

**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, March 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 19th day of February 2015 at 8:30 a.m.

Dated this 19th day of February, 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 February 4, 2015.**
5. **REPORTS:**
 Chairperson and Members Report:
 Staff Report:
6. **NEW BUSINESS:**

DISCUSSION & POSSIBLE ACTION: DRB-091012-A sign alteration to the Copper Art Museum monument sign, located at 849 Main Street, Parcel #400-06-032B.

Staff Report:
Applicant Presentation:
Questions to Staff/Applicant:
Discussion:
Action:

DISCUSSION & POSSIBLE ACTION: DRB-091013-A wall sign for Chateau Tumbleweed, located at 1151 State Route 89A, Parcel #406-26-313A.

Staff Report:
Applicant Presentation:
Questions to Staff/Applicant:
Discussion:
Action:

DISCUSSION & POSSIBLE ACTION: DRB-091014-A sign package for the Crossroads at Mingus Subdivision, Parcel #406-26-673.

Staff Report:
Applicant Presentation:
Questions to Staff/Applicant:
Discussion:
Action:

DISCUSSION & POSSIBLE ACTION: DRB-091015-Two entrance information signs for New Gate Homes, Mountain Gate Subdivision, Parcel #400-06-678.

Staff Report:
Applicant Presentation:
Questions to Staff/Applicant:
Discussion:
Action:

DISCUSSION & POSSIBLE ACTION: DRB-091016-A wall painted sign for the Glenarm Land Company, located at 23 N. Eleventh Street, Parcel #400-03-185.

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.

-May 9 is the National Train Day and the Town is hosting a Verde Valley Open Air Cinema Outdoor film in the Town Park – the movie will be “North by North West”.

6. NEW BUSINESS

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 – Parcel #400-03-158.

Staff Report:

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.

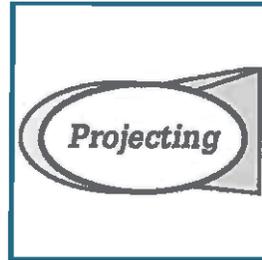
‘The Design Review Board shall review applications for design approval of new construction, alterations, additions, or renovations to existing buildings or structures...’

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.

Applicant Presentation:

Mr. Backus stated the pictures provided for the Board's review gives a clear visual of what is being proposed. He spoke about his experience/background and asked if anyone had any questions.

Questions to Staff/Applicant:

- The Board asked the applicant to give details about the proposed lighting. The applicant described the exterior lighting and it will be fully shielded meeting the requirements of the Town Zoning Code.
- The Packaged Terminal Air Conditioners were explained by the applicant and they are self-draining.
- The address issues on 10th Street were discussed. Staff talked about past issues and felt it important to address the issues brought up regarding this topic.
- The size of the sign on the building was brought up and Staff stated it was based on frontage. The Applicant explained the structure of the sign and they will keep the integrity of the building leaving the brick as is. The Board Members stated the colors work well.

Discussion:

Public Comment: Mr. Drake Meinke wanted to thank the Applicant for taking this project on and fixing the building. He further stated the proposed window project looks good and will be appropriate for the Hotel.

Action: Board Member Snyder motioned to approve DRB-091002, 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 as presented with the following 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.

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

7. AGENDA ITEM: FUTURE AGENDA ITEMS:

8. **AGENDA ITEM: ADJOURNMENT: Board Member Garvey motioned to adjourn the meeting. Board Member Snyder seconded the motion. The motion passed unanimously. The meeting adjourned at 7:35 p.m.**

APPROVED BY:

SUBMITTED BY:

**Vice Chairperson
Marsha Foutz**

**Guss Espolt
GIS/Planner II**



STAFF REPORT

DESIGN REVIEW BOARD

Agenda Item: Discussion/possible action DRB-091012 – A sign alteration to the Copper Art Museum monument sign, located at 849 Main Street in Clarkdale, Parcel #400-06-032B

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

Submitted By: Drake Meinke / Owner of Copper Art Museum

Meeting Date: March 4, 2015

Background:

Drake Meinke has submitted an application to Design Review for a proposed sign alteration to the Copper Art Museum monument sign located at 849 Main Street in Clarkdale.

1. The proposed Sign alteration consists of two identical pillars with a height of 78” tall and 90” on either side of the existing pillars. Ore carts will sit between the pillars and an additional 52 square foot signs arch will be welded to the two pillars, the picture portion of the sign will be made of di-bond aluminum and covered with vinyl prints. The copper portion of the double sided sign will be made of copper pennies on all-weather plywood; all iron will be dark rusted and a clear coat will be added. The iron hand cut lettering will be Saltino Font. (See attached exhibits.)
2. The current text “Arizona’s Greatest Treasure” on the bottom portion of the existing sign will show awards and hours. Design and font will change per awards presented. Text for hours will be in same Saltino Font, the same as the iron hand cut lettering.
3. Fabric canopy of three 4’ wide sections; the first section will have a length of 14’, and the last section will have a length of 20’. The three sections will have 3’ air gaps between each piece of fabric. Fabric is made of a copper sheen ultralight stretchable fabric (**sample of fabric will be presented at the DRB meeting.**) The fabric canopy will be supported on cables mounted to the existing sign pillars and extended to the rooftop of the Copper Art Museum. (See attached exhibit & photo.)

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

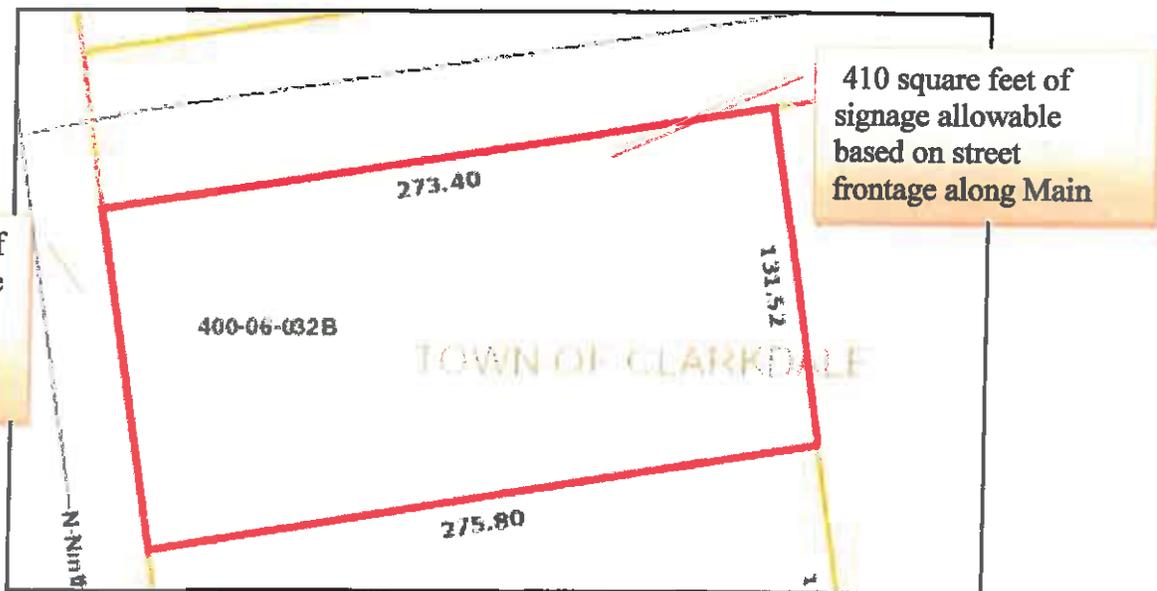
The total square footage of new signage proposed is 52 square feet. Per the new Sign Code, Section 7-9, the applicant would be eligible for a total of 404.92 square feet of signage.

Calculation of remaining allowed signage space:

404.92 total considered linear feet x 1.5 square feet allowed per linear foot = 607.38 total square feet of signage permitted.

607.38 permitted signage in square feet minus the existing signage of 242.45 square feet = 364.93 square feet remaining.

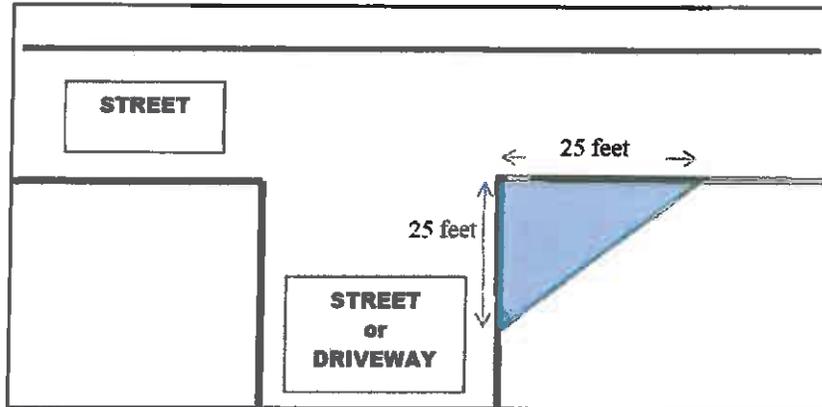
364.93 square feet remaining minus the proposed 52 square feet of signage = 312.93 square feet.



VISIBILITY SIGHT LINES

Zoning Code Chapter 7, Section 7-10 Visibility Sight Lines: To preserve visibility at intersections sight, an unobstructed view shall be maintained within these triangular areas:

1. *At the intersection of two streets, or where a driveway or alley intersects a street, a triangle defined by measuring 25 feet in length along the curb or edge of improved roadway from their point of intersection, the Town may require more than 25 feet in high volume, high speed traffic areas. The proposed sign alterations will be 46' from corner of the 25' sight triangle. Application complies.*



2. *No signs, except traffic signs, shall exceed a height of 30 inches above the grade of the lower roadway within the triangle area. Sign projection, or overhang, across this area shall be permitted only when the bottom of the sign is a minimum of 9 feet above grade of the higher roadway. Application complies.*

Staff Recommendations

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

1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. Once installed signage shall be inspected by the Tow's Building Official.

Attachments

1. Applicant letter of intent
2. Plot plan
3. Placement diagram site triangle and above view
4. Rendering of the front of the sign for sign alterations
5. Rendering of the proposed canopy
6. Photo of canopy color swatch

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

INFORMATION:

Property Address: 849 MAIN ST Zoning: INDUSTRIAL / COM. BUS
(Attach separate sheet if necessary)

Applicant Name: DRAKE MEINKE Applicant Phone #: 928 592 8090
928 649 1858

Applicant's Relationship to Property Owner: N/A

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

PJM ARIZONA LLC - DRAKE MEINKE / PAT MEINKE

Type of occupancy use(s)/classification(s) of the building: BUS. RES

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

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: DRAKE MEINKE

Mailing Address: PO Box 474 CLARKDALE

Phone # 928 649 1958

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: Drake Meinke Date: 10 FEB 15

Name (Printed): DRAKE MEINKE Telephone #: 928 592 8090
PO Box 474

Mailing Address: _____ Town: CLARKDALE State: AZ Zip Code: 86324

STAFF USE ONLY

Application Accepted By: Guss / CDD Date: 2/10/15 Time: Anti

Fee Received: \$90.00 / # 3394 Projected Design Review Board Date: 3/4/15
PJM AZ LLC

COPPER ART MUSEUM



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

Updated Signage Package

Date of Plan: 10 Feb, 2015

For signs to be located at the
Copper Art Museum

Brief letter of intent

Proposed signage at the Copper Art Museum

Enclosed is all information needed for signage at the Copper Art Museum located at 849 Main St, Clarkdale, Arizona.

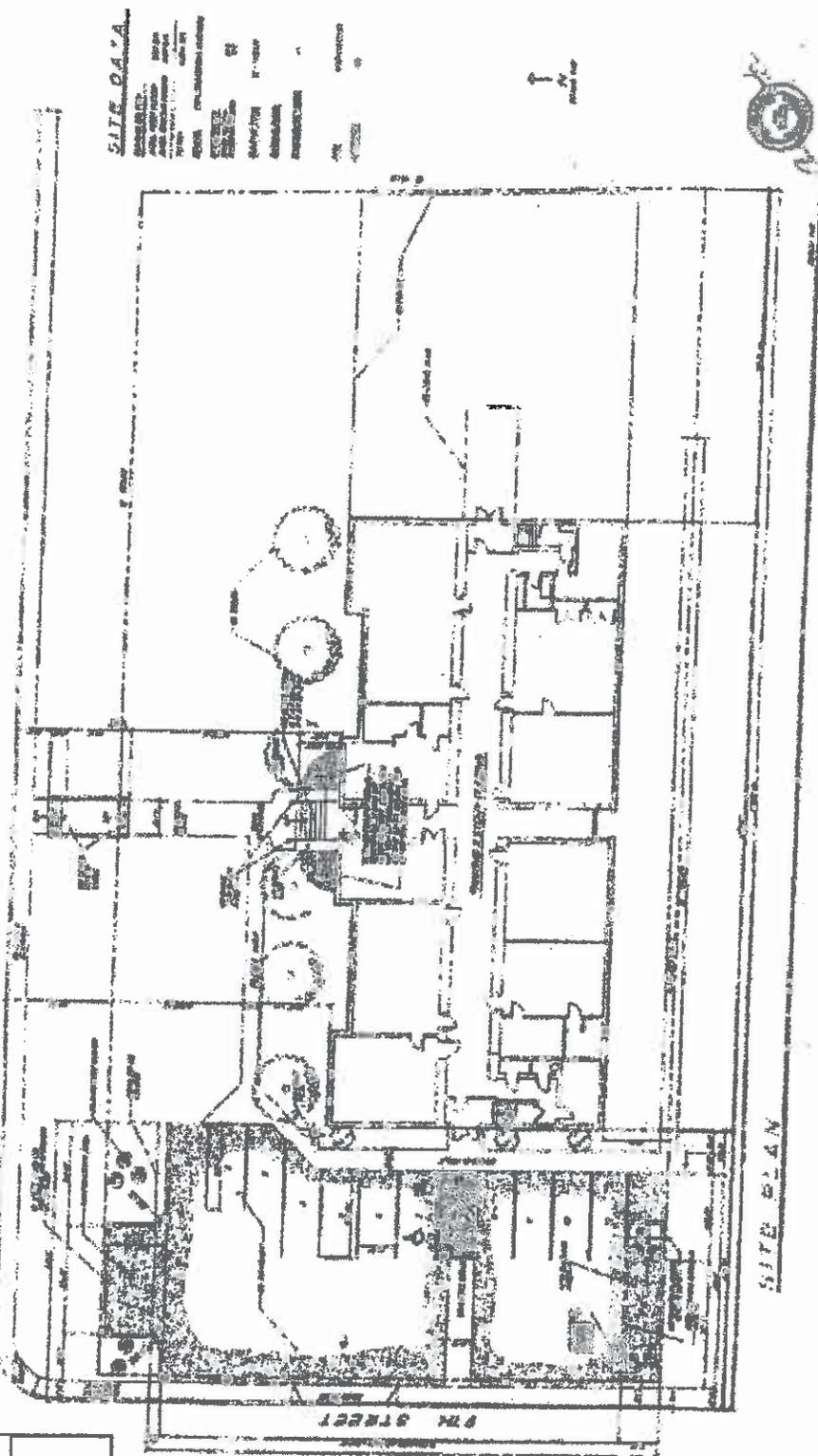
Purpose of sign: increase in size of sign especially text lettering so visitors can more easily recognize the Copper Art Museum. More appropriate and attractive sign commensurate with a museum entity. Many people had difficulties finding the museum and was the #1 complaint that the text on the sign was not large enough.

Drake Meinke

Founder Copper Art Museum

Plot Plan

Copper Art Museum
 849 Main St
 Clarkdale, AZ 86324
 Parcel #: 400-06-0328



SITE DATA

DATE: 10/1/00
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 PROJECT: [illegible]
 SHEET: [illegible]

DATE: 10/1/00
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 PROJECT: [illegible]
 SHEET: [illegible]

Page

Placement Diagram

Site Triangle & Above View

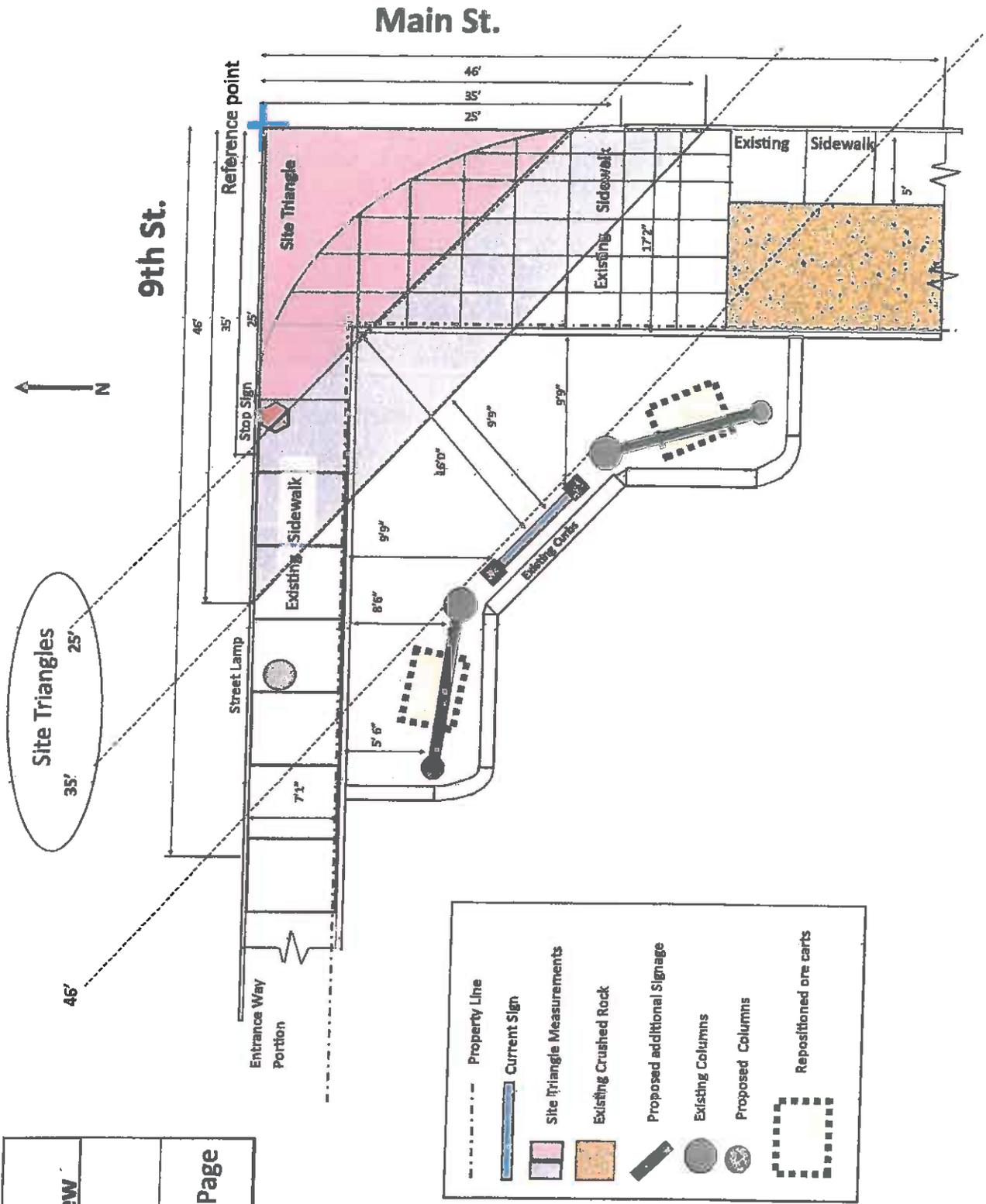
Copper Art Museum

849 Main St

Clarkdale, AZ 86324

Parcel #: 400-06-032B

Page



	Property Line
	Current Sign
	Site Triangle Measurements
	Existing Crushed Rock
	Proposed additional Signage
	Existing Columns
	Proposed Columns
	Repositioned ore carts

Monument Sign Measurements

(Addition)

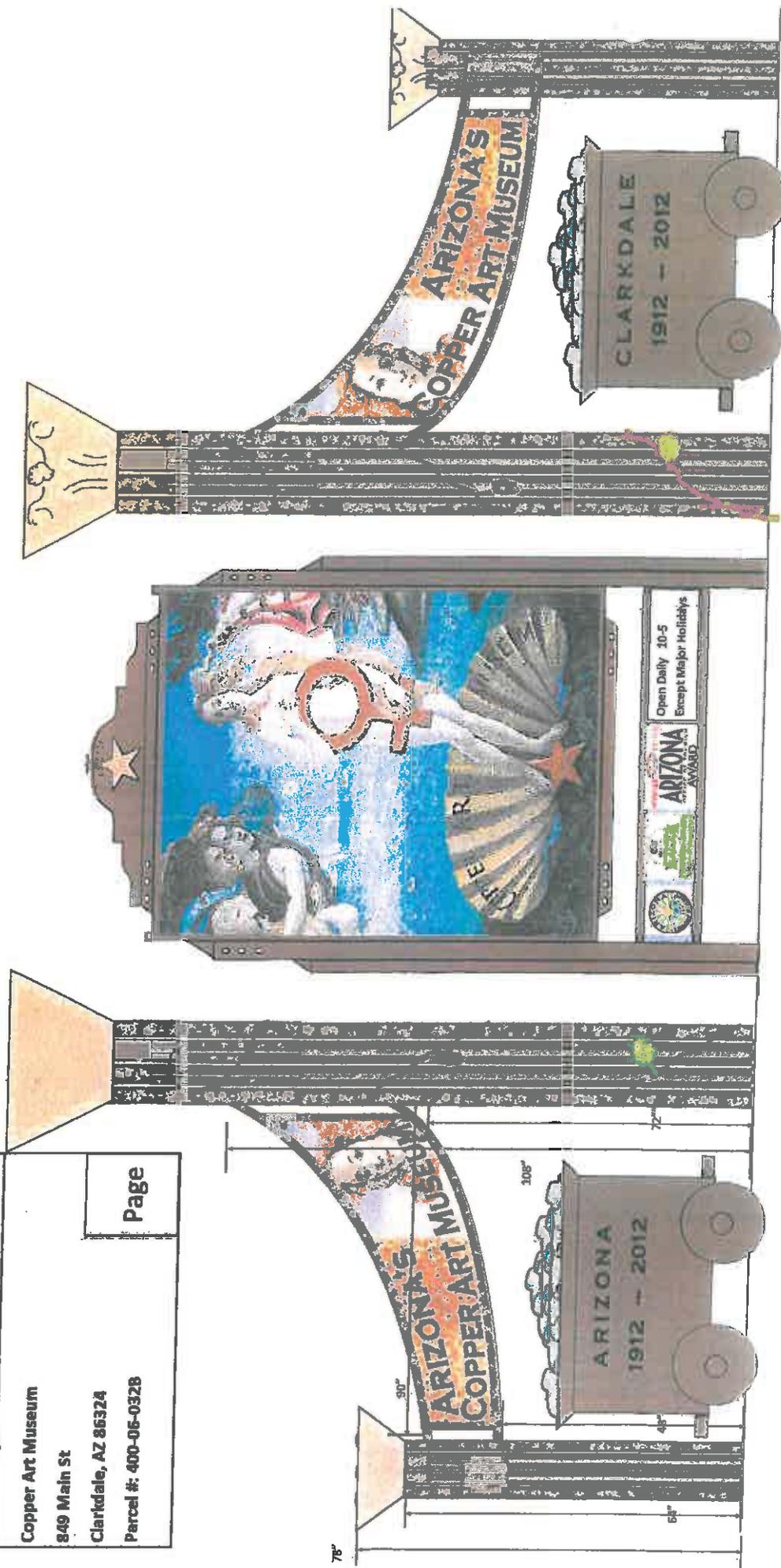
Copper Art Museum

849 Main St

Clarkdale, AZ 86324

Parcel #: 400-06-0328

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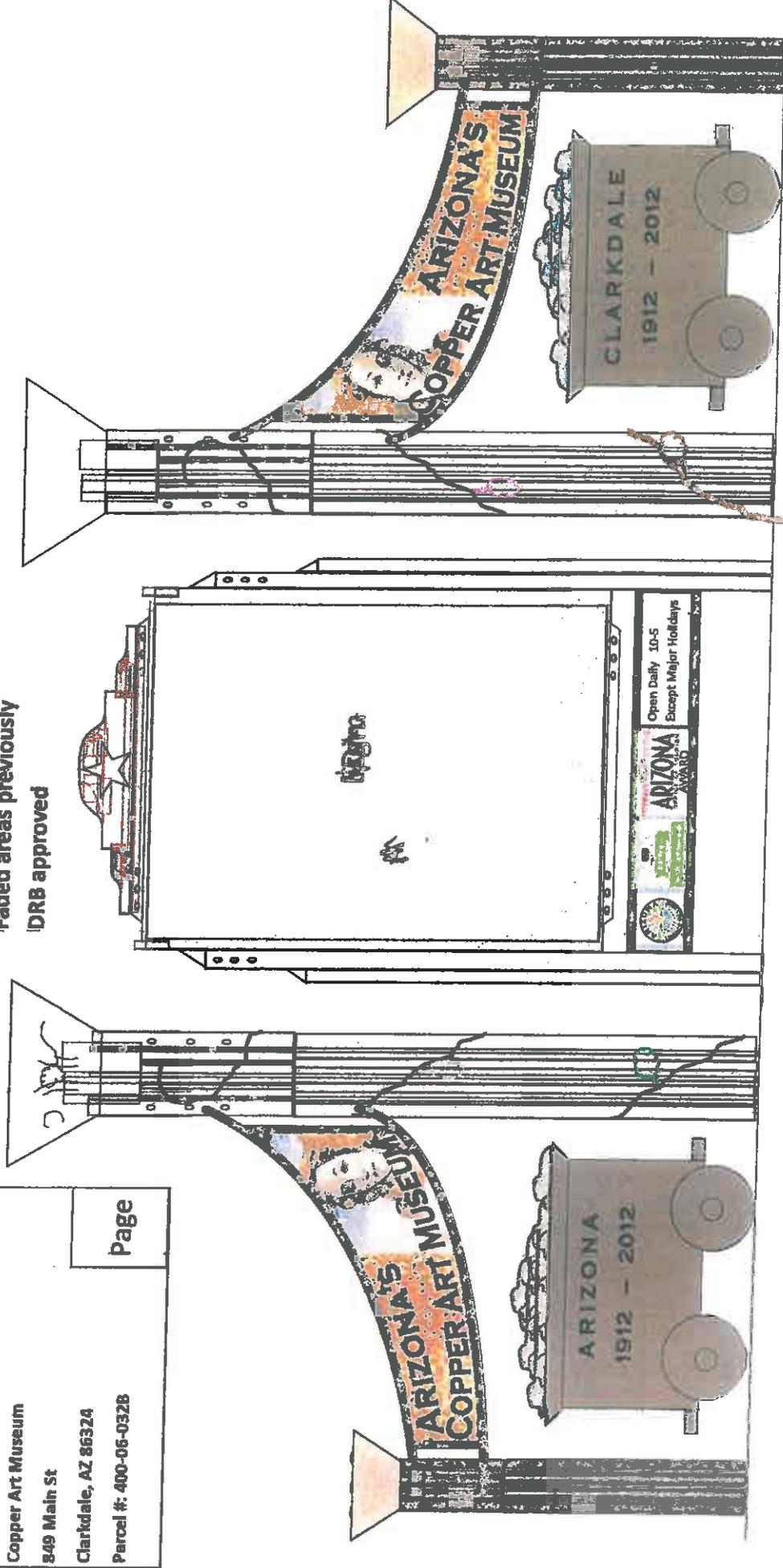
(Facing Street 9th and Main)

Monument Sign (Street Side)

Copper Art Museum
849 Main St
Clarkdale, AZ 86324
Parcel #: 400-06-032B

Page

Faded areas previously
DRB approved



(Facing Main St.)

(Facing Intersection)

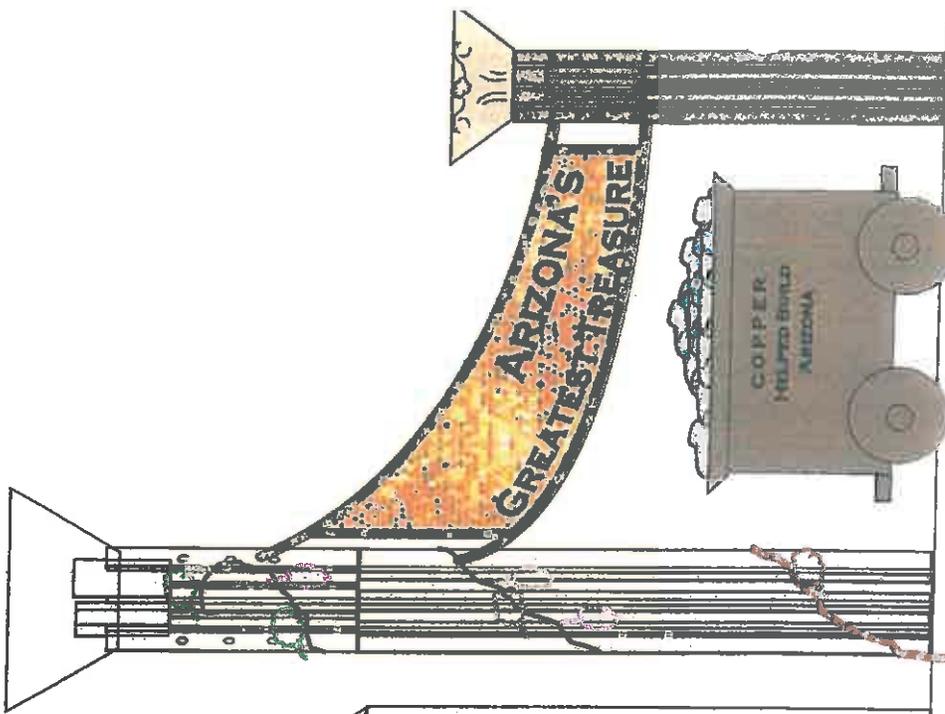
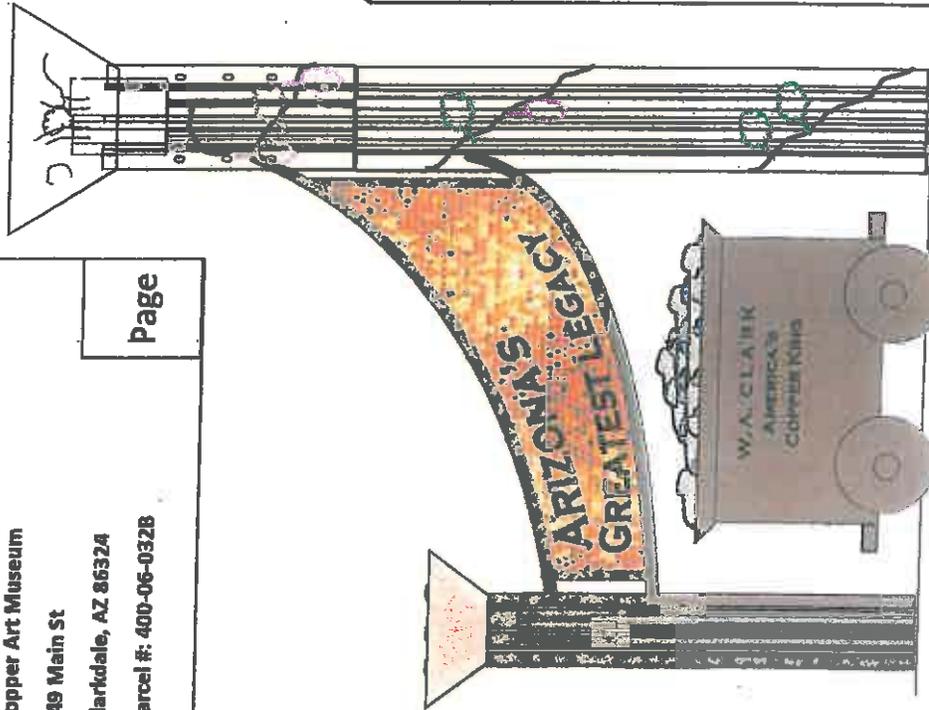
(Facing Street 9th St.)

Monument Sign (Front Side)

Copper Art Museum
849 Main St
Clarkdale, AZ 86324
Parcel #: 400-06-032B

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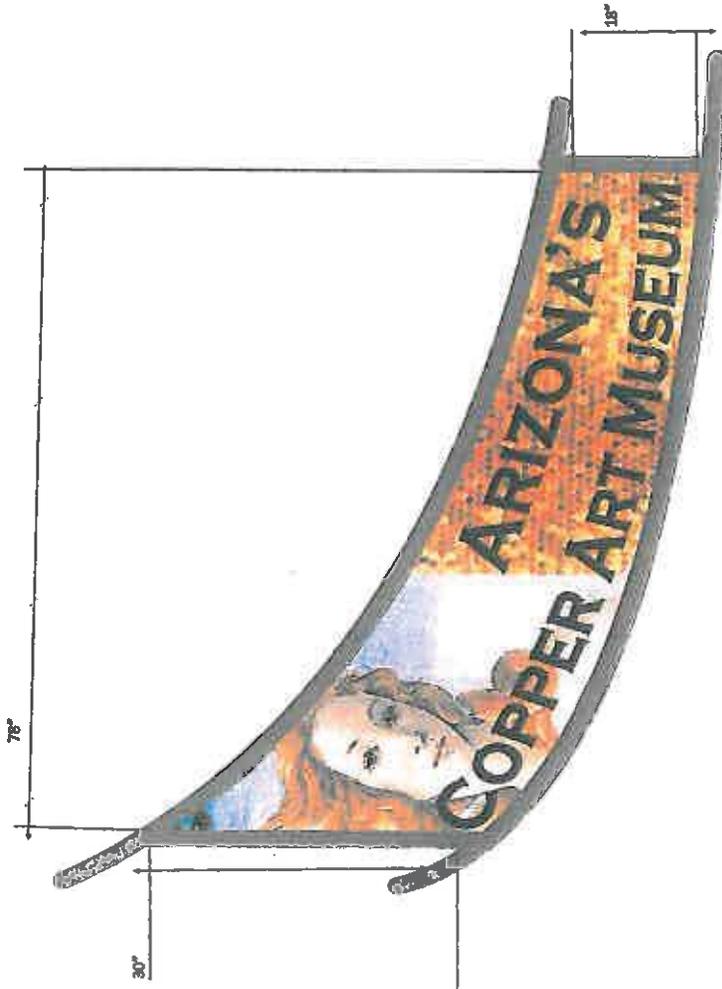
Faded areas previously
DRB approved



(Facing Toward Parking Lot)

Sign Dimensions	
Copper Art Museum 849 Main St Clarksdale, AZ 86324 Parcel #: 400-06-032B	Page

- 13 sq ft per sign face
- 4 sign faces of equal size
- 52 sq ft total sign faces



NATIONAL

POSSIBLE OTHER WORDAGE INSTEAD OF "ARIZONA'S"

Lighting and Materials	
Copper Art Museum 849 Main St Clarkdale, AZ 86324 Parcel #: 400-06-032B	Page

Lighting

No new lighting will be affixed.

Columns, Support, frame and sign

Columns will be made of railroad rails, same as existing larger columns

Sign and supports will be made of iron material and welded. Decorative filigree is made of iron

The picture portion of the sign will be made of di-bond aluminum with vinyl print.

The copper portion of the sign will be made of copper pennies.

All weather plywood will be used for the backing the sign.

Color of iron will be a dark rusted brown that will be clear-coated.

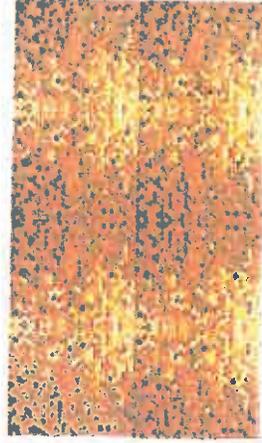
Colors of the picture will be as shown

Attachment hardware:

Carriage bolts



Colors of the picture will be as shown, copper pennies will be artwork and polished and have a satin look. Pennies will fade to same color as existing capitals on columns



Letter Styles of Monument	
sign	
Copper Art Museum 849 Main St Clarkdale, AZ 86324	
	Page

Size of Letters

8" - capital letters are 8" tall.

6" - capital letters are 6" tall. 6" lowercase letters are 3" tall.

4" - capital letters are 4" tall. 4" lowercase letters are 2" tall

Style

Iron hand cut letters will be in Saltino font. — Examples are below.

Actual font style

Copper --- Example shape of 8" Saltino Font Letters

Arizona --- Example shape of 6" Saltino Font Letters

Treasure --- Example shape of 4" Saltino Font Letters

Color

All letters will be flat black or dark brown in color.

Awards and Open Hours	
Copper Art Museum 849 Main St Clarkdale, AZ 86324 Parcel #: 400-06-032B	
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New front of sign at bottom facing intersection



9"

Awards and hours section of sign: Replacing Current Text "Arizona's Greatest Treasure"

Awards section updated when given and could change

Design and fonts - per award

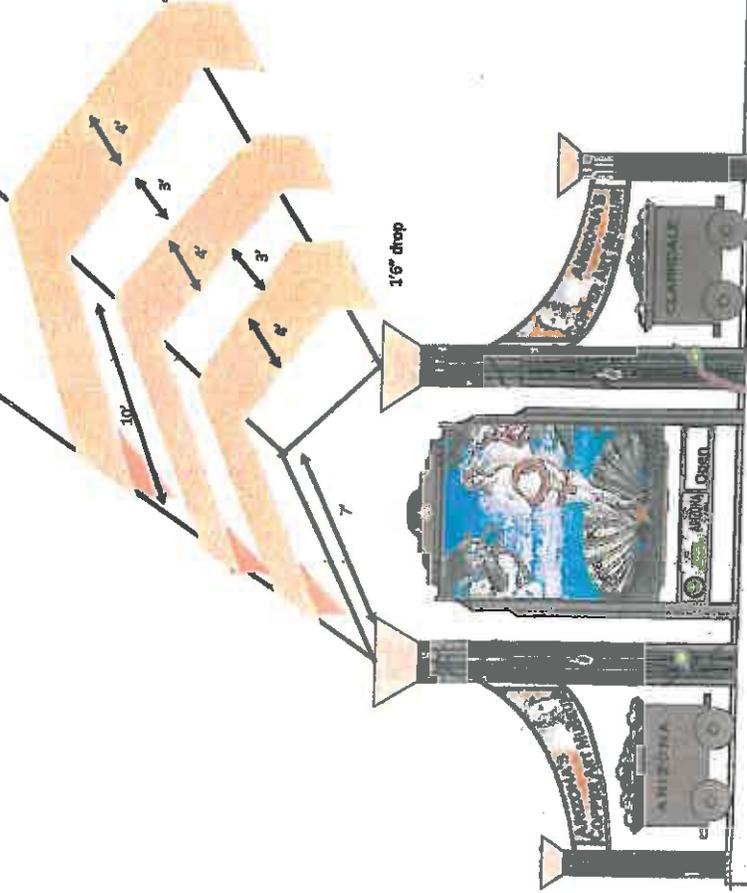
Text for hours is same as all text on signage

Canopy, Cable and Supports	
Copper Art Museum 849 Main St Clarkdale, AZ 86324 Parcel #: 400-06-032B	
Page	



Eye bolt

Attachment point on eyes using eye bolts



Materials:

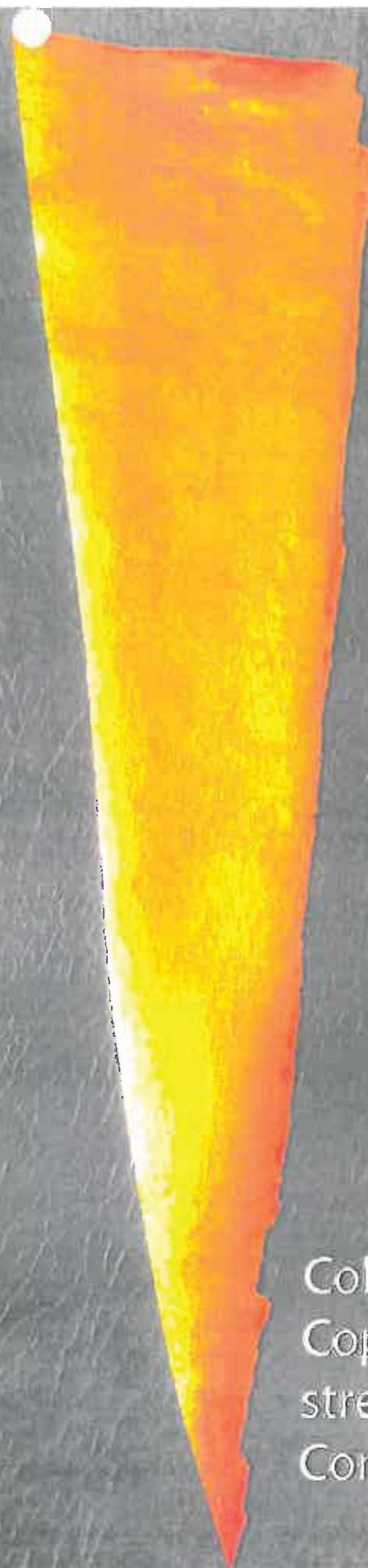
Color swatch of fabric is enclosed. Copper sheen ultralight stretchable fabric
 3 long cable will be used stretching to and from columns and building and 2 short cables near monument sign, 1/16" - 1/8" steel cable connected to the top of existing columns and to rafters in the eaves of the building or bolted through concrete walls using large eye-bolts. 2 turnbuckles will be used for tensioning the cable located near column's tops. Fabric will be draped upon the cables. Fabric will be fastened with 6 carabiners through eyelets per panel.



Carabiner

Sidewalk

Street



Color swatch of fabric,
Copper sheen ultralight
stretchable fabric for the
Conopy.



STAFF REPORT

DESIGN REVIEW BOARD

Agenda Item: Discussion/possible action DRB-091013 – A wall sign for Chateau Tumbleweed – 1151 State Route 89A, parcel # 406-26-313A.

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

Submitted By: Kim Koistinen / Owner of Chateau Tumbleweed

Meeting Date: March 4, 2015

Background:

Mrs. Kim Koistinen has submitted an application to Design Review for a wall sign for Chateau Tumbleweed, a new business located at 1151 State Route 89A.

1. The proposed wall sign will feature individual aluminum, maroon red letters “Chateau”, and will be 12.5” tall x 59” wide. The “Tumbleweed” lettering will be black aluminum 16.8” tall x 236” wide, both will have white LED lighting behind letters to create a halo illumination. The “winery and tasting room” lettering will be pushed through white acrylic in a capsuled sign 12” tall x 133” wide and back lit. (See attached renderings.)

Staff Analysis

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

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



WALL SIGN

Zoning Code Chapter 7, Section 7-8 P. Permitted Signs. Wall Signs: Applicant's wall sign complies with this code.

- 1. Maximum number equals one per approved wall area. An approved wall area, per Definitions, Chapter Two of the Town of Clarkdale Zoning Code is a wall facing a public street or containing the primary public access.** The proposed wall sign will be visible from State Route 89A and complies with the sign count.
- 2. Maximum height equals top of wall to which affixed.** Proposed wall sign complies.
- 3. Maximum projection from wall surface equals 18 inches, with a minimum clearance of 9 vertical feet if located over a public right-of-way.** Proposed wall sign is not located over public right-of-way. Application complies.
- 4. See Section 7-9 of this Code for maximum sign square footage.** The property's linear street frontage is 157' so the total square feet of allowable sign area is 235.5. The proposed signs = 76 square feet; this leaves a total of 159.5 square feet of signage available. The proposed signage is within the maximum allowed.

Calculation of remaining allowed signage space:

157 total considered linear feet x 1.5 square feet allowed per linear foot =
235.5 total square feet of signage permitted

235.5 permitted signage in square feet – 76 square feet of requested signage
per this application = 159.5 square feet remaining for additional signage

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

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

Zoning Code Chapter 8 Outdoor Lighting Code Section 8-7 N Lighting Requirements: The Chateau Tumbleweed sign lighting complies with this code.

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

Staff Recommendations

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

1. Chateau Tumbleweed must turn off the sign to comply with ***Zoning Code Chapter 7, Section 7-3 E. Illuminated signs must be extinguished by 10:00 p.m. or at the close of business, whichever is later.***
2. All signage shall be installed as reviewed and approved by the Design Review Board.
3. Installation of the sign shall be inspected and approved by the Town's Building Official.

Attachments

1. Applicants letter of intent
2. Aerial view of the site
3. Rendering of the front of the building for sign size and location
4. Sample of sign halo illumination

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

INFORMATION:

Property Address: 1151 SR 89A Zoning: Commercial
(Attach separate sheet if necessary)

Applicant Name: Cottontucky LLC dba Applicant Phone #: (928) 351-1150
Chateau Tumbleweed

Applicant's Relationship to Property Owner: Common ownership of Cottontucky

Property Owner(s) Name and Address: (Identify partners, corporation officer; specify ownership interest: fee, option, etc.)
Red River Cattle LLP 5601 W. Elliot Road Laveen, AZ 85339

Type of occupancy use(s)/classification(s) of the building: winery with tasting proposed

Square footage of proposed structure (broken down by use in a mixed use project): No proposed
Change at this time. 2,365 square feet exist currently

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: Kim Koistinen

Mailing Address: 2222 Rockview Ln Clarkdale

Phone #: (408) 888-1259

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: [Signature] Date: Feb. 10, 2015

Name (Printed): Kim Koistinen Telephone #: (408) 888-1259

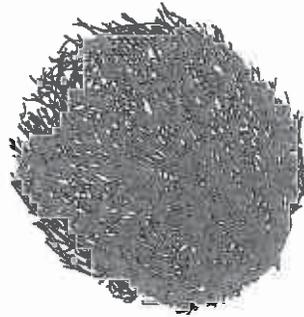
Mailing Address: 2222 Rockview Ln Town: Clarkdale State: AZ Zip Code: 86324

STAFF USE ONLY

Application Accepted By: Guss/CDD Date: 2/10/15 Time: 3:45pm

Fee Received: \$90.00/cwk#001094 Projected Design Review Board Date: 3/4/15
Cottontucky LLC.

chateau
TUMBLEWEED



February 10, 2015

To Whom It May Concern:

Chateau Tumbleweed's intention is to add a sign to the façade of the building located at 1151 State Route 89A. By installing the sign, we hope to generate consumer anticipation regarding the proposed opening of a winery and tasting room at that location. We also hope to create a positive "buzz" within the local community. In the near future, we will submit another Design Review application to address all items related to this proposed use. At this time, our application is limited strictly to signage.

Sincerely,

Kim Koistinen

Member

Cottontucky LLC dba Chateau Tumbleweed

Illuminated Version



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

REV.#	DATE	BY	REV.#	DATE	BY

DATE: _____
FIRM NAME / PROJECT ADDRESS: _____
SALES PERSON: J Keller ORIGINAL DATE: _____
CITY, STATE, ZIP: _____
PHONE: _____ FAX: _____
E-MAIL: _____
FILE NUMBER: _____
DATE WHEN: _____

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STAFF REPORT

DESIGN REVIEW BOARD

Agenda Item: Discussion/possible action DRB-091014 – A sign package for the Crossroads at Mingus subdivision. Parcel# 406-26-673

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

Submitted By: John & Colleen Tobias / Owners of Crossroads at Mingus.

Meeting Date: March 4, 2015

Background:

Mr. & Mrs. Tobias have submitted an application to Design Review for a sign package for seven proposed signs to be placed on the Crossroads at Mingus subdivision.

1. Four proposed signs will be 4' H x 8' W and 8' from grade, signs will be located on parcels 406-26-680, 406-26-673, 406-26-740, and 406-26-859. Three proposed signs will be 4' H x 4' W and Mounted so it totals 8' in height, signs will be located on parcels 406-26-861, 406-26-612, and 406-26-673. All proposed signs are box framed and have 4" x 4" wood post to be painted white. (See attached rendering.)
2. Signs will be photo vinyl, "Crossroads" lettering will be black on a white background, "Now Selling New Homes & Lots" and "New Homes with arrows" lettering will be white on a black background. (See attached rendering.)
3. The 4" x 4" sign post will be set in 36" x 24" concrete footings.

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

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

Staff Analysis

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

3. On-Site Advertising and Directional:

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

Staff Recommendations

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

1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. Installation of the sign shall be inspected and approved by the Town’s Building Official.

Attachments:

1. Rendering of signs
2. Rendering of the sign placement

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

INFORMATION:

Property Address: The Crossroads At Mingus Zoning: Commercial and Residential
(Attach separate sheet if necessary)

Applicant Name: John M. and Colleen C. Tobias Applicant Phone #: 818-335-5800

Applicant's Relationship to Property Owner: N/A

Property Owner(s) Name and Address: (Identify partners, corporation officer; specify ownership interest: fee, option, etc.)
John M. Tobias, Colleen C. Tobias, Managing Members of X-RDS, LLC 190 Crystal Sky Drive, Sedona, AZ 86351

Type of occupancy use(s)/classification(s) of the building: N/A

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

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: John M. Tobias
Mailing Address: 190 Crystal Sky Drive, Sedona, AZ 86351
Phone # 818-335-5800

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: [Handwritten Signature] Date: 02/04/2015

Name (Printed): John M. Tobias Telephone #: 818-335-5800

Mailing Address: 190 Crystal Sky Drive Town: Sedona State: AZ Zip Code: 86351

STAFF USE ONLY

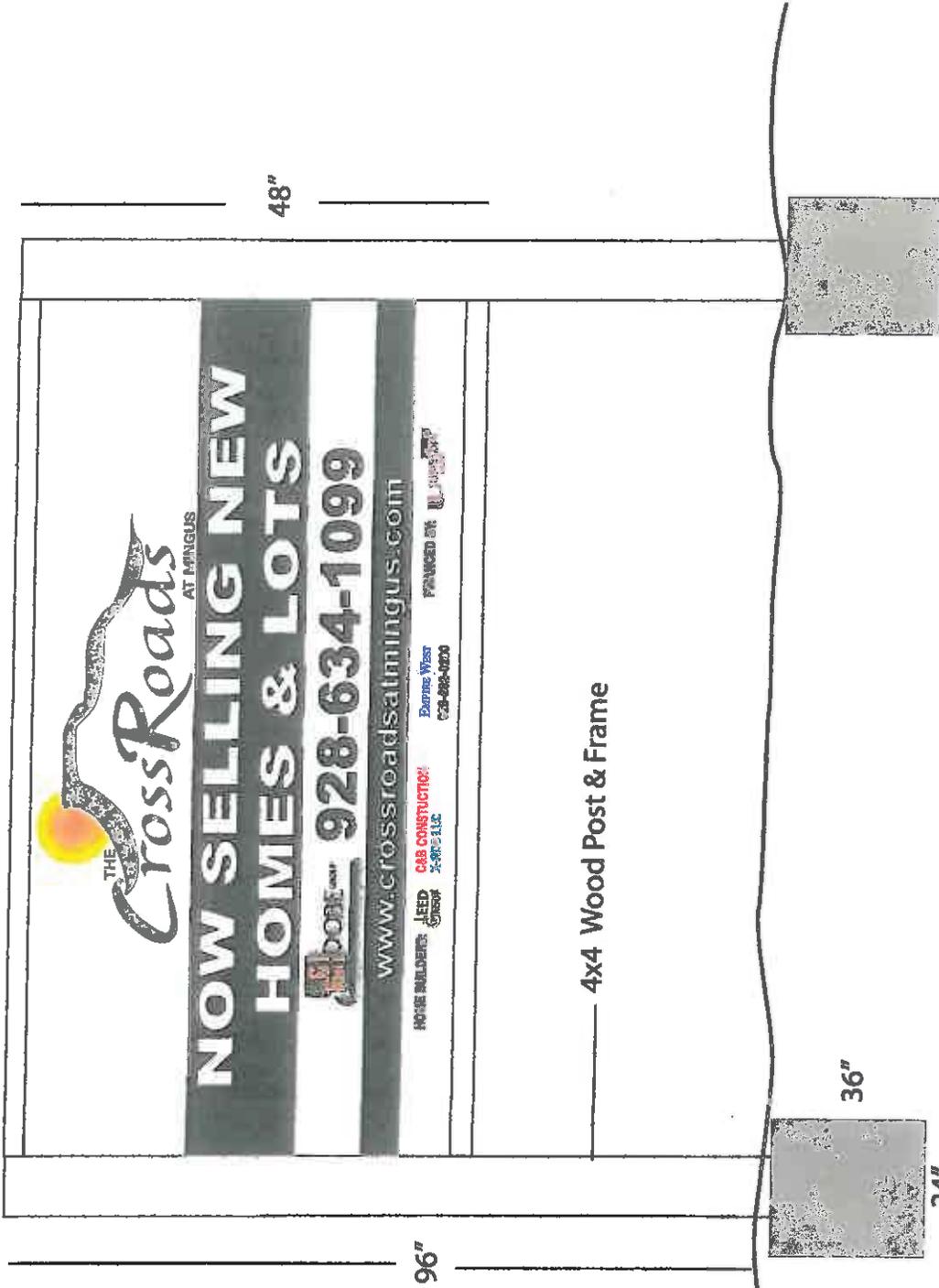
Application Accepted By: Guss/CDD Date: 2/10/15 Time: 4:30pm

Fee Received: \$90.00/1662 Projected Design Review Board Date: 3/4/15
chk#

PTM-Enterprises LLC

ENTRANCE INFORMATION
SIGN

96"



48"

4x4 Wood Post & Frame

Concrete

36"

24"



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

DATE: _____

SIGNS APPROVAL: _____

REV #	DATE	BY	REV #	DATE	BY

PRINT NAME / PROJECT ADDRESS

ORIGINAL DATE: _____
 ORIG. DESIGNER: **J. Keller**
 SGA, INC.

FILE NUMBER: _____
 DRAWING NUMBER: _____

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STAFF REPORT

DESIGN REVIEW BOARD

Agenda Item: Discussion/possible action DRB-091015 – Two entrance information signs for New Gate Homes, Mountain Gate subdivision. Parcel# 400-06-678

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

Submitted By: Ralph Clemmer / Project manager.

Meeting Date: March 4, 2015

Background:

Mr. Ralph Clemmer has submitted an application to Design Review for two additional single sided signs to be placed on the entrance from Centerville Road in the Mountain Gate subdivision.

1. The two identical proposed signs will be 4' H x 8' W and Mounted so it totals 8' in height. Proposed signs are box framed and have 4" x 4" wood post to be painted white to match existing sign frames in the Mountain Gate subdivision.
2. Signs will be photo vinyl, "Mountain Gate" lettering will be black, "Newgate Homes" lettering will be red both on a white background, and the information text will be white letters with a black shadow in a red boxed background. (See attached rendering.)
3. The 4" x 4" sign post will be set in 36" x 24" concrete footings.
4. No lighting is proposed with this application.

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) one 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.
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.

Staff Analysis

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

3. On-Site Advertising and Directional:

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

Staff Recommendations

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

1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. Installation of the sign shall be inspected and approved by the Town’s Building Official.

Attachments:

1. Aerial view of the sign placement
2. Rendering of signs

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

INFORMATION:

(Sales OFC) → 917 Main St

Property Address: Mountain Gate Subdivision Zoning: Res. Single D
(Attach separate sheet if necessary)

Applicant Name: Ralph Clemmer Applicant Phone #: 949-212-4443

Applicant's Relationship to Property Owner: Project Manager

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

BC Land Group / Newgate Homes 1575 Spinnaker Dr. Suite 205

Type of occupancy use(s)/classification(s) of the building: New Homes Ventura, CA 93001
(Single family)

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

3x4' signs + 35 21' flags

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: Ralph Clemmer

Mailing Address: PO Box 1180 Clarkdale

Phone # 949-212-4443 AZ 86324

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: Ralph Clemmer Date: 2-11-15

Name (Printed): Ralph Clemmer Telephone #: 949-212-4443

Mailing Address: 1575 Spinnaker Dr Town: Ventura State: CA Zip Code: 93001

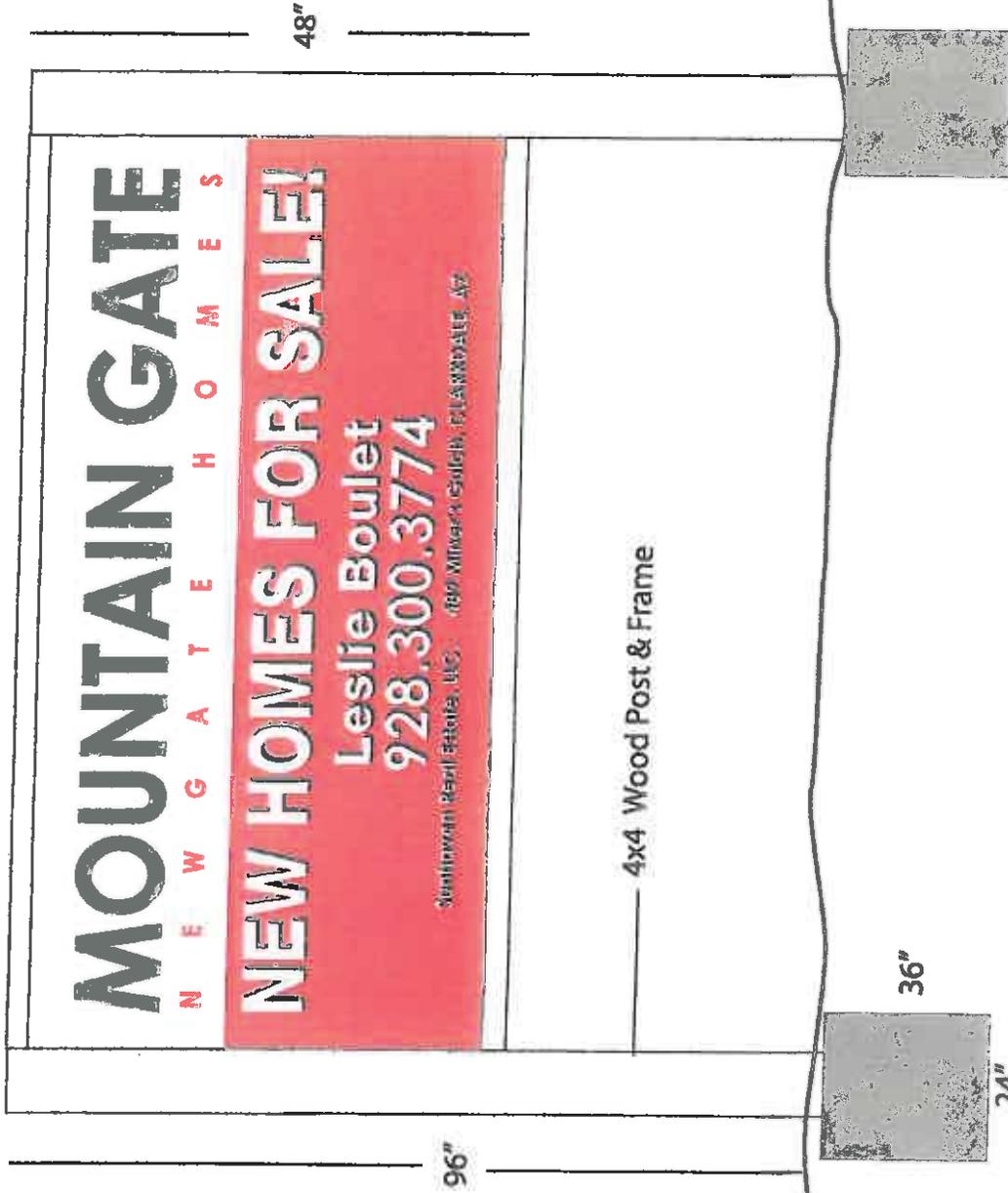
STAFF USE ONLY

Application Accepted By: CDD Date: 2/11/15 Time: 1:30pm

Fee Received: 90.00 / VISA Projected Design Review Board Date: 3/4/15

ENTRANCE INFORMATION
SIGN

96"



48"

96"

4x4 Wood Post & Frame

Concrete

36"

24"



* Illuminated designs will be wired for 120 volt power and a transformer needed.
* Cost for providing necessary electrical wiring to sign will be included in sign proposal.

SALES APPROVAL:

DATE:

NET #	DATE	BY	REB #	DATE	BY

FIRM NAME / PROJECT ADDRESS

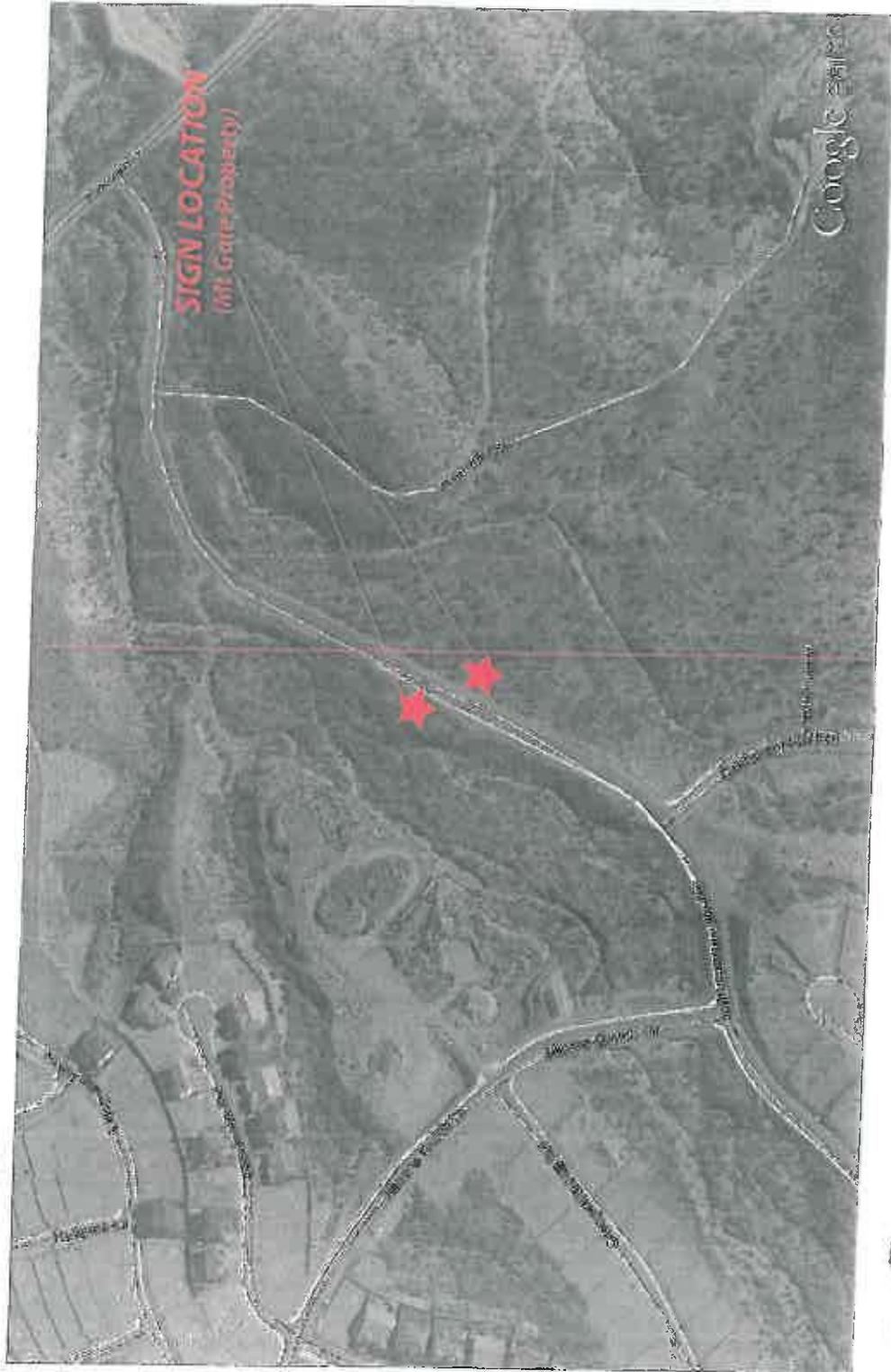
ORIGINAL DATE: J Keller
 ORIG. DESIGNED BY: J Keller
 SCALE:

FULL DESIGN NUMBER

DESIGNER: J Keller

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* If unshaded displays will be used for 150 Volt power unless otherwise noted.
 * Cost for producing signs or electrical wiring to sign area is not included in sign proposal.

DATE: _____
 SALES APPROVAL: _____

REV #	DATE	BY	REV #	DATE	BY

PIPE NAME / PROJECT ADDRESS

ORIGINAL DATE: _____
 ORIGINAL DESIGNER: **J Keller**
 SIGN # _____

PER ORDER NUMBER _____
 ORDER NUMBER _____

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STAFF REPORT

DESIGN REVIEW BOARD

Agenda Item: Discussion/possible action DRB-091016 – A wall painted sign for Glenarm Land Company – 23 N. Eleventh Street, parcel # 400-03-185.

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

Submitted By: Martha Padilla / Representative for Glenarm Land Company

Meeting Date: March 4, 2015

Background:

Mrs. Martha Padilla has submitted an application to Design Review for a wall sign for Clarkdale Lodge, a new business located at 23 N. Eleventh Street.

1. The proposed wall sign will feature hand painted letters “Clarkdale Lodge” will be 1.5’ tall by 18’ long, primer grey with a black outline. (See attached renderings.)
2. The sign will be illuminated with 11 Watt LED bulbs and the shielded lights will be painted the same color as the building, lights will be slightly angled to point at the lettering. (See attached renderings.)

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.
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 complies with the sign count.
2. **Maximum height equals top of wall to which affixed.** Proposed wall sign complies.
3. **Maximum projection from wall surface equals 18 inches, with a minimum clearance of 9 vertical feet if located over a public right-of-way.** Proposed wall sign is not located over public right-of-way. Application complies.
4. **See Section 7-9 of this Code for maximum sign square footage.** The property's linear street frontage is 313' so the total square feet of allowable sign area is 469.5. The proposed sign = 27 square feet; this leaves a total of 442.5 square feet of signage available. The proposed signage is within the maximum allowed.

Calculation of remaining allowed signage space:

313' total considered linear feet x 1.5 square feet allowed per linear foot =
469.5' total square feet of signage permitted

469.5' permitted signage in square feet – 27 square feet of requested signage
per this application = 442.5' square feet remaining for additional signage

Zoning Code Chapter 8 Outdoor Lighting Code Section 8-7 G. Lighting Requirements:
Class 2 lighting shall have no time restrictions unless stipulated as condition of approval for new projects. The applicant agrees to comply with this ordinance.

Staff Recommendations

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

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

Attachments

1. Applicant's letter of intent
2. Aerial view of the site
3. Rendering of the front of the building for sign size and location
4. Sample of proposed lighting

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

INFORMATION:

Property Address: 23 Eleventh St Zoning: CB
(Attach separate sheet if necessary)

Applicant Name: Glenarm Land Company Applicant Phone #: (928) 634-3760

Applicant's Relationship to Property Owner: SAME

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

David Conlin President 60% stock holder

Type of occupancy use(s)/classification(s) of the building: Apartment/Vacation/Rental

Square footage of proposed structure (broken down by use in a mixed use project): 600 sqft office

1200 sqft Common area, 8200 sqft Apartment/Vacation rental

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: Martha Padilla

Mailing Address: P.O. Box 870
Clarkdale AZ 86324
Phone # (928) 202-1970

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: David Conlin Date: 2.10.15

Name (Printed): David Conlin Telephone #: (928) 634-3760

Mailing Address: P.O. Box 870 Town: Clarkdale State: AZ Zip Code: 86324

STAFF USE ONLY

Application Accepted By: GUSS/ADD Date: 2/11/15 Time: 5:00 PM

Fee Received: \$90.00/chk # Projected Design Review Board Date: 3/4/15
161295

To: Town of Clarkdale
From: Glenarm Land Company, Inc.

RE: 23 N Eleventh Street, Clarkdale Sign

This is a review application to paint the name of the building on the front face.

The sign will be painted on the front face of the building. The sign will read "Clarkdale Lodge", and will be 1.5 feet tall by 18 feet long with a total area of 27 square feet. The letter color is primer grey, and each letter will be outlined in black. The typeset on the lettering is called "Superclarendon". The sign will be illuminated with shielded lights painted the same color as the building that will be slightly angled to point at the lettering.

If you have any questions, please call me at (928)202-1920.

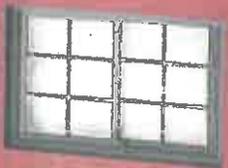
Thank you,



Martha Padilla

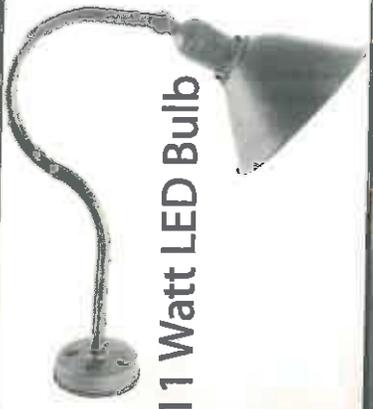
Glenarm Land Company, Inc.

CLARKDALE LODGE



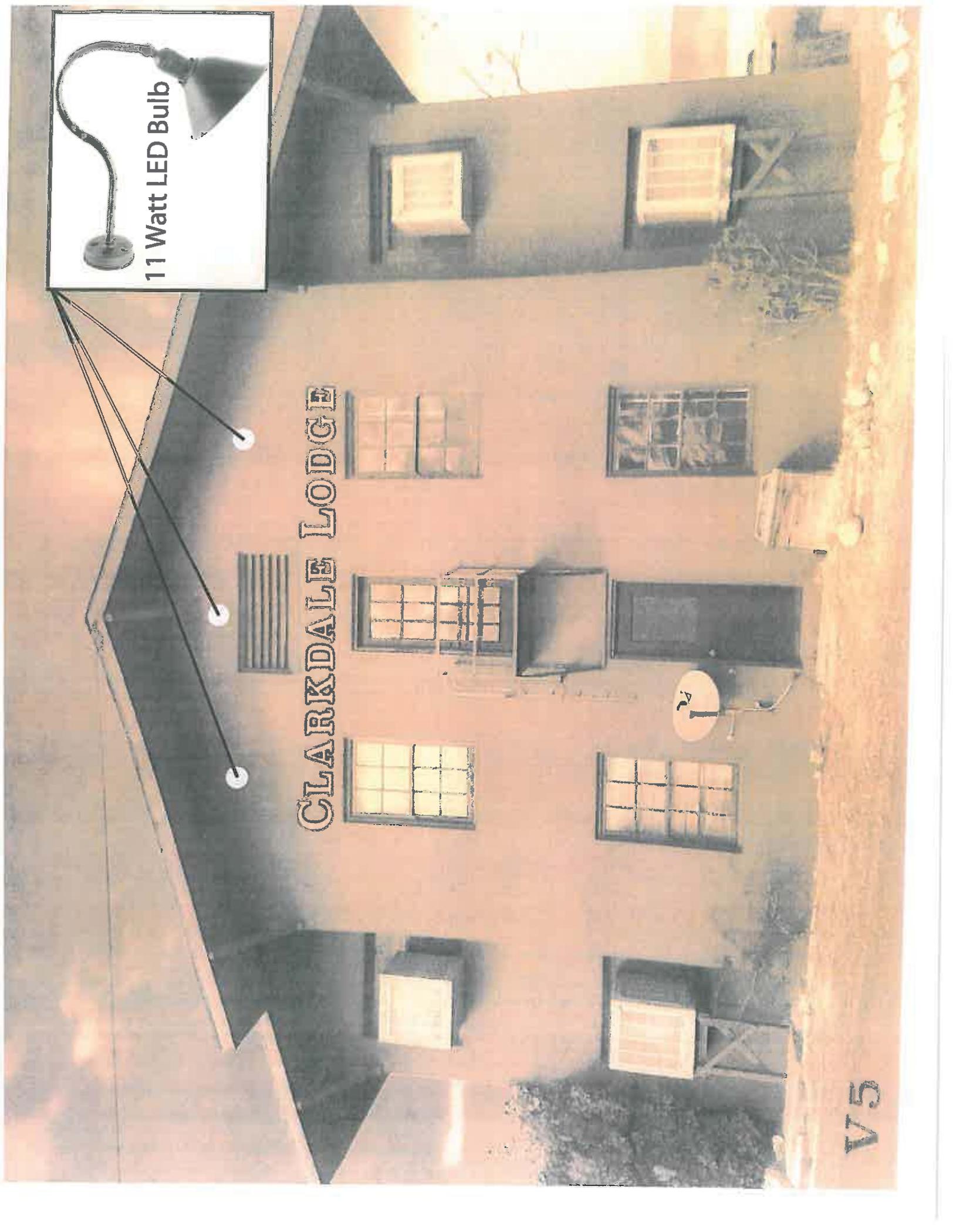
V5





11 Watt LED Bulb

CLARKDALE LODGE



V5