BOARD OF SUPERVISORS

PINAL COUNTY
WIDE OPEN OPPORTUNITY

CSR-022-24

05/28/2025

Community Development Department

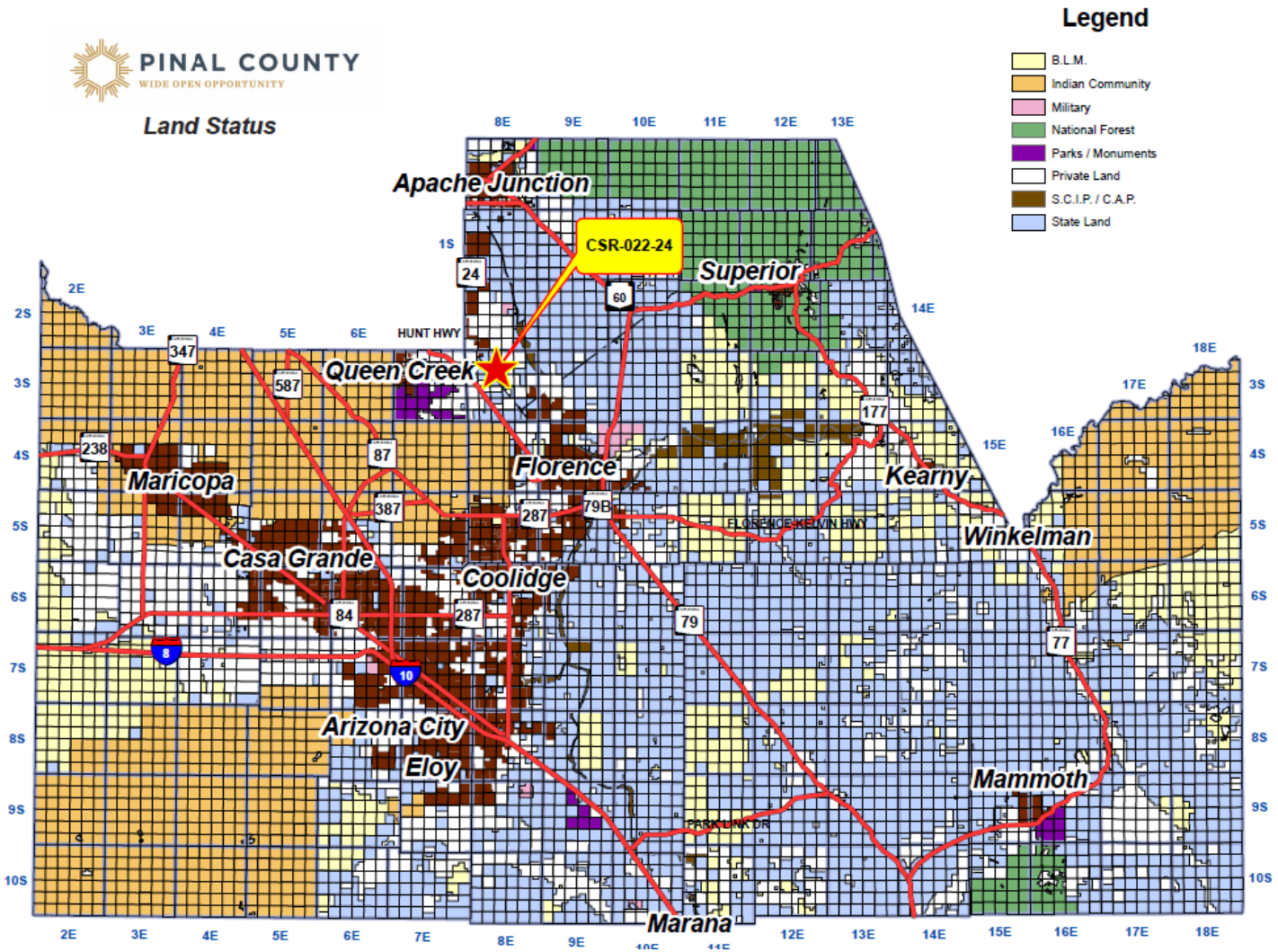
CSR-022-24

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- Proposal:
  - This is a **Comprehensive Sign Package** to allow 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, totaling **91.3 square feet** of signage area, at the Model Home Complex in Bella Vista Farms residential development. The applicant wishes to enhance the visibility and functionality of business signage within the model home complex and sale office.
  - **Site: Bella Vista Farms subdivision**
  - **TAX PARCELS:** 210-09-3730, 210-09-3740 & 210-09-3750
  - **Location:** to the northwest of the intersection of N Schnepf Rd and E Roberts Rd in San Tan Valley area, Pinal County, AZ
  - **Applicant/Landowner:** AG EHC 11 NWHM MULTI STATE 3 LLC
  - **Applicant/Agent:** Robert Plattner, Fusion Sign and Design

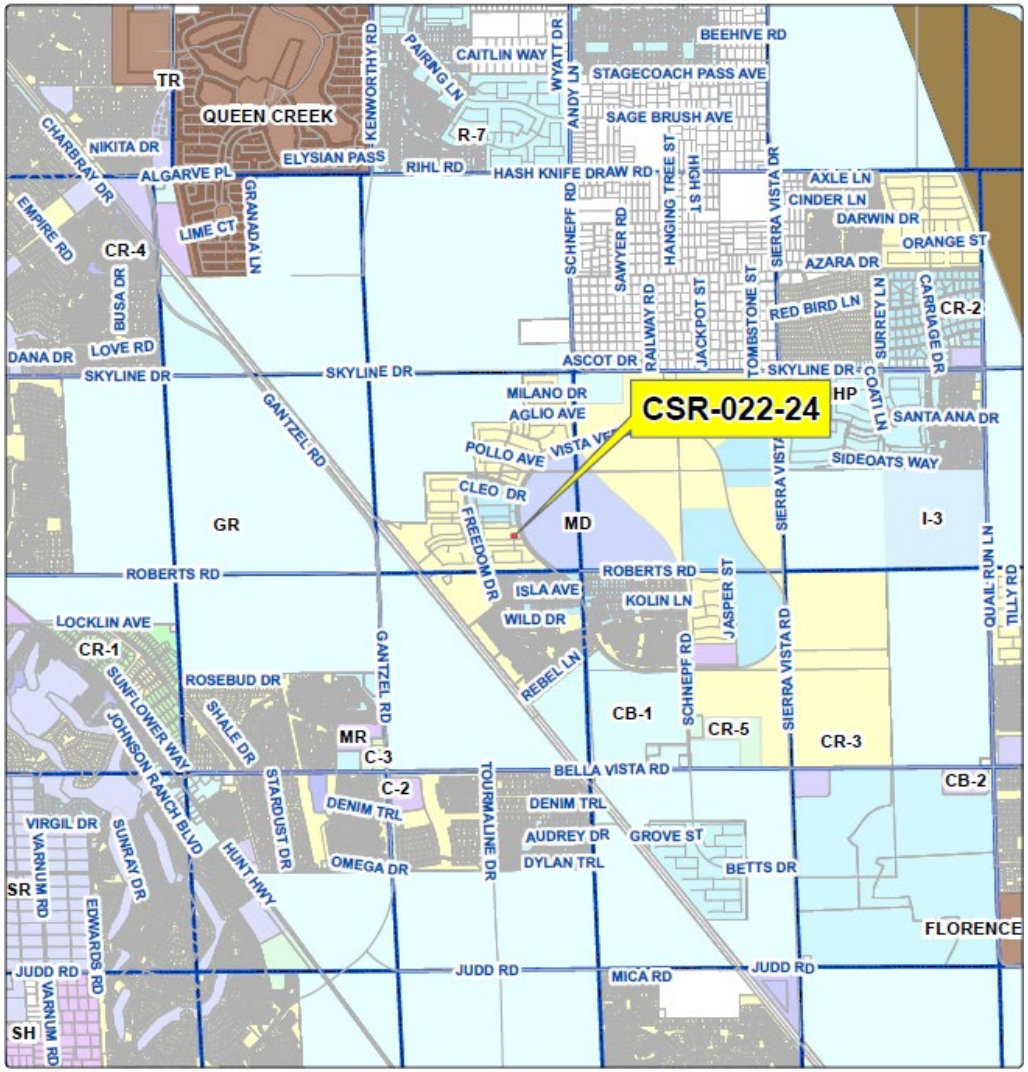
County Map

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Vicinity Map

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Aerial Map

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Comprehensive Sign Package

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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	

Signage plan

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ITEMS TO CONSIDER:

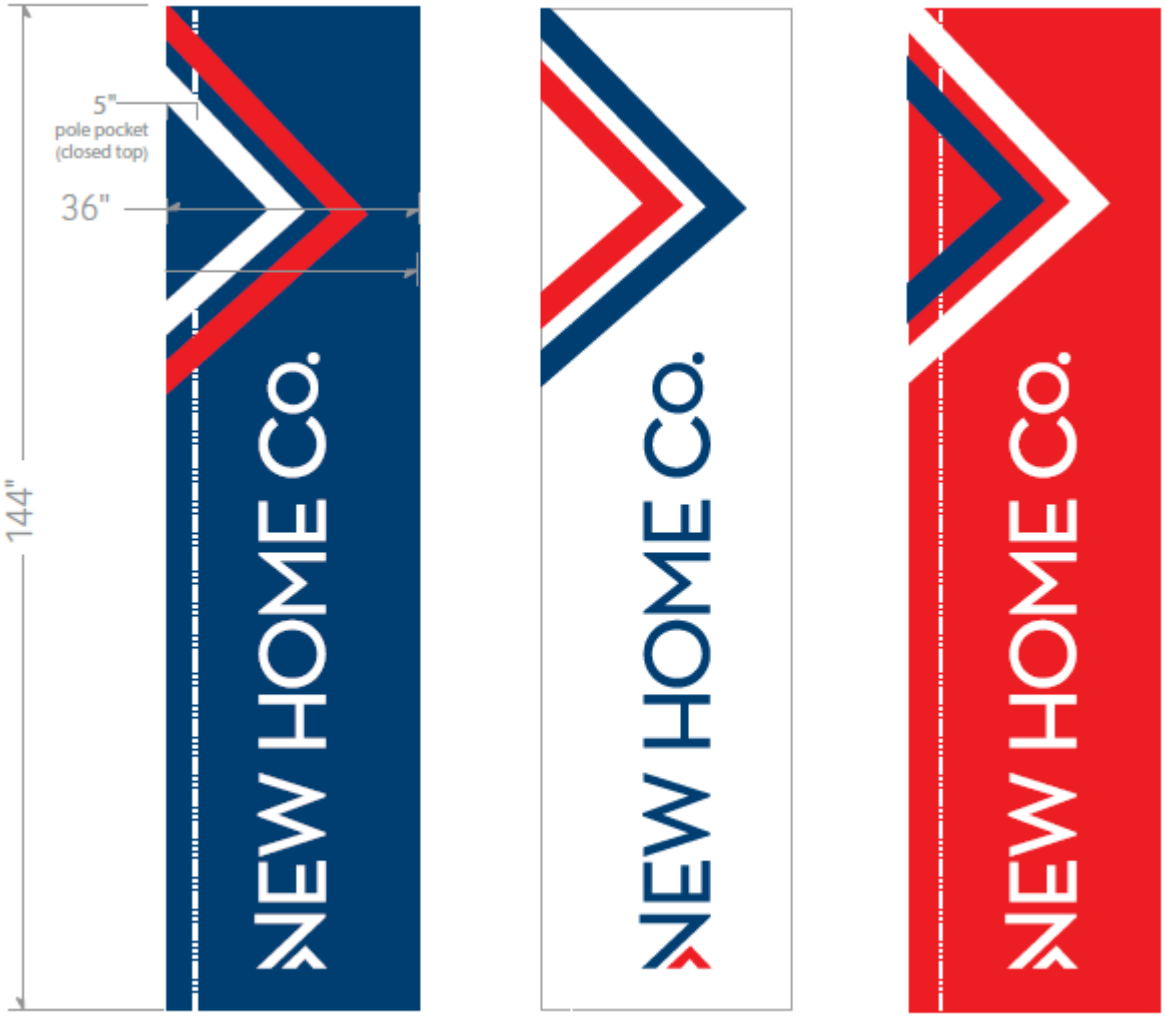
- According to Pinal County Development Services Code (PCDSC) 2.145.050(B)(3) – Special purpose signs – Temporary real estate, construction and subdivision signs: **only up to 5 signs with total area of 100 square feet, and the maximum sign height of 12 feet is allowed for one subdivision**.

- 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.

Banner Flags (Attention Flags) x 9

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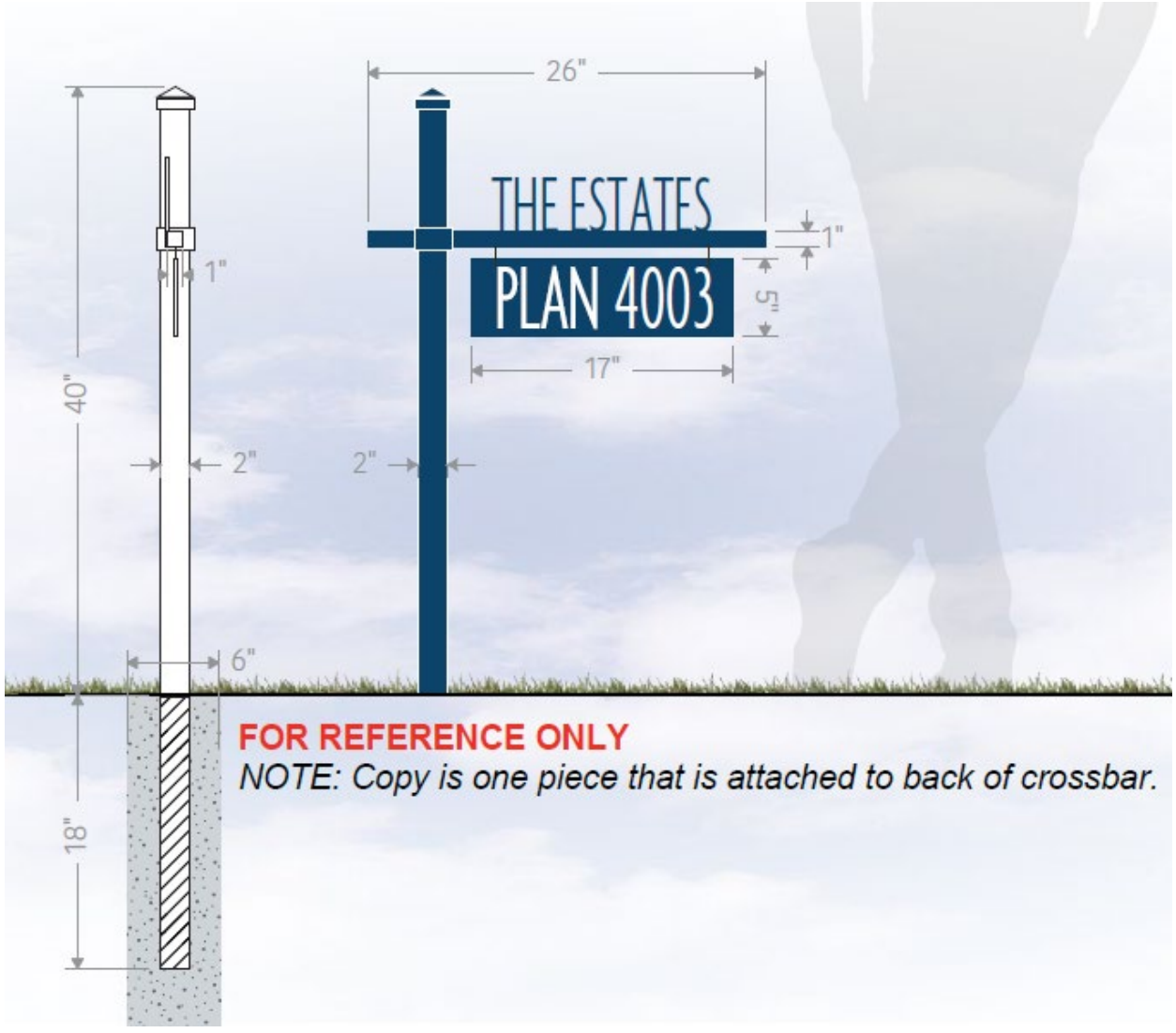
Sales Gallery Sign x 1

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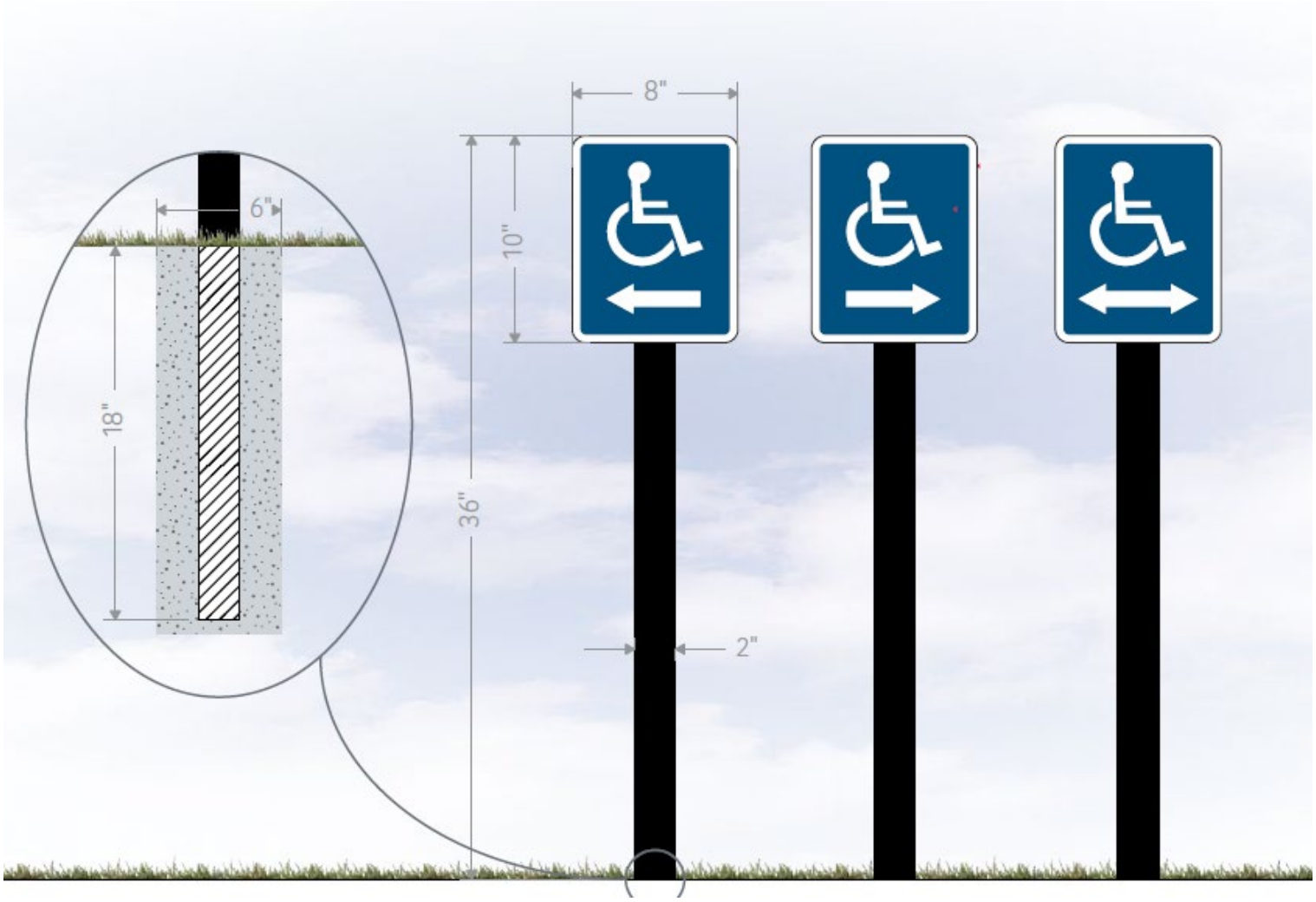
Model Home identification x1

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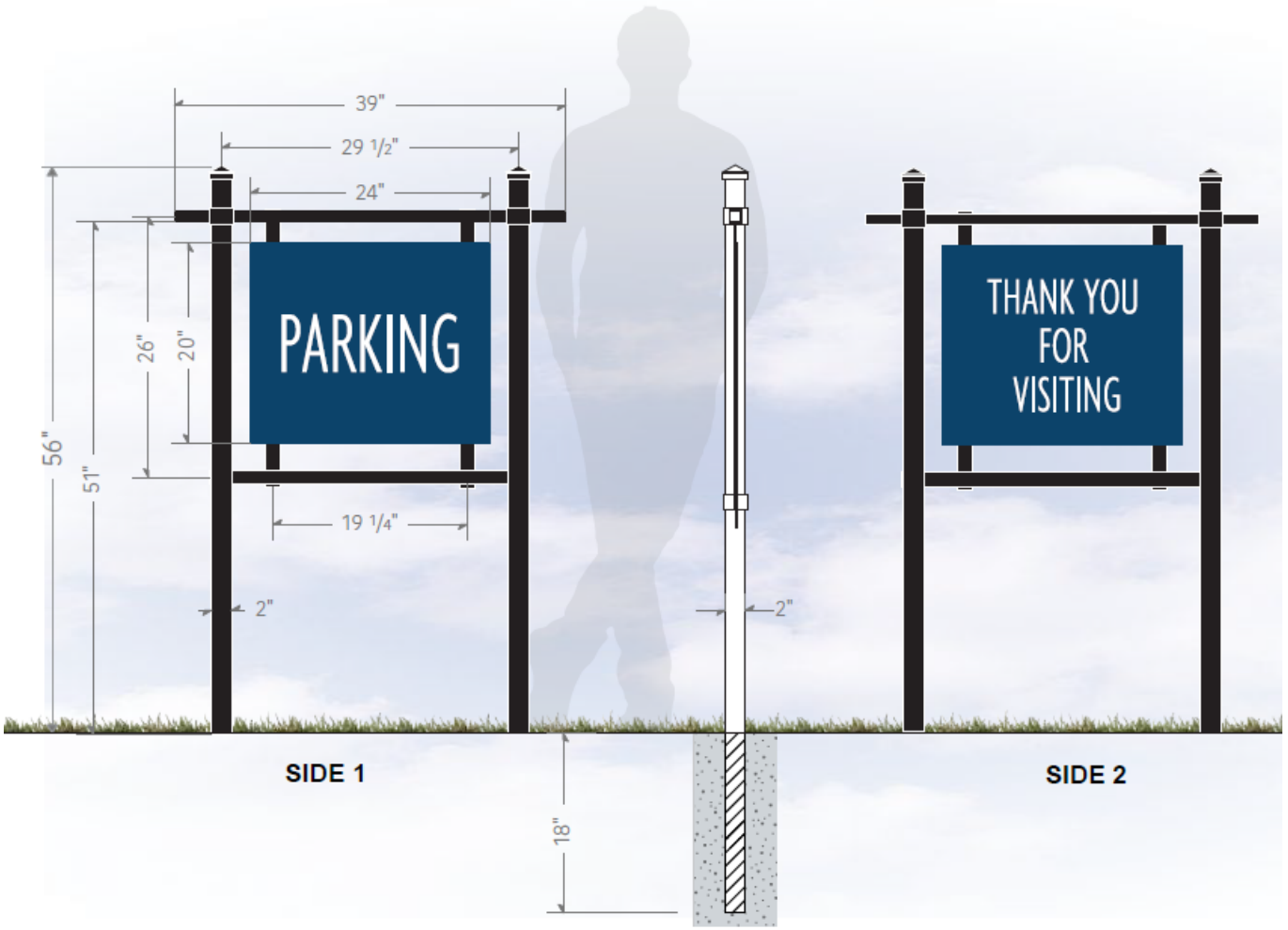
Handicapped Signage x 1

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Parking signs x 2

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Signage plan

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TOTAL	15		91.3 square feet

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Items for Board Consideration:

- Proposed signage total square footage is 91.3 sq. ft.

- The Sign Review Committee met regarding this case. The SRC **recommended approval** (3-0) with 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.*

- The county has received no public comment on the proposed signage.

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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.

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- Thank you!