



**PUBLIC NOTICE
PLANNING & ZONING COMMISSION**

Meets

Wednesday, July 15, 2026

6:00 PM

ELOY CITY COUNCIL CHAMBERS

595 NORTH C STREET

ELOY, ARIZONA 85131

AGENDA

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Public Appearances

Those wishing to **ADDRESS THE PLANNING & ZONING COMMISSION** may do so by signing in on a form provided by the Community Development Director, identifying the topic(s) or agenda item(s). **ACTION** taken as a result of public comment regarding non agenda items will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date. **SPEAKERS SHALL BE LIMITED TO THREE (3) MINUTES.**

V. Motion to approve the May 20, 2026 meeting minutes of the Planning and Zoning Commission

A. May 20, 2026, Planning and Zoning Commission Meeting Minutes.

VI. Consent Agenda

A. All items listed on the consent agenda may be enacted by one motion and one roll call vote of the Planning and Zoning Commission. Unless a commission member or member of the public so requests, a separate discussion be held on any item; the item will be removed from the consent agenda and considered in its normal sequence on the agenda. The commission shall conduct a Public Hearing and possibly take action on the following:

1. Case No. MSCP2026-001 Maverik, a Master Sign Program and Comprehensive Sign Package to be used on an approximately 4.25-acre site zoned General Commercial (C-2) Planned Area Development Overlay, located at 1120 South Sunshine Boulevard.

VII. New Business: Possible discussion and/or action on the following

A. Information session to discuss code amendments to Chapter 12 Article III and Chapter 21-3-1.31 for the purposes of removing barriers to mobile food vending in Eloy.

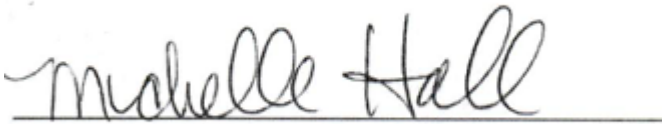
VIII. Informational Item

- A. Planning and Zoning Commission members and staff will update the public on relevant events and activities they have attended since the last meeting and any future events, activities, and potential agenda items. These items are for information only—no action will be taken.

IX. Motion to Adjourn

POSTED BY AT ELOY CITY HALL, ELOY POST OFFICE, AND CITY WEBSITE: www.elayaz.gov

THE FACILITY WILL BE OPEN TO THE PUBLIC 30 MINUTES PRIOR TO THE START OF THE MEETING AND SEATING WILL BE AVAILABLE FOR “REASONABLY ANTICIPATED ATTENDANCE.”



Michelle Hall, Interim City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT MICHELLE HALL, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COMMISSION AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.



PLANNING & ZONING COMMISSION

MEETING

WEDNESDAY, MAY 20, 2026

6:00 PM

ELOY CITY COUNCIL CHAMBERS

595 NORTH C STREET

ELOY, ARIZONA 85131

I. Call to Order

Vice Chairman Tolson called the meeting to order at 6:00 pm.

II. Roll Call

Chairman Paulson (joined via Zoom)

Vice-Chairman Tolson

Commissioner Wittman

Commissioner Crawford

Commissioner Frassetto

Commissioner Nallanthighal (joined late)

Commissioner Gunn (absent)

Alternate Commissioner Lopez (joined late)

Ex-Officio Snyder

Staff:

Dan Symer, Community Development Director

Michelle Hall, Management Analyst

Heather Kelsey, Administrative Assistant

III. Pledge of Allegiance

Vice-Chairman Tolson led the Pledge of Allegiance.

IV. Public Appearances

There were no public comments.

V. Motion to approve the meeting minutes of the Planning and Zoning Commission for March 11, 2026.

Commissioner Crawford motioned to approve the minutes.

Commissioner Wittman seconded the motion.

The motion passed 5-0

VI. New Business: Possible discussion and/or action on the following:

- A. Conduct a public hearing and make a recommendation to the Eloy City Council on the following Case No. 2026-001 City of Eloy General Plan Update.

Director Symer gave a brief update on how the process has been going and what the next steps were if the council were to agree and recommend the proposed General Plan Update.

Terri Hogan with Logan Simpson Group gave the commission a more comprehensive understanding of the General Plan and the vision that is outlined throughout the plan.

Terri Hogan then turned it back over to Director Symer to answer any questions or clarify any areas of concern and ask for a formal recommendation from the commission.

Vice Chairman Tolson discussed the following policies and actions of the plans with Director Symer and Terri Hogan:

1. Policy LU 2.3: Pedestrian-Oriented Design. Encourage development patterns that prioritize human-scale, pedestrian-oriented, context-sensitive design; foster streetscapes and public spaces that support pedestrian activity, social interaction, and community engagement; and reduce vehicle dependence while promoting sustainable mobility **within growth areas**.

Vice Chairman Tolson also requested that the term "Sustainable Mobility" be defined.

Director Symer and Terri Hogan agree to make the following changes to policy LU 2.3 "within growth areas" as indicated in red text above, and to add the term "Sustainable Mobility in the glossary".

2. Policy HN 1.6: Innovative Housing Finance. Consider the use of Industrial Development Authority Bonds to support financing of attainable housing.

Vice Chairman Tolson questioned whether the Industrial Development Authority Bonds could be used for financing attainable housing, and request that staff verify the applicability of the use. Staff agreed to verify the applicability of using the bond, and to adjust the policies appropriately if they could not be used. ut the financing

3. Policy DT 1.8: Multimodal Street Design. Design Downtown streets for low speeds, incorporating space and design ~~to accommodate for alternative~~ mobility alternatives. ~~and curb management.~~

Director Symer and Terri Hogan agreed to make the following changes policy DT1.8 to add “to accommodate” after “design”, delete “for alternatives,” and delete “and curb management” as indicated in red text above.

4. Policy C 1.12 Technology. Integrate emerging transportation technologies, ~~including EV charging and autonomous vehicle readiness,~~ into circulation planning.

Director Symer and Terri Hogan agree to make the following change to policy C 1.12 to delete “, including EV charging and autonomous vehicle readiness,” as indicated in red text above.

5. Action PE 16 ~~Formalize~~ **Promote** programs with non-profit partners such as Habitat for Humanity, Chicanos Por la Casa, or others to produce ownership housing opportunities for moderate income households....

Director Symer and Terri Hogan agreed to delete “Formalize” and add “Promote” to action PE 16 as indicated in red text above.

Commissioner Wittman provided a list of minor modifications that he felt could improve the plan's readability.

Vice-Chairman Tolson motioned to adopt the general plan: “Eloy General Plan: Planning Today

For a Stronger Tomorrow” with modifications as discussed by Director Symer and Terri Hogan, and the suggested list of minor modifications to improve readability provided by Commissioner Wittman.

Commissioner Crawford seconded the motion.

The motion passed 7-0.

VII. Informational items: Possible discussion: no action required, on the following: This item was presented by Kristina Wasiniak.

- A. Information pertaining to the City’s Request for Qualifications from qualified firms to provide Airport Planning and Environmental Consulting Services.

Kristina Wasiniak informed the Commission that she had only received one company’s letters of qualification. Ms. Wasiniak informed Commission that they would proceed with Kauffman & Associates as their elective consultant for airport planning. The Commission agreed with Ms. Wasiniak’ s recommendation.

- B. Planning and Zoning Commission members and staff will update the public on relevant events and activities past and future and potential agenda items.

Director Symer notified the Commission that he intends to cancel the June Planning and Zoning Meeting. Director Symer notified the Commission that July's meeting will be canceled and will provide further notice closer to that date.

VIII. Communications: N/A

IX. Motion to Adjourn

Vice Chairman Tolson adjourned the meeting at 7:20 pm.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **VI.A.**

Date: **7/15/2026**

Date submitted:
07/06/2026

Action: Other

**Subject: 1. Case No. MSCP2026-001
Maverik, a Master Sign Program and
Comprehensive Sign Package to be
used on an approximately 4.25-acre
site zoned General Commercial (C-2)
Planned Area Development Overlay,
located at 1120 South Sunshine
Boulevard.**

Date requested:
7/15/2026

TO: Planning and Zoning Commission

FROM: Dan Symer

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission provide a recommendation of approval to the City Council for Case No. MSCP2026-001 Maverik, a Master Sign Program and Comprehensive Sign Package.

DISCUSSION:

Request

The applicant, Yesco (c/o) Kimberley Neilson, on behalf of Eloy 170, LLC, is requesting approval of a Comprehensive Sign Package and Master Sign Program that contains a freeway pylon sign and modification to the sign development standards. In accordance with Section 21-4-3.9.G.1. zoning ordinance, the comprehensive sign packages that include freeway pylon sign(s) are required to receive approval from the City Council, as does amendments to sign development standards of a Master Sign Program (Section 21-6-10.3). The proposed plan requests a freeway pylon sign:

- On a modified site area of approximately 4.25 acres (ordinance minimum required is 20 acres);
- On an approximately 143-foot property abutting Arizona Department of Transportation property for the Interstate-10 (I-10) freeway off-ramp (ordinance minimum of three hundred feet (300') of freeway frontage is required);
- With a sign area of for a single-tenant sign of 600 square feet (ordinance allowance total maximum sign area of six hundred (600) square feet; with any one panel not exceeding one hundred fifty (150) square feet in area; and

- With a base and support that has a 60-inch base pipe sleeved into a 48-inch stage sleeved into a 36-inch pipe sleeve (ordinance requires sign supports to consist of at least thirty percent (30%) of the total sign width).

In addition to freeway pylon sign modification, below is a summary of additional modifications requested.

Sign # Refer to the Attached Sign Plan for sign #, design, and location	Sign Type	Allowed Standards	Proposed Area (sq. ft.)
05	Wall (Building Front)	1 sq. ft. per lineal foot of building/suite frontage	49.9 sq. ft.
06	Wall (Building Side)	1 sq. ft. per lineal foot of building/suite frontage	49.9 sq. ft.
08 B-C	Fuel Canopy (Logos)	A maximum of 25% of the front face area of the awning	10.1 sq. ft. (each)
08 D-E	Fuel Canopy (Letters)	A maximum of 25% of the front face area of the awning	13.4 sq. ft. (each)
08 G	Fuel Canopy (Truck/RV)	A maximum of 25% of the front face area of the awning	13.4 sq. ft.
09 A-C	Canopy Vinyl	A maximum of 25% of the front face area of the awning	9.6 sq. ft. (each)
09 F-G	Canopy Panels	A maximum of 25% of the front face area of the awning	9.0 sq. ft. (each)
11	Post Mounted (Exit)	Max 6.0 sq. ft.	12.0 sq. ft.

Master Sign Program Required Findings:

The Planning and Zoning Commission may recommend, and City Council approve a Master Sign Program as submitted or modified only upon making the following findings (Staff analysis of the considerations included in bold italic text and the applicant's analysis is included in their narrative, attached):

A. The proposed sign program only amends provisions in section 21-4-3, "Signage", of

this chapter and does not violate any other provisions of this chapter or any other City ordinance.

- ***The proposed amendment and the allowance of the Freeway Pylon Sign are limited to the sign regulations of the Zoning Ordinance.***

B. The appearance, scale, materials, design and graphics, and orientation of signs are in keeping with the character of the site and buildings, and the surrounding neighborhood.

- ***The proposed design of the signs, their locations, and their size preserves the intent of the sign ordinance and provides a proportional relationship with the building, its features, and the surrounding area. Furthermore, the addition of a Freeway Pylon Sign allows for signage to be visible from Interstate 10 and maintains a consistent height with other Freeway Pylon Signs.***

C. Approval of the master sign program would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

- ***The proposed sign plan is not anticipated to be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity.***

FISCAL IMPACT:

No negative fiscal impacts are anticipated do to the approval of this application.



New Store Sign Package by



Salt Lake Region

Salt Lake Office
1605 South Gramercy Road
Salt Lake City, UT 84104
801-487-8481

Version

OPY-57362-R12
Date: 03.17.2026

Address

Maverik #TBD
SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

TYPOGRAPHY NOTE

All vertical typography dimensions specified in this package are based upon the measurement from the baseline to the cap-line of an uppercase letter 'i'. The height of descenders and ascenders, below and above the baseline and cap-line respectively, are not included in the measurements unless specifically noted.



COLOR MATCHING NOTE

Colors specified in this package are to match vendor supplied physical samples. Colors chosen based upon how they appear on a computer monitor or printed media are not guaranteed to match.

PRODUCTION NOTE

The PDF format of this package may contain graphics which have been down-sampled for proofing purposes and should not be used for production purposes. Source files for this package are available upon request for production purposes.

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

No.	Date / Description
Org.	12.07.2023
R1	12.29.2023 Location Update (MS)
R2	08.09.2024 Site Plan Update (MS)
R3	03.07.2025 Site Plan Update (MS)
R4	06.13.2025 Site Plan Update (JK)
R5	07.30.2025 Site Plan Update (JK)
R6	08.01.2025 No Change (JK)
R7	08.08.2025 Site Plan Update (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

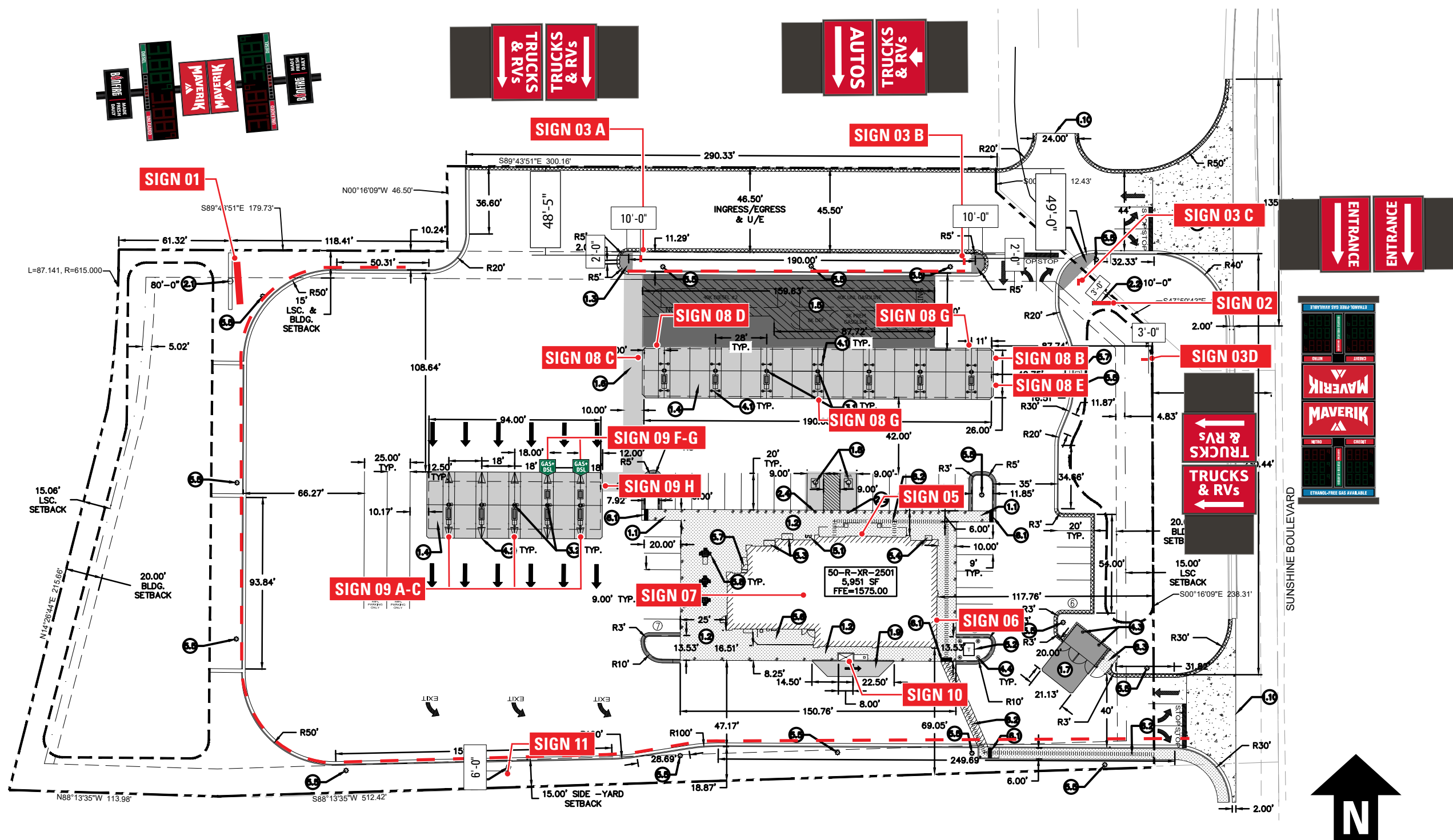
Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-57362

R12

LOC

0.1



Dotted line indicates location of No Parking signs - Setback 1ft from the back of the curb and separated 50ft in between.



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Org.	12.07.2023
R1	12.29.2023 Page Added (MS)
R2	08.09.2024 No Changes (MS)
R3	03.07.2025 No Changes (MS)
R4	06.13.2025 No Change (JK)
R5	07.30.2025 No Change (JK)
R6	08.01.2025 No Change (JK)
R7	08.08.2025 No Changes (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-57362 R12

ART 0.1



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Org.	12.07.2023
R1	12.29.2023 Page Added (MS)
R2	08.09.2024 No Changes (MS)
R3	03.07.2025 No Changes (MS)
R4	06.13.2025 No Change (JK)
R5	07.30.2025 No Change (JK)
R6	08.01.2025 No Change (JK)
R7	08.08.2025 No Changes (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-57362 R12

ART 0.2



DESIGN

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No.	Date / Description
Org.	12.07.2023
R1	12.29.2023 Location Update (MS)
R2	08.09.2024 Site Plan Update (MS)
R3	03.07.2025 Site Plan Update (MS)
R4	06.13.2025 Site Plan Update (JK)
R5	07.30.2025 Updated to V Shape (JK)
R6	08.01.2025 No Change (JK)
R7	08.08.2025 No Changes (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

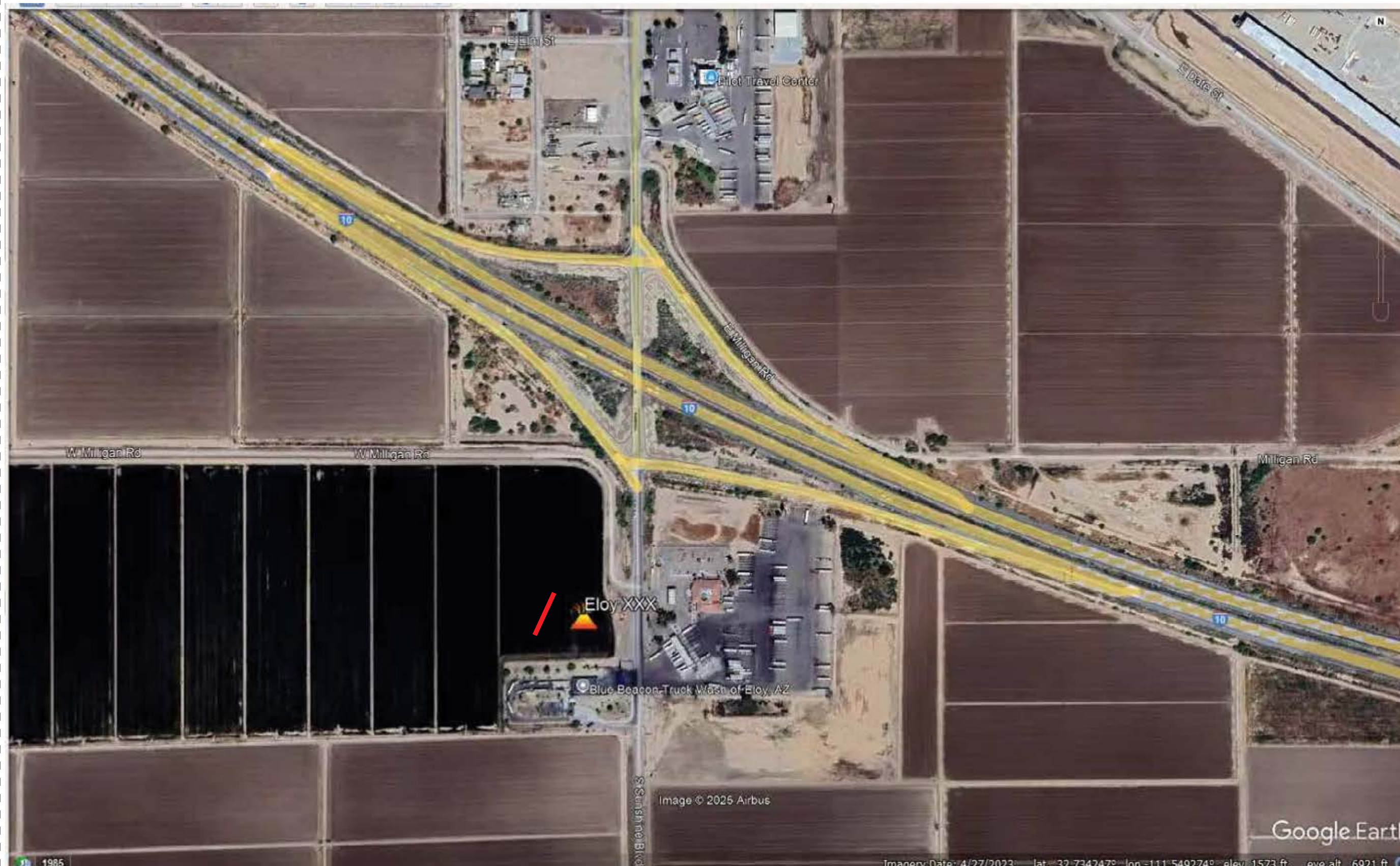
SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-57362

R12

ART 0.4



NOTES
All Widths to be Determined by
Pipe Size and L.E.D. Price Cabinet.

ATTENTION:
DIESEL PRICE CHANGER DIGITS TO
BE ON STREET SIDE. →

Yesco Provided Maverik Logo Cabinet

Aluminum Cabinet
Paint Color: Std. Black
Retainers: 4"
Face: White Flex Face
Internal Lighting: White L.E.D.
Graphics: 1st Surface Applied 3M
Translucent Vinyl Graphics.

Sunshine Provided Price Changer Cabinet

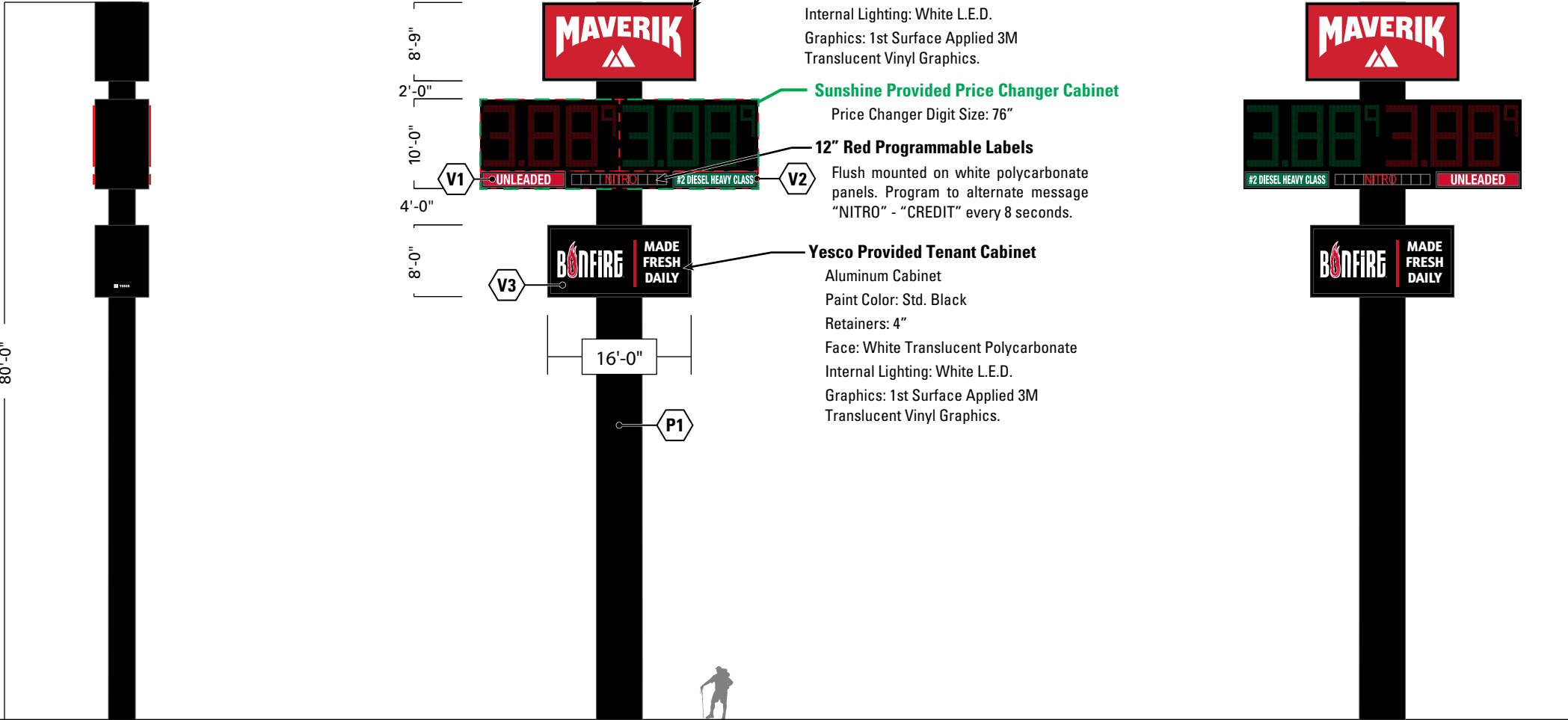
Price Changer Digit Size: 76"

12" Red Programmable Labels

Flush mounted on white polycarbonate
panels. Program to alternate message
"NITRO" - "CREDIT" every 8 seconds.

Yesco Provided Tenant Cabinet

Aluminum Cabinet
Paint Color: Std. Black
Retainers: 4"
Face: White Translucent Polycarbonate
Internal Lighting: White L.E.D.
Graphics: 1st Surface Applied 3M
Translucent Vinyl Graphics.



SCOPE OF WORK

MANUFACTURE & INSTALL **ONE (1)** V SHAPPED
HIGH RISE POLE SIGN.

PERMITTING INFO

AREA: 587.48 FT² (Rounded to the nearest 0.1 ft²)
MAVERIK LOGO CABINET: 149.48 FT²
PRICE CHANGERS (3 PANELS): 121.825 FT²
121.825 FT²
67.034 FT²
TENANT CABINET: 128 FT²

COLOR KEY

P1	Standard Black
V1	3M 3630-33 "Red"
V2	3M 3630-26 "Green"
V3	3M 3630-22 "Black"

Note: Unless otherwise noted, the colors depicted on
this rendering may not match actual colors on finished
display. Please refer to color-callouts and their
appropriate vendor specified samples for approved
color specifications.

ELECTRICAL

POWER AT DISPLAY LOCATION TO BE
PROVIDED BY CLIENT.



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bonding of the sign.



Revisions

No.	Date / Description
Org.	12.07.2023
R1	12.29.2023 No Changes (MS)
R2	08.09.2024 No Changes (MS)
R3	03.07.2025 Callout Update (MS)
R4	06.13.2025 No Change (JK)
R5	07.30.2025 Changed to V Shape (JK)
R6	08.01.2025 Chagned to #2 Diesel Heavy (JK)
R7	08.08.2025 No Changes (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-57362

R12

ART

1.0

3 SIGN 01 - SIDE VIEW
SCALE: 1/16" = 1'-0" [1:192]

1 SIGN 01 - HIGH RISE STACKED (FRONT VIEW)
SCALE: 1/16" = 1'-0" [1:192]

2 SIGN 01 - OPPOSITE VIEW
SCALE: 1/16" = 1'-0" [1:192]

SCOPE OF WORK

MANUFACTURE & INSTALL **ONE (1)** DOUBLE FACE MONOLITH SIGN.

PERMITTING INFO

AREA: 50.0 FT² (Rounded to the nearest 0.1 ft²)
METHOD: BOUNDING BOX

COLOR KEY

P1	SW 7020 "Black Fox"
V1	3M 3630-33 "Red"
V2	3M 3630-26 "Green"
V3	3M 3630-147 "Light European Blue"
V4	3M 3630-22 "Black"
V5	3M 3630-167 "Bright Blue"
V6	3M 3630-25 "Sunflower"

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.

ELECTRICAL

POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT. YESCO TO CONNECT POWER TO SIGN.



DESIGN

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No.	Date / Description
Org.	12.07.2023
R1	12.29.2023 No Changes (MS)
R2	08.09.2024 No Changes (MS)
R3	03.07.2025 Callout Updates (MS)
R4	06.13.2025 Gas Types Updated (JK)
R5	07.30.2025 No change (JK)
R6	08.01.2025 No Change (JK)
R7	08.08.2025 No Changes (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-57362

R12

ART 2.0

NOTES

All widths to be determined by pipe size and L.E.D. price cabinet.

Sunshine Provided Price Changer Cabinet
Price Changer Digit Size: 10"

Aluminum Base
Paint Color: SW 7020 "Black Fox"

2 SIGN 02 - SIDE VIEW
SCALE: 3/8" = 1'-0" [1:32]

1 SIGN 02 - MONOLITH SIGN (FRONT VIEW)
SCALE: 3/8" = 1'-0" [1:32]

3 SIGN 02 - OPPOSITE VIEW
SCALE: 3/8" = 1'-0" [1:32]

SCOPE OF WORK

MANUFACTURE & INSTALL **ONE (1)** DOUBLE
FACE DIRECTIONAL SIGN.

PERMITTING INFO

AREA: 6 FT² (Rounded to the nearest 0.1 ft²)
METHOD: BOUNDING BOX

COLOR KEY

P1 SW 7020 "Black Fox"
V1 3M 3630-33 "Red"

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.

POWER AT DISPLAY LOCATION TO BE
PROVIDED BY CLIENT. YESCO TO CONNECT
POWER TO SIGN.



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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R7	08.08.2025 No Changes (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-57362

R12

ART

3.0



3 **SIGN 03 - DIRECTIONAL SIGN (SIDE VIEW)**
SCALE: 1" = 1'-0" [1:12]

1 **SIGN 03 A - DIRECTIONAL SIGN (FRONT VIEW)**
SCALE: 1" = 1'-0" [1:12]

2 **SIGN 03 - DIRECTIONAL SIGN (OPPOSITE VIEW)**
SCALE: 1" = 1'-0" [1:12]

SCOPE OF WORK

MANUFACTURE & INSTALL **ONE [1]** DOUBLE
FACE DIRECTIONAL SIGN.

PERMITTING INFO

AREA: 6 FT² (Rounded to the nearest 0.1 ft²)
METHOD: BOUNDING BOX

COLOR KEY

P1 SW 7020 "Black Fox"
V1 3M 3630-33 "Red"

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.

ELECTRICAL

POWER AT DISPLAY LOCATION TO BE
PROVIDED BY CLIENT. YESCO TO CONNECT
POWER TO SIGN.



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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Revisions

No.	Date / Description
Org.	12.07.2023
R1	12.29.2023 Callout Update (MS)
R2	08.09.2024 No Changes (MS)
R3	03.07.2025 No Changes (MS)
R4	06.13.2025 No Change (JK)
R5	07.30.2025 No change (JK)
R6	08.01.2025 No Change (JK)
R7	08.08.2025 No Changes (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-57362

R12

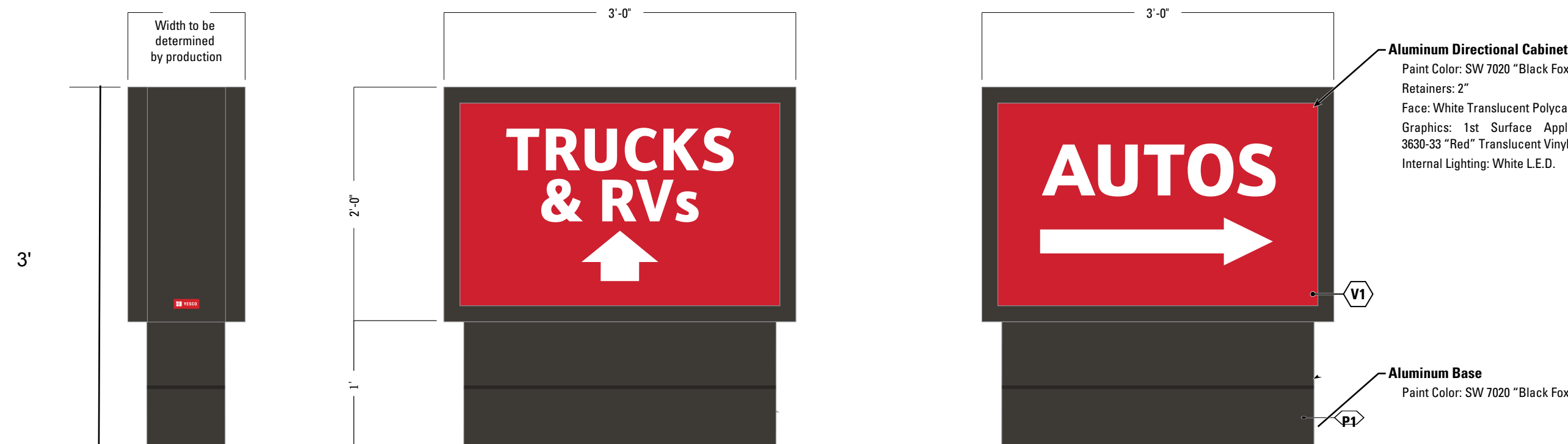
ART

3.1

3 **SIGN 03 - DIRECTIONAL SIGN (SIDE VIEW)**
SCALE: 1" = 1'-0" [1:12]

1 **SIGN 03 B - DIRECTIONAL SIGN (FRONT VIEW)**
SCALE: 1" = 1'-0" [1:12]

2 **SIGN 03 - DIRECTIONAL SIGN (OPPOSITE VIEW)**
SCALE: 1" = 1'-0" [1:12]



SCOPE OF WORK

MANUFACTURE & INSTALL **ONE [1]** DOUBLE
FACE DIRECTIONAL SIGN.

PERMITTING INFO

AREA: 6 FT² (Rounded to the nearest 0.1 ft²)
METHOD: BOUNDING BOX

COLOR KEY

P1 SW 7020 "Black Fox"
V1 3M 3630-33 "Red"

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ELECTRICAL

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POWER TO SIGN.



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Revisions

No.	Date / Description
Org.	12.07.2023
R1	12.29.2023 Page Added (MS)
R2	08.09.2024 No Changes (MS)
R3	03.07.2025 No Changes (MS)
R4	06.13.2025 No Change (JK)
R5	07.30.2025 No Change (JK)
R6	08.01.2025 No Change (JK)
R7	08.08.2025 No Changes (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

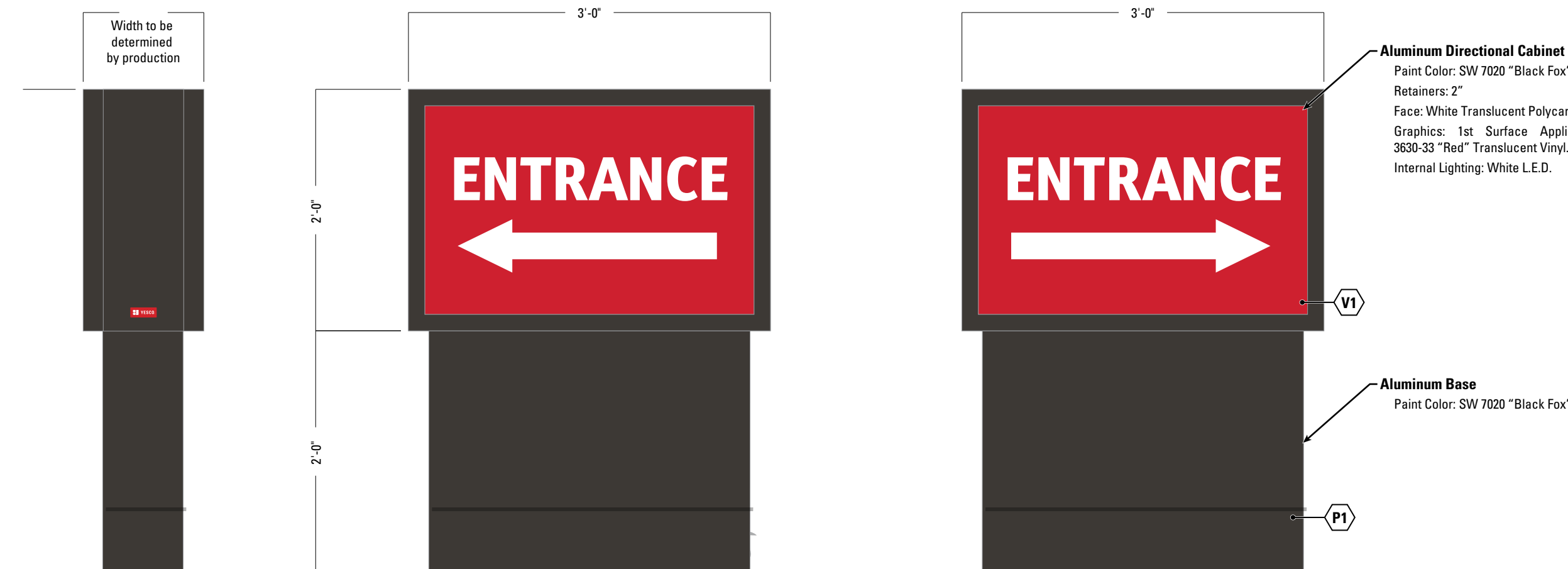
SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-57362

R12

ART 3.2



3 **SIGN 03 - DIRECTIONAL SIGN (SIDE VIEW)**
SCALE: 1" = 1'-0" [1:12]

1 **SIGN 03 C - DIRECTIONAL SIGN (FRONT VIEW)**
SCALE: 1" = 1'-0" [1:12]

2 **SIGN 03 - DIRECTIONAL SIGN (OPPOSITE VIEW)**
SCALE: 1" = 1'-0" [1:12]

GENERAL NOTES:

CUSTOMER TO PROVIDE
TITLE 24 COMPLIANT SIGN
LIGHTING CONTROLS
(AUTOMATIC TIME SWITCH
& PHOTO CELL).

CUSTOMER TO PROVIDE PRIMARY
POWER TO SIGN LOCATION

SPECIAL INSTRUCTIONS

 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

SCOPE OF WORK

MANUFACTURE & INSTALL **ONE (1)** DOUBLE
FACE DIRECTIONAL SIGN.

PERMITTING INFO

AREA: 6 FT² (Rounded to the nearest 0.1 ft²)
METHOD: BOUNDING BOX

COLOR KEY

P1 SW 7020 "Black Fox"
V1 3M 3630-33 "Red"

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.

ELECTRICAL

POWER AT DISPLAY LOCATION TO BE
PROVIDED BY CLIENT. YESCO TO CONNECT
POWER TO SIGN.



DESIGN

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Revisions

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Org.	12.07.2023
R1	12.29.2023 Page Added (MS)
R2	08.09.2024 No Changes (MS)
R3	03.07.2025 No Changes (MS)
R4	06.13.2025 No Change (JK)
R5	07.30.2025 Added to Packet (JK)
R6	08.01.2025 No Change (JK)
R7	08.08.2025 No Changes (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

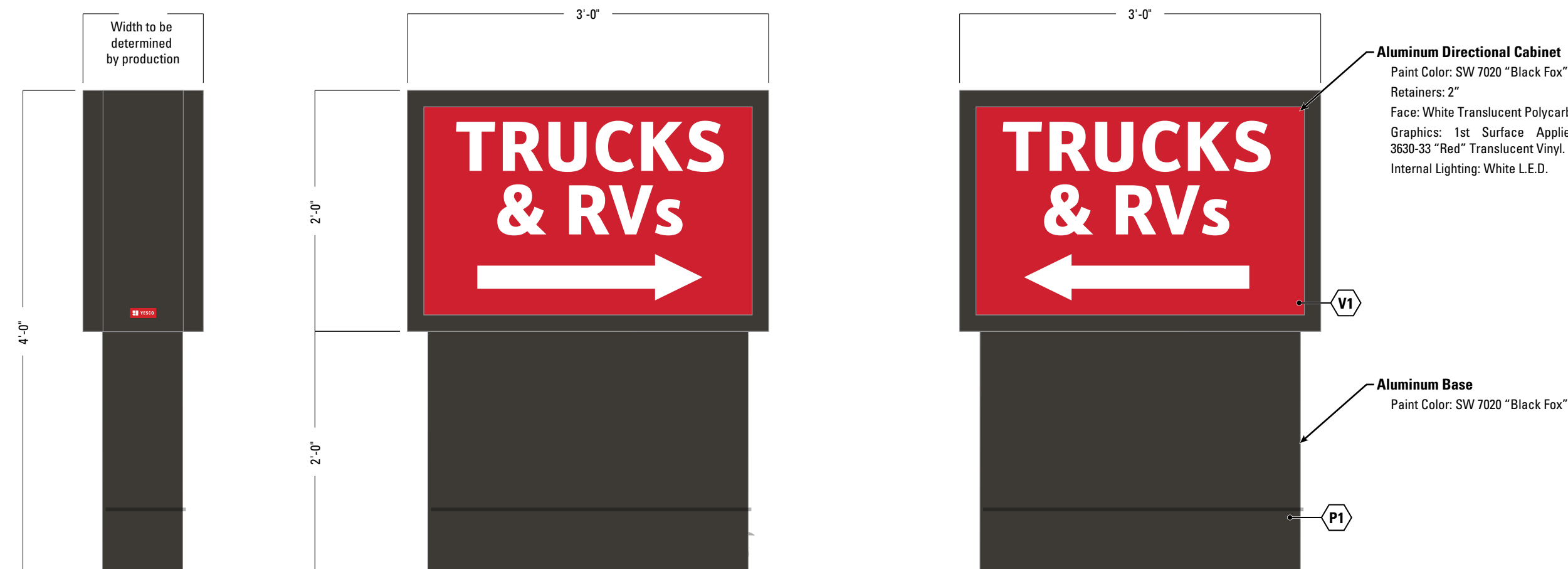
Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-57362

R12

ART

3.3



3 SIGN 04 - DIRECTIONAL SIGN (SIDE VIEW)
SCALE: 1" = 1'-0" [1:12]

1 SIGN 04 - DIRECTIONAL SIGN (FRONT VIEW)
SCALE: 1" = 1'-0" [1:12]

2 SIGN 04 - DIRECTIONAL SIGN (OPPOSITE VIEW)
SCALE: 1" = 1'-0" [1:12]

2 SIGN 05 - SIDE VIEW

SCALE: 3/8" = 1'-0"

1 SIGN 05 - PAN CHANNEL DISPLAY

- Customer provided steel panel

SCOPE OF WORK

MANUFACTURE & INSTALL **ONE [1]** PAN
CHANNEL, INTERNALLY ILLUMIATED
DISPLAY.

PERMITTING INFO

AREA: 49.9 FT² (Rounded to the nearest 0.1 ft²)
METHOD: BOUNDING BOX

COLOR KEY

P1	SW 7020 "Black Fox"
P2	Pre-Prime Duranodic
C1	Trim Caps #313 Bronze
C2	Acrylic 3RK32/2283

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.

ELECTRICAL

POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT. YESCO TO CONNECT POWER TO SIGN.

NIGHT VIEW



DETAIL NTS

SIGNCOMP CLIP PART# 1989
WITH $\frac{5}{16}$ " STAINLESS STEEL BOLT
AT (3) LOCATIONS, TOP & BOTTOM
INSTALL BOLTS THRU BACK OF
LETTERS SO THEY ARE NOT
VISIBLE AT FRONT OF PANEL

INSTALLATIONS, TOP & BOTTOM
ALL BOLTS THRU BACK OF
PANELS SO THEY ARE NOT
VISIBLE AT FRONT OF PANEL

STEEL PANEL (BY OTHERS)

TRIM CAP WITH #6 SCREWS
AT 8" O.C. MAX

SIGNCOMP COVER

Diagram illustrating the PLEX FACE.

SIGNCOMP RACEWAY INTERNAL LED LIGHTING

CHANNEL LETTERS

W/ 4 #10 SCREWS
PER LETTER

TRIM CAP WITH #6 SCREWS
AT 8" O.C. MAX

SIGNCOMP COVER _____

INTERNAL LED LIGHTING

SIGNCOMP CLIP PART# 1989
WITH $\frac{5}{16}$ " STAINLESS STEEL BOLT
AT (2) LOCATIONS, TOP & BOTTOM
INSTALL BOLTS THRU BACK OF
LETTERS SO THEY ARE NOT
VISIBLE AT FRONT OF PANEL

INCOMP CLIP PART# 1989
STAINLESS STEEL BOLT
LOCATIONS, TOP & BOTTOM

CHANNEL LOGO
W/ 3 #10 SCREWS
PER ELEMENT

FRONT VIEW

3 SIGN 05 - BUILDING ELEVATION

SCALE: 3/32" = 1'-0" [1:128]

DESIGN

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Revisions

No.	Date / Description
Org.	12.07.2023
R1	12.29.2023 No Changes (MS)
R2	08.09.2024 No Changes (MS)
R3	03.07.2025 Elevation Update (MS)
R4	06.13.2025 No Change (JK)
R5	07.30.2025 No Change (JK)
R6	08.01.2025 No Change (JK)
R7	08.08.2025 No Changes (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

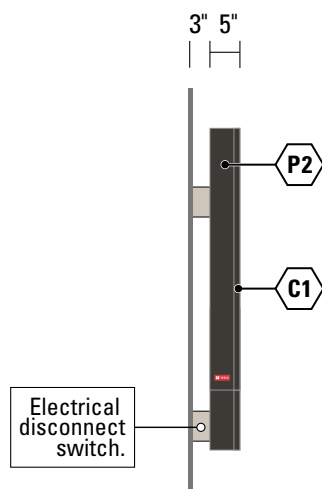
SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

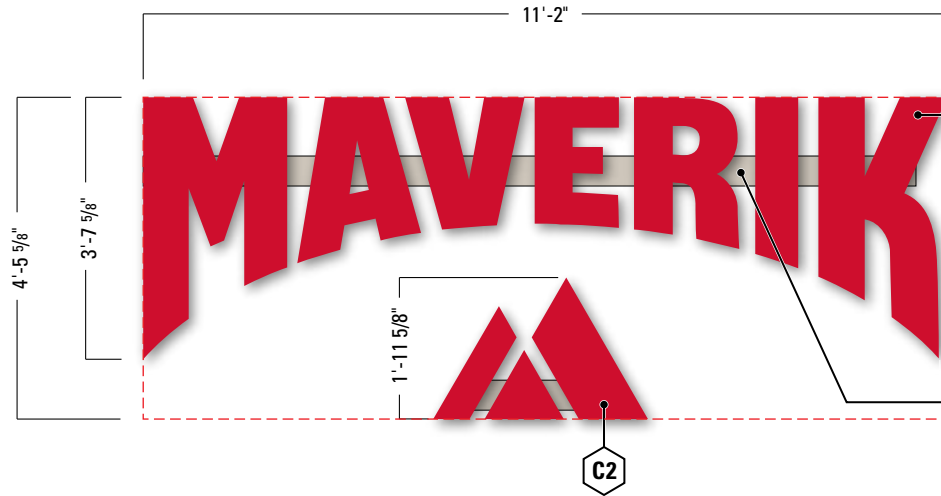
OPY-57362

R12

ART 5.0



2 SIGN 06 - SIDE VIEW
SCALE: 3/8" = 1'-0"



1 SIGN 06 - PAN CHANNEL DISPLAY
SCALE: 3/8" = 1'-0"

Aluminum pan channel letters/logo.
Returns: 5" Duranonic
Trimcaps: 1" Bronze
Faces: Acrylic (see color key)
Illumination: Red LED's
Mount on raceways to bldg. fascia.

Electrical Requirements:
3 Amps -120 V

3"x5" aluminum raceways.
Paint finish: SW 7043 Worldly Gray.

SCOPE OF WORK

MANUFACTURE & INSTALL **ONE [1]** PAN CHANNEL, INTERNALLY ILLUMINATED DISPLAY.

PERMITTING INFO

AREA: 49.9 FT² (Rounded to the nearest 0.1 ft²)
METHOD: BOUNDING BOX

COLOR KEY

P1	SW 7020 "Black Fox"
P2	SW 7043 "Wordly Gray"
C1	Trim Caps #313 Bronze
C2	Acrylic 3RK32/2283

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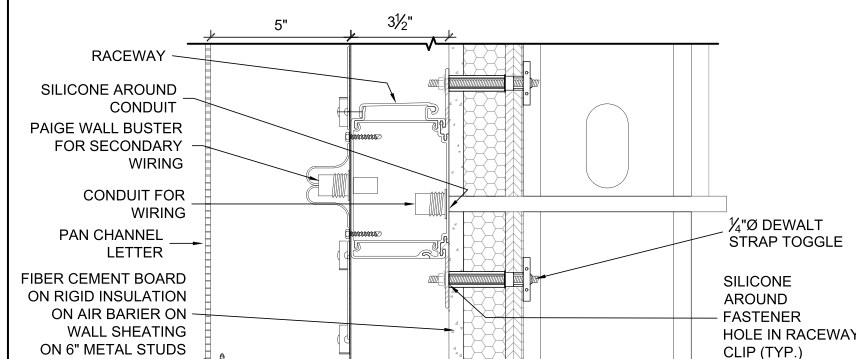
ELECTRICAL

POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT. YESCO TO CONNECT POWER TO SIGN.

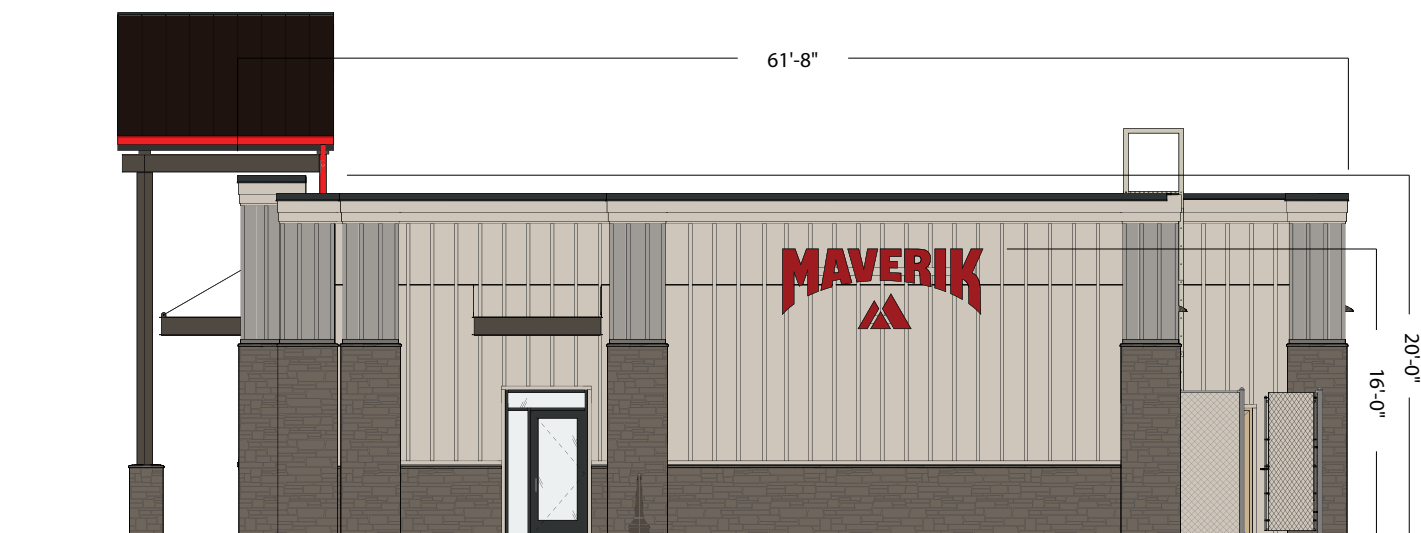
NIGHT VIEW



DETAIL NTS



RACEWAY LETTER AT FIBER CEMENT BOARD WALL



3 SIGN 06 - BUILDING ELEVATION
SCALE: 3/32" = 1'-0" [1:128]

FRONT VIEW



DESIGN

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R3	03.07.2025 Elevation Update (MS)
R4	06.13.2025 No Change (JK)
R5	07.30.2025 No Change (JK)
R6	08.01.2025 No Change (JK)
R7	08.08.2025 No Changes (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-57362

R12

ART

6.0

DESIGN

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Org.	12.07.2023
R1	12.29.2023 No Changes (MS)
R2	08.09.2024 No Changes (MS)
R3	03.07.2025 No Changes (MS)
R4	06.13.2025 No Change (JK)
R5	07.30.2025 No Change (JK)
R6	08.01.2025 No Change (JK)
R7	08.08.2025 No Changes (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

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Eloy AZ 85131-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-57362

R12

ART

7.0



Electrical
disconnect
switch

I-Beam
provided by Maverik.

Aluminum pan channel.
Returns: 5" deep, Black.
Trim caps: 1" Black
Faces: clear acrylic
Graphics: std. digitally printed vinyl
Lighting: LED - flicker effect, plus 8
internall flashers.
Fush-mount to raceway

Aluminum raceway.
Paint finish: PMS 186 C
Flush-mount to I-Beam
(provided by Maverik).

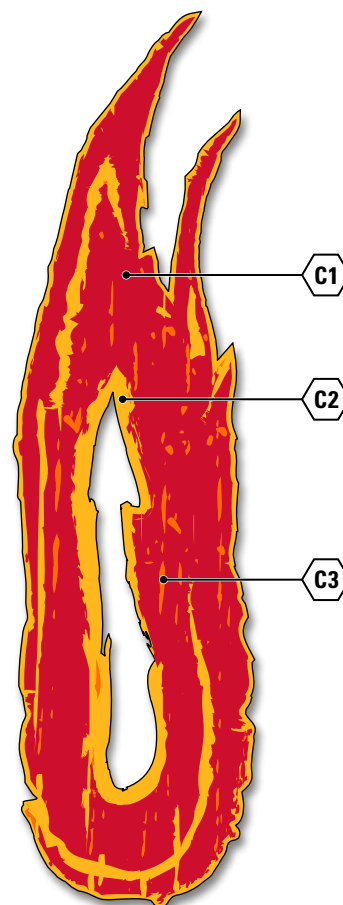
Aluminum pan channel letters.
Returns: 5" deep, Black.
Trim caps: 1" Black
Faces: White acrylic 7328
Lighting: White LED
Flush-mount to raceway

2 SIGN 07 - SIDE VIEW

SCALE: 3/4" = 1'-0"

1 SIGN 07 - PAN CHANNEL LETTERS/LOGO

SCALE: 3/4" = 1'-0"



SCOPE OF WORK

YESCO TO MANUFACTURE AND INSTALL ONE
[1] PAN CHANNEL INTERIOR DISPLAY. MOUNT
ON RACEWAY TO I-BEAM PROVIDED BY
MAVERIK

TRIGGER SCHEDULE TO BE DETERMINED BY
LAYOUT DEPARTMENT.

FINAL ELECTRICAL CONNECTION:

**YESCO WILL CONNECT SIGN TO CUSTOMER
PROVIDED PRIMARY POWER TO SIGN LOCATION.**
ELECTRICAL REQUIREMENTS: 2 AMPS 120 V

COLOR KEY

C1	PMS 186 C Digital Print (Color Corrected)
C2	PMS 1235 Digitally Print (Color Corrected)
C3	PMS 1505 Digitally Print (Color Corrected)
P1	Black (Paint finish)

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.

TYPICAL INSTALL



SCOPE OF WORK

NOTE: THIS DRAWING WAS CREATED TO ASSIST YOU VISUALIZING THE TYPICAL LOCATION FOR THE HIGH FLO FUEL CANOPY SIGNS. FOR A COMPLETE DETAIL OF THE HIGH FLO FUEL CANOPY REFER TO THE ARCHITECTURAL DRAWINGS PROVIDED BY MAVERIK, INC.



DESIGN

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R2	08.09.2024 No Changes (MS)
R3	03.07.2025 No Changes (MS)
R4	06.13.2025 No Change (JK)
R5	07.30.2025 Truck & RV Added (JK)
R6	08.01.2025 Moved Truck & RV (JK)
R7	08.08.2025 No Changes (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

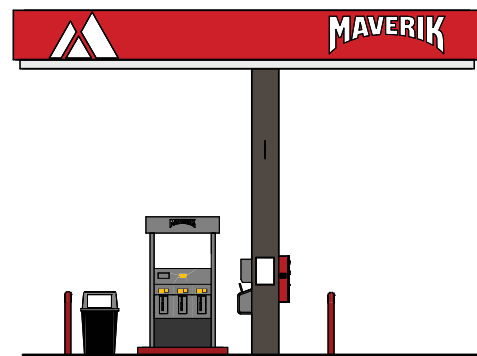
OPY-57362

R12

ART 8.0

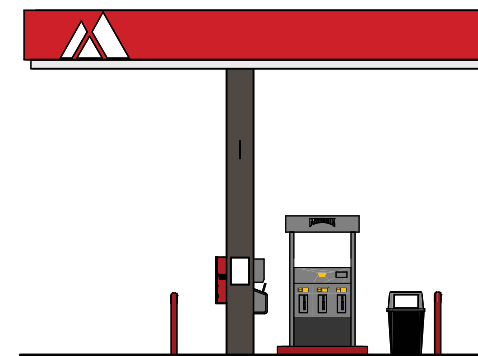
3 FUEL CANOPY ELEVATION - END ELEVATION

SCALE: 3/32" = 1'-0" [1:128]



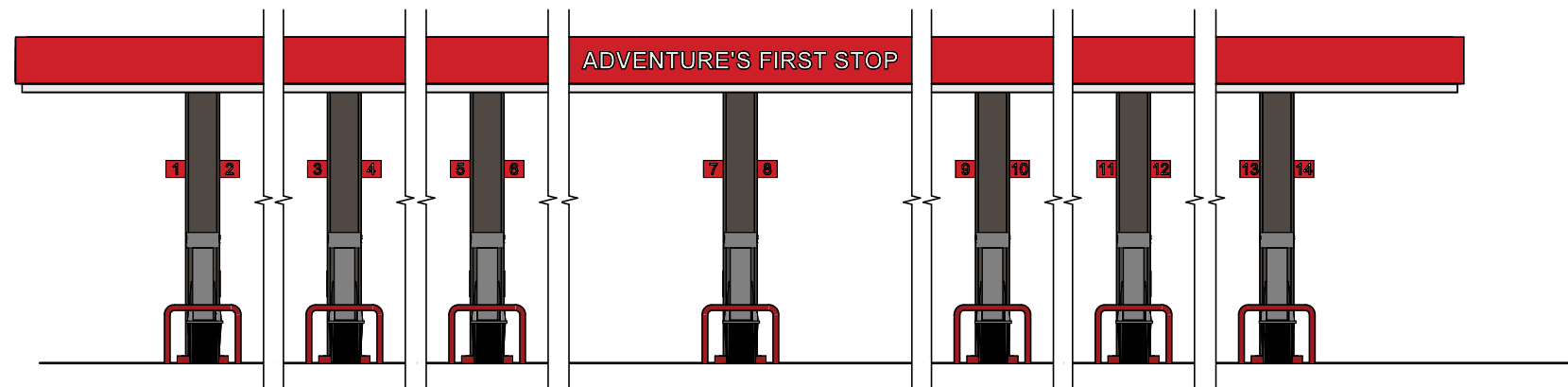
4 FUEL CANOPY ELEVATION - END ELEVATION

SCALE: 3/32" = 1'-0" [1:128]



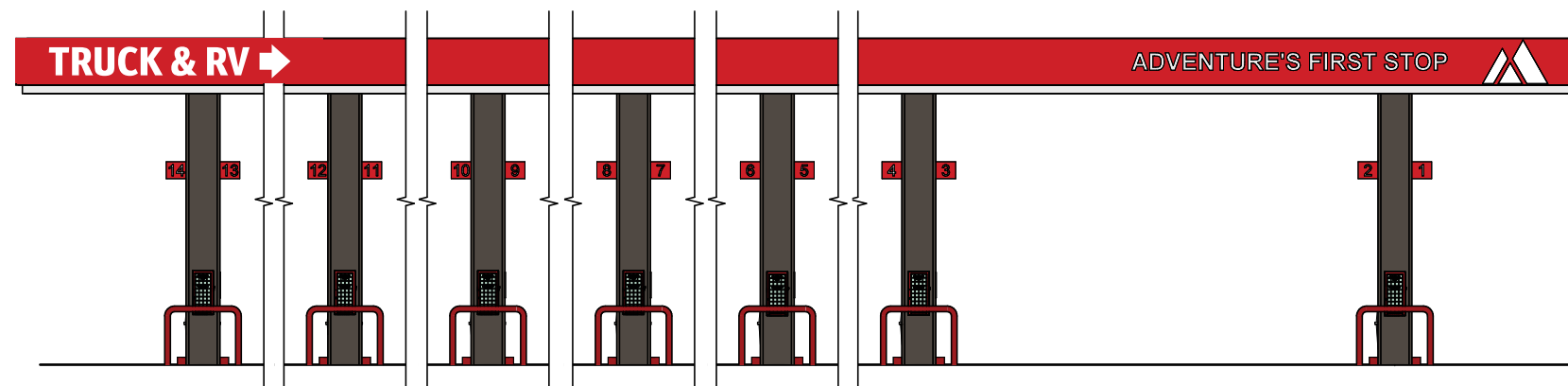
1 FUEL CANOPY ELEVATION - BUILDING SIDE

SCALE: 3/32" = 1'-0" [1:128]

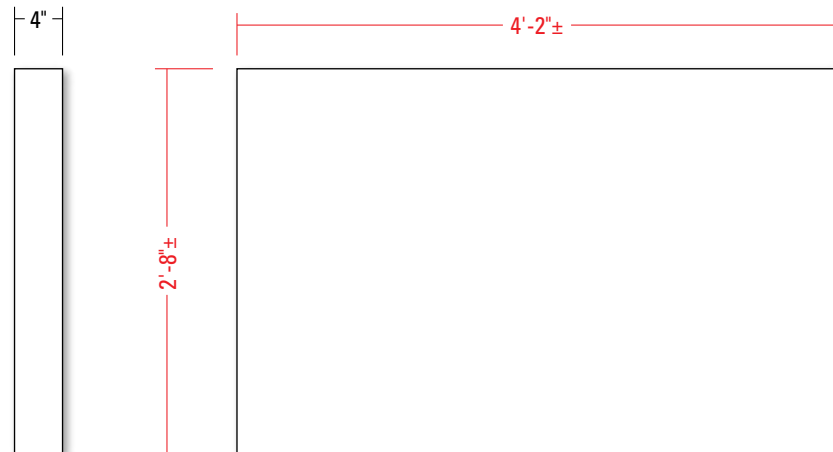


2 FUEL CANOPY ELEVATION - STREET SIDE

SCALE: 3/32" = 1'-0" [1:128]

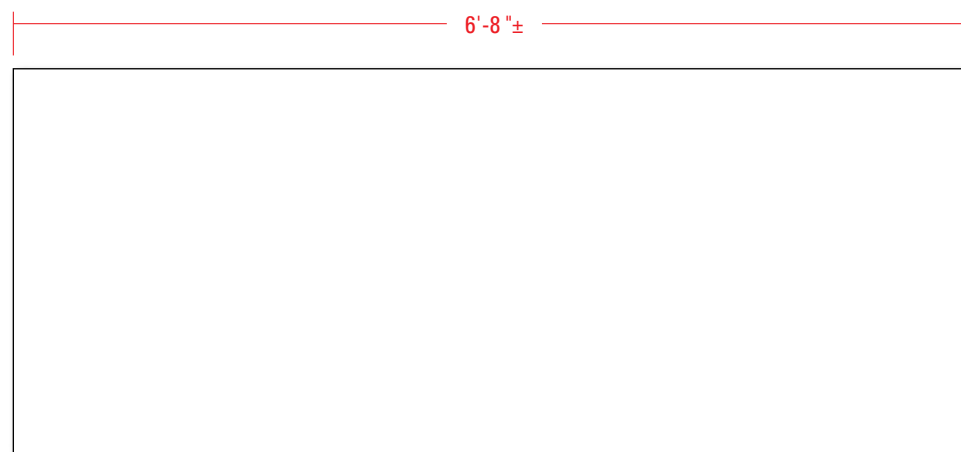


VERIFY EXACT BOX SIZES TO ENSURE THEY WILL FIT THE AREA BEHIND THE SIGNS IN THE AVAILABLE SPACE INSIDE THE FUEL CANOPY STRUCTURE. RETURN THE INFORMATION TO THE DESIGNER TO UPDATE THIS DRAWING ACCORDINGLY.



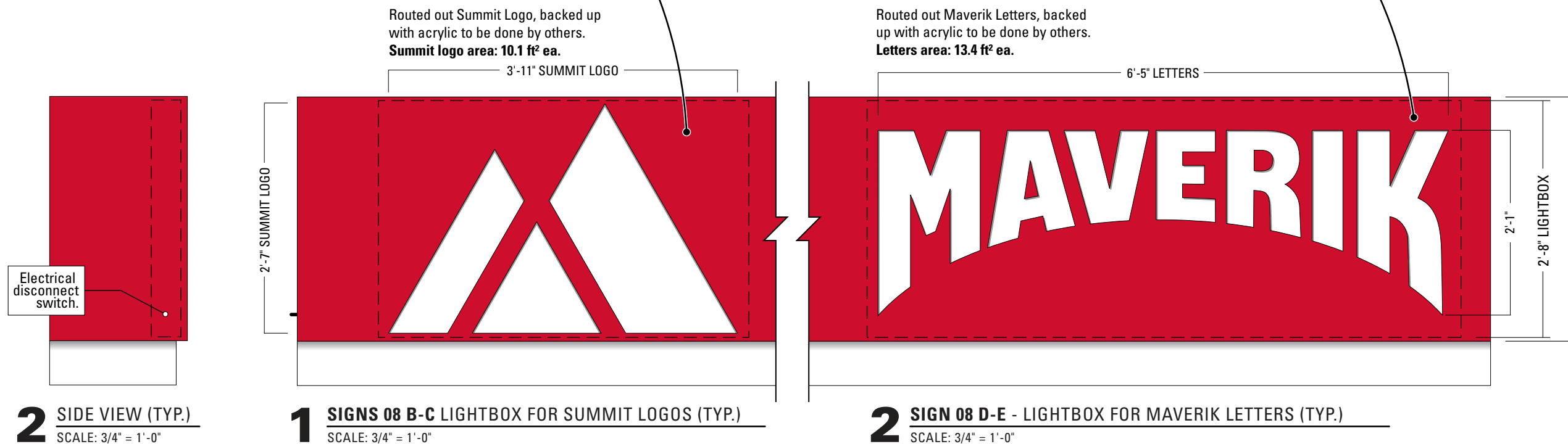
Aluminum box. Paint color: Standard White
Face (retainerless) White acrylic.
Internall lighting: White LED.

Quantity: 2 each
SIGNS 08 B-C



Aluminum box. Paint color: Standard White
Face (retainerless) White acrylic.
Internall lighting: White LED.

Quantity: 2 each
SIGN 08 D-E



16'-1"

1'-0"

ADVENTURE'S FIRST STOP

1 SIGNS 08 F FUEL CANOPY VINYL GRAPHICS (TYP.)
SCALE: 3/4" = 1'-0"

YESCO WILL MANUFACTURE, INSTALL TWO (2) 1ST
SURFACE VINYL GRAPHICS ON THE FUEL CANOPY.

Vinyl: 3M White 7725-10 (Opaque).
Vinyl area: 16.0 ft² ea.

SCOPE OF WORK

NOTE: SIGNS ROUTED OUT OF FUEL CANOPY FASCIA WILL BE DONE BY OTHERS
YESCO WILL MANUFACTURE, CRATE AND SHIP **FOUR (4)** LIGHTBOXES TO THE STORE SITE.
MAVERIK CONTRACTOR WILL INSTALL BEHIND ROUTED SIGNS.

PERMITTING INFO

AREA: AS NOTED
METHOD: BOUNDING BOX

ELECTRICAL

POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT. YESCO TO CONNECT POWER TO SIGN.

ELECTRICAL REQUIREMENTS: 2 AMPS 120 V



DESIGN

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R1	12.29.2023 No Changes (MS)
R2	08.09.2024 No Changes (MS)
R3	03.07.2025 No Changes (MS)
R4	06.13.2025 No Change (JK)
R5	08.01.2025 No Change (JK)
R6	---
R7	08.08.2025 No Changes (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

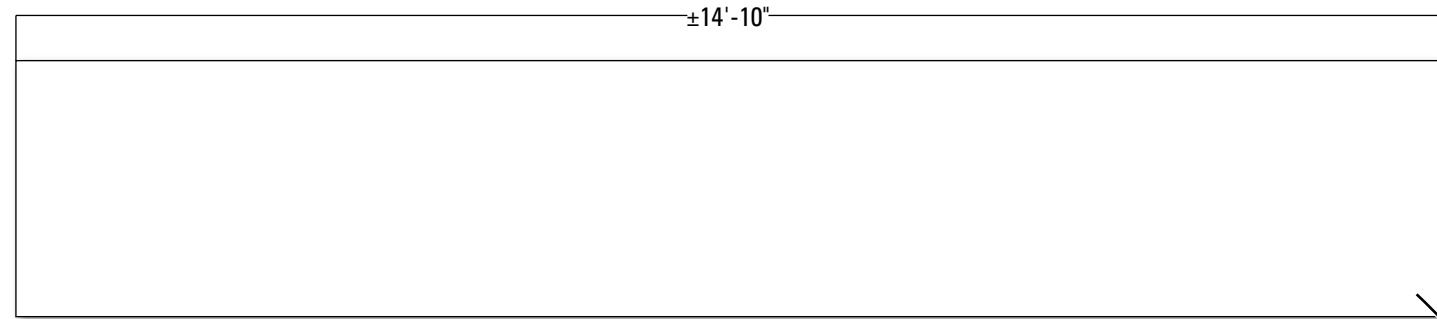
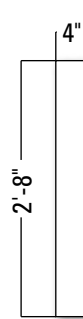
Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-57362

R12

ART 8.1

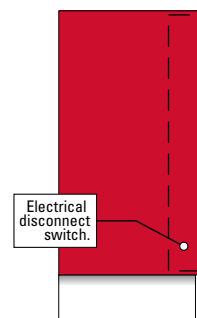
VERIFY EXACT BOX SIZES TO ENSURE THEY WILL FIT THE AREA BEHIND THE SIGNS IN THE AVAILABLE SPACE INSIDE THE FUEL CANOPY STRUCTURE. RETURN THE INFORMATION TO THE DESIGNER TO UPDATE THIS DRAWING ACCORDINGLY.



Aluminum box. Paint color: Standard White
Face (retainerless) White acrylic.
Internall lighting: White LED.

Quantity: 1each
SIGN 08 G

Routed out Truck & RV with Arrow, backed
up with acrylic to be done by others. **Truck
& RV plus Arrow area: 13.4 ft² ea.**



2 SIDE VIEW (TYP.)
SCALE: 1/2" = 1'-0"

1 SIGN 08 G - LIGHTBOX FOR TRUCK & RV (TYP.)
SCALE: 1/2" = 1'-0"

SCOPE OF WORK

NOTE: SIGNS ROUTED OUT OF FUEL CANOPY
FASCIA WILL BE DONE BY OTHERS
YESCO WILL MANUFACTURE, CRATE AND SHIP
ONE (1) LIGHTBOXES TO THE STORE SITE.
MAVERIK CONTRACTOR WILL INSTALL BEHIND
ROUTED SIGNS.

PERMITTING INFO

AREA: AS NOTED
METHOD: BOUNDING BOX

ELECTRICAL

POWER AT DISPLAY LOCATION TO BE
PROVIDED BY CLIENT. YESCO TO CONNECT
POWER TO SIGN.

ELECTRICAL REQUIREMENTS: 2 AMPS 120 V



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

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codes. This includes proper grounding and
bonding of the sign.



Revisions

No.	Date / Description
Org.	12.07.2023
R1	12.29.2023 No Changes (MS)
R2	08.09.2024 No Changes (MS)
R3	03.07.2025 No Changes (MS)
R4	06.13.2025 No Change (JK)
R5	07.30.2025 Added to packet (JK)
R6	08.01.2025 No Change (JK)
R7	08.08.2025 No Changes (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

J0 #

Approval

A/E Sign / Date

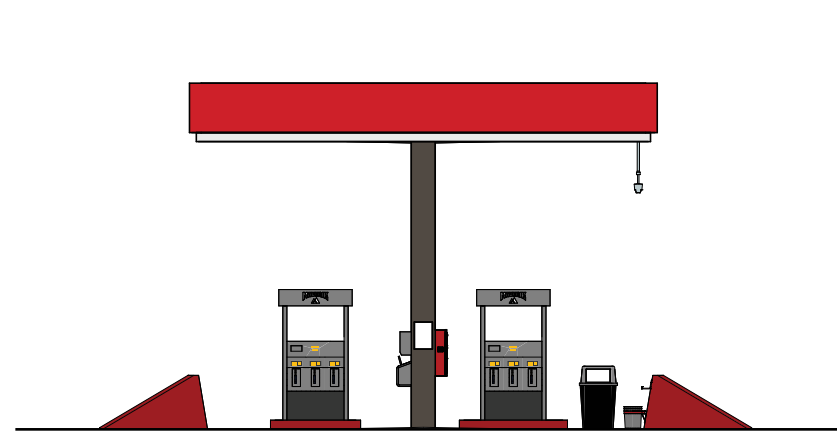
Client Sign / Date

Maverik #TBD

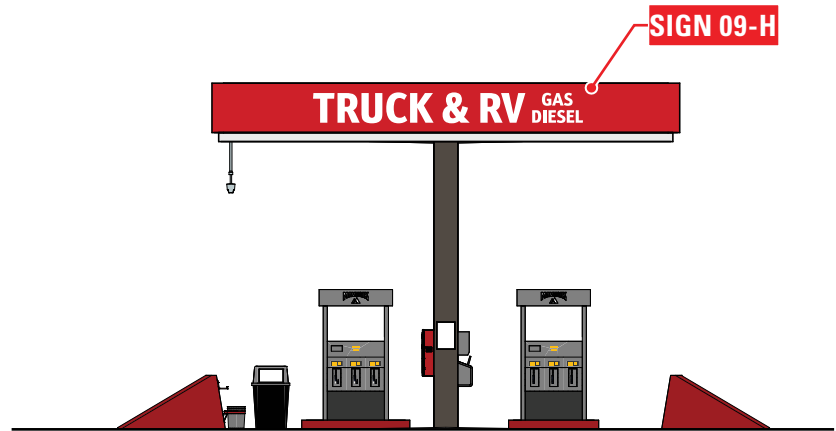
SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999
Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-57362 R12

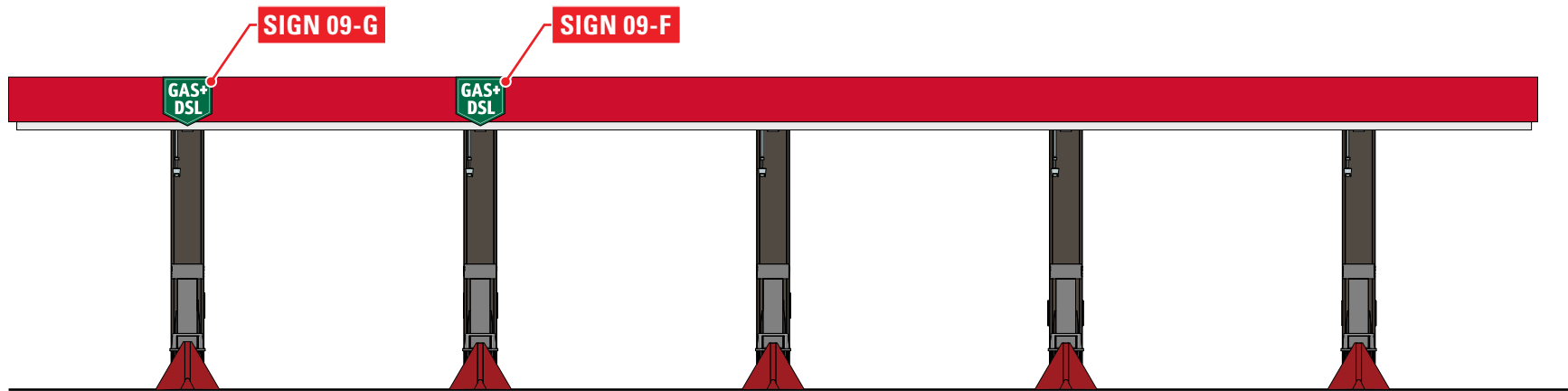
ART 8.2



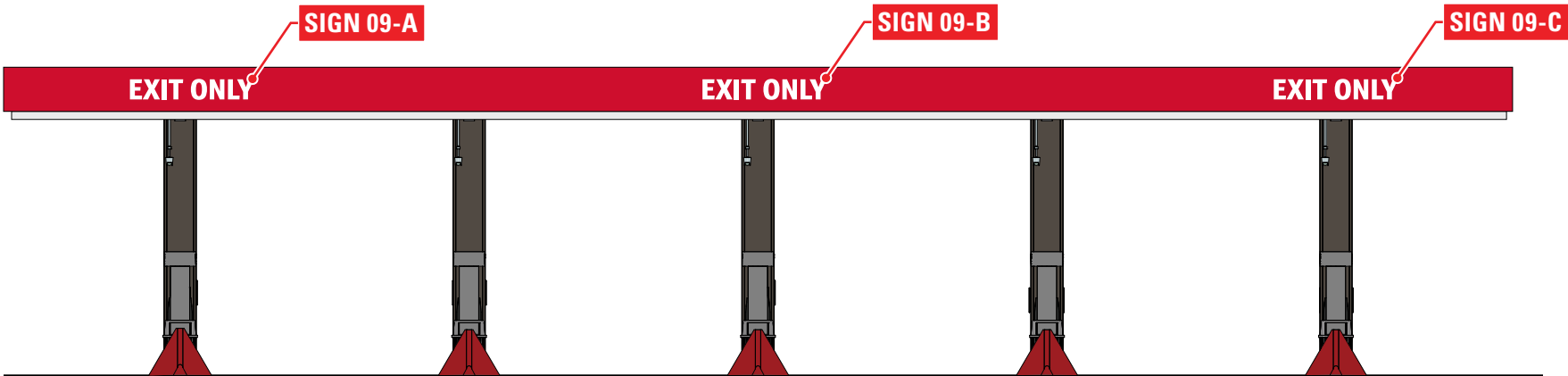
3 FUEL CANOPY ELEVATION - END VIEW
SCALE: 3/32" = 1'-0" [1:128]



4 FUEL CANOPY ELEVATION - END VIEW
SCALE: 3/32" = 1'-0" [1:128]



1 FUEL CANOPY ELEVATION - STREET SIDE
SCALE: 3/32" = 1'-0" [1:128]



2 FUEL CANOPY ELEVATION - BUILDING SIDE
SCALE: 3/32" = 1'-0" [1:128]

SCOPE OF WORK

NOTE: THIS DRAWING WAS CREATED TO ASSIST YOU VISUALIZING THE TYPICAL LOCATION FOR THE HIGH FLO FUEL CANOPY SIGNS. FOR A COMPLETE DETAIL OF THE HIGH FLO FUEL CANOPY REFER TO THE ARCHITECTURAL DRAWINGS PROVIDED BY MAVERIK, INC.



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R3	03.07.2025 No Changes (MS)
R4	06.13.2025 Deleted hi flo (JK)
R5	07.30.2025 No Change (JK)
R6	08.01.2025 No Change (JK)
R7	08.08.2025 No Changes (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

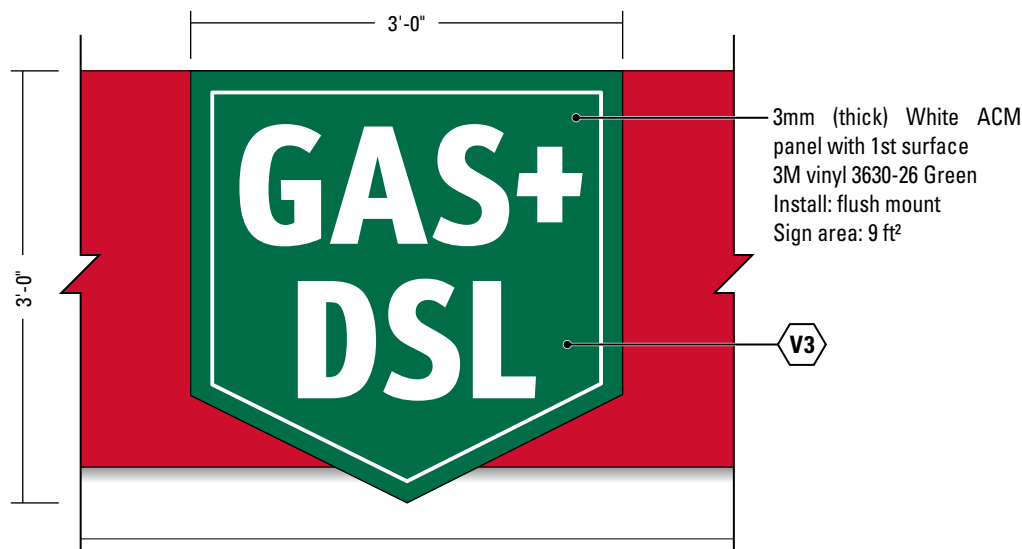
OPY-57362 R12

ART 9.0



1 SIGN 09 (A-C) FUEL CANOPY VINYL SIGN **3EA.**
SCALE: 3/4" = 1'-0"

1st surface applied 3M vinyl
7725-10 White
Sign area: 9.6 ft



3mm (thick) White ACM
panel with 1st surface
3M vinyl 3630-26 Green
Install: flush mount
Sign area: 9 ft²

2 SIGN 09 (F-G) S/F NON-ILLUMINATED GAS+DIESEL PANEL SIGN (TYP.) **2EA.**
SCALE: 3/4" = 1'-0"



3 SIGN 09 (H) - VINYL DISPLAY
SCALE: 3/4" = 1'-0"

1st surface applied 3M vinyl
7725-10 White
Sign area: 24.6 ft

SCOPE OF WORK

NOTE: ALL WORK SHOWN ON THIS PAGE TO BE DONE BY OTHERS.

COLOR KEY

V1	3M 7725-10 "White"
V2	3M 3630-33 "Red"
V3	3M 3630-26 "Green"

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A/E Sign / Date

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Maverik #TBD

SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

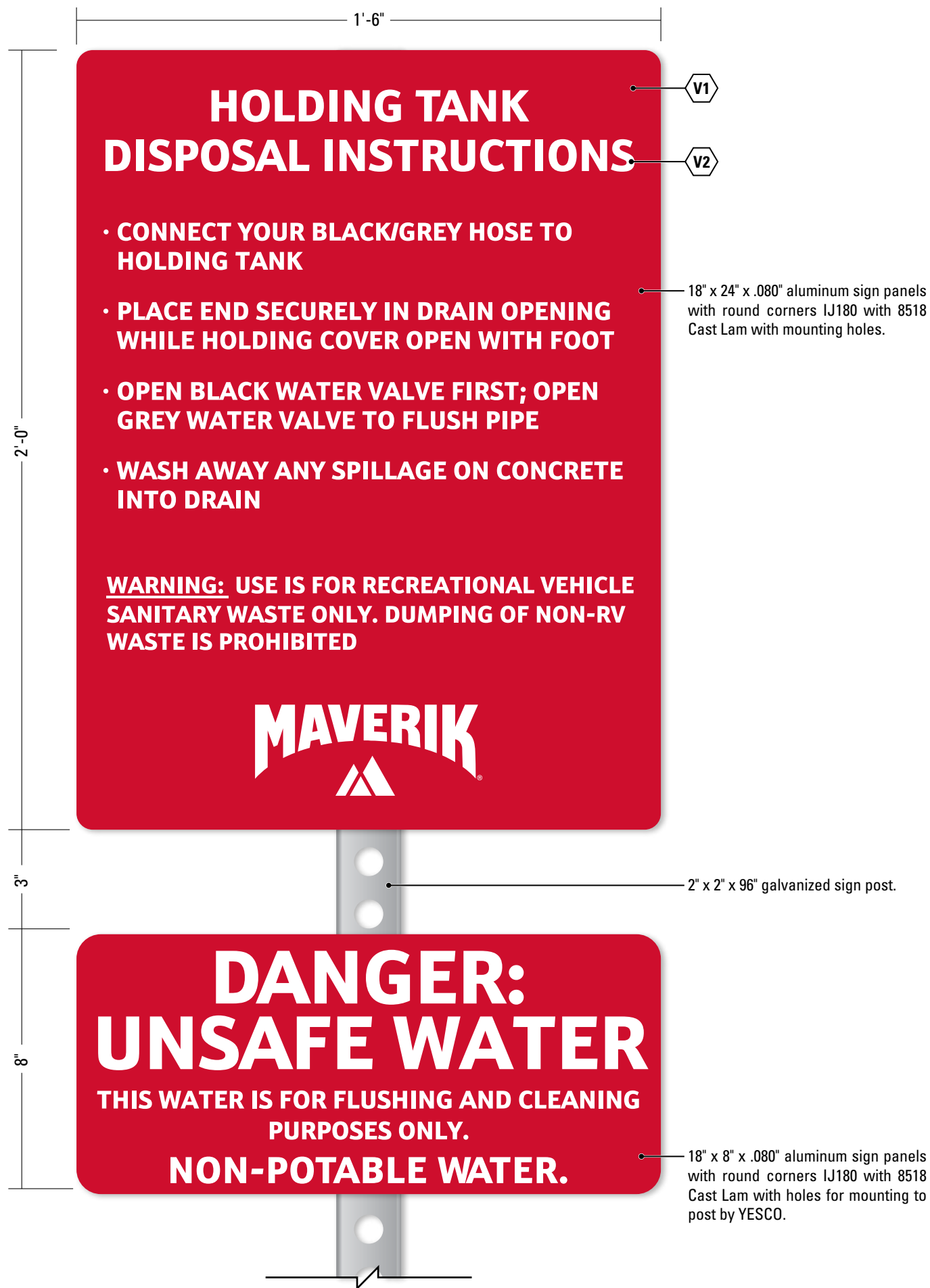
Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-57362

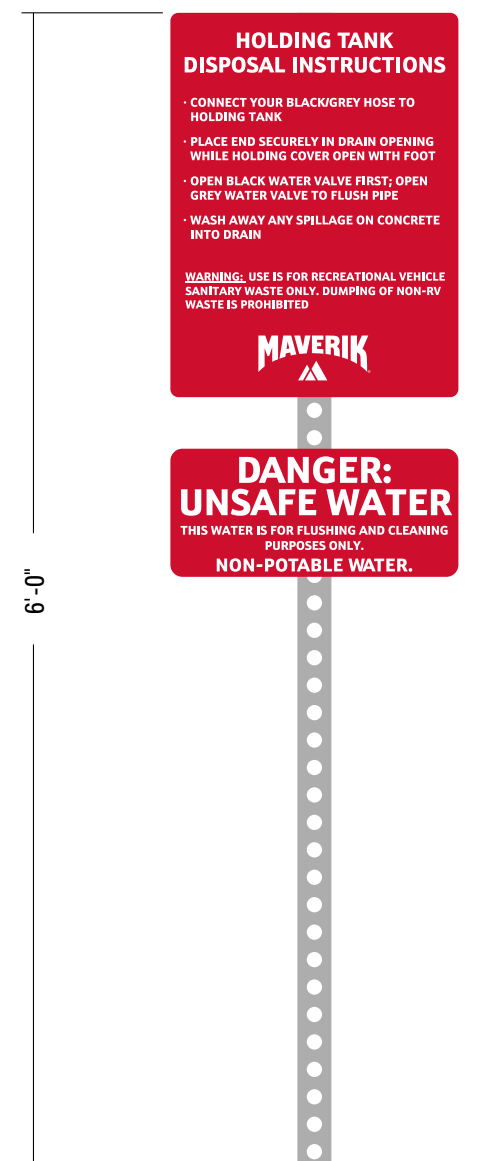
R12

ART

9.1



1 SIGN 10 - SINGLE FACE PANEL SIGN DETAIL
SCALE: 3" = 1'-0"



2 SIGN 10 - POST MOUNTED SIGN
SCALE: 3/4" = 1'-0"

SCOPE OF WORK

SUPPLY & INSTALL **ONE [1]** SINGLE FACE, NON-ILLUMINATED POST MOUNTED SIGN.

PERMITTING INFO

AREA: 4 FT² (Rounded to the nearest 0.1 ft²)
METHOD: BOUNDING BOX

COLOR KEY

V1	3M Perfect match Red 263
V2	3M 7725-10 "White"

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J0 #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

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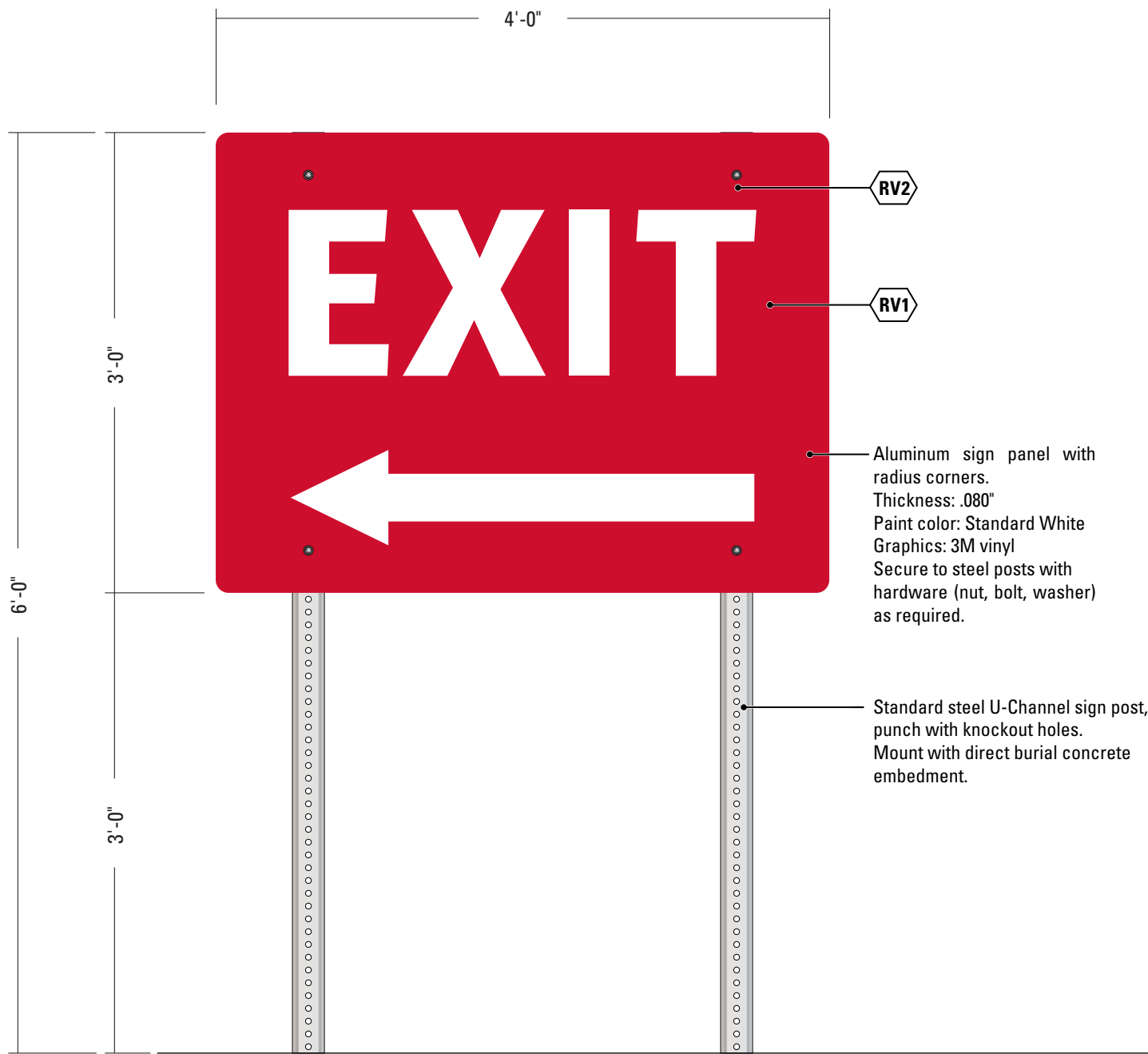
OPY-57362

R12

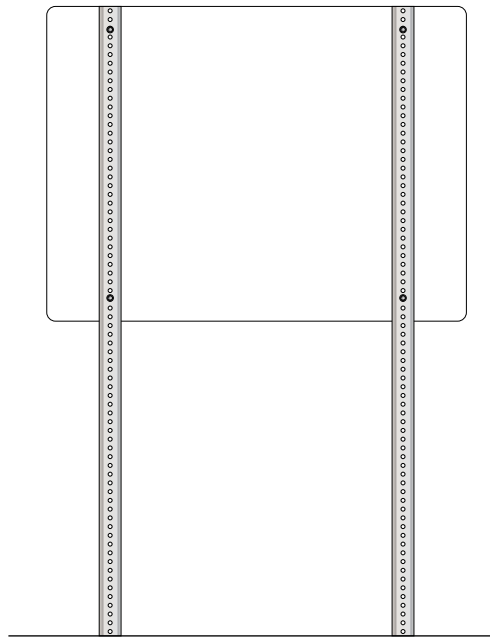
ART 10.0



1 SIGN 11 - PLAN VIEW (TYP.)
SCALE: 1" = 1'-0"



2 SIGN 11 - SINGLE FACE SIGN PANEL (TYP.)
SCALE: 1" = 1'-0"



3 SIGN 11 - REAR OF SIGN (TYP.)
NOT TO SCALE

SCOPE OF WORK

MANUFACTURE & INSTALL **ONE (1)** POST MOUNTED PANEL SIGN.

PERMITTING INFO

AREA: 12 FT² (Rounded to the nearest 0.1 ft²)
METHOD: BOUNDING BOX

COLOR KEY

RV1 3M Reflective Red
RV2 3M Reflective White

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R7	08.08.2025 No Changes (MS)
R8	11.14.2025 MS
R9	01.30.2026 MT

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-57362

R12

ART 11.0



1 SIGN 12 - PANEL DETAIL (TYP.)
SCALE: 3" = 1'-0"



2 SIGN 12 (A-W) - SINGLE FACE SIGN PANEL (TYP.)
SCALE: 1" = 1'-0"

SCOPE OF WORK

MANUFACTURE & INSTALL **TWENTY THREE [23]**
REGULATORY POST MOUNTED PANEL SIGNS.

PERMITTING INFO

AREA: 1.5 FT² (Rounded to the nearest 0.1 ft²)
METHOD: BOUNDING BOX

COLOR KEY

P1	SW Std. White
V1	3M 3630-33 "Red"

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R8	11.14.2025 MS
R9	01.30.2026 MT

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

SWC I-10 & Sunshine Blvd
Eloy AZ 85131-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-57362

R12

ART 12.0

Proposed Signage Summary & Compliance Table

Sign #	Sign Type	Allowed Standards	Proposed Area (sq. ft.)
01	Freeway Pylon	Min. 300' freeway frontage required	600.0 sq. ft.
01	Pipe Measurement	N/A / Structural	the pipe will be a 60" base pipe sleeved into a 48" stage sleeved into a 36" stage
02	Monolith	Max 96.0 sq. ft. <i>(Per standard Center/Multi-tenant identification structure regulations)</i>	50.0 sq. ft.
03 A-C	Directional	Max 6.0 sq. ft.	6.0 sq. ft. (each)
04	Directional	Max 6.0 sq. ft.	6.0 sq. ft.
05	Wall (Building Front)	1 sq. ft. per lineal foot of building/suite frontage	49.9 sq. ft.
06	Wall (Building Side)	1 sq. ft. per lineal foot of building/suite frontage	49.9 sq. ft.
08 B-C	Fuel Canopy (Logos)	A maximum of 25% of the front face area of the awning	10.1 sq. ft. (each)
08 D-E	Fuel Canopy (Letters)	A maximum of 25% of the front face area of the awning	13.4 sq. ft. (each)
08 G	Fuel Canopy (Truck/RV)	A maximum of 25% of the front face area of the awning	13.4 sq. ft.
09 A-C	Canopy Vinyl	A maximum of 25% of the front face area of the awning	9.6 sq. ft. (each)
09 F-G	Canopy Panels	A maximum of 25% of the front face area of the awning	9.0 sq. ft. (each)
10	Post Mounted (Utility)	Exempt / Regulatory Utility Standard	4.0 sq. ft.
11	Post Mounted (Exit)	Max 6.0 sq. ft.	12.0 sq. ft.
12 A-W	Regulatory (23 signs)	Exempt from area limits <i>(Standard traffic control, ADA, and regulatory safety signs are exempt from aggregate calculations)</i>	1.5 sq. ft. (each)

Proposed Signage Summary & Compliance Table

Sign #	Sign Type	Allowed Standards	Proposed Area (sq. ft.)
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12 A-W	Regulatory (23 signs)	Exempt from area limits <i>(Standard traffic control, ADA, and regulatory safety signs are exempt from aggregate calculations)</i>	1.5 sq. ft. (each)

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **VII.A.**

Date: **7/15/2026**

Date submitted:
07/09/2026

Action: Other

Subject: Information session to discuss code amendments to Chapter 12 Article III and Chapter 21-3-1.31 for the purposes of removing barriers to mobile food vending in Eloy.

Date requested:
7/15/2026

TO: Planning and Zoning Commission

FROM: Samuel Leonard

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission hold a discussion and provide comments on proposed Text Amendments to the City Code.

DISCUSSION:

The purpose of this Action Item is to provide the commission with an overview of potential text amendments that could simplify the processes of licensing and permitting Mobile Food Vendors; a proposed Citizen Review Plan and a potential implementation schedule; and hold a discussion and receive the commission's initial comments and considerations.

The key proposal of this text amendment is to update the Mobile Food Vendor Requirements of the Zoning Ordinance for the purposes of amending and updating the regulations for Mobile Food Vendors. This effort will review and update Mobile Food Vendor regulations that currently create barriers to Mobile Food Vendors. These barriers include but are not limited to: increased permitting costs, substantial review times, public hearing requirements, and limited suitable locations for conducting business.

The primary goal of these Text Amendments are to simplify the zoning ordinance requirements for Mobile Food Vendors to obtain Conditional Use Permits to conduct business in nearly all cases, and potentially allow them to operate on developed property as an accessory use within reasonable parameters. The requirement for Conditional Use Permits would be reduced to only being required for Mobile Food Vendors wanting to conduct business as the primary use on an otherwise undeveloped lot. Another high-priority goal is to remove/reduce the current 250-foot residential

zoning buffer that prevents Mobile Food Vendors (other than Ice Cream Trucks) from operating within 250 feet of a residential zone boundary. Some lower-priority amendments that are being considered are: separating Mobile Food Vendors from other types of non-food Mobile Vending, defining service areas that would allow Mobile Food Vending in otherwise restricted areas, and simplifying the business licensing process for Mobile Food Vendors.

FISCAL IMPACT:

There are no negative impacts anticipated with these Text Amendments.



COMMUNITY OUTREACH PLAN

Project Proposal

The key proposal of this text amendment is to update the Mobile Food Vendor Requirements of the Zoning Ordinance for the purposes of amending and updating the regulations for Mobile Food Vendors. This effort will review and update Mobile Food Vendor regulations that create barriers to Mobile Food Vendors. These barriers include but are not limited to: increased permitting costs, substantial review times, public hearing requirements, and limited suitable locations for conducting business. The primary goal is to minimize the zoning ordinance requirement for Mobile Food Vendors to obtain Conditional Use Permits to conduct business in nearly all cases, and potentially allow them to operate on developed property as an accessory use within reasonable parameters. The requirement for Conditional Use Permits would be reduced to only being required for Mobile Food Vendors wanting to conduct business as the primary use on an otherwise undeveloped lot. Another high Priority goal is to remove/reduce the current 250-foot residential zoning buffer that prevents Mobile Food Vendors (other than Ice Cream Trucks) from operating within 250 feet of a residential zone boundary. Some lower priority amendments that are being considered are: separating Mobile Food Vendors from other types of non-food Mobile Vending, defining service areas that would allow Mobile Food Vending in otherwise restricted areas, and simplifying the business licensing process for Mobile Food Vendors.

Stakeholder Identification:

- Community Members
- Eloy City Government
- Mobile Food Vendors
- *Neighboring Jurisdictions*

Notification Strategy:

- Newspaper ad
- Internet resources
 - City Web Page
 - Social Media Accounts
- Informational Handout

Public Engagement:



City of Eloy

Community Development
525 North C Street, Suite 102
Eloy, Arizona 85131

- Information Session with Planning and Zoning
- Community Meeting with Mobile Food Vendors
- Community Meeting with Community members
- Information Session with City Council
- Community Meeting with Vendors and Community members