

**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 Wednesday, May 7, 2014, 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 28<sup>th</sup> day of April 2014 at 10:00 a.m.

Dated this 28<sup>th</sup> day of April, 2014 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 April 2, 2014.**
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**

**DISCUSSION & POSSIBLE ACTION:** DRB-090870 – A request for a wall sign for Nate's Cowboy Café, located at 1481 State Route 89A - Mr. Nate Wagner.

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

**DISCUSSION & POSSIBLE ACTION:** DRB-090875—A request for three wall signs and a replacement monument insert for Olsen’s Grain, located at 1171 State Route 89A.

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

**DISCUSSION & POSSIBLE ACTION:** DRB-090876—A request to add a Sidewalk Café to the front of the building and two wall signs located at 921 Main Street, Suites A2 & A3 – Verde River Adventures.

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

**DISCUSSION & POSSIBLE ACTION:** DRB-090868-A request for a fence and a brew kettle for the Copper Art Museum, located at 849 Main Street.

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

**DISCUSSION & POSSIBLE ACTION:** DRB-090877 –A request for approval of a sign package for BC Land Group’s new office at 917 Main Street – Mr. Ralph Clemmer

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

**DISCUSSION & POSSIBLE ACTION:** DRB-090878A –A request for approval of subdivision sales and directional signs for Mountain Gate Subdivision – Mr. Ralph Clemmer.

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

**DISCUSSION & POSSIBLE ACTION:** DRB-090878B –A request for approval of a temporary sales office for the Mountain Gate Subdivision, 776 Alphonse Road – Mr. Ralph Clemmer.

- **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.

***Design Review Board  
April 2, 2014***

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, APRIL 2, 2014, 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, April 2, 2014, 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	Kerrie Snyder	Present
	John Stevenson	Excused
	Mike Garvey	Present

**STAFF:** Community Development  
GIS/Planner II

Guss Espolt

**Others in Attendance:** Kurt Snyder, Matt LaVoire, David Baird.

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 5, 2014.** Board Member Foutz motioned to approve the Regular Meeting Minutes of March 5, 2014. Board Member Snyder seconded the motion. The motion passed unanimously.
4. **AGENDA ITEM: REPORTS:**

**Chairperson & Member's Special Events Report:** Work continues on the Benatz Trail – dedication may be in June. The river race was a low count. Board Members asked about the status of the kiosks in the Town. They also asked if applicants are allowed to alter signs after Design Review Board's approval.

**Staff Report:** Staff provided information to the Board Members regarding: Sign permit fees and design review application fees with comparisons of other areas. Staff will investigate the status of the kiosks in question within the Town. Staff stated applicants must adhere to the Town of Clarkdale Code regarding any alterations to signs after receiving the Board's approval.

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.**

**NEW BUSINESS**

**6. AGENDA ITEM: DISCUSSION & POSSIBLE ACTION:** DRB-090856 – A request to replace the existing wood siding with stucco on the West side of the building on 906 First South St. and the back of the building at 902 First South St. – Mr. Bill Snyder. **Board Member Snyder recused herself from this agenda item due to a Conflict of Interest.**

• **Staff Report:**

**Background:**

Mr. Bill Snyder is requesting approval to replace the existing wood siding with stucco on the property located at 902 & 906 First South St. The application of stucco to the proposed buildings will prevent future deterioration. Once completed the buildings will have a consistent appearance. (See attached photos.)

***Zoning Code Chapter 11, Section 11-4 Review Criteria for Design Review Approval.***

*‘The Design Review Board shall review applications for design approval of new construction, alterations, additions, or renovations to existing buildings or structures...’*

***Zoning Code Chapter 11, Section 11-4, 1 & 7 Review Criteria for Design Review Approval.***

1. **ARCHITECTURAL MERIT:** The architecture and design shall be visually compatible with the buildings, structures and places to which it is related.
7. **MATERIAL, TEXTURE AND COLOR:** The materials, textures and colors of the façade 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.

***Per Section 304.1 of the International Property Maintenance Code, Article 9-4 of the Town Code:***

*‘The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.’*

Application of stucco to an existing building does not require a building permit, however, the Building Official does conduct a courtesy inspection of these projects.

**Staff Comments:**

Staff understands the desire to replace the wood siding with a more permanent finish. In staff’s opinion, since the stucco will be finished with a color similar to the other existing buildings on the site, this proposal meets criteria #1 and # 7 of the review criteria for Design Review approval.

**Staff Recommendations**

Having met all code requirements, staff recommends the application of stucco as presented be approved.

**Applicant Presentation:** Mr. Kurt Snyder said they would be going over the wood siding to keep the consistent appearance of the buildings.

**Questions to Staff / Applicant:**

Per the applicant, this project will prevent future deterioration.

**Discussion:**

The Board Members feel this project will give the buildings a consistent appearance.

**ACTION:** Board Member Garvey motioned to approve DRB-090856 – request to replace the existing wood siding with stucco on the West side of the building on 906 First South St. and the back of the building at 902 First South St. with the following staff recommendation:

Having met all code requirements, staff recommends the application of stucco as presented be approved.

Board Member Foutz seconded the motion. The motion passed unanimously.

*Board Member Snyder returned to the meeting.*

**7. AGENDA ITEM: DISCUSSION & POSSIBLE ACTION:** DRB-090857 – A request for a Sidewalk Café at 907 Main St. – Four Eight Wineworks.

• **Staff Report:**

**Background:**

Mr. Matt LaVoire is requesting approval to have a sidewalk café on the property located at 907 Main St. The sidewalk café will add an enjoyable area where customers can go to relax, dine, and socialize.

On March 14, 2012 Resolution #1388 “The Sidewalk Café Permit Code” was approved and created a new Section 4-16: General Provisions Sidewalk Café Permit in the Zoning Code Chapter 4. The purpose of the section is to promote general economic development, protect the public health, safety and general welfare and the atmosphere of the Town for the benefit of all businesses and our citizens and visitors.

The Four Eight Wineworks proposed sidewalk café stanchions will be 36" tall made of 3" x 3" wood with rustic rings on each side for the 5' and 12' sections of vintage style rope with antiqued ends to be attached. The stanchions will have antiqued metal caps and a base to be 1' x 1' antiqued metal. (See attached exhibit.)

The four benches will be 4' x 18" wood accompanied by eight 14" round wood tables; both will have brushed steel legs. (See attached exhibit.)

Benches will be affixed to the building with locked chains, or pulled in at closing. All other items will be brought in at closing. If affixing of benches to building occurs, a core hole will be drilled and an industrial epoxy will be applied to lag bolts and the anchors will be placed in a similar fashion as the existing overhead signage. (See attached exhibit.)

Please note, Four Eight Wineworks, though having ample space within their proposed seating area has chosen to keep the seating and tables to a comfortable minimum.

***Zoning Code Chapter 4, Section 4-16 Sidewalk Café Permit.***

- C. Permit required and fees: *An annual permit issued by the Town to operate a sidewalk cafe is required and may be issued only to a business that holds all current Federal, State and local licenses required to operate said business wishing to establish a sidewalk cafe on the public or private property directly adjacent to the business to be used by the general public.*
- D. Furniture: *Use furniture and any other objects of such quality, design, materials, and workmanship that are approved or otherwise authorized by the Design Review Board, including but not limited to barriers, umbrellas, chairs, and tables made of fire retardant and/or pressure treated materials and that can be properly secured/weighted to withstand strong winds. Umbrellas, chairs or tables with advertising, signage or other writing on them are not allowed. Benches will be affixed to the building with locked chains, or pulled in at closing and no advertising exists on proposed tables and benches.*
- E. Signage: *One temporary, single-sided sign not exceeding six square feet in area, non-illuminated and displayed at a height not exceeding four feet, shall be permitted. The wording of such temporary sign shall be limited to the name of the business operating the sidewalk cafe and may state the items and prices of food offered for sale. The temporary sign shall be placed within the permitted area and shall not be placed on the adjacent building or on any permanent structure and shall be displayed only while the sidewalk cafe is open and operating. The following types of signs and decorations are prohibited: Signs painted or lettered on banner-type material; moving, fluttering and flapping pennants, flags, balloons and similar decorations. No additional signage has been requested per this application.*

**F. Hours:** *Sidewalk cafes may operate during the regular business hours of the restaurant operating the sidewalk cafe, but no later than 11:00 p.m. No orders for food and/or beverages shall be taken after 10:00 p.m. for service at the sidewalk cafe. The Four Eight Wineworks business hours are 12:00 noon to 7:00 PM at this time.*

**G. Lighting:** *Lighting shall be that from the existing business or street lamps. For safety reasons, no extension cords or free standing temporary lighting will be permitted. Battery operated lights attached to the umbrella poles so as to minimize impact on dark skies and adjacent properties will be permitted. The Four Eight Wineworks has been informed of this portion of the code and has no intention of adding lighting at this time.*

**H. Other restrictions:**

- 1. No outdoor cooking of any type is permitted within the sidewalk cafe area.*
- 2. No amplified music is permitted within the sidewalk cafe area. Single acoustic instruments such as a guitar will be allowed so long as musicians have a contractual arrangement with the owner.*
- 3. Liquor Service. Each sidewalk cafe serving alcoholic beverages shall provide all services in compliance with relevant local, state, and federal laws, including but not limited to the compliance with State Liquor License requirements and the verification of the legal drinking age of all patrons. No alcoholic beverages shall be removed from the sidewalk cafe in which they were served. Food service shall be available at all times commensurate with alcohol service. The operator of the sidewalk cafe shall comply with all barriers as may be required with an extension of premises of the relevant liquor license.*
- 4. Health Codes Compliance. Each sidewalk cafe shall ensure compliance with all applicable County Health Codes and obtain any necessary extension/expansion permits required by the County.*
- 5. Trash removal. The operator of the sidewalk cafe shall ensure all trash is removed from the sidewalk cafe area at the close of operating hours daily.*
- 6. Sidewalk Cafe Location Restrictions. The cafe shall not block or restrict the sidewalk to less than applicable Americans with Disabilities Act (ADA) requirements or block the ingress/egress to any building. Also, no items shall be placed so as to block any doorway, driveway, crosswalk, or counter service window. Clearances should take into consideration nearest immovable object on the sidewalk.*
- 7. Smoking. The availability of smoking areas shall be in compliance with applicable federal,*

*state and local laws.*

*Any outdoor heating devices need Fire District and Building Official review and approval. The applicant is aware of these other restrictions and shall comply.*

8.

**I. Indemnity & Liability:** *As part of the permitting process set forth herein, any person or entity receiving a permit set forth herein shall execute an indemnity agreement indemnifying and releasing the Town of Clarkdale, its agents, employees and elected officials from any and all liability against any and all claims, actions and suits of any type whatsoever. The Town shall not be liable to any permittee or any license holder for any damage, loss, inconvenience, business interruption, demolition, loss of business. The applicant is aware of the Indemnity & Liability obligations and shall comply.*

***Zoning Code Chapter 11, Section 11-4 Review Criteria for Design Review Approval.***

*'The Design Review Board shall review applications for design approval of new construction, alterations, additions, or renovations to existing buildings or structures...'*

***Zoning Code Chapter 11, Section 11-4, 1 & 7 Review Criteria for Design Review Approval.***

2. **ARCHITECTURAL MERIT:** The architecture and design shall be visually compatible with the buildings, structures and places to which it is related.
  
8. **MATERIAL, TEXTURE AND COLOR:** The materials, textures and colors of the façade 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.

**Staff Comments:**

Staff believes the Sidewalk Café mirrors the quality and integrity of the Town Business District.

**Staff Recommendations**

Having met all code requirements, staff recommends the Four Eight Wineworks Sidewalk Café as presented be approved with the following stipulation:

Applicant shall maintain compliance with all related codes and shall keep all relevant licenses and insurance current.

- **Applicant Presentation:** Applicant discussed the proposal for their Sidewalk Café located at 907 Main St.

- **Questions to Staff/Applicant:**

Q: How do you plan to keep customers from the Newstand Bar from using your area?

A: The tables, benches, etc., will be pulled in at the end of business hours.

Q: How do you plan on moving the benches based on a safety issue?

A: Staff will have Public Works look in to this issue.

Applicant stated nothing is permanent and will be brought in at closing.

- **Discussion:**

Staff stated the Town would like to do a ribbon cutting that will be added to the “Locally Clarkdale” YouTube.

- **Action/Motion:** Board Member Snyder motioned to approve DRB-090857 – a request for a Sidewalk Café at 907 Main St. – Four Eight Wineworks with the following staff stipulations:

Having met all code requirements, staff recommends the Four Eight Wineworks Sidewalk Café as presented be approved with the following stipulation:

Applicant shall maintain compliance with all related codes and shall keep all relevant licenses and insurance current.

Board Member Garvey seconded the motion. The motion passed unanimously.

**8. AGENDA ITEM: FUTURE AGENDA ITEMS:**

- 9. AGENDA ITEM: ADJOURNMENT:** Board Member Snyder motioned to adjourn the meeting. Board Member Garvey seconded the motion. The motion passed unanimously. The meeting adjourned at 7:20 p.m.

**APPROVED BY:**

**SUBMITTED BY:**

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**Chairperson  
Robyn Prud'homme-Bauer**

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**Guss Espolt  
GIS/Planner II**



# STAFF REPORT

## DESIGN REVIEW BOARD

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- Agenda Item:** Discussion/possible action DRB-090870 – A wall sign for Nate’s Cowboy Cafe – 1481 State Route 89A
- Staff Contact:** Guss R. Espolt, Community Development GIS / Planner II
- Submitted By:** Nate Wagner / Owner of Nate’s Cowboy Cafe.
- Meeting Date:** May 7, 2014

### **Background:**

Mr. Nate Wagner has submitted an application to Design Review for a wall sign for Nate’s Cowboy Cafe, a business located at 1481 State Route 89A.

1. The proposed wall sign will be 18 oz. industrial vinyl with UV rated ink used on commercial billboards; the average life span of the sign material is 5 to 7 years. The size of the proposed wall sign is 4’ x 30’, 120 square feet. “Nate’s” font is “Papyrus” and the letter size is 1.5’ x 4.5’; colors will be white with black shadow. “Cowboy Cafe” font is “IFC Railroad” and the letter size is 3’ x 22.5’; colors will be white with black shadow. (See attached photos.)
2. Wall sign method of attachment will be 2” x ¼” lag bolts through brass grommets every 24” and will be attached directly to the building. Wall sign will be framed with a custom 1” x 4” dark brown wood frame.
3. The proposed wall sign will be illuminated with four fully-shielded gooseneck exterior light fixtures to be mounted on the eaves at a distance of 5’ apart. The lights will be mounted so all light will reflect against the building and ground. (See attached photos.)

### **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) 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 a color mural.
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.



#### WALL SIGN

**Zoning Code Chapter 7, Section 7-8 P. Permitted Signs. Wall Signs:** Applicant's 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.** The proposed wall sign will be visible from State Route 89A and complies with the sign count.
2. **Maximum height equals top of wall to which affixed.** Proposed 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.** Proposed wall sign is not located over public right-of-way. Application complies.
4. **See Section 7-9 of this Code for maximum sign square footage.** The property's linear street frontage is 255' so the total square feet of allowable sign area is 382.5. The existing monument sign is 48 square feet this leaves a total of 344 square feet of signage available. The proposed wall signage is 120 square feet which is within the maximum allowed, leaving a remainder of 214.5 square feet of signage.

**Zoning Code Chapter 7, Section 7-8 S. 1. Permitted Signs. 89A Overlay District:** Applicant's wall sign complies.

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.** Proposed wall sign complies.

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

**Staff Recommendations**

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

1. All signage shall be installed as reviewed and approved by the Design Review Board.

**Attachments**

1. Sample sign
2. Photo of the side of the building for sign location
3. Aerial view of the site
4. Photo of the proposed fully shielded gooseneck exterior light fixtures

Please complete the following. Print or type. All blanks must be completed. If not applicable, write "N/A":

**INFORMATION:**

Property Address: 1481 W. Hwy 89A Zoning: CENTRAL BUSINESS  
(Attach separate sheet if necessary)

Applicant Name: NATHAN WAGNER Applicant's Phone #: 928-821-1438

Applicant's Mailing Address: 1481 W. Hwy 89A Clarkdale, AZ 86324

Applicant's Email: NOTE @ NOTESCAVING.COM

Applicant's Relationship to Property Owner: TENANT

Property Owner(s) Name and Address: (Identify partners, corporation officer, specify ownership interest: fee, option, etc.)

VICTORIA VARGAS

Type of occupancy use(s)/classification(s) of the building: RESTAURANT / BAR

Square footage of proposed structure (separated by use in a mixed use project): 5,000 sqft

**CONTACT PERSON (if different from Applicant above)**

Name: \_\_\_\_\_  
Building Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

The contact person will be the only person notified of meeting schedules.

**OWNER CERTIFICATION:**

I certify that I am an owner of the property referenced above, and the information and exhibits herewith are true and correct to the best of my knowledge. I am acting with the knowledge and consent of all persons in interest. I understand that without the consent of all persons in interest the requested action cannot lawfully be accomplished. I give my permission for authorized officials of the Town of Clarkdale to enter the premises described in this application.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name (Printed): \_\_\_\_\_ Telephone #: \_\_\_\_\_

Building Address: \_\_\_\_\_ Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**FOR USE ONLY**

Application Accepted By: GUSS Date: \_\_\_\_\_ Time: \_\_\_\_\_

Received: \$90.00 CHK#4537 Projected Design Review Board Date: 5/7/12

4/14/14

To whom it may concern:

I, Victoria Vargas, give my consent as the owner of the property known as 1481 W State Route 89a in Clarkdale, Arizona to Nathan Wagner to mount a sign for his business on the east side of the building. I am aware of the size, design, installation, and nature of the sign and hereby give my consent.

Sincerely,

A handwritten signature in cursive script that reads "Victoria L. Vargas". The signature is written in black ink and is positioned below the word "Sincerely,".

Victoria Vargas

April 1, 2014



## **Installation of Sign & Lighting**

The Sign will be affixed to the building with 2" Lag Bolts through metal grommets every 24". The sign will then be framed with 1'x4" Wood trim.

Four Gooseneck exterior light fixtures will be mounted from the eaves at a distance of 5' apart. These will be mounted so all light will reflect against the building and ground.

# Nate's

Font: Papyrus

Text Dimensions: 1.5' x 4.5'

# COWBOY CAFE

Font: IFC Railroad

Text Dimensions: 3' x 22.5'

## Construction Material and Specs:

-18oz Industrial Vinyl with UV rated Ink used on Commercial Billboards

-Average life span of materials is 5 to 7 years.

## Method of Attachement: Wall Sign

The sign will be built with brass grommets ever 24" and will be attached directly to the building. The sign will be trimmed/framed with a custom 1"x4" wood frame.

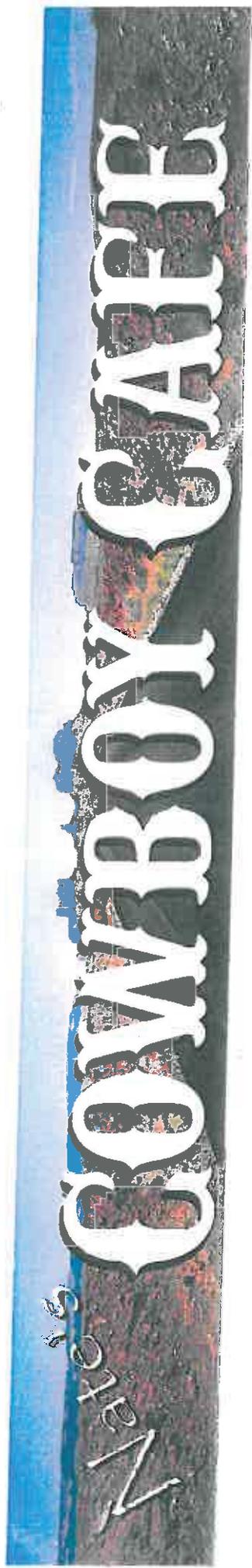
KLING ST  
**COWBOY CAFE**

Sign Dimensions: 4' x 30'

Text Dimensions-

Nate's: 1.5' x 4.5'

Cowboy Cafe - 3' x 22.5'









# STAFF REPORT

## DESIGN REVIEW BOARD

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- Agenda Item:** Discussion/possible action DRB-090875 – Three wall signs and a replacement monument insert for Olsen’s - 1171 State Route 89A
- Staff Contact:** Guss R. Espolt, Community Development GIS / Planner II
- Submitted By:** Erino Koch/ Manager of Olsen’s.
- Meeting Date:** May 7, 2014

### **Background:**

Mrs. Erino Koch has submitted an application to Design Review for three wall signs and a replacement monument insert for Olsen’s, a business located at 1171 State Route 89A.

1. The proposed wall signs will be located as follows: one on the entrance at 100” x 32.5”, and two on the sides of the building at 72” x 23.5”; sign material will be routed from 3mm dibond. Graphics will be digitally printed on 3M premium IJ 170 with gloss laminate. Colors will consist of a burgundy circle outlined with blue and white background; “Olsen’s” letters will be blue letters with a black shadow. Additional text will be black. (See attached photos.)
2. Wall signs method of attachment will be six to twelve 2” #10 screws through the dibond sign face and will be attached directly to the building fascia.
3. The proposed monument sign inserts are 42” x 60” (same size as existing). (See attached photos.)

### **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) 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 signs comply with the new criteria.
3. **Signs should be non-reflective.** The proposed signs have no reflectivity.
4. **Signs should be readable from the closest major road.** The readability of the signs comply with the new criteria.



#### WALL SIGN

**Zoning Code Chapter 7, Section 7-8 P. Permitted Signs. Wall Signs:** Applicant's wall signs comply 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.** The proposed wall signs will be visible from State Route 89A and comply with the sign count.
2. **Maximum height equals top of wall to which affixed.** Proposed wall signs comply.
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.** Proposed wall signs are not located over public right-of-way. Application complies.
4. **See Section 7-9 of this Code for maximum sign square footage.** The property's linear street frontage is 177' so the total square feet of allowable sign area is 265.5. The proposed signs = 51.31 square feet; this leaves a total of 214.19 square feet of signage available. The proposed signage is within the maximum allowed.

**Zoning Code Chapter 7, Section 7-8 S. 1. Permitted Signs. 89A Overlay District:** Applicant's wall signs comply.

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.** Proposed wall signs comply.

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

**Staff Recommendations**

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

1. All signage shall be installed as reviewed and approved by the Design Review Board.

**Attachments**

1. Existing signs
2. Sample signs
3. Method of sign attachment to building
4. Aerial view of the site

Complete the following-Print or type (all blanks must be completed, if not applicable write "N/A"):

**INFORMATION:**

Property Address: 1171 State Route 89A Zoning: C  
(Attach separate sheet if necessary)

Applicant Name: A+B Sign Co. Applicant Phone #: 928-445-6995  
691 6th St. Prescott, AZ 86301 Sales@absignco.com

Applicant's Relationship to Property Owner: Contractor

Property Owner(s) Name and Address: (Identify partners, corporation officer; specify ownership interest, fee, option, etc.)  
CableOne Investments, Clarkdale, IL/PO Box 411, Stone Valley, IL

Type of occupancy use(s)/classification(s) of the building: Retail Sign

Square footage of proposed structure (broken down by use in a mixed use project): Retail Sign  
10000 sq ft

**CONTACT PERSON:**

Identify the person to serve as the contact person. This will be the only person notified by the Town of the meeting schedule. It will be his or her responsibility to notify the other parties who may be involved.

Name: Erina Koch  
Mailing Address: 1171 State Route 89A  
Phone #: 928-649-3800

**OWNER CERTIFICATION:**

email - danolsen@cablenet.net

I certify that I am an owner and the information and exhibits herewith are true and correct to the best of my knowledge in filing this application. I am acting with the knowledge and consent of all persons in interest and understand that without the consent of all persons in interest the requested action cannot lawfully be accomplished. I give my permission for authorized officials of the Town of Clarkdale to enter the premises described in this application.

Signature: [Signature] Date: 4-16-14

Name (Printed): Dan Olsen Telephone #: 928-713-2428

Mailing Address: 3522 Nicolet Tr Town: Prescott State: AZ Zip Code: 86305

**STAFF USE ONLY**

Application Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Fee Received: \_\_\_\_\_ Projected Design Review Board Date: \_\_\_\_\_



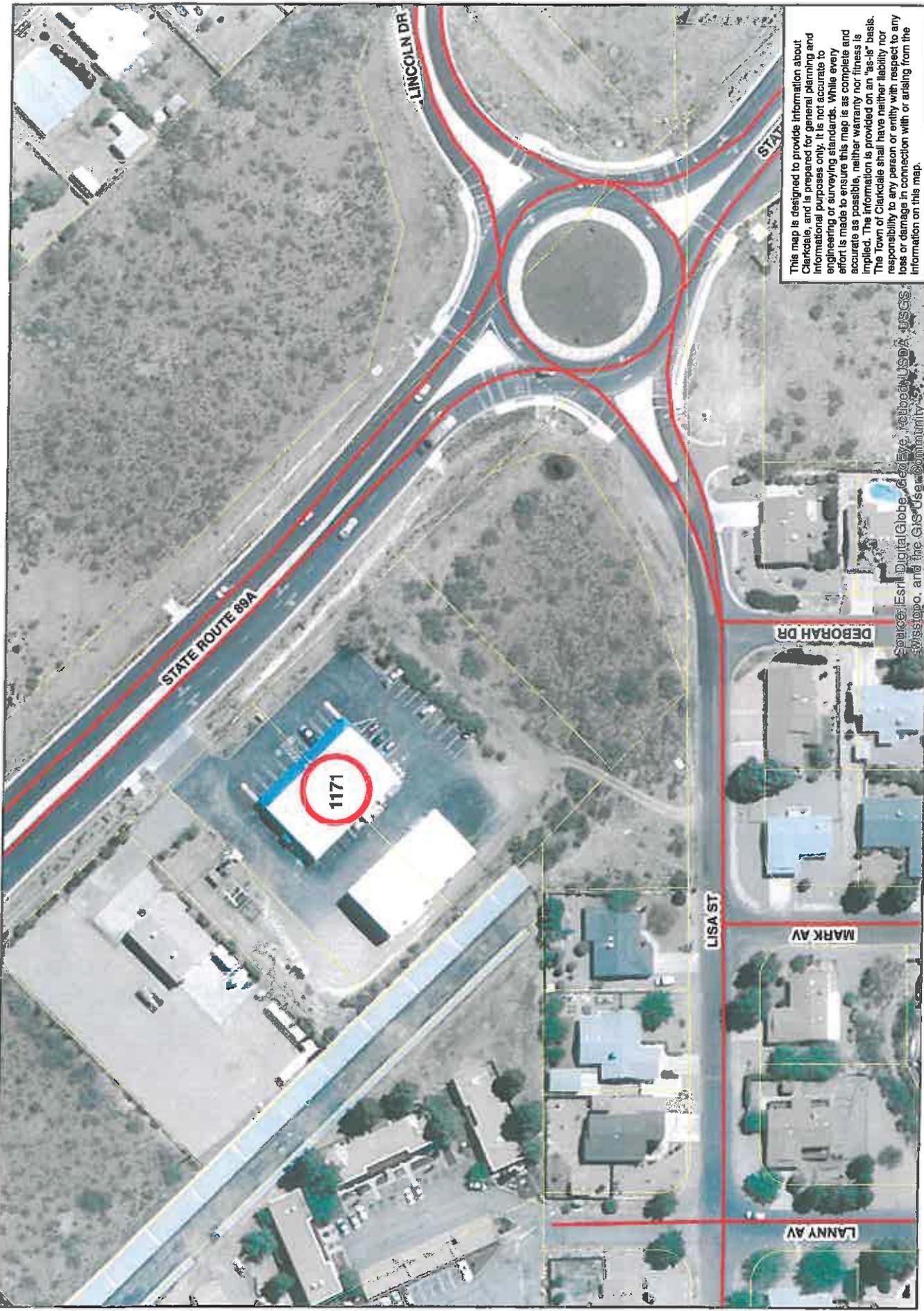
691 6<sup>th</sup> St.  
Prescott, AZ 86301  
928-445-6995

To Whom it may concern,

A & B Sign Co. is working with Olsen's Grain to implement their new logo on all of their Northern AZ locations. The following application and drawings are for their location at 1171 State Route 89A. The drawings show the existing signs as well as the proposed signs at that location.

We look forward to assisting the implementation of the new look for Olsen's. Let me know if you have any questions.

Thanks,  
Bryan Wieweck  
Vice President



This map is designed to provide information about Clarkdale, and is prepared for general planning and informational purposes only. It is not accurate to engineering or surveying standards. While every effort is made to ensure this map is as complete and accurate as possible, neither warranty nor fitness is implied. The information is provided on an "as-is" basis. The Town of Clarkdale shall have neither liability nor responsibility to any person or entity with respect to any loss or damage in connection with or arising from the information on this map.

Source: Esri, DigitalGlobe, GeoEye, AeroGRID, USDA, USGS, AeroGRID, IGN, and the GIS User Community

G.E.



April 16, 2014

The Town of Clarkdale  
Community Development Department  
PO Box 310000 Main Street,  
Clarkdale, GA 30134  
(770) 839-2600



Parcel# 406-26-314A  
Olsen's Grain 1171 Hwy 89A

# Existing signs

Front



Side



Side



Prescott's Only Full Service Sign Shop  
AZ. Licensed Contractor # 070010

THIS ARTWORK HAS BEEN CREATED BY A&B SIGN COMPANY TO ASSIST YOU IN VISUALIZING OUR PROPOSAL.  
THESE DESIGNS ARE EXCLUSIVE PROPERTY OF A&B SIGN COMPANY AND ARE NOT TO BE REPRODUCED, COPIED, EMAILED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF A&B SIGN COMPANY.

Office 928.445.6995  
Fax 928.776.4429  
absign@qwest.net  
691 North 6th street  
Prescott, AZ 86301

COMPANY: Olsen's - Verde  
CLIENT: Dan Olsen  
PHONE: 713-2428  
FAX:  
APPROVAL:

EMAIL: danolsen@cableone.net

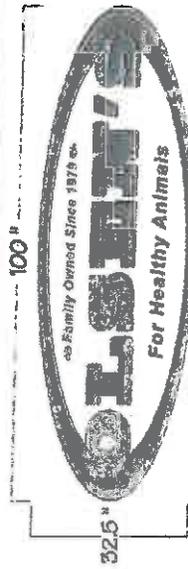
FILE: Olsen's Grain

Origin DATE: 4-8-14

Revise DATE:

DATE:

Design by SP



Manufacture (3) new signs routed from 3mm Dibond. Graphics to be digitally printed on 3M premium IJ 170 with gloss laminate.



Prescott's Only Full Service Sign Shop  
AZ. Licensed Contractor # 070010

THIS ARTWORK HAS BEEN CREATED BY A&B SIGN COMPANY TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. THESE DESIGNS ARE EXCLUSIVE PROPERTY OF A&B SIGN COMPANY AND ARE NOT TO BE REPRODUCED, COPIED, EMAILED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF A&B SIGN COMPANY.

Office 928.445.6995  
Fax 928.776.4429

absign@qwest.net  
691 North 6th street  
Prescott, AZ 86301

COMPANY: Olesen's - Verde

CLIENT: Dan Oleen

PHONE: 713-2428

APPROVAL:

EMAIL: danoleen@cableone.net

FILE: Olesen's Grain

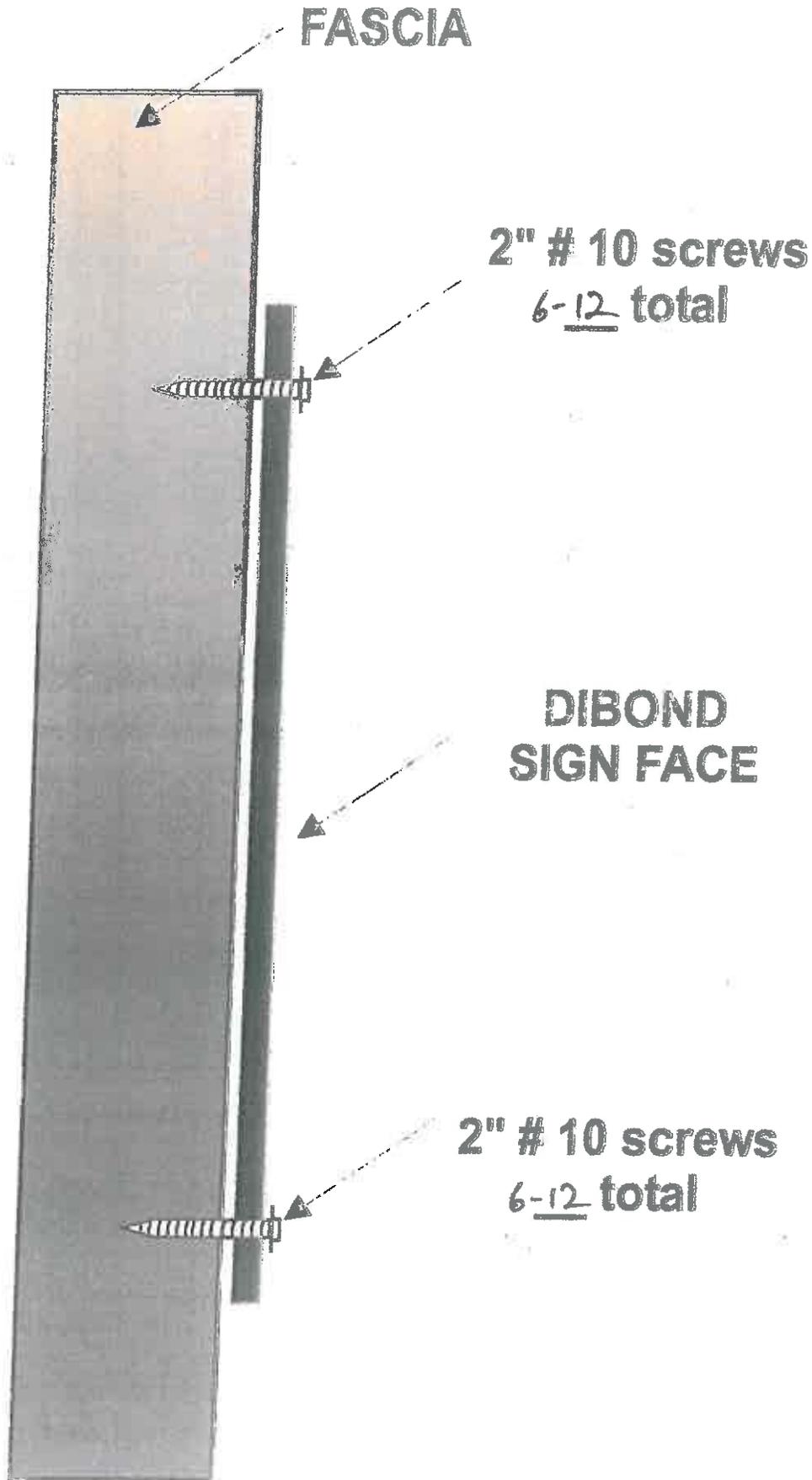
Origin DATE: 4-8-14

Revise DATE:

DATE: Design by SP

# NON ILLUMINATED SECTION DETAIL

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Manufacture new acrylic faces with digitally printed graphics on premium translucent film, gloss laminate.



**THIS ARTWORK HAS BEEN CREATED BY A&B SIGN COMPANY TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. THESE DESIGNS ARE EXCLUSIVE PROPERTY OF A&B SIGN COMPANY AND ARE NOT TO BE REPRODUCED, COPIED, EMANED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF A&B SIGN COMPANY.**

Office 928.445.6995  
 Fax 928.776.4429  
 absign@qwest.net  
 691 North 6th street  
 Prescott, AZ 86301

COMPANY: Olesen's - Verde  
 CLIENT: Dan Oleen  
 PHONE: 713-2428  
 APPROVAL:

EMAIL: danoleen@cableone.net  
 FILE: Olesen's Grain  
 Origin DATE: 4-8-14  
 Revise DATE:

DATE: Design by SP



# STAFF REPORT

## DESIGN REVIEW BOARD

- 
- Agenda Item:** Discussion/possible action DRB-090876 – a request to add a sidewalk café to the front of the building on 921 Main St. Suites A2 & A3 and two wall signs.
- Staff Contact:** Guss R. Espolt, Community Development GIS / Planner II
- Submitted By:** Dustin Coressel / Project Manager of Verde River Adventures
- Meeting Date:** May 7, 2014

### **Background:**

Mr. Dustin Coressel has submitted an application to the Design Review Board for a sidewalk café and two wall signs for a new business located at 921 Main St. Suites A2 & A3.

On March 14, 2012 Resolution #1388 “The Sidewalk Café Permit Code” was approved and created a new Section 4-16: General Provisions Sidewalk Café Permit in the Zoning Code Chapter 4. The purpose of the section is to promote general economic development, protect the public health, safety and general welfare and protect the atmosphere of the Town for the benefit of all businesses, citizens and visitors.

The proposed sidewalk café will consist of three 3.5’ round tables and six simulated wicker chairs to be placed 1’ foot from the street, leaving a 5.4’ public right of way complying with the American Disabilities Act (ADA) 5’ required clearance. In front of the building will be three flower pots filled with drought tolerant plants to be determined at a later date. All tables and chairs will be brought in at the close of business. No stanchions are submitted as the business will not be serving alcoholic beverages. (See attached photos.)

The proposed wall signs will be digitally printed graphics laminated to a 1/8” Diabond metal sheeting. The sign on Suite A2 will be 60” x 30”; sign has a sky blue background with “Verde River Adventure Center” in red letters outlined in yellow and includes the company logo. The sign on Suite A3 will be 35” x 30”; sign is a detailed graphic logo (please see attached photos). Wall sign method of attachment will be four #8 screws across the top and across the bottom and will be attached directly to the wood trim above the storefront. (See attached photos.)

## 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 (1) font 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 blue and white lettering.
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.



### WALL SIGN

*Zoning Code Chapter 7, Section 7-8 P. Permitted Signs. Wall Signs:* Applicant's 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.* The proposed wall sign will be visible from the primary public access and complies with the sign count.
2. *Maximum height equals top of wall to which affixed.* Proposed 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.* Proposed wall sign is not located over public right-of-way. Application complies.
4. *See Section 7-9 of this Code for maximum sign square footage.* The parcel's linear street frontage is 184.5 square feet so the total square feet of allowable sign area to be used by business on the parcel is 276.75. The proposed signs = 20 square feet; this leaves a total of 256.75 square feet of signage available for business on this parcel. The proposed signage is within the maximum allowed.

*Zoning Code Chapter 4, Section 4-16 Sidewalk Café Permit.*

C. Permit required and fees: *An annual permit issued by the Town to operate a*

*sidewalk cafe is required and may be issued only to a business that holds all current Federal, State and local licenses required to operate said business wishing to establish a sidewalk cafe on the public or private property directly adjacent to the business to be used by the general public. Applicant has been informed and will purchase a Sidewalk café permit before implementing further actions on premises.*

**D. Furniture:** *Use furniture and any other objects of such quality, design, materials, and workmanship that are approved or otherwise authorized by the Design Review Board, including but not limited to barriers, umbrellas, chairs, and tables made of fire retardant and/or pressure treated materials and that can be properly secured/weighted to withstand strong winds. Umbrellas, chairs or tables with advertising, signage or other writing on them are not allowed. Tables and chairs will be pulled in at closing and no advertising exists on proposed tables and benches.*

**E. Signage:** *One temporary, single-sided sign not exceeding six square feet in area, non-illuminated and displayed at a height not exceeding four feet, shall be permitted. The wording of such temporary sign shall be limited to the name of the business operating the sidewalk cafe and may state the items and prices of food offered for sale. The temporary sign shall be placed within the permitted area and shall not be placed on the adjacent building or on any permanent structure and shall be displayed only while the sidewalk cafe is open and operating. The following types of signs and decorations are prohibited: Signs painted or lettered on banner-type material; moving, fluttering and flapping pennants, flags, balloons and similar decorations. No additional signage has been requested per this application. One temporary sign is permitted with payment of the sidewalk café permit.*

**F. Hours:** *Sidewalk cafes may operate during the regular business hours of the restaurant operating the sidewalk cafe, but no later than 11:00 p.m. No orders for food and/or beverages shall be taken after 10:00 p.m. for service at the sidewalk cafe. Applicant's business hours are 7:00 AM to 5:00 PM at this time.*

**G. Lighting:** *Lighting shall be that from the existing business or street lamps. For safety reasons, no extension cords or free standing temporary lighting will be permitted. Battery operated lights attached to the umbrella poles so as to minimize impact on dark skies and adjacent properties will be permitted. Applicant has been informed of this portion of the code and has no intention of adding lighting at this time.*

**H. Other restrictions:**

*1. No outdoor cooking of any type is permitted within the sidewalk cafe area.*

2. *No amplified music is permitted within the sidewalk cafe area. Single acoustic instruments such as a guitar will be allowed so long as musicians have a contractual arrangement with the owner.*
3. *Liquor Service. Each sidewalk cafe serving alcoholic beverages shall provide all services in compliance with relevant local, state, and federal laws, including but not limited to the compliance with State Liquor License requirements and the verification of the legal drinking age of all patrons. No alcoholic beverages shall be removed from the sidewalk cafe in which they were served. Food service shall be available at all times commensurate with alcohol service. The operator of the sidewalk cafe shall comply with all barriers as may be required with an extension of premises of the relevant liquor license. The applicant does not hold a liquor license.*
4. *Health Codes Compliance. Each sidewalk cafe shall ensure compliance with all applicable County Health Codes and obtain any necessary extension/expansion permits required by the County.*
5. *Trash removal. The operator of the sidewalk cafe shall ensure all trash is removed from the sidewalk cafe area at the close of operating hours daily.*
6. *Sidewalk Cafe Location Restrictions. The cafe shall not block or restrict the sidewalk to less than applicable Americans with Disabilities Act (ADA) requirements or block the ingress/egress to any building. Also, no items shall be placed so as to block any doorway, driveway, crosswalk, or counter service window. Clearances should take into consideration nearest immovable object on the sidewalk.*
7. *Smoking. The availability of smoking areas shall be in compliance with applicable federal, state and local laws.*
8. *Any outdoor heating devices need Fire District and Building Official review and approval. The applicant is aware of these other restrictions and shall comply.*

**I. Indemnity & Liability:** *As part of the permitting process set forth herein, any person or entity receiving a permit set forth herein shall execute an indemnity agreement indemnifying and releasing the Town of Clarkdale, its agents, employees and elected officials from any and all liability against any and all claims, actions and suits of any type whatsoever. The Town shall not be liable to any permittee or any license holder for any damage, loss, inconvenience, business interruption, demolition, loss of business. The applicant is aware of the Indemnity & Liability obligations and shall comply.*

**Staff Comments:**

Staff believes the Sidewalk Café mirrors the quality and integrity of the Town Business District.

**Staff Recommendations**

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

1. Applicant will purchase a Sidewalk Café permit before implementing further actions on premises.
2. All signage shall be installed as reviewed and approved by the Design Review Board.

**Attachments**

1. Photo of wall signs
2. Photo of the front of the building for sign location
3. Sidewalk Café layout
4. Photos of Sidewalk Café tables and chairs placement
5. Aerial view of the site

Please complete the following. Print or type. All blanks must be completed. If not applicable, write "N/A":

**INFORMATION:**

921 N. Main St Ste A2 and A3

Property Address: Clarkdale, AZ 86324 Zoning: Commercial Business District (CB)  
(Attach separate sheet if necessary)

Applicant Name: Richard J. Lynch Applicant's Phone #: (928)204-6440

Applicant's Mailing Address: PO Box 1225 Clarkdale, AZ 86324

Applicant's Email: rjlynch1@gmail.com

Applicant's Relationship to Property Owner: Tenant

Property Owner(s) Name and Address: (Identify partners, corporation officer; specify ownership interest: fee, option, etc.)

Clarkdale Metals PO Box 910 Clarkdale AZ 86324

Type of occupancy use(s)/classification(s) of the building: Retail/Food Service

Square footage of proposed structure (separated by use in a mixed use project): 12.5 sq ft, 7.29 sq ft

**CONTACT PERSON (if different from Applicant above)**

Name: Dustin Coressel — *Project Manager*

Mailing Address: 620 N Verde Heights Dr

Phone #: (419)388-9432

Email: dustin@sedonaadventuretours.com

The contact person will be the **only** person notified of meeting schedules.

**OWNER CERTIFICATION:**

I certify that I am an owner of the property referenced above, and the information and exhibits herewith are true and correct to the best of my knowledge. I am acting with the knowledge and consent of all persons in interest and understand that without the consent of all persons in interest the requested action cannot lawfully be accomplished. I give my permission for authorized officials of the Town of Clarkdale to enter the premises described in this application.

Signature: *Andy Dall* Date: 04-15-2014

Name (Printed): Andy Dall Telephone #: (928) 649-1917

Mailing Address: P.O. Box 910  
500 Luke Ln Town: Clarkdale State: AZ Zip Code: 86324

**STAFF USE ONLY**

Application Accepted By: Guss Date: \_\_\_\_\_ Time: \_\_\_\_\_

Fee Received: # 9010 Projected Design Review Board Date: 5/7/14

*OK # 1053*  
*4/16/14*

## Dustin Coressel

PO Box 1225 Clarkdale , AZ 86324  
419-388-9432  
dustin@sedonaadventuretours.com

April 16, 2014

To Whom It May Concern,

We are looking to have a sidewalk cafe in Clarkdale. The purpose of this letter is to propose the implementation of such. We have our storefront located at 921 Main St. Clarkdale, Arizona suites A2 and A3. We will be utilizing our sidewalk as an area for people to dine and relax and enjoy their time.

Our sidewalk measures ten feet, half of that will be utilized as access as per compliance with the American Disabilities Act. We will have three tables and six chairs that will be on the sidewalk placed everyday by 9 am and be taken in every evening around 5 pm. They will be placed out only during our operation hours.

Food items to be served will be breakfast and lunch, we will not be having evening dinner service. No liquor will be sold on the premises at this time. So we will be forgoing having a roped off patio, and be utilizing just the space that is laid out. Thank you for your time and consideration in this matter.

Respectfully Submitted,

Dustin Coressel

SIGN A

60"



SIGN B

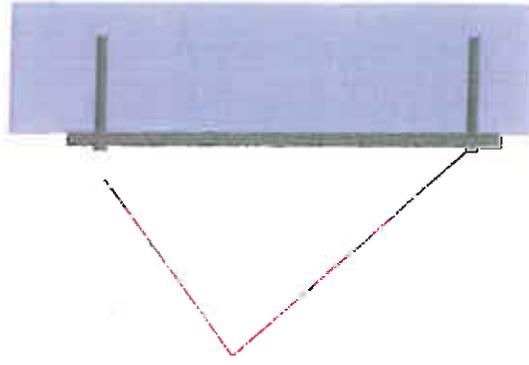
35"



30"

1st Surface Digitally Printed Graphics  
Laminated to a 1/8" Dibond Poly Metal  
Sheet.

ATTACHMENT DETAIL

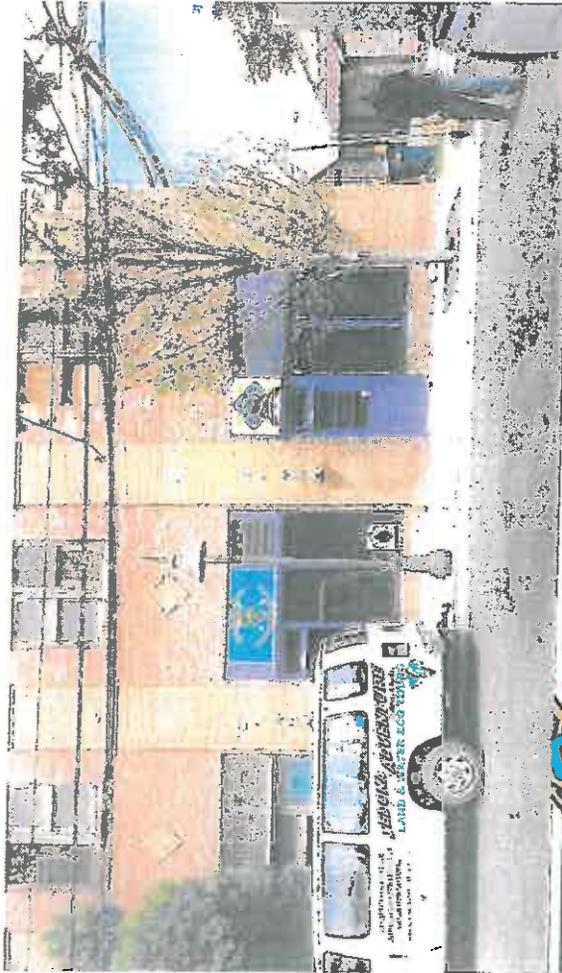


SIGN A #8 Screws

4 across the top and  
4 across the bottom

SIGN B #8 Screws

3 across the top and  
3 across the bottom



\* Unfinished drawings will be used for 120 volt power unless otherwise noted.  
\* Cost for providing necessary electrical wiring to sign area is not included in sign proposal.

DATE	BY	DATE	BY

DATE	BY	DATE	BY

DATE	BY	DATE	BY

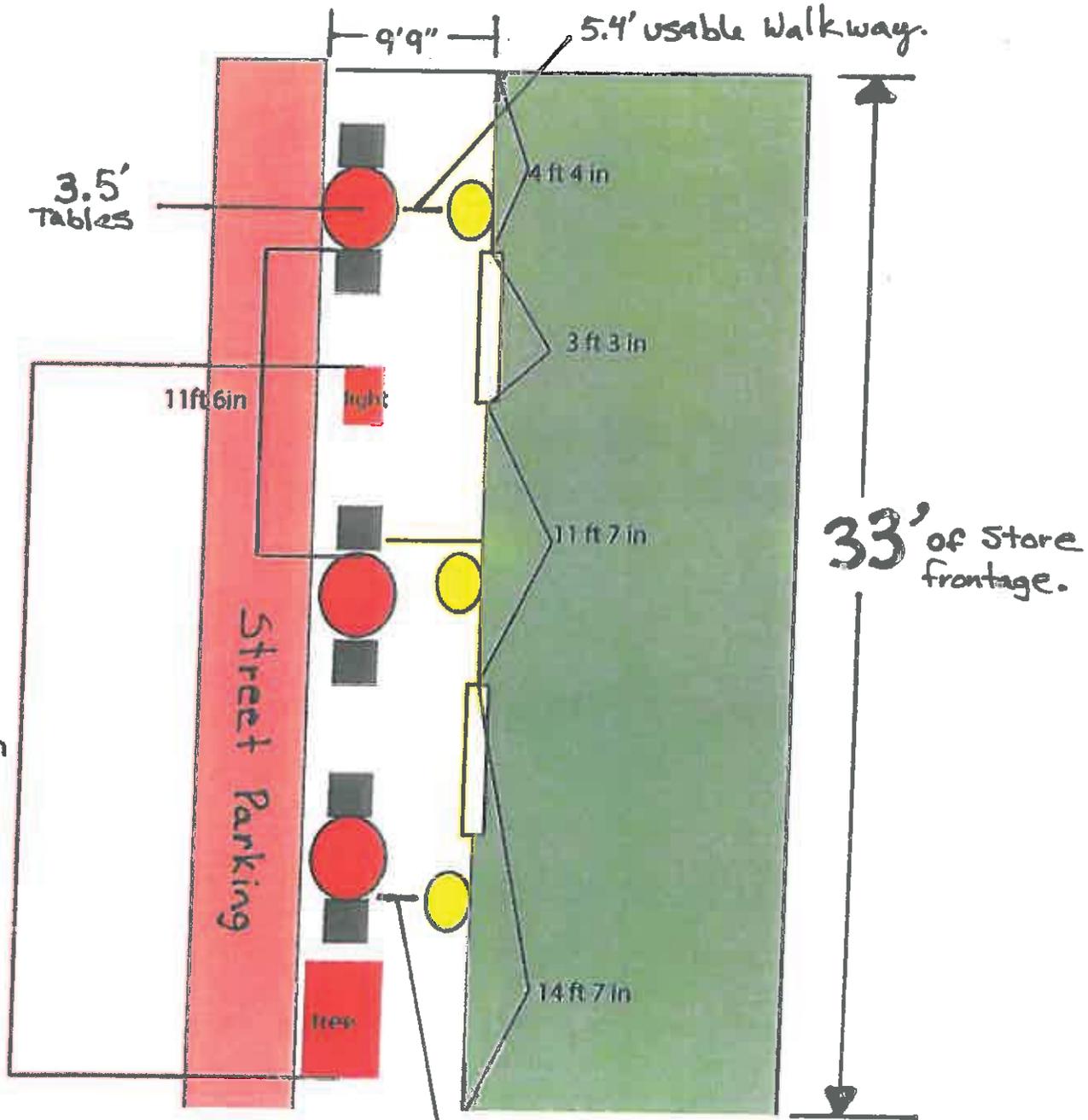
This Drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of SIGNS&G.

Permit to copy or revise this drawing can only be obtained thru a written agreement with SIGNS&G LLC. This drawing can only be used if purchased.

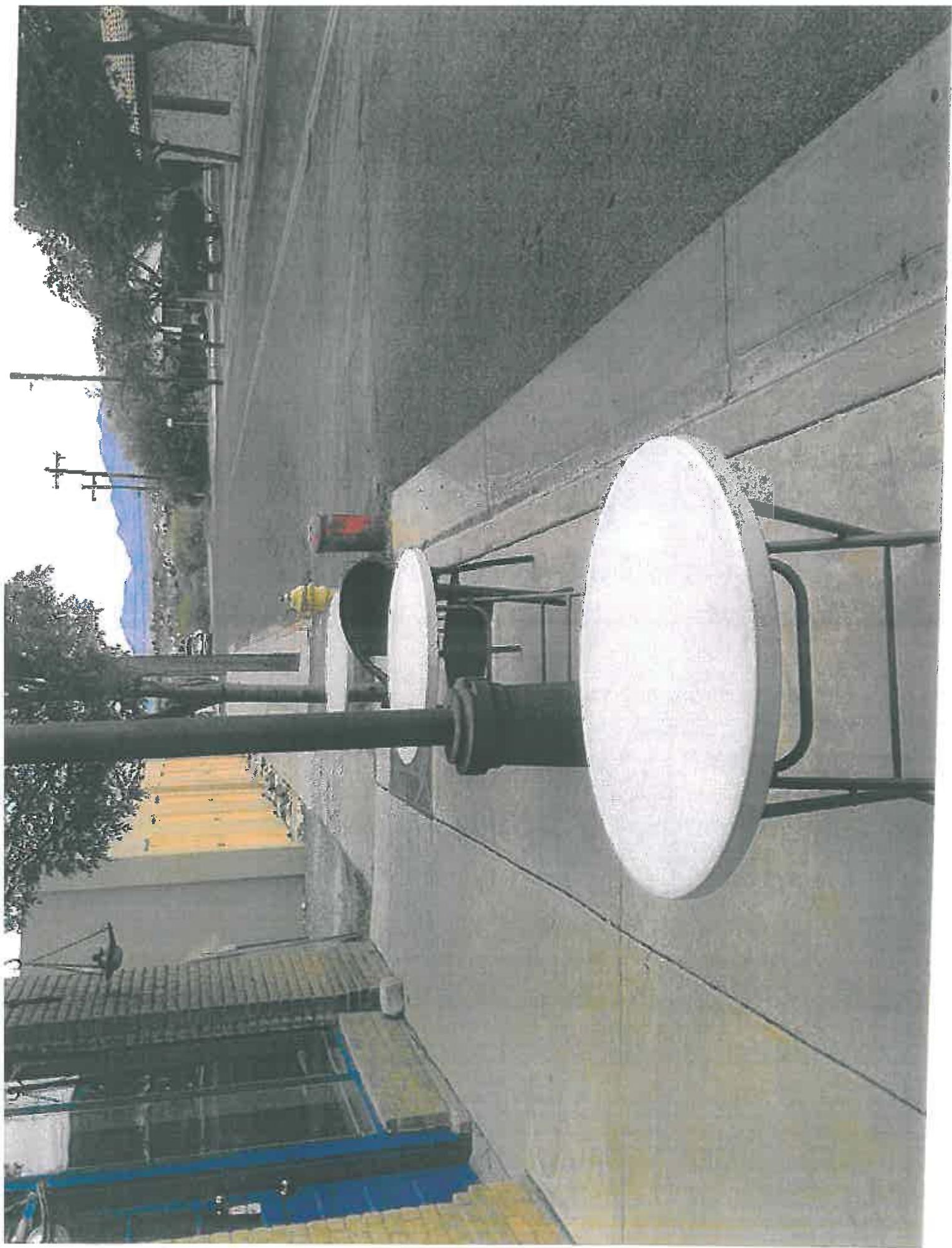
SALESPERSON: <b>J. Keller</b>	ORIGINAL DATE: <b>02/11/2008</b>
DATE: <b>02/11/2008</b>	DESIGNER: <b>J. Keller</b>

5.4' ADA

In the below drawing we have our storefront and restaurant laid out. The front measures 33 feet and we plan to utilize half of our walkway for outdoor seating and the other half will be utilized as a walkway. We will have 7 feet of usable walkway. This will comply with the required five feet as per the ADA. The red circles denote tables, the brown squares are chairs. The yellow circles will be potted plants, that are drought safe plants. The light brown squares are our entrance points and the red squares are already established lightposts and a tree. Our use will not extend the storefront and will be a minimum of one foot from the street.















## STAFF REPORT

### DESIGN REVIEW BOARD

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**Agenda Item:** Discussion/possible action DRB-090868 – a fence and brew kettle for the Copper Art Museum - 849 Main Street.

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

**Submitted By:** Drake Meinke / Owner of Copper Art Museum

**Meeting Date:** May 7, 2014

---

#### **Background:**

Mr. Drake Meinke has submitted an application to the Design Review Board for a fence and a brew kettle to be placed at the Copper Art Museum, a business located at 849 Main St.

The proposed fence will be 386.5 linear feet to be erected around the existing fence and flag pole. Fence height will be 8' same as existing fence, with 48" sections to display an architectural trellis. The fence cement footings will be 16" wide and 32" deep. Materials consist of wood, painted iron to match current iron fencing and hand railing and travertine block to be set in a non-reflective metal grating. (See attached photos.)

A drought-tolerant rose, Lady Bank's Rose (*Rosa banksiae*) is to be planted at each 48" section of block style fencing. (See attached photos.)

The proposed brew kettle will be 15' tall with an additional 3' to be buried; the brew kettle will be 12' in diameter. A fence the same style as the existing hand railing will be 38" tall, 22' in diameter with a 5' paver area for foot traffic.

#### ***Zoning Code Chapter 11, Section 11-4, A. 1-12 Review Criteria for Design Review Approval:***

***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 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 fence is 8 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 proposed fence and brew kettle architectural designs are of the same character as the Copper Art Museum.*
- 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 proposed fence and brew kettle have been strategically placed to present added interest to the Copper Art Museum.*
- 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 Copper Art Museum.*
- 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 fence exterior accent and materials compliment the adjacent Copper Art Museum.*
- 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 Copper Art Museum.*
- 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 travertine block walkways relate well with the existing Copper Art Museum.*
- 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 proposed by the applicant is in keeping with the existing landscaping.*

**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.

**Zoning Code Chapter 9, Landscape Design Standards section 9-8, Plant List:** A list of approved plants for use in landscape design. This is not an all-inclusive list, but any major deviation will have to be approved by the Design Review Board. Staff has researched the Lady Bank's Rose (*Rosa banksiae*) from the Arizona Municipal Water Users Association and found that the proposed plant; not being on the Towns approved plant list is a low water tolerant plant.

**Staff Comments:**

Staff has researched the Lady Bank's Rose (*Rosa banksiae*) from the Arizona Municipal Water Users Association. The proposed plants not being on the Town's approved plant list, is a low water tolerant plant and complies with the intent of water conservation.

**Staff Recommendations**

Having met all code requirements, staff recommends the fence and brew kettle as presented be approved with the following stipulations:

1. The fence and brew kettle shall be installed as reviewed and approved by the Design Review Board.
2. Fence concrete footings and installation shall be inspected by the Town of Clarkdale Building Official.

**Attachments**

1. Renderings of the fence and brew kettle placement
2. Rendering of landscape and plant location
3. Lady Bank's Rose (*Rosa banksiae*) from the Arizona Municipal Water Users Association information
4. Rendering of fence materials
5. Rendering of brew kettle and elevation
6. Plot plan
7. Aerial view of the site

Please complete the following. Print or type. All blanks must be completed. If not applicable, write "N/A"):

**INFORMATION:** DRB # 090868

Property Address: 849 MAIN ST Zoning: INDUSTRIAL  
(Attach separate sheet if necessary)

Applicant Name: DRAKE MEINKE Applicant's Phone #: 928-649-1858

Applicant's Mailing Address: PO BOX 474 CLARKDALE AZ 86324

Applicant's Email: COPPERMUSEUM@GMAIL.COM

Applicant's Relationship to Property Owner: N/A OWNER

Property Owner(s) Name and Address: (Identify partners, corporation officer; specify ownership interest: fee, option, etc.)

PSM ARIZONA LLC 849-MAIN ST CLARKDALE AZ 86324

Type of occupancy use(s)/classification(s) of the building: COMMERCIAL / RESIDENTIAL

Square footage of proposed structure (separated by use in a mixed use project): N/A

**CONTACT PERSON (if different from Applicant above)**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

The contact person will be the **only** person notified of meeting schedules.

**OWNER CERTIFICATION:**

I certify that I am an owner of the property referenced above, and the information and exhibits herewith are true and correct to the best of my knowledge. I am acting with the knowledge and consent of all persons in interest and understand that without the consent of all persons in interest the requested action cannot lawfully be accomplished. I give my permission for authorized officials of the Town of Clarkdale to enter the premises described in this application.

Signature: [Signature] Date: 2 APR 14

Name (Printed): DRAKE MEINKE Telephone #: 928 592 8090

Mailing Address: PO Box 474 Town: CLARKDALE State: AZ Zip Code: 86324

**OFF USE ONLY**

Application Accepted By: GUSS ESPOLT Date: 4/2/14 Time: 3pm

Received: \$90.00 pd. Projected Design Review Board Date: 5/7/14  
CHK #3131

COPPER ART MUSEUM



Arizona's Greatest Treasure  
is the World's Most Beautiful  
Est. 2012

# Fence and Brew Kettle

For fence and brew kettle  
to be located at the  
Copper Art Museum

## Elevation

Copper Art Museum

849 Main St

Clarkdale, AZ 86324

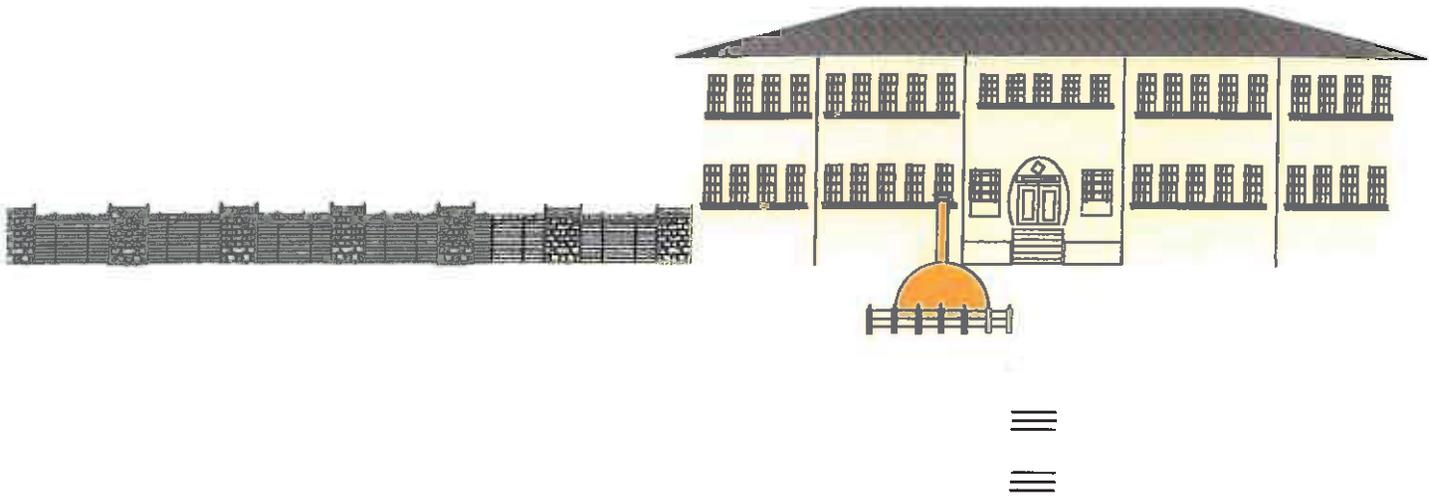
Parcel #: 400-06-032B

Project: Fence & Brew Kettle

Property Type: Industrial

April 2, 2014

Page  
1



### Above View

Copper Art Museum

849 Main St

Clarkdale, AZ 86324

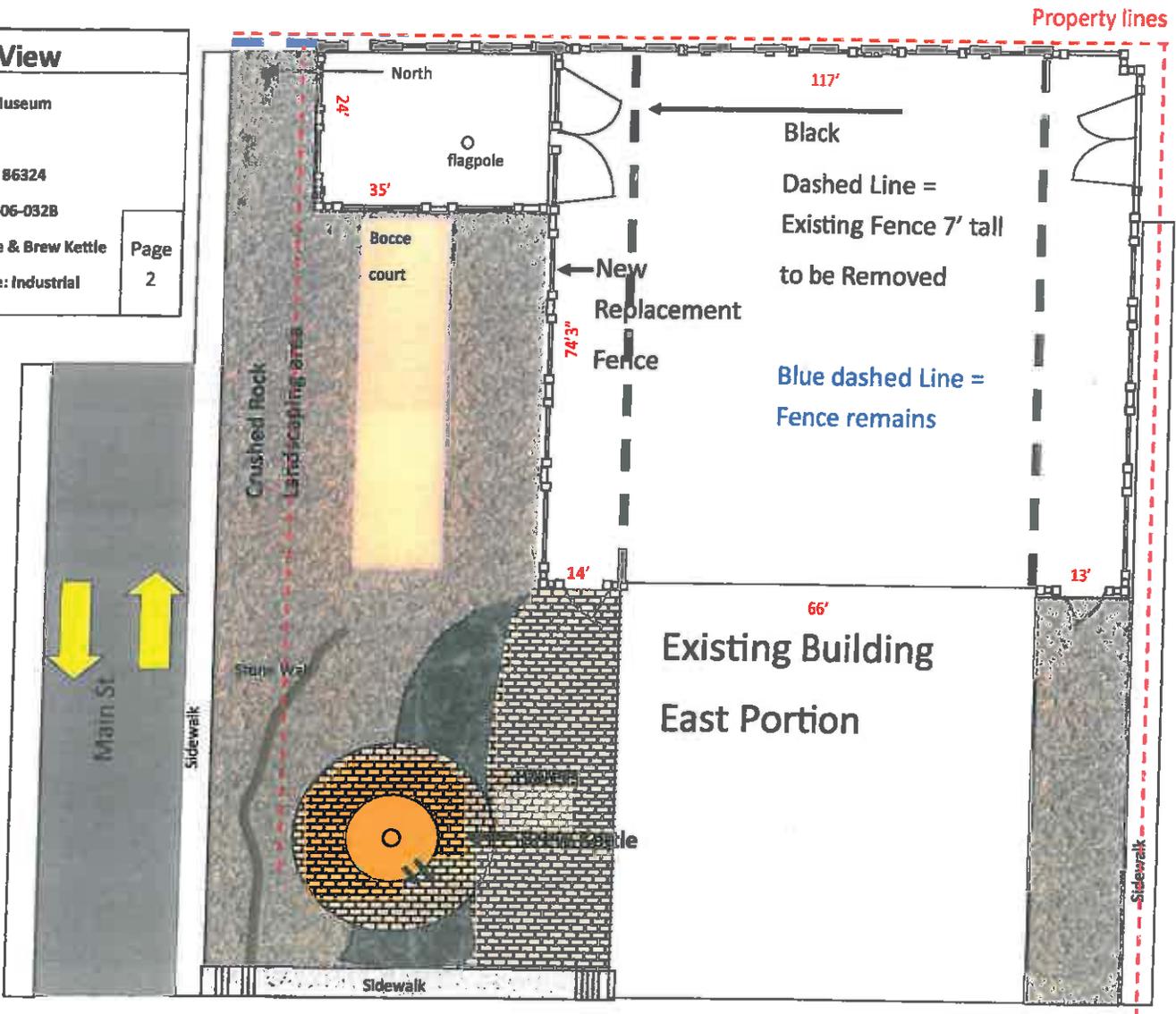
Parcel #: 400-06-032B

Project: Fence & Brew Kettle

Page

Property Type: Industrial

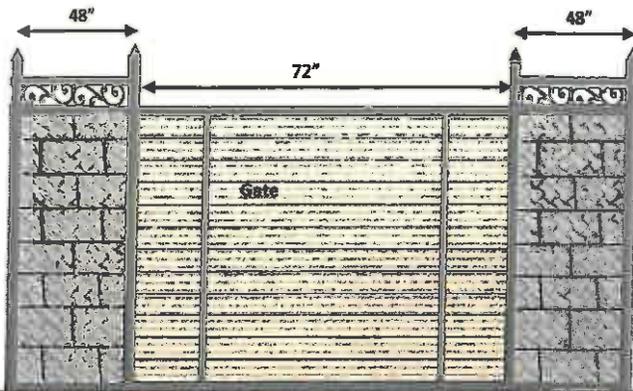
2



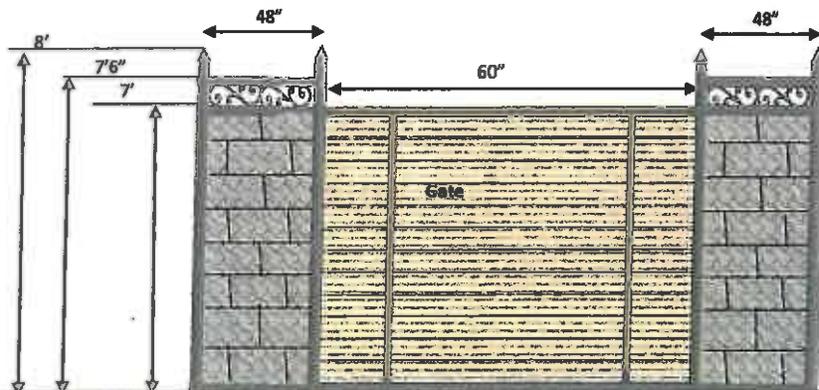
**Elevation**

Copper Art Museum  
 849 Main St  
 Clarkdale, AZ 86324  
 Parcel #: 400-06-032B  
 Project: Fence & Brew Kettle  
 Property Type: Industrial

Page  
 3



North Side Gate  
 (Facing West)



South Side Gate  
 (Facing West)

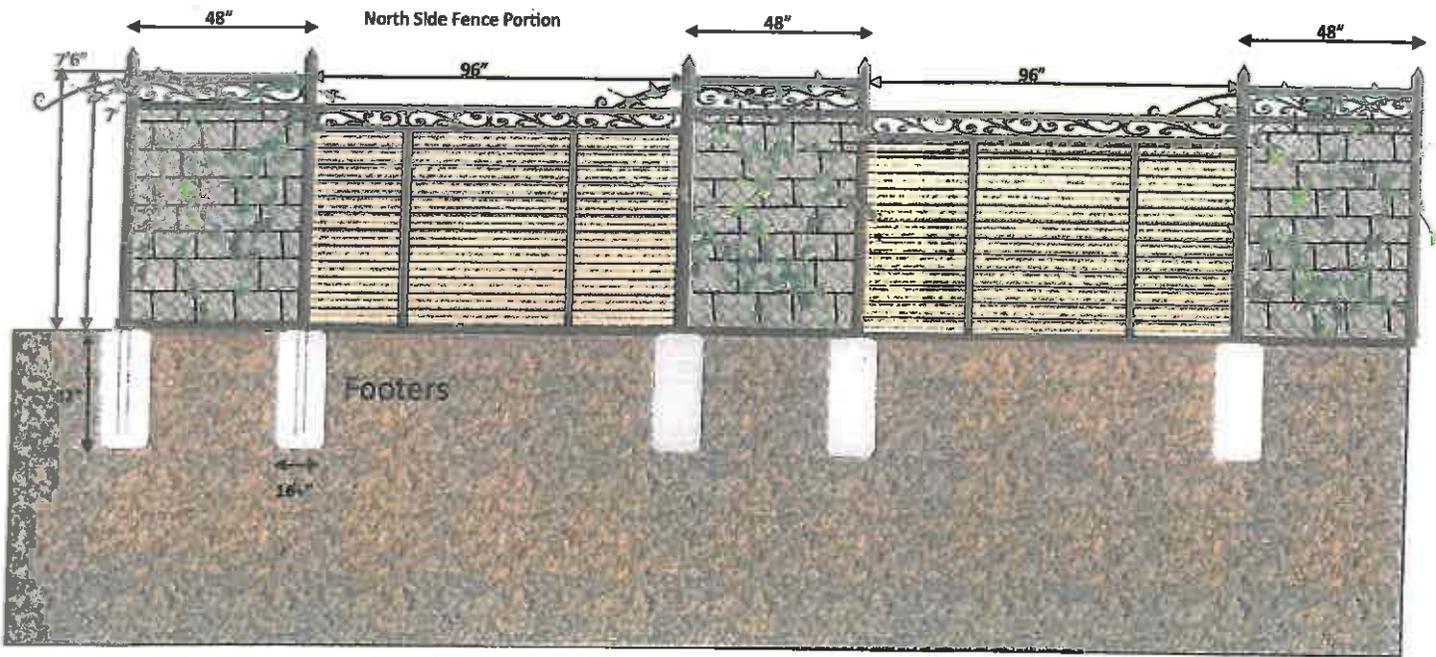
# Elevation

Copper Art Museum 849 Main St Clarkdale, AZ 86324

Parcel #: 400-06-032B Project: Fence & Brew Kettle

Property Type: Industrial

Page 4

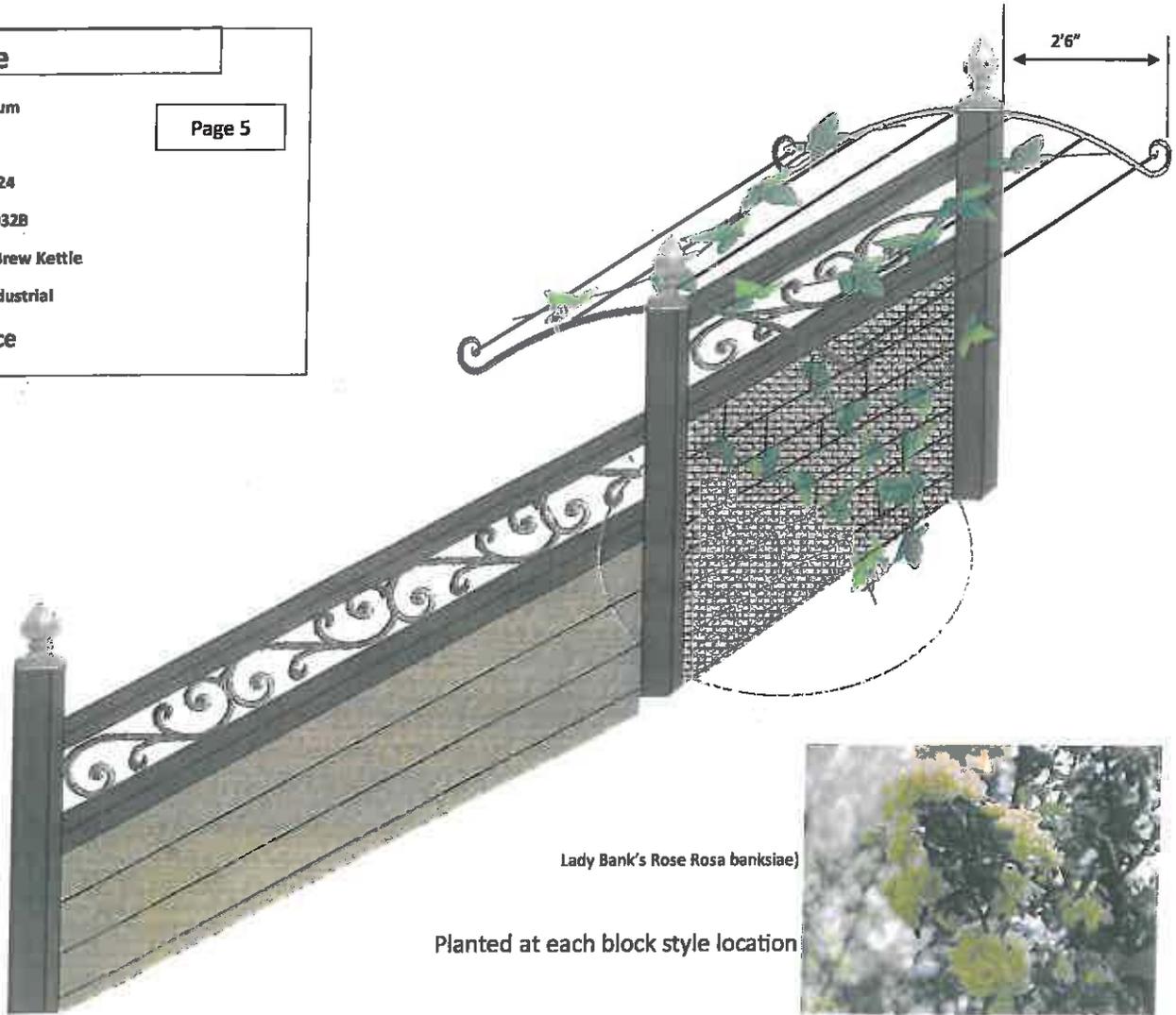


Repetitive fence pattern same on all sides

**Landscape**

Copper Art Museum  
849 Main St  
Clarkdale, AZ 86324  
Parcel #: 400-06-032B  
Project: Fence & Brew Kettle  
Property Type: Industrial  
Detail of fence

Page 5



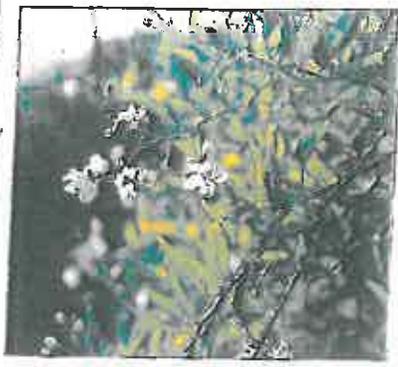
Lady Bank's Rose Rosa banksiae)

Planted at each block style location

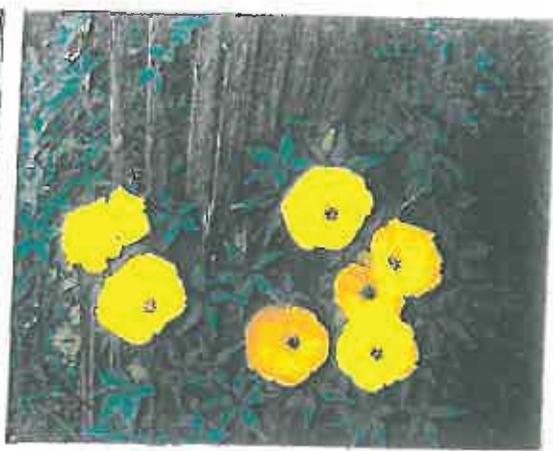




YELLOW ORCHID VINE (JR)



POTATO VINE



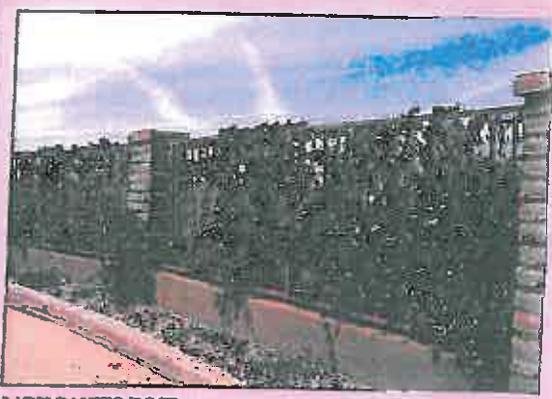
YUCA VINE



PINK TRUMPET VINE



BAJA PASSION VINE

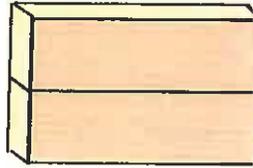


LADY BANK'S ROSE

COMMON NAME Botanical Name	THE BASICS Hardiness, Sun, Water	GROWTH Rate, Size, Form	FOLIAGE E/D, Color, Texture	FLOWERS Color & Season	COMMENTS Litter, Thorns, Allergenic	SPECIAL FEATURES Wildlife, Other
<b>YELLOW ORCHID VINE</b> <i>Mascagnia macroptera</i> Native to Mexico <small>RECENTLY RECLASSIFIED AS <i>CALLARUM MACROPTERUM</i>. ALSO TRY <i>M. LIACINA</i> FOR PURPLE FLOWERS.</small>	22° ☀️ 💧	Moderate 15 x 15 Twining	Semievergreen Medium green Medium texture	Yellow clusters. Late spring to early summer.	Seasonal litter No thorns	Flowers followed by large chartreuse paperlike pods.
<b>YUCA VINE</b> <i>Merremia aurea</i> Native to southern Baja California	25° ☀️ 💧	Moderate 10 x 10 Twining	Deciduous Dark green Medium texture	Large, bright yellow. Summer to fall.	Seasonal litter No thorns	Summer color. Dies back with winter cold, regrows in spring.
<b>BAJA PASSION VINE</b> <i>Passiflora foetida</i> <i>v. longipedunculata</i> —Native to Baja California	25° ☀️ 💧	Moderate 10 x 10 Twining	Semievergreen Gray-green Medium texture	White and purple showy. Summer.	Low litter No thorns	Striking flowers. Attracts Gulf Fritillary butterfly.
<b>PINK TRUMPET VINE</b> <i>Podranea ricasoliana</i> Native to South Africa	25° ☀️ 💧	Moderate 20 x 10 Sprawling	Semievergreen Medium green Medium texture	Showy pink clusters. Late summer to fall.	Seasonal litter No thorns	Lightly fragrant flowers. Can be confused with <i>Pandorea</i> species.
<b>LADY BANK'S ROSE</b> <i>Rosa banksiae</i> Native to China	10° ☀️ 💧	Fast 20 x 15 Sprawling	Evergreen Medium green Medium texture	White or pale yellow clusters. Spring.	Low litter No thorns	Requires little maintenance.
<b>POTATO VINE</b> <i>Solanum jasminoides</i> Native to Brazil	25° ☀️ 💧	Moderate 30 x 10 Twining	Semievergreen Purple-green Medium texture	White. Year-round in frost-free weather.	Low litter No thorns	Grow on overhead structure for summer shade.

**Materials List:**

Wood fence panels 1 1/2"x6"x8' boards stacked on edge creating a panel

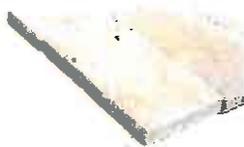


Stacked wood boards

Iron posts & structure 4"x4" & 2x2



Concrete footings



Travertine blocks 6"x12" x 1" in size stacked vertically in-between decorative grating panels and for pavers



Decorative metal grating

Architectural feature bar creating trellis supports



Iron rod 8' length 3/16" diameter sections creating wires on trellis supports



Iron strapping and channel bar to support assembled wood fence panels



Iron top and bottom channel to support wood fence panels



Decorative finials 2", 4"



Decorative scroll



Grapevine plants for shading effect: Lady Bank's Rose Rosa banksiae

**Materials**

Copper Art Museum

849 Main St

Clarkdale, AZ 86324

Parcel #: 400-06-032B

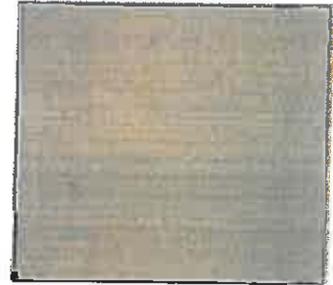
Project: Fence & Brew Kettle

Property Type: Industrial

Page

6

Paint color: wood components to match color of architectural façade of high school building



Paint color: All iron components to match current iron fencing and hand railing



# Elevation

Copper Art Museum

849 Main St

Clarkdale, AZ 86324

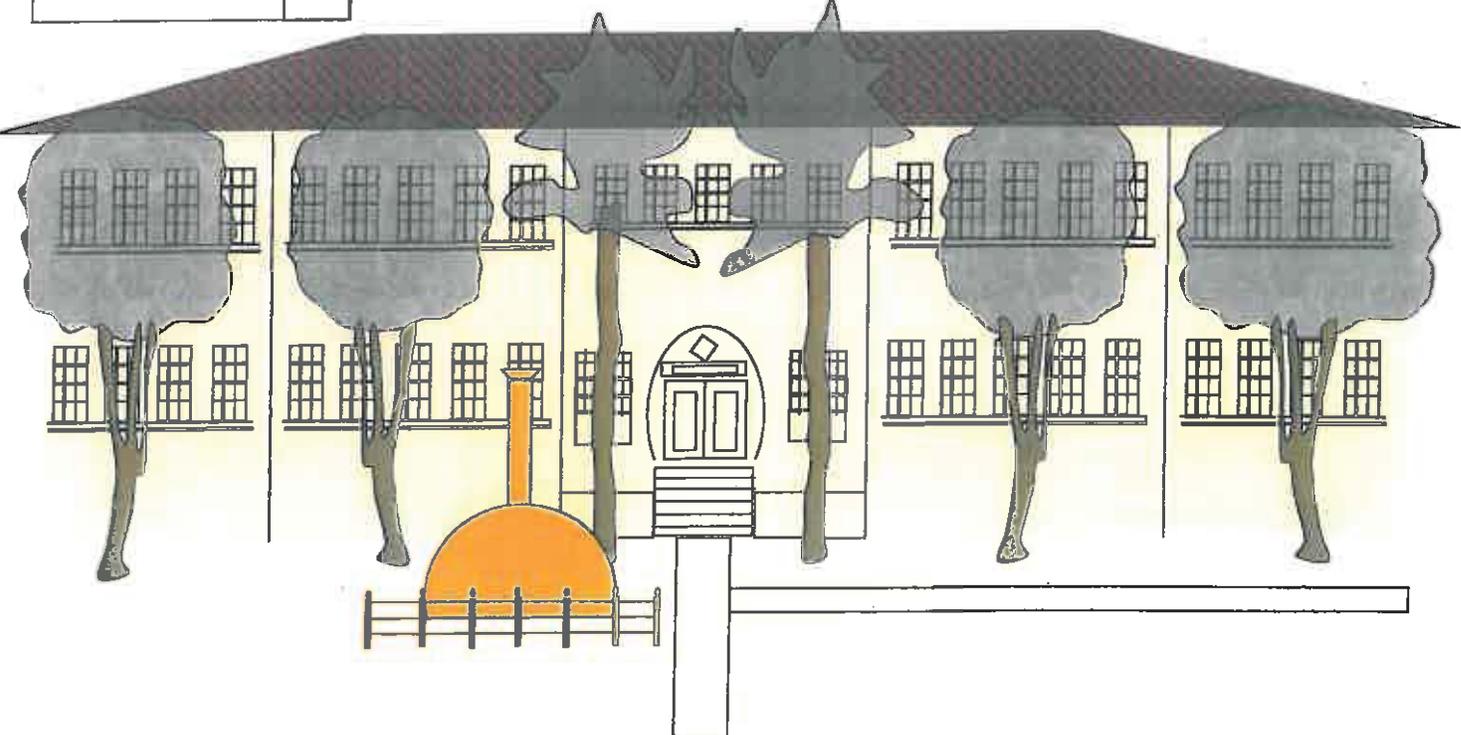
Parcel #: 400-06-032B

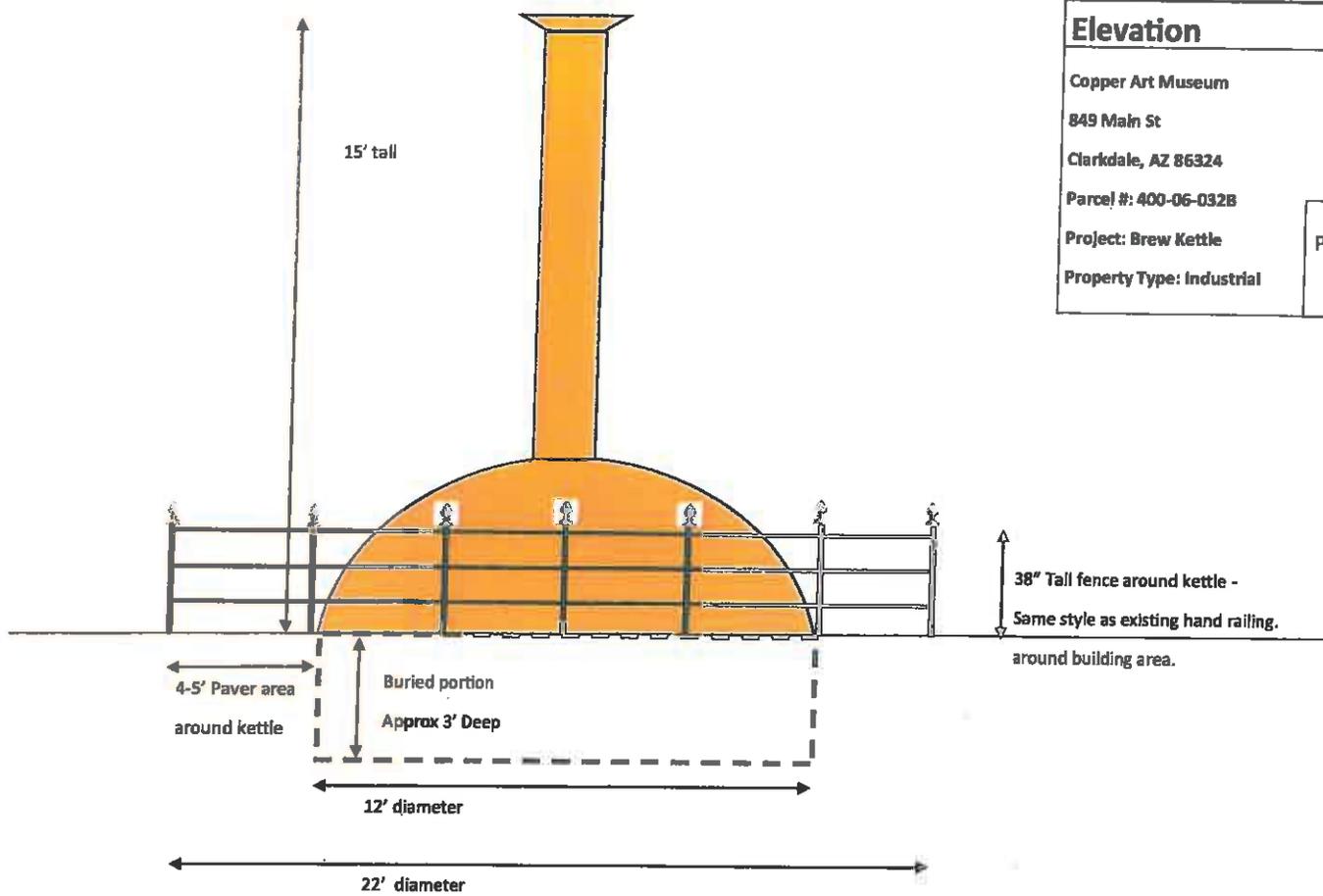
Project: Brew Kettle

Property Type: Industrial

Page

7





Elevation	
Copper Art Museum	
849 Main St	
Clarkdale, AZ 86324	
Parcel #: 400-06-032B	
Project: Brew Kettle	Page 8
Property Type: Industrial	

**Street View**

Copper Art Museum

849 Main St

Clarkdale, AZ 86324

Parcel #: 400-06-032B

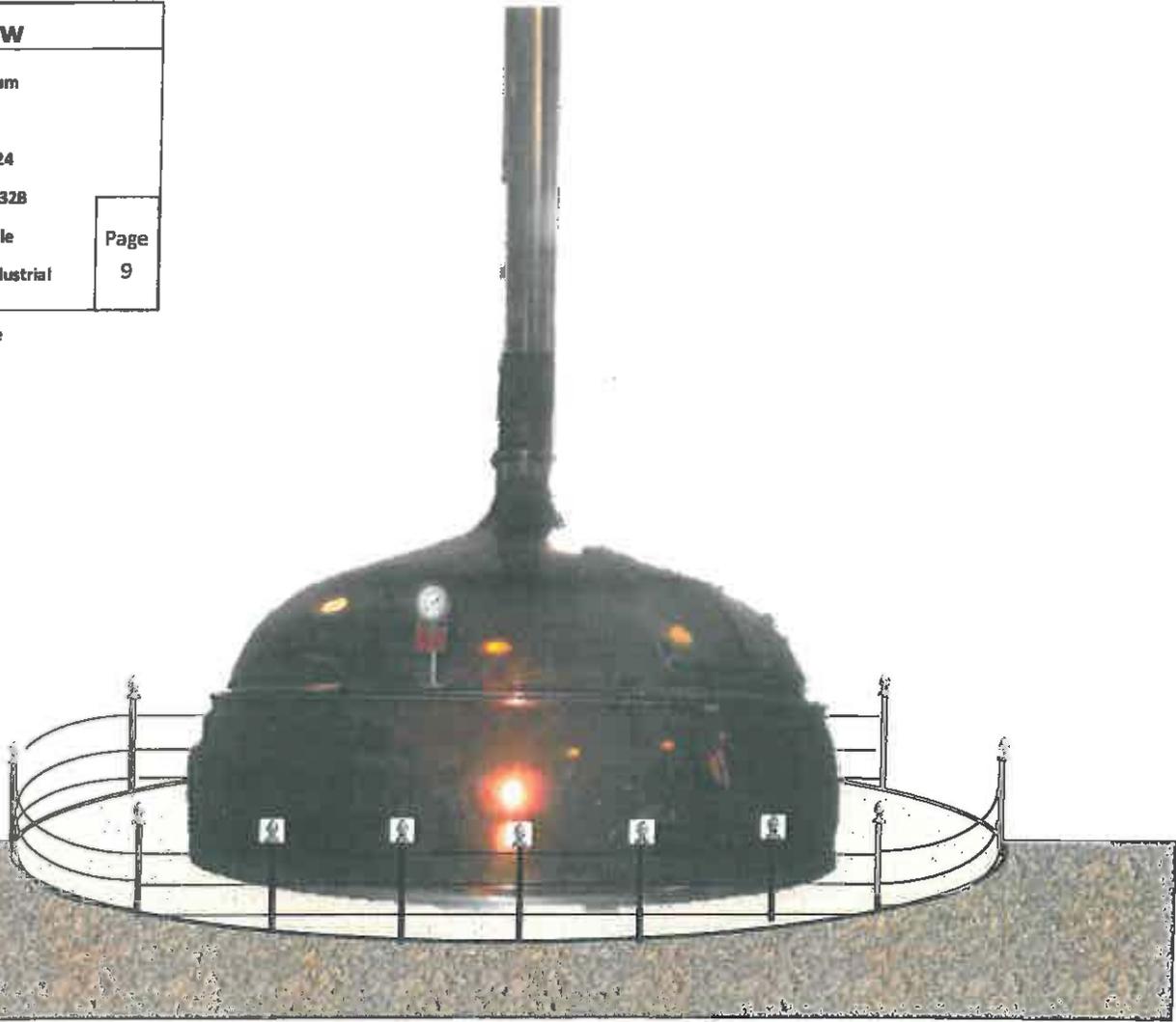
Project: Brew Kettle

Property Type: Industrial

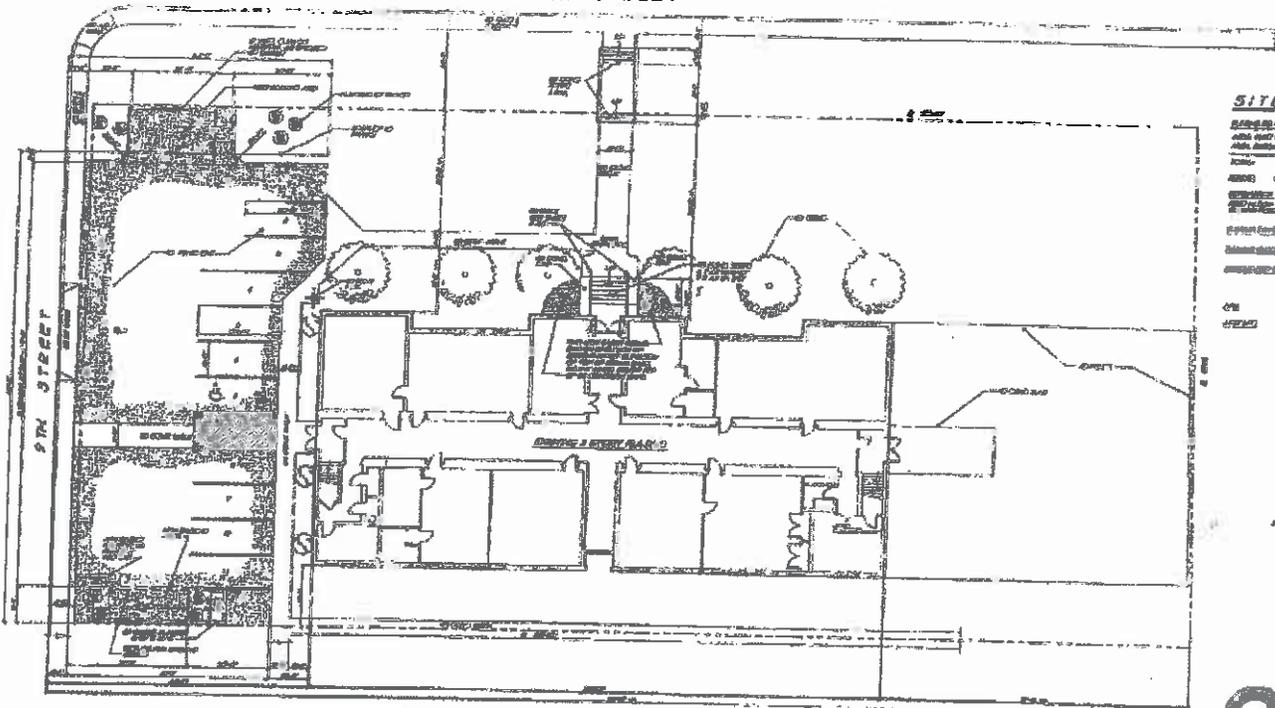
Page

9

Copper Brew Kettle



MAIN STREET



**SITE DATA**

DATE OF PLAN	1954
DATE OF RECORD	1954
DATE OF SURVEY	1954
DATE OF CONSTRUCTION	1954
DATE OF OCCUPANCY	1954
DATE OF REVISION	1954
DATE OF ASSESSMENT	1954
DATE OF RECORD	1954
DATE OF SURVEY	1954
DATE OF CONSTRUCTION	1954
DATE OF OCCUPANCY	1954
DATE OF REVISION	1954
DATE OF ASSESSMENT	1954



SITE PLAN

CLAUDE R. CORPUS ARCHT ARCHT 1000 N. 10th St DENVER, CO	CHRISTIAN M. SANDERSON ARCHT 1000 N. 10th St DENVER, CO	3/1/54
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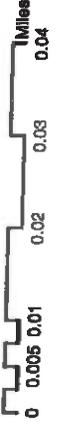




This map is designed to provide information about Clarkdale, and is prepared for general planning and informational purposes only. It is not accurate to engineering or surveying standards. While every effort is made to ensure this map is as complete and accurate as possible, neither warranty nor fitness is implied. The information is provided on an "as-is" basis. The Town of Clarkdale shall have neither liability nor responsibility to any person or entity with respect to any loss or damage in connection with or arising from the information on this map.

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, Swisstopo, and the GIS User Community

G.E.



April 16, 2014

The Town of Clarkdale  
Community Development Department  
PO Box 310000 Main Street  
Clarkdale, GA 30523  
(706) 888-2500



Parcel# 406-06-032B  
Copper Art Mesuem 849 Main St.



# STAFF REPORT

## DESIGN REVIEW BOARD

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**Agenda Item:** Discussion/possible action regarding a sign package application for Newgate Homes at Mountain Gate, the sales company for BC Land Group/Mountain Gate Subdivision. The application, DRB 090877, includes a projecting sign, window decals and a portable sign to be located at 917 Main Street.

**Staff Contact:** Beth Escobar, Senior Planner

**Submitted By:** Ralph Clemmer, BC Land Group

**Meeting Date:** May 7, 2014

**Background:**

BC Land Group, owners of Mountain Gate Subdivision, has leased the bottom floor of the office building located at 917 Main Street. This will be their administrative offices and a sales office for homes and property within the Mountain Gate Subdivision. BC Land Group has created a subsidiary company, Newgate Homes, LLC, to process all sales for the Mountain Gate Subdivision. They have created two separate logos to brand their business: Newgate Homes at Mountain Gate and BC Land Group.

The current tenants of the building at 917 Main Street, Mingus Construction, will continue to occupy the upstairs level of the building.

**Staff Analysis**

**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.*** Three different fonts are used in the sign package to help differentiate between the different entities. This meets the guideline.
- 2. Sign should have no more than 50 percent opacity. Dark background colors are preferred.*** The projecting sign is approximately fifty percent opaque.
- 3. Signs should be non-reflective.*** The proposed signage has no reflectivity.
- 4. Signs should be readable from the closest major road.*** The projecting sign, window sign and portable sign will be readable from both vehicles and pedestrians along Main Street.

Pertinent Code

PROJECTING SIGN

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

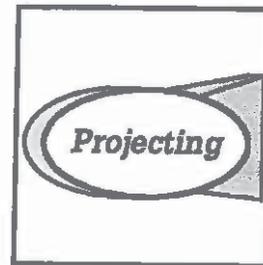
The applicant is proposing a projecting sign to be located above the western most window at 917 Main Street. The projecting sign will be hung from a black iron frame. The frame will have a 40-inch wide top piece and be affixed to the brick wall with a 20-inch long iron bracket. It will be attached to the brick wall with three masonry wedge anchors. The sign will be a total of 36 inches long. The bottom of the projecting sign will be 9 feet from the public sidewalk.

The sign contains two segments. The top 24-inch long segment, includes the Newgate Homes at Mountain Gate logo. The lower segment, connected by black chain to the upper segment, will be 12-inches wide and contain the BC Land Group graphic. Per the sign designer and installer, the bottom section of the sign may move slightly in the wind. However the shortness of the black chain attaching this portion of the sign to the top will prevent any flapping from occurring.

The sign segments will be constructed of half-inch thick omega board with graphics on both sides. The edges will be painted black.

1. **Maximum height equals top of wall.** As proposed, the projecting sign will comply with this requirement. This is a two-story building and the projecting sign will be mounted well below the roof line.

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.** Proposal complies.



3. **Maximum number equals one per business.** BC Land Group is requesting only one projecting sign.

4. **An agreement indemnifying the Town of Clarkdale from any liability is required if the sign projects over public right-of-way.** Proposed sign will project over the public right-of-way and the requirement for this agreement is included in the recommended stipulations.

5. **See Section 7-9 of this Code for maximum sign square footage.** The portion of the projecting sign containing text is approximately nine square feet. This is within the maximum allowable square footage for this property.

***Zoning Code chapter 8 Outdoor Lighting Code Section 8-7 N Lighting Requirements:***

No lighting is proposed.

**WINDOW SIGNS**

The applicant is proposing two vinyl window signs to be located on the two windows west of the entry door, one with the Newgate Homes at Mountain Gate logo (40 inches by 20 inches = 5.50 square feet) and one of the BC Land Group logo (40 inches by 18 inches = 4.95 square feet). These signs will be placed on the lower third of the window area to align with the existing Mingus Contractor Sign. The total square footage of the proposed windows signs is 10.50.

***Zoning Code chapter 7, Section 7-8 Q. Window:*** The (2) window signs comply with this code.

***1. No more than fifty percent of the window shall be used for signage.***

The proposed vinyl signage will cover approximately one-third of each window.

***2. No more than 25% of the allowable window signage shall be illuminated.***

No illumination is proposed.

**MAXIMUM SQUARE FOOTAGE FOR COMMERCIAL USES**

The total street frontage for this property is 30 feet. This would allow a maximum of 45 square feet of signage per Section 7-9 of the Sign Code. Dividing this maximum in half for the two occupants, BC Land Group has a total of 22.5 square feet of signage available.

Both the projecting sign and window sign count towards this maximum. The total of this signage combined is 19.50 square feet which is within the maximum allowable.

**PORTABLE SIGN**

***Zoning Code Chapter 7 Sign Code Section 7-8 H Portable Signs applicable code:*** The portable sign complies with this code.

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

***Maximum size is six (6) square feet.*** Portable sign is (6) six square feet.

***Information on signs shall be current.*** The proposed portable sign shall identify the sales office at 917 Main Street.

***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 portable sign will have an under-mounted sandbag counter weight.

***One portable sign is allowed per business.*** Only one proposed portable sign is submitted.

***One five (5) foot wide pedestrian passage way must be maintained around signs on a public sidewalk.*** The portable sign will be located on the public right of way and applicant shall assure minimum 5-foot ADA aisle width is maintained.

***No attachments to a portable sign are permitted.*** Proposed portable sign has no attachments.

***Portable signs shall be displayed only during the posted hours the business is open.*** Proposed portable sign will be anchored on the bottom with a weight.

### **Possible Actions**

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

### **Staff Recommendations**

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

1. All signage shall be installed as reviewed and approved by the Design Review Board.

### **Attachments**

1. Application
2. Projecting sign specifications
3. Window sign specifications
4. Aerial view of property
5. Street view of the property
6. Portable sign

DRB  
090877

Please complete the following. Print or type. All blanks must be completed. If not applicable, write "N/A":

**INFORMATION:**

Property Address: 917 MAIN ST Zoning: Comm- OFFIC  
(Attach separate sheet if necessary)

Applicant Name: Ralph Clemmor Applicant's Phone #: (949) 212-4443

Applicant's Mailing Address: PO Box 1180, Clarkdale, AZ 86324

Applicant's Email: Ralph@BCLandGroup.com

Applicant's Relationship to Property Owner: TENANT

Property Owner(s) Name and Address: (Identify partners, corporation officer; specify ownership interest: fee, option, etc.)  
NewGate Homes, LLC

Type of occupancy use(s)/classification(s) of the building: Home builder - office

Square footage of proposed structure (separated by use in a mixed use project): NA

**CONTACT PERSON (if different from Applicant above)**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

The contact person will be the only person notified of meeting schedules.

**OWNER CERTIFICATION:**

I certify that I am an owner of the property referenced above, and the information and exhibits herewith are true and correct to the best of my knowledge. I am acting with the knowledge and consent of all persons in interest and understand that without the consent of all persons in interest the requested action cannot lawfully be accomplished. I give my permission for authorized officials of the Town of Clarkdale to enter the premises described in this application.

Signature: [Signature] Date: 4-12-14

Name (Printed): MICHAEL BLUFF Telephone #: (928) 300-2766

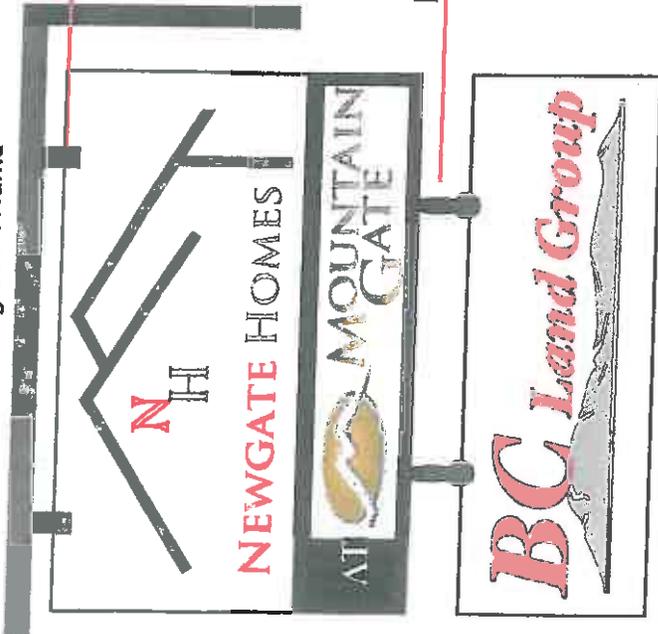
Mailing Address: Box 25 Town: CAMP VERMONT State: AZ Zip Code: 86322

**STAFF USE ONLY**

Application Accepted By: Guss Date: 4/16/14 Time: 4PM

Fee Received: US\$ 4/16/14 Projected Design Review Board Date: 3/7/14

40" Black Angle Iron Frame



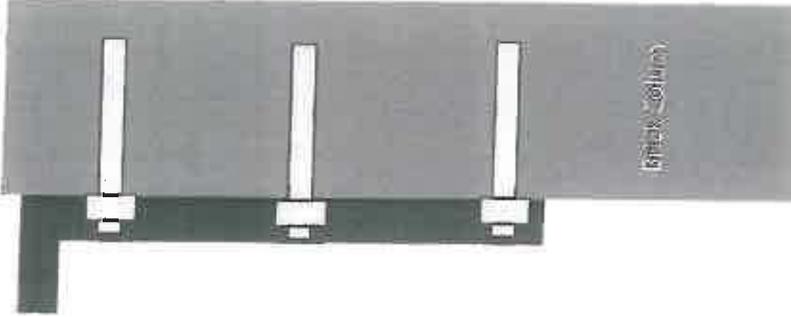
24"

12"

36"

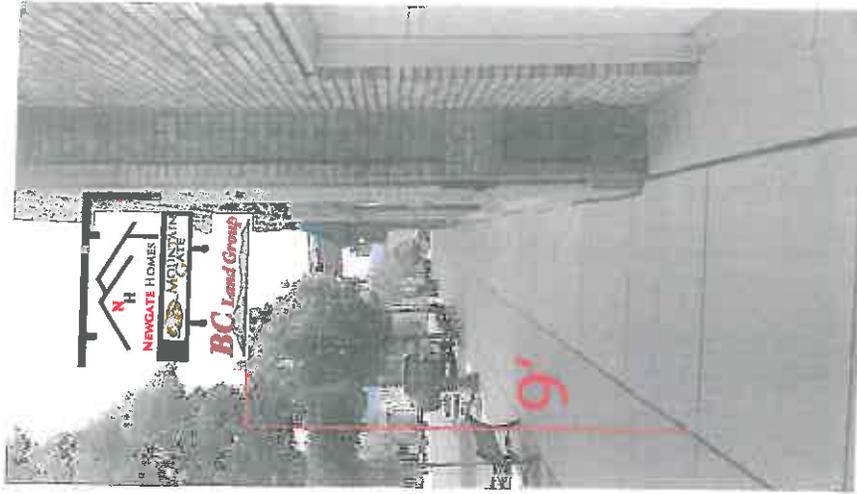
Sign Material .5" Thick Omega Board  
with 1st Surface Graphics on 2 Sides.  
Edges Painted Black

Attachment Detail  
x3 - .5"x4" Masonry  
Wedge Anchors



20° Drop Down  
Angle Iron

Black Chain



\* Reinforced Graphics will be added for 150' west  
power unless otherwise noted.  
\* Cost for providing necessary electrical wiring  
to sign area is not included in sign proposal.

DATE: \_\_\_\_\_  
SALES APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_

©The drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of SIGNS28 LLC.

SALES APPROVAL: **J. Keller**  
DATE: \_\_\_\_\_  
ORIGINAL DATE: \_\_\_\_\_  
CONC. RESPONSE: **J. Keller**  
DATE: \_\_\_\_\_

PRINT NAME / PROJECT ADDRESS

DATE

BY

DATE

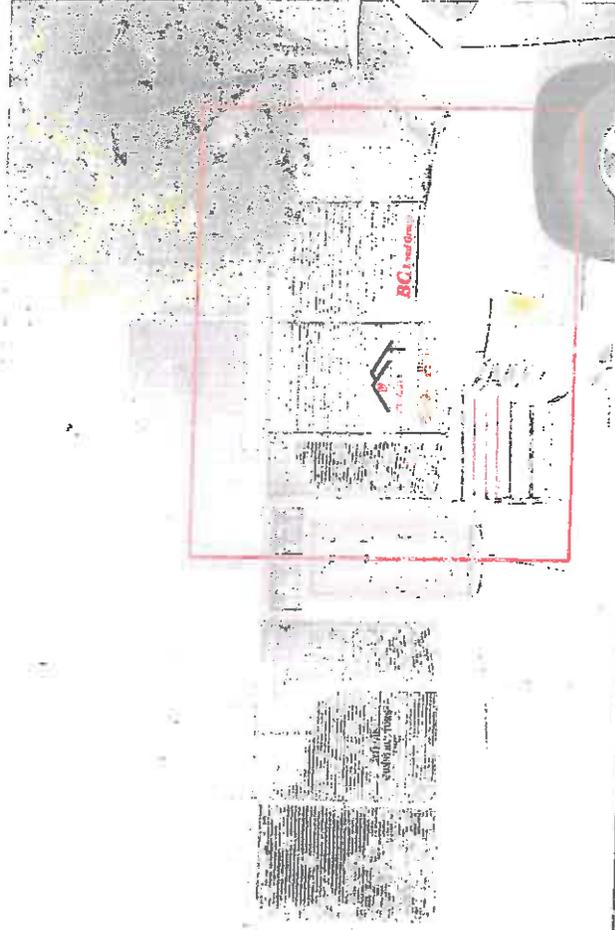
Permission to copy or revise this drawing can only be obtained thru a written agreement with SIGNS28 LLC. This drawing can only be used if purchased.

# 1st Surface Vinyl Window Graphics

40" Long



40" Long



- Illuminated signs may not be subject for 120 volt power unless otherwise noted.
- Cost for producing necessary electrical wiring to sign area is not included in sign proposal.

SALES APPROVAL:

DATE:

REV.#	DATE	BY	REV.#	DATE	BY

PERMANENT PROJECT ADDRESS:

SALES REPRESENTATIVE: **J Keller**  
 ORIGINAL DATE: **J Keller**  
 CONCL. REPRESENTATIVE: **J Keller**  
 SIGNATURE: **J Keller**

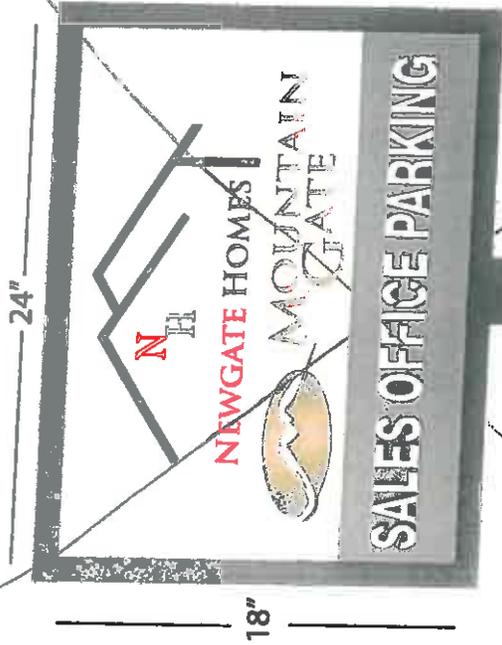
FILE OR DRAWING NUMBER

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# SIGN #4



# SIGN #9



\* Standard display will be used for 100 yard  
 permit unless otherwise noted.  
 \* Cost for providing necessary electrical wiring  
 to sign area is not included in sign proposal.

DATE: \_\_\_\_\_  
 SALES PERSONAL: \_\_\_\_\_

DATE	BY	DATE	BY

PRINT NAME / PROJECT ADDRESS

ORIGINAL DATE: \_\_\_\_\_  
 CREW: \_\_\_\_\_  
 SALES PERSONAL: \_\_\_\_\_  
 J. Keller

PLAT NUMBER

SHEET NUMBER

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# STAFF REPORT

## DESIGN REVIEW BOARD

**Agenda Item:** Discussion/possible action regarding an on-site advertising and directional sign package application for Newgate Homes at Mountain Gate, the sales company for BC Land Group/Mountain Gate Subdivision. The application, DRB 090878.A includes a variety of directional and informational signs to be distributed throughout the Mountain Gate Subdivision.

**Staff Contact:** Beth Escobar, Senior Planner

**Submitted By:** Ralph Clemmer, BC Land Group

**Meeting Date:** May 7, 2014

**Background:**

BC Land Group, owners of Mountain Gate Subdivision, has submitted a sign package to support their upcoming sales activity. BC Land Group has created a subsidiary company, Newgate Homes, LLC, to process all sales for the Mountain Gate Subdivision. They have created two separate logos to brand their business: Newgate Homes at Mountain Gate and BC Land Group.

The proposal includes a variety of signs to be placed within the subdivision. The signs will contain the Newgate Homes at Mountain Gate logo. Text on the signs will vary to indicate directions to the sales office, parking, and provide contact information.

**On-Site Subdivision Advertising and Directional Sign:**

Regulations for on-site subdivision signage is found in Section 7-8.N.3:

**On-Site Advertising and Directional:**

- a. Maximum height shall equal 10 feet. *The signs proposed all comply with this requirement. The maximum sign height of sign #1 at the entrance and sign #5 at the parking area for the sales office is 8 feet. The other signs will vary from 5.5 feet to 7 feet in height.*
- b. The edges of all signs shall be boxed. *The signs proposed will all be boxed with a plastic material. A sample will be presented at the meeting.*

- 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. *The applicant is aware of this requirement and staff will monitor compliance.*
- d. Such signs shall not be located nearer than 50 feet from a lot containing an occupied residence. *The applicant is aware of this requirement and staff will monitor compliance.*

The application includes a banner (sign #6) for the proposed temporary sales office. This will only be used if the sales office is installed. A temporary sign permit will be required.

The application also includes a sign announcing the location of the future recreation facility. This sign is subject to all of the above regulations.

The Board should be aware the informational text and arrows on the directional signs may vary depending on the final location of the signs. The applicant is considering an alternative for sign #8 so both samples are included in the packet.

Signs #10 and #11 will go on individual lots as houses are under construction. Also, there is no sign #7 included in the package. Sign #9 is the portable sign and is discussed in DRB 090877.

The applicant has included in the sign package flags to be placed along Mountain Gate Drive. This type of signage is not permitted because they contain advertising and will not be installed. Flags without advertising would be permitted.

#### **Possible Actions**

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

#### **Staff Recommendations**

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

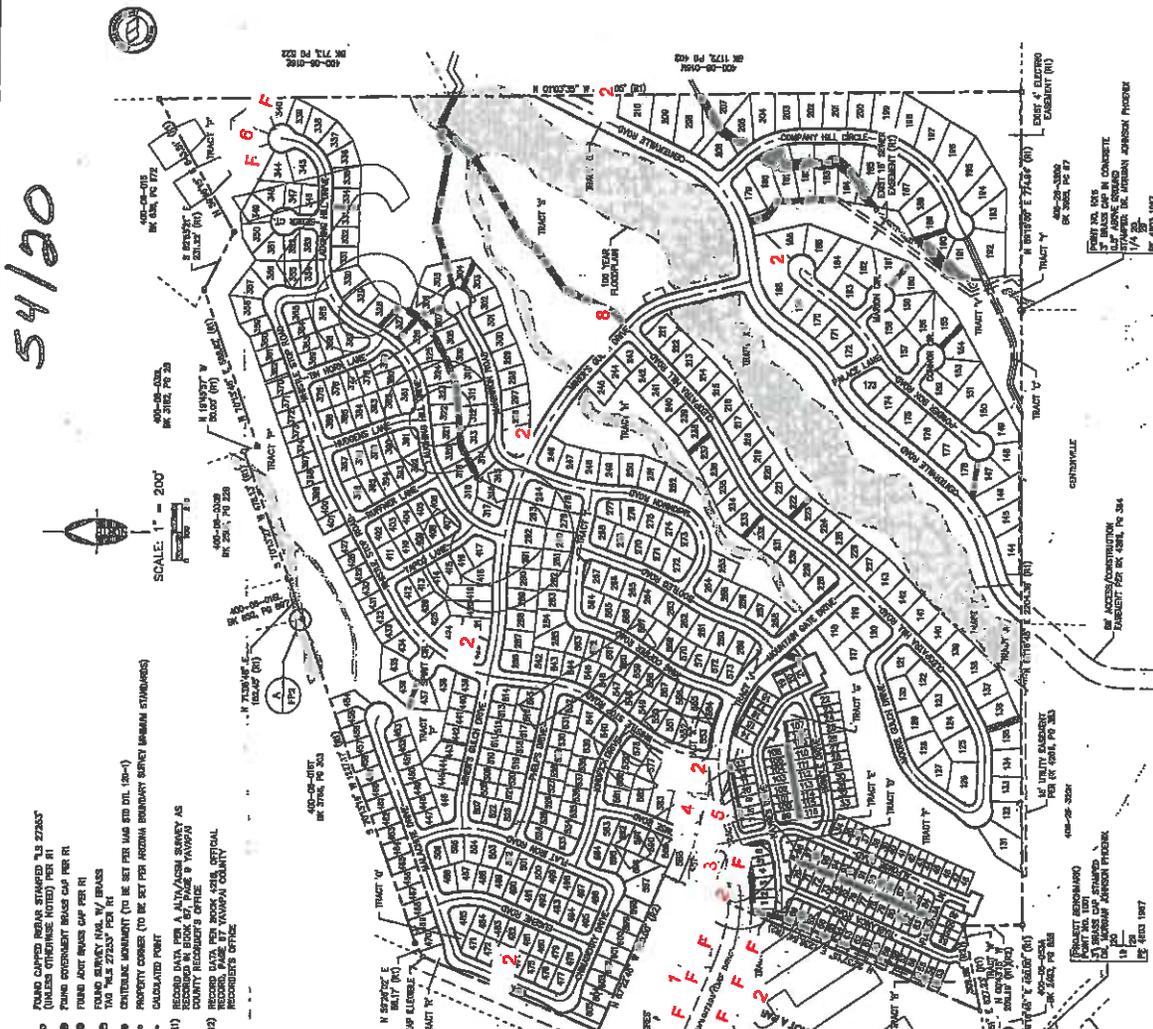
1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. All signage shall be maintained and repaired or replaced when necessary.
3. All signage shall be removed when 95 percent of lots in the subdivision are sold.
4. All signage shall be located at least 50 feet from the nearest lot line of a property with an existing residence.

#### **Attachments**

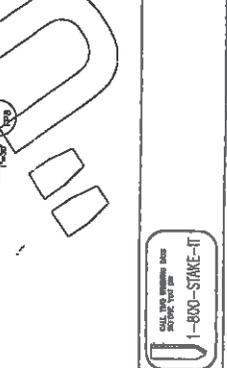
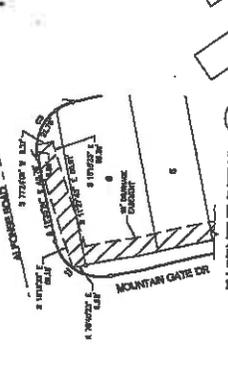
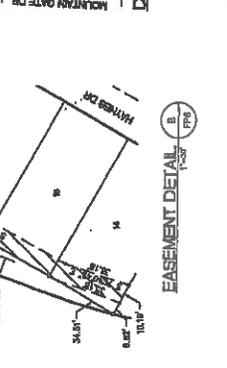
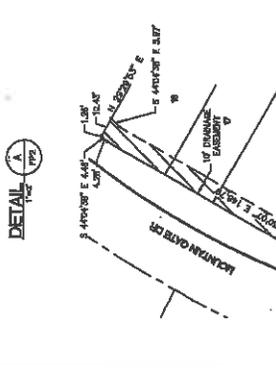
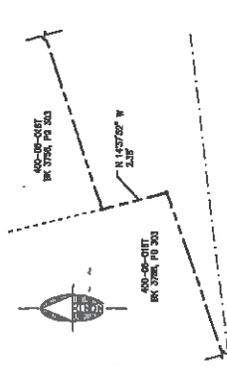
1. Application
2. Map indicating location of signage
3. Sample signage

54/20

NO. 35223537  
 THE STATE OF ARIZONA  
 COUNTY OF MARICOPA  
 SUPERVISOR'S OFFICE  
 1111 G STREET, S.W.  
 PHOENIX, ARIZONA 85007  
 RECEIVED  
 11/19/92



- LEGEND**
- ROAD CENTERLINE
  - ADJACENT BOUNDARY
  - RIGHT-OF-WAY
  - PARCEL BOUNDARY
  - LOT BOUNDARY
  - ADJACENT PANEL
  - BOUNDARY LINE
  - PUBLIC UTILITIES EASEMENT (PUD)
  - UTILITY/IRRIGATION EASEMENT
  - EMERGENCY ACCESS EASEMENT
  - 100 YEAR FLOODPLAIN



- FOUND CURVED REBAR STAMPED "S Z 2345" (UNLESS OTHERWISE NOTED) PER #1
- FOUND ANCHORED BOLTS CAP PER #1
- FOUND JAIL BOLTS CAP PER #1
- FOUND 1/2" DIA. REBAR PER #1
- FOUND 3/4" DIA. REBAR PER #1
- FOUND 1" DIA. REBAR PER #1
- FOUND 1 1/2" DIA. REBAR PER #1
- FOUND 2" DIA. REBAR PER #1
- FOUND 3" DIA. REBAR PER #1
- FOUND 4" DIA. REBAR PER #1
- FOUND 6" DIA. REBAR PER #1
- FOUND 8" DIA. REBAR PER #1
- FOUND 10" DIA. REBAR PER #1
- FOUND 12" DIA. REBAR PER #1
- FOUND 14" DIA. REBAR PER #1
- FOUND 16" DIA. REBAR PER #1
- FOUND 18" DIA. REBAR PER #1
- FOUND 20" DIA. REBAR PER #1
- FOUND 22" DIA. REBAR PER #1
- FOUND 24" DIA. REBAR PER #1
- FOUND 26" DIA. REBAR PER #1
- FOUND 28" DIA. REBAR PER #1
- FOUND 30" DIA. REBAR PER #1
- FOUND 32" DIA. REBAR PER #1
- FOUND 34" DIA. REBAR PER #1
- FOUND 36" DIA. REBAR PER #1
- FOUND 38" DIA. REBAR PER #1
- FOUND 40" DIA. REBAR PER #1
- FOUND 42" DIA. REBAR PER #1
- FOUND 44" DIA. REBAR PER #1
- FOUND 46" DIA. REBAR PER #1
- FOUND 48" DIA. REBAR PER #1
- FOUND 50" DIA. REBAR PER #1
- FOUND 52" DIA. REBAR PER #1
- FOUND 54" DIA. REBAR PER #1
- FOUND 56" DIA. REBAR PER #1
- FOUND 58" DIA. REBAR PER #1
- FOUND 60" DIA. REBAR PER #1
- FOUND 62" DIA. REBAR PER #1
- FOUND 64" DIA. REBAR PER #1
- FOUND 66" DIA. REBAR PER #1
- FOUND 68" DIA. REBAR PER #1
- FOUND 70" DIA. REBAR PER #1
- FOUND 72" DIA. REBAR PER #1
- FOUND 74" DIA. REBAR PER #1
- FOUND 76" DIA. REBAR PER #1
- FOUND 78" DIA. REBAR PER #1
- FOUND 80" DIA. REBAR PER #1
- FOUND 82" DIA. REBAR PER #1
- FOUND 84" DIA. REBAR PER #1
- FOUND 86" DIA. REBAR PER #1
- FOUND 88" DIA. REBAR PER #1
- FOUND 90" DIA. REBAR PER #1
- FOUND 92" DIA. REBAR PER #1
- FOUND 94" DIA. REBAR PER #1
- FOUND 96" DIA. REBAR PER #1
- FOUND 98" DIA. REBAR PER #1
- FOUND 100" DIA. REBAR PER #1

**SHERRARD & WERNITZBERG, INC.**  
 CIVIL ENGINEERING AND SURVEYING  
 11446 N. HWY 89A, SUITE 9, BUCKINGHAM, AZ 85340  
 (928) 952-1151

**SCALE: 1" = 200'**

**DATE: 11/19/92**

**BY: [Signature]**

**CHECKED: [Signature]**

**APPROVED: [Signature]**

**1-800-STAKE-IT**

DRAWING NO. **FP2**  
 SHEET OF 11

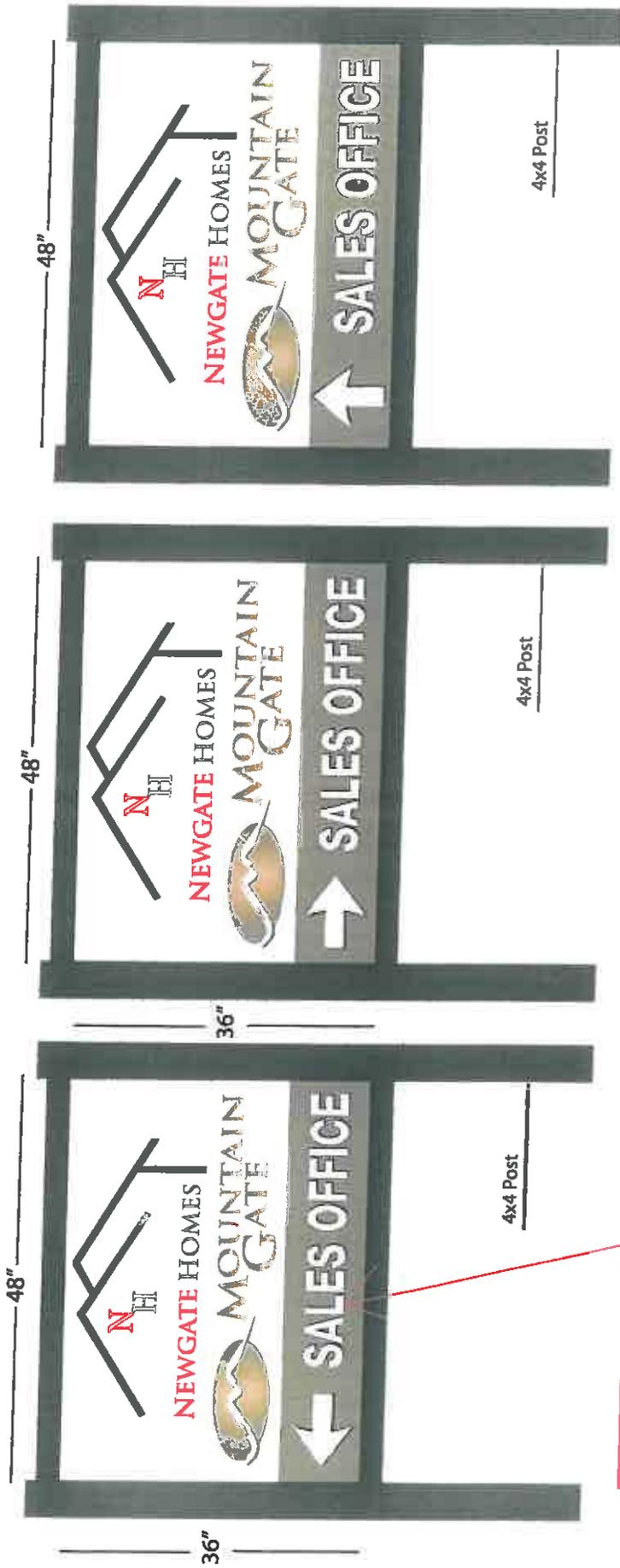
CLARDALE  
 ARIZONA

**FINAL PLAT:  
 OVERALL BOUNDARY, LEGEND AND DETAILS**

MOUNTAIN GATE



# SIGN #2



**SIGNS MAY READ "SALES INFORMATION" IF NO SALES OFFICE ON SITE.**



\* Illuminated signs will be wired for 120 volt power unless otherwise noted.  
 \* Cost for providing necessary electrical wiring to sign area is not included in sign proposal.

DATE: \_\_\_\_\_  
 SALES APPROVAL: \_\_\_\_\_

REV. #	DATE	BY	REV. #	DATE	BY

FIRM NAME / PROJECT ADDRESS

ORIGINAL DATE: \_\_\_\_\_  
 ON-SITE PERSONNEL: J Keller  
 SIGN #:

DATE DESIGNED: \_\_\_\_\_

Permission to copy or revise this drawing can only be obtained thru a written agreement with Signs928 LLC. This drawing can only be used if purchased.

# SIGN #3

48"



36"

4x4 Post



- Illuminated displays will be wired for 120 volt power unless otherwise noted.
- Cost for providing necessary electrical wiring to sign area is not included in sign proposal.

DATE: \_\_\_\_\_  
SEWER APPROVAL: \_\_\_\_\_

PERM NAME / PRODUCT ADDRESS

REV.#	DATE	BY	REV.#	DATE	BY

ORIGINAL DATE: \_\_\_\_\_  
ORIG. DESIGNER: J Keller  
SCALE: \_\_\_\_\_

PERMITS/NOTES

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# SIGN #4



# SIGN #9



\* Mechanical drawings will be used for 120 volt power unless otherwise noted.  
 \* Cost for providing necessary electrical wiring to sign area is not included in sign proposal.

DATE: \_\_\_\_\_  
 SALES APPROVAL: \_\_\_\_\_

REV #	DATE	BY	REV #	DATE	BY

PRINT NAME / PROJECT ADDRESS: \_\_\_\_\_  
 ORIGINAL DATE: \_\_\_\_\_  
 SALES APPROVAL: J. Keller  
 DATE: \_\_\_\_\_

DATE: \_\_\_\_\_  
 SALES APPROVAL: \_\_\_\_\_

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# SIGN #5

96"



48"

4x4 Post



\* Unnumbered drawings will be signed for 750 visit  
 \* Cost for providing necessary electrical wiring  
 to sign area is not included in sign proposal.

DATE: \_\_\_\_\_ SALES APPROVAL: \_\_\_\_\_

REQ. #	DATE	BY	REQ. #	DATE	BY

PERSON NAME / PROPERTY ADDRESS: \_\_\_\_\_

ORIGINAL DATE: \_\_\_\_\_  
 DATE APPROVED: \_\_\_\_\_  
 BY: \_\_\_\_\_

SALES APPROVAL: J Keller

FILE NUMBER: \_\_\_\_\_  
 SIGN NUMBER: \_\_\_\_\_

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# SIGN #6

240"



96"

**Banner**

(To be Mounted  
On Trailer Or  
Storage Container)



\* Illuminated signs will be billed for 120 volt power unless otherwise noted.  
\* Cost for providing necessary electrical wiring to sign area is not included in sign proposal.

SALES APPROVAL:

DATE:

REK #	DATE	BY	REK #	DATE	BY

PRINT NAME / PROPERTY ADDRESS

ORIGINAL DATE:  
DATE RECEIVED: J Keller  
BY: [Signature]

FILE NUMBER

ORDER NUMBER

Permission to copy or revise this drawing can only be obtained thru a written agreement with Signs2B LLC. This drawing can only be used if purchased.

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# SIGN #8

96"



48"

4x4 Post



\* Illuminated displays will be wired for 120 volt power unless otherwise noted.  
 \* Cost for providing necessary electrical wiring to sign area is not included in sign proposal.

SALES APPROVAL: \_\_\_\_\_  
 DATE: \_\_\_\_\_

NO. #	DATE	BY	REV. #	DATE	BY

FIRM NAME / PROJECT ADDRESS

ORIGINAL DATE: \_\_\_\_\_  
 ORDER NUMBER: \_\_\_\_\_  
 SALES: \_\_\_\_\_  
 J. Keller

PROJECT NUMBER  
 SHEET NUMBER

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Location: North-West Corner of  
 Cleopatra Hill Road & Miners Gulch Drive  
 (See Attached Map)

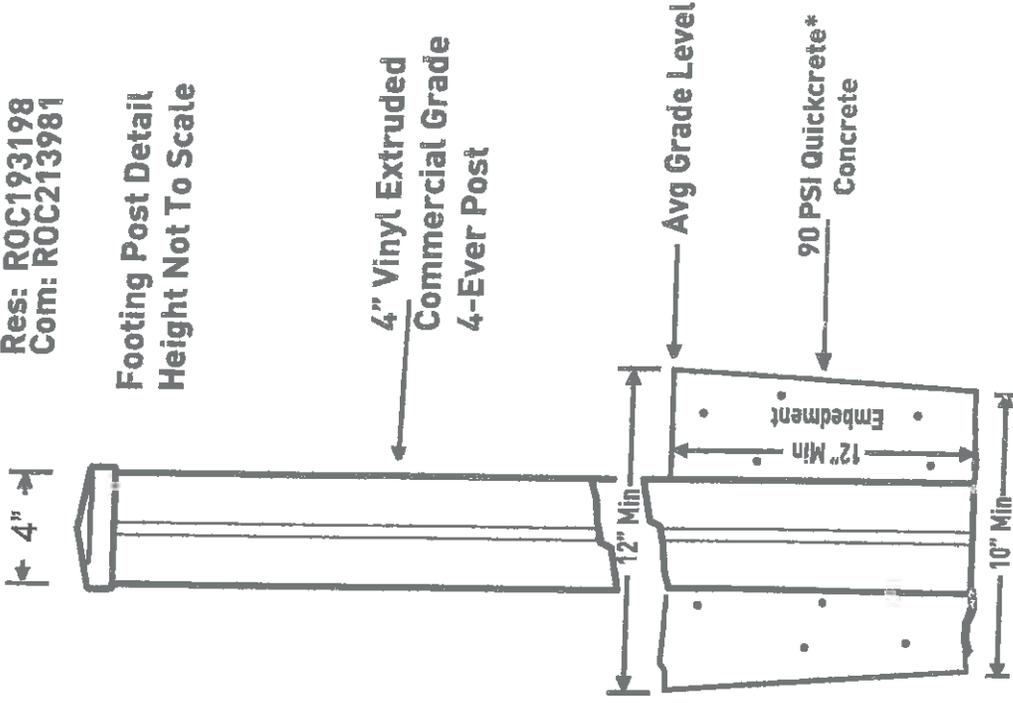
ALTERNATE SIGN #18



INSTALLER: Uprising Const.  
 Res: ROC193198  
 Com: ROC213981

Footing Post Detail  
 Height Not To Scale

4" Vinyl Extruded  
 Commercial Grade  
 4-Ever Post



Hitagap Signs  
 Prescott AZ  
 928-499-8653

Uprising  
 CONSTRUCTION

Res: ROC193198  
 Com: ROC213981



SIGN #12

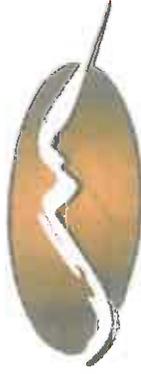
60"



36"

SIGN #14

60"



36"

MOUNTAIN  
GATE

SIGN #13

60"



36"

NOT PERMITTED



\* Mounted signs will be wired for 120 volt power unless otherwise noted.  
 \* Cost for permitting associated with sign area is not included in sign proposal.

DATE: \_\_\_\_\_  
 SALES APPROVAL: \_\_\_\_\_

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Permission to copy or revise this drawing can only be obtained thru a written agreement with SIGNS928 LLC. This drawing can only be used if purchased.

FORM NAME / PROJECT ADDRESS

REV. # DATE BY

ORIGINAL DATE: \_\_\_\_\_  
 ORG. DRAWER: J Keller  
 SCALE: \_\_\_\_\_

FILE NUMBER

DATE





# STAFF REPORT

## DESIGN REVIEW BOARD

**Agenda Item:** Discussion/possible action regarding an on-site temporary sales office for Newgate Homes at Mountain Gate, the sales company for BC Land Group/Mountain Gate Subdivision, application DRB 090878.B.

**Staff Contact:** Beth Escobar, Senior Planner

**Submitted By:** Ralph Clemmer, BC Land Group

**Meeting Date:** May 7, 2014

**Background:**

BC Land Group, owners of Mountain Gate Subdivision, intend to begin sales from their new office at 917 Main Street. Depending how things progress, they may wish to have a temporary sales office located on-site in the subdivision.

They have submitted an application for a temporary sales trailer to be located at 776 Alphonse Road in Mountain Gate.



**Temporary Sales Office**

The proposed building is a Weather King Portable Building. The building is a 12-foot high cabin with wood plank walls and a red tin roof. The building is 32-feet wide and is a total of 384 square feet in size.

The applicant intends to place landscaping in large pots around the front of the building.

If a restroom is provided in the cabin, it will connect to the Town's water and wastewater system.

**Staff Analysis**

This application is being reviewed under Section 11 of the Zoning Code as a temporary commercial building. Item 11-4.10 addresses accessory features:

*Garages, carports, sheds, ... shall be visually compatible with buildings and structures to which they are related.*

Although this is a temporary structure, the applicant has selected a model that is less intrusive than a typical sales trailer. The small, barnlike structure will not conflict with any of the existing structures. The use of landscaping will help soften the look of the temporary building.

**Possible Actions**

The Design Review Board may approve the temporary sales office as submitted, conditionally approve or deny the application as filed.

**Staff Recommendations**

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

1. A building permit shall be issued prior to placement.
2. Landscaping shall be in place prior to operation.
3. The temporary sales office shall be removed when 95 percent of lots in the subdivision are sold.

**Attachments**

1. Application
2. Picture of cabin
3. Elevation of cabin

DRB 090878B

Please complete the following. Print or type. All blanks must be completed. If not applicable, write "N/A":

**INFORMATION:**

778 Alphonse, Clarkdale

Property Address: Mountain Gate Zoning: Residential  
(Attach separate sheet if necessary)

Applicant Name: Ralph Clemmer Applicant's Phone #: (949) 212-4443

Applicant's Mailing Address: PO Box 1180 Clarkdale, AZ 86324

Applicant's Email: Ralph@BlandGroup.com

Applicant's Relationship to Property Owner: owner

Property Owner(s) Name and Address: (Identify partners, corporation officer; specify ownership interest: fee, option, etc.)  
NewGate Homes, LLC

Type of occupancy use(s)/classification(s) of the building: Storage & sales office

Square footage of proposed structure (separated by use in a mixed use project): 384 Sq. Ft.

**CONTACT PERSON (if different from Applicant above)**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

The contact person will be the only person notified of meeting schedules.

**OWNER CERTIFICATION:**

I certify that I am an owner of the property referenced above, and the information and exhibits herewith are true and correct to the best of my knowledge. I am acting with the knowledge and consent of all persons in interest and understand that without the consent of all persons in interest the requested action cannot lawfully be accomplished. I give my permission for authorized officials of the Town of Clarkdale to enter the premises described in this application.

Signature: Ralph Clemmer Date: 4-16-14

Name (Printed): Ralph Clemmer Telephone #: (928) 300-2766

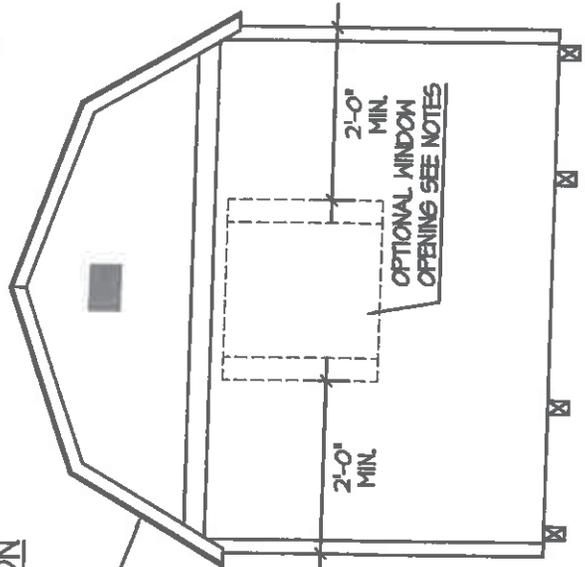
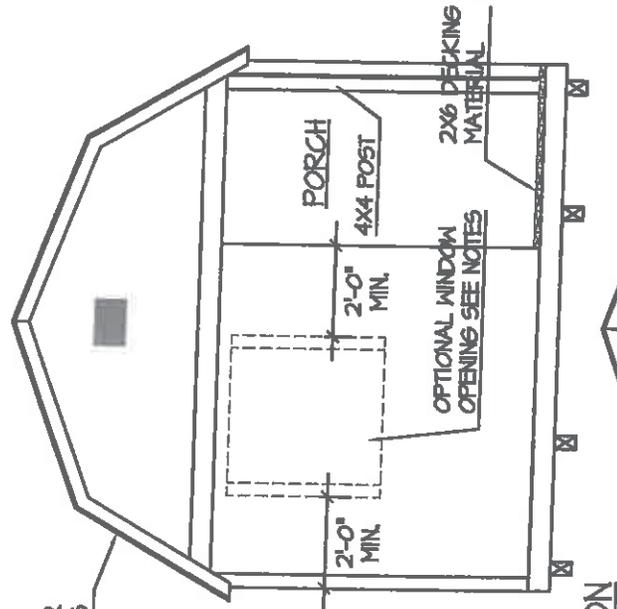
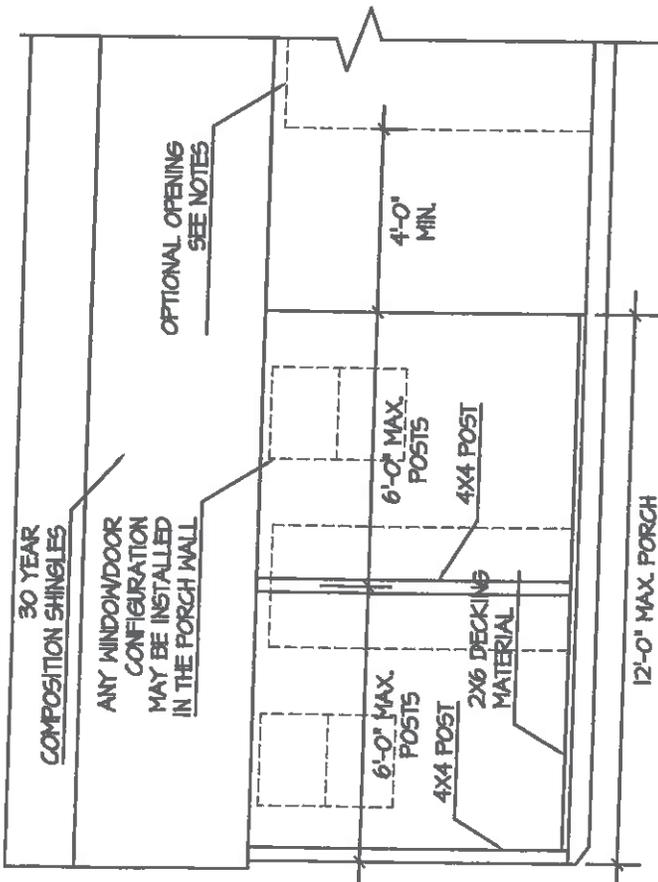
Mailing Address: Box 25 Town: Camp Verde State: AZ Zip Code: 86322

**STAFF USE ONLY**

Application Accepted By: Cause Date: 4/16/14 Time: 4PM

Fee Received: paid thru VISA Projected Design Review Board Date: 5/7/14





- WINDOW AND DOOR OPENING NOTES:**
1. WINDOWS, DOORS, AND TRIM SHOWN ARE CONCEPTUAL. MANUFACTURER MAY USE ANY WINDOW, DOOR, AND TRIM DESIGN PROVIDED THE MINIMUM DIMENSIONS TO THE ROUGH OPENING ARE MAINTAINED.
  2. OPTIONS WINDOWS AND DOORS MAY BE PLACED IN ANY CONFIGURATION PROVIDED THE MINIMUM DISTANCES BETWEEN OPENINGS SHOWN ARE MAINTAINED.
  3. SEE STRUCTURAL DRAWING FOR FRAMING OF OPENINGS.

**SIDE LOFTED BARN CABIN**

**Robertson Engineering**  
 3111 FITE CIRCLE, #101B  
 SACRAMENTO, CALIFORNIA 95827  
 Phone: 916-363-7021 Fax: 916-363-7027

SCALE	1/4" = 1'-0"
REV. #	DATE

SHEET  
 A-813

**CONSOLIDATED INDUSTRIES, LLC**  
 PORTABLE STORAGE BUILDINGS  
 2012 IBC/IRC  
 60 PSF SNOW LOAD  
 110 MPH, EXPOSURE C (WIND)