



# Imperial County Planning & Development Services Planning / Building

Jim Minnick  
DIRECTOR

Commissioner Mike Goodsell  
Commissioner Yvonne Cordero  
Commissioner Marlynn Lopez  
Commissioner Jerry Arguelles

FROM: Jim Minnick, Secretary  
Planning & Development Services Director

SUBJECT: Public hearing to consider the proposed Conditional Use Permit (CUP #25-0020) and Variance (V #25-0004) for the construction of a 50' tall double sided V shape pole sign facing both east and west of the Interstate Highway 8 and a Variance (V #25-0003) for the construction of two (2) monument signs exceeding the height limitation of 6' by allowing the monument signs to be 20', and the picture area limitation of 48 Square Feet per side to be 220 Square Feet per side. The location of the proposed project is 407 E Ross Road, El Centro, CA, and further described as PAR 1 PM 15-65 ALSO BEING POR NW4 SEC 11 16-14 10AC, located in the unincorporated Imperial County, APN #054-080-047-000. (ALUC 08-26) [Luis Bejarano, Planner II (442) 265-1736, extension 1745 or by email at [luisbejarano@co.imperial.ca.us](mailto:luisbejarano@co.imperial.ca.us)

DATE OF REPORT: April 15, 2026

AGENDA ITEM NO: ALUC#06-26  
HEARING DATE: April 15, 2026  
HEARING TIME: 6:00 p.m.  
HEARING LOCATION: County Administration Center  
Board of Supervisors Chambers  
940 Main Street  
El Centro, CA 92243

## STAFF RECOMMENDATION

It is Secretary's recommendation that the Airport Land Use Commission finds the proposed Conditional Use Permit #25-0020, Variance #25-0004, and Variance #25-0003 with Initial Study #25-0044 for the proposed Maverick signage to be consistent with the 1996 Airport Land Use Compatibility Plan.

## SECRETARY'S REPORT

### **Project Location:**

The proposed Maverick signage project site encompasses approximately 10 acres in the unincorporated area of Imperial County, California. The project site is located on vacant land where a proposed Maverick gas station would be located, approximately 2,100 ft north of the intersection between Interstate Highway 8 and State Highway 111. Section 11 within Township 16 South, and Range 14 East of the San Bernardino Base and Meridian. The project site is identified under Assessor Parcel Number 054-080-047-000.

### **Project Description:**

The applicant, Maverick, is proposing a Conditional Use Permit (CUP #25-0020) and Variance (V #25-0004) for the construction of a 50' tall double sided V shape pole sign facing both east and west of the Interstate Highway 8, at approximately 2,100 ft north of the intersection between Interstate Highway 8 and State Highway 111; said variance will allow the applicant to exceed the 24' height limitation for pole signs on a C-3 (Heavy Commercial) by 26' and the 200 Square Feet per side limitation on the picture area by allowing 243.4 Square Feet per side. The Conditional Use Permit will serve to allow the construction of the sign in conformance with Title 9, Section 90401.17, as a non-conforming sign, requiring a Conditional Use Permit to be constructed. Additionally, the applicant has submitted a second Variance (V #25-0003) for the construction of two (2) monument signs exceeding the height limitation of 6' by allowing the monument signs to be 20', and the picture area limitation of 48 Square Feet per side to be 220 Square Feet per side. Both signs would be an addition to the existing Maverick Fueling Station project, which is being developed for construction at the previously mentioned location.

### **General Plan/ALUCP Analysis:**

The proposed project is not located near any County Public Airport or Airstrip. The nearest airport is the Imperial County Airport located approximately 5 miles Northwest of the proposed project site.

The project parcel (APN 054-080-047-000) is currently zoned Heavy Commercial (C-3) per Zoning Map #15 of the Imperial County Title 9 Land use Ordinance, and the Land Use Designation is Urban.

The proposed Maverick Signage Project has been submitted for the Airport Land Use Commission's review and determination of consistency with the 1996 Airport Land Use Compatibility Plan (ALUCP) due to the nature of the applications. After reviewing the project, we find out that the project is not near or within an airport or airport zone as shown in Attachment B "ALUC Map" of the 1996 Imperial County Airport Land Use Compatibility Plan.

**This project is subject to the Airport Land Use Commission's review for determination of consistency with the 1996 ALUC Plan and policies as stated below:**

Per Imperial County's Airport Land Use Compatibility Plan, Part I, Chapter 2 – Policies, Subsection (3) - Types of Actions Reviewed, Subsection (1) - **General Plan Consistency Review**, states:

*“...The Commission shall review the general plans and specific plans of affected local jurisdictions to determine their consistency with the Commission's policies until such time as (1) the Commission finds that the local general plan is consistent with the Airport Land Use Compatibility Plan...”*

*“Any request for variance from a local agency's height limitation ordinance; and any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities” (Section 2.3.3(c)(h), pg. 2-3 & 2-4)”*

Other Project Review – State law empowers the Commission to review additional types of land use “actions, regulations, and permits” involving a question of airport/land use compatibility if either: 1) the Commission and the local agency agree that these types of individual projects shall be reviewed by the Commission (Section 21676.5 (b))... For the purposes of this plan, the specific types or “actions, regulations, and permits” which the Commission shall review include:

*“Any Building permit application for project having a valuation greater than \$500,000.”*

*“Any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities.”*

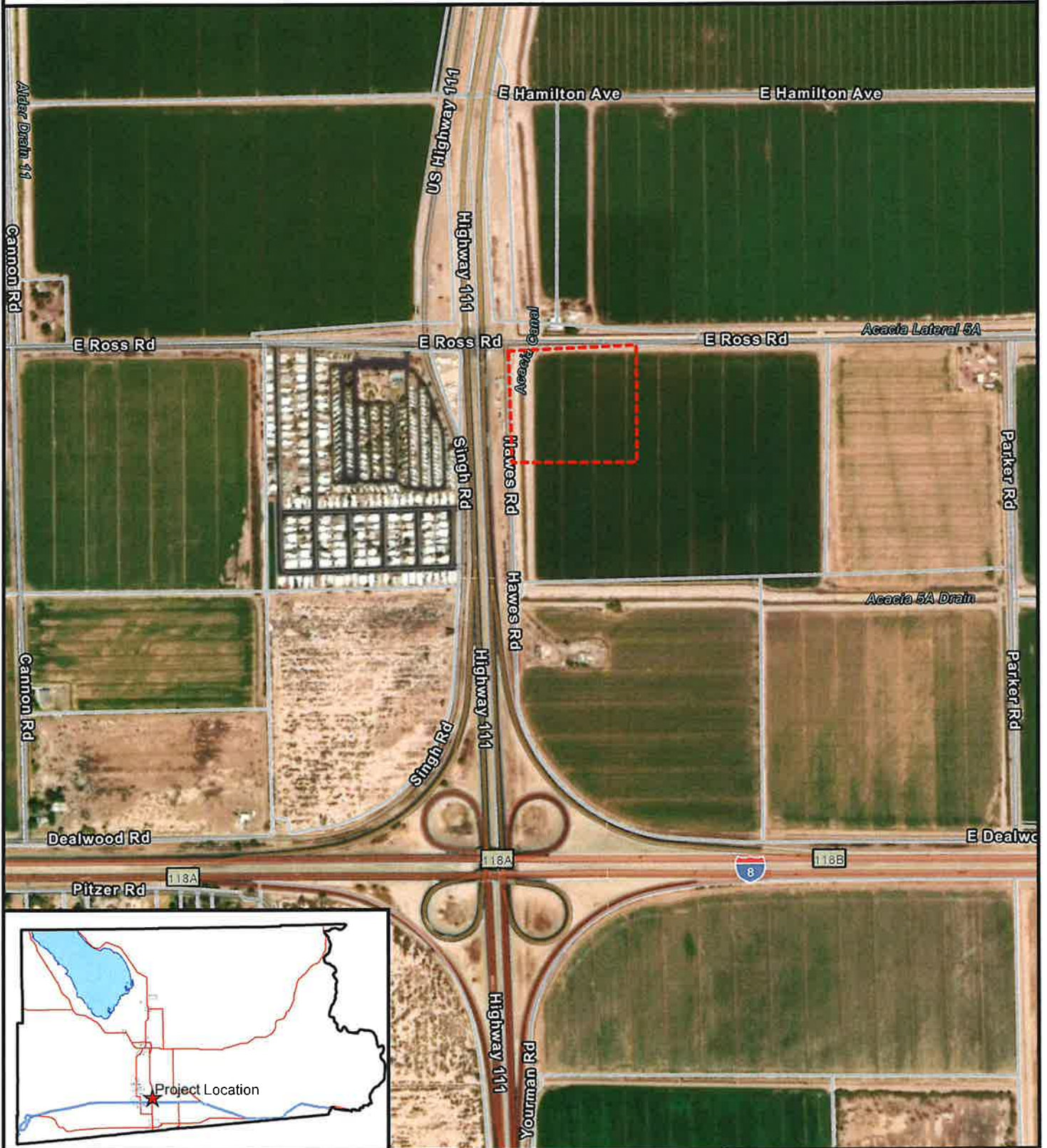
**ATTACHMENTS:**

- A. Vicinity Map
- B. ALUC Map
- C. Site Plan(s)
- D. Application Package
- E. ALUCP Policies – Chapter 2

**ATTACHMENT “A”**

VICINITY MAP

# PROJECT LOCATION MAP



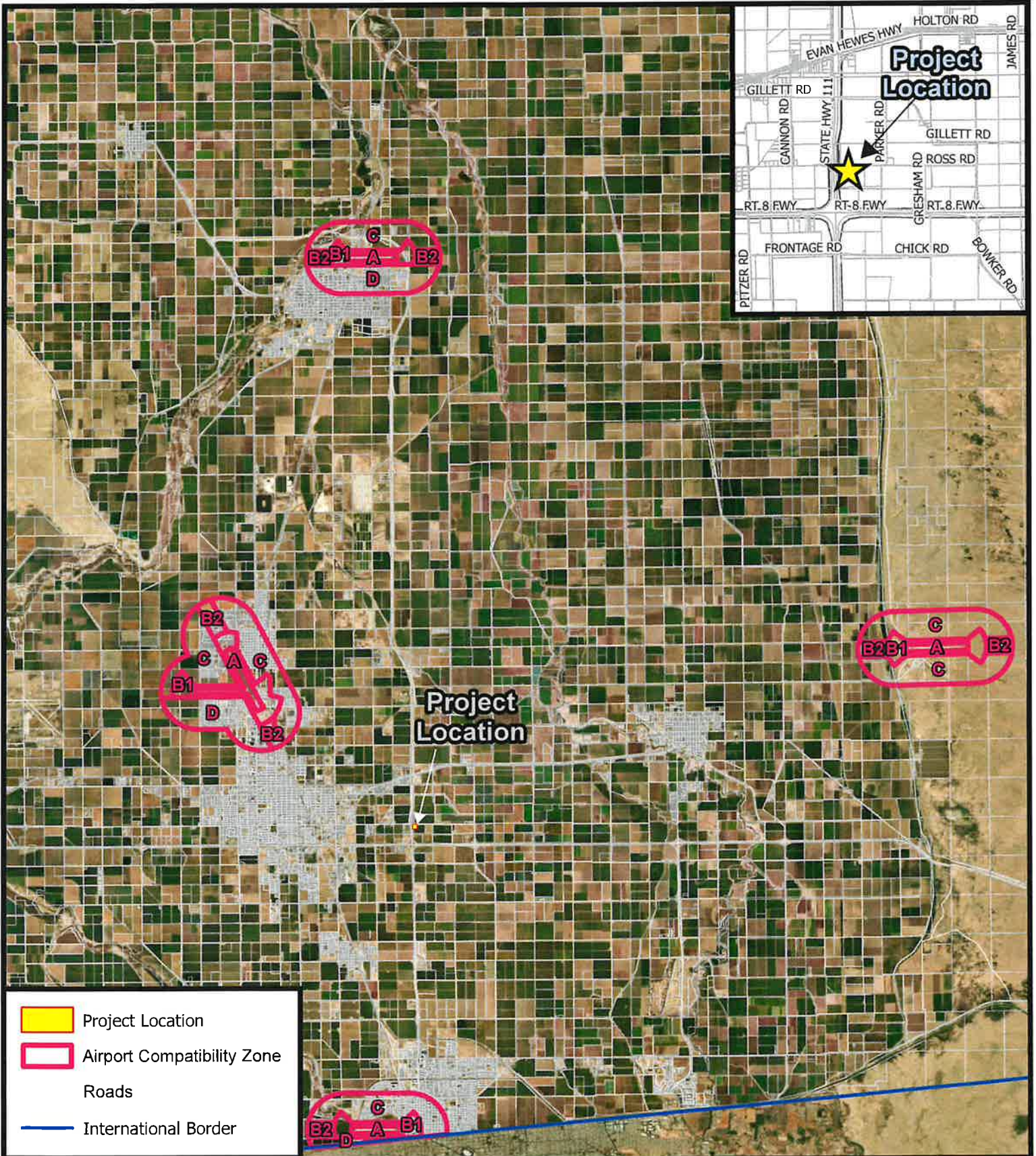
**MAVERICK, INC.**  
**CUP #25-0020 / V #25-0004**  
**V #25-0003 / IS #25-0044**  
**APN 054-080-047-000**

-  Project Location
-  Parcels
-  Centerline



**ATTACHMENT "B"**

ALUC MAP

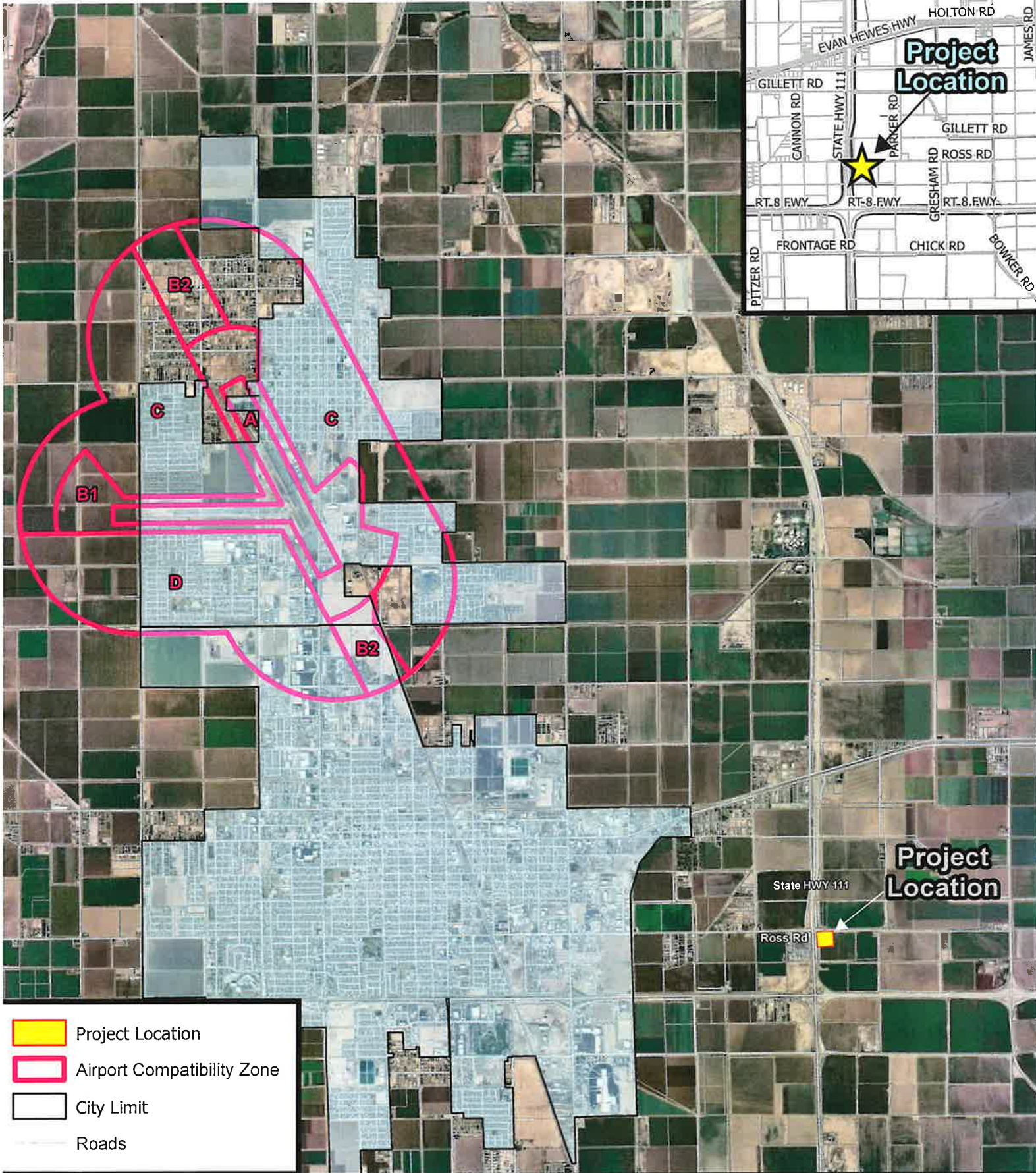


- Project Location
- Airport Compatibility Zone
- Roads
- International Border



**MAVERICK SIGNAGE**  
**ALUC #05-26**  
**CUP #25-0020 / V #25-0004 / V #25-0003 / IS #25-0044**  
**APN: 054-080-047-000**





**MAVERICK SIGNAGE**  
**ALUC #05-26**  
**CUP #25-0020 / V #25-0004 / V #25-0003 / IS #25-0044**  
**APN: 054-080-047-000**



**ATTACHMENT "C"**

**SITE PLAN**



**ATTACHMENT “D”**  
**APPLICATION PACKAGE**



## Variance & CUP Justification Statement

Maverik is requesting a variance and conditional use permit to allow for the following:

- Pole sign to be 50' in height (24' permitted by sign code)
- Pole sign area to be 243.4 SF per side (200' per side permitted by sign code)
- Monument signs (2) to be 20' in height (6' permitted by sign code)
- Monument signs (2) to be 220 SF per side (48 SF per side permitted by sign code)

### CEQA Exemption Request:

The Maverik project was previously analyzed under a duly adopted Mitigated Negative Declaration (MND) which evaluated the full development of the fueling station, convenience store, associated site improvements, on-site circulation and utilities (SCH#2024050699, GPA#22-0002, ZC#22-0002, PM#02499)

The current request for approval of a variance and conditional use permit for freestanding signage does not alter the project's footprint, intensity, circulation patterns, operational hours or any environmental factor previously evaluated in the MND.

### CEQA Guidelines 15162 (No Subsequent Review Required):

Pursuant to CEQA Guideline 15162, no subsequent negative declaration or MND is required because:

1. No substantial changes are proposed that would require major revisions to the previous MND.
2. The signage proposal does not introduce new significant environmental effects.
3. The signage does not increase the severity of any impacts previously identified in the MND.
4. There is no new information of substantial importance indicating that the project would result in new or more severe impacts.

The proposed signage is limited to the installation of freestanding identification signs, one freeway-oriented pole sign and two monument signs, with no additional grading, traffic, habitat disturbance and no operation changes to the originally approved project.

Accordingly, 15162 applies and no further CEQA documentation should be required.

### CEQA Guideline 15061 (b) (3) Common Sense Exception – Supplemental Finding

The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The proposal is limited to approval of signage height/area deviations, all installation will occur in a graded commercial site, and no environmental resource areas are affected. The signage does not increase project traffic, modify project operations or introduce new impact categories. Therefore, the project is also exempt under CEQA Guidelines 15061 (b) (3).

### Conclusion:

Based on CEQA Guidelines 15162 & 15061 (b) (3), the proposed signage adjustments do not require further environmental review. We request that staff rely on the existing Mitigated Negative Declaration and the Common Sense Exception for CEQA compliance.

**Variance & CUP Justification:**

1. **Are there special circumstances applicable to the property described in the variance application that do not apply generally to the property or class of use in the same zone or vicinity?**
  - The project is situated near a limited access state highway (SR 111) designed for high-speed regional traffic transitioning to and from the I-8 system. Travel speeds, wide right of way and limited access points create significantly longer sight-distance and decision distance requirements than standard arterial commercial corridors.
  - This location functions as a highway service node for regional and interstate traffic approaching the border crossing and I-8. Fuel and food services must be visible at sufficient distance to allow trucks and RV's to safely change lanes, reduce speed and exit without last-second maneuvers.
  
2. **The proposed use is consistent with the purpose of the zone:**

The zone is intended for highway oriented commercial uses, including fuel and convenience retail. Each proposed freestanding sign serves a distinct customer type (freeway, truck, local) and therefore supports the intended function of the zone.
  
3. **The proposed use will not be detrimental to the health, safety, and welfare of the public:**
  - Signs improve visibility and reduce unsafe maneuvers
  - Signs are placed outside visibility triangles
  - LED illumination is static, non-flashing and dimmed automatically

Pylon Sign: The height is necessary to provide adequate sight distance and decision time for drivers on SR-111, reducing unsafe last-minute braking and lane changes. The sign will not obstruct visibility, conflict with traffic control devices or create lighting/glare impacts. Improvement of advance decision distance, reduction of driver workload and the illumination safety controls will enhance public safety.

Monument Signs: Sign height increases public safety by allowing for better visibility to the fueling station.
  
4. **Granting of variance will not constitute a grant of special privilege inconsistent with the limitations on other similar properties in the vicinity and zone:**

Given the parcel size, deep building setback and location near a freeway, strict application of the height requirements would deprive this property of privileges enjoyed by similarly situated highway commercial properties.

The County has previously approved increased height and area signage for travel centers, fuel stations and freeway oriented commercial projects where additional height was necessary to ensure adequate visibility and driver safety. The request for increased height and area is not a special privilege but rather a comparable allowance enjoyed by similarly situated highway commercial properties.  
*(References include Variance #24-0006, Calexico Gateway Center & CUP08-0019, #V08-0002 Salton Seas Estate IV)*

**5. The proposed use is consistent with the goals and policies of the adopted County General Plan:**

The project is consistent with General Plan goals promoting highway-oriented commercial uses, economic development for travelers and trucks and safe and efficient circulation. The increased sign height and area is necessary for effective identification of the project and for supporting orderly and safe access to services. With appropriate conditions of approval including illumination controls, maintenance and compliance with building and electrical codes, the proposal will not conflict with any General Plan policies related to aesthetics, community character, circulation, safety or land-use compatibility.

**6. The proposed use complies with all applicable laws, ordinances and regulations of Imperial County:**

The deviation requested is for sign height and area which can be granted with issuance of a variance and conditional use permit. The signs will be constructed and operated consistent with the building code, electrical and illumination standards, wind-load and maintenance requirements.

# CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (442) 265-1736

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Maverik, Inc.	EMAIL ADDRESS kevin.deis@maverik.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 185 S State Street, Suite 800, Salt Lake City, UT	ZIP CODE 84111	PHONE NUMBER 801-634-3210
3. APPLICANT'S NAME Site Design Collaborative	EMAIL ADDRESS cotis@sdcollaborative.net	
4. MAILING ADDRESS (Street / P O Box, City, State) 245 E Third Street, Long Beach, CA	ZIP CODE 90802	PHONE NUMBER 714-287-6208
4. ENGINEER'S NAME	CA. LICENSE NO.	EMAIL ADDRESS
5. MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER
6. ASSESSOR'S PARCEL NO. 054-080-023	SIZE OF PROPERTY (in acres or square foot) 10 acres	ZONING (existing) C3
7. PROPERTY (site) ADDRESS 407 E Ross Road		
8. GENERAL LOCATION (i.e. city, town, cross street) SEC Ross & Hawes		
9. LEGAL DESCRIPTION Northeast quarter of the northwest quarter of Section 11, Township 16 South, Range 14 East. San Bernardino Base and Meridian, In the County of Imperial, State of California		

**PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)**

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	Maverik Fueling Station & Convenience Store CUP required for deviation from sign standards.
11. DESCRIBE CURRENT USE OF PROPERTY	Vacant (Maverik construction start December 2025)
12. DESCRIBE PROPOSED SEWER SYSTEM	OWTS
13. DESCRIBE PROPOSED WATER SYSTEM	Non Transient Non-Community Public Water System
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	UG fire line, sprinkler/alarm, fueling system fire protection
15. IS PROPOSED USE A BUSINESS? <input type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?

**REQUIRED SUPPORT DOCUMENTS**

A. SITE PLAN	_____
B. FEE	_____
C. OTHER	_____
D. OTHER	_____

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT

Kevin Deis  
Print Name

12/4/25  
Date

Signature

Print Name

Date

Signature

APPLICATION RECEIVED BY: \_\_\_\_\_ DATE 12/5/25

APPLICATION DEEMED COMPLETE BY: \_\_\_\_\_ DATE \_\_\_\_\_

APPLICATION REJECTED BY: \_\_\_\_\_ DATE \_\_\_\_\_

TENTATIVE HEARING BY: \_\_\_\_\_ DATE \_\_\_\_\_

FINAL ACTION:  APPROVED  DENIED

REVIEW / APPROVAL BY OTHER DEPT'S required

P W

E. H. S.

A. P. C. D.

O. E. S.

\_\_\_\_\_

\_\_\_\_\_

**CUP #**  
25-0020

# VARIANCE

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (442) 265-1736

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME <b>Maverik, Inc.</b>	EMAIL ADDRESS <b>kevin.deis@maverik.com</b>	
2. MAILING ADDRESS (Street / P O Box, City, State) <b>185 S State Street, Suite 800, Salt Lake City, UT</b>	ZIP CODE <b>84111</b>	PHONE NUMBER <b>801-634-3210</b>
3. ENGINEERS NAME	CA. LICENSE NO.	EMAIL ADDRESS
4. MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER

5. ASSESSOR'S PARCEL NO. <b>054-080-023</b>	ZONING (existing) <b>C3 Heavy Commercial</b>
6. PROPERTY (site) ADDRESS <b>407 E Ross Road</b>	SIZE OF PROPERTY (in acres or square foot) <b>10 acres</b>
7. GENERAL LOCATION (i.e. city, town, cross street) <b>SEC Ross &amp; Hawes</b>	
8. LEGAL DESCRIPTION <b>Northeast quarter of the northwest quarter of Section 11, Township 16 South, Range 14 East. San Bernardino Base and Meridian, In the County of Imperial, State of California</b>	

8. DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.)  
**Variance to allow for 50' tall pole sign with area of 243.4 SF per side.**  
**Sign code permits 24' height and 200 SF of area per side.**

9. DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY :  
**See attached justification statement**

10. DESCRIBE THE ADJACENT PROPERTY

East	<b>Agricultural (A-2)</b>
West	<b>Country Life Mobile Home &amp; RV Park (C-2-U)</b>
North	<b>Agricultural (A-2)</b>
South	<b>Agricultural (A-2)</b>

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

**Kevin Deis**      **12/4/25**  
 Print Name      Date  
 Signature  
 Print Name      Date  
 Signature

**REQUIRED SUPPORT DOCUMENTS**

A. SITE PLAN	_____
B. FEE	_____
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY: _____	DATE <b>12/5/25</b>	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P. W
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E. H. S
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O. E. S.
	DATE _____	<input type="checkbox"/> _____
	DATE _____	<input type="checkbox"/> _____

**V #**  
**25-0004**





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:58104-R3  
 Date: 06.20.2025

**Address**

Maverik #TBD  
 Ross & Hwy 11  
 El Centro CA 92939

**GENERAL NOTES:**

- All work should comply with
- 2022 California Building Code
- 2022 California Electrical Code
- 2022 California Energy Code, Title 24
- 2022 California Fire Code
- 2022 California Green Building Standards Code
- 2022 California Mechanical Code
- 2022 California Referenced Standards Code

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

**CUSTOMER TO PROVIDE PRIMARY  
 POWER TO SIGN LOCATION**



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 this sign.

PAGE INDEX	SIGN AREA
PG. 0.00 - COVER PAGE	***
PG. 0.1 - SITE PLAN	***
PG. 1.1 - HIGH-RISE POLE SIGN #1 - CONCEPTUAL VIEW (N TO S)	***
PG. 1.2 - HIGH-RISE POLE SIGN #1 - CONCEPTUAL VIEW (S TO N)	***
PG. 1.0 - HIGH-RISE POLE SIGN #1	500 ft <sup>2</sup>
PG. 2.0 - MIDRISE POLE SIGN #2 A	173.25 ft <sup>2</sup>
PG. 2.1 - MIDRISE POLE SIGN #2 B	173.25 ft <sup>2</sup>
PG. 3.0 - CAT SCALE MID RISE	37.5 FT <sup>2</sup>
PG. 4.0 - BUILDING SIGN #3 (EAST / FRONT ELEVATION)	48.9 ft <sup>2</sup>
PG. 5.0 - BUILDING SIGN #4 (SOUTH / SIDE ELEVATION)	14.3 ft <sup>2</sup>
PG. 6.0 - BUILDING SIGN #5 (WEST / REAR ELEVATION)	40.0 ft <sup>2</sup>
PG. 7.0 - INTERIOR STORE SIGN #7 (BONFIRE GRILL)	N/A
PG. 8.0 - FUEL CANOPY ELEVATIONS #6 A-F	88.1 ft <sup>2</sup>
PG. 8.1 - FUEL CANOPY SIGNS #6 A-F	***
PG. 9.0 - HI FLO CANOPY ELEVATIONS	71.4 ft <sup>2</sup>
PG. 9.1 - HI FLO CANOPY SIGNS #9 A-C, H (VINYL), 9 F-6 (PANELS)	12.0 ft <sup>2</sup>
PG. 10.0 - DIRECTIONAL #6 A-B	12.0 ft <sup>2</sup>
PG. 11.0 - EXIT SIGN	45.0 ft <sup>2</sup>
PG. 12.0 - NO PARKING (OTY.30 AT 1.5ft <sup>2</sup> )	45.0 ft <sup>2</sup>
<b>TOTAL SIGN AREA =</b>	<b>1,137.7 ft<sup>2</sup></b>





**DESIGN**

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

www.yesco.com

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This drawing was created to assist you in  
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only be used in accordance with a written agreement  
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The final product may vary slightly in color  
from your computer monitor or print.

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
01	02.13.2025
R1	06.10.2025 JK
R2	06.12.2025 JK
R3	06.20.2025 (MS)
R4	***
R5	***
R6	***
R7	***
R8	***
R9	***

JO #

**Approval**

AVE Sign / Date

Client Sign / Date

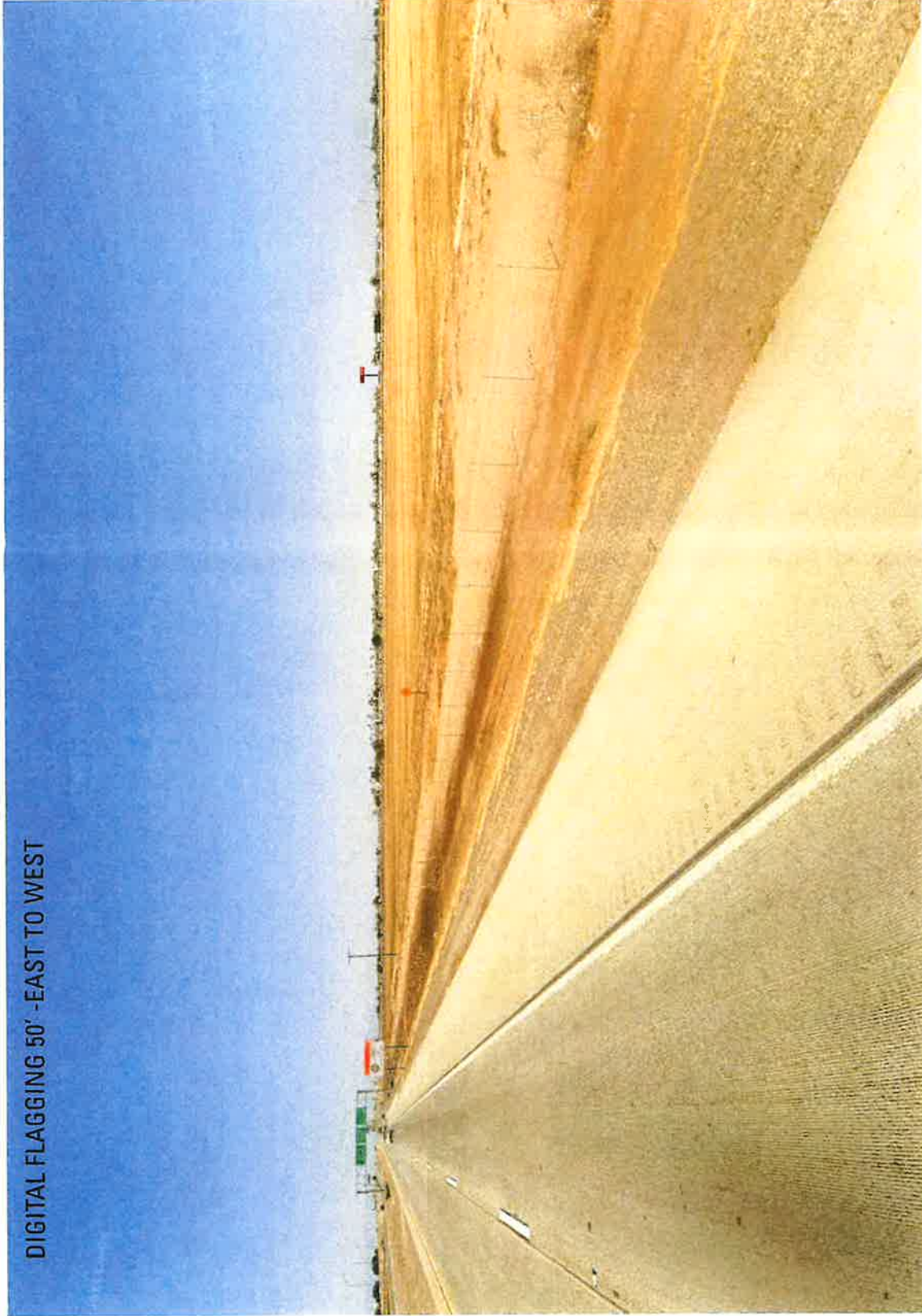
**Maverik # TBD**

Ross & Hwy 11  
El Centro CA 92539  
Acct. Exec - Matthew N. Wirth  
Designer - Mitchell E. Stapley

**OPY-58104 R3**

**LOC 0.3**

DIGITAL FLAGGING 50' - EAST TO WEST





**DESIGN**

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

WWW.YESCO.COM

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**Revisions**

No.	Date / Description
01	02.13.2025
R1	06.10.2025 JK
R2	06.13.2025 Added to packet JK
R3	06.20.2025 (MS)
R4	***
R5	***
R6	***
R7	***
R8	***
R9	***

JO #

**Approval**

A/E Sign / Date

Client, Sign / Date

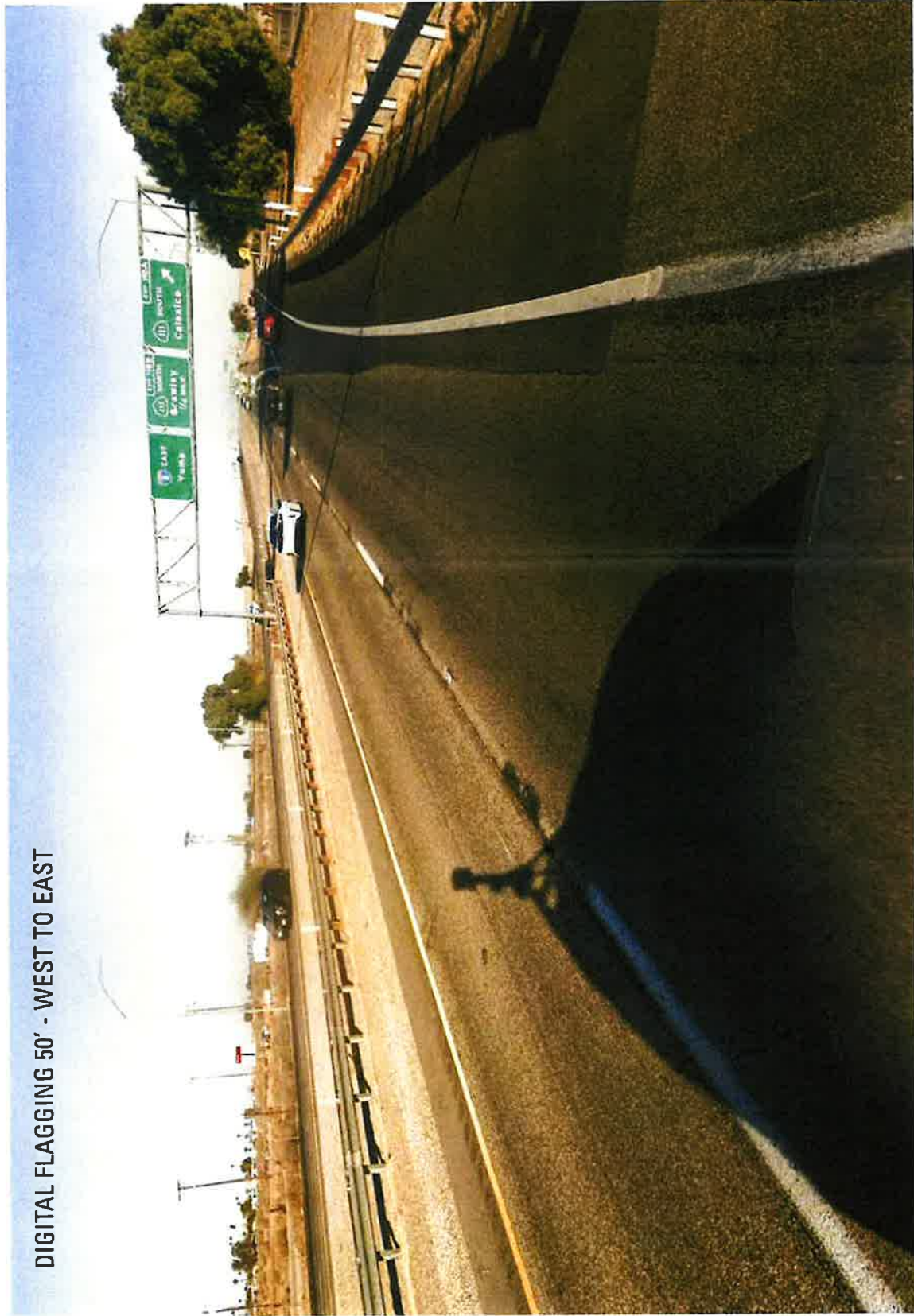
**Maverik #TBD**

Ross & Hwy 11  
El Centro CA 92539  
Acct Exec: Matthew R Wren  
Designer: Michelle Stapley

**OPY-58104 R3**

**LOC 0.4**

DIGITAL FLAGGING 50' - WEST TO EAST







**SCOPE OF WORK**  
 RECEIVE & INSTALL ONE (1) SUNSHINE PROVIDED DOUBLE FACE INTERNALLY ILLUMINATED MONOLITH SIGN.

**PERMITTING INFO**  
 AREA: 17325 FT<sup>2</sup> (INCLUDED ON PERMIT D 19)  
 METHOD: BOUNDING BOX

**COLOR KEY**

P1	1577020 - Black Fox*
V1	3003000 - Red*
V2	3003000 - Red*
V3	3003000 - Red*
V4	3003000 - Red*

Note: Unless otherwise noted, the colors depicted in this drawing are for informational purposes only. The client is responsible for providing color calibration 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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This drawing was created to assist you in visualizing our proposal. The original colors in this drawing are the property of the client. Please refer to the color calibration and their appropriate vendor, specified samples for approved color specifications.

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
01	02.13.2025
R1	06.10.2025 Design Update JK
R2	06.13.2025 Design Update JK
R3	06.20.2025 (MS)
R4	***
R5	***
R6	***
R7	***
R8	***
R9	***

**Approval**

Client Sign / Date \_\_\_\_\_  
 AVE Sign / Date \_\_\_\_\_

**Maverik #TBD**

Ross & Hwy 11  
 El Centro CA 92539  
 Act. Exec: Matthew H Wren  
 Designer: Mitchell E Stapley

**OPY-58104 R3**

**ART 2.0**

**NOTES**  
 All Widths to be Determined by Pipe Size and LED Price Cabinet.

**1 SIGN 02A - DOUBLE FACE INTERNALLY ILLUMINATED MONOLITH SIGN**  
 SCALE: 3/8" = 1'-0" (1:32)

**2 SIGN 02A - SIDE VIEW**  
 SCALE: 3/8" = 1'-0" (1:32)



**1 SIGN 02A - DOUBLE FACE INTERNALLY ILLUMINATED MONOLITH SIGN** FRONT VIEW  
 SCALE: 3/8" = 1'-0" (1:32)

**2 SIGN 02A - SIDE VIEW**  
 SCALE: 3/8" = 1'-0" (1:32)



**DESIGN**

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

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This sign is installed in accordance with the  
requirements of Article 800 of the National  
Electrical Code and/or other applicable local  
codes. This includes proper grounding and  
bonding of the sign.

**Revisions**

No.	Date / Description
01	02.13.2025
R1	06.10.2025 Design Update JK
R2	06.13.2025 Design Update JK
R3	06.20.2025 (MS)
R4	***
R5	***
R6	***
R7	***
R8	***
R9	***

JO #

**Approval**

A/E Sign / Date

Client Sign / Date

**Maverik #TBD**

Ross & Hwy 11  
El Centro CA 92539  
Acct. Exec: Matthew R Wren  
Designer: Mitchell E Stapley

OPY-58104 R3

**ART 2.1**

**SCOPE OF WORK**

RECEIVE & INSTALL ONE (1) SUNSHINE  
PROVIDED DOUBLE FACE INTERNALLY  
ILLUMINATED MONOLITH SIGN.

**PERMITTING INFO**

AREA: 173.25 FT<sup>2</sup> (Rounded to the nearest 0.1 ft)  
METHOD: BOUNDING BOX

**COLOR KEY**

PI	3M 7600 - "Black" Flex
V1	3M 3500 - "Red" Flex
V2	3M 3500 - "Blue" Flex
V3	3M 3500 - "Black" Flex
V4	3M 3500 - "Sunflower"

Note: Unless otherwise noted, the colors depicted  
in this drawing are to be used for the final  
finished display. Please refer to color-catalogs 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.

ATTENTION:  
UNLOADED PRICE CHANGER DIGITS  
TO BE ON STREET SIDE.



Sunshine Provided Price Changer Cabinet  
Price Changer Digit Size: 18"

Yesco Provider Aluminum Blasto

FRONT VIEW

1 SIGN 02B - DOUBLE FACE INTERNALLY ILLUMINATED MONOLITH SIGN

SCALE: 3/8" = 1'-0" (1:32)

2 SIGN 02B - SIDE VIEW

SCALE: 3/8" = 1'-0" (1:32)



**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
01	02.13.2025
R1	06.10.2025 No Change JK
R2	06.13.2025 No Change JK
R3	06.20.2025 (MS)
R4	***
R5	***
R6	***
R7	***
R8	***
R9	***

JO #

**Approval**

A/E Sign / Date

Client Sign / Date

**Maverik #TBD**

Ross & Hwy 11  
 El Centro CA 92539  
 Acct Exec: Matthew P Wren  
 Designer: Mitchell E Stapley

OPY-58104 R3

**ART 3.0**

**SCOPE OF WORK**  
 NOTE: ALL WORK SHOWN IN THIS PAGE TO BE  
 DONE BY OTHERS.

**PERMITTING INFO**

AREA: 10.5 FT.  
 METHOD: INDIVIDUAL BOX

**COLOR KEY**

- P1 1SW Std. Black
  - V1 3M 3630-22 "Black"
  - F2 3M 946-015 Panaflex Yellow Substrate
- 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.

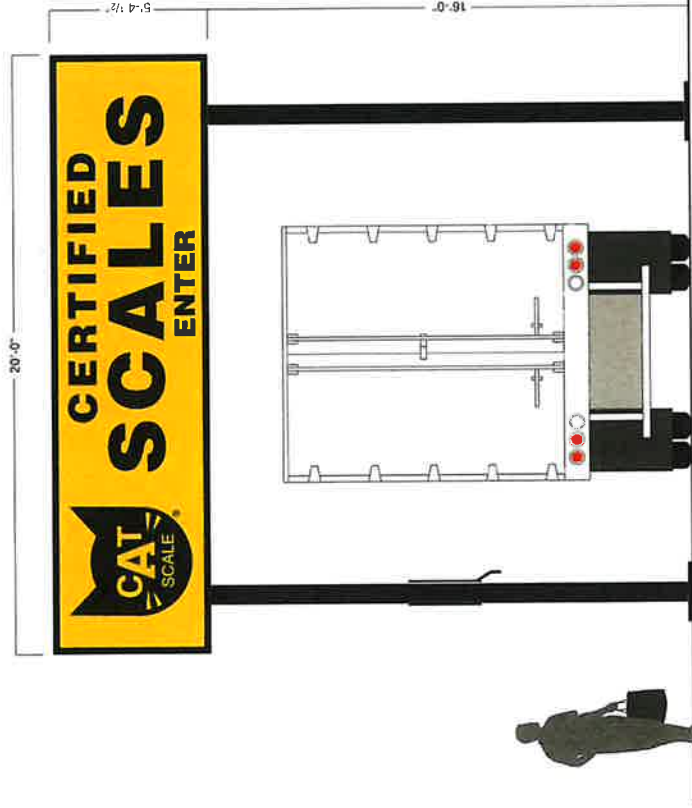
**ELECTRICAL**

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

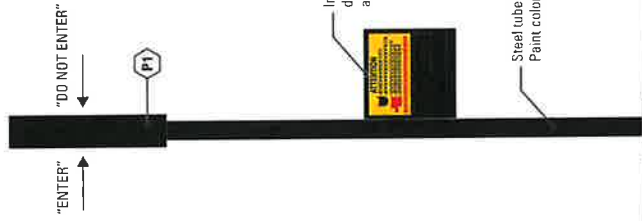
Double face, aluminum cabinet display.  
 Paint Black. Faces: White flexible material  
 w/1st surface vinyl graphics as per color key.  
 Internal lighting: White LED.  
 Mount to tube supports.  
 Faces for 5 x 20 sign are 3M Panaflex 946-015  
 Yellow substrate with Scotchlite vinyl graphics  
 applied to surface.



**1** SIGN 03 - DOUBLE FACE CABINET DISPLAY ON METAL TUBE SUPPORTS (FRONT VIEW)  
 SCALE: 1/4" = 1'-0" (1:48)



**2** SIGN 03 - SIDE VIEW  
 SCALE: 1/4" = 1'-0" (1:48)



**3** SIGN 03 - OPPOSITE CABINET FACE  
 SCALE: 1/4" = 1'-0"



**DESIGN**

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

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from your computer monitor or print.

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



**Revisions**

No.	Date / Description
01	02.13.2025
R1	06.10.2025 No Change JK
R2	06.13.2025 No Change JK
R3	06.20.2025 (MS)
R4	
R5	
R6	
R7	
R8	
R9	

JO #

**Approval**

A/E Sign / Date

Client Sign / Date

**Maverik #TBD**

Ross & Hwy 11  
El Centro CA 92539  
Acct Exec: Matthew R Wren  
Designer: Mitchell E Stapley

OPY-58104 R3

ART 5.0

**SCOPE OF WORK**  
MANUFACTURE & INSTALL ONE (1) PAN  
CHANNEL, INTERNALLY ILLUMINATED,  
RACEWAY MOUNTED DISPLAY.

**PERMITTING INFO**  
AREA: 14.3 FT<sup>2</sup> (Dependent on request only)  
METHOD: BOUNDING BOX

**COLOR KEY**

P1	Pre-Painted Duranodic
P2	SW 7043 Worldly Gray
C1	Trim Caps #313 Bronze
C2	Acrylic 39K327263

Note: Unless otherwise noted, the colors depicted  
on this rendering may not match actual colors on  
finished display. Please refer to color calibration 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**

**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**  
The sign is to be installed in accordance with the requirements of  
Article 600 of the National Electrical Code and all other applicable local  
codes. This includes proper grounding and bonding of this sign.

**SCOPE OF WORK**  
MANUFACTURE & INSTALL ONE (1) PAN  
CHANNEL, INTERNALLY ILLUMINATED,  
RACEWAY MOUNTED DISPLAY.

**PERMITTING INFO**  
AREA: 14.3 FT<sup>2</sup> (Dependent on request only)  
METHOD: BOUNDING BOX

**COLOR KEY**

P1	Pre-Painted Duranodic
P2	SW 7043 Worldly Gray
C1	Trim Caps #313 Bronze
C2	Acrylic 39K327263

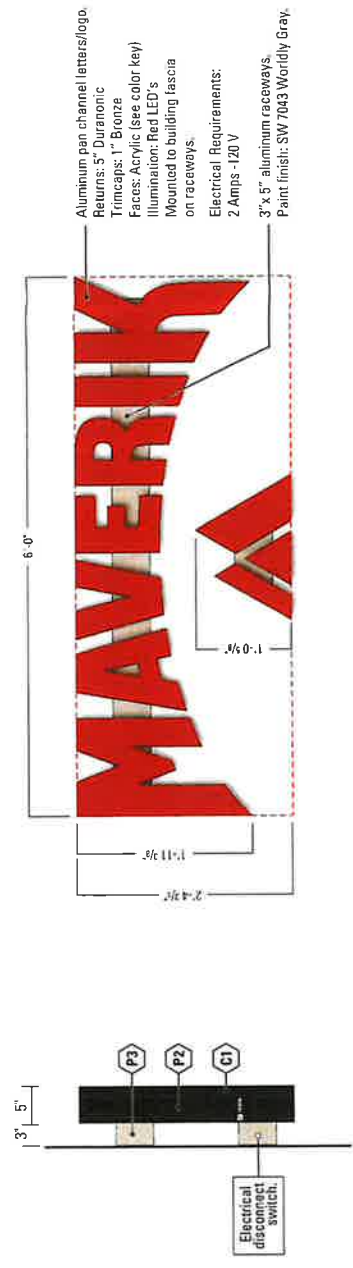
Note: Unless otherwise noted, the colors depicted  
on this rendering may not match actual colors on  
finished display. Please refer to color calibration and  
their appropriate vendor specified samples for  
approved color specifications.

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

**NIGHT VIEW**

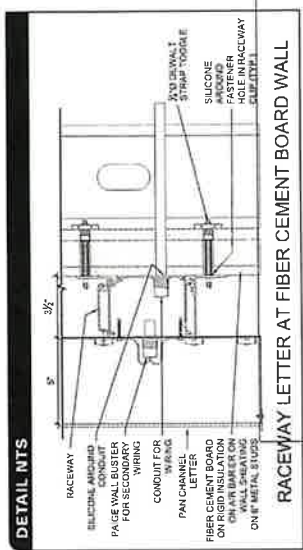
**GENERAL NOTES:**  
CUSTOMER TO PROVIDE  
TITLE 24 COMPLIANT SIGN  
LIGHTING CONTROLS  
(AUTOMATIC TIME SWITCH  
& PHOTO CELL)  
CUSTOMER TO PROVIDE PRIMARY  
POWER TO SIGN LOCATION

**SPECIAL INSTRUCTIONS**  
The sign is to be installed in accordance with the requirements of  
Article 600 of the National Electrical Code and all other applicable local  
codes. This includes proper grounding and bonding of this sign.

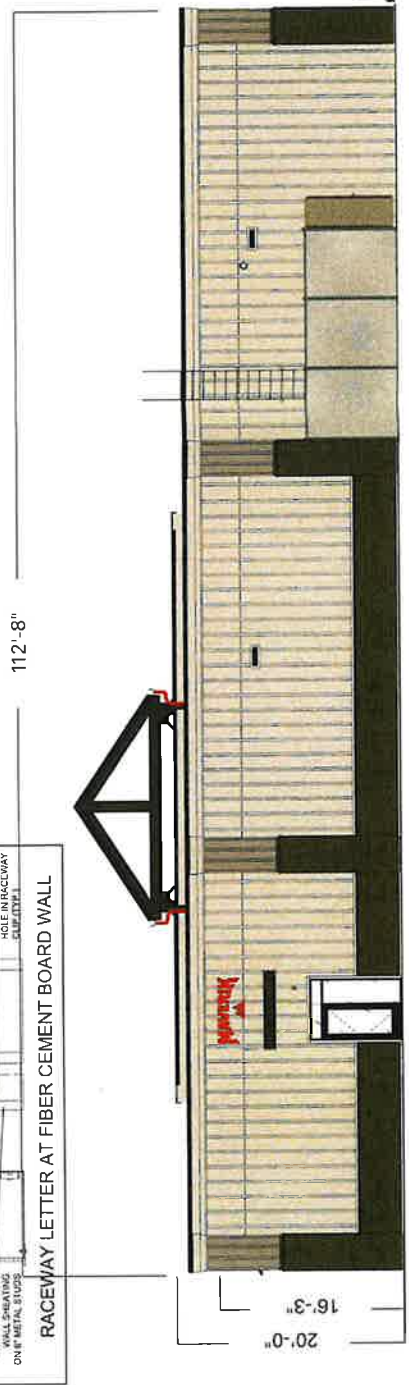


**2 SIGN 05 - SIDE VIEW**  
SCALE: 3/4" = 1'-0"

**1 SIGN 05 - PAN CHANNEL DISPLAY**  
SCALE: 3/4" = 1'-0"



**DETAIL NTS**  
RACEWAY LETTER AT FIBER CEMENT BOARD WALL



**3 SIGN 05 - BUILDING ELEVATION**  
SCALE: 3/32" = 1'-0" (1:128)

**FRONT VIEW**



**DESIGN**

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

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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 and proper grounding and  
bonding of the sign.



**Revisions**

No.	Date / Description
01	02.13.2025
R1	06.10.2025 No Change JK
R2	06.13.2025 No Change JK
R3	06.20.2025 (MS)
R4	***
R5	***
R6	***
R7	***
R8	***
R9	***

JO #

**Approval**

A/E Sign / Date

Client: Sign / Date

**Maverik # TBD**

Ross & Hwy 11  
El Centro CA 92539  
Acct. Exec: Matthew R Wren  
Designer: Mitchell E Stapley

OPY-58104 R3

ART 6.0

**SCOPE OF WORK**  
MANUFACTURE & INSTALL ONE (1) PAN  
CHANNEL, INTERNALLY ILLUMINATED DISPLAY.

**PERMITTING INFO**

AREA: 60.0 FT<sup>2</sup>  
METHOD: BOUNDING BOX

**COLOR KEY**

- P1 Pre Painted Duranodic
  - P2 SW 7043 Worldly Gray
  - C1 Trim Caps #313 Bronze
  - C2 Acrylic 3BK32/2283
- Note: Unless otherwise noted, the colors depicted  
on this rendering may not match actual colors on  
finished display. Please refer to color-calculus and  
their appropriate vendor specified samples for  
approved color specifications.

**ELECTRICAL**

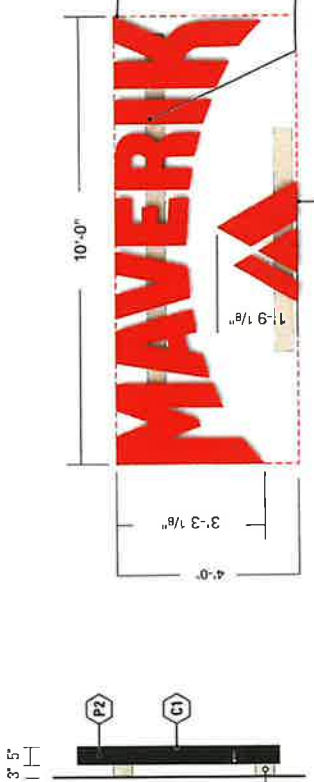
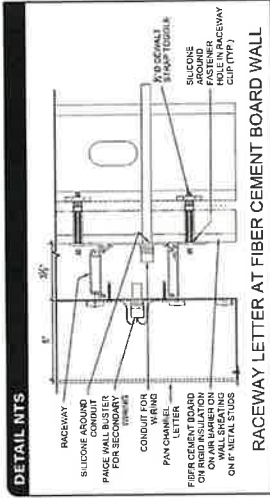
POWER AT DISPLAY LOCATION TO BE  
PROVIDED BY CLIENT. YESCO TO CONNECT  
POWER TO SIGN.



Aluminum pan channel letters/logo.  
Returns: 5" Duranodic  
Trimmings: 1" Bronze  
Faces: Acrylic (see color key)  
Illumination: Red LED's  
Mount on raceways to blog fascia.  
Electrical Requirements:  
3 Amps -120 V  
3"x5" aluminum raceways  
Paint finish: SW 7043 Worldly Gray

**1 SIGN 06 - PAN CHANNEL DISPLAY**  
SCALE: 3/8" = 1'-0" (1:32)

**2 SIGN 06 - SIDE VIEW**  
SCALE: 3/8" = 1'-0" (1:32)



**3 SIGN 06 - BUILDING ELEVATION**  
SCALE: 3/32" = 1'-0" (1:128)

FRONT VIEW



**DESIGN**

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

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This sign is installed in accordance with the requirements of Article 606 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



**Revisions**

No.	Date / Description
R1	02.13.2025
R1	05.10.2025 No Change JK
R2	06.13.2025 No Change JK
R3	06.20.2025 (MS)
R4	***
R5	***
R6	***
R7	***
R8	***
R9	***
J0	#

**Approval**

A/E Sign / Date

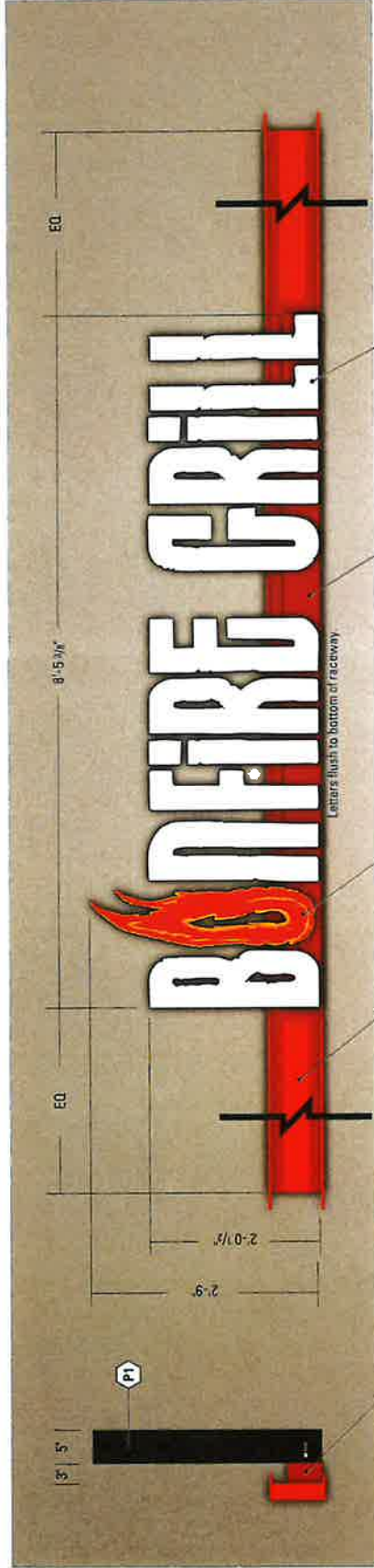
Client Sign / Date

**Maverik #TBD**

Ross & Hwy 11  
El Centro CA 92539  
Acct. Exec: Matthew R Wren  
Designer: Mitchell Stapley

**OPY-58104 R3**

**ART 7.0**



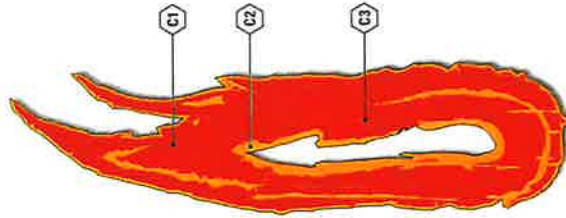
Aluminum pan channel letters.  
Returns: 5" deep, Black.  
Trim caps: 1" Black  
Faces: White acrylic 7328  
Lighting: White LED  
Flush-mount to raceway

Aluminum raceway.  
Paint finish: PMS 186 C  
Flush-mount to 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  
internal flashers.  
Flush-mount to raceway

**1 SIGN 07 - PAN CHANNEL LETTERS/LOGO**  
SCALE: 3/4" = 1'-0"

**2 SIGN 07 - SIDE VIEW**  
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**

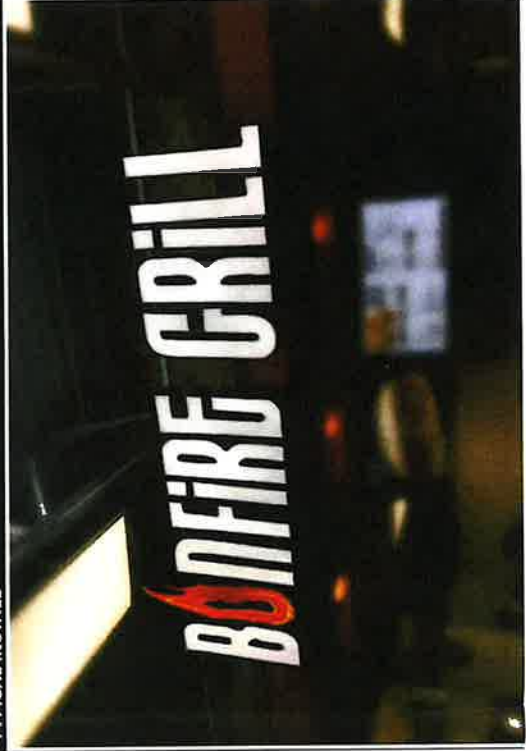
YESCO WILL CONNECT SIGN TO CUSTOMER PROVIDED PRIMARY POWER TO SIGN LOCATION. ELECTRICAL REQUIREMENTS: 2 AMPS 120V

**COLOR KEY**

- C1 | PMS 186 C Digital Print (Color Corrected)
- C2 | PMS 1235 Digital Print (Color Corrected)
- C3 | PMS 1505 Digital Print (Color Corrected)
- P1 | Black (Paint, Local)

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 spectral samples for approved color specifications.

**TYPICAL INSTALL**





**DESIGN**

1605 South Gramercy Rd.  
Salt Lake City, UT 84104  
801-487-8481

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This sign is installed in accordance with the  
requirements of Article 606 of the National  
Electrical Code and / or other applicable local  
codes. This includes proper grounding and  
bonding of the sign.



**Revisions**

No.	Date / Description
01	02.13.2025
R1	06.10.2025 No Change JK
R2	06.13.2025 No Change JK
R3	06.20.2025 (MS)
R4	...
R5	...
R6	...
R7	...
R8	...
R9	...

JO #

**Approval**

A/E Sign / Date

Client Sign / Date

**Maverik #TBD**

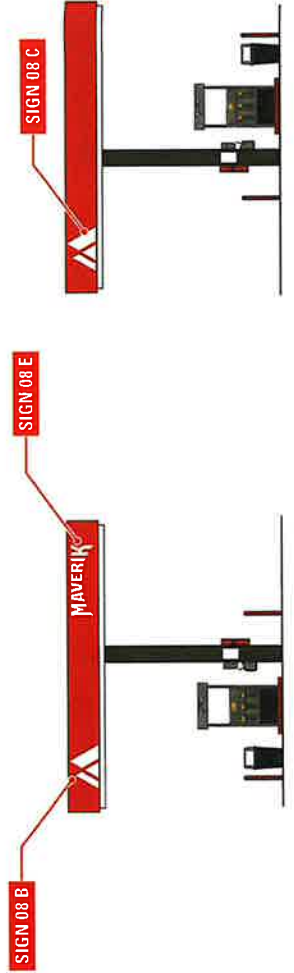
Ross & Hwy 11  
El Centro CA 92539  
Asst. Engr: Matthew R. Wren  
Designer: Mitchell E. Stanley

**OPY-58104 R3**

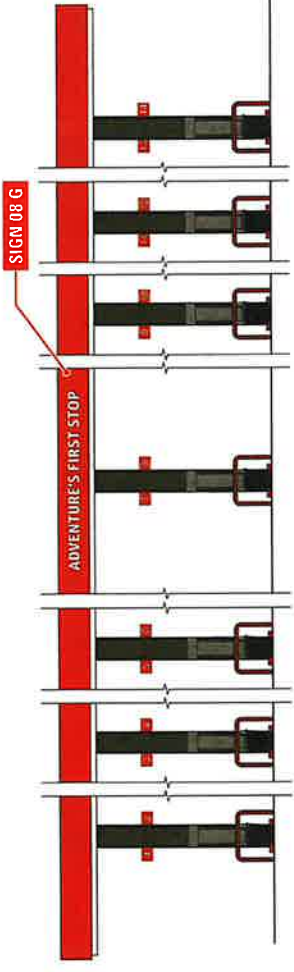
**ART 8.0**

**SCOPE OF WORK**

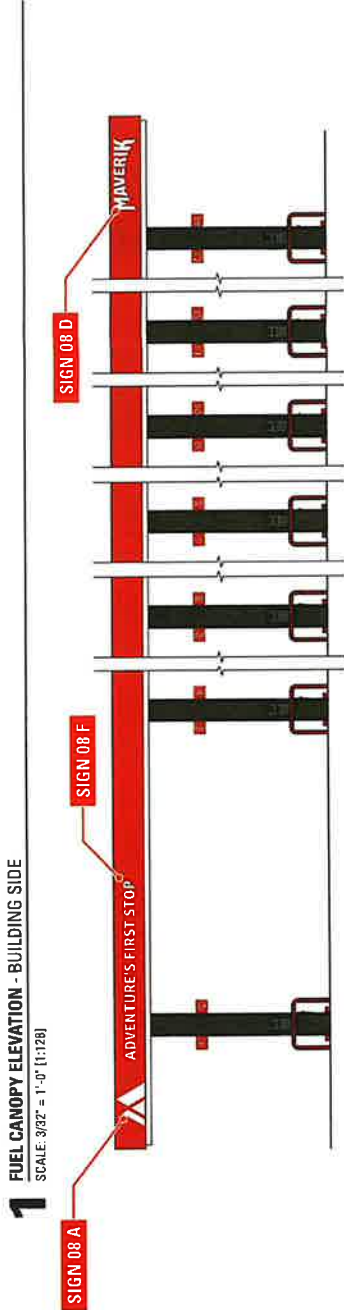
**NOTE:** THIS DRAWING WAS CREATED TO ASSIST YOU VISUALIZING THE TYPICAL LOCATION FOR THE HIGH FLD FUEL CANOPY SIGNS. FOR A COMPLETE DETAIL OF THE HIGH FLD FUEL CANOPY REFER TO THE ARCHITECTURAL DRAWINGS PROVIDED BY MAVERIK, INC.



**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]



**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**

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

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This sign is installed in accordance with the requirements of Article 910 of the National Electrical Code and/or other applicable local codes. Please refer to the proper governing code binding of the sign.



**Revisions**

No.	Date / Description
01	02.19.2025
R1	06.10.2025 No Change JK
R2	05.13.2025 Redesign JK
R3	06.20.2025 (MS)
R4	***
R5	***
R6	***
R7	***
R8	***
R9	***

JO #

**Approval**

A/E Sign / Date

Client Sign / Date

**Maverik #TBD**

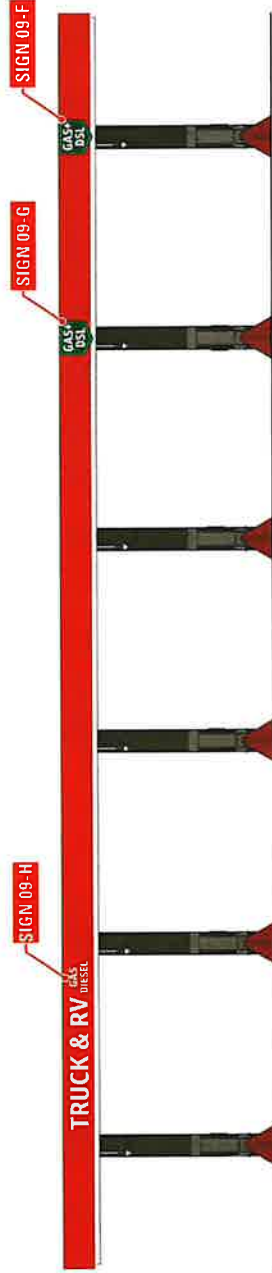
Reas & Hwy 11  
El Centro CA 92539  
Acct. Exec: Matthew R Wren  
Designer: Mitchell E Stepley

**OPY-58104 R3**

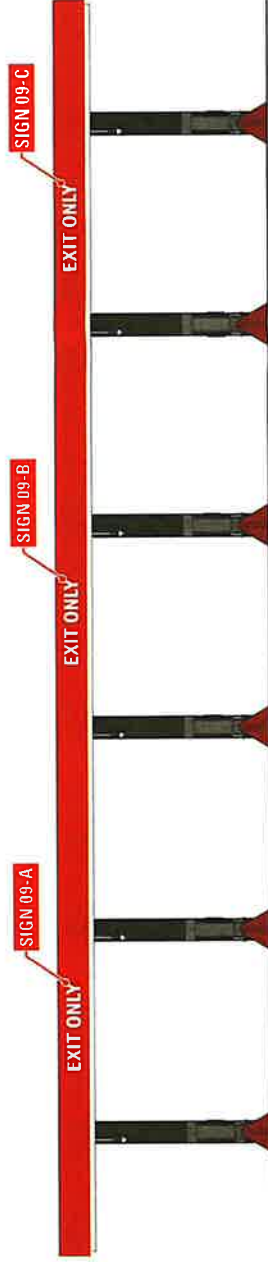
**ART 9.0**



**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)

**DESIGN**

1609 South Gramercy Rd.  
Salt Lake City, UT 84104  
801.487.8481

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This sign is installed in accordance with the International Building Code (IBC) and the National Electrical Code and all other applicable local codes. This includes proper grounding and bonding of the sign.



**Revisions**

No.	Date / Description
01	02.13.2025
R1	06.10.2025 QTY REDUCED JK
R2	06.13.2025 No Change JK
R3	06.20.2025 IMS
R4	***
R5	***
R6	***
R7	***
R8	***
R9	***

JO #

**Approval**

A/E Sign / Date

Client Sign / Date

**Maverik #TBD**

Ross & Hwy 11  
El Centro CA 92539  
Acct. Exec: Matthew R. Warren  
Designer: Mitchell E. Stepley

**OPY-58104 R3**

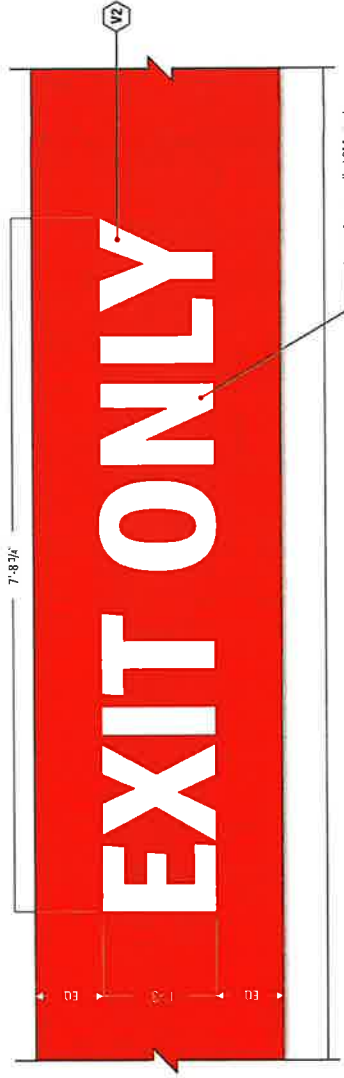
**ART 9.1**

**SCOPE OF WORK**  
MANUFACTURE & INSTALL THREE (3) SETS OF VINYL AND TWO (2) SINGLE FACE, NON-ILLUMINATED PANELS.

**COLOR KEY**

- V1 3M 7725-10 "White"
- V2 3M 7725-10 "Perfect Match Red"
- V3 3M 3830-26 Green

Note: Unless otherwise noted, the colors depicted on this drawing may not necessarily match the colors of the actual product. Please request color swatches and their appropriate vendor specified samples for approved color specifications.



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



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



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



**SCOPE OF WORK**  
MANUFACTURE & INSTALL TWO (2) DOUBLE  
FACE DIRECTIONAL SIGN

**PERMITTING INFO**

AREA: 6 FT<sup>2</sup>  
METHOD: BOUNDING BOX

**COLOR KEY**

R1 SW 7020 "Black Fox"  
V1 SW 3630-33 "Red"

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors in their appropriate vendor specified samples for approved color specifications.

**ELECTRICAL**

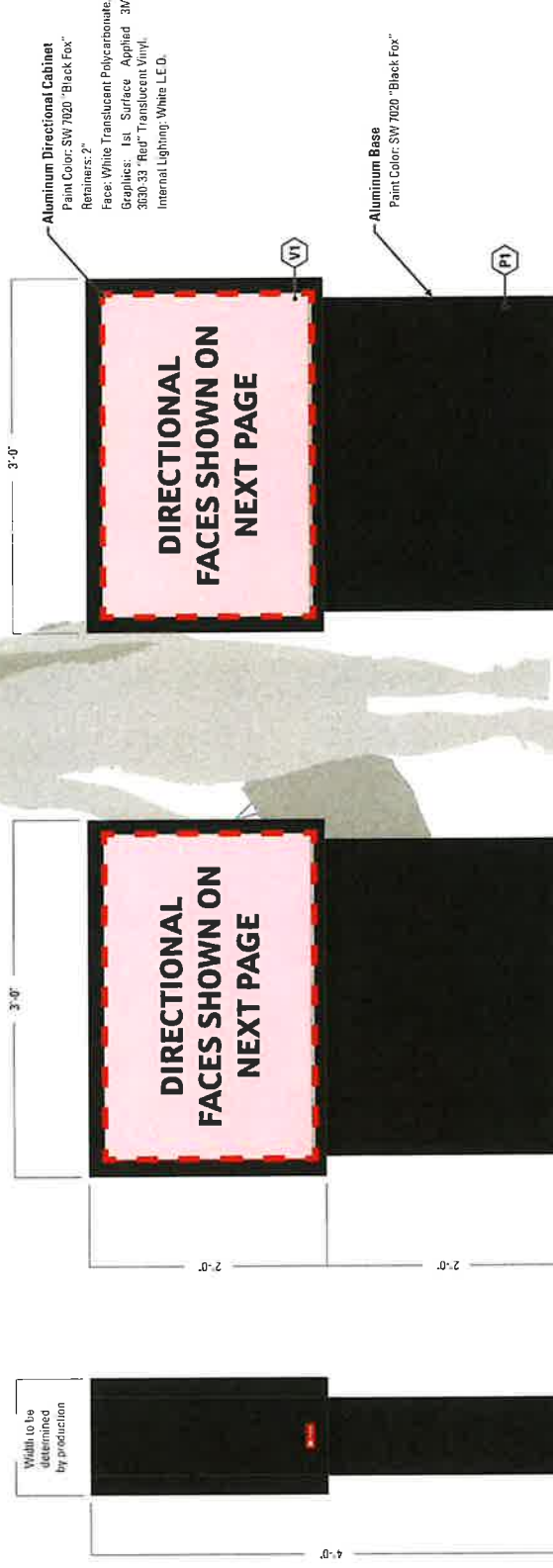
POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT. YESCO TO CONNECT POWER TO SIGN.

**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**

UL listed and approved components to be used in accordance with the UL listing and the UL listing of the product. The listing of the product is available on the UL website.



**Revisions**

No.	Date / Description
Orig.	10.13.2025
R1	06.10.2025 Added to parking JK
R2	06.13.2025 Added directional JK
R3	06.20.2025 (MS)
R4	***
R5	***
R6	***
R7	***
R8	***
R9	***
JO #	

**Approval**

A/E Sign / Date  
Client Sign / Date

**Maverik # TBD**

Ross & Hwy 11  
El Centro CA 92539  
Acct. Exec: Matthew R Wien  
Designer: Michelle Stierley

OPY-58104 R3

**ART 10.0**

**3 SIGN 10 - DIRECTIONAL SIGN (SIDE VIEW)**  
SCALE: 1" = 1'-0" (1:12)

**1 SIGN 10 (A-B) - DIRECTIONAL SIGN (FRONT VIEW)**  
SCALE: 1" = 1'-0" (1:12)

**2 SIGN 10 (A-B) - DIRECTIONAL SIGN (OPPOSITE VIEW)**  
SCALE: 1" = 1'-0" (1:12)



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.

This drawing was prepared to assist you in visualizing our proposal. It is not intended to be used for construction. Permission to copy or reuse this drawing can only be obtained through a written agreement with YESCO.  
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1609 South Gramercy Rd.  
Salt Lake City, UT 84104  
801.487.8481

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**DESIGN**

1809 South Gramercy Rd.  
Salt Lake City, UT 84104  
801.487.8481

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This sign is installed in accordance with the  
requirements of Article 900 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	02.13.2025
R1	06.10.2025 Added to packet JK
R2	08.13.2025 Added directional JK
R3	08.20.2025 (MS)
R4	***
R5	***
R6	***
R7	***
R8	***
R9	***

JO #

**Approval**

A/E Sign / Date

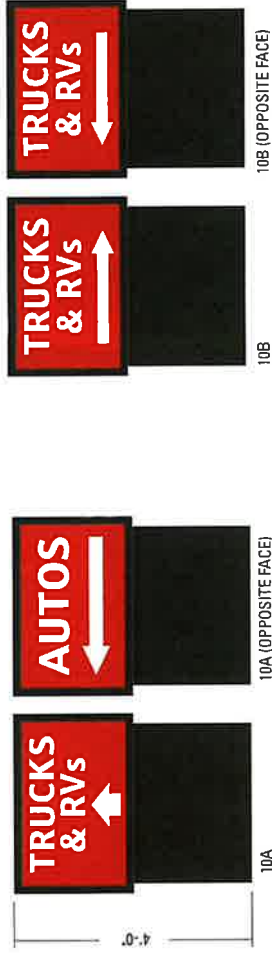
Client Sign / Date

**Maverik #TBD**

Ross & Hwy 11  
El Centro CA 92539  
Acc: Ekic: Matthew R Wirth  
Designer: Mitchell E Stapley

**OPY-58104 R3**

**ART 10.1**



FRONT VIEW

**1 SIGN 10 (A-B) - DIRECTIONAL SIGNS - KEYSTROKE**

SCALE: 1/2" = 1'-0" (1:24)



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requirements of Article 900 of the National  
Electrical Code and / or other applicable local  
ordinances. It is to be properly grounded and  
bonding of the sign.

**Revisions**

No.	Date / Description
01	02.13.2025
R1	06.10.2025 Added to packet JK
R2	06.13.2025 No Change JK
R3	06.20.2025 (M/S)
R4	***
R5	***
R6	***
R7	***
R8	***
R9	***

**Approval**

A/E Sign / Date \_\_\_\_\_  
Client Sign / Date \_\_\_\_\_

**Maverik #TBD**  
Ross & Hwy 11  
El Centro CA 92539  
Acct. EXEC: Matthew R. Whinn  
Designer: Michelle E. Suplee

**SCOPE OF WORK**  
MANUFACTURE & INSTALL THIRTY (30)  
REGULATORY POST MOUNTED PANEL SIGNS

**PERMITTING INFO**  
AREA: 1.5 SF.  
METHOD: BOUNDING BOX

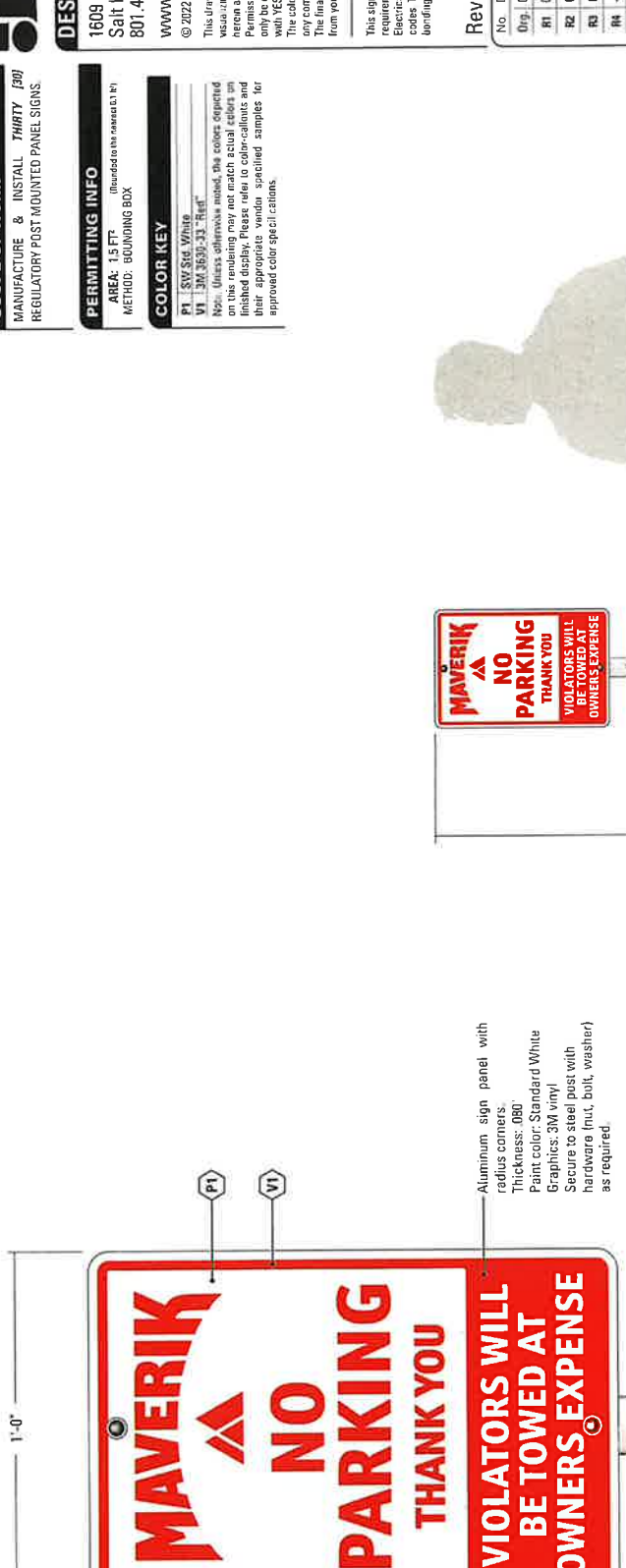
**COLOR KEY**

P1	30% Std. White
V1	3M 3630-33-Flag

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

**UL**

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



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



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

**ATTACHMENT “E”**  
**ALUC POLICIES – CHAPTER 2**

2. **Countywide Impacts on Flight Safety** - Those lands, regardless of their location in the County, on which the uses could adversely affect the safety of flight in the County. The specific uses of concern are identified in Paragraph 2.
3. **New Airports and Heliports** - The site and environs of any proposed new airport or heliport anywhere in the County. The Brawley Pioneers Memorial Hospital has a heliport area on-site.

**2. Types of Airport Impacts**

The Commission is concerned only with the potential impacts related to aircraft noise, land use safety (with respect both to people on the ground and the occupants of aircraft), airspace protection, and aircraft over-flights. Other impacts sometimes created by airports (e.g., air pollution, automobile traffic, etc.) are beyond the scope of this plan. These impacts are within the authority of other local, state, and federal agencies and are addressed within the environmental review procedures for airport development.

**3. Types of Actions Reviewed**

1. **General Plan Consistency Review** - Within 180 days of adoption of the *Airport Land Use Compatibility Plan*, the Commission shall review the general plans and specific plans of affected local jurisdictions to determine their consistency with the Commission's policies. Until such time as (1) the Commission finds that the local general plan or specific plan is consistent with the *Airport Land Use Compatibility Plan*, or (2) the local agency has overruled the Commission's determination of inconsistency, the local jurisdiction shall refer all actions, regulations, and permits (as specified in Paragraph 3) involving the airport area of influence to the Commission for review (Section 21676.5 (a)).
2. **Statutory Requirements** -As required by state law, the following types of actions shall be referred to the Airport Land Use Commission for determination of consistency with the Commission's plan *prior to their approval* by the local jurisdiction:

- (a) The adoption or approval of any amendment to a general or specific plan affecting the Commission's geographic area of concern as indicated in Paragraph 1 (Section 21676 (b)).
- (b) The adoption or approval of a zoning ordinance or building regulation which (1) affects the Commission's geographic area of concern as indicated in Paragraph 1 and (2) involves the types of airport impact concerns listed in Paragraph 2 (Section 21676 (b)).
- (c) Adoption or modification of the master plan for an existing public-use airport (Section 21676 (c)).
- (d) Any proposal for a new airport or heliport whether for public use or private use (Section 21661.5).

3. *Other Project Review* - State law empowers the Commission to review additional types of land use "actions, regulations, and permits" involving a question of airport/land use compatibility if either: (1) the Commission and the local agency agree that these types of individual projects shall be reviewed by the Commission (Section 21676.5 (b)); or (2) the Commission finds that a local agency has not revised its general plan or specific plan or overruled the Commission and the Commission requires that the individual projects be submitted for review (Section 21676.5 (a)). For the purposes of this plan, the specific types of "actions, regulations, and permits" which the Commission shall review include:

- a) Any proposed expansion of a city's sphere of influence within an airport's planning area.
- b) Any proposed residential planned unit development consisting of five or more dwelling units within an airport's planning area.
- c) Any request for variance from a local agency's height limitation ordinance.
- d) Any proposal for construction or alteration of a structure (including antennas) taller than 150 feet above the ground anywhere within the County.

- e) Any major capital improvements (e.g., water, sewer, or roads) that would promote urban development.
- f) Proposed land acquisition by a government entity (especially, acquisition of a school site).
- g) Building permit applications for projects having a valuation greater than \$500,000.
- h) Any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities.

#### 4. Review Process

1. *Timing of Project Submittal* - Proposed actions listed in Paragraph 3.1 must be submitted to the Commission for review prior to approval by the local government entity. All projects shall be referred to the Commission at the earliest reasonable point in time so that the Commission's review can be duly considered by the local jurisdiction prior to formalizing its actions. At the local government's discretion, submittal of a project for Airport Land Use Commission review can be done before, after, or concurrently with review by the local planning commission or other local advisory bodies.
2. *Commission Action Choices* - When reviewing a land use project proposal, the Airport Land Use Commission has a choice of either of two actions: (1) find the project *consistent* with the *Airport Land Use Compatibility Plan*; or, (2) find the project *inconsistent* with the Plan. In making a finding of inconsistency, the Commission may note the conditions under which the project would be consistent with the Plan. The Commission cannot, however, find a project consistent with the Plan subject to the inclusion of certain conditions in the project.

**Table 2A  
Compatibility Criteria**

**Imperial County Airport Land Use Compatibility Plan**

Zone	Location	Impact Elements	Maximum Densities		Required Open Land
			Residential (dw/ha)	Other Uses (people/ac)	
A	Runway Protection Zone or within Building Restriction Line	<ul style="list-style-type: none"> <li>High risk</li> <li>High noise levels</li> </ul>	0	10	All Remaining
B	Approach/Departure Zone and Adjacent to Runway	<ul style="list-style-type: none"> <li>Substantial risk - aircraft commonly below 400 ft. AGL or within 1,000 ft. of runway</li> <li>Substantial noise</li> </ul>	0.1	100	30%
B2	Extended Approach/Departure Zone	<ul style="list-style-type: none"> <li>Significant risk - aircraft commonly below 600 ft. AGL</li> <li>Significant noise</li> </ul>	1	100	30%
C	Common Traffic Pattern	<ul style="list-style-type: none"> <li>Limited risk - aircraft at or below 1,000 ft. AGL</li> <li>Frequent noise intrusion</li> </ul>	8	200	15%
D	Other Airport Environs	<ul style="list-style-type: none"> <li>Negligible risk</li> <li>Potential for annoyance from overflights</li> </ul>	No Limit	No Limit	No Requirement

Zone	Additional Criteria		Examples	
	Prohibited Uses	Other Development Conditions	Normally Acceptable Uses	Uses Not Normally Acceptable
A	<ul style="list-style-type: none"> <li>All structures except ones with location set by aeronautical function</li> <li>Assemblages of people</li> <li>Objects exceeding FAR Part 77 height limits</li> <li>Hazards to flight<sup>a</sup></li> </ul>	<ul style="list-style-type: none"> <li>Dedication of aviation easement</li> </ul>	<ul style="list-style-type: none"> <li>Aircraft tie-down apron</li> <li>Pastures, field crops, vineyards</li> <li>Automobile parking</li> </ul>	<ul style="list-style-type: none"> <li>Heavy poles, signs, large trees, etc.</li> </ul>
B1 and B2	<ul style="list-style-type: none"> <li>Schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Highly noise-sensitive uses</li> <li>Above ground storage</li> <li>Storage of highly flammable materials</li> <li>Hazards to flight<sup>a</sup></li> </ul>	<ul style="list-style-type: none"> <li>Locate structures maximum distance from extended runway centerline</li> <li>Minimum NLR<sup>b</sup> of 25 dBA in residential and office buildings</li> <li>Dedication of aviation easement</li> </ul>	<ul style="list-style-type: none"> <li>Uses in Zone A</li> <li>Any agricultural use except ones attracting bird flocks</li> <li>Warehousing, truck terminals</li> <li>Single-story offices</li> </ul>	<ul style="list-style-type: none"> <li>Residential subdivisions</li> <li>Intensive retail uses</li> <li>Intensive manufacturing or food processing uses</li> <li>Multiple story offices</li> <li>Hotels and motels</li> </ul>
C	<ul style="list-style-type: none"> <li>Schools</li> <li>Hospitals, nursing homes</li> <li>Hazards to flight<sup>a</sup></li> </ul>	<ul style="list-style-type: none"> <li>Dedication of overflight easement for residential uses</li> </ul>	<ul style="list-style-type: none"> <li>Uses in Zone B</li> <li>Parks, playgrounds</li> <li>Low-intensity retail, offices, etc.</li> <li>Low-intensity manufacturing, food processing</li> <li>Two-story motels</li> </ul>	<ul style="list-style-type: none"> <li>Large shopping malls</li> <li>Theaters, auditoriums</li> <li>Large sports stadiums</li> <li>Hi-rise office buildings</li> </ul>
D	<ul style="list-style-type: none"> <li>Hazards to flight<sup>a</sup></li> </ul>	<ul style="list-style-type: none"> <li>Deed notice required for residential development</li> </ul>	<ul style="list-style-type: none"> <li>All except ones hazardous to flight</li> </ul>	