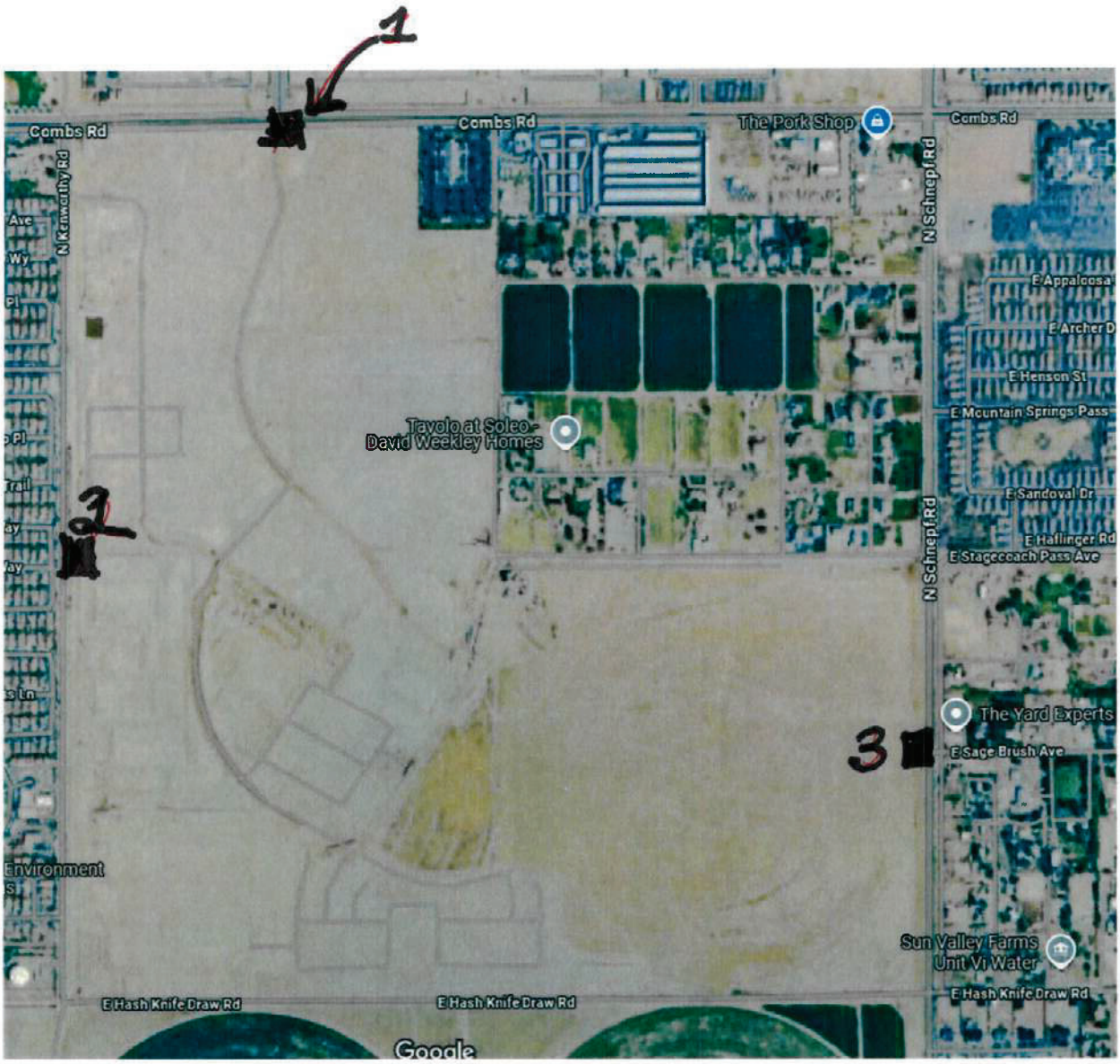
STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by Megan Neal this 12th day of May, 2025.

Notary Public
My Commission Expires: 9/28/26

MICHELLE BROWN
Notary Public - Arizona
Maricopa County
Commission # 636169
My Comm. Expires Sep 28, 2026

*** as directed by your staff Coordinator**


1
2
3
Combs Rd
Combs Rd
The Pork Shop
Combs Rd
N Kenworthy Rd
N Schnepf Rd
E Appaloosa
E Archer D
E Henson St
E Mountain Springs Pass
Tavolo at Soleo - David Weekley Homes
E Sandoval Dr
E Hallinger Rd
E Stagecoach Pass Ave
N Schnepf Rd
The Yard Experts
E Sage Brush Ave
Environment
Sun Valley Farms Unit Vi Water
E Hash Knife Draw Rd
E Hash Knife Draw Rd
E Hash Knife Draw Rd
Google

Sign 1 Combs/Kenworthy



North



East



South



West



Sign 2 (Kenworthy and Olive Press Loop)



North



East



South



West



Sign 3 (Schnepf/Sage Brush)


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
MAY 9 2025

North



East



South


PULTE
FARMS PHASE-2
24-0314
602-568-9212
COMPLAINTS CALL PIMA
COUNTY AIR QUALITY DISTRICT
520-866-6929

East


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING