

**NOTICE OF A REGULAR MEETING
OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE**

In accordance with Resolution #215 of the Town of Clarkdale, and Section 38-431.02, Arizona Revised Statutes,

NOTICE IS HEREBY GIVEN that the Design Review Board of the Town of Clarkdale will hold a REGULAR Meeting on Monday, July 1, 2013, at 6:30 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.

All members of the public are invited to attend.

The undersigned hereby certifies that a copy of this notice was duly posted on the Town Hall bulletin board, located at 890 Main Street, Clarkdale, Arizona on the 18th day of June, 2013 at 2:00 p.m.

Dated this 18th day of June, 2013 by:

Vicki McReynolds
Vicki McReynolds
Administrative Assistant II

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **MINUTES:** Consideration of the **Regular Meeting Minutes of May 1, 2013.**
4. **REPORTS:**
 - a. Chairperson & Members Report:
 - b. Staff Report
5. **PUBLIC COMMENT** – The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit comments to **FIVE minutes.**
6. **NEW BUSINESS**
 - a. **DISCUSSION & POSSIBLE ACTION:** DRB-090715 – Spirit of Joy Church Columbarium – 330 Scenic Drive
 - Staff Report
 - Applicant Presentation
 - Questions to Staff/Applicant
 - Discussion
 - Action/Motion
 - b. **DISCUSSION & POSSIBLE ACTION:** DRB-090712 – Pine Shadows Sign Alteration – Pine Shadows Subdivision
 - Staff Report
 - Applicant Presentation
 - Questions to Staff/Applicant

- Discussion
- Action/Motion

c. **DISCUSSION & POSSIBLE ACTION:** DRB-090721 – Jessie’s Salon Sign Package
902 First South Street

- Staff Report
- Applicant Presentation
- Questions to Staff/Applicant
- Discussion
- Action/Motion

d. **DISCUSSION & POSSIBLE ACTION:** DRB-090725 – Nate’s Cowboy Restaurant
Monument Sign Alteration – 1481 SR 89A.

- Staff Report
- Applicant Presentation
- Questions to Staff/Applicant
- Discussion
- Action/Motion

7. **FUTURE AGENDA ITEMS:**

8. **ADJOURNMENT:**

Reasonable accommodations may be requested by contacting Town Hall at (928) 634-9591 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, MAY 1, 2013, AT 6:30 P.M. IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A **Regular Meeting** of the Design Review Board of the Town of Clarkdale was held on Wednesday, May 1, 2013, at 6:30 p.m. in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

BOARD MEMBERS:

Chairperson	Robyn Prud'homme-Bauer	Present
Vice Chairperson	Marsha Foutz	Present
Board Members	Phil Falbo	Present
	Kerrie Snyder	Present
	John Stevenson	Present

STAFF: Community Development

Senior Planner	Beth Escobar
GIS/Planner II	Guss Espolt

Others in Attendance: None.

1. **AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 6:30 p.m.
2. **AGENDA ITEM: ROLL CALL:** The GIS/Planner II called roll.
3. **AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of March 6, 2013. Board Member Snyder motioned to approve the Regular Meeting Minutes of March 6, 2013. Board Member Foutz seconded the motion. The motion passed unanimously.**

4. **AGENDA ITEM: REPORTS:**

Chairperson & Member's Special Events Report:

Chair Prud'homme-Bauer informed the Board the AZ We Dance event this weekend will sponsor a free concert on Friday, May 3 in the Park at 6:00 p.m.

Board member Foutz informed the Board she spoke with the Mayor and Town Manager, who informed her about the proposed walking trails at the Wastewater Treatment Plant. She also stated the birding festival last weekend was very well attended. She also attended the Water 101 meeting on May 1 and the Volunteer Appreciation event on April 24.

The entire Board expressed their gratitude for the appreciation event.

Staff Report: Staff provided general information on some upcoming projects.

5. AGENDA ITEM: PUBLIC COMMENT: The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit comments to **FIVE minutes**. **There was no public comment.**

6. NEW BUSINESS:

- a. **DISCUSSION & POSSIBLE ACTION:** DRB-090686 – Su Casa Projecting and Sandwich Sign, 1000 Main St., Clarkdale, AZ.

Staff Report

Ms. Memi Perkins has submitted an application to Design Review for a projecting sign on the Su Casa Restaurant at Parcel # 400-03-189, 1000 Main St.

The Su Casa Restaurant proposed perpendicular sign on the building would help direct visiting traffic.

The proposed sign will be 2' x 4', 8 Sq. Ft. double sided wooden sign, hand painted with a UV protectant to be applied. The lettering styles will be Gabriola and Blackadder ITC.

Proposed sign will be hung just below the 10 ft. high fascia with U-bolts on a pipe. The pipe will be mounted on the building with lag bolts, below the south west corner of the building near the lighting fixtures facing Main St.

The existing shielded lighting consists of two down projecting lights that will be extinguished at the close of the restaurant by 9:00 P.M.

The proposed sign will hang over the grass area, and not over the walkway into the restaurant.

In addition Su Casa restaurant has a proposed a 2' x 2.5' sandwich board to be placed on the grassy area in front of the restaurant. The proposed sandwich board will display the daily specials written in colored chalk.

Staff Analysis

Pertinent Design Guidelines as reviewed by DRB on 02/06/2013

- 1. *No more than three different fonts should be used in the text for the sign.*** The proposed sign has (2) two different fonts and does not exceed the suggested font counts.
- 2. *Sign should have no more than 50 percent opacity. Dark background colors are preferred.*** The Su Casa Restaurant sign complies with the new criteria.
- 3. *Signs should be non-reflective.*** The proposed sign has no reflectivity.

4. ***Signs should be readable from the closest major road.*** The readability of the Su Casa Restaurant projecting sign complies with the new criteria.

Pertinent Code

PROJECTING SIGN

Zoning Code chapter 7, Section 7-8 I. Permitted Signs. Projecting Signs: The Su Casa restaurant projecting sign complies with this code.



1. ***Maximum height equals top of wall.*** Su Casa Restaurant building height is 10 ft.
2. ***No signage shall extend over public property except in the Central Business district and in no case shall the bottom of the sign be nearer than 9 vertical feet to grade, nor shall the leading edge of the sign be nearer than 2 linear feet to the curb.*** Application complies.
3. ***Maximum number equals one per business.*** Su Casa Restaurant projecting sign complies with projecting sign counts.
4. ***An agreement indemnifying the Town of Clarkdale from any liability is required if the sign projects over public right-of-way.*** Proposed sign is not in the public right-of-way.
5. ***See Section 7-9 of this Code for maximum sign square footage.*** The maximum sign square footage for this parcel is estimated to be 136 square feet based on a measured 90.89 linear street frontage. Including the existing installed sign estimated at 6.51 square feet, the addition of the projecting sign brings the total square footage of the sign area to 14.51 square feet.
6. ***Height shall not exceed top of wall.*** Su Casa Restaurant projecting sign complies with the height requirements.

Zoning Code chapter 8 Outdoor Lighting Code Section 8-7 N Lighting Requirements: The Su Casa Restaurant sign lighting complies with this code.

N. Lighting used for all externally illuminated signs shall conform to all restrictions of this Ordinance, shall be fully shielded, and shall be turned off at 10:00 p.m. or at the close of business whichever is later.

SANDWICH BOARD SIGN

DRAFT

Design Review Board

May 1, 2013

Zoning Code chapter 7 Sign Code Section 7-8 H Portable Signs applicable code: The Su Casa Restaurant sandwich sign complies with this code.

1. Permitted in the Commercial and Central Business Districts with the following restrictions:

- a. Maximum size is six (6) square feet.*** Sandwich board sign is (5) five square feet.
- b. Information on signs shall be current.*** The proposed sandwich board will display the daily specials.
- a. Signs shall be of sufficient weight and durability to withstand wind gusts and storms so as not to blow over or become airborne.*** The proposed sandwich board will have an under-mounted sandbag counter weight.
- f. One portable sign is allowed per business.*** Only one proposed sandwich board is submitted.
- j. One five (5) foot wide pedestrian passage way must be maintained around signs on a public sidewalk. Proposed sandwich board will be positioned on the grassy area of Su Casa Restaurant.*** The sign will be located on the applicant's property outside of the public sidewalk.
- l. No attachments to a portable sign are permitted.*** Proposed sandwich board has no attachments.
- m. Portable signs shall be displayed only during the posted hours the business is open.*** Proposed sandwich board will be removed at the close of business hours.

Possible Actions

The Design Review Board may approve the signage submitted, conditionally approve the signage with stipulations, or disapprove the application as filed.

Staff Recommendations

Staff recommends the signage as presented be approved with the following stipulations:

- 1. The Su Casa Projecting sign and installation must be inspected by the Town of Clarkdale Building Official.
- 2. Su Casa must repair sandwich board to comply with **Zoning Code chapter 7 Sign Code Section 7-2 H. General Provisions:** Signs shall be maintained and be free of chipping paint, visible cracks or gouges, or general deterioration.

Applicant Presentation

Ms. Memi Perkins introduced herself and advised the Board she was available to answer questions.

Discussion

Chairman Foutz asked why the 'Delicious Food' section of the sign was so large. Ms. Perkins pointed out the existing Su Casa wall sign will remain, and the purpose of this new projecting sign was to distinguish the property as a restaurant.

Board member Falbo asked about the lighting. Ms. Perkins stated fully shielded lights will be placed above the sign.

Board member Foutz stated she liked the oval shape of the sign.

Board member Falbo asked what type of rod will be used to hang the projecting sign. The applicant responded that some form of pipe will be used. The Board began a discussion about what the pipe will look like and expressed concerns that a shiny, aluminum pipe will be used. The applicant agreed to stipulate that a non-reflective material that complements the architectural theme of the restaurant will be used.

Chair Prud'homme-Bauer explained to the applicant that this was the first review the Board conducted under the recently adopted Sign Code. The Board does not want to dictate anything that is cost prohibitive to the applicant; however, the comments from the Board are designed to help the applicant produce a quality sign.

The Board next discussed the sandwich board. Board member Foutz stated she didn't like the chalk because it projects a 'homemade' feel. Ms. Perkins responded that the chalk is quaint, and in keeping with the small town feel of Clarkdale. Ms. Perkins stated the frame of the board will be painted and she understands the board shall be kept well maintained.

Action / Motion: Board Member Snyder motioned to approve DRB-090686 – Su Casa Projecting and Sandwich Sign, 1000 Main St. Clarkdale, as submitted with the staff recommended stipulations and an additional stipulation that the projecting sign shall be hung from a rod with a non-reflective surface and must complement the existing rustic architecture of the building. Board Member Falbo seconded the motion. The motion passed unanimously.

b. **DISCUSSION & POSSIBLE ACTION:** DRB-090697 – Su Casa Fence Design, 1000 Main St., Clarkdale, AZ.

Staff Report

Ms. Memi Perkins has submitted an application to Design Review for a steel fence on the Su Casa Restaurant at Parcel # 400-03-189, 1000 Main St.

The Su Casa Restaurant's proposed steel fence will be a nice accent to their flagstone patio area.

The proposed fence will be 3' tall welded, powder coated black steel.

Proposed welded, powder coated black steel fence will be inside the wood rail fence area along the edge of the flagstone facing Tenth Street and Main St. The steel fence will be mostly screened by the tall rose bushes located between the rail fence and the steel fence.

There will be 2 gates installed that will be kept closed, and used for ingress and egress in case of emergencies: one facing Main Street and one facing Tenth Street.

Pertinent Code

Town of Clarkdale Zoning Code

General Provisions chapter 4, Section 4-8 Fence Height:

B. Fence height in residential districts other than the R1L or RS3 zone districts shall be as follows:

- 1. Fences may not exceed four (4) feet in height in required front yard areas.*** Application complies.
- 2. Fences may exceed four (4) feet in height along the exterior side yard of a corner lot provided sight distance triangles as defined in Section 4-8 A 1. b or c are maintained;*** Application complies.
- 3. Fences may not exceed four (4) feet in height along the exterior side yard of a reverse corner lot;*** Applicant complies.

- D. Fences adjacent to streets in the Commercial (C) and Industrial (I) zone districts may exceed four (4) feet provided sight distance triangles as defined in Section 4-8 A 1. b or c. are maintained.*** Applicant complies.

Possible Actions

The Design Review Board may approve the proposed Su Casa fence submitted, conditionally approve the proposed Su Casa fence with stipulations, or disapprove the application as filed.

Staff Recommendations

Staff recommends the Su Casa fence as presented be approved with the following stipulations:

3. The Su Casa welded, powder coated black steel fence and installation must be inspected by the Town of Clarkdale Building Official.
4. Su Casa must repair the existing split rail fencing.

Applicant Presentation

Ms. Memi Perkins introduced herself and advised the Board she was available to answer questions. She explained the fence comes in pre-formed panels.

Discussion

Chair Prud'homme-Bauer stated the new patio area was very attractive.

Board member Snyder stated she believed the fence was a requirement to comply with liquor license regulations.

Board member Falbo cautioned the applicant to pay attention to any cuts or welding done to the power coated fencing, since this will harm the integrity of the finish.

Action / Motion: Board Member Foutz motioned to approve DRB-090697 – Su Casa Patio Fence, 1000 Main St. Clarkdale, as submitted with the staff recommended. Board Member Falbo seconded the motion. The motion passed unanimously.

c. DISCUSSION & POSSIBLE ACTION: DRB-090696 – Snowbird Red Rock, LLC, - Wildhorse Acre Estates, Sign Request, Clarkdale, AZ.

Staff Report

Steve Liberman, the new real estate agent for the Wildhorse Acre Estates subdivision, lots 406-27-094 through 406-27-099 inclusive is requesting approval for a replacement sign indicating the updated real estate information for the subdivision (see attached exhibit 2). The sign dimensions are 6' W x 3' H; the sign materials are vinyl over wood. The sign will be installed in place of the dilapidated one presently installed (see attached exhibit 1).

Staff Analysis

Pertinent Code - Town of Clarkdale Zoning Code, Chapter 7, Section 7-8 Permitted Signs, N. Subdivision Advertising, Directional and Identification:

3. On-Site Advertising and Directional:

- a. Maximum height shall equal 10 feet – *Application complies as it is installed at 6'8"*.
- b. The edges of all signs shall be boxed – *Application complies.*
- c. Such signs shall be maintained until such time as 95% of the lots in the subdivision are sold, or the sales office closes, whichever occurs first – *Application complies.*
- d. Such signs shall not be located nearer than 50 feet from a lot containing an occupied residence – *Application complies.*

Pertinent Design Guidelines as reviewed by DRB on 02/06/2013

- 1. ***No more than three different fonts should be used in the text for the sign.*** The proposed sign has (2) two different fonts and does not exceed the suggested font counts.
- 2. ***Sign should have no more than 50 percent opacity. Dark background colors are preferred.*** The proposed sign complies with the new criteria, featuring white lettering on a blue background.
- 3. ***Signs should be non-reflective.*** The proposed sign has no reflectivity.
- 4. ***Signs should be readable from the closest major road.*** The readability of the sign complies with the new criteria.

Possible Actions

The Design Review Board may approve the signage submitted, conditionally approve the signage with stipulations, or disapprove the application as filed.

GIS/Planner Espolt informed the Board that he recommends a stipulation be added, per Section 7-2 I of the sign code, that the back of the freestanding sign shall be finished with a non-reflective surface. Mr. Espolt has informed the applicant of this stipulation.

Applicant Presentation – The Chair noted the applicant was not present.

Discussion

Staff clarified the location of the subdivision for the Board.

Action / Motion: Board Member Foutz motioned to approve DRB-090696 replacement subdivision sign for Wildhorse Acre Estates as submitted with the staff recommended stipulations. Board Member Falbo seconded the motion. The motion passed unanimously.

7. AGENDA ITEM: FUTURE AGENDA ITEMS:

- Chair Prud'homme-Bauer asked staff to place a discussion item on the next agenda regarding design guidelines for hardware and materials used to affix signs.
- Staff informed the Board that a projecting sign for the new wine tasting facility may be on their June agenda.

8. AGENDA ITEM: ADJOURNMENT: Board Member Stevenson motioned to adjourn the meeting. Board Member Falbo seconded the motion. The motion passed unanimously. The meeting adjourned at 7:30 p.m.

APPROVED BY:

SUBMITTED BY:

**Chairperson
Robyn Prud'homme-Bauer**

**Beth Escobar
Senior Planner**



STAFF REPORT

DESIGN REVIEW BOARD

Agenda Item: Discussion / possible action regarding a Columbarium application for DRB-090715 Spirit of Joy Church.

Staff Contact: Guss R. Espolt, Community Development GIS / Planner II

Submitted By: John Diets, Building Chairman / Council President

Meeting Date: July 1, 2013

Background:

Mr. John Diets has submitted an application for design review of a Columbarium on the property of the Spirit of Joy Church at Parcel # 406-29-070E, 330 Scenic Drive. The Columbarium is proposed to be located north of the recently constructed church.

The application before the board is for the design elements of the Columbarium.

The proposed Columbarium structure will be 6' high x 8' - 6" wide with 50 niches on either side of the structure for a total of 100 niches. Two additional structures of same size and design may be built on the west and east of first Columbarium if needed in the future. A stone veneer finish is proposed. Two concrete benches will be placed on either side of the Columbarium.

The Columbarium area will be bordered on the north by three 3' to 4' high screen wall sections broken up by two planting areas. The walls will be free-form stucco with a capstone top finish. Memorial plaques will be mounted on the walls. The ground surface in front of proposed wall will be of crushed granite material. In the center of the Columbarium will be a raised planter.

A 6 foot-wide ADA-compliant paved walkway will connect the church patio fellowship area with the proposed Columbarium. At the end of the walkway will be a 10' high archway with an 8' high entrance. The archway will have stone veneer that will match the church. A connection from the walkway to the existing trail that intersects with the Crossroads at Mingus trail system is proposed.

Review Criteria for Design Review

A. The Design Review Board shall review applications for design approval of new construction, alterations, additions, or renovations to existing buildings or structures and shall have the power to approve, conditionally approve, or disapprove all such requests. The decisions will be based on the following criteria:

1. ARCHITECTURAL MERIT: *The architecture and design shall be visually compatible with the buildings, structures and places to which it is related.*

The architectural design is of the same character as the church building.

2. PROPORTION: *The relationship of the width of the building or structure to its height shall be visually compatible with the buildings, structures and places to which it is related or shall be maintained as original whenever feasible.*

The highest point of the archway structure is 10 feet.

3. OPENINGS: *The relationship of the width of the windows and doors, to the height of windows and doors in the building shall be visually compatible with buildings, structures and places to which it is related.*

There are no windows.

4. PATTERN: *The relationships of solids to voids in a facade of a building or structure shall be visually compatible with buildings, structures and places to which they are related.*

The submitted Columbarium finishes are of flagstone veneer. The accent colors work well with the surrounding residential area.

5. SPACING: *The relationship of the building to the open space between it and the adjoining buildings shall be visually compatible to the buildings, structures and places to which it is related.*

The submitted structure has been strategically placed to not impact the environmentally sensitive areas around the site, such as the wash at the north of the structure.

6. ENTRANCES, PORCHES AND PROJECTIONS: *The height, projection, supports and relationship to streets and sidewalks, of entrances, porches, awnings, canopies and balconies of a building shall be visually compatible to the buildings, structures and places to which it is related.*

The exterior accents are compatible to the church building.

7. MATERIAL, TEXTURE AND COLOR: *The materials, textures and colors of the facade of a building shall be visually compatible with the predominant materials, textures and colors used in the buildings and structures to which they are related.*

The submitted exterior finishes are flagstone veneer. The exterior accent colors work well with the adjacent residential area.

8. ROOFS: *The roof shape and materials of a building shall be visually compatible with the buildings to which it is related.*

Not applicable.

9. ARCHITECTURAL DETAILS: *Doors, windows, eaves, cornices and other architectural details of a building or structure shall be visually compatible with buildings and structures to which they are related.*

The architectural details are compatible with the church building.

10. ACCESSORY FEATURES: *Garages, carports, sheds, enclosures, walkways, stairways, and landings shall be visually compatible with buildings and structures to which they are related.*

The structure relates well as an accessory structure to the existing church building.

11. LANDSCAPING: *Landscaping shall be visually compatible with the landscaping around the buildings, structures and places to which it is related.*

The landscape depicted in the design submitted by the applicant preserves the natural desert environment. All new plants shall be from the Clarkdale approved plant list.

12. LIGHTING: *Any on-site illumination shall be architecturally compatible to the overall project and not create a negative or visually detrimental effect on the building or neighboring properties.*

No lighting is indicated.

Pertinent Code

Zoning Code chapter 11, Section 11-4. Review Criteria for Design Review: The Spirit of Joy Church proposed Columbarium complies with this code.

Possible Actions

The Design Review Board may approve the Spirit of Joy Church proposed Columbarium submitted, conditionally approve the Columbarium with stipulations, or disapprove the application as filed.

Staff Recommendations

Having met all code requirements, staff recommends the structure as presented be approved with the following stipulations:

1. The Spirit of Joy Church proposed Columbarium installation and archway must match the stone veneer of the approved Spirit of Joy Church plot plan.
2. All landscaping must conform to Chapter Nine of the Town of Clarkdale Zoning Code.

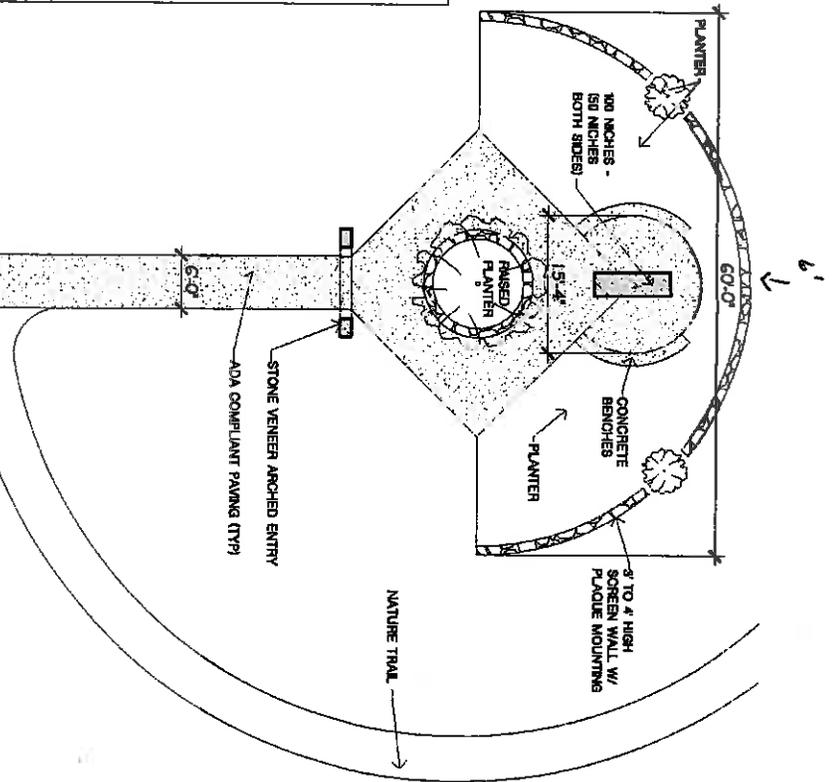
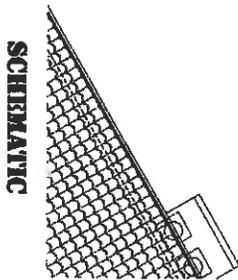
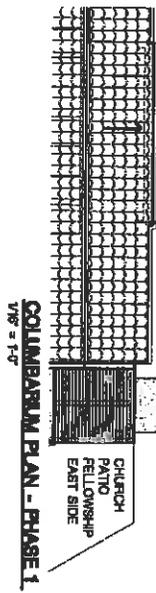
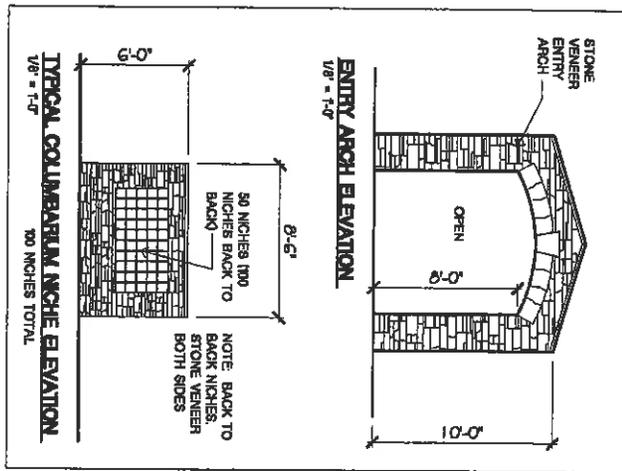
Attachments

1. Elevation
2. Future Elevation
3. Site Plan
4. Construction details



Future





PROJECT - SPIRIT OF JOY LUTHERAN CHURCH NEW CHURCH COMPLEX ADDRESS - 330 SCENIC DRIVE CLARKDALE, AZ 86324 TITLE - SCHEMATIC COLUMNARUM DESIGN - PHASE 1		DATE - 11-20-11 SCALE - AS NOTED DRAWN BY - JASON
1800 ALBY ROAD #1 CLARKDALE, ARIZONA 86324		TELEPHONE: 928-282-8590 FAX: 928-284-8781 EMAIL: info@awgreen.com

ARCHITECTURE WORKS GREEN, INC.



STAFF REPORT

DESIGN REVIEW BOARD

Agenda Item: Discussion / possible action regarding a sign application for Pine Shadows DRB-090712 for a sign alteration to the existing Pine Shadows Community sign.

Staff Contact: Guss R. Espolt, Community Development GIS / Planner II

Submitted By: Jason Keller Sign Contractor for Inspire Communities

Meeting Date: July 1, 2013

Background:

Mr. Jason Keller has submitted an application to Design Review for a sign alteration to the existing Pine Shadows Community sign located on Parcel # 406-26-010W, 2050 SR 89A. Even though the Pine Shadows Community is located within the municipal boundaries of Cottonwood, the sign is located on a parcel within Clarkdale.

The sign is in ADOT right-of-way. Mr. Jason Keller has a blue-stake reading and approval by Mr. Matt Huddleston, the permit technician with ADOT to continue the sign project.

The proposed sign alteration will be a 7.5' x 7.75' aluminum face painted green with routed out letters backed by beige translucent covered Plexiglas. The sign is 18" deep and internally illuminated with florescent bulbs.

Sign will have a 1" raised boarder, painted beige, around the whole sign. Pillars will get a veneer rock and stucco finish that will be added over the existing brick. Top of pillars will have a decorative capstone. The existing shake roof will be removed.

The lettering styles will be Century Schoolbook and Century Gothic.

Staff Analysis

Pertinent Design Guidelines as reviewed by DRB on 02/06/2013

- 1. No more than three different fonts should be used in the text for the sign.*** The proposed sign has (2) two different fonts and does not exceed the suggested font counts.
- 2. Sign should have no more than 50 percent opacity. Dark background colors are preferred.*** The Pine Shadows sign complies.
- 3. Signs should be non-reflective.*** The proposed sign has no reflectivity.

4. **Signs should be readable from the closest major road.** The sign complies.

Pertinent Code

Zoning Code Chapter 8 Outdoor Lighting Code Section 8-7.N Lighting Requirements:

N. Lighting used for all externally illuminated signs shall conform to all restrictions of this Ordinance, shall be fully shielded, and shall be turned off at 10:00 p.m. or at the close of business whichever is later.

The Pine Shadows sign lighting complies with this code.

The Pine Shadows monument sign complies with the **Zoning Code Chapter 7 Section 7-8 Permitted Signs**. Freestanding Monument Signs:

1. Permitted in commercial and multi-family zoning districts and for residential subdivisions.
2. Minimum setback from property line equals 1 foot for each foot of height of the sign for signs 6 feet or less in height; for signs in excess of 6 feet in height the setback shall be greater than or equal to the height of the sign.
3. Low-water use, drought-tolerant plants from the Town of Clarkdale Plant List, Section 9-9 of the Zoning Code, or landscape rocks may be placed around the sign base to minimize the visual impact of a monument sign and create a visually attractive appearance.
4. One monument sign is allowed for each road intersection providing access to the property.
5. See Section 7-9 of this Code for maximum signage square footage.
6. Base of sign must be in proportion to sign size area.
7. Maximum height of sign and base shall not exceed 10 feet above existing grade at time of construction.



Section 7-8.S of the Zoning Code – 89A Overlay District

1. Signage shall be minimal and shall consist of either wall signs or monument signs. Wall signs shall not exceed eight feet in height and monument signs shall be no greater than four feet in height.

The height of the existing Pine Shadows sign exceeds the maximum allowance of four feet. The original sign was constructed prior to adoption of the overlay district however, so the existing sign is legal non-conforming. Per Section 1-6.F.3 of the Zoning Code:

'A nonconforming use may be changed to a no less restrictive nonconforming use provided all other zoning standards are met, including number of parking spaces, sign, paved parking area etc.'

The proposed alterations to the Pine Shadows sign reduces the overall height from 8' to 7.5' tall, thus reducing the non-conformity of the existing sign. In addition, the cosmetic changes proposed for the monument structure will create a more aesthetically pleasing appearance.

Zoning Code chapter 8 Outdoor Lighting Code Section 8-7 P Lighting Requirements:

The Pine Shadows sign lighting complies with this code.

P. Outdoor internally illuminated advertising signs shall either be constructed with an opaque background and translucent letters or with a colored translucent background with either translucent or opaque letters and symbols. All illuminated signs shall be turned off at 10:00 p.m. or at the close of business, whichever is later.

Possible Actions

The Design Review Board may approve the signage submitted, conditionally approve the signage with stipulations, or disapprove the application as filed.

Staff Recommendations

Having met all code requirements, staff recommends the structure as presented be approved with the following stipulations:

1. Construction shall be as presented and comply with all ADOT restrictions.
2. Internal sign illumination shall be turned off by 10:00 p.m. every evening.
3. The Pine Shadows monument sign and installation must be inspected by the Town of Clarkdale Building Official.

Attachments

1. Proposed sign with alterations
2. Cross-section detail of proposed sign
3. Photos of existing sign and internal structure.
4. Aerial view of the site

5. Email from ADOT
6. Large photo of existing sign

Parcel Number: 406-26-010W

SIGN LOCATION



• Measurements displayed will be used for 100 feet
 project unless otherwise noted.
 • Client providing necessary substantial utility
 to site area for each structure to sign placement.

DATE: 04/29/2020

PERMITS TO COPY OR REUSE THIS DRAWING CAN ONLY BE OBTAINED THRU A WRITTEN AGREEMENT WITH SIGNS28 LLC. THIS DRAWING CAN ONLY BE USED IF PURCHASED.

DATE	BY										

PROJECT APPROVAL: **MALCOLM J. KELLER**
 PROJECT: **J. Keller**
 ORIGINAL DATE: **04/29/2020**

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Pine Shadows Sign Improvements

Matthew Huddleston <MHuddleston@azdot.gov>

Thu, Mar 28, 2013 at 2:40 PM

To: jason@signs928.com

Cc: Bruce Cooper <BCooper@azdot.gov>, Anthony Imperia <AImperia@azdot.gov>

Jason,

We have identified the right-of-way at the Pine shadows sign and have determined that you are free to make your sign improvements. As we talked about before, a recent blue-stake in the area shows there is a gas line and other utilities in the immediate vicinity. While making the sign improvements make sure to keep any vehicles or tools off of ADOT right-of-way. Let me know if you have any questions. Thank you,

Matt Huddleston

Permits Technician

1109 Commerce Drive

Prescott, AZ 86305

928-777-5875

Fax: 602-239-6219

www.azdot.gov



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STAFF REPORT

DESIGN REVIEW BOARD

Agenda Item: Discussion / possible action regarding a sign application for Jessie's Salon DRB-090721 for three separate signs: a projecting sign, wall sign and a sandwich board.

Staff Contact: Guss R. Espolt, Community Development GIS / Planner II

Submitted By: Jessie Weston, Owner / Operator

Meeting Date: July 1, 2013

Background:

Ms. Jessie Weston has submitted an application to Design Review for a projecting sign, wall sign and a sandwich board on Parcel # 400-03-169, 609 First South St. These signs are for a new Salon.

Projecting Sign:

The Jessie's Salon proposed projecting sign on the storage units of the same parcel would help direct traffic. (Refer to photos attached).

The proposed Projecting sign will be 2' x 3', 6 sq. ft., double sided wooden sign, UV grade photo vinyl application. The lettering styles will be Bookman Bold and Serifa.

The proposed projecting sign will be hung below the 13.5 ft. high wall facing First South Street. The projecting sign will be mounted on a 5' x 2" x 2" angle iron frame and attached to the wall with 12" x 4" "Redhots" concrete lag bolts. (Refer to photos attached).

The proposed projecting sign will hang over private property and not over the public walkway. Proposed signage will have no lighting.

Wall Sign:

A wall sign is proposed on the left of the front door entrance to the Salon. The wall sign will be 16" x 24" (32 square feet) and made of wood with UV grade photo vinyl application; to be mounted with (4) "Redhots" masonry lag bolts in each corner. Proposed signage will have no lighting. (Refer to photos attached).

Portable Sign:

In addition, Jessie’s Salon has a proposed 2’ x 2.5’ blackboard style sandwich board to be placed to the left of the front door of the salon. The proposed sandwich board will display the specials written in colored chalk.

Staff Analysis – (of both the wall and projected sign)

Pertinent Design Guidelines as adopted by DRB on 02/06/2013

1. ***No more than three different fonts should be used in the text for the sign.*** The proposed signs have (2) two different fonts and does not exceed the suggested font counts.
2. ***Sign should have no more than 50 percent opacity. Dark background colors are preferred.*** The Jessie’s Salon sign complies.
3. ***Signs should be non-reflective.*** The proposed sign has no reflectivity.
4. ***Signs should be readable from the closest major road.*** The readability of the Jessie’s Salon projecting sign complies.

Pertinent Code

PROJECTING SIGN

Zoning Code chapter 7, Section 7-8 I. Permitted Signs. Projecting Signs: The Jessie’s Salon projecting sign complies with this code.



1. ***Maximum height equals top of wall.*** Jessie’s Salon building height is 13 feet high.
2. ***No signage shall extend over public property except in the Central Business district and in no case shall the bottom of the sign be nearer than 9 vertical feet to grade, nor shall the leading edge of the sign be nearer than 2 linear feet to the curb.*** Application complies.
3. ***Maximum number equals one per business.*** Jessie’s Salon projecting sign complies with projecting sign count.

4. An agreement indemnifying the Town of Clarkdale from any liability is required if the sign projects over public right-of-way. Proposed sign is not in the public right-of-way.

5. See Section 7-9 of this Code for maximum sign square footage. The maximum sign square footage for this property is estimated to be 249 square feet based on a measured 166 ft. of linear street frontage. The 6 square feet size of the projecting sign will be deducted from the maximum allowable of 249 square feet.

6. Height shall not exceed top of wall. Jessie's Salon projecting sign complies with the height requirements.

WALL SIGN

Zoning Code chapter 7, Section 7-8 P. Permitted Signs. Wall Signs: The Jessie's Salon wall sign complies with this code.



- 1. Maximum number equals one per approved wall area. An approved wall area, per Definitions, Chapter Two of the Town of Clarkdale Zoning Code is a wall facing a public street or containing the primary public access.** Jessie's Salon wall sign complies with the sign count.
- 2. Maximum height equals top of wall to which affixed.** Jessie's Salon wall sign complies.
- 3. Maximum projection from wall surface equals 18 inches, with a minimum clearance of 9 vertical feet if located over a public right-of-way.** Jessie's Salon wall sign is not located on public right-of-way.
- 4. See section 7-9 of this Code for maximum sign square footage.** With the 6 square foot projecting sign and the 32 square foot wall sign a total of 38 square feet of signage that applies to the maximum allowable is being proposed for this new business. There is a remainder of 211 square feet of signage available for this property.

SANDWICH BOARD SIGN

Zoning Code chapter 7 Sign Code Section 7-8 H Portable Signs applicable code: The Jessie's Salon sandwich sign complies with this code.

5. Permitted in the Commercial and Central Business Districts with the following restrictions:

- a. Maximum size is six (6) square feet.** Sandwich board sign is (5) five square feet.
- b. Information on signs shall be current.** The proposed sandwich board will display specials.
- c. Information on sign shall be current.**
- d. Signs shall be of sufficient weight and durability to withstand wind gusts and storms so as not to blow over or become airborne.** The proposed sandwich board will have an under-mounted sandbag counter weight.
- e. The portable sign shall not count towards the maximum allowable sign area calculation for the use.**
- f. One portable sign is allowed per business.** Only one portable sign is proposed.
- g. No more than three portable signs are allowed per 50-feet of linear street frontage.** Only one portable sign is proposed.
- h. The sign shall be placed on the property being identified or within the right-of-way directly in front of and immediately abutting the property location.**

Proposed sign is on the applicant's private property.

- i. No sign shall be located within the visibility triangle as defined in section 7-10.** Proposed portable sign is not in a visibility triangle.
- j. One five (5) foot wide pedestrian passage way must be maintained around signs on a public sidewalk.** Proposed portable sign will be positioned on the left of the front door on private property.
- k. Off-premise portable signs are not permitted.** Proposed sign is on applicants parcel.
- l. No attachments to a portable sign are permitted.** Proposed portable sign has no attachments.
- m. Portable signs shall be displayed only during the posted hours the business is open.** Proposed sign will be removed at the close of business hours.

n. The Town reserves the right to prohibit the use of portable signs by established businesses during special events in order to ensure public safety by providing full access to the sidewalk. Proposed sign will not be in public right of way.

o. Height shall not exceed four feet from ground. Proposed sign complies.

Possible Actions

The Design Review Board may approve the signage submitted, conditionally approve the signage with stipulations, or disapprove the application as filed.

Staff Recommendations

Having met all code requirements, staff recommends the structure as presented be approved with the following stipulations:

1. The Jessie's Salon Projecting sign and installation must be inspected by the Town of Clarkdale Building Official.
2. Jessie's Salon sandwich board must comply with *Zoning Code chapter 7 Sign Code Section 7-2 H. General Provisions*: Signs shall be maintained and be free of chipping paint, visible cracks or gouges, or general deterioration.
3. Jessie's Salon sandwich board must comply with *Zoning Code chapter 7 Sign Code Section 7-8 H Portable Signs*: The sign shall be placed on the property being identified or within the right-of-way directly in front of and immediately abutting the property location.

Attachments

1. Sample projecting sign
2. Photo of the front of the building for sign location
3. Photo of the sandwich board
4. Aerial view of the site

1/2" x 1" bolts



BOOKMAN BOLD

SERIFA ACCT.

**1/2" x 2' x 3' DF Cantilevered sign
MDO signboard as substrate**



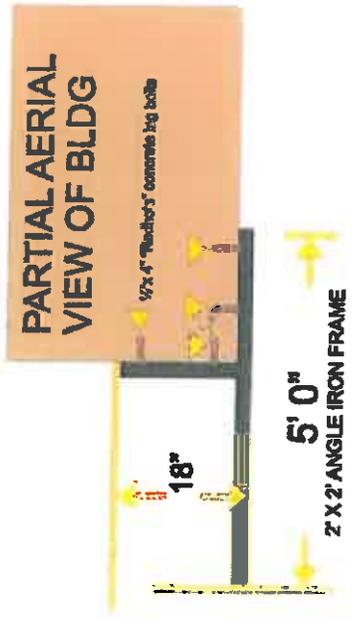
**1/2" x 16" x 2'
MDO sign
Wallmount**

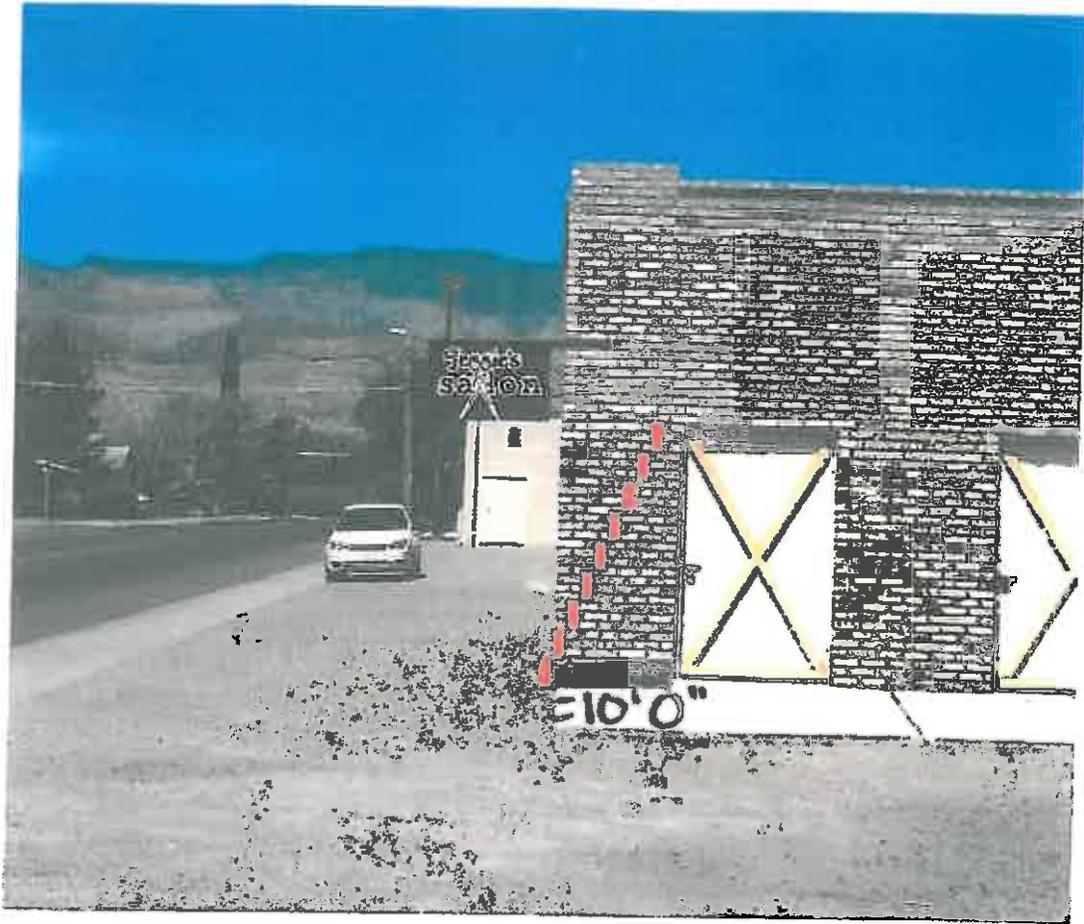
**1/2" x 4" "Redhots"
masonry lags
all 4 corners**

1/2" x 1" bolts



1/4" x 2" x 3' DF Cantilevered sign MDO signboard as substrate







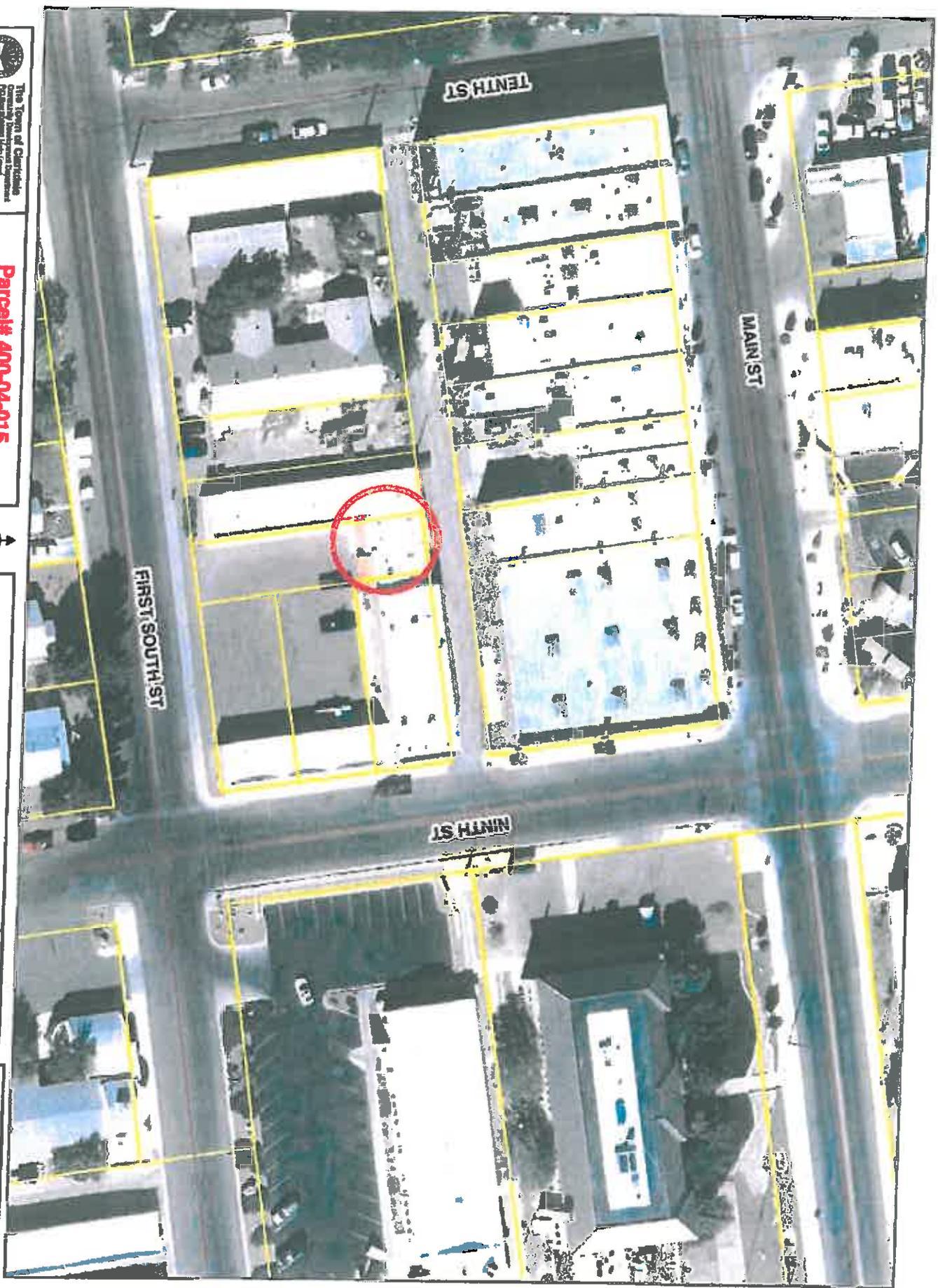
The Town of Clarkdale
 Planning & Zoning Department
 115 Rio Ln., Clarkdale, GA 30523
 (770) 835-2200

Parcel# 400-04-015
115 Rio Ln.



June 19, 2013

Streets
 Clarkdale Parcels





STAFF REPORT

DESIGN REVIEW BOARD

Agenda Item: Discussion / possible action regarding a sign application for Nate's Cowboy Restaurant DRB-090725 for a sign alteration to the existing monument canister.

Staff Contact: Guss R. Espolt, Community Development GIS / Planner II

Submitted By: John Alvey sign contractor for Nate's Cowboy Restaurant

Meeting Date: July 1, 2013

Background:

Mr. John Alvey has submitted an application to Design Review for a sign alteration to the existing Nate's Cowboy Restaurant at Parcel # 406-26-344A, 1481 SR 89A.

The application before the Board is for the monument sign inserts to the existing approved monument.

The proposed sign alteration will be double sided 4' x 8' brown translucent vinyl covered Plexiglas.

The lettering styles will be Paparys and Algeria.

Staff Analysis

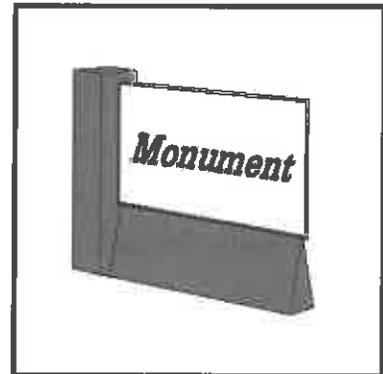
Pertinent Design Guidelines as reviewed by DRB on 02/06/2013

- 1. No more than three different fonts should be used in the text for the sign.*** The proposed sign has (2) two different fonts and does not exceed the suggested font counts.
- 2. Sign should have no more than 50 percent opacity. Dark background colors are preferred.*** The Nate's Cowboy Restaurant sign complies with the new criteria.
- 3. Signs should be non-reflective.*** The proposed sign has no reflectivity.
- 4. Signs should be readable from the closest major road.*** The readability of the Nate's Cowboy Restaurant projecting sign complies with the new criteria.

Pertinent Code

The Nate's Cowboy Restaurant monument sign complies with the ***Zoning Code Chapter 7 Section 7-8 Permitted Signs.*** Freestanding Monument Signs:

1. Permitted in commercial and multi-family zoning districts and for residential subdivisions.
2. Minimum setback from property line equals 1 foot for each foot of height of the sign for signs 6 feet or less in height; for signs in excess of 6 feet in height the setback shall be greater than or equal to the height of the sign.
3. Low-water use, drought-tolerant plants from the Town of Clarkdale Plant List, Section 9-9 of the Zoning Code, or landscape rocks may be placed around the sign base to minimize the visual impact of a monument sign and create a visually attractive appearance.
4. One monument sign is allowed for each road intersection providing access to the property.
5. See Section 7-9 of this Code for maximum signage square footage.
6. Base of sign must be in proportion to sign size area.
7. Maximum height of sign and base shall not exceed 10 feet above existing grade at time of construction.



And Zoning Code chapter 7 S. 89A Overlay District. 89A Overlay District

1. Signage shall be minimal and shall consist of either wall signs or monument signs. Wall signs shall not exceed eight feet in height and monument signs shall be no greater than four feet in height.

Zoning Code chapter 8 Outdoor Lighting Code Section 8-7 P Lighting Requirements:
The Pine Shadows sign lighting complies with this code.

P. Outdoor internally illuminated advertising signs shall either be constructed with an opaque background and translucent letters or with a colored translucent background with either translucent or opaque letters and symbols. All illuminated signs shall be turned off at 10:00 p.m. or at the close of business, whichever is later.

Possible Actions

The Design Review Board may approve the signage submitted, conditionally approve the signage with stipulations, or disapprove the application as filed.

Staff Recommendations

Having met all code requirements, staff recommends the signage as presented be approved with the following stipulations:

1. Sign will be constructed as permitted.
2. Internal sign illumination shall be turned off by 10:00 p.m. or close of business every evening.

Attachments

1. Photos of proposed sign in existing monument.
2. Aerial view of the site

1401 HWY 87A



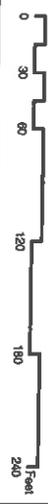
PAPARUS

ALGERIA



The Town of Clarkdale
 Planning Department
 100 N. Main Street
 Clarkdale, AZ 85301
 (928) 685-2000

Parcel# 406-26-344A
1481 SR 89A



June 17, 2013

