Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: MAY 28, 2025

TO: BOARD OF SUPERVISORS

CASE NO.: CSR-022-24 (BELLA VISTA FARMS)

CASE COORDINATOR: VALENTYN PANCHENKO

DISTRICT: DISTRICT 2, MIKE GOODMAN

EXECUTIVE SUMMARY:

This Comprehensive Sign Package proposal seeks approval for the installation of 15 signs, including nine (9) banner flags, one (1) sales gallery signage, one (1) model home identification, one (1) handicapped directional signage, and two (2) parking signs at the Model Home Complex in Bella Vista Farms residential development, generally located to the northwest of the intersection of N Schnepf Rd and E Roberts Rd in San Tan Valley area. The applicant, Fusion Sign and Design, on behalf of AG EHC 11 NWHM MULTI STATE 3 LLC wishes to enhance the visibility and functionality of business signage within the model home complex and sale office.

SIGN REVIEW COMMITTEE RECOMMENDATION: At its meeting on March 18, 2025, the Committee voted **unanimously (3-0)** to conditionally approve the request and forward it to the Board of Supervisors, subject to two (2) stipulations:

1. *Upon the expiration of the Temporary Use Permit #TUP-069-24, the flagpole and signs shall be dismantled and removed.*
2. *The applicant shall adhere to the guidelines outlined in Chapter 2.195 - Outdoor Lighting of the Pinal County Development Services Code for any lighting fixture installed on the flagpole. A separate permitting process is required for lighting installations.*

RECOMMENDED MOTIONS:

*To Approve***:** I move the Pinal County Board of Supervisors conditionally **approve** Case CSR-022-24 as presented with two (2) stipulations:

1. Upon the expiration of Temporary Use Permit #TUP-069-24, the signs shall be dismantled and removed.
2. The applicant shall adhere to the guidelines outlined in Chapter 2.195 - Outdoor Lighting of the Pinal County Development Services Code for any lighting fixture installed on the flagpole. A separate permitting process is required for lighting installations.

To Deny: I move the Pinal County Board of Supervisors **deny** Case CSR-022-24.

LANDOWNER: AG EHC 11 NWHM MULTI STATE 3 LLC
APPLICANT/AGENT: Robert Plattner, Fusion Sign and Design.
SIGNAGE SIZE: A maximum total area of 91.3 square feet.
TAX PARCELS: 210-09-3730, 210-09-3740 & 210-09-3750
ZONING: CR-3 (Single Residence Zone)
SIGNAGE DESCRIPTION: This is a comprehensive sign package request to allow the following:

Sign Type	Amount of signs	Sign dimensions	Total signage area	Allowed as per code
Banner Flags (Attention Flags)	Nine (9)	92''x11''	63 square feet	Five (5) signs Max height 12' or 144'' Max area: 100 square feet **allowed as per ADA*
Sales Gallery Sign	One (1)	46''x49''	19.8 square feet	
Model Home identification	One (1)	10''x17''	1.2 square feet	
Handicapped Directional Signage*	One (1)*	10''x8''*	0.6 square feet*	
Parking signs	Two (2)	20''x24''	6.7 square feet	
TOTAL	**15**		**91.3 square feet**	

ITEMS TO CONSIDER:

- According to Pinal County Development Services Code (PCDSC) 2.145.050(B)(3) – Special purpose signs – Temporary real estate, construction and subdivision signs: only up to 5 signs with total area of 100 square feet, and the maximum sign height of 12 feet is allowed for one subdivision.
- According to PCDSC 2.145.050(C)(7)(b) - Additional feather banner requirements – Banners must be placed at least 50 feet away from any other sign, driveway, or intersection. The proposed banners, however, are located only 10 to 20 feet from other banners or driveways.
- On April 7, 2025, applicant requested removal of the originally proposed flagpole from the submittal.

SITE: The site is located within the Bella Vista Farms residential subdivision, generally located at to the northwest of the intersection of N Schnepf Rd and E Roberts Rd in San Tan Valley, and includes a Model Home Complex, which serves as a marketing and sales center for the development. The property is zoned CR-3 (Single Residence Zone). The Model Home Complex is currently operating under Temporary Use Permit (TUP-069-24), which remains valid until October 30, 2025. This permit allows signage in accordance with residential zoning regulations as stipulated in Pinal County Development Services Code (PCDSC) Section 2.145.070. Approval of the Comprehensive Sign Package would enhance visibility, recognition, and symbolic presence of the development's branding within the community, supporting marketing efforts and public engagement.

ANALYSIS: Approving the Comprehensive Sign Package would align with the broader objectives of planned community development by fostering a cohesive and well-defined identity for the Bella Vista Farms Model Home Complex. The enhanced signage will aid navigation, improve brand recognition, and contribute to a welcoming and aesthetically consistent environment for potential homebuyers, residents, and visitors. Without the Comprehensive Sign Package, the marketing potential of the development would be restricted, potentially delaying sales and economic momentum.

Public Participation

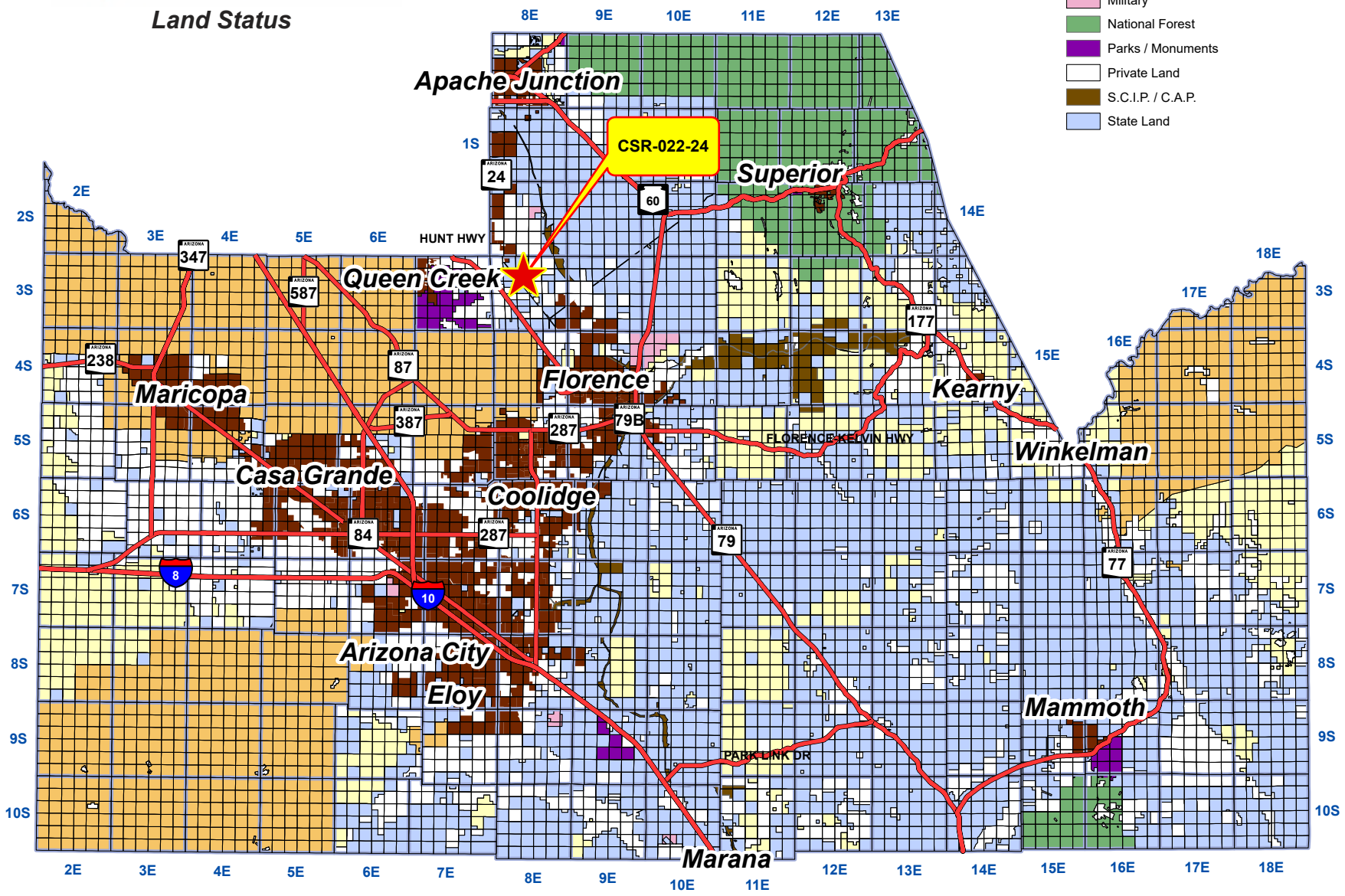
Site Posting:	May 6, 2025	Web-posting:	April 17, 2025
Neighborhood Mail out:	May 1, 2025	Newspaper Advertising:	April 24, 2025

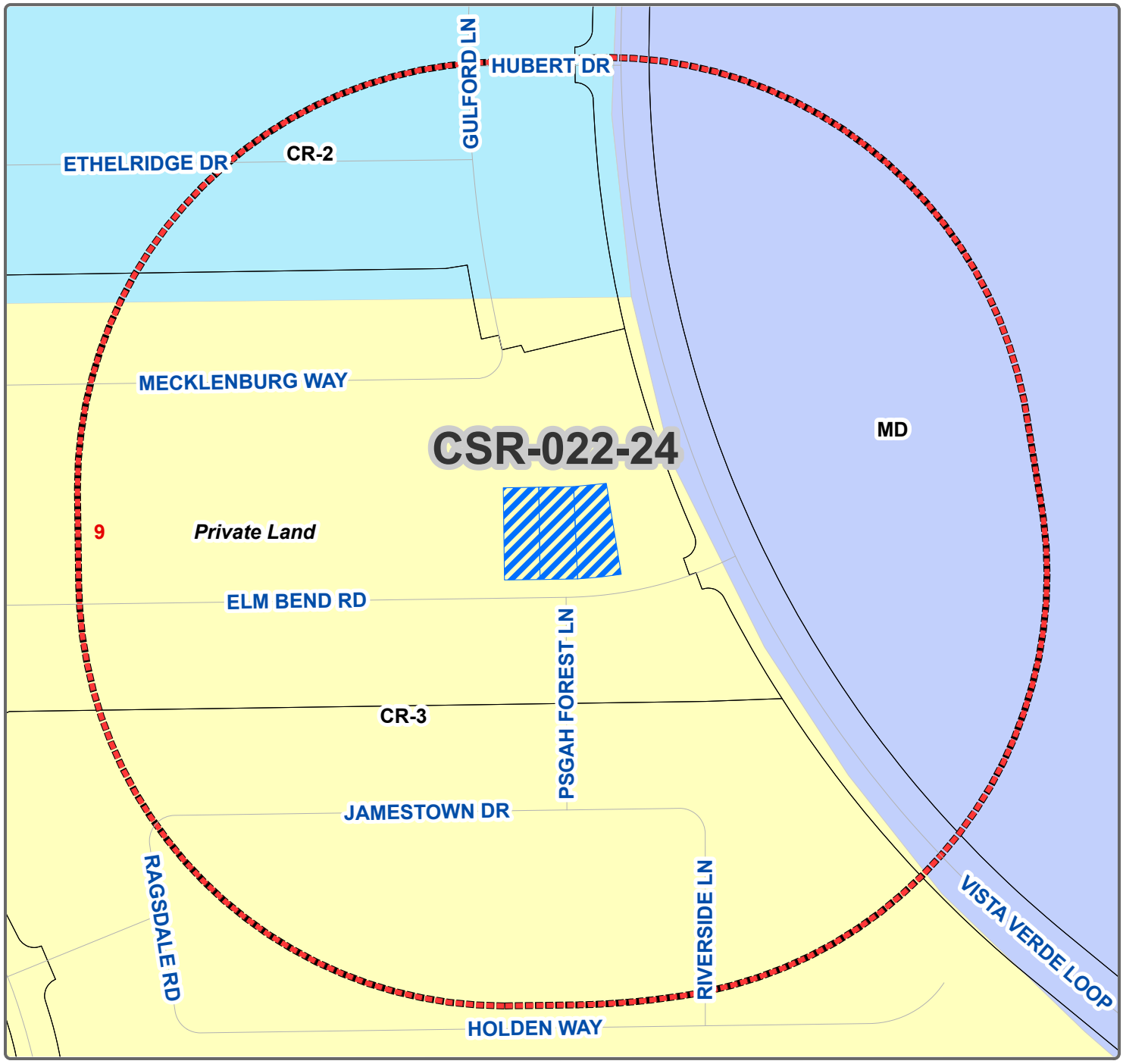
At the time of this report, staff has received no letters of support or opposition to this proposal from members of the public.

DATE PREPARED: 05/08/25 – Valentyn P.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status





Community Development

CSR-022-24 – PUBLIC HEARING/ACTION: Robert Plattner, Fusion Sign and Design (applicant/agent), on behalf of landowner – AG EHC 11 NWHM MULTI STATE 3 LLC, requesting approval of a Comprehensive Sign Package to allow the installation of fifteen (15) signs, including nine (9) banner flags, one (1) sales gallery signage, one (1) model home identification, one (1) handicapped directional signage, two (2) parking signs, with a maximum total area of 91.3 square feet, on a 0.46± acre in the CR-3 Single Residence Zone; Tax Parcels 210-09-3730, 210-09-3740 & 210-09-3750; situated in a portion of Section 9, Township 3 South, Range 8 East, of the Gila & Salt River Base & Meridian, located to the northwest of the intersection of N Schnepf Rd and E Roberts Rd in San Tan Valley, unincorporated Pinal County AZ.

Current Zoning: CR-3	Requested Zoning: CRS	Current Land Use: SAN TAN VALLEY

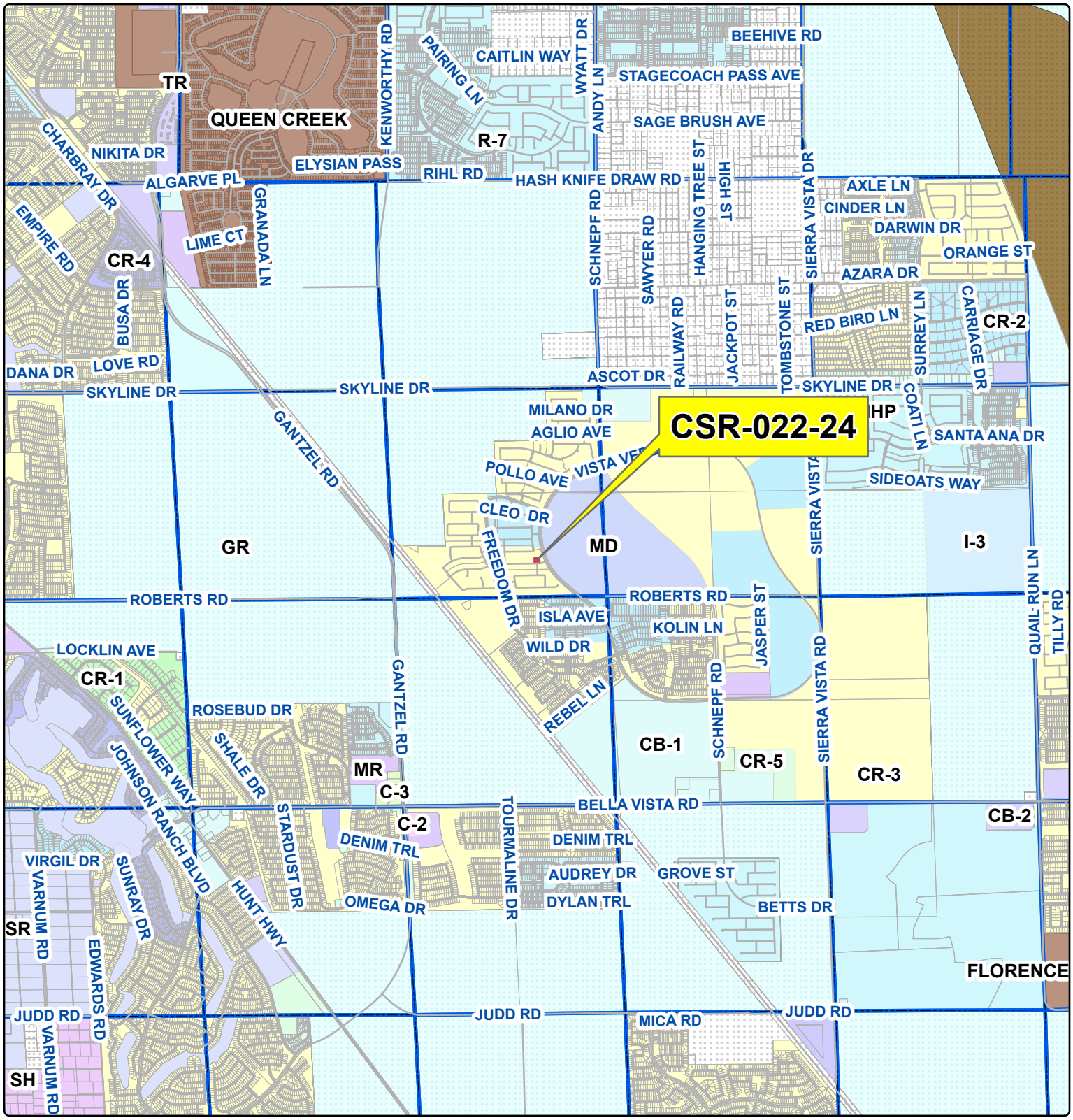
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in a portion of Section 9, Township 3 South, Range 8 East, of the Gila & Salt River Base & Meridian, located to the northwest of the intersection of N Schnepf Rd and E Roberts Rd in San Tan Valley, unincorporated Pinal County AZ.

SEC 09, TWN 03S, RNG 08E

Sheet No. 1 of 1	Owner/Applicant: AG EHC 11 NWHM MULTI STATE 3 LLC		
	Drawn By: GIS / IT /RWH		Date: 04/03/2025
	Section: 09	Township: 03S	Range: 08E
	Case Number: CSR-022-24		



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:
Situated in a portion of Section 9, Township 3 South, Range 8 East, of the Gila & Salt River Base & Meridian, located to the northwest of the intersection of N Schnepf Rd and E Roberts Rd in San Tan Valley, unincorporated Pinal County AZ.

SEC 09, TWN 03S, RNG 08E

Sheet No. 1 of 1	Owner/Applicant: AG EHC 11 NWHM MULTI STATE 3 LLC		
	Drawn By: GIS / IT / RWH		Date: 04/03/2025
	Section 09	Township 03S	Range 09E
	Case Number: CSR-022-24		



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

CSR-022-24

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-022-24 – PUBLIC HEARING/ACTION: Robert Plattner, Fusion Sign and Design (applicant/agent), on behalf of landowner – AG EHC 11 NWHM MULTI STATE 3 LLC, requesting approval of a Comprehensive Sign Package to allow the installation of fifteen (15) signs, including nine (9) banner flags, one (1) sales gallery signage, one (1) model home identification, one (1) handicapped directional signage, two (2) parking signs, with a maximum total area of 91.3 square feet, on a 0.46± acre in the CR-3 Single Residence Zone; Tax Parcels 210-09-3730, 210-09-3740 & 210-09-3750; situated in a portion of Section 9, Township 3 South, Range 8 East, of the Gila & Salt River Base & Meridian, located to the northwest of the intersection of N Schnepf Rd and E Roberts Rd 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 **17th** 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 15, 2025

VIA ELECTRONIC MAIL
Robert Plattner
D.R. Horton, Inc.
2525 W. Frye Rd. Suite 100
Chandler, AZ 85224

Re: CSR-022-24 – Bella Vista Farms
Tax Parcels: 210-09-3730, 210-09-3740 & 210-09-3750

Dear Robert Plattner,

This letter is in response to your January 17, 2025 request for a Comprehensive Sign Package submittal for fifteen (15) signs, including nine (9) banner flags, one (1) sales gallery signage, one (1) model home identification, one (1) handicapped directional signage, two (2) parking signs, with a maximum total area of 91.3 square feet, on a 0.46± acre in the CR-3 Single Residence Zone, located in the northeast direction relative to the intersection of located to the northwest of the intersection of N Schnepf Rd and E Roberts Rd in San Tan Valley, unincorporated Pinal County AZ.

On March 18, 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 with two (2) stipulations:

1. Upon the expiration of Temporary Use Permit #TUP-069-24, the flagpole and signs shall be dismantled and removed.
2. The applicant shall adhere to the guidelines outlined in Chapter 2.195 - Outdoor Lighting of the Pinal County Development Services Code for any lighting fixture installed on the flagpole. A separate permitting process is required for lighting installations.

On April 7, 2025, you requested the removal of the originally proposed 60-foot American flagpole from the submittal. You indicated your intention to replace it with a 30-foot flagpole, which is permitted under the Pinal County Development Services Code. As a result, the flagpole and all related stipulations will be modified: removed second stipulation or revised first stipulation.

After thorough review, I have determined that your Comprehensive Sign Package request for fifteen (15) signs is in compliance with the intent of PCDSC Chapter 2.145 – Signs, Billboards, Name Plates, and Other Outdoor Advertising. The proposal supports both appropriate and proportional signage and the operational needs of the residential sales office. Accordingly, your request is hereby forwarded with a recommendation of approval from the SRC to the Board of Supervisors, subject to the following one (1) modified stipulation:

1. Upon the expiration of Temporary Use Permit #TUP-069-24, the signs shall be dismantled and removed.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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 15, 2025

Brent Billingsley
Community Development Director

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

MEETING DATE: MARCH 18, 2025

TO: PINAL COUNTY SIGN REVIEW COMMITEE

CASE NO.: CSR-022-24 (NEW HOME CO. - BELLA VISTA FARMS)

CASE COORDINATOR: VALENTYN PANCHENKO, PLANNER

Executive Summary:
This Comprehensive Sign Package proposal seeks approval for the installation of 15 signs, including banner flags, sales gallery signage, model home identification, handicapped directional signage, parking signs, and a 60-foot-high American flagpole. The applicant aims to enhance the visibility and functionality of business signage within the model home complex while also obtaining approval for the American flagpole at the sales office, which exceeds the height limitations outlined in the sign code.

If This Request is Approved:

The committee shall forward a recommendation to the Board of Supervisors to allow the applicant to request 60-foot-high American flagpole and 14 additional signs (total signage area about 93 sq. ft.) 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.

TAX PARCELS: 210-09-3730

LANDOWNER: AG EHC 11 NWHM MULTI STATE 3 LLC

APPLICANT/AGENT: Robert Plattner

REQUESTED ACTION & PURPOSE: Robert Plattner (applicant/agent), on behalf of AG EHC 11 NWHM MULTI STATE 3, LLC (owner) seeks approval for a comprehensive sign package to allow the installation of 15 signs, including a 60-foot-high American flagpole at a temporary Model Homes Complex with the Bella Vista Farms Subdivision, located to the northwest of the intersection of N Schnepf Rd and E Roberts Rd in San Tan Valley, unincorporated Pinal County AZ.

LOCATION: The address of the subject site is 3062 E ELM BEND RD SAN TAN VALLEY, AZ 85143 within Bella Vista Farms.

ZONING: CR-3 (Single Residence Zone)

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

- American Flagpole:
  - 60 feet high, and
  - 10-inch outer diameter to 4-inch tapered aluminum pipe, on a
  - 36-inch outer diameter base
  - 12''x16'' flag (1.3 square feet)
- Banner Flags (Attention Flags): nine (9) 144''x31'' (total 279 square feet)
  - Actual signage on the flag: no more than 92''x11'' (7 square feet each, total 63 square feet).
  - Based on the site plan, four (4) banner flags will be located with five (5') separation from each other on the frontage, and another five (5) banner flags – with 20' separation on the side.
- Sales Gallery Sign: one (1) 46''x49'' (19.8 square feet)
- Model Home identification: one (1) 10''x17'' (1.2 square feet)
- Handicapped Directional Signage: one (1) 10''x8'' (0.6 square feet)
- Parking signs: two (2) 20''x24'' (total 6.7 square feet)

SITE: The site is located within a residential subdivision and includes a Model Home Complex, which serves as a marketing and sales center for the development. The property is zoned CR-3 (Single Residence Zone). The Model Home Complex is currently operating under Temporary Use Permit (TUP-069-24), which remains valid until October 30, 2025. This permit allows signage in accordance with residential zoning regulations as stipulated in Pinal County Development Services Code (PCDSC) Section 2.145.070. Approval of the Comprehensive Sign Package would enhance visibility, recognition, and symbolic presence of the development's branding within the community, supporting marketing efforts and public engagement. However, if the Comprehensive Sign Package is not approved, signage will remain limited to a maximum 30-foot flagpole, in compliance with residential sign code regulations, as well as the size and quantity restrictions established by the PCDSC.

PCDSC SIGN CODE OVERVIEW: The proposed Comprehensive Sign Package for the Bella Vista Farms Model Home Complex includes an American flagpole with a maximum height of 60 feet. Pursuant to PCDSC Section 2.145.040(F), flags of any nation are generally exempt from sign code provisions. However, when the flagpole height exceeds the maximum building height permitted in the zoning district, a Comprehensive Sign Review is required.

In the CR-3 zoning district, the maximum building height is 30 feet. Since the proposed flagpole height exceeds this limit by 100%, it necessitates a Comprehensive Sign Package Review, requiring review by the Director of Development Services and forwarding to the Board of Supervisors with a recommendation from the Comprehensive Sign Committee.

In accordance with PCDSC Section 2.145.070(A), only the following permanent signs are permitted in the CR-3 zoning district:

- Name Plate Sign:
  - Maximum 4 square feet in area.
  - Height limited to 8 feet above grade.
- Identification Sign:
  - Limited to one (1) sign per site.
  - Maximum 24 square feet in area.
  - Maximum 10 feet above grade.
  - May not be double-faced and cannot contain advertising copy.

Additionally, PCDSC Section 2.145.050(A) allows on-premises directional or informational signs in all zoning districts, subject to the following conditions:

- Maximum 4 square feet per face.
- May be double-faced.
- Must not contain advertising copy.
- No limitation on the number of directional signs, provided they are not located within required setback yards.

Under PCDSC Section 2.145.050(B), signage specific to subdivisions is permitted under the following conditions:

- Total signage per subdivision: 100 square feet.
- Maximum number of signs: 5 per subdivision.
- Maximum sign height: 12 feet.
- Must not extend into required yard setbacks.
- Permitted until the sales office is abandoned or for a maximum of two (2) years, whichever comes first.
- Extensions beyond two years may be granted via a Special Use Permit (PCDSC 2.151.010) for one-year increments.

The proposed signage primarily serves as a temporary promotional tool to enhance visibility and facilitate sales within the subdivision, which aligns with the Temporary Use Permit (TUP) for the Model Home Complex. Pursuant to PCDSC Section 2.145.070(B) & 2.145.050(B), temporary signs related to subdivision sales must comply with the following regulations:

- Banners:
  - Maximum size: 20 feet by 5 feet (total 100 square feet).
  - One-sided and must be attached to a building.
- Feather Banner Signs:
  - Maximum height: 10 feet.
  - Maximum sign area: 30 square feet.
  - Separated from any other sign, driveway or intersection by at least 50 feet.

These temporary signs are subject to PCDSC temporary signage regulations and must be removed upon expiration of the Model Home Complex's Temporary Use Permit (TUP).

Taking into account that proposed signage package exceed the allowable signage, the Board of Supervisors procedure shall apply for this Comprehensive Sign Review.

ANALYSIS: Approving the Comprehensive Sign Package would align with the broader objectives of planned community development by fostering a cohesive and well-defined identity for the Bella Vista Farms Model Home Complex. The enhanced signage will aid navigation, improve brand recognition, and contribute to a welcoming and aesthetically consistent environment for potential homebuyers, residents, and visitors. Without the Comprehensive Sign Package, the marketing potential of the development would be restricted, potentially delaying sales and economic momentum.

The Model Home Complex serves as the sales and marketing center for the subdivision. Increased visibility and recognition will:

- Drive home sales, enhancing the long-term economic viability of the development.
- Support the real estate marketability of the subdivision by providing clear, visually appealing signage.
- Encourage investment confidence by signaling stability and commitment to community growth.

The 60-foot American flagpole plays a significant symbolic role in community pride and recognition. Restricting the flagpole to 30 feet would diminish its visual impact and reduce the symbolic presence of the development within the broader community. Approving the Comprehensive Sign Package would:

- Enhance the landmark value of the Model Home Complex.
- Strengthen community identity by providing a central visual reference.
- Create a sense of place, making the subdivision more attractive to future residents.

Other master-planned communities and residential subdivisions have been granted Comprehensive Sign Packages to allow for greater visibility and navigability. This approval would be consistent with best practices in residential marketing and community branding.

The Comprehensive Sign Package meets the intent and purpose of the PCDSC Sign Code (Section 2.145), which is designed to:

- Enhance community aesthetics while ensuring signage remains proportional and appropriate.
- Promote traffic and pedestrian safety by providing clear directional and identification signage.
- Support business functionality within residential communities without excessive commercial intrusion.

Since the proposed signage is temporary and tied to the Model Home Complex, it presents no long-term adverse impact while fulfilling the short-term marketing and informational needs of the subdivision.

The approval of the Comprehensive Sign Package is logically justified as it:

- Supports economic growth and real estate sales.
- Strengthens community identity and visibility.
- Aligns with precedents set in other residential developments.
- Meets the intent of the PCDSC Sign Code while ensuring appropriate, proportional signage.

Denying the request would limit the visibility, recognition, and symbolic impact of the development, placing unnecessary restrictions on its marketing potential and community branding efforts. Therefore, it is recommended that the Comprehensive Sign Package will be forwarded to the Board of Supervisors with approval recommendations.

STAFF RECOMMENDATION: Following a thorough review of the applicant's proposal, including the business functions and operations of the approved Model Home Complex, surrounding existing uses, and the existing CSR Package, staff has determined that the 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 applicant's request.

RECOMMENDED MOTION: I motion that the Sign Review Committee forward case **CSR-022-25** with a recommendation of approval to the Board of Supervisors as presented in the staff report with two (2) stipulation:

1. Upon the expiration of Temporary Use Permit #TUP-069-24, the flagpole and signs shall be dismantled and removed.
2. The applicant shall adhere to the guidelines outlined in Chapter 2.195 - Outdoor Lighting of the Pinal County Development Services Code for any lighting fixture installed on the flagpole. A separate permitting process is required for lighting installations.

DATE PREPARED: 03/11/25 – Valentyn P.
DATE REVISED

Leo Lew
County Manager

PINAL COUNTY

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: Bella Vista Farms

Owner/Applicant: AG EHC 11 NWHM MULTI STATE 3 LLC

Address: 8501 N SCOTTSDALE RD STE 280 Phone/Fax: _____

Parcel #: 210093730 Project Address: 3062 E ELM BEND RD SAN TAN VALLEY, AZ 85143

Property Zoning: _____ Case(s): _____ SPR Case: _____

Present Use of Property: _____

Proposed Use of Property: _____

Total # of Signs Proposed: 1 Total Square Feet of Signage Proposed: 9

Deviations Being Requested: Fusion Sign and Design on behalf of New Home Co. is requesting a deviation from a 30 foot American Flagpole to a 60 foot American Flagpole. This deviation will help guide prospective buyers to their model home complex.

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

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.

AG EHC 11 NWHM MULTI STATE 3 LLC 8501 N SCOTTSDALE RD STE 280 SCOTTSDALE AZ 85253

Name of Landowner (Applicant) AddressPhone Number

Signature of Landowner (Applicant) E-Mail Address

Robert Plattner 465 W Gila Bend HWY Casa Grande AZ 85122 4803072752

Name of Agent Address Phone Number

bobby@fusionsign.com

Robert Plattner

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

THE NEW HOME COMPANY
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 10 acres located at 3062 E ELM BEND RD SAN TAN VALLEY, AZ 85143, and further identified
[Insert Address of Property]

as assessor parcel number 210093730 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 Fusion Sign and Design
[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.]

Eric Montgomery
[Signature]

[Address]

Dated: 1/8/25

[Signature]

[Address]

Dated: _____

STATE OF ARIZONA)
) ss.
COUNTY OF PINAL)

CHRISTINE LARSEN NOTARY PUBLIC STATE OF ARIZONA MARICOPA COUNTY 640754 EXPIRES 12-8-2026

The foregoing instrument was acknowledged before me this 8 day of January by CHRISTINE LARSEN.
[Insert Name of Signor(s)]

My commission expires 12-8-26

Christine Larsen

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.



NEW HOME CO.
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: DIVISION PRESIDENT
[Insert Title]

Dated: 12/16/24

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 16 day of December, 2024, by ERIC MONTGOMERY, DIVISION PRESIDENT of
[Insert Signor's Name] *[Insert Title]*
NEW HOME CO., an _____
[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.

Christine Larsen
Notary Public

My commission expires: 12-8-26

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

PROPERTY OWNER/AGENT AUTHORIZATION FORM

I (property owner) New Home Co., hereby

authorize (owner's agent) Fusion Sign and Design

Acting as, ***(check one required for application processing)***

Contractor: x ROC#_____	Permitting Service:___	Registered Professional: ___	Owner Builder: ___	Relative: ___ Relation_____

To make application to Pinal County for the following (description of work) _____

Install a 60 foot American Flagpole for New Home Co. subdivision Bella Vista Farms

Assessor Parcel Number: _____

Name of RV/PM/MH Park (if applicable): Bella Vista Farms

Lot or Space # (if applicable): 40

Physical Address: 3062 E ELM BEND RD

City/Town: SAN TAN VALLEY State: AZ Zip: 85143

By signing this Form, I acknowledge and agree that I am not released from responsibility for: (1) the payment of any and all fees associated with the issuance of any permits, orders, notices or other approvals ("Approvals") by Pinal County pursuant to my agent's application; (2) the satisfactory completion of all work authorized by such Approvals in compliance with all applicable county, state and federal laws, codes, rules, regulations and requirements; (3) correcting any violations of the terms and conditions of such Approvals issued by Pinal County pursuant to my agent's application. In the event this authorization is canceled, or the relationship between the owner and their agent or contractor is terminated, all rights to the permit, plans and fees will remain the property of the property owner.

Property Owner: New Home Co.

Owner Phone No: 480-398-6786

Print Name: Eric Montgomery

Email: EMontgomery@NewHomeCo.com.

Signature: [signature]

Authorized Representative: Fusion Sign and Design

Representative Phone No. 4803072752

(If in an RV Park or rental space)

Name &Title: Robert Plattner

Email: bobby@fusionsign.com

Signature: Robert Plattner

Date: 04DEC2024

Fusion Sign and Design will be doing work for New Home Co. installing signage and an American Flagpole. New Home Co. Subdivision Bella Vista Farms would like to install a 60’ American Flagpole, which is why this comprehensive sign plan is required.

The 60-foot American flagpole will help guide and direct prospective buyers to the model home complexes on site.

Signs to be installed:

Banner Flags (Attention Flags)- 9 total

Sales Gallery Signage- 1 total

American Flagpole (60FT)- 1 total

Model Home ID- 1 total

Handicapped Directional Signage- 1 total

Parking Sign- 2 total

Total Number of Signs to be installed- 15 Total Signs

This is a comprehensive sign package request to allow the following (according to provided drawings):

·American Flagpole:

- 60 feet high, and
- 10-inch outer diameter to 4-inch tapered aluminum pipe, on a
- 36-inch outer diameter base
- 12’’x16’’ flag (1.3 square feet)

· Banner Flags (Attention Flags): nine (9) 144’’x31’’ (total 279 square feet)

- Actual signage on the flag: no more than 92’’x11’’ (7 square feet each, total 63 square feet).

· Sales Gallery Sign: one (1) 46’’x49’’ (19.8 square feet)

· Model Home identification: one (1) 10’’x17’’ (1.2 square feet)

· Handicapped Directional Signage: one (1) 10’’x8’’ (0.6 square feet)

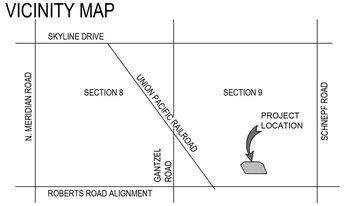
· Parking signs: two (2) 20’’x24’’ (total 6.7 square feet)



KEYNOTES

1. TEMPORARY PARKING LOT, SPECIFICATION PER SITE PLAN
2. ADA ACCESSIBLE PORT-O-POTTY
3. CONCRETE SIDEWALK
4. ACCESSIBLE PARKING SPOT, SPECIFICATION PER SITE PLAN
5. SALES OFFICE
6. TEMPORARY TRAP FENCE, SPECIFICATION PER SITE PLAN
7. GATE
8. SCREEN FENCE
9. PORCH
10. OPTIONAL COVERED PATIO
11. CURB STOP
12. WATER METER
13. TEMPORARY TRAP FENCE GATE
14. 6' HIGH BLOCK WALL
15. ZERO STEP ENTRY, REFER TO GRADING PLAN
16. PAVER PATHWAY, GRADING BY OTHERS
17. SIGHT TRIANGLE
18. FIRE HYDRANT
19. MODEL ID SIGN
20. SALES GALLERY SIGN
21. FLAG POLE
22. HC PATHWAY SIGN
23. PARKING SIGN
24. ADA PARKING SIGN
25. BANNER FLAG
26. ACCENT KNEE WALL
27. ACCENT PILASTER WITH PLANTING POT
28. ALIGN PLANT WITH VIEW FROM WINDOW
29. PAVER BORDER
30. TREX DECK (CIRCLE)
31. PAVER STEPPING SQUARES

VICINITY MAP



0 5 10 20 NORTH

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
TREES:			
	Caesalpinia cacalaco Chitalpa	24" box	5
	Prosopis glandulosa Honey Mesquite	36" box	1
	Ulmus parvifolia 'Sempervirens' Evergreen Elm	24" box	2
SHRUBS AND ACCENTS:			
	Aloe barbadensis Medicinal Aloe	5 gallon	5
	Bougainvillea 'Barbara Karst' Bougainvillea	5 gallon	4
	Callistemon viminalis 'Little John' Little John Brittle Bush	5 gallon	43
	Calliandra californica Baja Fairy Duster	5 gallon	23
	Dodonea viscosa Hopseed Bush	24" box	9
	Hesperaloe parviflora Red Yucca	5 gallon	17
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Muhly	5 gallon	25
	Leucophyllum zygophyllum Blue Ranger	5 gallon	13
	Pedilanthus macrocarpus Lady's Slipper	5 gallon	15
	Tecoma hybrid 'Orange Jubilee' Orange bells	15 gallon	12
GROUNDCOVERS:			
	Lantana camara 'New Gold' New Gold Lantana	5 gallon	35
	Eremophila glabra hybrid Outback Sunrise Emu	5 gallon	15
	Convolvulus cneorum Bush Morning Glory	5 gallon	29
VINES:			
	Antignon leptopus Queen's Wreath	15 gallon	11
	Rosa banksiae Lady Bank's Rose Note: Attach vines to wall per detail on sheet L1.02	15 gallon	5
TURF:			
	Artificial Turf		- S.F.
ROCK MULCH - PLANTING AREAS:			
	3/4" Minus Saddleback Brown		15,990 S.F.
ROCK MULCH - TEMPORARY PARKING AREA:			
	1/4" Minus Saddleback Brown		6,500 S.F.

HARDSCAPE MATERIAL SCHEDULE

SYMBOL	PHOTO	
		BELGARD PAVERS, SONORAN GRAY AVALON SLATE
		BELGARD BASALT SCANDINA GRAY
		TREX TRANSCEND MIST LINEAGE

studio DPA
Planning and Landscape Architecture
P.O. Box 3489 - Gilbert, AZ 85299
480.577.5818 | 602.568.6606
www.studioDPA.com

REGISTERED LANDSCAPE ARCHITECT 54190 ANDREA SUSAN PEDERSEN ARIZONA U.S.A. Signed 09/30/2024

EXPIRES 09/30/26

DATE: 09.06.2024

MODEL COMPLEX SITE PLAN

Bella Vista Farms

PREPARED FOR: NEW HOME CO

SCOTTSDALE, AZ

DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 01 OF 02

L1.01

FUSION Sign and Design
"Quality, Passion, and Innovation"
465 West Gila Bend Hwy.
Casa Grande, AZ 85122
P: 520.836.2947
www.fusionsign.com

CLIENT: New Home Company

PROJECT NAME: Bella Vista Farms -101220

FILE NAME: NHC_BV_SALES GALLERY_B

ACCOUNT MANAGER: Jean

DESIGNER: Timothy H.

DATE: 10-14-24

REVISIONS: 11/18/2024 - Logo update, QR CODE added. (TIM)

APPROVAL (AS IS) ☐ **APPROVAL (WITH CHANGES)** ☐

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DESIGN ORDER# 101220



FOR REFERENCE ONLY

Note: Location Phone Number Needed

SF SALES GALLERY SIGN

- 60” x 60”
- 1/8" Aluminum panel painted
- VCO copy
- Post mounted using [2] 2" X 2" Vertical post, W/ [2] Post caps (painted)

PROCESS COLORS - CMYK COLORS PROVIDED BY CLIENT MOVE FORWARD WITH PRINT.

- ■ Pantone 7694 C
- ☐ White
- ■ Black

PROOF LIST

S	D	P	
☐	■	☐	ARTWORK
☐	■	☐	SPELLING
☐	■	☐	SIZE
☐	■	☐	COLORS
☐	■	☐	MATERIALS

SCALE: 3/4”=1’

FOR FUSION USE ONLY

DESIGNER	HOURS
	0.25
XXX	0.00
XXX	0.00
XXX	0.00
XXX	0.00
XXX	0.00

ART IS PRODUCTION READY YES ☑ NO ☐

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Casa Grande, AZ 85122
P: 520.836.2947
www.fusionsign.com

CLIENT: New Home Co.

PROJECT NAME: Bella Vista Farms -101220

FILE NAME: NHC_BV_PARKING-101220

ACCOUNT MANAGER: Jean

DESIGNER: Timothy H.

DATE: 10-15-24

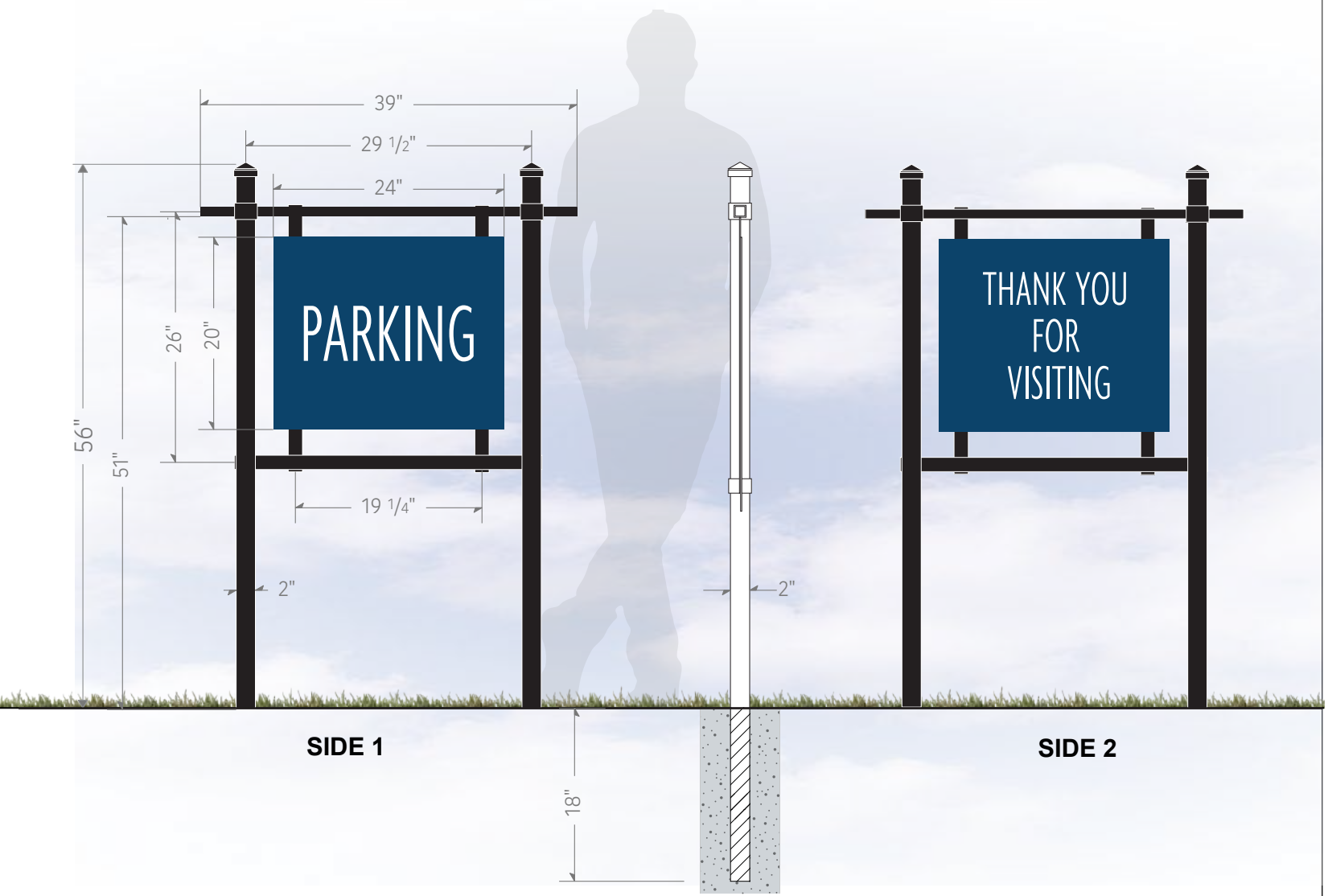
REVISIONS: xx-xx-xx

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DESIGN ORDER# 101220



DF Model
Parking Sign

- 56” x 39”
- 1/8” Aluminum Panel
- VCO Copy
- [2] 2” Square Aluminum Post, W/ [2] Post Caps (painted)

PROCESS COLORS - CMYK COLORS PROVIDED BY CLIENT MOVE FORWARD WITH PRINT.

- ■ Pantone 7694 C
- ■ Black
- ☐ White

Braille

- ☐ Braille BG/ Color
- ☐ Other _____

PROOF LIST

S	D	P	
☐	■	☐	ARTWORK
☐	■	☐	SPELLING
☐	■	☐	SIZE
☐	■	☐	COLORS
☐	■	☐	MATERIALS

SCALE: 1:2

FOR FUSION USE ONLY

DESIGNER	HOURS
	0.25
XXX	0.00
XXX	0.00
XXX	0.00
XXX	0.00
XXX	0.00

ART IS PRODUCTION READY YES ☑ NO ☐

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Casa Grande, AZ 85122
P: 520.836.2947
www.fusionsign.com

CLIENT: New Home Company

PROJECT NAME: Bella Vista Farms -101220

FILE NAME: NHC_BV_MODEL ID_101220

ACCOUNT MANAGER: Jean

DESIGNER: Timothy H.

DATE: 10/14/24

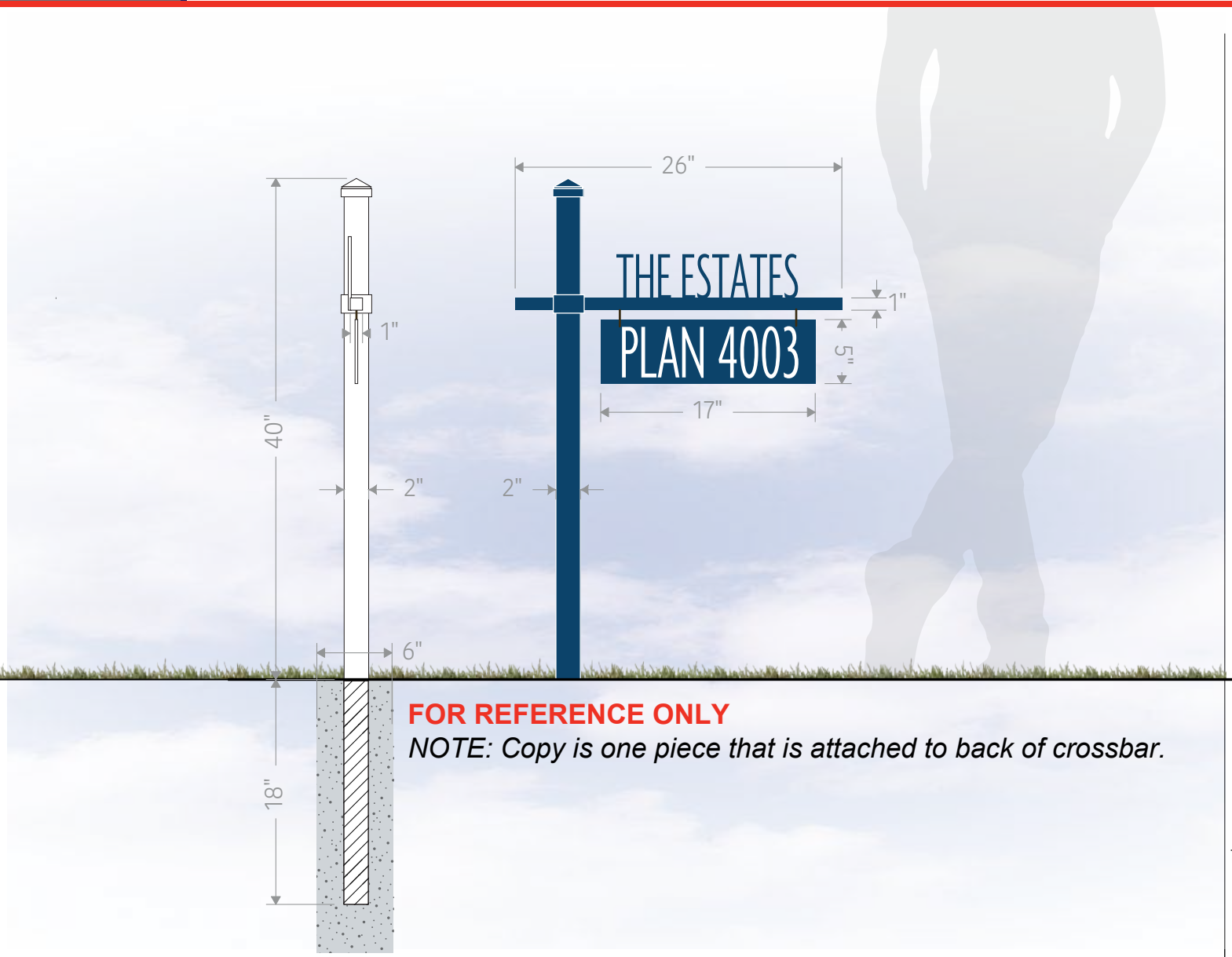
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DESIGN ORDER# 101220



FOR REFERENCE ONLY

NOTE: Copy is one piece that is attached to back of crossbar.

SF Sales Model ID Sign

- 40” H x 26”W
- 1/4" Aluminum Panel
- Cut out copy
- Post Mounted
  [1] 2" X 2" Vertical Post,
  W/ [2] Post Caps (painted)

PROCESS COLORS - CMYK COLORS PROVIDED BY CLIENT MOVE FORWARD WITH PRINT.

- ■ Pantone 7694 C
- ☐ White

Braille

- ☐ Braille BG/ Color
- ☐ Other _____

PROOF LIST

S	D	P	
☐	■	☐	ARTWORK
☐	■	☐	SPELLING
☐	■	☐	SIZE
☐	■	☐	COLORS
☐	■	☐	MATERIALS

SCALE: 1’=1’

FOR FUSION USE ONLY	DESIGNER	HOURS
		0.25
	XXX	0.00
	XXX	0.00
	XXX	0.00
	XXX	0.00
	XXX	0.00

ART IS PRODUCTION READY YES ☑ NO ☐

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www.fusionsign.com

CLIENT: New Home Co.

PROJECT NAME: Bella Vista Farms -101220

FILE NAME: NCH_BV_HANDICAP ACCESS-101220

ACCOUNT MANAGER: Jean

DESIGNER: Timothy H.

DATE: 10/15/24

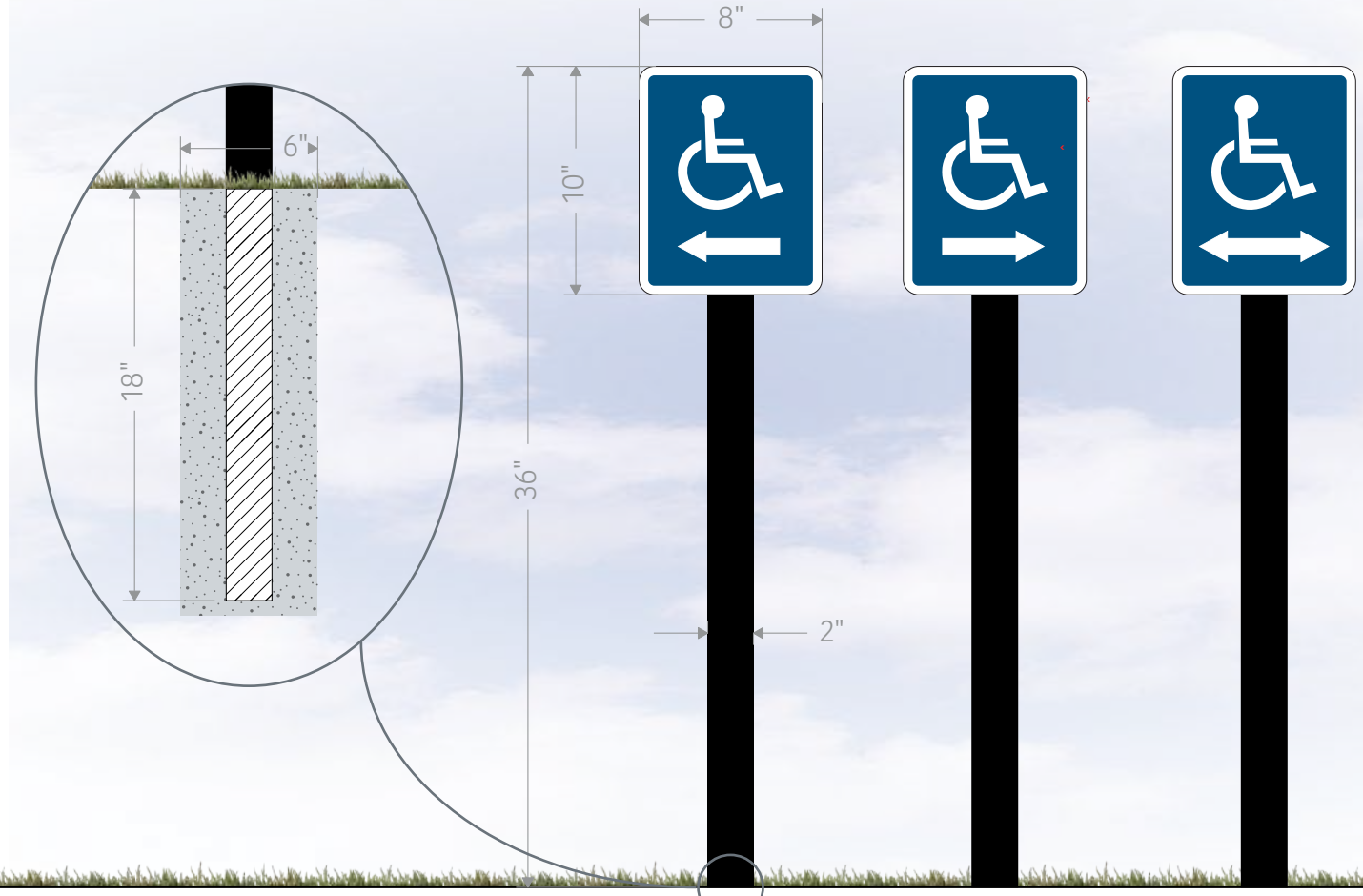
REVISIONS: xx-xx-xx

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DESIGN ORDER# 101220



SF Handincap Access Sign

- 36” Finished Hieght
- 10”x8” .090 Aluminum Panel
- 2” Square Aluminum Post

PROCESS COLORS - CMYK COLORS PROVIDED BY CLIENT MOVE FORWARD WITH PRINT.

- FS Blue (Reflective)
- White (Reflective)
- Black

PROOF LIST

S	D	P	
☐	☐	☐	ARTWORK
☐	☐	☐	SPELLING
☐	☐	☐	SIZE
☐	☐	☐	COLORS
☐	☐	☐	MATERIALS

SCALE: 1 1/2” = 1’

FOR FUSION USE ONLY

DESIGNER	HOURS
	0.25
XXX	0.00
XXX	0.00
XXX	0.00
XXX	0.00
XXX	0.00

ART IS PRODUCTION READY YES ☑ NO ☐

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Sign and Design
"Quality, Passion, and Innovation"
3860 Interpark Drive
Colorado Springs, CO
80907
P: 719.302.5144
www.fusionsign.com

CLIENT: NEW HOME CO
PROJECT NAME: CORP
FILE NAME: NHC_12x3 FLUTTER FLAG SET
ACCOUNT MANAGER: JEAN
DESIGNER: ELAINE
DATE: 7/25/24
REVISIONS:

comp originator - artwork (designs) may be client provided.

PRODUCT REVISION: ONLY CHANGES TO EXISTING PRODUCT NOTED HERE

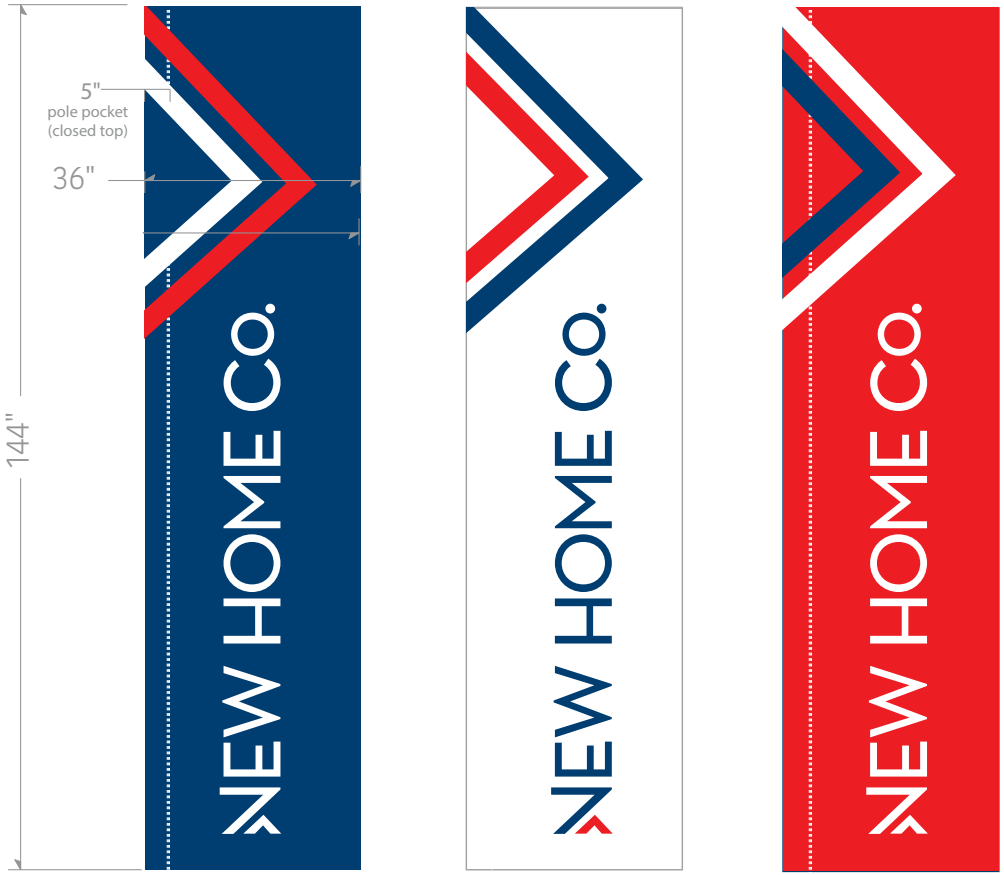
By signing you authorize FS&D to proceed as shown and release FS&D from any liability if any information is incorrect or changes are made after approval.
*Read disclaimer regarding color accuracy.

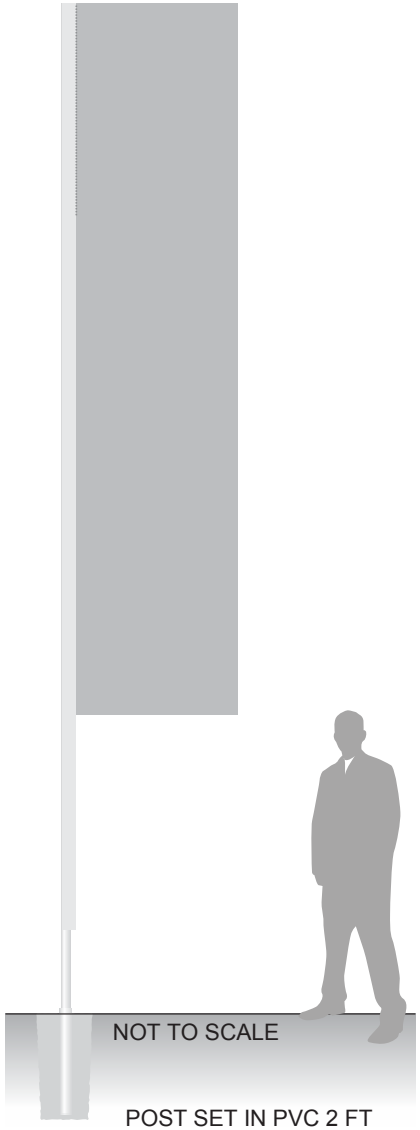
APPROVAL (AS IS) ☐ Sign Here _____

APPROVAL (WITH CHANGES) ☐ Sign Here _____

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*COLORS MAY VARY DEPENDING ON DISPLAYS, PRINT-OUTS, ETC - THEREFORE THIS CONCEPT IS NOT A TRUSTWORTHY SOURCE FOR COLOR ACCURACY. IF COLORS ARE A CONCERN PLEASE REQUEST COLOR OR MATERIAL SAMPLES FROM YOUR FUSION SALES REPRESENTATIVE BEFORE SIGNING.

SCALE: 3/8" = 1'





QTY: SEE ORDER

LOGO FLAG
- DYE SUB PRINTED POLYESTER FLAG. (70% bleed-thru back side)
- REINFORCED STITCHING ALONG HEMS
- 4" POLE POCKET W/ CLOSED TOP
- 21FT 1 7/8" DIA STEEL POLE PAINTED WHITE

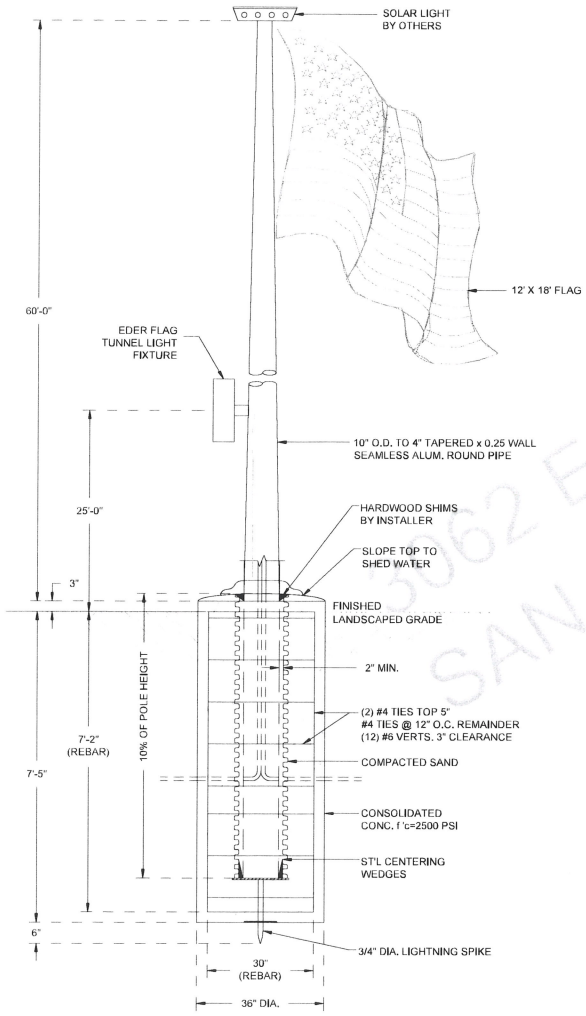
- Pantone 3546 C
- Pantone 7694 C
- White

FOR FUSION USE ONLY

INSTALLER
☐ TAKE PHOTO
☐ NUMBER AND UPLOAD PHOTO

D.O.#	S.O.#
99561	000000

ALL ARTWORK, DESIGN CONCEPTS AND INFORMATION CONTAINED WITHIN THIS PAGE IS OWNED BY FUSION SIGN AND DESIGN. REPRODUCTION IN WHOLE OR IN PART IS NOT PERMITTED.



ELEVATION

N.T.S.

ALL FLAG POLE STRUCTURAL COMPONENTS TO BE ALUMINUM. ONLY REBAR WILL BE STEEL.

Flagpole Design Based on ANSI/NAAMM FP 1001-07

Job #	JTS_275024
Project	Bella Vista Farms- 60' Flag Pole
Job Location	3062 E Elm Bend Rd San Tan Valley, AZ

Risk Category = II

Nominal Design Windspeed V_{ult} = 105 mph V_{asd} = 81.3 mph

Flagpole Wind Load $P = 0.0025 b \times V^2 \times C_e \times G$ $W_p = P \times A \times C_d$

Seamless Alum. Pipe 10 to 4 t= 0.250 Tapered L= 47.33' Straight L= 12.67'

L = 60' V = 81.3 mph z = 60 G=1.14

Segment	Distance to Centroid (Ft)	Height Coeff. C_e	Wind Pressure P (psf)	Length of Segment (Ft)	Ave. Pole Diameter d (Ft)	Area of Segment A (Sq. Ft.)	V x d	Drag Coeff. C_d	Wind Force on Segments W_p (Lb)	Bending Moment, M_f (Ft-Lb)
1	6.333	0.86	16.60	12.67	0.833	10.554	67.8	0.54	94.190	596.503
2	17.667	0.94	18.15	10.00	0.780	7.800	63.4	0.59	82.874	1464.148
3	27.667	1.04	20.08	10.00	0.675	6.750	54.9	0.71	95.755	2649.288
4	37.667	1.09	21.04	10.00	0.569	5.690	46.3	0.88	105.637	3979.011
5	47.670	1.09	21.04	10.00	0.463	4.630	37.7	1.10	107.171	5108.857
6	56.335	1.13	21.82	7.33	0.371	2.719	30.2	1.10	65.257	3676.256
								Total	550.884	17474.035

Flag Wind Load $W_f = 0.0014 \times V^2 \times SQRT(A_f) \times C_d \times G$

Flag size: (1) - 12' x 18' V = 81.333 mph z = 60.0' C_d = 1.13 G=1.14

b = 18' L= 12' A_f = 216.00 Ft^2

Flag wind Load, W_f = 175.34 Lb

Flag Moment Arm = 54.00 Ft

Bending moment due to Flag wind load, M_f = 9468 Ft-Lb

Total Bending Moment at Pole base, $M_t = M_p + M_f$ = 26942.19 Ft-Lb

Axial Load, D_p = 600 Lb

Total shear force on pole base, $W_t = W_p + W_f$ = 726.22 Lb

Moment arm = 37.10 ft

Stress Analysis

Pole properties: Butt, D_o = 10 Butt, D_i = 9.5 Butt, r = 3.45

t= 0.250 in Top, D_o = 4.000 Top, D_i = 3.500 Top, r = 1.33

Ave, r = 1.776 in

Area of pole base, $A = \pi(R_o^2 - R_i^2)$ =			7.86	in^2
Moment of Inertia at base, $I_x = \pi(D_o^4 - D_i^4)/64$ =			91.05	in^4
Section modulus at base, $S = \pi(D_o^4 - D_i^4)/32\ D_o$ =			18.21	in^3
Allowable axial compressive stress, $Fa = \pi^2 E (r/2L)^2 / 1.95$ =			77.02	psi
Allowable bending stress, unwelded, F_b =			24000	psi
Allowable shear stress, unwelded, F_v =			11330	psi
Compressive stress, $f_a = D_p / A$ =	78.35	psi		
Bending tensile stress, $f_b = M_t / S$ =	17754	psi	< 24000	(Ok)
Shear stress, $f_v = 2W_t / A$ =	189.87	psi		
$C_m = 1-(0.38D_o L^2/72.486 I_x)/0.52$ =	1.82			
Combined stress ratio, $CSR = f_a/0.6F_a(1.33) + f_b/C_m F_b + (f_v/F_v)^2 \le 1.0$ =	0.41		< 1.0 (Ok)	

Pole Design

Seamless Alum Pipe

USE 6063-T6

10" to 4" Tapered, t = 0.25"

Footing Design (Nonconstrained)

Diameter =	3.00 FT
Soil Pressure =	100.00 PSF/FT
S_1 =	493.33 PSF
A =	1.15 FT
EMBED. =	7.41 FT

36 in. Dia. Depth = 7' - 5"

Registered Professional Engineer (Civil) CERTIFICATE NO. 66734 TONY JACOB Date Signed 12/04/2024 ARIZONA, U.S.A.

EXP. 06/30/2027

NOTICE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NOTES : AS APPLICABLE

GENERAL :

- PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
- COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
- THERE IS NO PROTECTION ZONE AS DEFINED IN AISC 341-16.
- PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF ALUM. TUBES. MATCH THICKNESS LIKE FOR LIKE.
- SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS

ANCHORS :

- BRAND NAME APPROVED POST INSTALLED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

STEEL :

DESIGN AND FABRICATION ACCORDING TO 2018 IBC.

- DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.

ALUMINUM :

DESIGN AND FABRICATION ACCORDING TO ALUM. DESIGN MANUAL

PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM

- ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.

WELDING :

ALUMINUM

DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10. FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2015 ALUMINUM DESIGN MANUAL.

CONCRETE :

DESIGN AND CONSTRUCTION ACCORDING TO ACI 318-14

- COMPRESSIVE STRENGTH AT 28 DAYS, f 'c= 2500 PSI MINIMUM.
- CEMENT TYPE II OR IV. W/C RATIO 0.45 BY WEIGHT FOR PIER AND CAISSON
- FOOTINGS CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH.
- MAINTAIN A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.

SOIL:

LATERAL SOIL BEARING PER IBC CLASS 5 TABLE 1806.2 (100 PSF/FT). MODIFIED PER SECTION 1806.3.4.

www.yjinc.com
P.O. BOX 802050
SANTA CLARITA, CA. 91380
TEL. (661)259-0700 FAX. (661)259-0900

SHEET TITLE:

BELLA VISTA FARMS
60' FLAG POLE

DRN BY: J.G.	DATE LAST REVISED: Dec 04, 2024	REV. NO.	REV. DATE	REVISED BY	PROJECT JOB # : JTS_275024_Bella Vista Farms_Flag Pole_ E Elm Bend Rd_San Tan Valley_ AZ.dwg
CHK BY: T.J.	PROJ. START DATE: 12/04/2024	1	-/-/-	—	PROJECT LOCATION BELLA VISTA FARMS 3062 E ELM BEND RD SAN TAN VALLEY, AZ
REV BY: T.J.	SCALE: AS SHOWN	2	-/-/-	—	SHEET # 1 OF 1
plotted by emilie on 12.4.2024 @ 11:00 AM		3	-/-/-	—	

3062 E ELM BEND RD SAN TAN VALLEY, AZ

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, 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:
Apr. 24, 2025

NOTICE ID: 5rBvr1i5he8Ee6he9ymb
NOTICE NAME: CSR-022-24

Edmar Corachia

(Signed)_____

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 04/25/2025

_____
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-022-24 – PUBLIC HEARING/ ACTION: Robert Plattner, Fusion Sign and Design (applicant/agent), on behalf of landowner – AG EHC 11 NWHM MULTI STATE 3 LLC, requesting approval of a Comprehensive Sign Package to allow the installation of fifteen (15) signs, including nine (9) banner flags, one (1) sales gallery signage, one (1) model home identification, one (1) handicapped directional signage, two (2) parking signs, with a maximum total area of 91.3 square feet, on a 0.46± acre in the CR-3 Single Residence Zone; Tax Parcels 210-09-3730, 210-09-3740 & 210-09-3750; situated in a portion of Section 9, Township 3 South, Range 8 East, of the Gila & Salt River Base & Meridian, located to the northwest of the intersection of N Schnepf Rd and E Roberts Rd 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 17th 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: Apr 24, 2025

AFFIDAVIT OF Mailing of Notice of Hearing*

I, Robert Plattner, Applicant for case CSR-022-24 (Case number), personally caused seven (7) mailer(s) to be mailed by first class post regarding the public hearing associated with case CSR-022-24 on 05/01/2025 (Date), on a form prescribed by the planning division at least 15 days before the **Board of Supervisors** Public Hearing, regarding the proposed CSR (Type of 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 Beth Fagenbush this 6th day of May, 2025.

Notary Public
My Commission Expires:

BETH FAGENBUSH
NOTARY PUBLIC - ARIZONA
PINAL COUNTY
COMMISSION # 660230
MY COMMISSION EXPIRES
FEBRUARY 06, 2029

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

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

I, Robert Plattner, Applicant for case CSR-022-24 (Case number), personally caused one (1) sign(s) to be posted in a visible place on or near the proposed project site on 05/06/2025 (Date), at least 28 days before the Planning and Zoning Commission 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 Beth Fagenbush this 6th day of May, 2025.

Notary Public
My Commission Expires:

BETH FAGENBUSH
NOTARY PUBLIC - ARIZONA
PINAL COUNTY
COMMISSION # 660230
MY COMMISSION EXPIRES
FEBRUARY 05, 2029

*** as directed by your staff Coordinator**


3042
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: MAY 6 2025
POST COPY OF ACTUAL NOTICE BELOW.
CSR-022-24
Community Development


3042
NOTICE





