



NOTICE OF A REGULAR MEETING
OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE

Tuesday, July 15, 2014 4:00 pm
Men's Lounge, Clark Memorial Clubhouse, 19 N. Ninth Street

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

NOTICE IS HEREBY GIVEN that the Planning Commission of the Town of Clarkdale will hold a REGULAR Meeting Tuesday, July 15, 2014 at 4:00 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.

GUIDELINES FOR PUBLIC COMMENT

The Town of Clarkdale endorses civil discourse. If you wish to speak at this meeting, please:

- Fill out a "Comment Card" and deliver to a staff person.
- When recognized, step to the podium and state your name and whether you are a Clarkdale resident.
- Direct all comments to the Planning Commission. Do not enter into a dialogue with the applicant or other members of the public.

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 7th day of July 2014 at 9:00 a.m.

Vicki McReynolds

Vicki McReynolds

Administrative Assistant II

www.clarkdale.az.gov

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **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.**
4. **MINUTES:**
 - a. Consideration of the Regular Meeting Minutes of June 17, 2014.
5. **REPORTS:**
 - a. Chairperson and Members Report
 - b. Director's Report
6. **NEW BUSINESS:**
 - a. **PUBLIC HEARING:** Discussion/possible action regarding a zone change request for an approximately 2.8 acre portion of assessor's parcel number 400-07-026F located at 701 S Broadway Street in Clarkdale. The property owner is requesting a zone change from R2 (Single Family and Limited Multiple Family Residential) to C (Commercial).
 - Staff Report:
 - Applicant Presentation:
 - Questions to Staff/Applicant:
 - Open Public Hearing
 - Close Public Hearing
 - b. **CONSIDERATION AND POSSIBLE ACTION:** Regarding a zone change request for an approximately 2.8 acre portion of assessor's parcel number 400-07-026F located at 701 S Broadway Street in Clarkdale. The property owner is requesting a zone change from R2 (Single Family and Limited Multiple Family Residential) to C (Commercial).
7. **FUTURE AGENDA ITEMS**
8. **ADJOURNMENT**

Supporting materials for items on this agenda may be viewed at: [Planning Commission Meetings](#)

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

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

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, JUNE 17, 2014, IN THE MEN’S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A Regular Meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday June 17, 2014, at 4:00 p.m., in the Men’s Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

Chairperson	Jack Van Wye	Present
Vice Chairperson	Ida-Meri deBlanc	Present
Commissioners	Jorge Olguin	Present
	John Erickson	Present
	Vic Viarengo	Excused

Staff:

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar

Others in Attendance: None.

- 1. AGENDA ITEM: CALL TO ORDER:** Chair Van Wye called the meeting to order at 4:00 p.m.
- 2. AGENDA ITEM: ROLL CALL:** Director Filardo called the roll.
- 3. 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 his or her comments to FIVE MINUTES.

There was no public comment.

- 4. AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of May 20, 2014.** Chair Van Wye entertained a motion to accept the minutes. Commissioner Olguin motioned to approve the Regular Meeting Minutes of May 20, 2014. Commissioner Erickson seconded the motion. The motion passed unanimously.

5. AGENDA ITEM: REPORTS:

a. Chairperson & Members Report: None

b. Director's Report: Director Filardo provided the following updates in the Planning Commission packet:

1. **Mountain Gate.** BC Land Group and New Gate Homes have posted their signage in their new offices on Main Street.
2. **Verde River @ Clarkdale.** An open house on June 12, 2014 was held to generate more public comment on the facilities and amenities to be located at each of the river access points. The public input will be gathered and priced to determine initial engineering estimates for use in pursuing grants. Further, the Commission is invited to attend the ribbon cutting at the Lower TAPCO River Access Point on **June 18th at 10 AM.**
3. **Economic Development.** Celebrate AZ on June 19th. Register now for a free breakfast (catered by our own Scott Buckley of Main Street Café and Pizzeria). Arizona Highways will be here in Clarkdale to celebrate the Verde Valley **on June 19th over breakfast from 7 – 9 AM.** They're looking for story ideas and bringing news of grant options for everyone. See the invitation below.

Helio,

You are invited to the following event:
CELEBRATE ARIZONA: VERDE VALLEY

Event to be held at the following time, date, and location:

ARIZONA
HIGHWAYS TELEVISION



ARIZONA



Thursday, June 19,
2014 from 7:00 AM to
9:00 AM (MST)

**Clark Memorial
Clubhouse - Auditorium**
19 N. Ninth Street
Clarkdale, AZ 86324

[View Map](#)

Attend Event

Share this event:



Robin Sewell, Arizona Highways Television, and our partners invite you to be our guest for Celebrate Arizona! A panel of Arizona's premier corporations and prestigious state agencies are coming together to celebrate the "fruits of your labor" and the community spirit of the Verde Valley.

Enjoy a delicious hot breakfast, and an engaging,

informative panel discussion as the Verde Valley takes center stage. The event and breakfast are free it is our gift to you.

Share this event on [Facebook](#) and [Twitter](#)

We hope you can make it!

Cheers,
Arizona Highways TV

4. **Possible zone change.** Staff met with the owners of the Arizona Massage School at 701 Broadway. They are interested in pursuing a zone change for their property which is currently zoned R2 (Single family and limited multiple family residential). This property has been listed for sale for over a year and the owners believe they have a better chance of selling the property if it had commercial zoning. Staff discussed the rezoning process with them, and recommended they consider working with a potential buyer who has a specific use in mind to pursue the zone change.

Director Filardo informed the Commission this zone change application was received on June 16, 2014.

5. **Possible business.** Staff have met with two local business owners regarding opening an ATV rental business in Clarkdale. Their office would be located on the bottom floor of the apartment buildings located at 23 N. Eleventh Street. Rental, sales and retail services are a permitted use in the Central Business area. The outdoor display of rental vehicles and merchandise requires a conditional use permit. Staff has discussed this process with the two business owners, and they are deciding whether to pursue a CUP application.

Director Filardo informed the Commission this project is not being pursued.

6. **Right-of-way abandonment.** Owners of property in the Paz & Cota subdivision have submitted a request for the Town to abandon right-of-way adjacent to their property. The Paz & Cota subdivision was platted in 1912. Through the plat, a street system was dedicated as public right-of-way. These areas are shown as Town of Clarkdale right-of-way on the Yavapai County website. The road system has never been improved, however, and therefore never formally accepted by the Town. The Town has abandoned, through resolution, several portions of the road system in this subdivision previously.
7. **Design Review Board updates.** The sidewalk café application for the Clarkdale Market was turned down due to the lightweight nature of the furniture proposed. We are hopeful to receive an updated application featuring new furniture.
8. **Cell sites discussed.** Staff met with two cell tower representatives on Thursday, May 20th Thomas Waniewski, Principal of Capital Telecom and Greg Lake, Attorney for Lake & Cobb PLC regarding possible sites for a cell tower in Clarkdale. The cellular siting rules for Clarkdale

were reviewed. The team is expecting to build at least one tower for use by both Verizon and AT&T and are working with their RF engineers to determine whether or not they will be able to site a tower in our industrial area to take advantage of the 200' height option.

9. **Permits Issued:** There were (12) building permits since the last report:

7.5 KW Photovoltaic solar electric system at 1400 Old Jerome Highway	Room addition at 701 Mescal Spur Road
Re-roof at 571 Ami Drive	Accessory structure at 2000 Lone Star Trail
Gas and water line at 1420 Third South Street	New electrical service at 1480 Third South Street

6. **AGENDA ITEM: OLD BUSINESS:**

- a. **WORKSESSION:** Continuing discussion regarding a parking policy for the Central Business District including a follow-up report from the Commissioners' tour of the area.

Staff Report:

Background:

(The majority of the following information was included in the May 20th packet. New information is highlighted)

On April 23, 2014 four members of the Planning Commission conducted a walking tour of the Central Business area.

The following points were discussed, per notes submitted by the Commissioners:

- The discussion was on current and potential parking. Also marking existing parking spaces and probably new ones - i.e. all of 10th St. and probably two on Main St. Also parking spaces west of the museum on First North St.
- Commissioner Erickson pointed out the North, South, East, West layout of the town and the First North, First South etc. street naming pattern.
- Main and Broadway intersection was identified.
- Parking on 9th across from the laundry- potential parking if the laundry would become another business.
- We also walked down to the RLG, Inc. land for potential shared parking and to view "The Point" property.
- Removing the "no parking" in front of the Copper Museum was discussed
- Also possibly "no parking " on the north side of First South St. Would need to have a conversation with the land owner regarding angle parking up to the building and give access to the saloon and back of laundry.
- Possibly mark in red - driveway entrances. A discussion thought.
- Eliminate 2-hour parking sign on 10th and on the park side of Main St.

- Keep 2-hour parking in front of Su Casa. Keep 2-hour parking on Main between 9th and 10th - both sides.
- Commissioner Erickson pointed out the "red" areas. Public Works Supervisor Art Durazo will talk with the fire chief regarding re-marking by hydrants and alley areas.
- Yellow curb stops in front of the Historical Society were noted. The Commission discussed changing the color of these stops to clarify these were public parking areas.
- The Commission stopped for coffee at Yacht Club.
- Walked to the Clarkdale Historical Museum and observed the commercial area - Clarkdale Metals, Bent River Machine. Also - Broadway to the Train and road to Patio Park and Luke Lane - cross historic bridge on Broadway to get there.

Town's Compliance with ADA Parking Standards

At the April meeting, the Commission had directed staff to access whether the Town was in compliance with ADA parking requirements.

There are 88 parking spaces in the Town parking lot. ADA standards require four ADA parking spaces for lots with 76 to 100 spaces. The Town parking lot exceeds this requirement with six ADA parking spaces.

The American Disabilities Act does not address on-street parking.

Further Discussion

The Public Works Director has suggested developing angled parking on the south end of Tenth Street. This could add an additional six parking spaces on each side of the street.



Recommendation

Staff is asking for the Commission to provide consensus on the following issues:

1. Marking the rolled curb along the north side of First South as 'No Parking' and working with the property owner of the Laundromat property to develop more public parking on this site.
2. Eliminate 2-hour parking restriction on Tenth Street and on the park side of Main Street.
3. Add additional striped parking spaces along Tenth Street between Main and First South
4. Keep 2-hour parking restriction on Su Casa side of Main Street and on Main between Ninth and Tenth Streets.
5. Remove the yellow curbing on Ninth Street in front of the Copper Museum and Post Office and stripe for additional parking.
6. Develop additional parking on First North Street past the Historical Museum.
7. Add a parking space in front of 917 Main.
8. Investigate adding angled parking at the south terminus of Tenth Street.

Upon receiving a consensus from the Commission, staff will work with the Public Works Department to determine what items can be accomplished, and what items will need Council review and approval.

Commission Discussion:

The Commission discussed the lack of truck and bus parking in the Central Business area. Chair Van Wye asked whether parallel or diagonal parking had more impact on the adjacent residents. Staff stated more diagonal parking spaces can fit in the same area than parallel spaces, so there is a greater impact due to more cars.

Commissioner Erickson stated the angled parking was a good idea. It would need to be properly marked. He also reiterated more parking could be developed in the area north of the Historical Society building parking. The existing weeds would need to be cut down to increase visibility. He has noticed recently a problem on Tenth Street due to parking of Verde River Adventures customers. Some cars appear to be parked too close to the crosswalk.

Commissioner Olguin pointed out the need for better signage. Director Filardo informed the Commission, pending approval of the draft budget, monies should be available to develop new signage.

Commissioner Olguin stated the need to consider providing parking for vans and buses.

The Commission added the following recommendations:

9. Re-paint the existing curb stops located in the Historical Society parking area to a color other than yellow.
10. Cut weeds in this area for safety and visibility.
11. Develop new directional signage for public parking areas.
12. Identify areas for oversize vehicle parking.
13. Explore leasing of private property, i.e. the property at the northeast corner of Clarkdale Parkway and Main Street, to develop additional parking.

Commission de Blanc motioned to direct staff to bring these items forward for review by the Public

Works Director and Town Manager and approval by Town Council. Commissioner Olguin seconded the motion. The motion passed unanimously.

7. **AGENDA ITEM: NEW BUSINESS:**

a. **WORKSESSION:** General discussion regarding residential density and various types of home ownership.

• **Staff Report:**

Staff gave the following presentation:

5/18/2014



The Commission had a general discussion regarding density and development patterns.

This was a discussion item only, and no action was taken.

8. FUTURE AGENDA ITEMS:

- a. Rezone application for 701 S. Broadway will be scheduled for a public hearing on July 15, 2014.

9. AGENDA ITEM: ADJOURNMENT: Chair Van Wye entertained a motion for adjournment. Commissioner Erickson motioned to adjourn the meeting. Commissioner Olguin seconded the motion. The motion passed unanimously. The meeting adjourned at 5:08 p.m.

APPROVED BY:

SUBMITTED BY:

Jack Van Wye
Chairperson

Beth Escobar
Senior Planner



Director's Report

Agenda Item: Department Update
Community Development Department

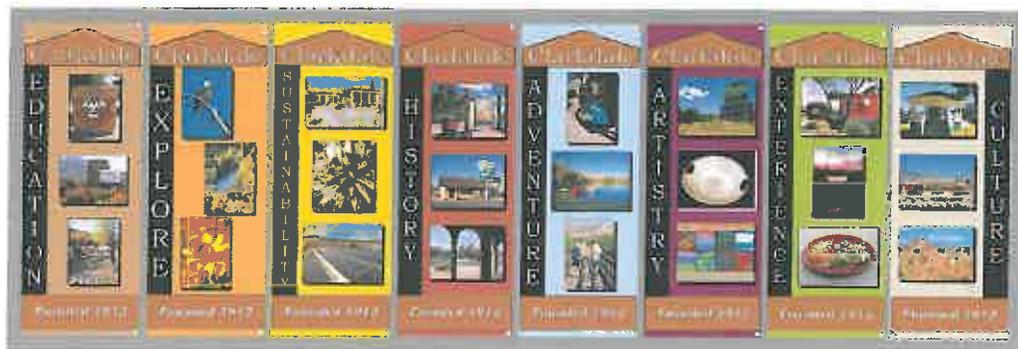
Staff Contact: Jodie Filardo

Meeting Date: July 15, 2014

1. **Mountain Gate.** BC Land Group and New Gate Homes have posted their signage in their new offices on Main Street.
2. **Verde River @ Clarkdale.** An open house on June 12, 2014 was held to generate more public comment on the facilities and amenities to be located at each of the river access points. The public input will be gathered and priced to determine initial engineering estimates for use in pursuing grants. Further, the Commission is invited to attend the ribbon cutting at the Lower TAPCO River Access Point on **June 18th at 10 AM.**
3. **Economic Development.**

Celebrate AZ on June 19th. A fun event took place in the Auditorium, thanks in large part to the scrumptious food served by Main Street Café & Pizzeria and to the many staff and volunteers welcoming folks from across the Verde Valley and the state. Thanks, too, to Chair Van Wye and Vice Chair deBlanc for their extra help. We hosted approximately 200 people, many of whom had not been to the Clubhouse prior to the event. Clarkdale really knows how to throw a celebration!

Banners on Main Street. Thanks to the graphics skills of Guss Espolt and the installation skills of the Public Works team: Wayne Debrosky, Art Durazo, Benson Yazzie, Chris Livas and Kevin Adams, eight brightly-colored banners were installed on Main Street, just in time for our Fourth of July celebration. These banners represent the new look of Clarkdale.





Director's Report

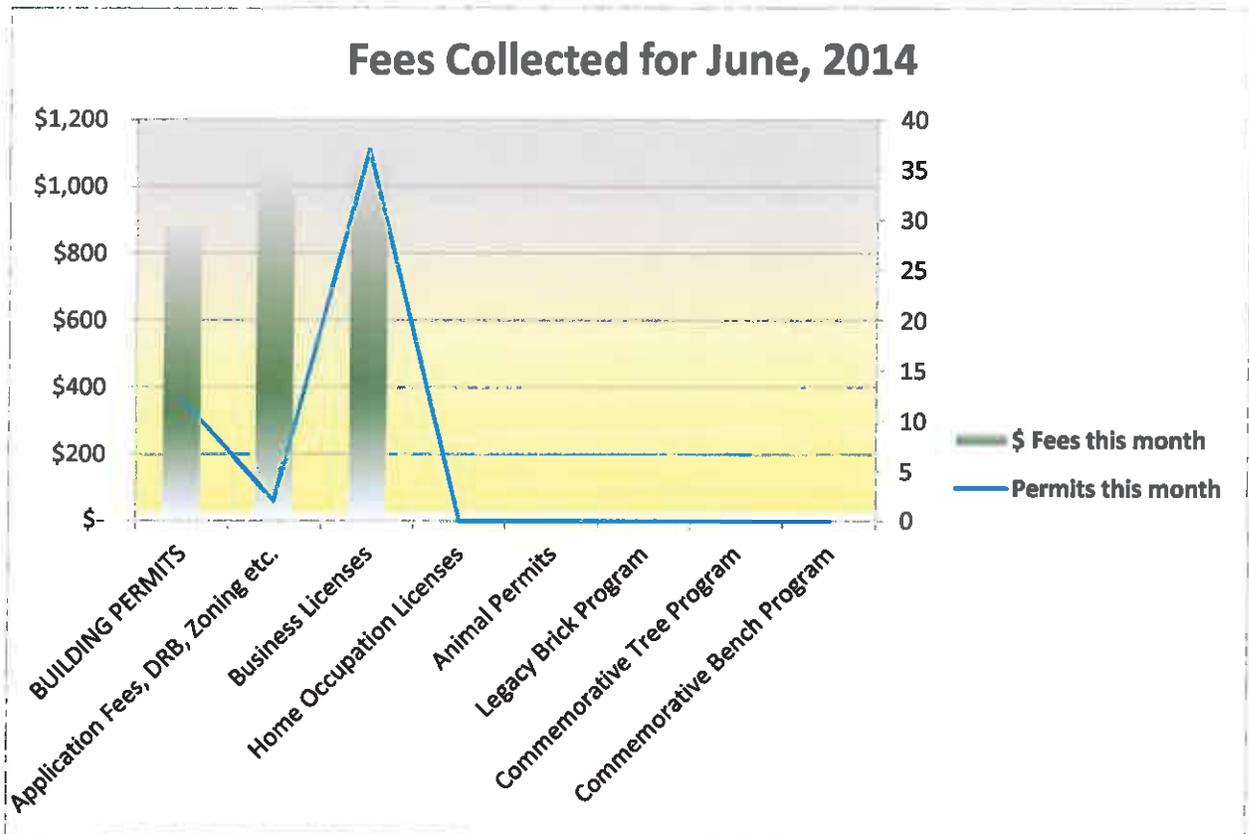
Sustainability in our Backyard. Planning has begun for a Sustainable Community Health Fair this fall, with a tentative date of October 18th. Invitations/save the date emails will go out next week to a variety of vendors and providers. Hosting a health fair event is one of the short-term strategies of the Clarkdale's Sustainable Community and Economic Development Plan.

4. **Possible business.** Marijuana grow facility. Staff has received an inquiry regarding a medical marijuana grow/processing facility. This use is permitted in Clarkdale's industrial zone. The facility would need to be permitted through the Arizona Department of Health. Unlike medical marijuana dispensaries, there is no limitation on the number of processing facilities in a specific area. It is not determined at this point whether they are looking for an existing building or plan to do new construction. This was an inquiry only, and no formal applications have been initiated.
5. **Demolition permit issued.** A demolition permit has been issued to Freeport-McMoRan, Inc. for the demolition of the former golf course clubhouse near Peck's Lake. The demolition application was accompanied by a report from the company's Engineering & Safety Office detailing the deficiencies with the building.
6. **Fees collected by Community Development as of June, 2014.**

TYPE	Current Month Number	\$ Collected		
		CURRENT MONTH	FY 2013-2014	FY 2012-2013
BUILDING PERMITS	12	\$883.80	\$31,000.25	\$24,924.20
Application Fees, DRB, Zoning etc.	2	\$1,050.00	\$4,380.00	\$2,330.00
Business Licenses	37	\$1,080.00	\$7,580.00	\$6,125.00
Home Occupation Licenses	0	0	0	\$510.00
Animal Permits	0	0	\$480.00	\$385.00
Legacy Brick Program	0	0	0	\$ 4,915.00
Commemorative Tree Program	0	0	0	0
Commemorative Bench Program	0	0	0	0
TOTAL	51	\$3,013.80	\$43,440.25	\$39,189.20



Director's Report



7. **Possible minor subdivision.** Staff has been in conversation with the owner of a 6-acre parcel in the foothills area near Minerich Road. In 2006 the owner submitted a minor subdivision application to divide this property into five residential lots. At the time there was an easement issue that prevented approval of this minor subdivision. That conflict has now been resolved, and the property owner is ready to start the process over.
8. **Filming in Clarkdale.** The feature film, Aaron's Blood begins filming next week. Four sites in Clarkdale are confirmed shooting locations, releases have been signed, and the insurance certificates received. There are two private homes on the list plus Main Street Café & Pizzeria, Clarkdale Jerome School, and the St. Thomas Episcopal Church. Filming is expected to last the month of July.
9. **Open Studios.** Staff attended a meeting this week with Michael Upp and Isabel Erickson plus an array of representatives from Cottonwood, Camp Verde and



Director's Report

Yavapai College to discuss the possibility of holding a Verde Valley Open Studios event the weekend of November 15th and 16th. The overall reaction of the group was favorable; Isabel Erickson indicated as many as 15 artists in Clarkdale have expressed their support for the idea. More specifics will be forthcoming.

10. **Sustainable Clarkdale.** The regular interim status report was sent in to the Walton Family Foundation as scheduled on July 1st. Thus far, two of the three projects under the grant are proceeding well: the Verde River @ Clarkdale river access points planning and the Water Resources Management Plan. The one project needing more attention is the Brewer's Tunnel Diversion Dam options report. Work has begun in earnest to explore the options with both Freeport-McMoRan and American Rivers, thanks to work by both Town Manager Mabery and Mayor Von Gausig.



Staff Report

Agenda Item: PUBLIC HEARING: A ZONE CHANGE REQUEST FOR AN APPROXIMATELY 2.8-ACRE PORTION OF ASSESSOR'S PARCEL NUMBER 400-07-026F LOCATED AT 701 S. BROADWAY STREET IN CLARKDALE. THE PROPERTY OWNER IS REQUESTING A ZONE CHANGE FROM R2 (SINGLE FAMILY AND LIMITED MULTIPLE FAMILY RESIDENTIAL) TO C (COMMERCIAL).

Staff Contact: Beth Escobar

Meeting Date: July 15, 2014

Presented to: Planning Commission

Background:

The property owners of Assessor's Parcel Number 400-07-026F, an approximately 5.37-acre property located at 701 S. Broadway Street, have submitted a rezoning request for an approximately 2.88-acre portion of this property.

Jaimie and Joseph Rongo are requesting a change in zoning from R2 to Commercial. This property is the location of the Arizona School of Integrative Studies (ASIS), commonly referred to as the massage school, and operated by Mr. & Mrs. Rongo.

A lot line adjustment to reconfigure this property has already been processed. The Rongos are requesting a rezone of the portion of the existing property that will remain after the reconfiguration. The Rongos own the adjacent property where their private residence is located.



Staff Report

Description of property

The massage school building is approximately 3,541 square-feet in size. The classroom portion of this total is approximately 1,300 square feet. According to the ASIS website, classes run from September to February. The school also hosts a variety of other classes and workshops throughout the year.

The parking area contains 19 parking spaces. There is a well and septic system on the property. At the time of construction it was noted the leach lines for the project do not maintain the required five-foot setback from the utility easement which parallels Broadway. At the time, (December 2001) the Town noted this encroachment but did not require the leach lines to be moved.

The property is accessed from an approximately 28-foot wide driveway connected to Broadway. Peace Garden Path, a private road providing access to three single-family residences, connects off of this driveway access.

A roof-mounted solar electric system was installed in 2010.

Current Zoning

This property was rezoned in 1999 from R1L (Single Family Residential Limited) to R2 (Single Family and Limited Multiple Family Residential). Single family dwellings, parks, duplex, triplex and quadplex multi-family dwelling units, day care facilities and bed & breakfast establishments are permitted by right in this zoning district. There is a 4,000 square-foot minimum lot size required per multifamily unit. The property as it exists today at 5.37 acres could be developed into approximately 50 multi-family units under the current zoning.

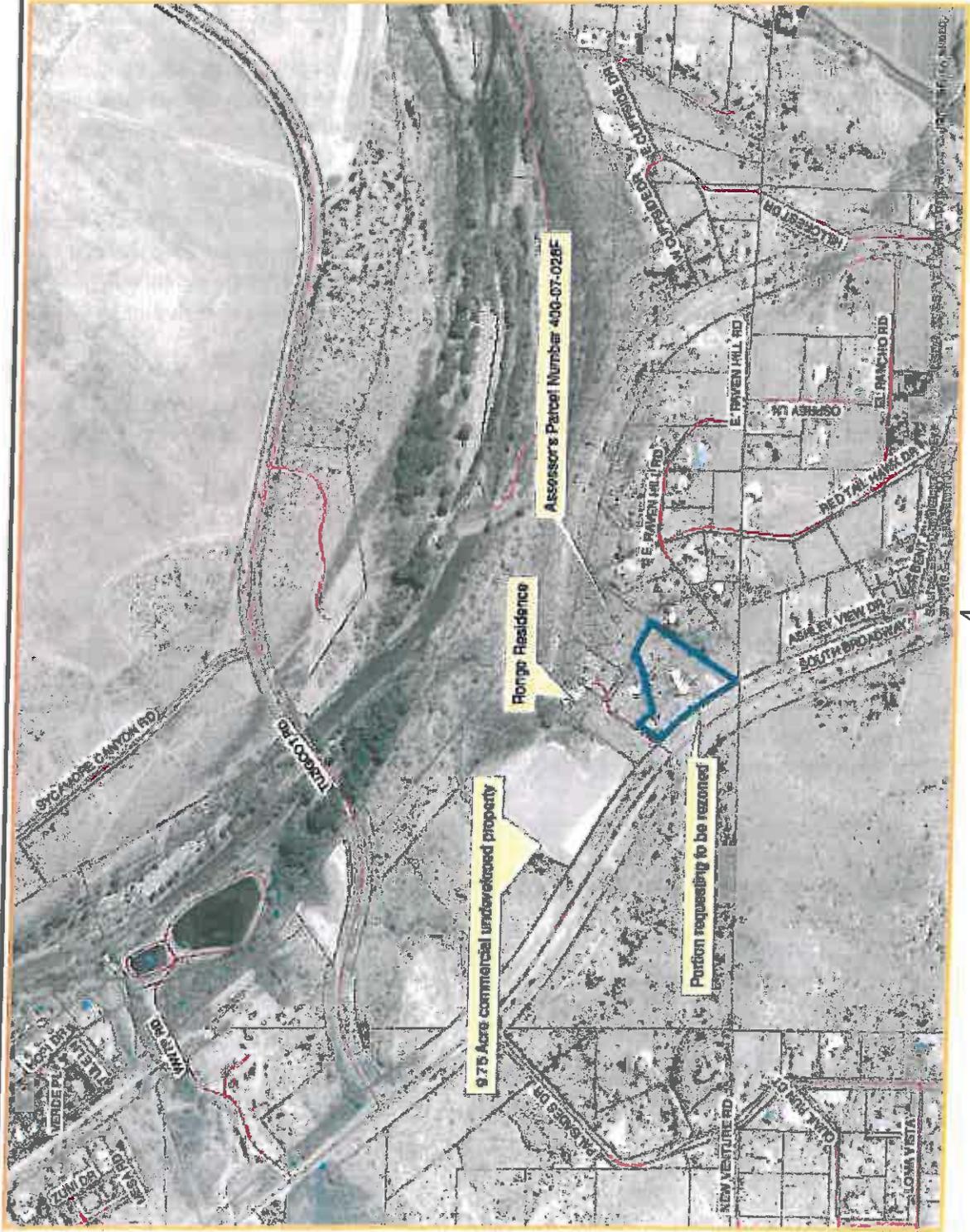
Private schools are a conditional use in the R2 zoning district and the massage school has operated under a conditional use permit since 2000. If the property was rezoned to Commercial, the massage school could continue as a permitted use.

Vicinity

The subject property is located between an approximately 9.75-acre commercially zoned undeveloped property and three single-family residences to the north and a single-family residential development to the south. Town water and wastewater infrastructure extends to the northern corner of the northern commercial parcel. This parcel has been zoned commercial since the adoption of the first zoning map in 1973.



Staff Report





Staff Report

Traffic

At the time of the original site plan review in 1999, a traffic study was not required. Traffic along Broadway, which connects Old Town Cottonwood to Clarkdale, can be heavy during certain periods. This road serves as the main access from Cottonwood to the Verde Canyon Railroad. Without knowing the specific use the property might develop into if a zone change is approved, it is difficult to estimate traffic impact.

Staff is recommending a condition requiring a traffic study upon any change of use.

Parking

There was no specific discussion at the time of the original site plan review regarding parking. There are flat areas around the existing parking that can serve as overflow parking.

A general retail use would require 17 parking spaces based on the current building size. A restaurant/bar use would require 1 parking space for every four seats. Parking requirements for hotels and motels are one space per unit/room.

Staff is recommending a condition requiring review and approval of parking requirements upon any change of use.

Commercial Zoning:

The regulations for the Commercial Zoning District are included with this report. A variety of uses are allowed in this District. There is no lot coverage maximum in the Commercial Zoning District, and setbacks of 30 feet in the front and 20 feet in the rear are required. There are not side setbacks required in this District, however, if the property abuts a residential district, the policy has always been to require a minimum 20-foot setback.

As constructed, the massage school would comply with the regulations of the Commercial Zoning District.

A copy of the required performance standards are also included. Per these standards, and other ordinances, all lighting must be fully shielded, all outdoor storage must be completely screened, noise must be maintained within reasonable levels and nothing on the property can cause a nuisance to surrounding property owners.

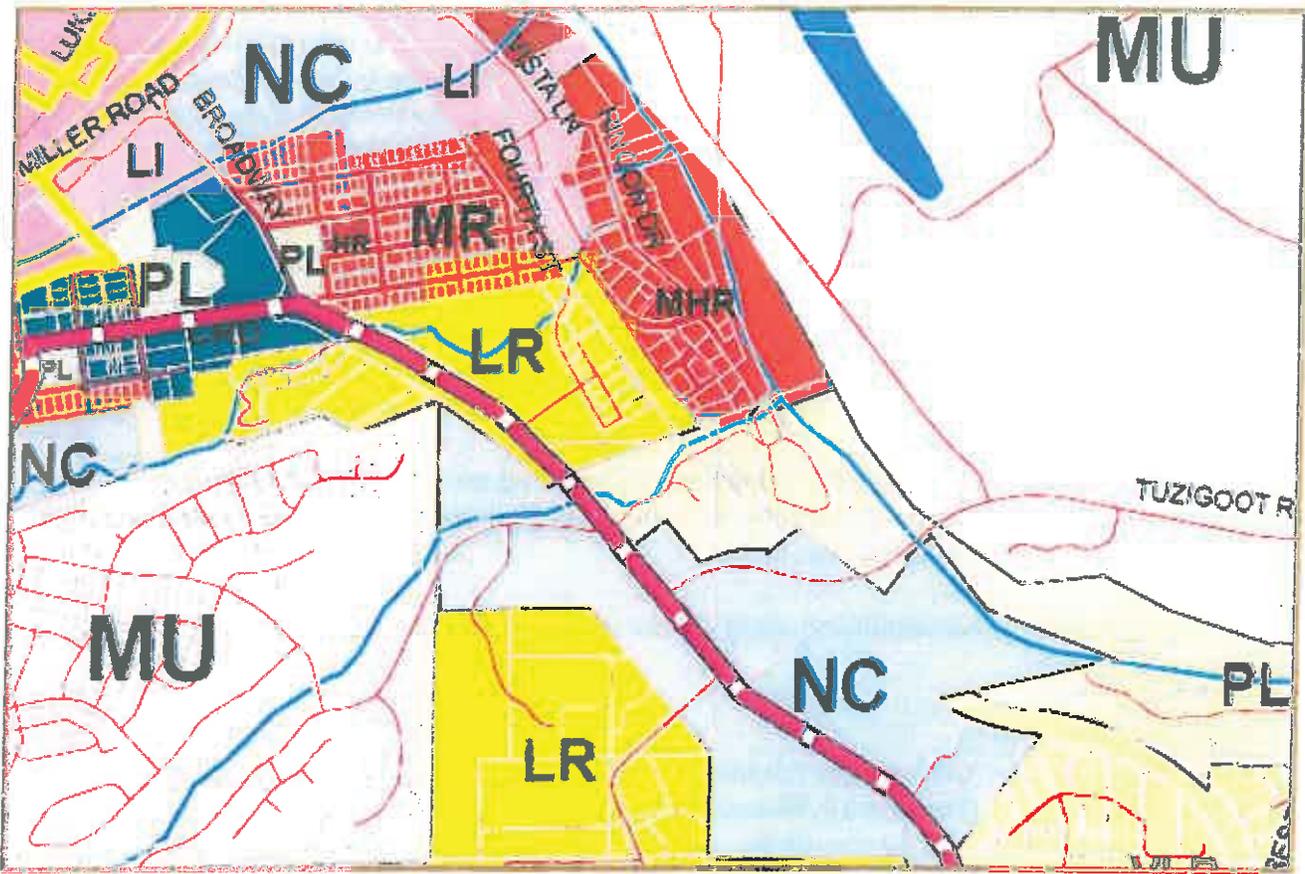
Conformance to the Town of Clarkdale 2012 General Plan

Per Arizona Revised Statute 9-462.01.F any rezoning must conform to the land use element of the general plan.

The Land Use Map in the 2012 General Plan designates this parcel as Neighborhood Commercial. Two thirds of the Broadway Corridor shares this designation.



Staff Report



The Neighborhood Commercial District was adopted by Ordinance #294 in 2006. There are currently no properties designated as Neighborhood Commercial on the zoning map.

A copy of the Neighborhood Commercial Zoning District regulations is included in this report. The intent of this district is to:

‘Provide opportunities for commercial centers that offer everyday goods and services located within close proximity to residential neighborhoods and that promote foot and bicycle traffic to those areas.’

A zone change to Neighborhood Commercial would be in alignment with the 2012 General Plan.

A zone change to standard Commercial would not be a direct reflection of the General Plan, since more intensive uses are permitted in the Commercial Zoning District. However, rezoning this property to Commercial does not require either a major or minor General Plan amendment due to the small size of the property.



Staff Report

Arizona Revised Statutes states the following:

'In case of uncertainty in construing or applying the conformity of any part of a proposed rezoning ordinance to the adopted general plan of the municipality, the ordinance shall be constructed in a manner that will further the implementation of, and not be contrary to, the goals, policies and applicable elements of the general plan. A rezoning ordinance conforms with the land use element of the general plan if it proposes land uses, densities or intensities within the range of identified uses, densities and intensities of the land use element of the general plan.'

Neighborhood Commercial as defined in the General Plan includes uses such as retail outlets, offices and restaurants.

The Commercial Zoning District includes a variety of uses which are not neighborhood oriented, such as a hotels, automobile sales and rentals, a public garage and wholesale establishments.

Zoning Analysis

As previously discussed, the Clarkdale General Plan recognizes the potential of the property along Broadway to develop as a commercial corridor connecting Old Town Cottonwood and Main Street Clarkdale.

One major distinction between Neighborhood Commercial and the Commercial Zoning District is the allowance of bars and taverns in the Commercial District but not in the Neighborhood Commercial District.

Clarkdale currently has over 281 acres of undeveloped commercially zoned property. The addition of approximately 2.88 acres of commercial property is an increase of one percent.

The Commission may determine the subject property may be appropriate for some commercial uses but not others. For example, uses such as automobile, trailer, and boat rental may not be appropriate for this location, either because of a visual impact or an increase in traffic generation.

Per an earlier legal opinion, a zone change request may be granted with a limit to the uses allowed.



Staff Report

Comparison of permitted uses between Commercial & Neighborhood Commercial Zoning Districts

Use	Commercial	Neighborhood Commercial
Amusement arcade	X	X-with conditional use permit
Artist studios	X	X-with conditional use permit
Automobile, trailer, boat, farm implements sales and rentals	X	X-with conditional use permit
Barber shops & Beauty parlors	X	X
Bed & Breakfast Country Inn	X	X
Campsites and RV parks	X-with CUP	X-with conditional use permit
Commercial, trade, vocational schools	X	
Dressmaker, tailor et al	X	
Financial Institutions	X	X
Funeral parlor	X	X-without crematorium
Hotels and motels	X	X-two story maximum height
Laundry	X	X-with conditional use permit
Micro-brewery	X	X-with conditional use permit
Multi-family dwellings	X	X-with conditional use permit
Museums		X
Parking Lots/structures	X	X-with conditional use permit
Professional offices	X	X
Public Garages including repair and storage	X	X-with conditional use permit
Restaurants	X	X
Retail Stores	X	X
Sidewalk cafes	X	X-without alcohol service
Single family dwelling	X	X-two story maximum height
Taverns, bars	X	X-with conditional use permit
Wholesale establishments and Warehouses	X	



Staff Report

Staff would note that commercial, trade and vocational schools are not listed as a permitted or conditional use in the Neighborhood Commercial Zone. If the subject property were re-zoned to Neighborhood Commercial, the massage school would no longer be a valid use. The rule of hierarchical zoning does not apply in this instance. Even though commercial and vocational schools are permitted in the R2 Zoning District, a 'lesser' zone, they cannot be assumed to be permitted in the Neighborhood Commercial Zoning District since this District was inserted into the code at a later date.

Recommendation:

Staff is requesting the Commission provide feedback regarding the proposed zone change, and after public comment, provide specific direction to the staff and/or applicant or move the item forward to Town Council for further review and action.

The Planning Commission may consider the following options:

- Request additional information from staff or the applicant to be brought back before the Commission in a continued public hearing.
- Move the application forward to Council with a recommendation of approval to a zone change to Neighborhood Commercial. If a zone change to Neighborhood Commercial is approved, the applicant would need to reapply for a conditional use permit for the massage school under Section 3-12.C.20:
 - Any use not listed but determined by the Community Development Director to be similar in commercial character and use.
- Move the application forward to Council with a recommendation of approval for a zone change to Neighborhood Commercial with modified uses.
- Move the application forward to Council with a recommendation of approval for a zone change to Commercial with modified or limited uses.
- Move the application forward to Council with a recommendation of approval for a zone change to Commercial with no modifications or limitations.

If the Commission chooses to recommend approval of this zone change request, staff offers the following conditions of approval for consideration:

1. Applicant and/or future property owner shall notify the Town in writing prior to conversion to a commercial use. An inspection shall be required by the Town Building Official and the Clarkdale Fire District prior to any new use being initiated.



Staff Report

-
2. The property shall connect to the Town's water and wastewater system, including the installation of main lines within the Town's right-of-way from the terminus point on Broadway, within one year of a change of use on the property.
 3. A Traffic Impact Report shall be required for any change of use more intensive than the current use.
 4. Parking shall be adequate for any future use. Additional parking spaces may be required.
 5. Any new use must comply with all Town Code and Zoning Code regulations.

In addition, if a zone change request is approved by Town Council for a limited or modified zoning, the applicant will be required to enter into a development agreement with the Town that specifies permitted uses and restrictions.

Attachments:

1. Zone change application
2. General Plan Land Use Map
3. Commercial Zoning District Regulations
4. Performance Standards
5. Neighborhood Zoning District Regulations
6. Letters and Public Comments received
7. Supplemental tax information from applicant

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

INFORMATION:

Property Address: 701 S. Broadway

Assessor's Parcel #: 400-07-026F

Existing Zoning: R2

Existing Use: School w/ commercial use

Proposed Zoning: COMMERCIAL

Proposed Use: School +

Applicant Name: Joseph Rongo

Applicant's Phone #: 9283003177

Applicant's Mailing Address: 501 Peace Gardens Path Clarkdale AZ 86324

Applicant's Email: JOE@ASISMASSAGE.com

Applicant's Relationship to Property Owner: OWNER / TRUSTEE

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

Family Trust South West Institute for Responsive Living

CONTACT PERSON (if different from Applicant above)

Name: JOSEPH RONGO

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: 6/6/14

Name (Printed): JOSEPH RONGO

Telephone #: 928-300-3177

Mailing Address: 501 Peace Gardens Town: Clarkdale State: AZ Zip Code: 86324

Email: JOE@ASISMASSAGE.com

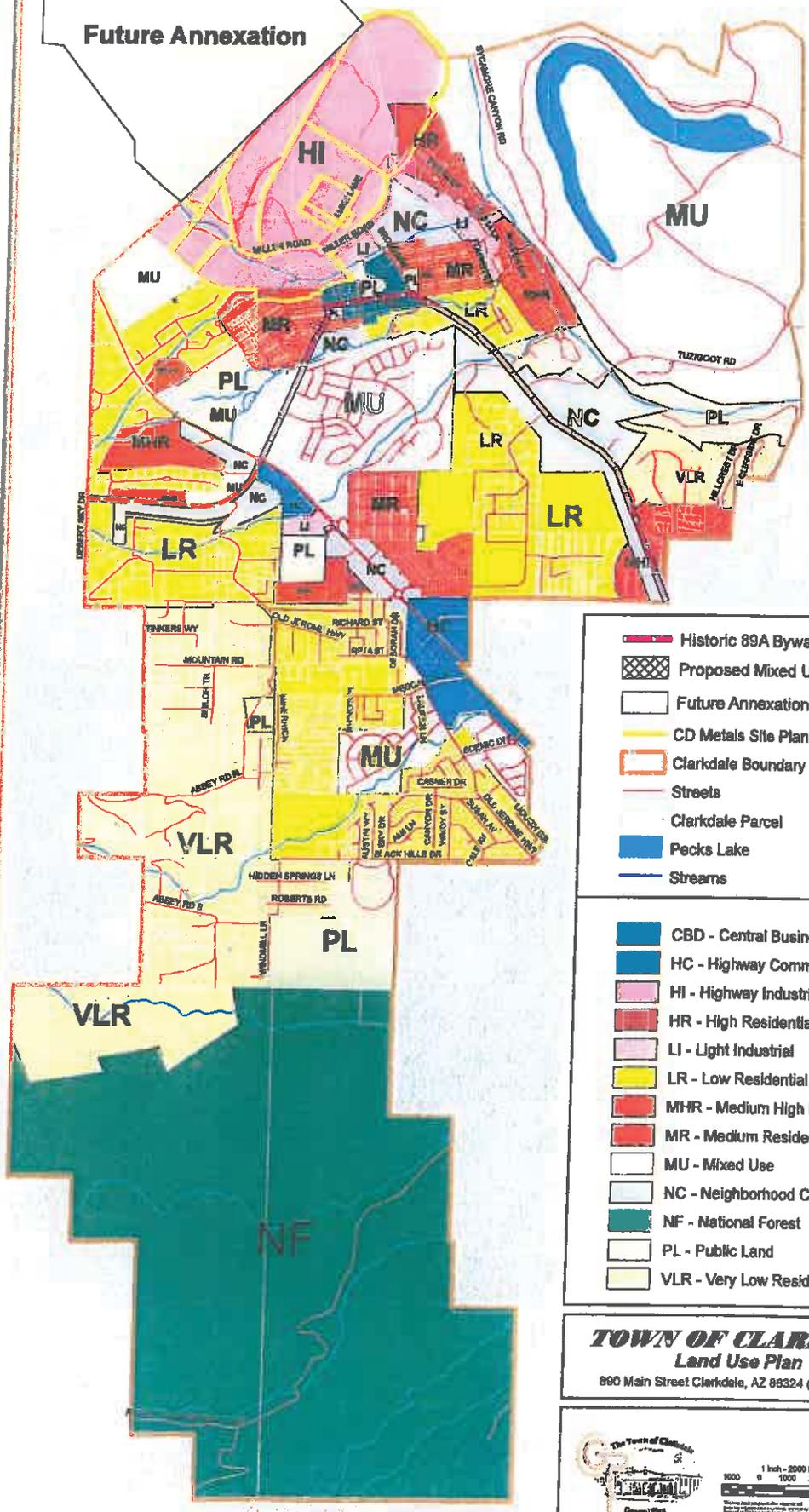
STAFF USE ONLY

Application Accepted By: CDD/TOC Date: 6/12/14 Time: _____

Fee Received: \$1,000.00 Projected Planning Commission Date: _____

CHK# 512 Zone Change # 090918

Future Annexation



- Historic 89A Byway
- Proposed Mixed Use
- Future Annexation
- CD Metals Site Plan
- Clarkdale Boundary
- Streets
- Clarkdale Parcel
- Pecks Lake
- Streams

- CBD - Central Business Dist.
- HC - Highway Commercial
- HI - Highway Industrial
- HR - High Residential
- LI - Light Industrial
- LR - Low Residential
- MHR - Medium High Residential
- MR - Medium Residential
- MU - Mixed Use
- NC - Neighborhood Commercial
- NF - National Forest
- PL - Public Land
- VLR - Very Low Residential

TOWN OF CLARKE DALE
Land Use Plan
 890 Main Street Clarkdale, AZ 86324 (928) 639-2500

1 inch = 2000 feet
 0 1000 2000 3000 Feet

This map is prepared for the purpose of showing the proposed land use plan. It is not intended to be used for any other purpose. The Board of Directors of the Town of Clarkdale is not responsible for any errors or omissions on this map.

9. **Odors** – No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be offensive or in such a manner as to create a nuisance or hazard at the lot lines.
- F. The Sign Standards for Town Center District are outlined in Chapter 7 of the Town of Clarkdale Zoning Code.

Section 3-11 Commercial (C)

- A. **Principal Uses permitted:** (Not requiring a use permit).
1. Multiple family dwelling structures.
 2. Professional and business offices, including clinics.
 3. Financial institution.
 4. Automobile parking lot.
 5. Restaurants, taverns , bars and sidewalk cafes in conformance with Section 4-16. (Created 2/14/12 Resolution 1388 – Ordinance 342; Effective 3/14/12)
 6. Retail sales, including florist shops and greenhouses in connection with such shops.
 7. Self-service laundry and cleaning establishments.
 8. Dressmaking, tailoring, shoe repairing, repair of household appliances and bicycles, home repair and upholstery shops.
 9. Personal service uses, including barber shops and beauty parlors, artists studios, funeral parlors and other personal service uses of a similar nature.
 10. Amusement place in a completely enclosed building.
 11. Automobile, trailer, boat, or farm implement display, sales or rentals.
 12. Hotels and motels.
 13. Commercial, trade or vocational schools.
 14. Public garage, including storage and repair in accordance with Subsection I.3, Storage facilities, below.
 15. Publicly owned or operated park, playground, or building including public garages and storage yards in conformance with Subsection I.3, Storage facilities, below and excepting treatment plants, garbage incinerators, warehouses and penal or correctional institutions.

16. Bed and Breakfast Country Inn.
 17. Wholesale establishments and warehouses, including the packaging of consumable products for retail sales distribution. (Created by Ordinance #358 on 3/11/14; Effective 4/11/14)
 18. Convalescent homes and retirement centers.
 19. Medical Marijuana Dispensary in a storefront location. (Created Ordinance #331 - Effective 04/08/11)
 - (a) Total floor areas for medical marijuana use not to exceed 1,500 square feet.
 - (b) The facility must have windows facing the street with window coverings open during business hours.
 - (c) One secure entrance/exit where the purchasing area is located.
 - (d) Located no closer than 500 feet from a public school, day care, pre-school, private school, or charter school which serves students in grades pre-school through 12th grade.
 - (e) No use of medical marijuana shall be allowed on the premises.
 - (f) Shall not dispose of marijuana remnants or by-products in exterior refuse containers and shall be properly ventilated to filter the odor from marijuana so that the odor cannot be detected by a person with a normal sense of smell at any adjoining use or property.
 - (g) Any associated storage facility where medical marijuana or its by-products are stored shall be located in a building with appropriate security measures.
 20. Manufacturing, production and assembly of boutique consumable products using sustainable practices that minimize negative environmental impacts while conserving energy and natural resources. Re-use or re-purposing of by-products is encouraged. All such activity shall be conducted within a completely enclosed building. A portion of the products manufactured on site shall be sold at retail on the premises. (Created by Ordinance #358 on 3/11/14; Effective 4/11/14)
- B. Accessory Uses Permitted: (Not requiring a use permit).
1. Caretaker's facilities clearly incidental to and secondary to the use of the premises for business purposes.
- C. Conditional Uses Permitted: (Use permit required).
1. Automatic or self-service car wash.
 2. Day Care Center.
 3. Campsites and recreational vehicle parks.
 4. Outside display of goods and merchandise, outside storage.

5. Filling station, provided bulk storage of inflammable liquids is underground. No repair shop or vehicle storage shall be permitted except in conformance with the Zoning Code.
 6. Wireless Communication Tower that meets or exceeds Federal Communications Commission standards, not to exceed 65 (sixty-five) feet in height. Height shall be measured as the distance from the base of the Wireless Communication Tower to the top of the Wireless Communication Tower. If the Wireless Communication Tower is attached to a building, height is the distance from the base of the building to the top of the Wireless Communication Tower. (Created 7/9/13 by Ordinance #352; Effective 8/9/13)
- D. Maximum Building Height: 50 feet.
- E. Minimum Lot Size: 24,000 sq. ft.
- F. Minimum Lot Frontage: 200 feet.
- G. Minimum Lot Width: 100 feet.
- H. Minimum Yards Required:
- | | |
|--------|---|
| Front- | 30 feet or minimum standards required by state or federal highway departments if abutting said highways, whichever is greater |
| Side- | None |
| Rear- | 20 feet |
- I. Performance Standards For C Developments:
1. **Traffic and curbs**-No Commercial development will be permitted which permits or encourages vehicular traffic to back into the highway right-of-way, or to otherwise unduly restrict or interrupt the normal flow of through traffic. Curbs shall be installed in front of each developed parcel.
 2. **Landscaping and paving**-All open areas of an improved lot shall be maintained in a dust free condition by landscaping with trees, shrubs, or suitable ground cover. Undisturbed natural growth is encouraged. Covering with material that will provide an all weather surface is an alternative.
 3. **Storage facilities**-Outdoor storage shall be permitted only in rear yards or side yards when accessory to a permitted use. All areas used for storage shall be enclosed on all sides by a masonry wall or solid fence. No materials or products

ZONING DISTRICTS ZONING CODE CHAPTER 3
 shall be stacked or stored to exceed the height of the wall or fence; or as
 otherwise designated by the Board of Adjustment.

4. **Illumination**-Illumination of buildings, parking areas and loading facilities shall be so arranged as to eliminate glare toward streets and adjoining properties.
5. **Noise**-At no point on the boundary of residential or business zones shall the sound pressure level of an individual operation or plant exceed the decibel levels in the designated octave banks shown below (excluding operation of motor vehicles or other transportation facilities):

Maximum Sound Pressure		
Octave Cycles	Bank Per Second	Level In Decibels .0002 Dynes Per CM ²
0	to 75.....	72
75	to 150.....	67
150	to 300.....	59
300	to 600.....	52
600	to 1200.....	46
1200	to 2400.....	40
2400	to 4800.....	34
Above	4800.....	32

Sound levels shall be measured with a sound level meter and associated octave band filter manufactured according to standards prescribed by the American Standards Association. Measurements shall be made using the flat network of the sound level meter. Impulsive type noises shall be capable of being accurately measured with equipment. Noises capable of being so measured, for the purposes of this section, shall be those noises which cause rapid fluctuations of the needle of the sound level meter with a variation of no more than plus or minus two decibels. Noises incapable of being so measured, such as those of an irregular or intermittent nature, shall be controlled so as not to become a nuisance to adjacent uses.

6. **Smoke**-No emission of smoke from any source shall be permitted to exceed a greater density than that density described as No. 1 on the Ringleman Chart. However, smoke may be emitted, which is equal to but not darker than No. 2 on the Ringleman Chart, for not more than four (4) minutes in any thirty (30) minute period. For the purpose of grading the density of smoke, the Ringleman Chart as published by the U.S. Bureau of Mines shall be the standard.
7. **Glare or Heat**-Any activity producing intense glare or heat shall be performed within a completely enclosed building in such a manner as not to create a nuisance or hazard along lot lines.

ZONING DISTRICTS ZONING CODE CHAPTER 3

8. **Odors**-No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be offensive or such a manner as to create a nuisance or hazard along lot lines.
9. **Vibration**-No vibration shall be permitted which is discernible beyond the lot line to the human sense of feeling for three minutes or more duration in any one hour of the day between the hours of 7:00 a.m. to 7:00 p.m., or of thirty seconds or more duration in any one hour during the hours of 7:00 p.m. and 7:00 a.m.
10. **Fly Ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution**-No emission shall be permitted which can cause damage to health, to animals, to vegetation, to other forms of property, or which can cause any excessive spoiling.
11. **Liquids and Solid Waste**-No wastes shall be discharged in the streets, drainage ways or any property which is dangerous to the public health and safety, and no waste shall be discharged in the public sewage system which endangers the normal operation of the public sewage system.
12. In any Commercial area, access from any state or federal highway shall be four hundred (400) feet minimum between driveways and shall be approved by the Building Official of the Town of Clarkdale.
13. **Screening**-An owner of Commercial property whose property is immediately adjacent to any property having the zoning classification other than Industrial shall at his/her own expense, at the time of use of the property, construct a screen on his/her property to act as a barrier between his/her property and adjacent property having a more restrictive zoning classification. The screen may consist of plants and/or a fence of solid construction as prescribed by the Town of Clarkdale upon application of the owner at the time the property is put to use.

J. **Signs:** Sign requirements for this zone are outlined in Section 7.

Section 3-12 Neighborhood Commercial District (NC)

District Intent:

Provide opportunities for commercial centers that offer everyday goods and services located within close proximity to residential neighborhood and that promote foot and bicycle traffic to those areas.

District Purpose:

This zone strives to provide service commercial uses while still providing a desirable living environment by preserving and protecting surrounding residential land uses in terms of light, air and existing visual amenities. Adaptive reuse of residential structures is strongly encouraged with the intent to facilitate the use of mixed use areas to buffer residential areas.

A. Principal Permitted Uses

1. Single family dwellings, a maximum of two stories in height
2. Banks and Financial Institutions, one to two stories in height, compact in design and presentation.
3. Barber shops and beauty parlors
4. Bed and Breakfast/Country Inns
5. Funeral parlors without a crematorium in keeping with the historic Clarkdale tradition
6. Hotel and motels a maximum of two stories in height
7. Museums
8. Professional and business offices, including clinics
9. Restaurants and sidewalk cafes in conformance with Section 4-16 without bars.
(Created 2/14/12 Resolution 1388 – Ordinance 342; Effective 3/14/12)
10. Retail stores which do not involve any kind of manufacturing, processing, or treating of products other than that which is clearly incidental to the retail business conducted on the premises and are similar in scale and design to the adjacent residential uses

B. Accessory Uses (Not requiring a use permit)

Caretaker's residence in conjunction with a permitted use

C. Conditional Uses (Use Permit Required)

1. Amusement Facilities within a structure with sound containment
2. Artist's Studio
3. Campsites and recreational vehicle parks for stays of thirty [30] days or less
4. Convalescent Home or Retirement Village
5. Day Care Center [child or adult]
6. Dry cleaners
7. Convenience stores provided bulk storage of inflammable liquids is underground

- 8. Green houses
- 9. Halfway House with on site staff [excluding treatment centers]
- 10. Laundry, self service for individual use only
- 11. Micro-brewery with or without food
- 12. Multi-family dwelling structures, a maximum of three stories in height or 35 feet, which ever is less.

- 13. Parking structures or garages, a maximum of two stories in height
- 14. Outside display & sale of goods & merchandise for a limited period of time
- 15. Retail stores which involve any kind of manufacturing, processing, or treating of products other than that which is clearly incidental to the retail business conducted on the premises
- 16. Retirement Home
- 17. Restaurants with bars as a secondary use
- 18. Taverns and Bars
 - Those which have as an accessory use dancing or live entertainment;
 - Nightclubs and dancing establishments

- 20. Any use not listed but determined by the Community Development Director to be similar in commercial character and use

D. Development Standards for the Neighborhood Commercial District

Maximum Building Height

35 feet

Minimum Lot Size:

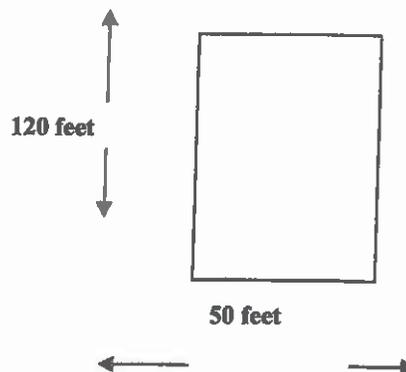
6000 square feet

Minimum Lot Frontage:

50 feet

Minimum Lot Depth

120 feet

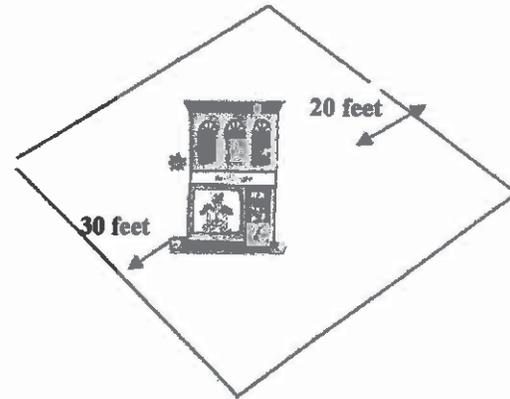


Minimum Yard Setbacks:

Front-30 feet or minimum standards required by state or federal highway departments if abutting said highways, whichever is greater

Side-None

Rear-20 feet

**E. Performance Standards for Neighborhood Commercial**

1. **Traffic and curbs** - No development will be permitted which allows or encourages vehicular traffic to back into the highway right-of-way, or to otherwise unduly restrict or interrupt the normal flow of through traffic. Curbs shall be installed in front of each developed parcel.
2. **Landscaping and paving** - All open areas of an improved lot shall be maintained in a dust free condition by landscaping with trees, shrubs, or suitable ground cover, natural organic or inorganic material. Twenty-five [25] percent of the total lot area or a minimum fifteen [15] foot wide strip of land adjacent to the street right of way. All landscaping shall be developed in accordance with the Town of Clarkdale's Landscape Ordinance (Chapter 9, Section 9-3).
3. **Storage facilities**-Outdoor storage shall be permitted only in rear yards or side yards when accessory to a permitted use. All areas used for storage shall be screened from public view by an opaque enclosure such as a masonry wall or solid fence. No materials or products shall be stacked or stored to exceed the height of the wall or fence.
4. **Illumination**-Illumination of buildings, parking areas and loading facilities shall be so arranged as to eliminate glare and light spill toward streets and adjoining properties and shall be in accordance with the Town of Clarkdale's Outdoor Lighting Code. (Chapter 8).
5. **Nuisances** - No operation shall be conducted on any premises in such a manner as to cause an unreasonable amount of noise, odor, dust, smoke, vibration, or electrical interference detectable off the site. Any business in the Neighborhood Commercial Zone must be operated in accordance with all state and federal environmental regulations.

VERDE EXPLORATION, LTD.

*PO Box 384
Clarkdale, Arizona 86324*

*PHONE 928-634-5657
FAX 928-649-3196*

July 2, 2014

Ms. Beth Escobar
Town of Clarkdale
PO Box 308
Clarkdale, AZ 86324

RE: Zoning change, Parcel #400-07-026H

Dear Beth:

Verde Exploration, Ltd. has no objection to the rezoning application related to the Rongo property.

Sincerely,



Roberta Westcott
Property Manager
Verde Exploration, Ltd.

Joseph J Rongo

501 Peace Garden Path

928.300.3171

Clarkdale AZ, 86324

In a further attempt to clarify my intentions on the zone change application, we have attached the copies of the 5 years of property taxes we have paid on this property.

Since 2009, we have paid a total of 60,943.52 with an additional 12,000 due this November. Normally we do not complain about taxes, and as business owners we understand the need for revenue to provide services. However, all we wish is that we actually have what we are paying for.

Yavapai County accesses my taxes as if the property is commercial. \$1200-\$1300 annually goes to the town of Clarkdale, and \$4,000-\$5,000 to help with the local school systems. Again, we are not anti-taxation, we are just merely asking for the property's zoning to more accurately represent what we are paying for. We have attached a duplicate tax bill, and a five-year summary.

We also acknowledge that human phenomenon of "not in my back yard", hence the lot line adjustment we had submitted, and which was approved. We do not see any reason why the complete 5.5 acres should be commercial, since it is the improvements that bare the brunt of the county's taxes. We are also neighbors to this land, as our home borders the school property, and we too want to preserve the beauty of the pristine desert to the east of the building. Perhaps our sensitivities on this matter are heightened since our home is the house most closely affected by the land clearing for the aborted Verde Valley Christian Church. Our lone request for the church project was that the town requires downward lighting, and that lights are out late night.

As 19-year residents and committed members of this changing community, we can see both sides of the story, the area's inevitable growth and change, and the citizen's desire to keep things the same.

Again, Thank you for your consideration on this matter.

Joseph & Jamie Rongo

Tax Search 40007026F

Search Reset

Examples: 1015 Fair St, 123-45-678X, 12345678X, 0000168-017, Smith or Smith J

Information for Parcel 400-07-026F:

Tax Search Results:

Parcel ID: Taxpayer ID: 400-07-026F 0 Area: 350
 Owner Name: SOUTHWEST INSTITUTE RESP ON LIV FAM TRUST
 Address: 501 PEACE GARDEN PATH CLARKDALE AZ 80324
 Legal Description: AN IRREG BAL PTN OF THE SW 4 THE SLY MOST PCL COR LYING APPROX 165
 FE OF THE SW COR OF 24-16-3E CONT 5.37AC #0 7/1/13

Tax Summary:

Four (4) Record(s)

Year	Corr/Tax	Interest Due	Fees Due	Tot. Due	Status
2009 - 2013	0.00	0.00	0.00	0.00	Paid

Tax History and Paid

Number of Records: 5
From: 2009 To: 2013

Year	Tax
2013	11698.66
2012	13721.66
2011	14030.10
2010	11206.48
2009	10286.62



YAVAPAI COUNTY

BOOK	PARCEL # MAP	PARCEL					
400-07-026F 0		00360	10.0319	5.1645			7,722.88
		420,969	18.3	76,983	0	10.0319	7,722.88
		0	0.0	0	0	0	0.00
		420,969		76,983	0		7,722.88
		189,473	16.8	31,841	0	5.1645	1,644.43
		231,496	19.5	45,142	0	5.1645	2,331.35
		0	0.0	0	0	0.0000	0.00
		420,969		76,983	0		3,975.78
							11,698.66

0000000

701 S BROADWAY ST, CLARKDALE

AN IRREG BAL PTN OF THE SW 1/4 THE SLY MOST PCL COR LYING
APPROX 165 1'E OF THE SW COR OF 21-16-3E CONT 5.37AC
4587/448

02000	YAVAPAI COUNTY	1,625.56	1,486.40
02001	SCHOOL EQUALIZATION	466.80	394.38
04152	TOWN OF CLARKDALE	1,319.46	1,231.74
05003	CLARKDALE-JEROME ELEM SD#3	2,590.32	1,860.14
06105	MINGUS UNION HS #4	2,645.54	2,267.06
08150	YAVAPAI COMMUNITY COLLEGE	1,867.92	1,575.70
11224	CLARKDALE FIRE DISTRICT	2,600.12	2,486.56
11900	FIRE DIST. ASSIST. FUND	98.96	76.98
14900	YAVAPAI CTY. LIBRARY DISTRICT	164.28	114.78
15001	YAVAPAI FLOOD CONTROL DISTRICT	293.22	166.44
30000	VALLEY ACADEMY EDUCATION DIST (VIT)	49.48	38.48

Ross D. Jacobs, Yavapai County Treasurer
Yavapai County Treasurer's Office
1015 Fair Street
Prescott, AZ 86305

2013-2014
BIENNIAL YEAR
TAX NOTICE

TOTAL **13,721.66** **11,698.66**

SOUTHWEST INSTITUTE RESPON LIV FAM TRUST
RONGO JOSEPH I & JAMIE M TTEES
501 PEACE GARDEN PATH
CLARKDALE AZ 86324

PAYMENT INSTRUCTIONS
To pay the 1st half, send the coupon below with your payment postmarked no later than **October 1, 2013**. To pay the 2nd half installment, send the coupon below with your payment postmarked no later than **March 1, 2014**. To pay taxes for the full year, send the coupon below with your payment postmarked no later than **December 31, 2013** and no interest will be charged for current year.

Ross D. Jacobs, Yavapai County Treasurer
Yavapai County Treasurer's Office
1015 Fair Street
Prescott, AZ 86305

THERE WILL BE A CHARGE FOR EACH RETURNED CHECK
AND YOUR TAXES WILL REVERT TO AN UNPAID STATUS.

013 TAX PAYMENT COUPON

DETACH AND RETURN WITH PAYMENT

Payment in U.S. FUNDS ONLY

SOUTHWEST INSTITUTE RESPON LIV FAM TRUST

07-026F 0 0000000

Ross D. Jacobs, Yavapai County Treasurer

Penalty for late payment is 16% per year
assessed monthly as of the 1st day of the month
payments postmarked after 5:00 P.M.
(ARS 42-18052 and ARS 42-18053).

TO PAY 1ST HALF ONLY (DUE OCT 1, 2013)	PAY ▶	5,849.33
TO PAY 2ND HALF ONLY (DUE MAR 1, 2014)	PAY ▶	5,849.33
TO PAY FULL YEAR TAX (IF PAID BY DEC 31, 2013)	PAY ▶	11,698.66

Penalty for late payment is 16% per year
assessed monthly as of the 1st day of the month
payments postmarked after 5:00 P.M.
(ARS 42-18052 and ARS 42-18053).

Ross D. Jacobs, Yavapai County Treasurer
Yavapai County Treasurer's Office
1015 Fair Street
Prescott, AZ 86305



40007026F0

One full year payment by **December 31, 2013**
no interest will be charged for current year.