

**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, February 4, 2015, 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 26th day of January 2015 at 9:00 a.m.

Dated this 26th day of January, 2015 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. 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: Consideration of the **Regular Meeting Minutes of January 7, 2015.**

5. REPORTS:

Chairperson and Members Report:

Staff Report:

6. NEW BUSINESS:

DISCUSSION & POSSIBLE ACTION: DRB-091002 – A request to update the architecture for windows, doors, canopies and add packaged terminal air conditioners to the building on 921 Main Street – Parcel #400-03-158.

Staff Report:

Applicant Presentation:

Questions to Staff/Applicant:

Discussion:

Action:

7. FUTURE AGENDA ITEMS:

8. ADJOURNMENT:

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

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, JANUARY 7, 2015, 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, January 7, 2015, 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
	Laura Jones	Present
	Mike Garvey	Present

<u>STAFF:</u> Community Development	
GIS/Planner II	Guss Espolt
Director/Community Development	Jodie Filardo

Others in Attendance: Craig Backus, Sherri Misany & Jay from Jerome.

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

Chairperson and Member Report: Discussion took place regarding meeting packets. In the future, a complete packet will still be scanned/mailed to the Board Members, but only the agenda and Staff Report with supporting documents will actually be copied to create packets.

Staff Report: Staff read an email from James Mast with regards to agenda item DRB-090997. A copy of this email is in the applicant's file in the Community Development Department.

6. NEW BUSINESS

AGENDA ITEM: DISCUSSION & POSSIBLE ACTION: DRB-090997 – A sign, covered entryway and covered loading dock storage walls at 250 Rincon Drive – Parcel #400-06-021A.

Staff Report:

Background:

Mr. Craig Backus has submitted an application to Design Review for a sign, covered entryway and covered loading dock storage walls for the building located at 250 Rincon Dr., parcel # 400-06-021A.

1. The proposed sign will be 2'6" H x 8' W x ¼" thick aluminum with a 3" black vinyl border. Sign lettering "Misany Engineering" will be black vinyl. Ivory sign will be mounted with 1¼" lace screws. (See attached photos.)
2. The proposed covered entryway will be 6' W x 8' H with two 1'4" square tubing arch supports made of ivory R paneling to match the existing metal siding. (See supplied sample.)
3. The proposed loading dock walls are (1) Northeast wall at 21' 4 1/6" in length and (1) South wall at 20' in length with the cover to be made of ivory R paneling. (See supplied sample.)

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 black lettering with an ivory background.
3. ***Signs should be non-reflective.*** The proposed sign has no reflectivity.
4. ***Signs should be readable from the closest major road.*** The readability of the sign complies with the new criteria.



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 Rincon Dr. 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.*** Application complies.
- 4. See Section 7-9 of this Code for maximum sign square footage.*** The property's linear street frontage is 279' so the total square feet of allowable sign area is 418.5. The proposed sign = 20 square feet; this leaves a total of 398.5 square feet of signage available. The proposed signage is within the maximum allowed.

Calculation of remaining allowed signage space:

279 total considered linear feet x 1.5 square feet allowed per linear foot = 418.5 total square feet of signage permitted

418.5 permitted signage in square feet – 20 square feet of requested signage per this application = 398.5 square feet remaining for additional signage

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.

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

- 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.*
This application complies.

Possible Actions

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

Staff Recommendations

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

1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. Any additional signage shall be reviewed and approved by the Design Review Board.
3. All exterior lighting shall be fully shielded and meet all requirements of Chapter Eight of the Town of Clarkdale Zoning Code.
4. Construction of loading dock walls, cover and front covered entryway shall be inspected by the Town of Clarkdale Building Official.
5. Building's existing blue R paneling shall be power-washed and weeds on lot shall be removed.
6. Applicant will not receive permit to proceed with construction until the ownership transfers to the property owners noted in the Application.

Applicant Presentation: Mr. Backus stated the walls will assist with the level of noise. The walls were a request of the applicant he represents.

Questions to Staff/Applicant:

The landscaping will be cleaned up as soon as the new ownership takes place.

Discussion:

The Board Members were glad to see the building will be occupied and liked the sign presented.

Action: Board Member Snyder motioned to approve DRB-090997, sign, covered entryway and covered loading dock storage walls at 250 Rincon Drive, Parcel #400-06-021A as presented with the following Staff Recommendations:

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

1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. Any additional signage shall be reviewed and approved by the Design Review Board.
3. All exterior lighting shall be fully shielded and meet all requirements of Chapter Eight of the Town of Clarkdale Zoning Code.
4. Construction of loading dock walls, cover and front covered entryway shall be inspected by the Town of Clarkdale Building Official.
5. Building's existing blue R paneling shall be power-washed and weeds on lot shall be removed.
6. Applicant will not receive permit to proceed with construction until the ownership transfers to the property owners noted in the Application.

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

7. AGENDA ITEM: FUTURE AGENDA ITEMS:

-There may be another DRB application in the near future.

8. **AGENDA ITEM: ADJOURNMENT:** Board Member Foutz motioned to adjourn the meeting. Board Member Garvey seconded the motion. The motion passed unanimously. The meeting adjourned at 7:10 p.m.

APPROVED BY:

SUBMITTED BY:

Chairperson
Robyn Prud'homme-Bauer

Guss Espolt
GIS/Planner II



STAFF REPORT

DESIGN REVIEW BOARD

Agenda Item: Discussion/possible action DRB-091002 – A request to update the architecture for windows, doors, canopies and add packaged terminal air conditioners to the building on 921 Main Street.

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

Submitted By: Craig Backus/Contractor

Meeting Date: February 4, 2015

Background:

Mr. Craig Backus has submitted an application to Design Review for a hotel located at 921 Main St., parcel #400-03-158. The applicant would like to update the architecture including windows and doors, add canopies and packaged terminal air conditioners inset into the building. The applicant would also like to have a projecting sign on the North East corner of the building.

Windows:

All windows on the top floor of Lot 1 will be replaced with bronze, vinyl windows, a sample of which is included with this application. Window replacements will be of similar format to the previous windows. For example, casement windows (one-over-one) will be replaced with casement windows (one-over-one).

The applicant intends to try to repair the windows on the second floor of Lot 2. However, should that not be possible, bronze vinyl windows will be installed in a similar configuration to those existing.

The windows in the re-built box office on the first floor of Lot 2 will be of similar brown vinyl material.

Windows on the first floor of Lot 1 will be repaired. If possible, dual-paned glass will be added. Windows will be trimmed out in wood using the same “weathered brown” color.

The existing metal decorative Greek key strips will be retained where possible. Where structurally possible, transom windows will be returned to those locations along Tenth Street where wood siding currently exists.

Lights:

Along Tenth Street, the former gas lamps will be replaced with a bronze-colored electric lights in a shape similar to the Clarkdale street lights on Main Street.

Signs:

The projecting sign will be affixed to the corner of the building on Main and Tenth with metal straps (see concept). Painted steel (raised bronze letters with “deep crimson” highlights on a “travertine” colored background – colors included); concept drawing included.

Sign will be illuminated by 2 downward-facing electric lights using 11 watt LED bulbs mounted to the top of the sign

Doors:

All first floor doors will be replaced with full light, steel doors, powder coated “deep crimson” (sample included). The garage door and brick along Main Street on the front of Lot 2 will be replaced with 2 full light door units on either side of the proposed, re-built box office.

Canopies, bronze metal, custom made in Clarkdale:

Along Tenth Street - 8” H x 4’D x 7’W (differs to match window width)

Along Main Street – 8” H x 6’ D x W of front windows and doors; faced with sheet copper at the Corner Gallery

Along Main Street – 8” H x 8’ D x W approximately 30’

Packaged Terminal Air Conditioners (PTACs):

Window heaters/air conditioners will be installed beneath each second floor window on Tenth Street. Bronze covers will be installed flush with the brick and centered underneath each window above the diamond-shaped brick detailing. See attached concept.

Staff Analysis

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, Review Criteria for Design Review.

Reference the applicant’s Design Review Board Overview for a discussion regarding how this application relates to the DRB criteria. In staff’s opinion the application enhances the existing structure.

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 bronze lettering with deep crimson highlights on a travertine background.
3. ***Signs should be non-reflective.*** The proposed sign has no reflectivity.
4. ***Signs should be readable from the closest major road.*** The readability of the sign complies with the new criteria.



PROJECTING SIGN

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

1. ***Maximum height equals top of wall.*** The hotel sign is approximately 9 ft. high above grade and approximately 8 feet below the top of the wall
2. ***No signage shall extend over public property except in the Central Business district and in no case shall the bottom of the sign be nearer than 9 vertical feet to grade, nor shall the leading edge of the sign be nearer than 2 linear feet to the curb.*** Application complies.
3. ***Maximum number equals one per business.*** The hotel projecting sign complies with projecting sign counts.
4. ***An agreement indemnifying the Town of Clarkdale from any liability is required if the sign projects over public right-of-way.*** Proposed sign projects over the public right-of-way. Staff has included a stipulation (#2) requiring this agreement.
5. ***See Section 7-9 of this Code for maximum sign square footage.*** The maximum sign square footage for this parcel is estimated to be 276 square feet based on a measured 184 linear street frontage. After the subtraction of 20 square feet allocated to the Verde Adventures signage the remaining square footage available will be 256 square feet. The 36 square feet of proposed signage will leave 220 square feet of available for signage along Tenth Street.

Any additional future signage along Main Street will be calculated based on the length of the frontage of these two buildings.

6. Height shall not exceed top of wall. The hotel projecting sign complies with the height requirements.

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

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

The proposed hotel sign lighting and exterior lighting complies with this code.

Since the proposed canopies and projecting sign will be encroach on Town sidewalk, the applicant will be required to submit an Indemnity & Liability certification.

Arts & Entertainment District

In September 2013, the Clarkdale Town Council adopted an Arts & Entertainment District. The subject property is within this district. The following design guidelines were adopted for the District:

Section 3-17-2 Design Guidelines

Per the 2012 Clarkdale General Plan:

'The context of a place considers its history as well as its future.'

Properties within the Clarkdale Arts & Entertainment District shall closely consider the surrounding context of the existing structures when designing new or remodeled buildings.

Incorporation of the following features is recommended:

- Establishment of a relationship to adjoining spaces
- Continuity of street scape along Main Street through inclusion of benches and appropriate landscaping
- Brick façades and/or partial brick inlays
- Clerestory windows
- A strong pedestrian connection to existing sidewalks or extension of the sidewalk system
- A main entrance from a public sidewalk
- Rounded arches
- Large storefront windows
- Varied roof lines

The proposed architectural enhancements reflect the surrounding historic context and incorporate the guidelines adopted for the Arts & Entertainment District criteria.

Staff Recommendations

The proposed architectural enhancements and the revitalization of this historic building will promote economic growth in the Central Business District. Having met all code requirements, staff recommends the project as presented be approved with the following stipulations:

1. All additional signage shall be installed as reviewed and approved by the Design Review Board.
2. An agreement indemnifying the Town of Clarkdale from any liability is required because the sign projects over public right-of-way.
3. All exterior lighting shall be fully shielded and meet all requirements of Chapter Eight of the Town of Clarkdale Zoning Code.
4. A right-of-way permit from the Public Works Department will be required for the projecting sign and canopies.
5. All construction shall be inspected by the Town of Clarkdale Building Official.
6. The address of 921 Main Street will be visible and in compliance with the Clarkdale Fire District code requirements.

Attachments

1. Applicant's Design Review Board Overview
2. Aerial view of the site
3. Color samples
4. Sample of window frame
5. Samples of exterior lights and projecting lighting
6. Digital rendering of projecting sign
7. Specs of projecting sign
8. Digital rendering of building design with awnings, and Packaged Terminal Air Conditioners

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

INFORMATION:

Property Address: 921 Main Street Zoning: Commercial
(Attach separate sheet if necessary)

Applicant Name: CRAIG BACKUS Applicant Phone #: 928-639-1295
BackusBuilding@hotmail.com

Applicant's Relationship to Property Owner: Contractor

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

Albert & Jodie Filardo, PO Box 869, Clarkdale, AZ 86324

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

Square footage of proposed structure (broken down by use in a mixed use project): 7,000 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: _____

Mailing Address: _____

Phone # _____

OWNER CERTIFICATION:

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:  Date: 1-14-15

Name (Printed): ALBERT FILARDO Telephone #: 928-554-5467

Mailing Address: PO Box 869 Town: Clarkdale State: AZ Zip Code: 86324

STAFF USE ONLY

Application Accepted By: CPD (M) Date: 1/14/15 Time: 8:15 AM

Fee Received: \$90.00 / chk # 8697 Projected Design Review Board Date: 2/4/15

THE CLARKDALE HOTEL AT TOWN PARK

921 Main Street, Clarkdale, AZ 86324

Design Review Board Overview

Project Details:

Two buildings, Lot 1 and Lot 2, Block 44 are located on one parcel, #400-03-158

Windows:

All windows on the top floor of Lot 1 will be replaced with bronze, vinyl windows, a sample of which is included with this application. Window replacements will be of similar format to the previous windows. For example, casement windows (one-over-one) will be replaced with casement windows (one-over-one).

The applicant intends to try to repair the windows on the second floor of Lot 2. However, should that not be possible, bronze vinyl windows will be installed in a similar configuration to those existing. The windows in the re-built box office on the first floor of Lot 2 will be of similar brown vinyl material.

Windows on the first floor of Lot 1 will be repaired. If possible, dual-paned glass will be added. Windows will be trimmed out in wood using the same "weathered brown" color. The existing metal decorative Greek key strips will be retained where possible. Where structurally possible, transom windows will be returned to those locations along Tenth Street where wood siding currently exists.

Lights:

Along Tenth Street, the former gas lamps will be replaced with a bronze-colored electric lights in a shape similar to the Clarkdale street lights on Main Street.

Signs:

The projecting sign will be affixed to the corner of the building on Main and Tenth with metal straps (see concept). Painted steel (raised bronze letters with "deep crimson" highlights on a "travertine" colored background – colors included); concept drawing included.

Sign will be illuminated by 2 downward-facing electric lights using 11 watt LED bulbs mounted to the top of the sign

Doors:

All first floor doors will be replaced with full light, steel doors, powder coated "deep crimson" (sample included). The garage door and brick along Main Street on the front of Lot 2 will be replaced with 2 full light door units on either side of the proposed, re-built box office.

Canopies, bronze metal, custom made in Clarkdale:

Along Tenth Street - 8" H x 4'D x 7'W (differs to match window width)

Along Main Street – 8" H x 6' D x W of front windows and doors; faced with sheet copper at the Corner Gallery

Along Main Street – 8" H x 8' D x W approximately 30'

Packaged Terminal Air Conditioners (PTACs):

Window heaters/air conditioners will be installed beneath each second floor window on Tenth Street. Bronze covers will be installed flush with the brick and centered underneath each window above the diamond-shaped brick detailing. See attached concept.

Applicant's Response to Review Criteria for Design Review

Based on the Town of Clarkdale Zoning Code, listed below please find the applicant's response to each of the criteria as noted following each item.

DESIGN REVIEW & SPR ZONING CODE CHAPTER ELEVEN

Section 11-4 Review Criteria for Design Review

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

1. **ARCHITECTURAL MERIT:** The architecture and design shall be visually compatible with the buildings, structures and places to which it is related. The modifications to Lots 1 and 2 include replacements of windows and doors plus the additions of canopies along Main and Tenth Streets and the re-building of the ticket office in the front of Lot 2 on Main Street. Great care has been taken to use materials in keeping with those existing in the historic district.

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. No changes are being made to the width or height of the existing buildings.

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. The widths and heights of the window and doors will be consistent with the existing openings.

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 relationships of solids to voids is not changing on Lot 1. With the removal of the existing garage door and brick insert in the front of Lot 2 and the replacement of

same with the re-built box office and two, full-light doors with metal inserts above, there will be more visual and architectural interest in a previously-void area.

5. SPACING: The relationship of the building to the open space between it and the adjoining buildings shall be visually compatible to the buildings, structures and places to which it is related. No changes to the spacing are proposed.

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. Canopies over each entrance on Main and Tenth Streets are proposed per the application. These are intended to provide visual balance to the street as a similarly-shaped canopy to those proposed for Main Street is located at the corner building on Main and Ninth. Further it is similar to that found across the street at Main Street Café. Those planned for Tenth Street will continue in that theme while providing much-needed shade to the west-facing windows.

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 materials, textures and colors being metal, brick and earth-toned colors repeat similar themes already found in the district.

8. ROOFS: The roof shape and materials of a building shall be visually compatible with the buildings to which it is related. No changes are proposed for the roofs.

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 project features key architectural details including the repetition of the diamond pattern from the brick decorations as metal details on the canopy and sign anchors. Further, the Lot 1 canopy fascia will be copper, reminiscent of Clarkdale's existence as a smelter town. In addition, the Greek key symbols pressed into metal strips around the first floor windows on Lot 1 will be retained and/or replaced.

10. ACCESSORY FEATURES: Garages, carports, sheds, enclosures, walkways, stairways, and landings shall be visually compatible with buildings and structures to which they are related. There are no accessory features proposed.

11. LANDSCAPING: Landscaping shall be visually compatible with the landscaping around the buildings, structures and places to which it is related. No landscaping is proposed.

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. The lighting proposed is a low wattage, downward-facing, shielded, bronze-colored light of a similar shape and color as the existing Town street lamps.



NINTH ST.

MAIN ST.

TENTH ST.

Lot 2

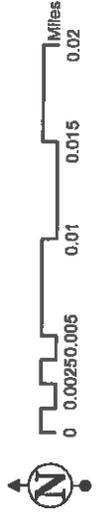
Lot 1

Parcel# 400-03-158
921 Main st.

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, Earthstar, GeoEye, AEX, Getmapping, Aerogrid, IGN, IGP, Swisstopo, and the

G.I.E.



January 20, 2015



The Town of Clarkdale
Community Development Department
P.O. Box 200900
Clarkdale, AZ 88524
(928) 698-2500

Parcel# 400-03-158
921 Main st.

6992

DEC738
Travertine

DEC
Wea

Deep Crimson





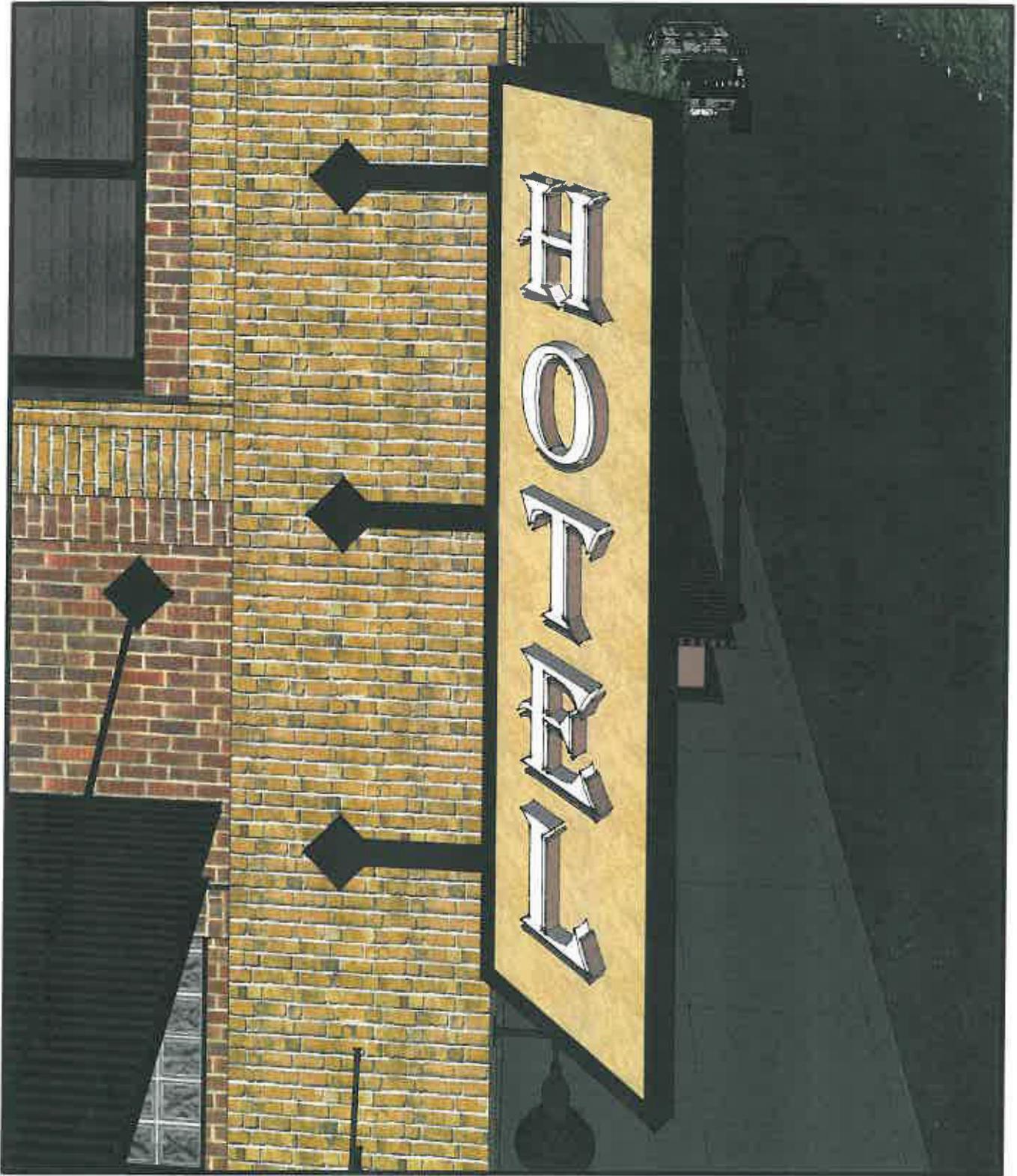
6 Watt Led Bulb



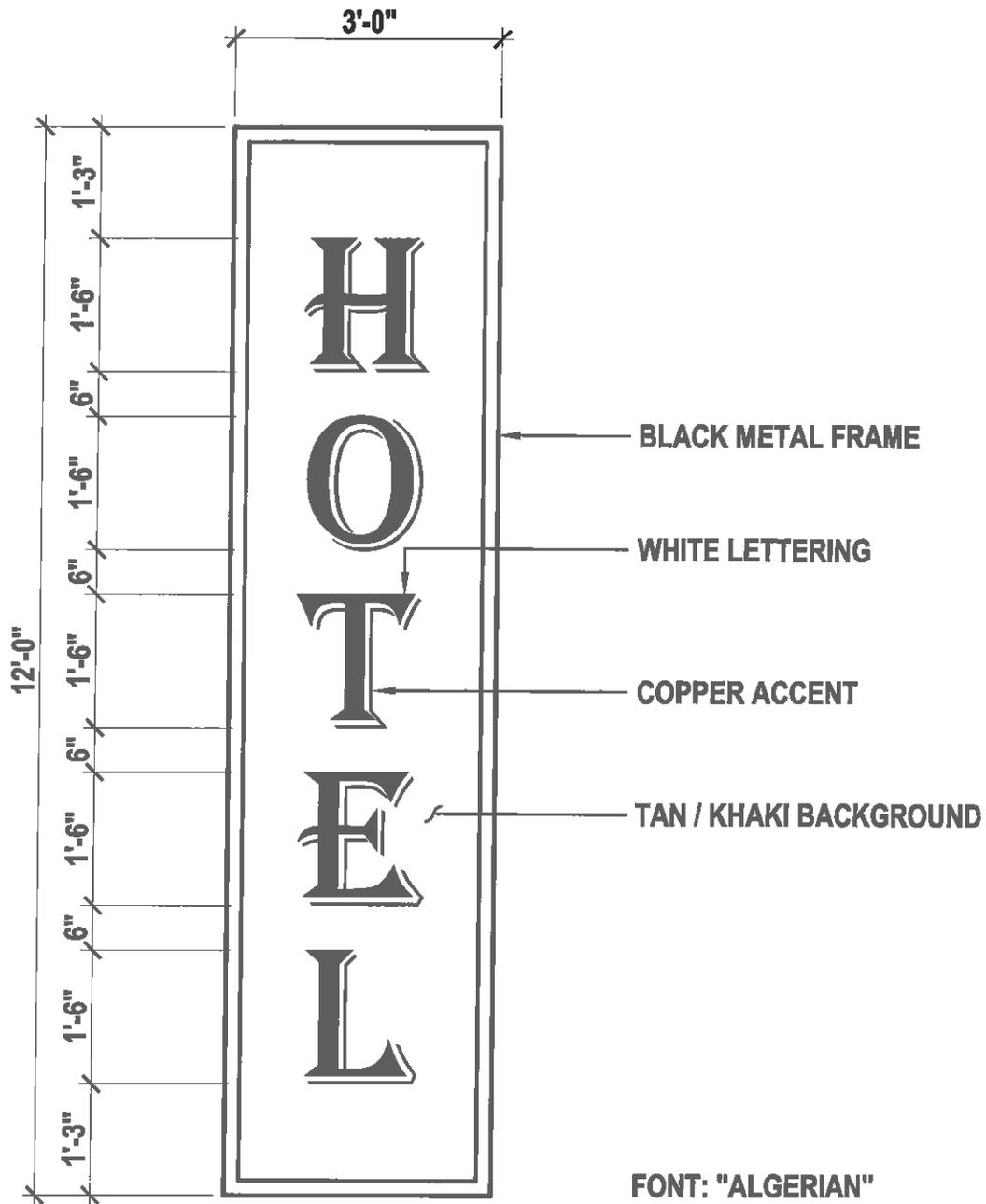
11 WATT LED Bulb. 2 EA.

921 Main St.
DRB Application
Hotel sign lighting



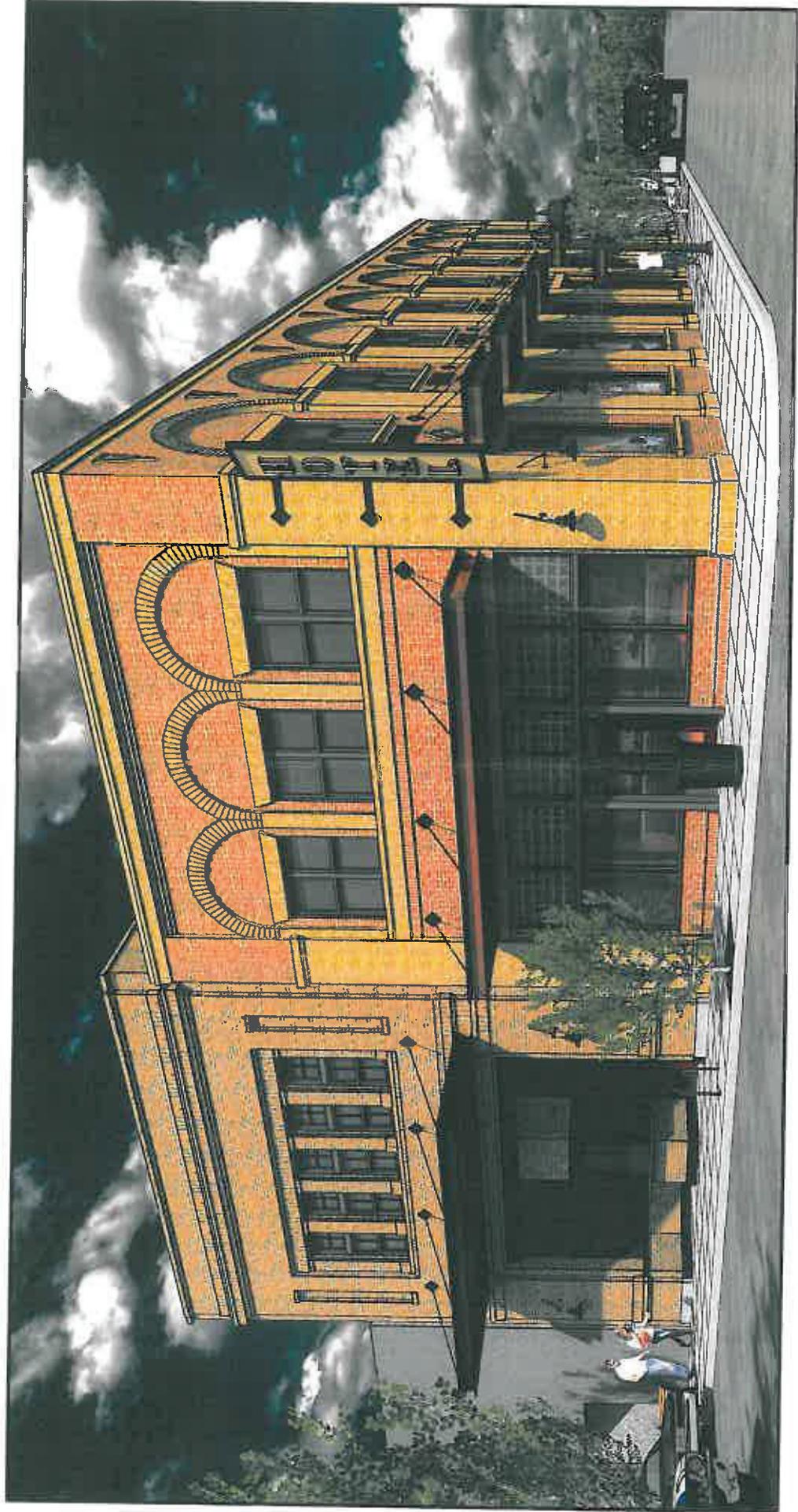


HOTEL SIGNAGE



HOTEL SIGNAGE

SCALE: 1/2" = 1'-0"



CLARKDALE HOTEL AT TOWN PARK

921 MAIN STREET, CLARKDALE, AZ 86324

**CLARKDALE HOTEL
AT TOWN PARK**

921 MAIN STREET
CLARKDALE, AZ 86524
APN: 400-03-158



P.O. Box 779
Clarkdale, AZ 86529
Email: backusbuilding@hotmail.com
PHONE: 928-638-1266
FAX: 928-638-1267
Cell: 928-300-2820

