

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, April 6, 2016, 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 28th day of March 2016 at 9:00 a.m.

Dated this 28th day of March, 2016 by:

Stephanie Vocca
Community Development Technician

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| ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED. |
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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 March 2, 2016.

5. REPORTS:

Chairperson and Members Report:
Staff Report:

6. NEW BUSINESS:

- a. **CONSIDERATION AND POSSIBLE ACTION DRB #091228:** Discussion / possible action regarding a monument sign application for Sedona Wellness, a new business located at 414 Peace Garden Path, parcel number 400-07-026F.

- b. **CONSIDERATION AND POSSIBLE ACTION DRB #091231:** Rain Spirit RV Resort. Discussion/possible action regarding an application for design review of a proposed RV Resort and associated site improvements on the 9.52 acre parcel, located at 551 S. Broadway , Parcel # 400-07-005

7. FUTURE AGENDA ITEMS:

8. ADJOURNMENT:

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| 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. |
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DRAFT

***Design Review Board
March 2, 2016***

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, MARCH 2, 2016, 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, March 2, 2016, at 6:30 p.m. in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

BOARD MEMBERS:

| | | |
|------------------|------------------------|---------|
| Chairperson | Laura Jones | Present |
| Vice Chairperson | Robyn Prud'homme-Bauer | Present |
| Board Members | Kerrie Snyder | Present |
| | Mike Garvey | Present |
| | Aaron Midkiff | Present |

STAFF:

Community Development Director Jodie Filardo

Others in Attendance: Applicant representative: John Alvey

1. **AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 6:30 p.m.
2. **AGENDA ITEM: ROLL CALL:** The Community Development Director 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 December 7, 2015**. Vice Chair Prud'homme-Bauer motioned to approve the **Regular Meeting Minutes of December 7, 2015**. Board Member Snyder seconded the motion. The motion passed unanimously.
5. **AGENDA ITEM: REPORTS:**

Chairperson and Member Report: Vice Chair Prud'homme-Bauer reminded the Board of the upcoming Lion's Car Show with Chili Cook-off and Beer Garden on March 12, 2016 from 10 AM until 2 PM in and around the Town Hall Complex.

Staff Report Updates: Director Filardo invited the Board to attend this weekend's community meetings regarding the specific area plans for the SR 89A Bypass. The meetings will be held on Friday from 2-4 PM at Chateau Tumbleweed, and 4-6 PM at Nate's Cowboy Club, and on Saturday from 10 AM until Noon at Olsen's Grain.

6. NEW BUSINESS:

a. CONSIDERATION AND POSSIBLE ACTION DRB #091208: Discussion/possible action regarding a wall sign application for GHD Contractors / United Verde Soil Program a new business located at 200 N. Broadway, parcel number 400-06-008C.

STAFF REPORT

Background

Mr. John Alvey has submitted an application to Design Review for a wall sign to be placed over the existing Zunick's Used Car Sales sign to preserve the existing sign on the historic building.

United Verde Soil Program wall sign materials will be a digitally printed graphic applied on a 1/8" thick Alupalite which is a strong, aluminum composite panel with a high-density corrugated polypropylene core.

The sign insert will be 71.5" wide x 29.5" high. The sign will have a .5" x .5" wood frame stained to match the existing wood frame. The frame will be mounted over the sign insert to be held in place by eight 1 1/4" wood screws two on each side. This will help protect the existing sign. (See attached exhibit.)

Applicant's text "United Verde" will be green, "Soil Program and underline" will be cream. Sign will have a white background. (See attached exhibit.)

Staff Analysis

WALL SIGN

Zoning Code Chapter 7, Section 7-8 P. Permitted Signs. Wall Signs: GHD Contractors / United Verde Soil Program 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.*** GHD Contractors / United Verde Soil Program wall sign complies with the sign count.
2. ***Maximum height equals top of wall to which affixed.*** GHD Contractors / United Verde Soil Program 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.*** GHD Contractors / United Verde Soil Program 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 existing 12 square foot wall sign is being proposed for this new business. There is a remainder of 430.5 square feet of signage available for this property.

Calculation of remaining allowed signage space:

295 total considered linear feet x 1.5 square feet allowed per linear foot = 442.5 total permitted signage in square feet

442.5 total permitted signage in square feet – 12 square feet of requested signage per this application = 430.5 square feet remaining for additional signage

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, featuring green and cream lettering with white background.
3. ***Signs should be non-reflective.*** The proposed sign has no reflectivity.
4. ***Signs should be readable from the closest major road.*** The readability of the sign complies with the new criteria.

Possible Actions

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

Staff Recommendations

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

1. 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.
3. All contractors shall have a current business license with the Town of Clarkdale.

Attachments:

1. Photo of the proposed sign with color swatches
2. Drawings of sign mountings
3. Photo of the sign frame
4. Aerial view of the site

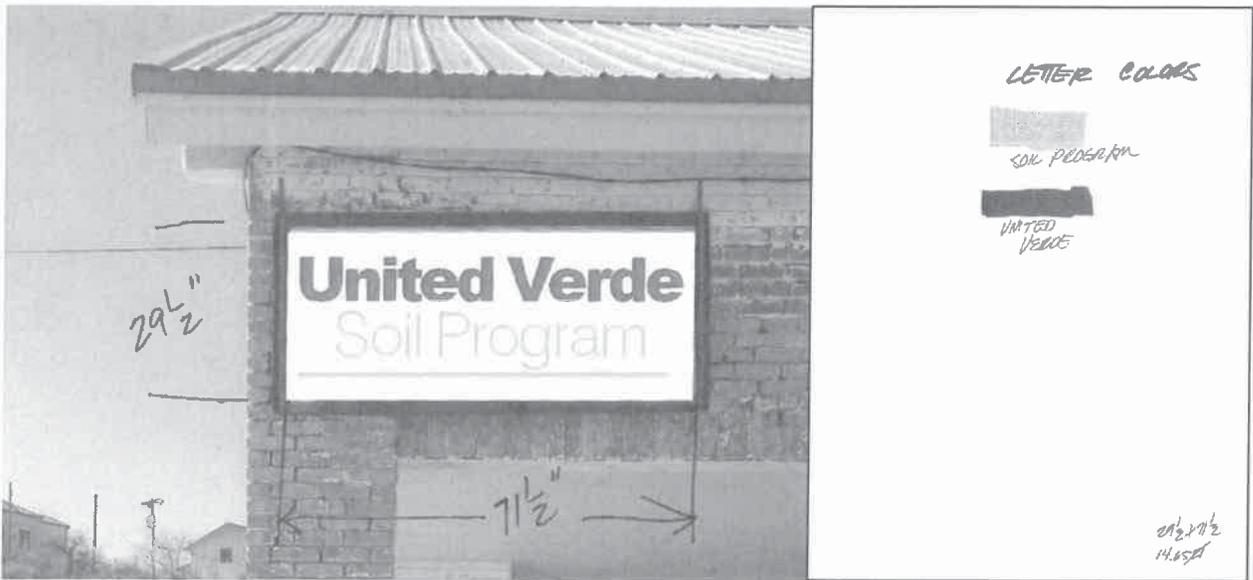


Figure 1- Photo of proposed sign with color swatches

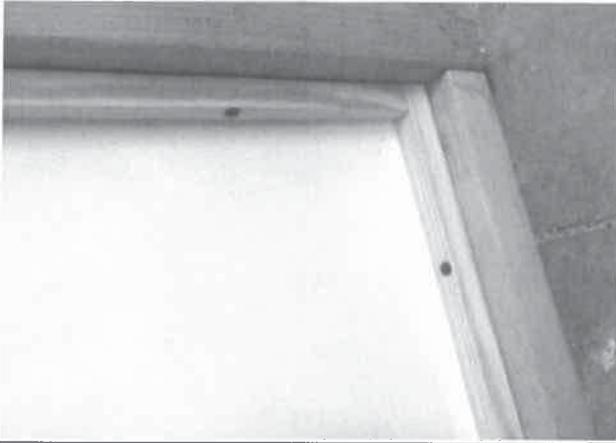


Figure 2 - Photo of the sign frame

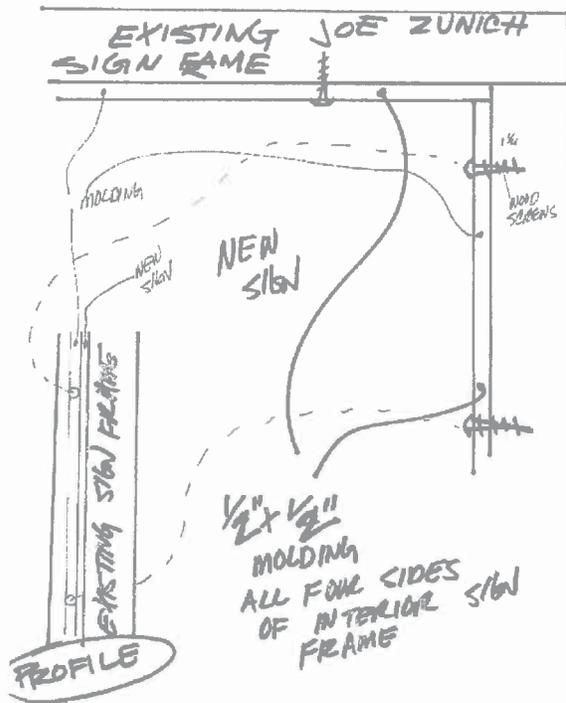


Figure 3 - Drawings of sign mountings

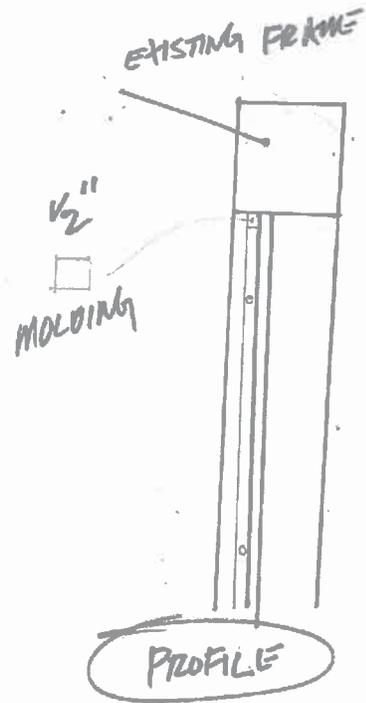




Figure 4 - Aerial view of the site

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

INFORMATION:
 Property Address: 200 N. Broadway Zoning: Commerical
 Applicant Name: John Alvey on behalf of GHD Applicant Phone #: 928-634-5715
James Kienholz w/GHD
 Applicant's Relationship to Property Owner: Lessee
 Property Owner(s) Name and Address: (Identify persons, corporation or firm; specify ownership interest, fee, option, etc.)
Polay Family Trust, located at P.O. Box 754, Wickenburg, AZ 85358
 Type of occupancy use(s)/classification(s) of the building: Office/Business
 Square Footage of proposed structure (broken down by use in a mixed use project):
Approximately 4,000 square feet of an existing building. We would like to cover the existing sign with a new one.

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 Alvey on behalf of GHD
 Mailing Address: 400 S. Main St., Cottonwood, AZ 86030
 Phone #: 928-634-5715

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 Clerksdale to enter the premises described in this application.
 Signature: [Signature] Date: 2-4-2016
 Name (Printed): Paula F. Polay Telephone #: 928-671-0997
 Mailing Address: P.O. 754 Town: Wickenburg State: AZ Zip Code: 85358

STAFF USE ONLY
 Application Accepted By: _____ Date: _____ Time: _____
 Fee Received: _____ Projected Design Review Board Date: _____

Applicant Presentation: Mr. John Alvey made a brief presentation on behalf of the applicant noting the installation plan for the sign. He recommended the installation of a UV protectant over the existing Zurich sign to protect it

Public Comment: None

BOARD ACTION: Vice Chair Prud'homme-Bauer moved and Board Member Snyder seconded to recommend the wall signage as presented in DRB# 091208 at 200 N. Broadway for the Applicant GHD Contractors 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.
3. All contractors shall have a current business license with the Town of Clarkdale.

An additional recommendation was made for the Applicant to consider darkening the words "Soil Program" to make the sign more legible. This is a recommendation only, not a stipulation.

THE MOTION PASSED UNANIMOUSLY.

b. **CONSIDERATION AND POSSIBLE ACTION DRB #091214:** Discussion/possible action regarding sign application for Clarkdale Kayak Company – Boat House Bar & Grill for an awning sign and (2) window signs.

STAFF REPORT

Background:

Mr. Buckley has submitted an application to Design Review for an awning sign and (2) window signs for Clarkdale kayak Company – Boat House Bar & Grill, a new business located at 920 Main St. Parcel# 400-03-183.

The logo lettering styles will be "Clarkdale" copper plate gothic in black, "Kayak Company" charcuterie sans in red with black outline and "Boat House Bar & Grill" convoy bold white with black outline. (See attached photos.)

The logo background colors will be PMS 604 Yellow and PMS 7689 Blue with the kayak image in PMS 485 Red. Proposed building trim will be the same PMS 485 Red as the logo. The awning and wood back wall will be painted black. (See attached photos.)

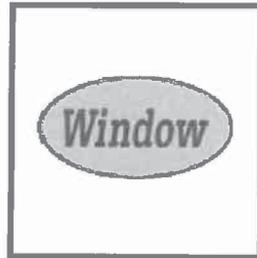
The proposed (2) window signs will be vinyl lettering 2 square feet each and the awning sign will be 16.5 square feet on an alomalite panel with PMS 7689 Blue background and "Boat House Bar & Grill" convoy bold white with black outline. Sign will be bolted to the awning, not to extend above or below the awning. (See attached photos.)

Staff Analysis

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

2. **No more than three different fonts should be used in the text for the sign.** The proposed sign has (3) three different fonts and does not exceed the suggested font counts.
2. **Sign should have no more than 50 percent opacity. Dark background colors are preferred.** Applicants 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 applicant's signs complies with the new criteria.

Pertinent Code



WINDOW LETTERING

Zoning Code Chapter 7, Section 7-8 Q. Window: Applicant's (2) window signs comply with this code.

1. **No more than fifty percent of the window shall be used for signage.**
Application complies.
2. **No more than 25% of the allowable window signage shall be illuminated.**
Application complies. All current signage shall be removed and replaced with this requested signage if approved.

Calculation of remaining allowed signage space:

Approximately 36 total linear feet x 1.5 square feet allowed per linear foot = 54 total permitted signage in square feet.

54 total permitted signage in square feet – 20.5 square feet of requested signage per this application = 33.5 square feet remaining for additional signage.

PREMISES IDENTIFICATION

2012 IPMC (International Property Maintenance Code): Section 304 Exterior Structure 304.3 Premises Identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall be Arabic numbers or alphabet letters. Numbers shall be a minimum of 4 inches in height with a minimum stroke width of 0.5 inch. Applicant will relocate the existing address numbers which are located on the awning fascia facing Main Street to the window above the front door entrance.

Possible Actions

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

Staff Recommendations

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

1. 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.
3. All contractors shall have a current business license with the Town of Clarkdale.
4. Applicant will relocate the existing address numbers which are located on the awning fascia facing Main Street to the window above the front door entrance to remain in compliance with **2012 IPMC (International Property Maintenance Code): Section 304 Exterior Structure 304.3 Premises Identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall be Arabic numbers or alphabet letters. Numbers shall be a minimum of 4 inches in height with a minimum stroke width of 0.5 inch.

Attachments

1. Logo with fonts and colors
2. Photo of sign placement and trim colors
3. Aerial view of the site

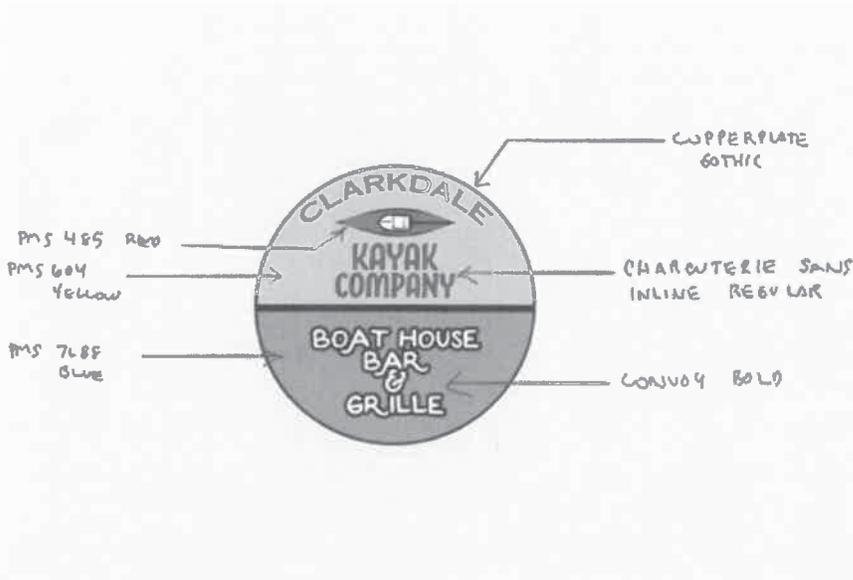


Figure 5 - Logo with fonts and colors



Figure 6 - Photo of sign placement and trim colors



Figure 7 - Aerial view of the site

096514
Design Review Board Application

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

INFORMATION:

Property Address: 920 MAIN ST. Zoning: C-1
(Attach separate sheet if necessary)

Applicant Name: Scott Buckley Applicant Phone #: 928.203.6395
(Body) Robert Conlin 451-6962

Applicant's Relationship to Property Owner: lessor

Property Owner(s) Name and Address: (Identify person, company or other party owning interest; firm, apt. no.)
Amel Convin Trust, P.O. Box 232, Chandler

Type of occupancy use(s)/classification(s) of the building: C-1

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

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: Scott Buckley
Mailing Address: P.O. Box 232, Chandler
Phone #: 928.203.6395

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: 2/1/16

Name (Print): Robert Conlin Telephone #: 928.634.9589

Mailing Address: P.O. Box 232 Town: Clarkdale State: Az Zip Code: 85224

STAFF USE ONLY

Application Accepted By: [Signature] Date: 2/9/16 Time: _____

Fee Received: 890 Projected Design Review Board Date: 3/9/16

ok 2/9/16

INTROD BY
C RUEL PROCS660 RT

Applicant Presentation: None

Public Comment: None

BOARD ACTION: Vice Chair Prud'homme-Bauer moved and Board Member Midkiff seconded to recommend the window and awning signage as presented in DRB# 091214 at 920 Main Street for the Applicant Clarkdale Kayak Company 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.
3. All contractors shall have a current business license with the Town of Clarkdale.
4. Applicant will relocate the existing address numbers which are located on the awning fascia facing Main Street to the window above the front door entrance to remain in compliance with **2012 IPMC (International Property Maintenance Code): Section 304 Exterior Structure 304.3 Premises Identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall be Arabic numbers or alphabet letters. Numbers shall be a minimum of 4 inches in height with a minimum stroke width of 0.5 inch.

THE MOTION PASSED UNANIMOUSLY.

7. **FUTURE AGENDA ITEMS:** No new applications have been received yet, although we anticipate we may receive a Site Plan and Design Review Application from Rain Spirit RV Park.
8. **ADJOURNMENT:** Board Member Snyder motioned to adjourn the meeting. Vice Chair Prud'homme-Bauer seconded the motion. The motion passed unanimously. The meeting adjourned at 6:55 p.m.

APPROVED BY:

SUBMITTED BY:

Chairperson
Laura Jones

Guss Espolt
GIS/Planner II



STAFF REPORT

DESIGN REVIEW BOARD

Agenda Item: DRB-091228 Discussion / possible action regarding a monument sign application for Sedona Wellness, a new business located at 414 Peace Garden Path, parcel number 400-07-026F.

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

Submitted By: Lorrie Lawrence / Owner of Sedona Wellness

Meeting Date: April 6, 2016

Background

Mrs. Lorrie Lawrence has submitted an application to the Design Review Board for a monument sign on a new business located at 414 Peace Garden Path, parcel number 400-07-026F.

1. The proposed sign will be 4' H x 8' W and mounted so it totals 10' in height.
2. Sign materials will be a digitally printed graphic applied over an 8' foot wide x 4' foot high x 1/8" inch thick Alupalite board.
3. The font consist of Effervescent, InaiMathi and Walkaway Black font. The logo and text will be set in a green and yellow gradient background. (See attached exhibit.)
4. The sign will be attached to 4" x 4" wood posts and set in 36" x 24" concrete footings behind the planter and existing beam. (See attached exhibit.)
5. The 4" x 4" wood posts will be left natural wood to blend in with the desert landscape, a sealant will be added to control weathering.
6. No lighting is proposed with this application.

Staff Analysis

MONUMENT SIGN

Zoning Code Chapter 7, Section 7-8 Permitted Signs. Freestanding Monument Signs:

1. ***Permitted in commercial and multi-family zoning districts and for residential subdivisions.*** Applicant complies

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

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

1. *No more than three different fonts should be used in the text for the sign.* The proposed sign has (3) three fonts and does not exceed the suggested font count.
2. *Sign should have no more than 50 percent opacity. Dark background colors are preferred.* The proposed sign complies with the new criteria, featuring text in a green and yellow gradient background.
3. *Signs should be non-reflective.* The proposed sign has no reflectivity.
4. *Signs should be readable from the closest major road.* While the readability of the sign from the entrance complies with the new criteria, applicant is aware that motorists following the existing speed limit of 45 MPH will have difficulty reading the fine print on the proposed sign.

Possible Actions

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

Staff Recommendations

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

1. 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.
3. All activities on the approved sign must be in compliance with the CUP #091097.
4. Applicant is required to purchase a building permit from the Community Development Department.
5. All contractors shall have a current business license with the Town of Clarkdale.

Attachments:

1. Photo of the proposed signs with background color
3. Photo of the monument sign
4. Aerial view of the site

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

INFORMATION:

Property Address: 414 Peace Garden Path Zoning: R2
(Attach separate sheet if necessary)

Applicant Name: Sedona Wellness Applicant Phone #: 928 300-8018

Applicant's Relationship to Property Owner: owner

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

same

Type of occupancy use(s)/classification(s) of the building: neighborhood commercial

Square footage of proposed structure (broken down by use in a mixed use project): 4x8

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: Lorrie Lawrence

Mailing Address: 414 Peace Garden Path

Phone # 928 3008018

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: 3/7/16

Name (Printed): Lorrie Lawrence Telephone #: (928) 300-8018

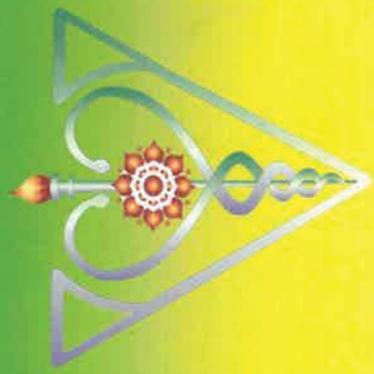
Mailing Address: 414 Peace Garden Path Town: Clarkdale State: CA Zip Code: 96336

STAFF USE ONLY

Application Accepted By: _____ Date: _____ Time: _____

Fee Received: 9000 Projected Design Review Board Date: 4/6/16

#091228



Sedona WELLNESS INSTITUTE

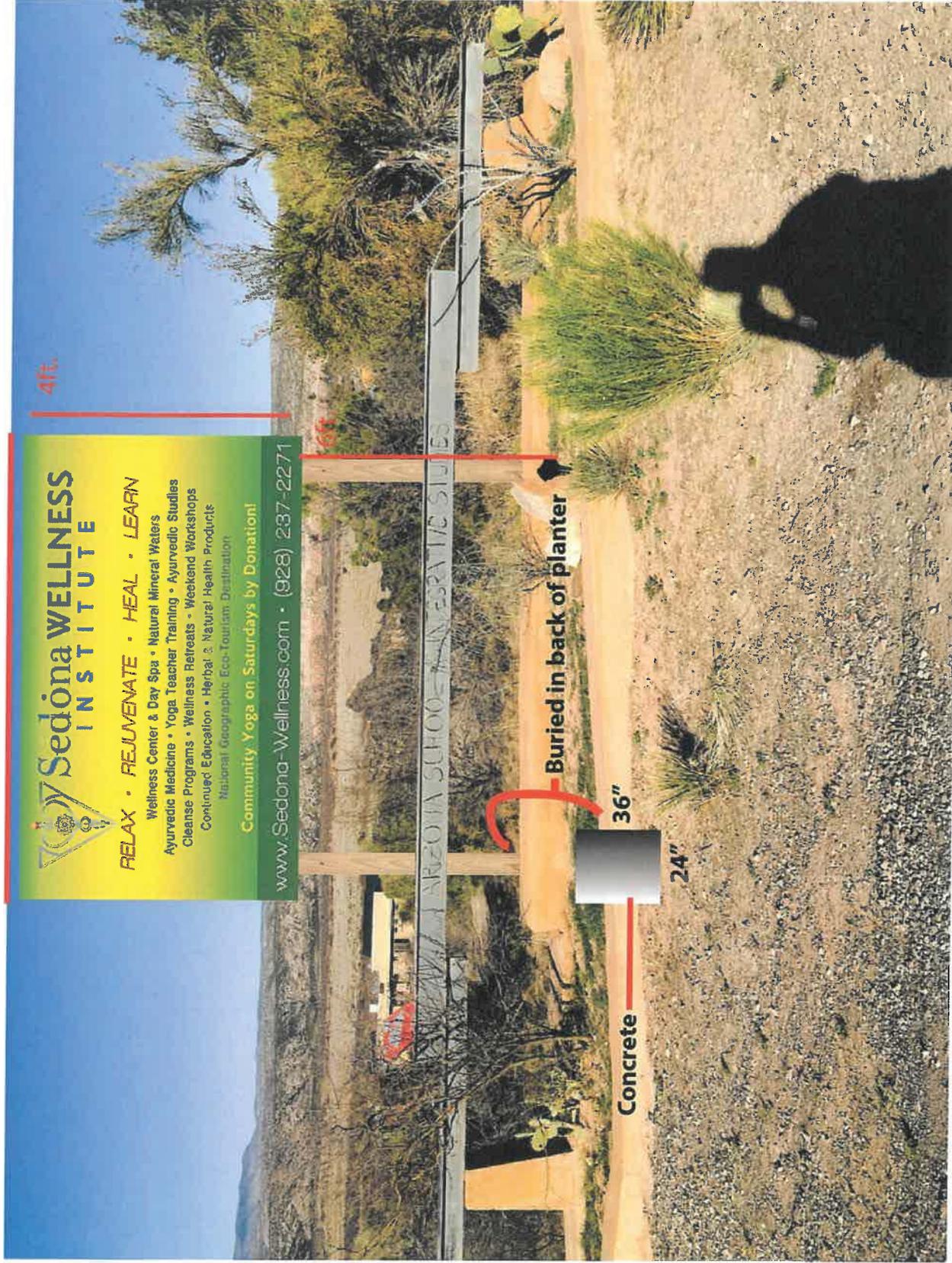
RELAX • REJUVENATE • HEAL

Wellness Center & Day Spa • Natural Mineral Waters
Ayurvedic Medicine • Yoga Teacher Training • Ayurvedic Studies
Cleanse Programs • Wellness Retreats • Weekend Workshops
Continued Education • Herbal & Natural Health Products
National Geographic Eco-Tourism Destination

Community Yoga on Saturdays by Donation!

www.Sedona-Wellness.com • (928) 237-2271

8ft.



Materials:

- 1/8" thick Alumalite with premium caste vinyl
- 4x4 posts to be buried in back of planter.

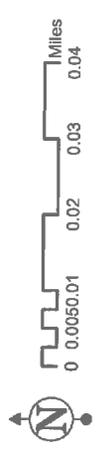
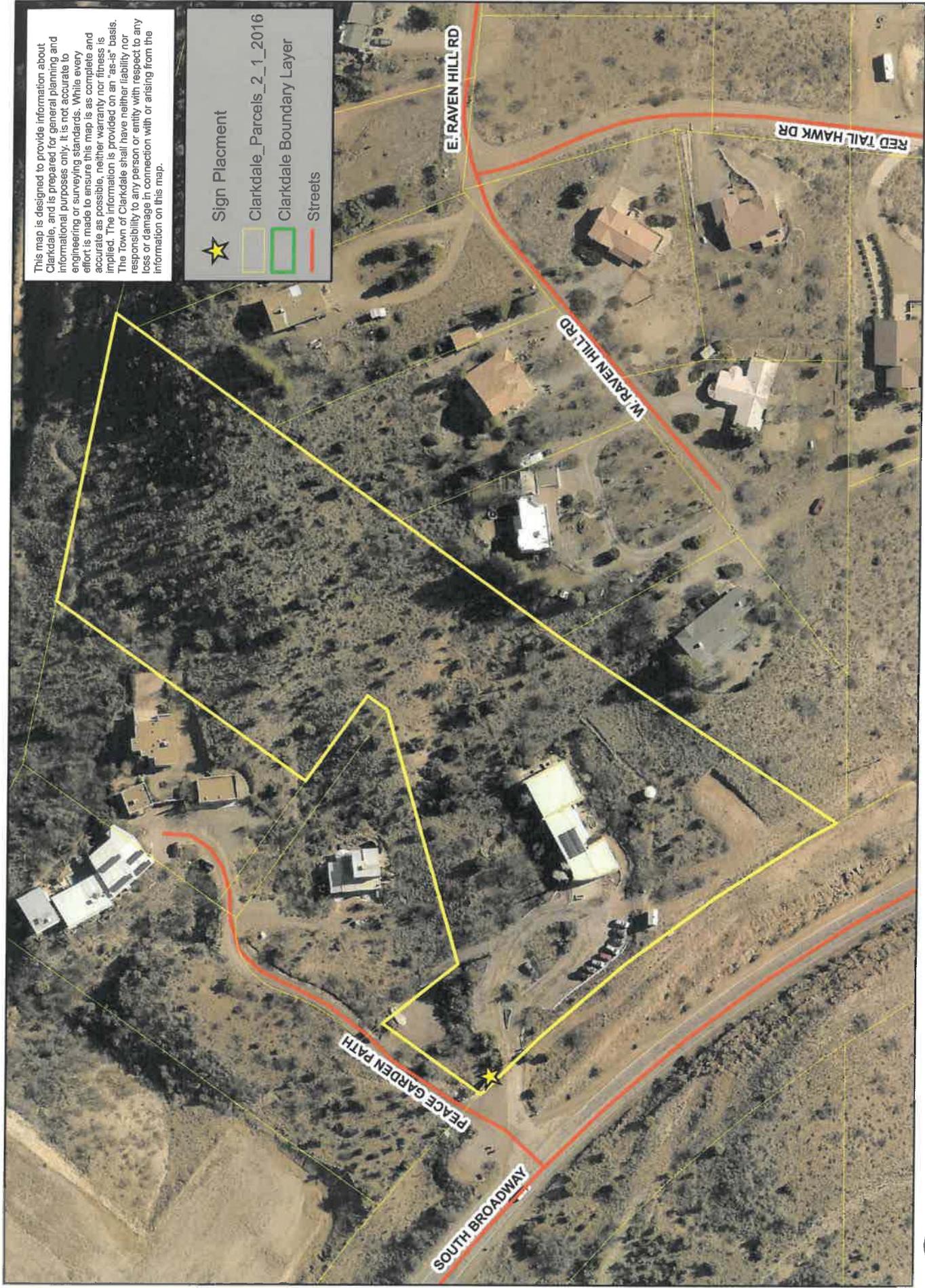
Fonts Used in Graphics:

- Effervescent, InaiMathi, Walkaway Black

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 losses or damage in connection with or arising from the information on this map.

Sign Placement

- ★
- Clarkdale_Parcels_2_1_2016
- Clarkdale Boundary Layer
- Streets



Southwest Institute Respon Liv Fam Trust
414 Peace Garden Path Parcel#400-07-026F

The Town of Clarkdale
 Community Development Department
 P.O. Box 308890 Mesa Street,
 Clarkdale, AZ 85324
 (928) 589-2590



March 09, 2016



STAFF REPORT

DESIGN REVIEW BOARD

Agenda Item: **DRB-091231 Rain Spirit RV Resort.** Discussion/possible action regarding an application for design review of a proposed RV resort and associated site improvements on the 9.52 acre parcel, located at 551 S. Broadway , Parcel # 400-07-005.

Staff Contact: Guss Espolt, GIS / Planner II

Submitted By: Gary Clouston, Owner and Krishan Ginige, Project Manager

Meeting Date: April 6, 2016

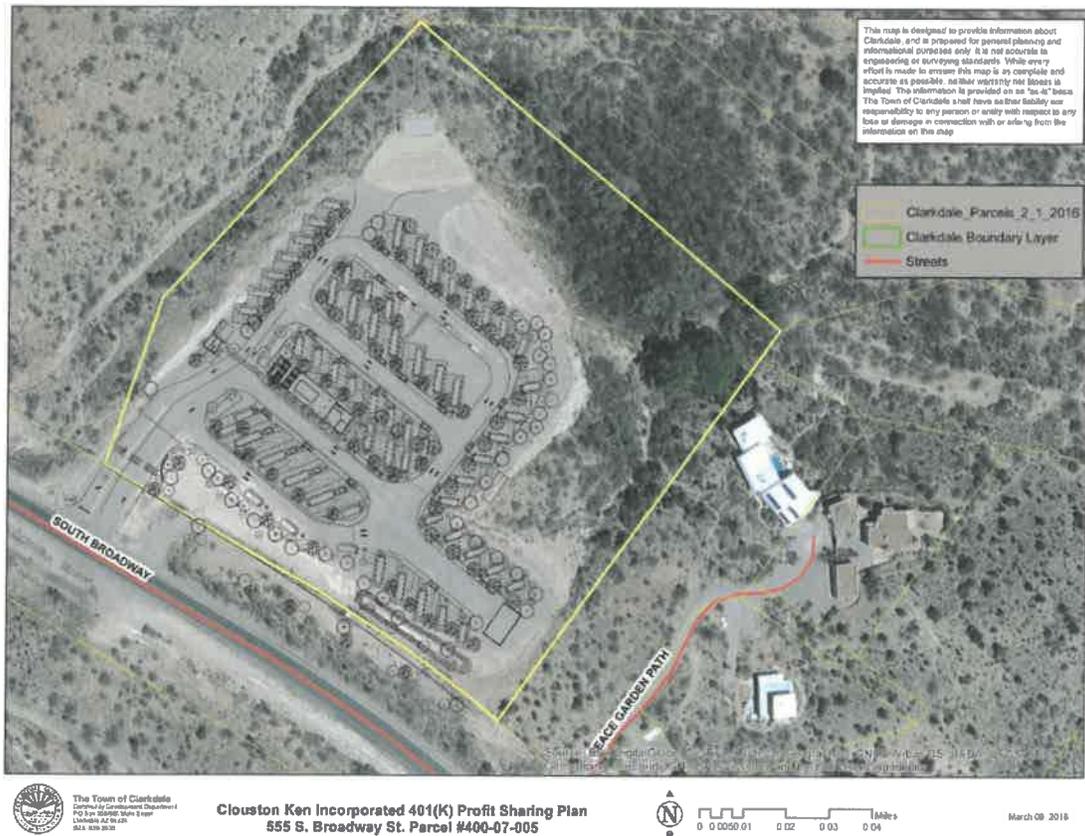
Background:

Mr. Gary Clouston, Owner and Krishan Ginige, Project Manager have submitted an application for design review for an RV Resort. Property is located on 551 S. Broadway and is further identified as Assessor's Parcel Number 400-07-005. The property is zoned Commercial (C). Per Section 3-11.C.3 of the Zoning Code, campsites and recreational vehicle parks are listed as a conditional use. Per Section 11-1 of the Zoning Code, design review and site plan review is required for all new commercial development.

On August 18, 2015, the Planning Commission considered a request from Mr. Gary Clouston for a conditional use permit for a recreational vehicle (RV) resort in a public hearing. This property had been previously developed for the Verde Valley Christian Church. Water, wastewater and electrical infrastructure is in place with grading of a portion of the site and installation of utility infrastructure. The Planning Commission approved the request unanimously.

On October 13, 2015, the Town Council considered and approved the CUP #091100.

As a courtesy to the residents who attended the Town Council meeting for the Conditional Use Permit application for Rain Spirit RV Resort on October 13, 2015, a courtesy mailing was sent to 24 property owners within 1,000 feet of the project regarding the Design Review Board meeting on Wednesday, April 6, 2016. On Friday, March 25, 2016 staff received a letter from residents Joseph and Jamie Rongo, Novie Trump, and Sandy Brown regarding the project. The letter is included in this packet.



The applicant is requesting design review approval for an RV Resort named Rain Spirit RV Resort. This parcel is 9.52 acres in size. The property is adjacent to residential land on the south and east, vacant commercial land to the north and west, and overlooks the Verde River corridor on the north east. Only 5 acres of the parcel will be developed. The RV resort will be landscaped with native plants and trees. There will be two wall signs for the resort, one on each side of the entrance. An 18' x 35' pool, a 10' diameter spa, plus office; laundry, shower, and recreation buildings will be on site. The resort will have an onsite residence. The home will be a modern manufactured home with a shingled, pitched roof, and the home will be dropped 3' in elevation to retain the views of the surrounding terrain. The lighting on all buildings will be fully shielded per Town Code. There will be no overhead parking lot lights.

The following topics are presented from the application.

Landscaping Summary:

Landscaping includes 151 assorted trees, and 52 assorted shrubs. Landscaping will be used to screen the site from the nearby neighbors. Arizona Cypress and Ash trees are proposed to be placed at each RV spot to provide screening and shade. The applicant has incorporated a rainwater harvesting plan and a greywater use plan into the final landscape plan per the approved CUP. Detailed specifics of the system are within the site plan/landscape plan, sheet 1 of 1 project No. 15-0503CE. (See attached planting plan LP1.)

Gravel:

The entry way will be paved with a compacted gravel roadway, coloring will be Palomino Gold ½” gravel. Planter-landscaped areas will be Cinnamon ½” gravel. Walkways-RV space will be Sedona Red ½” crushed stone gravel. Walkways will be S.V. Minus gravel, and Permeable Roman 10” x 10” walkaway pavers. (See attached RV Space Detail sheet 1 of 1 and the Site Products.)

Buildings:

The office, laundry, showers, and recreation buildings will have a Southwestern design. The on-site residence will be a modern manufactured home constructed of wood and painted to match the main buildings. The roof will be pitched GAF Cool Roof shingles composition roofing. The shop will be stick-built with a stucco exterior and painted to match the main buildings. Shop will have two roll-up garage doors, with pitched GAF Cool Roof shingles composition roofing. (See attached renderings Building Elevations, Caretaker Residence and Maintenance Shop.)

Wall:

A 4’ tall wall between the house and parking will be constructed from masonry block and coated with plastered/stucco. Wall will be painted to match buildings.

Paint colors:

The office, laundry, showers, recreation buildings and maintenance shop exterior will be smooth sand finish stucco texture and painted Elastomeric Moraco Tan. The inset window frames will be painted Dark Chocolate. (See attached renderings Materials, Textures and Colors.)

Roof:

The office, laundry, showers, recreation buildings will have rolled flat Certain Teed Flintlastic roofing. The manufactured home will have pitched GAF Cool Roof shingles composition roofing. (See attached renderings Materials, Textures and Colors.)

Posts, Doors:

The posts and doors will have exterior stain Miniwax Dark Walnut. (See attached renderings Materials, Textures and Colors.)

Pool Railing and Fencing:

The pool railing will be brown powder-coated iron. A fenced dog run will be on the proposed site. The dumpster enclosure will be stucco on three sides and painted to match the structures and a double door to fully enclose the dumpster will be installed. (See attached Site Products.)

Lighting:

Based on Town Zoning Code, this project qualifies for a total of 952,000 lumens. Lighting on site will be minimal. Office will have 5 wall sconce fully shielded fixtures: 26 watt, 1,710 lumens totaling 8,550 lumens. Bathroom/Laundry will have 4 wall sconce fully shielded fixtures: 26 watt, 1,710 lumens totaling 10,260 lumens. Recreation room will have 4 wall sconce fully shielded fixtures: 26 watt, 1,710 lumens totaling 6,840 lumens. Shop will have 4 wall sconce fully shielded fixtures: 26 watt, 1,710 lumens totaling 3,420 lumens. There will be 1 Pool light fixture: 400 watt incandescent, 4,150 lumens totaling 4,150 lumens. Sign will have 6 downward facing Bronze Platina light fixtures: 26 watt, 1,710 lumens totaling 10,260 lumens. Residence will have 3 wall sconce fully shielded fixtures; 26 watt, 1,710 lumens totaling 5,130 lumens. The 48,610 proposed lumens for this project leave a total of 903,390 lumens unused on the 9.52 acre lot. There will be no overhead parking lot lights. (See attached Lighting Intensity Lumens table.)

Signs:

The proposed walls onto which letters will be mounted will be smooth sand stucco texture painted Elastomeric Moraco tan. Sign walls will not exceed 8' tall, one on each side of the entrance. The signs will be made of weathered steel; letters will be 22" tall, and each sign will be 4 1/2' tall x 14' wide and 1/4" thick. The sign letters will be mounted off the monument face 1". Wall sign will be illuminated by 3 120V / 1,710 lumens aluminum RLM classic emblem Bronze Platina angle shade downward facing lighting on each monument. The lighting will be on a timer to turn off at 10:00 P.M. The address will be displayed on the lower part of the monument walls.



Figure 1- Proposed Monument signs

Noise:

Generators will not be allowed to operate in the park during the day-to-day normal operation. The on-site resident will monitor the noise and will be establishing a quiet time of 9:00 P.M. each night.

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 Approval.

1. **ARCHITECTURAL MERIT:** *The architecture and design shall be visually compatible with the buildings, structures and places to which it is related.* The office, laundry, showers, and recreation buildings will have a Southwestern design, the on-site resident home will be a modern manufactured home, and shop will be stick-built with two roll-up garage doors. Application complies.
2. **PROPORTION:** *The relationship of the width of the building or structures 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.* Because there are no existing structures, the application was evaluated to ensure the relationships of the structures comply. Application complies.
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.* Application complies.
4. **PATTERNS:** *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.* Application complies.
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.* Application complies.
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.* Application complies.
7. **MATERIAL, TEXTURE AND COLOR:** *The materials, textures and colors of the façade of a building shall be visually compatible with the predominant materials, textures and colors used in the buildings and structures to which they are related.* The office, laundry, showers, recreation buildings and maintenance shop exterior will be smooth sand finish stucco Texture and painted Elastomeric Moraco Tan. The inset window frames will be painted Dark Chocolate. The posts and doors will have exterior stain Miniwax Dark Walnut. The pool railing will be brown powder-coated iron. A fenced dog run will be on the proposed site. The dumpster enclosure will be stucco on three sides and painted to match the structures and a double door to fully enclose the dumpster will be installed. Application complies.

8. **ROOFS:** *The roof shape and materials of a building shall be visually compatible with the buildings to which they are related.* Application complies.
9. **ARCHITECTURAL DETAIL:** *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.* Application complies.
10. **ACCESSORY FEATURES:** *Garages, carports, sheds, enclosures, walkways, stairways, and landings shall be visually compatible with buildings and structures to which they are related.* Application complies.
11. **LANDSCAPING:** *Landscaping shall be visually compatible with the landscaping around the buildings, structures and places to which it is related.* Landscaping includes 151 assorted trees, and 52 assorted shrubs. The proposed landscaping is in compliance with Landscape Design Standards, Chapter Nine of the Town of Clarkdale Zoning Code. Landscaping will be used to screen the site from the nearby neighbors. Arizona Cypress and Ash trees are proposed to be placed at each RV spot to provide screening and shade. The applicant has incorporated a rainwater harvesting plan and a greywater use plan into the final landscape plan per the approved CUP. Detailed specifics of the system are within the site plan/landscape plan, sheet 1 of 1 project No. 15-0503CE. Application complies.
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.*

| Location | Light Type and Quantity | Light Source | Lumens (each) | Total Lumens |
|-------------------|--|-----------------------|---------------|----------------------|
| Office | 5 wall sconce (fully shielded) | 26 watt CFL | 1,710 | 8,550 |
| Bathrooms/Laundry | 4 wall sconce/ 2 can lights (fully shielded) | 26 watt CFL | 1,710 | 10,260 |
| Recreation Room | 4 wall sconce (fully shielded) | 26 watt CFL | 1,710 | 6,840 |
| Shop | 2 wall sconce (fully shielded) | 26 watt CFL | 1,710 | 3,420 |
| Pool Light | 1 lamp in pool | 400 watt incandescent | 4,150 | 4,150 |
| Sign | 2 x 3 down lights (fully shielded) | 26 watt CFL | 1,710 | 10,260 |
| Residence | 3 wall sconce (fully shielded) | 26 watt CFL | 1,710 | 5,130 (on as needed) |
| Total | | | | 48,610 Lumens |

Application complies.

Zoning Code Chapter 3 Performance Standards for Commercial Developments: Section 3-10 I. 13

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 property, construct a screen on his/her property to act as a barrier between his/her property 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.* Applicant is proposing to use landscaping to screen the Commercial property from the adjacent residential properties. Application complies.

Zoning Code Chapter 7, Section 7-8 Permitted Signs. P. Wall Signs:

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 S. Broadway and complies with the sign count.
2. ***Maximum height equals top of wall to which affixed.*** Application 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.*** The sign letters will be mounted off the wall face 1". Application complies.

Zoning Code Chapter 7, Section 7-9 Maximum Sign Square Footage for Commercial Uses: The property's linear street frontage is 573'. The size of the proposed signs = 252 square feet.

Calculation of remaining allowed signage space:

573 total considered linear feet x 1.5 square feet allowed per linear foot = 859.5 total square feet of signage permitted

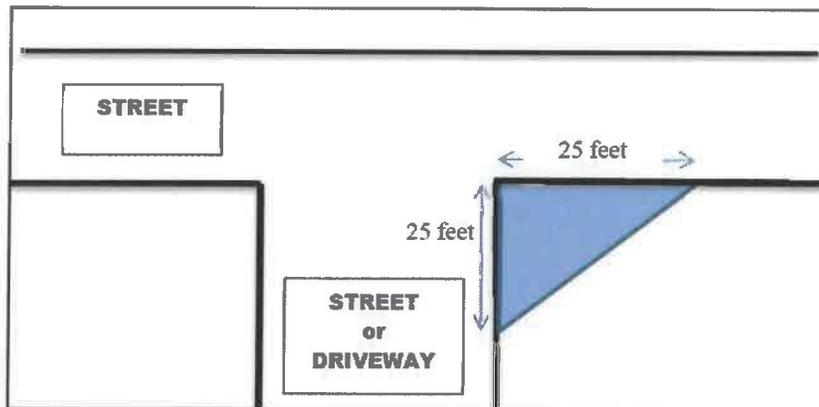
859.5 permitted signage in square feet – 252 square feet of requested signage per this application = 607.5 square feet remaining for additional signage
Application complies.

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

1. ***No more than three different fonts should be used in the text for the sign.*** The proposed sign has (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 weathered steel letters.
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.

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 will be within the applicant's property line and will be 83' from S. Broadway outside of the 25' sight triangle. Application complies.



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.

Zoning Code Chapter 8 Outdoor Lighting Code Section 8-7 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 applicant agrees to comply with this ordinance.

Staff Detailed Recommendations:

Staff has determined the Application complies with all code requirements and recommends approval of **DRB-091231 Rain Spirit RV Resort** with the following stipulations of approval:

1. Project shall comply with all specifications of the Town Code and any stipulations of officials representing the Town of Clarkdale, and all stipulations cited in CUP #091100.
2. The building shall be constructed and all signage shall be installed as reviewed and approved by the Design Review Board and as inspected by the Building Official.
3. Any changes to the approved design review shall be reviewed and approved by the Director of Community Development who may determine whether or not the application needs to return to the Design Review Board for review and approval.
4. Applicant shall comply with site preparation, grading and drainage requirements as stipulated in Town Code.
5. All lighting and landscaping and related systems as installed shall comply with Town Code.

Possible Actions

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

Possible Motions

I move to approve application DRB-091231 with the stipulations proposed by staff.

I move to approve application DRB-091231 with the stipulations proposed by staff with the following changes/additions:

I move to postpone action on DRB-091231 until a specific date and direct staff and/or the applicant to provide the following:

I move to deny the application for DRB-091231 based on the following specific reasons:

Attachments: *Full size plans are available for review in the Community Development Office during regular business hours.

1. Application
2. Letter of intent
3. CUP #091100 conditions

4. Resident response letter
5. Preliminary cut sheet for Landscaping, Signage, Materials, and Textures colors other amenities
6. Elevations
7. Lumens spec sheet
8. Aerial map

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

INFORMATION:

#091231

Property Address: 551 S. BROADWAY Zoning: C COMMERCIAL
(Attach separate sheet if necessary)

Applicant Name: GARY CLOUSTON Applicant Phone #: 805 434-8718

Krishan Ginige

Applicant's Relationship to Property Owner: SON / Agent

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

KEN CLOUSTON

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

Square footage of proposed structure (broken down by use in a mixed use project): OFFICE: 360 SQ. FT

LAVATORY/BATH: 990 SQ. FT., RECREATION AREA: 840 SQ. FT., SITOP: 1,344 SQ. FT.
MANUFACTURED HOME: 1,440 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: Krishan Ginige

Mailing Address: 825 COWE PKWY SUITE A
COTTONWOOD

Phone # 928 684-5889 EXT 4207

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: 3/9/16

Name (Printed): Keneth R Clouston

Telephone #: 928-240-4353

Mailing Address: _____ Town: _____ State: _____ Zip Code: _____

STAFF USE ONLY

Application Accepted By: [Signature] Date: 3/9/16 Time: 5:00pm

Fee Received: _____ Projected Design Review Board Date: April 6, 2016

Letter of Intent – Rain Spirit RV Resort

March 9, 2016

Ladies and Gentlemen:

My name is Gary Clouston, after the positive responses we received on the proposed development, we have now purchased parcel # 400-07-005 on South Broadway Street between Cottonwood and Clarkdale. My wife Kristen and I are interested in building an RV resort on the property. We have family in Cottonwood, Village of Oak Creek, and Phoenix and we are in love with the Clarkdale area. We have sold our home and plan to build a quality family-run park. We believe there is great opportunity in this area for an RV park close to the many attractions in the area as well as the great weather. We feel the Clarkdale area is a perfect location for RV enthusiasts. Our intent is to provide a peaceful, quiet, and restful atmosphere for RV users to enjoy. We plan on developing an upscale park that will encourage people to come and enjoy the local experience.

The parcel is 9.52 acres in size and is currently zoned as commercial property. The property is adjacent to residential land on the south, vacant commercial land to the north, Broadway St. on the west, and overlooks the Verde River corridor on the east. Of the 9.52 acres, only 5 acres will be developed. Currently we are planning to build 62 spaces in the park (see attached site plan). However, we do have the flexibility to increase our capacity to a maximum of 70 spaces in the future if the need arises.

The Park will be landscaped with native plants and trees. To minimize the visual impact of the Park to the adjacent neighbors, a row of trees will be planted along the eastern side of the Park as a buffer zone (please see landscaping plan). Rainwater from the shower/bath building roof, pool deck, and recreation building roof and the grey water from shower and laundry facilities will be used to supplement landscaping water requirements. Grey water will flow through a strainer and be stored in a 550 gallon underground tank (please see site plan). The reclaimed water will be delivered by means of a pump on a timer to supplement the irrigation requirements of the trees used for screening. The amount of water in the tank will be monitored per maintenance plan and if grey water flow into the tank is less than required demand, domestic water will supplement the system. The pump will activate at a safe level to prevent overflow. Rainwater from the office, shop, and residence will be channeled to nearby trees and shrubs.

The existing Retention / Detention structures will be utilized to manage storm runoff and will meet all drainage requirements of Yavapai County.

Broadway St. is about 14 feet to 29 feet above the graded area of the Park. Therefore, the elevation of the park buildings will be below the elevation of Broadway St. The lower elevation is beneficial to retaining the view of the surrounding terrain while driving along Broadway. The park entrance will be paved as shown on the site plan. The roads within the park will be constructed of gravel and will be 20' wide. In addition to the 20' width of the road there will be

an 8' shoulder on each side of the road. This will allow for 8' wide parking on each side of the road while still maintaining the required 20' clear roadway. All roads within the park will have an inside radius greater than the required radius of 20' to comply with Fire Department requirements. There will be a 4" hydrant installed at the rear of the park as directed by Fire Chief Joe Moore.

The park will connect to the existing Town sanitary sewer system and water main that run along Broadway. The current electrical power on-site is sufficient for the Park requirements. Natural gas will be brought in for heating, cooking, and hot water. Cable TV and Wi-Fi will also be provided to the resort.

There is a 18' x 35' pool and a 10' diameter spa planned for the Park. The combined area of the pool and spa will be 710 square feet. This is less than the 800 square feet allowed under the CUP.

Both intensity and duration of lighting at the resort will be minimal and comply with the Town's lighting code and in the interest of the Town's dark sky environment policy. My wife and I truly value the beautiful Arizona night sky and it is a goal of ours to retain this great resource for our neighbors, our guests, and my wife and I. Lighting within the park will consist of low intensity, downward directed lighting within the RV spaces. The RV space lighting will be integrated into the utility pedestal. All lighting on park buildings will meet Town of Clarkdale Code and all lighting will be at the minimum intensity necessary for safety. There will be no parking lot style overhead lighting.

My wife and I will live on the premises and it will be our job to ensure the serenity of the area is maintained. We feel the park will quietly blend in with the area and add to the character of the surrounding community. We envision working with the railroad, local restaurants, museums, etc. in a way that would create a pleasant experience for our guests and integrate our park into the community of Clarkdale. We appreciate your consideration of this request.

We have addressed specific items and concerns that were expressed during public hearings and the October 13, 2015 CUP hearing.

Lighting: All building lighting will be fully shielded and directed downwards as dictated by Town code. There will be no overhead parking lot style lighting. Lighting throughout the park will be provided from low height bollard devices. Building lighting will be downward directed and very minimal, and any outdoor lighting for the pool area will be turned off at assigned quiet time.

Parking spaces have been redesigned so the RV's will now back into the space eliminating any headlight illumination directed towards the neighboring home. Furthermore, the proposed vegetative cover will buffer any light from the neighbors as well.

Signage: There will be two signs for the resort, one on each side of the entrance. The signs will be made of weathered steel with a letter height of 22 inches. Each sign will be 4 ½ x 14 feet for a total area of 126 square feet. The frontage length of the property is 630 feet; therefore the

maximum combined area of signage is 945 square feet. The proposed 126 square foot signage area is well below the maximum allowed by town code. The entrance signs will be indirectly lit from above and the lighting will be timed to turn off at 10:00 PM. No signs are proposed to be placed on the buildings within the park. The Address of the Park will be displayed on the wall below the park as shown on the sign exhibit.

On-Site Residence: The home will be a modern “modular” home with a shingled pitched roof. The residence will be 26 feet by 55 feet long and be painted as demonstrated in display boards. The grade of the home will be dropped 3 feet in elevation to improve the view of the surrounding terrain as viewed from the site as well as improving the view from the surrounding property. Please see exhibit for details.

Landscaping: The Park will be landscaped with native trees and bushes. The landscaping will blend the park into the natural existing landscape. Landscaping will be used to screen the site from the nearby neighbors and to give the park a natural appearance from the road. The use of crushed stone roadways, paths, and RV spaces will also contribute to the overall appearance. Please see landscape plan.

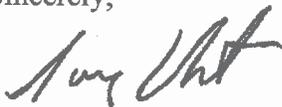
Building Rooftops: The office, laundry, shower, & recreation building will be built, roofed, and painted so as to provide the most appealing view from above. There will be no mechanical equipment placed on any building rooftop in the park. All flashing and attic venting will be painted to match the color of the roof.

Water Usage: The site intends to use a grey water system for irrigation. The proposed system will capture rainfall from the laundry and recreation buildings, greywater from the showers, and greywater from the laundry facility.

Noise: Quiet time will begin at 9:00 PM each night. Generators will not be allowed to operate in the park during the day to day normal operation. RV’ers are by nature a quiet group but nonetheless, I will live on site and it will be my job to make sure quiet times are abided by.

I feel the above solutions have addressed all of the concerns discussed previously. I look forward to my new endeavor and being a member of this wonderful community. Please feel free to contact me or Krishan Ginige with SEC if you need additional information or clarification.

Sincerely,



Gary Clouston

March 9, 2016



TOWN OF CLARKDALE

COMMUNITY DEVELOPMENT DEPARTMENT

October 14, 2015

Mr. Ken Clouston
3310 S. Casa Nuevo Trail
Cottonwood, AZ 86326

**RE: Conditional Use Permit Application for Rain Spirit RV Park
CUP # 091100**

Dear Mr. Clouston:

This letter is to confirm Town Council approval on October 13, 2015 of the Conditional Use Permit to allow a RV Park at 551 S. Broadway, Assessor's Parcel Number 400-07-005. The application was approved with the following conditions:

1. A building permit shall be issued prior to construction of the buildings included in the proposal.
2. Prior to issuance of a building permit, applicant will record deeds and restrictions for this project which include prohibition against tents and camping, additions of canopies or shade structures to RV units, limiting length of stay to a maximum length of six months and restricting noise after 9:00 p.m.
3. All lighting shall be fully shielded and meet the requirements of Section Eight of the Zoning Code.
4. The applicant shall incorporate a rainwater harvesting plan and a greywater use plan into the final landscape plan.
5. The 4-inch fire hydrant shall be installed as shown on the site plan dated 7-31-15 prior to the issuance of a certificate of occupancy.
6. The applicant shall protect the fragility of the ravine.
7. The pool size shall be limited to 20 feet x 40 feet.

Per Section 5-7 of the Town of Clarkdale Zoning Code, a building permit must be issued within one year of approval of the Conditional Use Permit.

Per Section 5-8 of the Town of Clarkdale Zoning Code, Conditional Use Permits may be revoked if the conditions imposed in the approval and issuance of the CUP are not met in a timely matter.

The next step in the process is to receive site plan and design review for the project. I have enclosed an application packet.

Dear Town of Clarkdale,

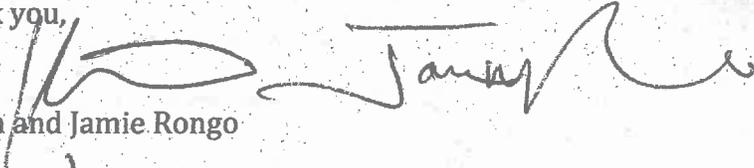
Contemplating the potential building of the Rain Spirit RV Park on the property adjacent to ours, we have a few concerns. As we've seen in previous town meetings and decisions, the welfare and quality of life for neighboring residents is highly regarded. It is from this knowledge that we are attempting to voice our concerns, and make a plea.

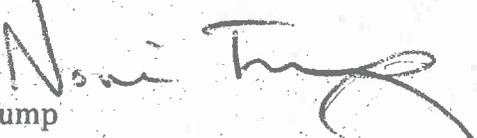
At the last Town Council meeting there was a verbal emphasis on a Masonry wall, rather than simple a tree block. However, in the written recommendations, it appears the masonry wall was not included. It is the opinion of the signees on this letter that a masonry wall is imperative, for our comfort and for the health and well being of the ecosystem of the two washes that border the property and merge with the springhead on its way to the river.

As the closest neighbors, and therefore most impacted neighbors, our concerns are sound, light, and smells, as well as the environmental impact on the flora and fauna of the two merging washes on that property. In fact, when the project manager, Mr. Biasini, visited our property to view the relationship between the properties, he saw just how imposing the proposed new business would be to our homes, and he concurred that there should be a solid wall. Because of the inevitable movements in and out of large vehicles, and the noise from the engines, as well as the back up warning sounds, a 6 foot masonry wall will shield us from the constant onslaught of mechanical sounds. In addition, this wall will work as a block from headlights of moving vehicles, and the day-to-day chatter of potentially 100+ occupants. And finally, a solid wall will direct diesel and gas fumes upward, instead of across and down into our bedrooms and the washes.

We understand that growth is inevitable. We are simply trying to maintain the value of our amazing properties, as well as our quality of life in the town of Clarkdale.

Thank you,


Joseph and Jamie Rongo


Novie Trump


Sandra Brown

3/22/2016

TOWN OF CLARKDALE
RECEIVED

MAR 25 2016

COMMUNITY DEVELOPMENT DEPARTMENT

RAIN SPIRIT RV RESORT

OWNER/DEVELOPER
 WPP CLOUSTON
 1500 W. WILSON WAY
 COTTONWOOD, ARIZONA 86326
 (905) 434-8718 krcout@commcast.net

LAND PLANNERS/ENGINEERS/SURVEYORS:
 SEC. INC.
 1500 W. WILSON WAY
 COTTONWOOD, ARIZONA 86326
 (928) 634-5889 FAX: (928) 634-2222
 REGISTRATION NUMBERS: P.E. 49109
 R.L.S. 40829

LANDSCAPE ARCHITECT:
 STEVE BACINUS
 1500 W. WILSON WAY
 COTTONWOOD, ARIZONA 86326
 (928) 702-2029 sbacinus@gmail.com

LEGEND

- EXISTING AB WHI NATIVE SOIL
- EXISTING NATIVE TERRAIN
- RV PAD AND ROADSIDE PARKING
- NEW ASPHALT AT ENTRANCE
- COMPACTED GRAVEL ROADWAY
- COARSED GRAVEL PARKING & RV PAD
- COARSED LANDSCAPED STONE
- CONCRETE BOLL CURB
- PAVING
- PERIMETER CROSSING
- CRUSHED STONE PATHWAY
- CONTOURS
- NEW CENTER LINE
- NEW FENCE
- EXISTING BARBED WIRE FENCE
- BUILDING FOOTPRINT
- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND IRRIGATION LINE
- SANITARY SEWER
- FORCE MAIN
- GAS LINE
- WATER LINE
- GRUY WATER LINE
- SAFETY BALL PER MAG 145 DETAIL
- REDUCED PRESSURE/BACKFLOW PREVENTER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GREYWATER PUMP
- GAS METER
- UTILITY TRENCH
- ELECTRICAL BOX
- SIGN LIGHTING TOWER
- OUTSIDE FULLY SHIELDED SOURCE
- SEWER MANHOLE
- SEWER CLEANOUT
- LIFT STATION
- GENERATOR PUMP
- IRRIGATION TOWER
- BACKFLOW PREVENTOR
- BOLLARD

- 1 EXISTING 1000 AMP ELECTRICAL PANEL
- 2 EXISTING 200/450 VOLT 1000 AMP TRANSFORMER
- 3 NEW 6" WALL AT ENTRANCE W/ SIGN
- 4 3"-3" PVC CONDUIT FOR POWER AND IRRIGATION
- 5 EXISTING 8" WATER MAIN
- 6 EXISTING FIRE HYDRANT
- 7 NEW 4" FIRE HYDRANT
- 8 EXISTING 6" SEWER LINE
- 9 NEW 4" WATER LINE TO HYDRANT
- 10 NEW 2" WATER LINE TO PARK
- 11 LIGHT TOWER FOR ENTRANCE SIGN
- 12 IRRIGATION BACKFLOW PREVENTOR & TOWER
- 13 CURB RAMP
- 14 RGV/PTWC AREA
- 15 SCREENED SUMMERHOUSE ENCLOSURE
- 16 4" BLOCK WALL TEXTURED W/ STUCCO AND PAINTED TO MATCH BUILDINGS
- 17 GENERATOR PUMP FOR MOBILES HOME
- 18 LIFT STATION
- 19 NEW MOBILE HOME 34' X 40', HOME SET BY OWNER
- 20 OFFICE 30' X 14', SEE ROLLING PLANS
- 21 LAUNDRY/BATH 33' X 30', SEE BUILDING PLANS
- 22 POOL 35' X 18', 6" DEEP, SEE POOL PLANS
- 23 RECREATION ROOM 48' X 30', SEE BUILDING PLANS
- 24 SHED 48' X 28', SEE BUILDING PLANS
- 25 FENCED DOG RUN
- 26 REAR DISTRIBUTION BASIN
- 27 FRONT DISTRIBUTION BASIN
- 28 GREYWATER COLLECTION WITH STRAINER & PUMP
- 29 CHEMTRAP TO TRAPS USED FOR SCOURING
- 30 PAVED ENTRY WAY
- 31 COMPACTED GRAVEL ROADS IN PARK
- 32 CONCRETE MANHOLE W/ RAILING
- 33 TEMPORARY RV PARKING
- 34 5/8" 10' DIA
- 35 POOL EQUIPMENT ROOM
- 36 5" POOL FENCE
- 37 CONCRETE ROLL CURB PER MAG 208-1 TYPES D
- 38 COMPACTED GRAVEL ROADSIDE PARKING AND RV SPACE
- 39 20' X 10' WOOD POINT

RAIN SPIRIT RV RESORT

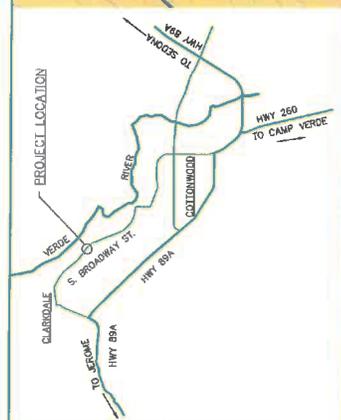
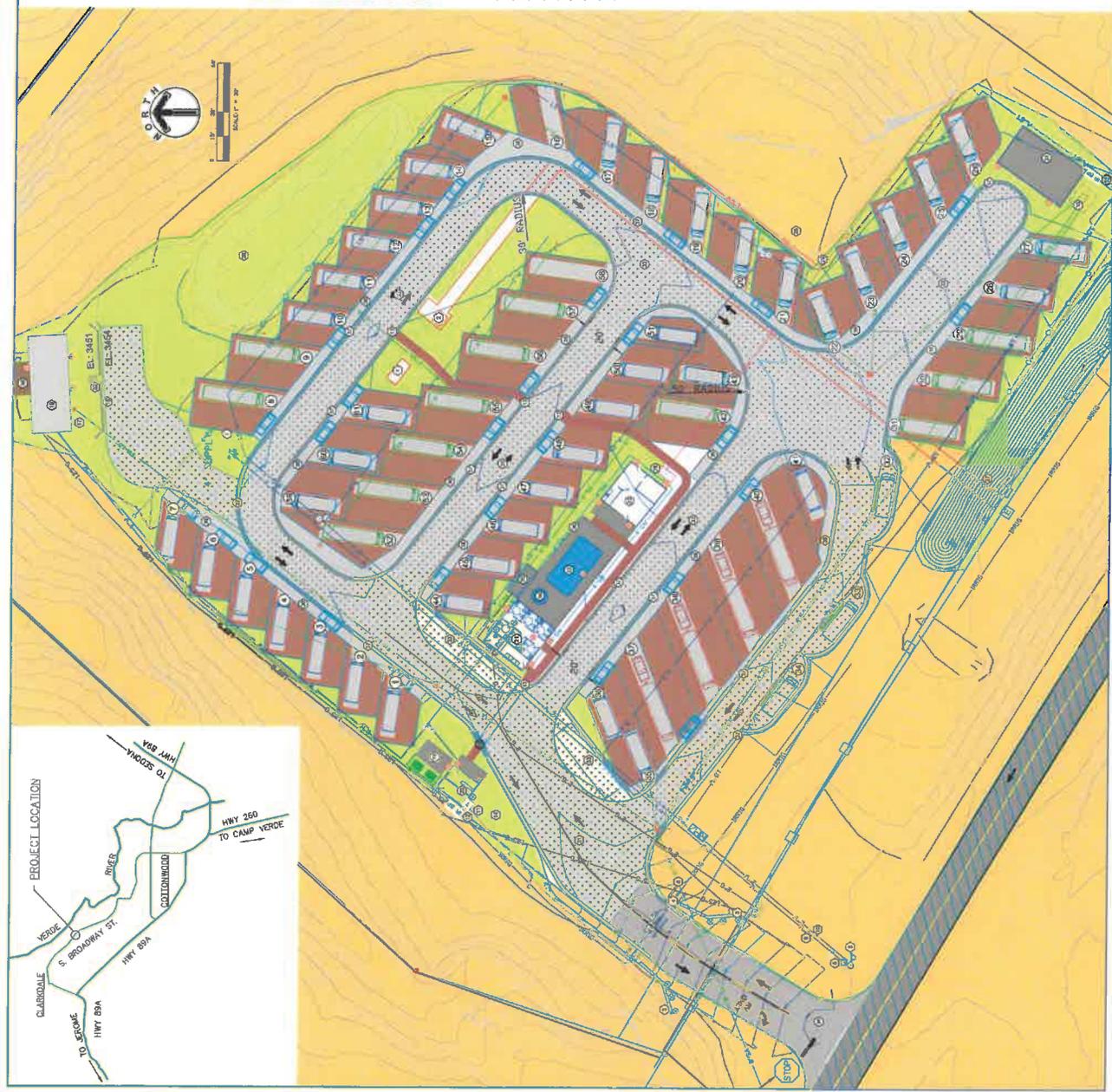
SITE PLAN
NOT FOR CONSTRUCTION
FOR REVIEW ONLY

SFC INC.

2025 RELEASE UNDER E.O. 14176
 1500 W. WILSON WAY
 COTTONWOOD, ARIZONA 86326
 (928) 634-5889

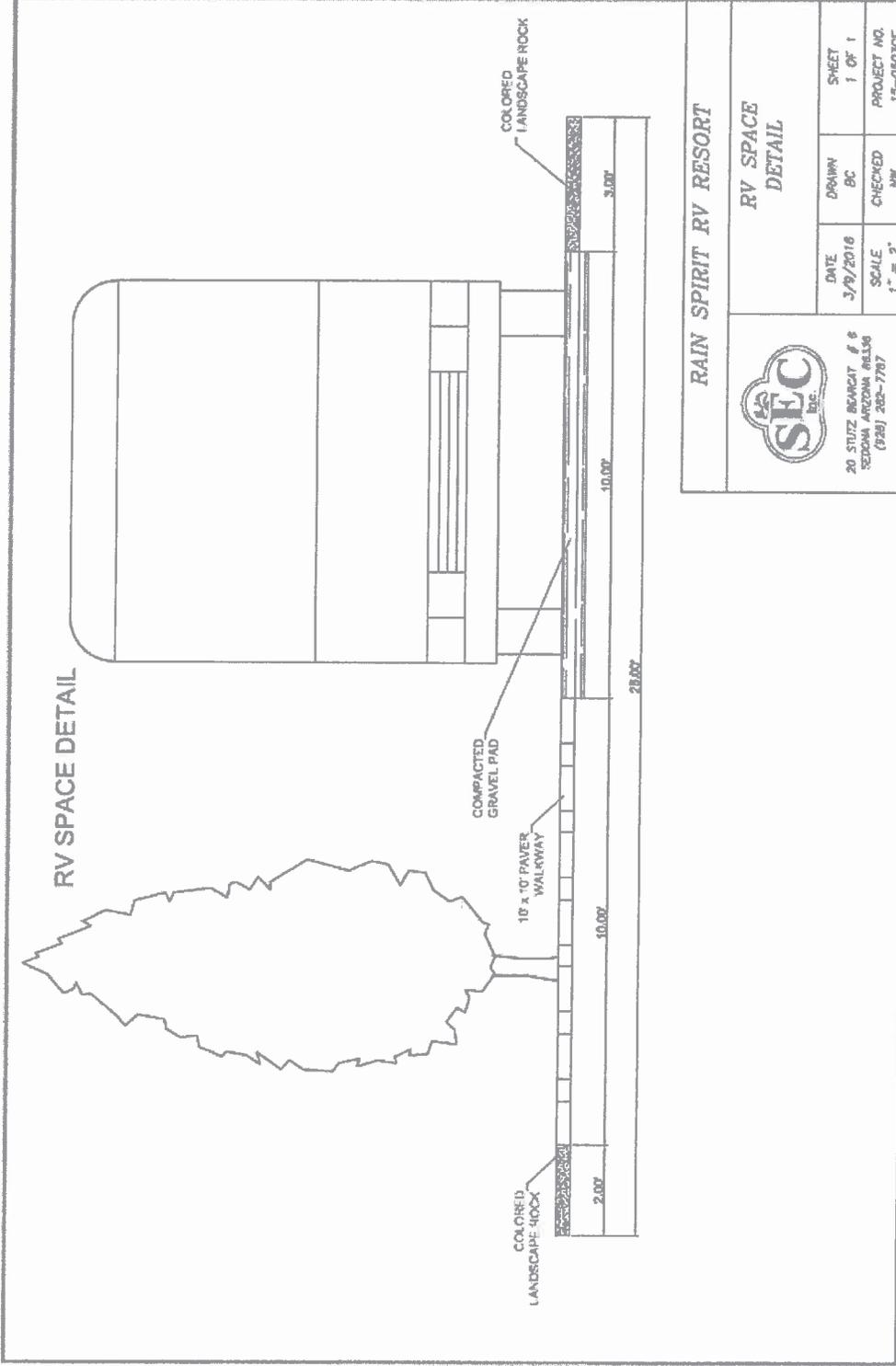
| | | |
|------------|-------------|--------|
| DATE | DESCRIPTION | SHEET |
| 11/20/2016 | REVISED | 1 OF 1 |
| 11/20/2016 | REVISED | 1 OF 1 |

SCALE: 1" = 30'



S:\View\projects\2007\Engineering\15-000005_CLOUSTON-RV_PARK\DWG\150116P-SM_P0001.dwg

RV Space Detail



| | | | | |
|---|--|----------|-------------|--------|
|  | | DATE | DRAWN | SHEET |
| | | 3/9/2016 | BC | 1 OF 1 |
| 20 STUTZ BEARCAT & S SEDONA ARIZONA 86336 (928) 282-7787 | | CHECKED | PROJECT NO. | |
| | | NW | 15-05030C | |
| | | SCALE | | |
| | | 1" = 2' | | |

RAIN SPIRIT RV RESORT

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Rain Spirit RV Resort

Entrance Sign And Wall

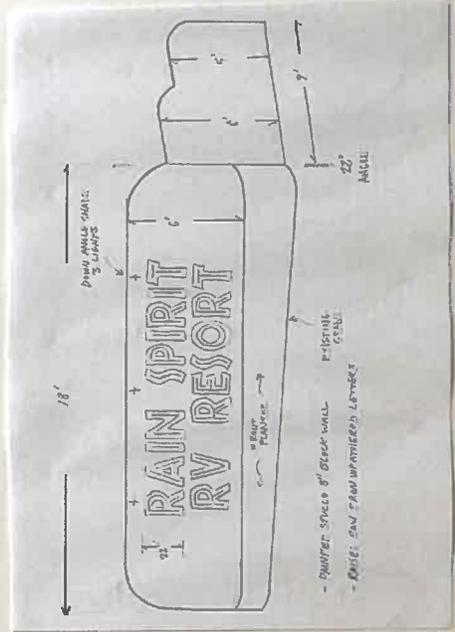


Exterior Elastomeric Paint Color
Smooth Sand Finish Stucco Texture
(Moraco Tan)



Wall Letter Style

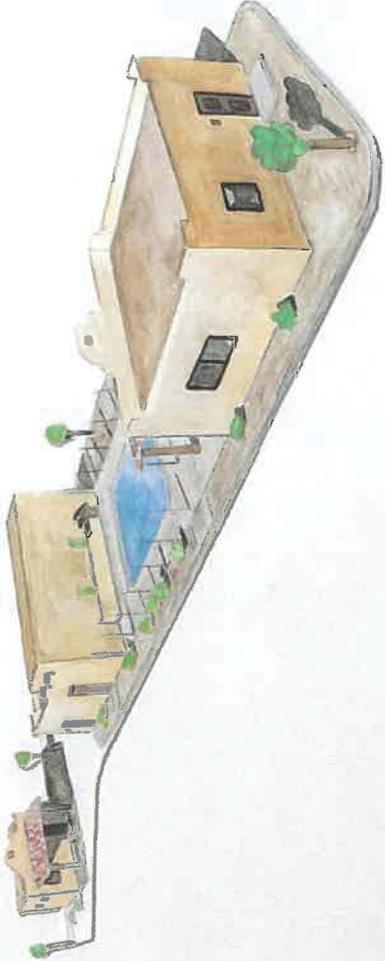
1" Raised Off Wall-1/2" Rusted Iron Letters



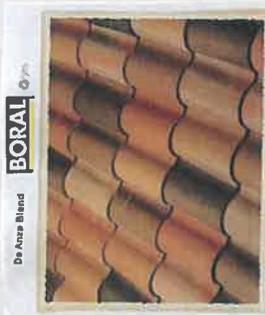


Krosswood -
Krossy Alder Doors
2-Panel
Arch Top Panel

Exterior Door Style



**Posts, Doors, Exterior Stain
Minwax(Dark Walnut)**



BORAL

De Anza Blend

Clay Tile Roofing/Copper Drip Edge



CertainTeed Flintescopic roofing

Heather Blend

Rolled Flat Roofing

Rain Spirit RV Resort

Materials, Textures And Colors



Outdoor Wall Scones:
Modeling: 6" T, 5" W x 4.5" D, Uses 1.75W standard bulb
Lumens: 15" T x 4.5" W x 4.5" D, Uses 2.50W standard bulb

**Exterior Light Fixtures
(capped top)**



**Exterior Elastomeric Paint Color
Smooth Sand Finish Stucco Texture
(Moraco Tan)Behr**



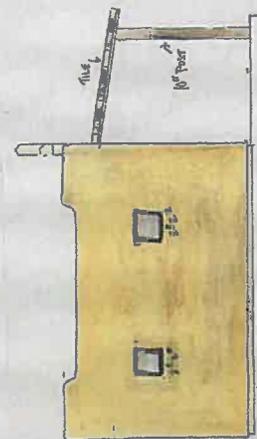
JELDOWEN
WINDOWS & DOORS

**Dark Chocolate
Chocolate picture**

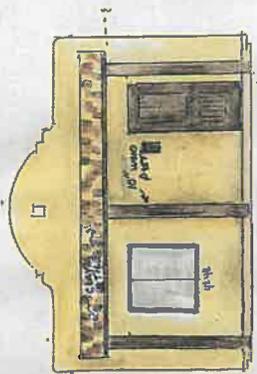
Inset Windows-Frame Color

Rain Spirit RV Resort

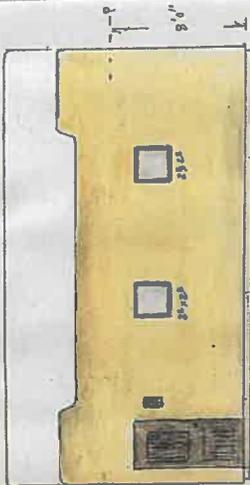
Building Elevations



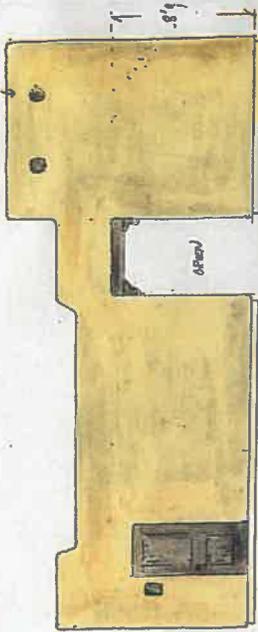
OFFICE - SIDE
WEST ELEVATION



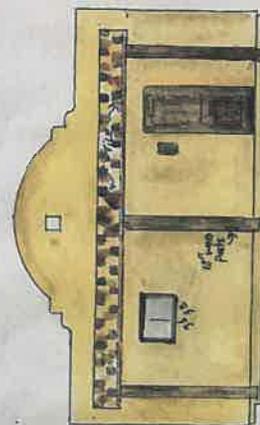
OFFICE FRONT



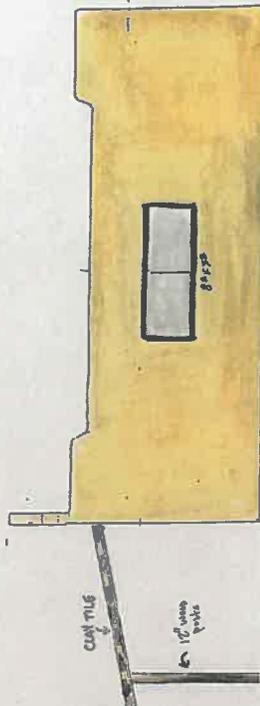
LAUNDRY - SHOWER ROOMS
NORTH ELEVATION



LAUNDRY - SHOWER ROOMS
WEST ELEVATION



REC ROOM - FRONT



REC ROOM - SIDE
WEST ELEVATION

Rain Spirit RV Resort

Caretaker Residence And Park Maintenance Shop



Exterior Light Fixtures
(capped top)



Window Frame Color

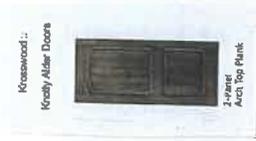


Plain Siding Color
(Moraco Tan) Behr



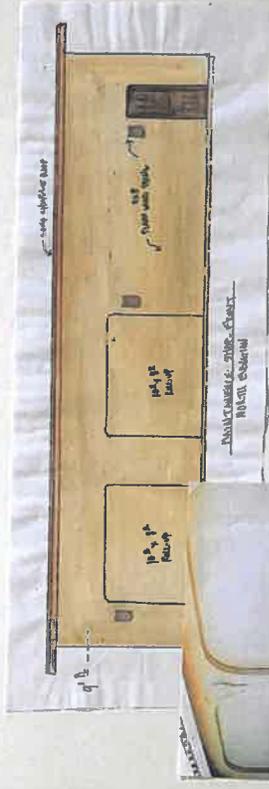
GAF Cool Roof Shingles

Residence And Shop Composition
Roofing

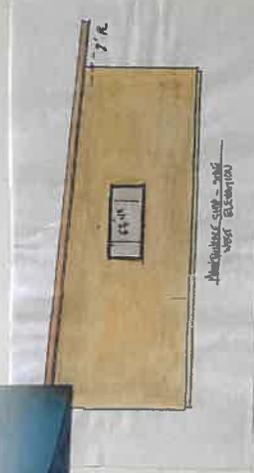


Kronwood:
Locally Made Doors
2-Panel
Arch Top Panel

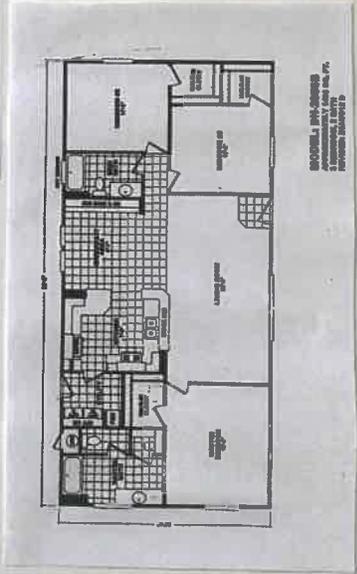
Exterior Door Style



10 1/2 ft Roll-up
10 1/2 ft Roll-up



10 1/2 ft Roll-up
10 1/2 ft Roll-up



Rain Spirit RV Resort

Gravels, Site Products



Cinnamon 1/4" Gravel
(planters-landscape areas)

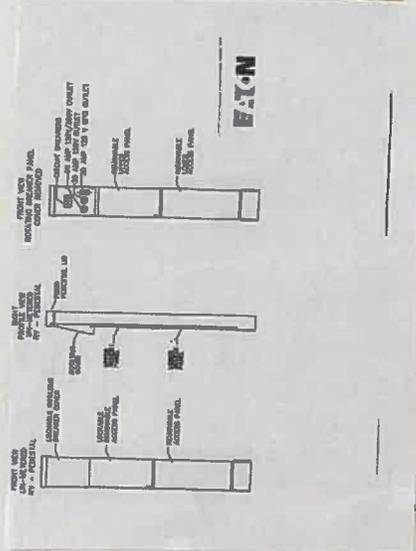
Sedona Red 1/2" Gravel
(walkways-RV space)

1/4 S.V. Minus Gravel
(walkways)

Palamino Gold 1/2" Gravel
(larger areas, roadway coloring)



Pool Railing
Brown Powder Coated Iron



Typical Pedestal



Pavers



Typical Convertible Bench
(1/4 shown)

Rain Spirit RV Park Lighting Intensity

| Location | Light Type and Quantity | Light Source | Lumens (each) | Total Lumens |
|-------------------|--|-----------------------|---------------|----------------------|
| Office | 5 wall sconce (fully shielded) | 26 watt CFL | 1,710 | 8,550 |
| Bathrooms/Laundry | 4 wall sconce/ 2 can lights (fully shielded) | 26 watt CFL | 1,710 | 10,260 |
| Recreation Room | 4 wall sconce (fully shielded) | 26 watt CFL | 1,710 | 6,840 |
| Shop | 2 wall sconce (fully shielded) | 26 watt CFL | 1,710 | 3,420 |
| Pool Light | 1 lamp in pool | 400 watt incandescent | 4,150 | 4,150 |
| Sign | 2 x 3 down lights (fully shielded) | 26 watt CFL | 1,710 | 10,260 |
| Residence | 3 wall sconce (fully shielded) | 26 watt CFL | 1,710 | 5,130 (on as needed) |
| Total | | | | 48,610 Lumens |

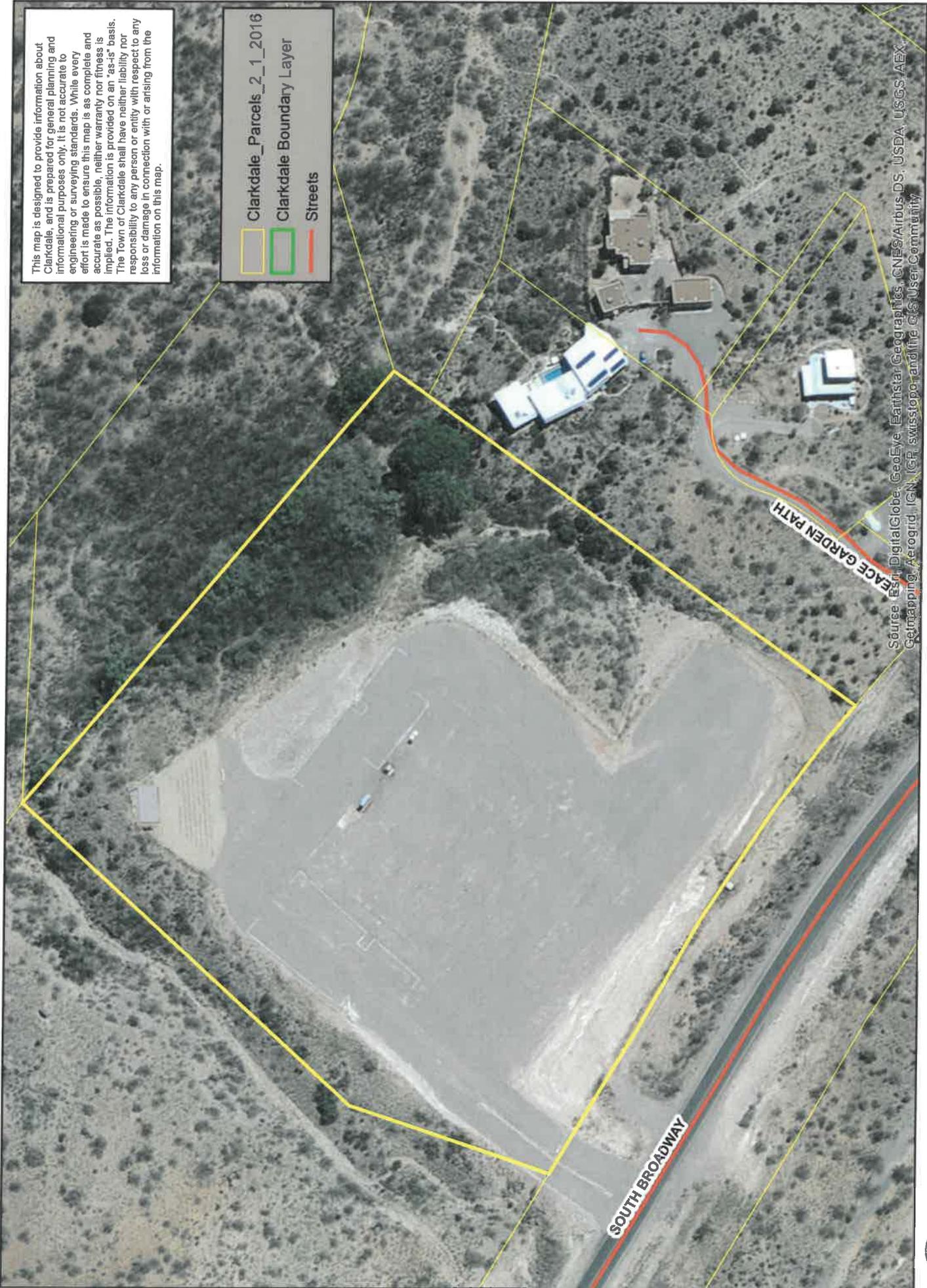
Area of parcel: 9.52 acres

Maximum combined intensity allowed: $9.52 \times 100,000$ Lumens per acre = 952,000 lumens

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.

Clarkdale_Parcels_2_1_2016

- Clarkdale Boundary Layer
- Streets



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, AeroGRID, IGN, ICF, Swisstopo, and the GIS User Community



March 09, 2016

Clouston Ken Incorporated 401(K) Profit Sharing Plan
551 S. Broadway St. Parcel #400-07-005

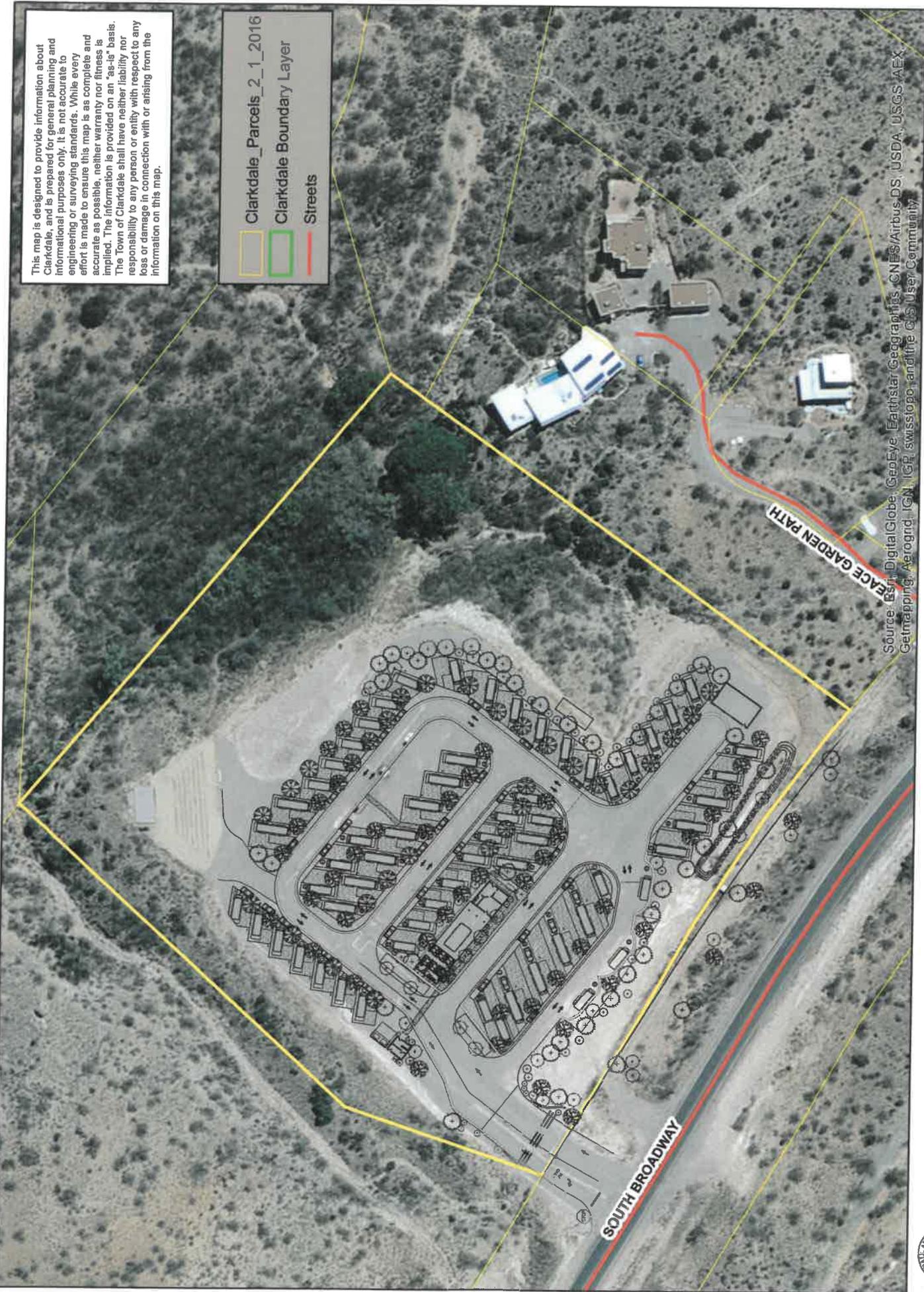
The Town of Clarkdale
 Community Development Department
 201 W. Main Street,
 Clarkdale, AZ 85324
 (928) 639-2500

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Clarkdale_Parcels_2_1_2016

Clarkdale Boundary Layer

Streets



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



The Town of Clarkdale
Community Development Department
Clarkdale, AZ 85324
(928) 935-2500

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March 09, 2016