

**NOTICE OF A REGULAR MEETING  
OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE**

In accordance with Resolution #215 of the Town of Clarkdale, and Section 38-431.02, Arizona Revised Statutes, **NOTICE IS HEREBY GIVEN that the Design Review Board of the Town of Clarkdale will hold a REGULAR Meeting on Wednesday, May 4, 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 25<sup>th</sup> day of April 2016 at 9:00 a.m.

Dated this 25<sup>th</sup> day of April 2016 by:



Stephanie Vocca

Community Development Technician

**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 April 6, 2016.
5. **REPORTS:**  
Chairperson and Members Report:  
Staff Report:
6. **OLD BUSINESS:**
  - a. **CONSIDERATION AND POSSIBLE ACTION DRB #091228:** Discussion/possible action regarding an application for design review of a proposed monument sign for a new business located at 414 Peace Garden Path, parcel number 400-07-026F.
7. **NEW BUSINESS:**
  - a. **CONSIDERATION AND POSSIBLE ACTION DRB #091242:** Discussion/possible action regarding an application for design review of a proposed wall sign and off-premise sign located at 1171 State Route 89A, Parcel # 406-26-314D.
  - b. **CONSIDERATION AND POSSIBLE ACTION DRB #091243:** Discussion/possible action regarding an application for design review of a proposed wall sign for Nate's Cowboy Café located at 1481 State Route 89A Parcel #406-26-344A.
  - c. **CONSIDERATION AND POSSIBLE ACTION DRB #091244:** Discussion/possible action regarding an application for design review of signs, lighting and paver area located at 849 Main Street, Parcel # 400-06-032B.

**8. FUTURE AGENDA ITEMS:**

**9. 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.

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***Design Review Board  
April 6, 2016***

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD 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, AZ.**

A **Regular Meeting** of the Design Review Board of the Town of Clarkdale was held 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, AZ.

**BOARD MEMBERS:**

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

**STAFF:**

Community Development Director Jodie Filardo  
GIS/Planner II Guss Espolt

**Others in Attendance:** Amber Godina – Violette's Bakery  
Krishan Ginige – SEC Engineers  
Bruce Connelly – SEC Engineers  
Gary Clousten – Rain Spirit RV Resort Owner  
Lorrie Lawrence – Sedona Wellness Owner

1. **AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 6:30 p.m.
2. **AGENDA ITEM: ROLL CALL:** The GIS/Planner II called roll.
3. **AGENDA ITEM: PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit comments to **FIVE minutes**.

Amber Godina of Violette's Bakery addressed the Board regarding her new sign that does not match the approved sign font. Amber was directed by the Board to work with the Community Development Director to resolve the situation.

4. **AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of March 2, 2016.** Board Member Snyder motioned to approve the Regular Meeting Minutes of March 2, 2016. Vice Chair Prud'homme-bauer seconded the motion. The motion passed unanimously.
5. **AGENDA ITEM: REPORTS:**

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## *Design Review Board April 6, 2016*

**Chairperson and Member Report:** Vice Chair Prud'homme-Bauer reminded the Board of the upcoming Verde Valley Wine Festival on May 7, 2016 that will be held in the Clarkdale Town Park from 12:00 p.m.-4:00 p.m.

**Staff Report Updates:** GIS/Planner II gave an update on the upcoming Sci-Tech Festival on April 8, 2016 that will be held at Yavapai College from 5:00 p.m.-8:00 p.m.

### **6. NEW BUSINESS:**

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

#### **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***

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*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.

**Questions to Staff / Applicant:**

Ms. Lawrence thanked the staff for an accurate presentation. Board Member Midkiff asked the height of the sign and GIS/Planner II quoted the staff report that the height of the sign would not exceed 10 feet. Vice Chairperson Prud'homme-Bauer asked Ms. Lawrence to talk about why her sign had so much wording on it. Ms. Lawrence explained that the sign being viewed by the board was the first draft and that she was still deciding on the wording for marketing purposes. Board Member Snyder stated that her concern was that the sign was very busy with all of the wording. Ms. Lawrence agreed with Board Member Snyder's comment and said that she was considering decreasing the amount of wording on the sign. Vice Chairperson Prud'homme-Bauer stated that the coloring of the wording on the sign was not distinct. Ms. Lawrence told the board that a more updated version of the sign was displayed in the most recent printing of Kudos newspaper. Ms. Lawrence explained that the design in Kudos had less wording and that she had changed to a burnt red color. Vice Chairperson Prud'homme-Bauer stated that it was hard to see the blues and greens on the sign. Chairperson Jones suggested that Ms. Lawrence make the logo bigger on the sign. Ms. Lawrence asked if she made the suggested changes would she need to re-apply. Chairperson Jones stated that it appeared the sign was still a work in progress and that the project should be tabled so Ms. Lawrence could come back with the final design. Chairperson Jones also suggested that Ms. Lawrence improve the overall visibility of the sign. Ms. Lawrence asked if her project was tabled would she have to wait a month until the next meeting in May. Board Member Snyder clarified that if the sign is going to look different than what was presented they will have to view and approved an updated design during the next meeting. Ms. Lawrence asked if it was possible that the sign could be approved since she was going to remove some of the wording and Chairperson Jones stated that they could not approve the sign until they see an updated version. Community Development Director asked the Board if the staff could work with Ms. Lawrence to bring something new forward for the next meeting.

**Public Comment:** None

**BOARD ACTION:** Vice Chairperson Prud'homme-Bauer moved to table the Sedona Wellness sign and recommended the logo be bigger, the name be bigger, the sign have fewer words and lettering darker with more contrast. Board Member Snyder seconded the motion. The motion passed unanimously.

- b. **CONSIDERATION AND POSSIBLE ACTION DRB #091231:** 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.

**Background:**

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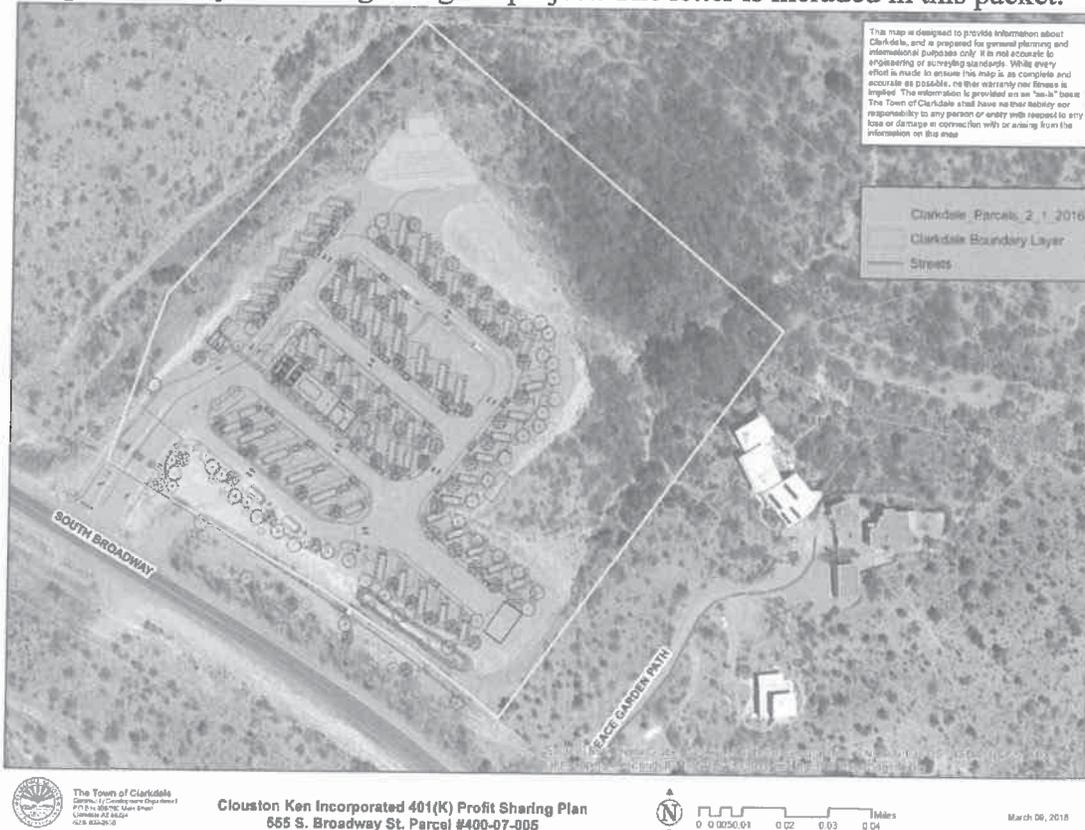
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Mr. Gary Clouston, Owner and Krishan Ginige, Project Manager have submitted an application for design review for an RV Resort. Property is located on 551 S. Broadway and is further identified as Assessor's Parcel Number 400-07-005. The property is 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

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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" walkway 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.)

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## **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 ½' tall x 14' wide and ¼" 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)
<b>Total</b>				<b>48,610Lumens</b>

complies.

Application

*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

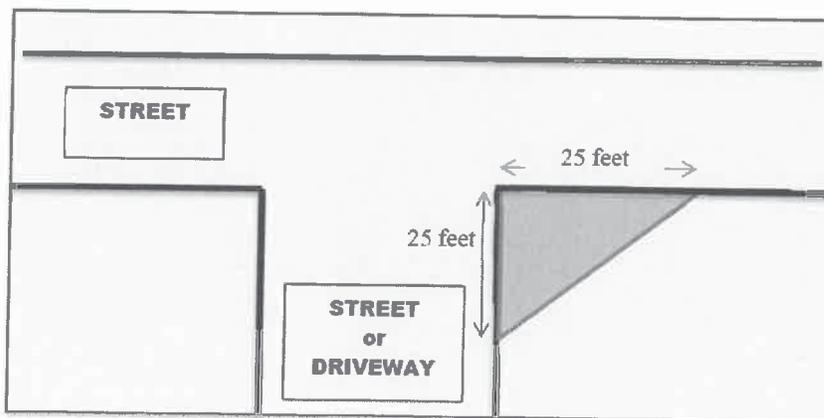
Application complies.

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

2. ***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.

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*Design Review Board  
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## **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.

## **Questions to Staff / Applicant:**

Vice Chairperson Prud'homme-Bauer asked Mr. Ginige to speak about the choice to screen by landscaping instead of a masonry wall. Mr. Ginige expressed that all options has been looked into and it was too great of an impact to build a wall. He stated that because of the downward slope, the wall would have to be 8-10 feet tall. Screening by landscaping was decided on because it was less of an impact and the vegetation chosen would be tall enough to form a barrier. Mr. Ginige also stated that rainwater harvesting and a gray water system will be used to water the vegetation and he addressed the paving/dirt road subject. Community Development Director Jodie Filardo stated that the code requires the resident be buffered by screening and that she had given suggestions as to what vegetation would work best. She then addressed the paving/dirt road subject and stated that the Planning Commission has guidelines regarding paving and if the area was paved, rainwater would flow off of it instead of being absorbed into the ground. Chairperson Jones asked Mr. Ginige at what time would the park's quiet time start and Mr. Ginige told her 10:00 p.m. Chairperson Jones asked about the guidelines on temporary lights and Mr. Ginige stated all lights would be turned off by 10:00 p.m. Chairperson Jones expressed the importance of the dark sky view in the area of the resort and its importance is something Mr. Clousten would like to promote. Mr. Clousten spoke and reiterated that he wants to keep the park quiet and most of the people staying there will be of retirement age. Board Member Midkiff asked what kind of fencing the dog run would have. Mr. Ginige stated it would be a 3-foot chain link fence. Board Member Midkiff brought up the fact that the dog run is outside of the screening. Chairperson Jones suggested that the applicant move the dog run to the northwest side of the site, away from the resident side. Mr. Ginige said he saw no

reason why the dog run could not be moved. Vice Chairperson Prud'homme-Bauer asked about the stability of the hillside without having a wall but expressed that she did not think the wall was a good idea. Vice Chairperson Prud'homme-Bauer asked Community Development Director Jodie Filardo how quickly the vegetation would grow and Community Development Director Jodie Filardo stated that the vegetation that was chosen would grow quickly. Board Member Snyder asked how it would be addressed if the plants did not grow or if they died and Community Development Director Jodie Filardo stated that it is not stipulated in the code. Board Member Midkiff asked why the storage unit did not have screening and suggested that screening by landscaping be added to the back wall area. Board Member Snyder stated that she understood the concerns for the fumes and the noise but that would only be occurring when someone was coming or leaving and that she agreed with Board Member Midkiff that the dog run should be relocated. Vice Chairperson Prud'homme-Bauer also agreed that the dog run should be moved and stated that they had done a great job with the design but wished that the onsite home would match the southwest design of the other structures.

**Public Comment:**

Novie Trump, a resident of Clarkdale was first to speak. Ms. Trump referred to the letter that was written by the Rongos and sent to the Town of Clarkdale. She stressed that the residents of the area would like a 6-foot masonry wall due to the noise and dust from unpaved roads. Ms. Trump asked the board if they would request that the applicant put in a wall. Chairperson Jones asked Community Development Director Jodie Filardo if a masonry wall was a design option and Community Development Director Jodie Filardo stated that in the code there are two options for screening: masonry wall or screening by landscaping. Ms. Trump explained her concerns that screening by landscaping would not create enough of a barrier from noise, lights, and dust. Vice Chairperson Prud'homme-Bauer asked Ms. Trump to point out on a map where she would like to see a wall.

Ms. Lawrence, Director of Sedona Wellness was second to speak. Ms. Lawrence expressed concerns regarding the wind that comes through the wash carrying noise and debris into the area of her business. Ms. Lawrence stated that because her place of business is elevated compared to the storage unit, only the roof would be seen and not the entire back wall of the unit. Ms. Lawrence asked what the construction time frame was and Mr. Ginige told her that it would be one year. Ms. Trump stated that the residents were asking for screening by landscaping in addition to a masonry wall and Mr. Ginige stated that they would only be screening by landscaping.

**BOARD ACTION:** Board Member Midkiff moved to approve the application as submitted with the stipulations as suggested by staff:

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.

**DRAFT**

*Design Review Board  
April 6, 2016*

5. All lighting and landscaping and related systems as installed shall comply with Town Code.

**With the following additional stipulations:**

6. Relocation of the dog run to the northwest side of the property or additional screening to be placed at the current location.
7. Additional screening by landscaping to the back of storage unit.

Vice Chairperson Prud'homme-Bauer seconded the motion to approve. The motion was unanimously approved.

7. **FUTURE AGENDA ITEMS:** Applications have been received from Olsen's for a wall sign and an off-premise sign and from Nate's Cowboy Café for two wall signs and new monument insert. The application for Sedona Wellness will be heard at the May 4<sup>th</sup> meeting. Drake from Arizona Copper Art Museum will be submitting an application for exterior modifications.

8. **ADJOURNMENT:** Board Member Snyder motioned to adjourn the meeting. Board Member Midkiff seconded the motion. The motion passed unanimously. The meeting adjourned at 7:53 p.m.

**APPROVED BY:**

**SUBMITTED BY:**

---

**Chairperson**  
Laura Jones

---

**Guss Espolt**  
GIS/Planner II



# STAFF REPORT

## DESIGN REVIEW BOARD

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**Agenda Item:** DRB-091228 Sedona Wellness Institute Discussion / possible action regarding an application for Design Review of a proposed monument sign 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:** May 4, 2016

### **Background**

This application with a different sign proposal was previously presented on April 6, 2016 to the Design Review Board. The Sedona Wellness Institute monument sign was tabled due to excessive text and lack of legibility. Mrs. Lorrie Lawrence has worked with staff to create an update to the monument sign. The staff report reflects the changes related to the updated sign proposal.

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 no more than 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 Alumalite board.
3. The fonts 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 to blend in with the desert landscape, and 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.* Application 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.* Application 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. Application complies
4. *One monument sign is allowed for each road intersection providing access to the property.* Application complies
5. *See Section 7-9 of this Code for maximum signage square footage.* Application complies
6. *Base of sign must be in proportion to sign size area.* Application complies
7. *Maximum height of sign and base shall not exceed 10 feet above existing grade at time of construction.* 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 (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.* Application complies.

### **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 obtain a building permit from the Community Development Department prior to installation of the sign.
5. All contractors shall have a current business license with the Town of Clarkdale.

### **Possible Motions**

*I move to approve application DRB-091228 with the stipulations proposed by staff.*

*I move to approve application DRB-091228 with the stipulations proposed by staff with the following changes/additions:*

*I move to postpone action on DRB-091228 until a specific date and direct staff and/or the applicant to provide the following:*

*I move to deny the application for DRB-091228 based on the following specific reasons:*

#### 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: 86336

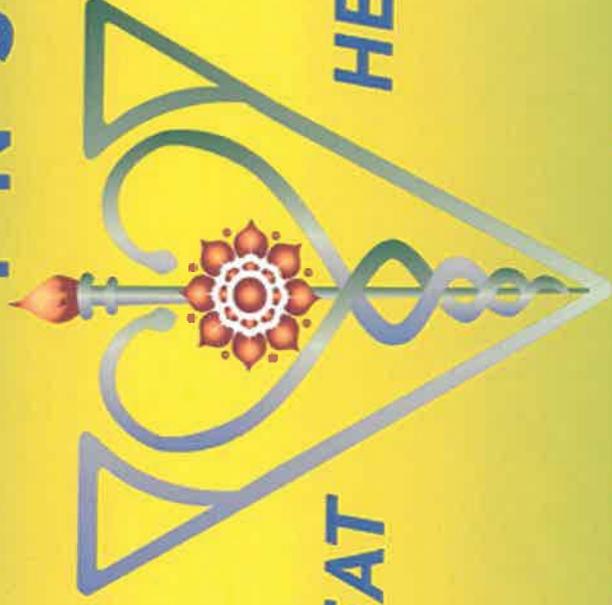
**STAFF USE ONLY**

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

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

#091228

# Sedona WELLNESS INSTITUTE

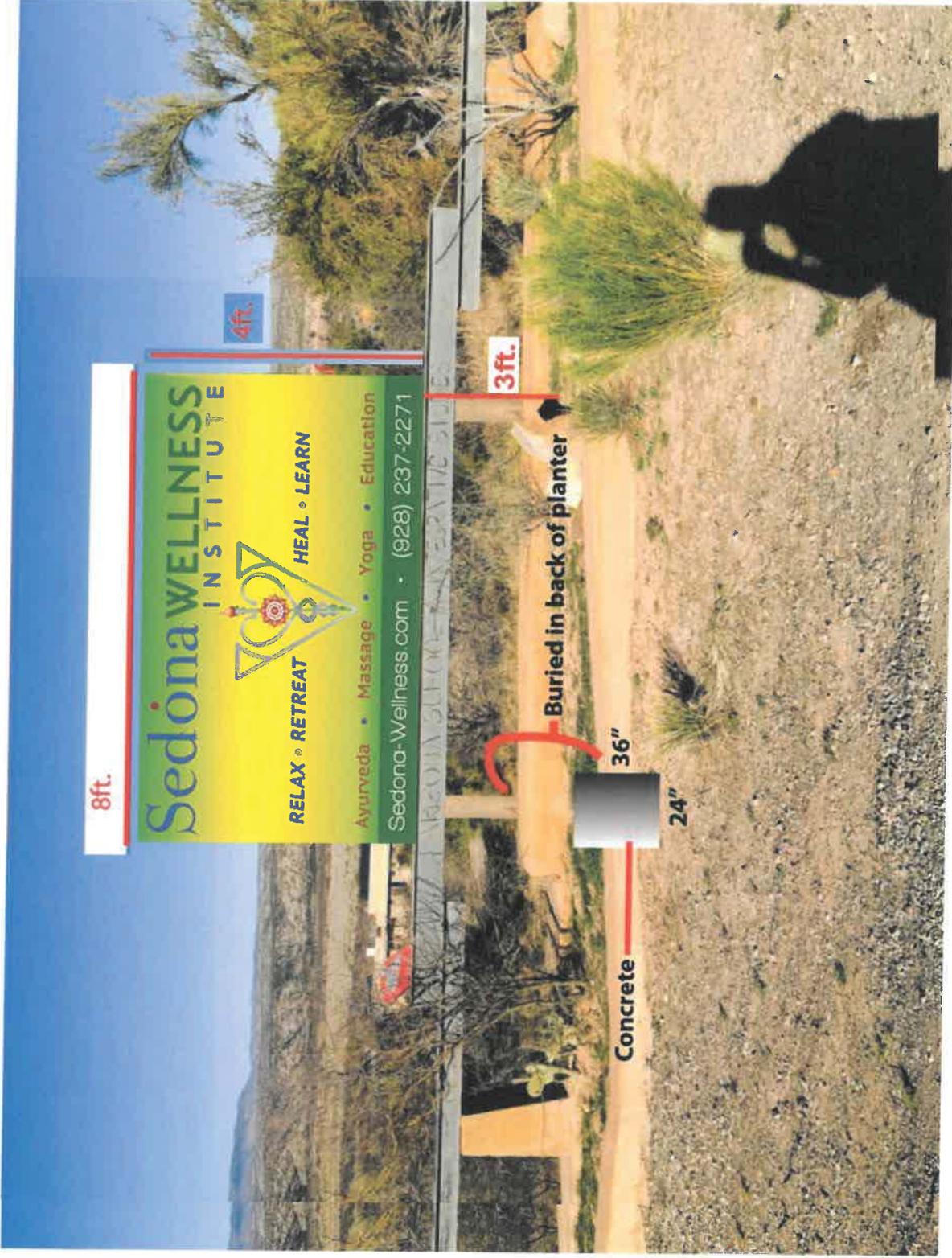


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**Ayurveda • Massage • Yoga • Education**

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



**Materials:**

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

**Fonts Used in Graphics:**

- Effervescent, InaiMathi, Walkaway Black

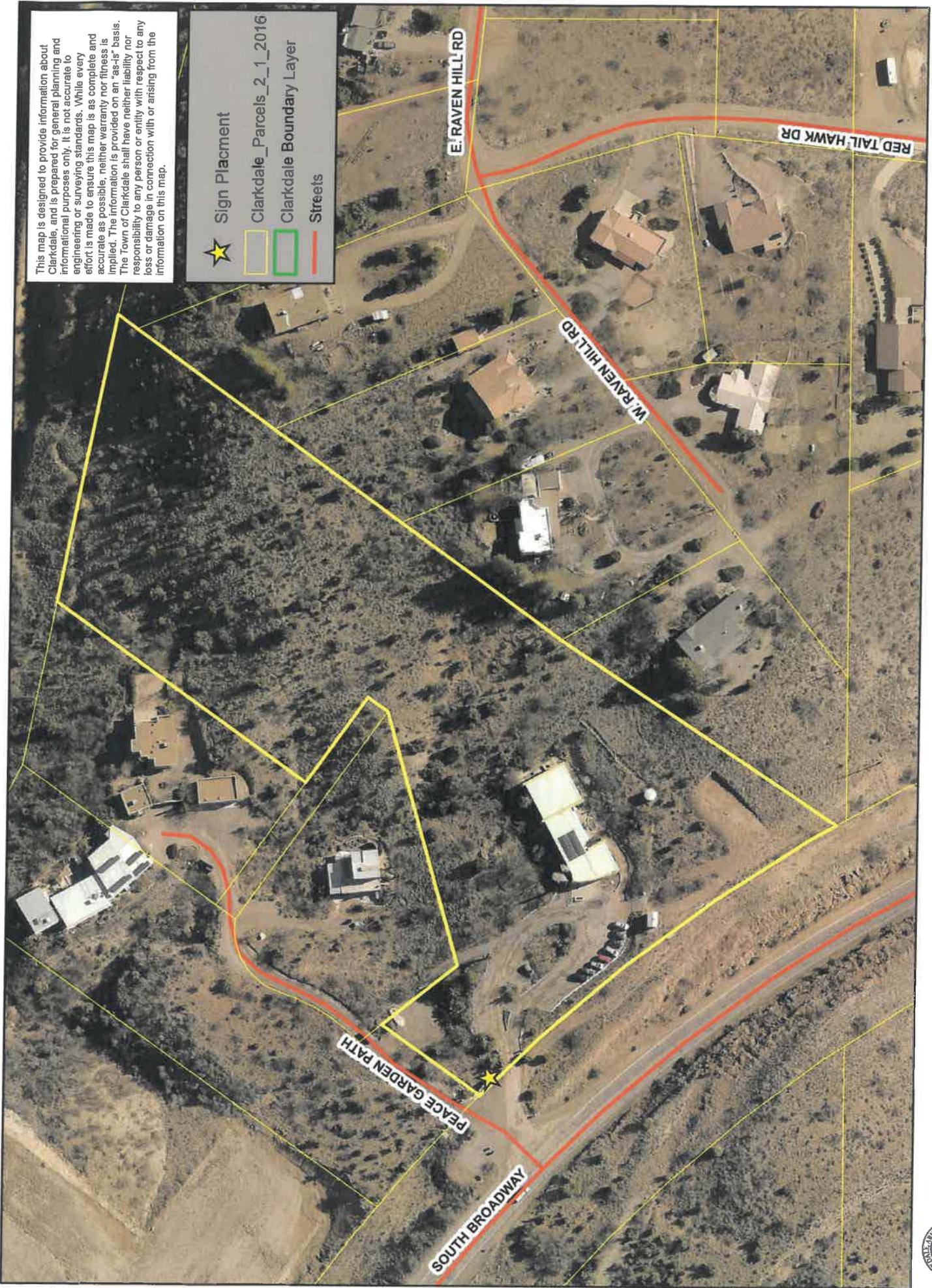
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**★ Sign Placement**

 Clarkdale Parcels 2\_1\_2016

 Clarkdale Boundary Layer

 Streets



March 09, 2016

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



The Town of Clarkdale  
 Planning Department  
 P.O. Box 280890 Mesa Street,  
 Clarkdale AZ 86324  
 (928) 639-2500



# STAFF REPORT

## DESIGN REVIEW BOARD

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**Agenda Item:**            **DRB-091242 Olsen's Grain.** Discussion/possible action regarding an application for design review of a proposed wall sign and off-premise sign, located at 1171 State Route 89A, Parcel # 406-26-314D.

**Staff Contact:**            Guss Espolt, GIS / Planner II

**Submitted By:**            Erina Koch, Manager of Olsen's

**Meeting Date:**            May 4, 2016

**Background:**

Mrs. Erina Koch has submitted an application for design review for one wall sign and one off-premise sign. The property's located on 1171 State Route 89A and is further identified as Assessor's Parcel Number 406-26-314D. The property is zoned Commercial.

**The following topics are presented from the application.**

**Signs:**

Two signs are proposed

The proposed wall sign will be a 3' x 9', 27 square foot sign placed on the top South facing-side of the hay storage barn facing Lisa Street. The proposed off-premise sign will be a 2' x 6' 12 square foot sign placed on the easement owned by Dollar General through which Olsen's has been granted public access. The proposed sign is to be placed near the 6'4" screen wall on the drainage ditch railing.

**Colors:**

Colors will consist of a burgundy circle outlined with blue and white background; "Olsen's" letters will be blue letters with a burgundy shadow. Additional text will be burgundy.

**Materials:**

Sign material will be routed from 3mm dibond. Graphics will be digitally printed on 3M premium IJ 170 with gloss laminate. The sign will be mounted with four pipe brackets, and 1/4" thick Carriage bolts on the back of the off-premise sign.

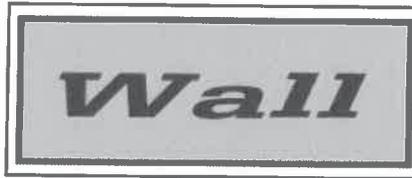
## Purpose and Applicability of Design Review

### ***Zoning Code Chapter 11, Section 11-1 Purpose and Applicability of Design Review.***

A. This ordinance shall apply to new buildings and redevelopment as defined in this ordinance or the Town of Clarkdale Zoning Ordinance, except single family dwellings and accessory uses, and shall also apply to all public buildings and facilities. Structures (other than buildings), signs, landscaping, parking areas, public facilities and enclosures will be reviewed by the Design Review Board if a part of new building development or building redevelopment.

### ***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.
- 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 7-8 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 Lisa Street 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 does not project from wall. Application complies.
- 4. See section 7-9 of this Code for maximum sign square footage.*** The 39 square feet of additional signage is proposed for this existing business. Minus the existing signage there is a remainder of 214.19 square feet of signage available for this property.

Calculation of remaining allowed signage space:

177 total considered linear feet x 1.5 square feet allowed per linear foot =  
265.5 total permitted signage in square feet

214.19 square feet of signage available – 39 square feet of requested signage  
per this application = 175.19 square feet remaining for additional signage

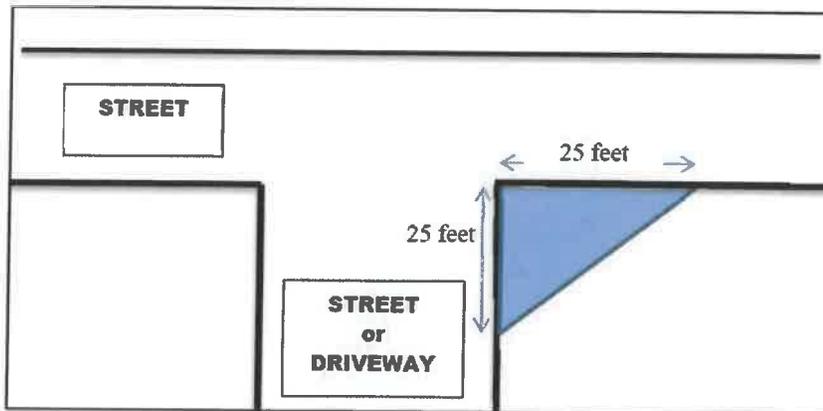
***Zoning Code Chapter 7, Section 7-8 Permitted Signs. D. Off-Premise Commercial Signs:***

1. ***Maximum number equals one per street frontage per parcel on which the sign is placed. Proof provided to the Town of permission from the parcel owner is required prior to installation of any off-premise sign.***
2. ***Maximum size of sign advertising a single use equals 32 square feet.*** The proposed off-premise sign is 12 square feet. Application complies.
3. ***Maximum size of sign advertising multiple uses equals 50 square feet.*** No multiple uses are proposed. Application complies.
4. ***Minimum separation between off-premise signs equals 600 feet, includes signs on same or different parcels.*** The distance between the two signs is 327 feet. Application complies.
5. ***Minimum separation between off-premise and on-site signage equals 200 feet.*** The distance between the two signs is 327 feet. Application complies.
6. ***Minimum setback equals the required setback of the zoning district if the parcel is developed or 10 feet if undeveloped.*** Application complies.
7. ***Limited to Central Business, Commercial or Industrial zoning districts.*** Application complies.
8. ***Fifty percent of the signage allocated to off-premise advertising shall be deducted from the allowable on-site signage of the advertising parcel.*** Application complies.
9. ***Maximum height of sign and base shall not exceed 10 feet above existing grade at time of construction.*** Application complies.

***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

shared easement with Dollar General. The proposed sign is below the 6'4" screen wall. 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. A stop sign will be placed at the exit. Application complies.*

***Zoning Code Chapter 7, Section 7-8 Permitted Signs. S. 89A Overlay District:***

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

**Staff Detailed Recommendations:**

Staff has determined the Application complies with all code requirements and recommends approval of **DRB-091242 Olsen's Grain** with the following stipulations of approval:

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.

**Possible Motions**

*I move to approve application DRB-091242 with the stipulations proposed by staff.*

*I move to approve application DRB-091242 with the stipulations proposed by staff with the following changes/additions:*

*I move to postpone action on DRB-091242 until a specific date and direct staff and/or the applicant to provide the following:*

*I move to deny the application for DRB-091242 based on the following specific reasons:*

1. Application
2. Letter of intent
3. Sign placement
4. Sign attachment
5. Aerial map

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

**INFORMATION:**

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

Applicant Name: OLSEN'S GRAIN INC Applicant Phone #: 928 649 3900  
1171 State Route 89A Clarkdale AZ.

Applicant's Relationship to Property Owner: LESSEE

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

OLSEN/Sischka Management LLC PO Box 427 Chino Valley AZ 86323

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

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

6000 sq ft.

**CONTACT PERSON:**

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

Name: ERINA KOCH

Mailing Address: 1171 ST. RT 89A

Phone #: 928 649 3900

Olsenverde@gwestoffice.net

**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: Michael Olsen Date: 4-1-16

Name (Printed): Michael Olsen Telephone #: 928 713 1722

Mailing Address: PO Box 329 Town: Chino Valley State: AZ Zip Code: 86323

**STAFF USE ONLY**

Application Accepted By: Stephanie Vocca Date: 4/5/16 Time: 4:12

Fee Received: \$90.00 Projected Design Review Board Date: 5/4/16

CK# 077035

4-5-16

Dear Design Review Board,

Olsen's Inc. would like to request approval to add a new sign to our back hay barn building. With the height and location of the new Dollar General Store, it hides our signs and buildings when driving to our store on 89A from the Cottonwood area. The new sign placed on our back hay barn building would give our customers and potential new customers clear visibility of our location.

In addition, we are requesting approval to place a off premise sign at our new back entrance to the store.

I have included examples of how we would like to place each new sign including the measurements of each along with photos.

Thanks  
Erina Koch  
Manager  
Olsen's Clarkdale Store

Four pipe brackets  
on the back of the  
off-premise sign.



3' x 9' / 27 square feet



1/4" thick  
Carriage bolts



2' x 6' / 12 square feet



**METAL SIDING**

**2" # 10 screws  
6-12 total**

**DIBOND  
SIGN FACE**

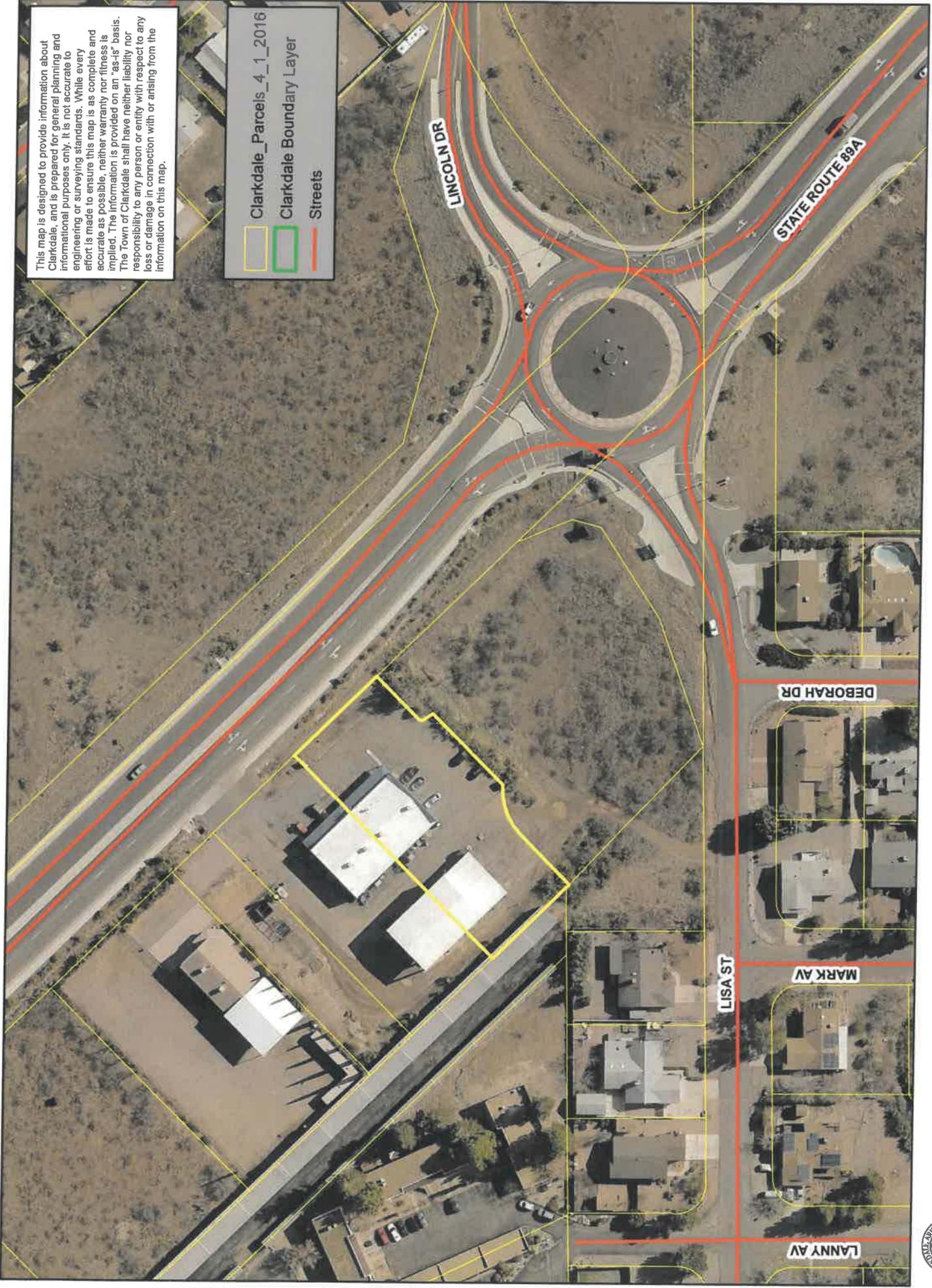
**2" # 10 screws  
6-12 total**



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Clarkdale\_Parcels\_4\_1\_2016

- Clarkdale Boundary Layer
- Streets



April 20, 2016

**Olsen's Grain**  
**1171 State Route 89A, Parcel #406-26-314D**

The Town of Clarkdale  
 Planning Department  
 P.O. Box 306850, Main Street,  
 Clarkdale, AZ 85324  
 (928) 639-2900





# STAFF REPORT

## DESIGN REVIEW BOARD

- 
- Agenda Item:** DRB-091243 Nates Cowboy Café. Discussion/possible action regarding an application for design review of a proposed a wall sign for Nate’s Cowboy Café, located at 1481 State Route 89A Parcel #406-26-344A.
- Staff Contact:** Guss R. Espolt, Community Development GIS / Planner II
- Submitted By:** Nate Wagner / Owner of Nate’s Cowboy Cafe.
- Meeting Date:** May 4, 2016

### **Background:**

Mr. Nate Wagner has submitted an application to Design Review for two wall signs and new monument inserts for Nate’s Cowboy Cafe, a business located at 1481 State Route 89A and further identified as Assessor’s Parcel Number 406-26-344A. The property is zoned Commercial.

**The following topics are presented from the application.**

### **Signs:**

The two proposed wall signs will be located as follows: one on the wall above the patio entrance 12’ x 16’ facing Paloma Way, and one on the outer patio wall 3’ x 14’ facing State Route Highway 89A. Two 4’ x 8’ monument inserts will replace the inserts on the existing monument facing State Route Highway 89A.

### **Colors:**

Colored text consisting of “reJuice” will be black lettering on a grass image below text and the letter “i” will have an image of an orange for the dotting of the “i”. Text for “Coffee &” will be white in an orange background. Text for “Smoothie” will be white in a green background. Text for “Patio Bar” will be white in an orange background. Text for “Cowboy Café” will be white with a brown background. Text for “Nate’s” and “Salads – Burgers – Steaks – Pies – Cocktails” will be black on a brown background.

### **Fonts:**

“Nate's” font will be Papyrus. “Salads – Burgers – Steaks – Pies – Cocktails” font will be Tahoma Bold. “reJuice!, Coffee, Smoothies, Juice” font will be Strawberry Muffins.

### **Materials and Attachment:**

Sign material will be 18 oz. industrial vinyl with UV rated ink used on commercial billboards. Average life span of material is 5 to 7 years. Wall sign method of attachment will be 2” x ¼” lag bolts through brass grommets every 24” and will be attached directly to the building.

### **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 monument sign has (4) fonts and exceeds the suggested font counts. The monument has two logos on it and the applicant is aware of the 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 logo colors and graphics.
- 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 7-8 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 Paloma Way. Application complies.
- 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 proposed sign does not project from the wall. Application complies.

**Zoning Code Chapter 7, Section 7-9 Maximum Sign Square Footage for Commercial Uses:** The property's linear street frontage is 500' including the newly opened Paloma Way and street frontage on 89A. The size of the proposed signs per this application = 58 square feet.

Calculation of remaining allowed signage space:

500 total considered linear feet x 1.5 square feet allowed per linear foot = 750 total square feet of signage permitted.

750 permitted signage in square feet – 168 square feet of existing signage = 582 square feet.

582 square feet – 58 square feet of requested signage per this application = 524 square feet remaining for additional signage. Application complies.

**Zoning Code Chapter 8 Outdoor Lighting Code Section 8-7 N Lighting Requirements:**  
Proposed monument sign lighting complies with this code.

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

#### **Staff Detailed Recommendations:**

Staff has determined the Application complies with all code requirements and recommends approval of **DRB-091243 Nate's Cowboy Café signs** with the following stipulations of approval:

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.

#### **Possible Motions**

*I move to approve application DRB-091243 with the stipulations proposed by staff.*

*I move to approve application DRB-091243 with the stipulations proposed by staff with the following changes/additions:*

*I move to postpone action on DRB-091243 until a specific date and direct staff and/or the applicant to provide the following:*

*I move to deny the application for DRB-091243 based on the following specific reasons:*

**Attachments**

1. Sample sign
2. Photo of the front of the building for sign location
3. Aerial view of the site

#091243

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

**INFORMATION:**

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

Applicant Name: NATHAN WAGNER Applicant Phone #: 928-821-1438  
NATE @ NATES COWBOY CAFE. COM

Applicant's Relationship to Property Owner: TENANT

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

VICTORIA VARGAS

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

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: NATE WAGNER

Mailing Address: 1481 W. Hwy 89A CLARKDALE, AZ

Phone #: 928-821-1438

**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: Victoria L Vargas Date: April 6, 2016

Name (Printed): VICTORIA L VARGAS Telephone #: 928-634-3166

Mailing Address: 530 Minger <sup>Shedden Dr</sup> Town: Clarkdale State: Ariz Zip Code: 86324

**STAFF USE ONLY**

Application Accepted By: Stephanie Vooca Date: 4/6/16 Time: 5:30

Fee Received: \$90.00 OK#5559 Projected Design Review Board Date: 5/4/16

## Patio Signage West Facing Wall

**reJuice! COFFEE & SMOOTHIE BAR**

**Sign Dimensions:** 12" x 16'

**Text Dimensions:** 9" x 15'6"

**Font:** reJuice!  
COFFEE SMOOTHIE BAR

Strawberry Muffins  
Tahoma Bold

### **Construction Material and Specs:**

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

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

### **Method of Attachment: Wall Sign**

The sign will be built with brass grommets ever 24" and will be attached directly to the wall.





reJuice!

COFFEE &

SMOOTHIE

PATIO BAR

## North Side of Building Wall Signage



**Sign Dimensions:** 3' x 14'

**Text Dimensions:** reJuice! - 2'x8'

COFFEE &  
SMOOTHIE - 10" x 4'6"  
PATIO BAR

**Font:** Strawberry Muffins

### **Construction Material and Specs:**

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

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

### **Method of Attachment: Wall Sign**

The sign will be built with brass grommets ever 24" and will be attached directly to the wall.



reJuice!

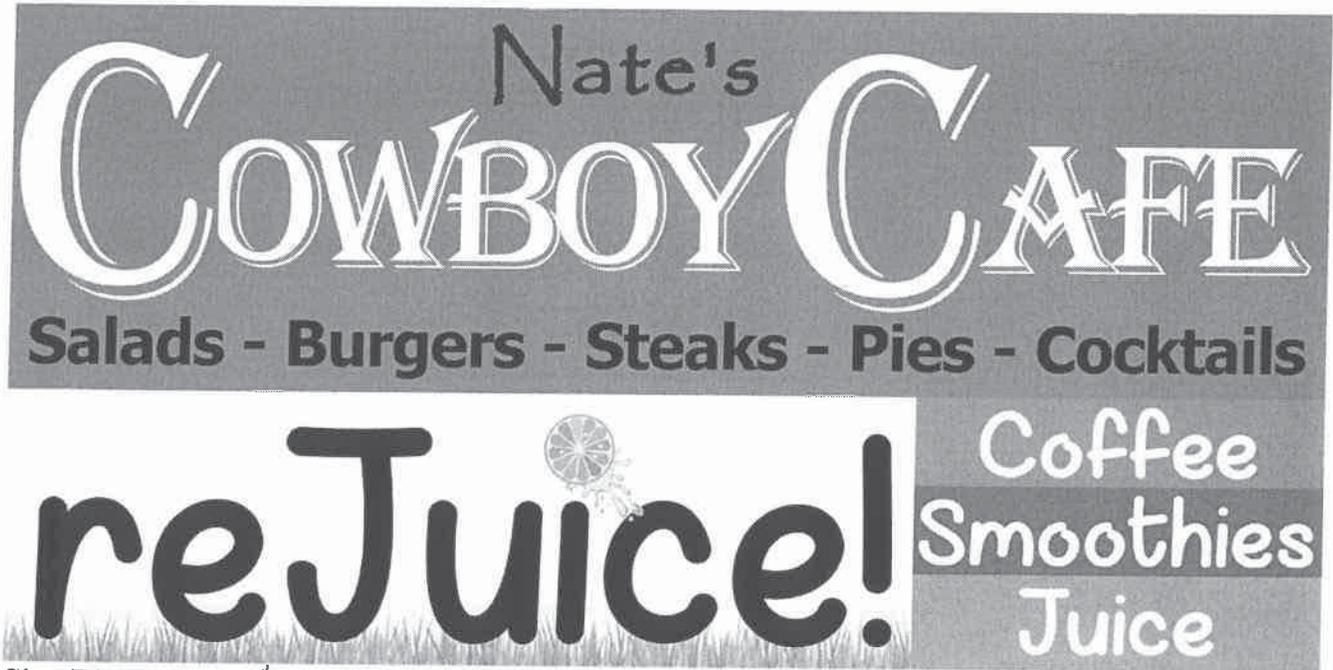
COFFEE &  
SMOOTHIE  
PATIO BAR

1481

reJuice!

PAPER

Monument Signage East and West Facing



Sign Dimensions: 4' x 8'

Text Dimensions: Nate's – 6" x 1'9"  
Cowboy Cafe – 1' x 7'6"

Salads, Burgers, Steaks, Pies, Cocktails – 4" x 7'6"

reJuice! -16" x 5'

Coffee  
Smoothies - 6" x 2.5'  
Juice

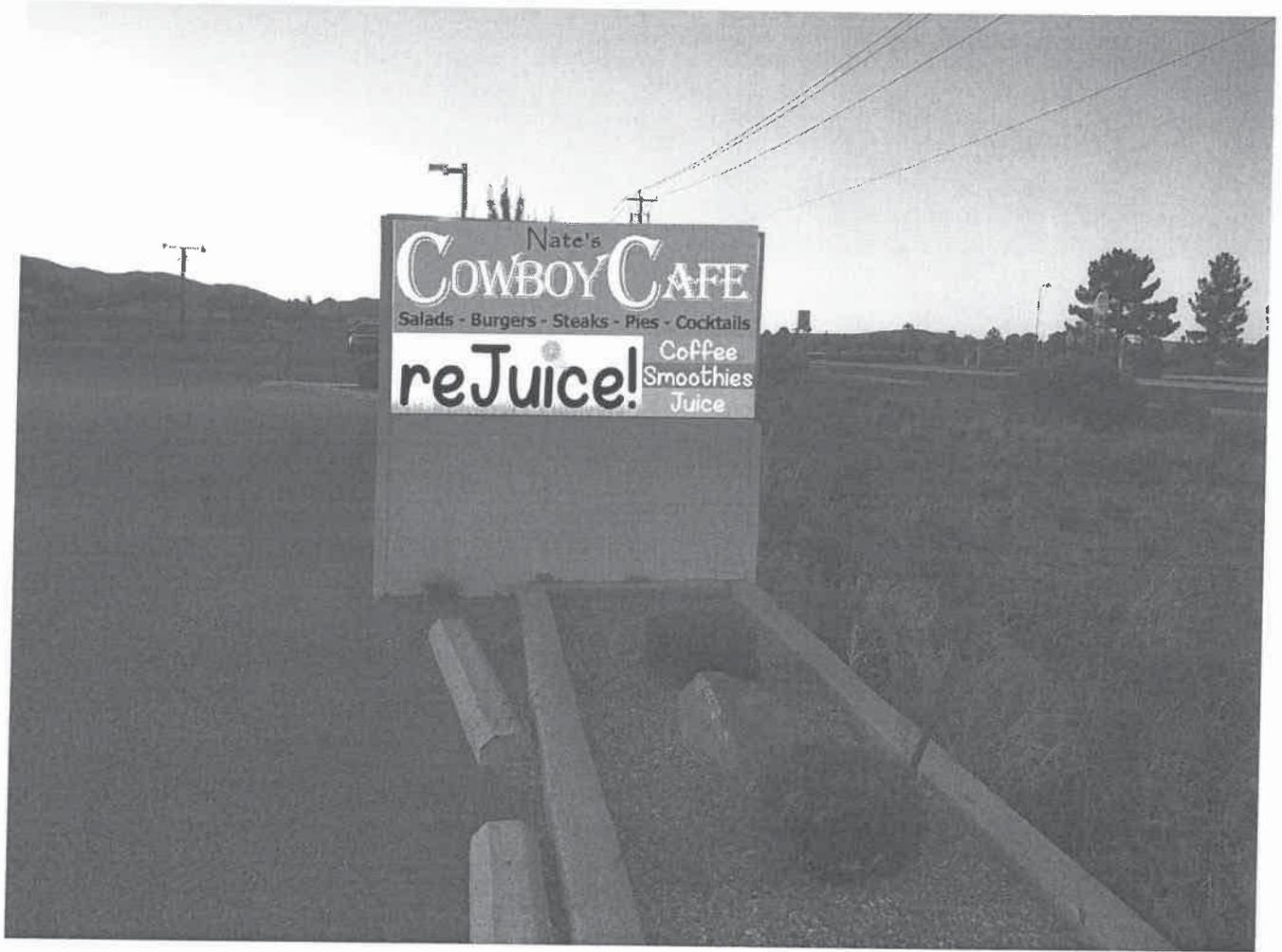
Font: Strawberry Muffins  
Papyrus  
Tahoma Bold

**Construction Material and Specs:**

- Vinyl on Plexiglass
- Average life span of materials is 10 to 12 years.

**Method of Attachment: Monument Insert**

The new vinyl will be installed on plexi glass and inserted into current monument.



Nate's  
**COWBOY CAFE**  
Salads - Burgers - Steaks - Pies - Cocktails  
**reJuice!** Coffee  
Smoothies  
Juice

# Nate's COWBOY CAFE

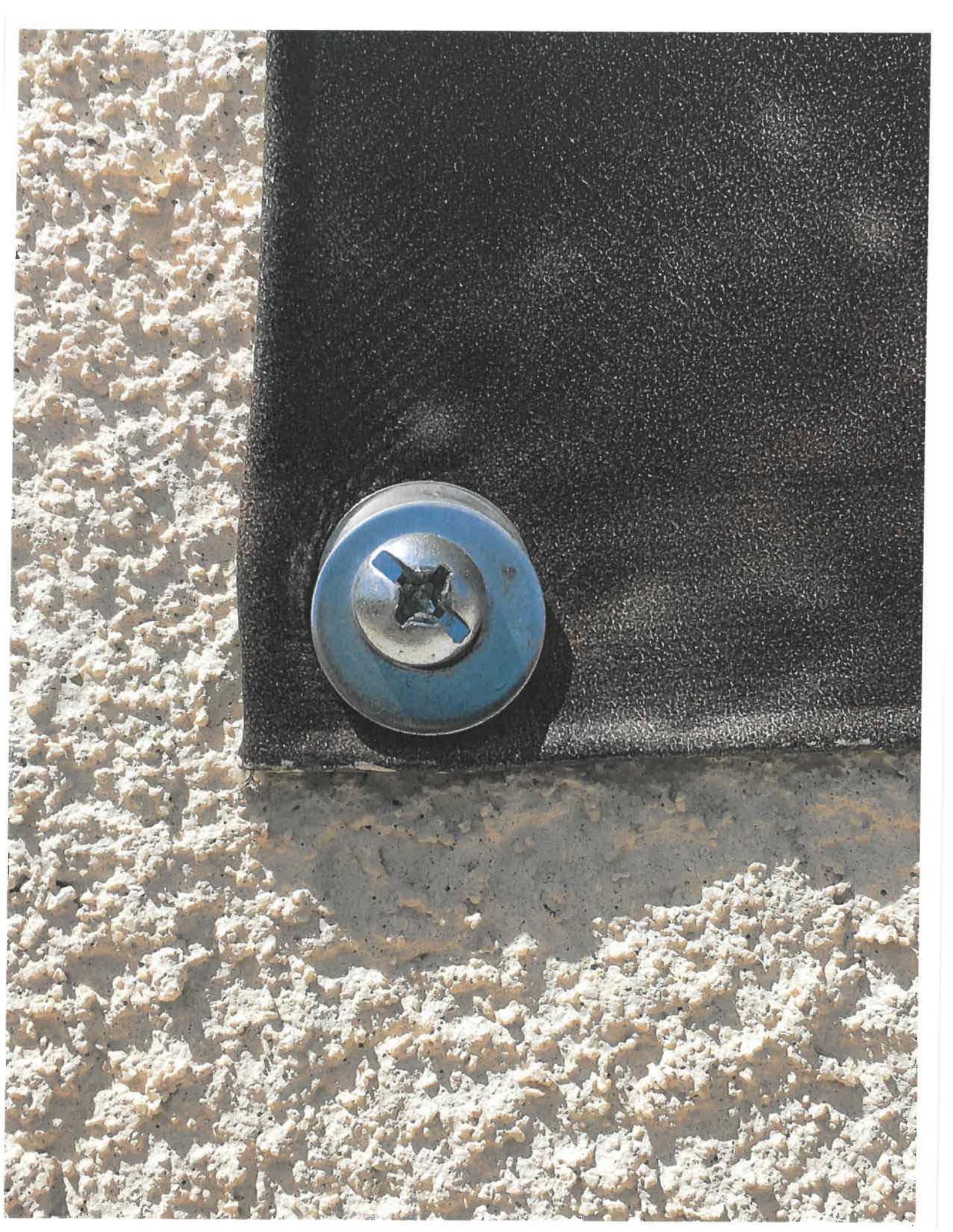
Salads - Burgers - Steaks - Pies - Cocktails

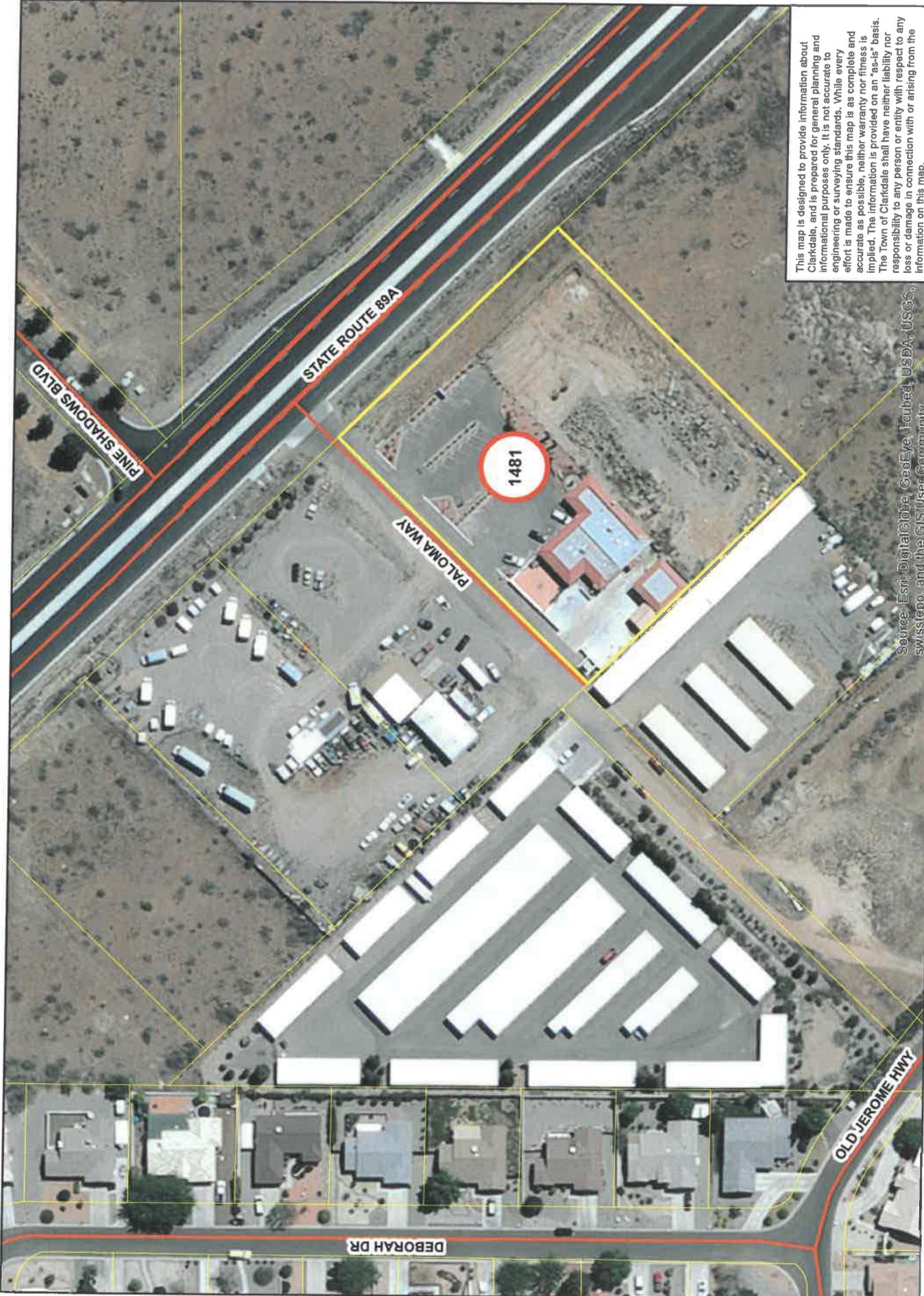
 reJuice!

Coffee

Smoothies

Juice





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Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, SwissTopo, and the GIS User Community



# STAFF REPORT

## DESIGN REVIEW BOARD

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**Agenda Item:**        **DRB-091244 Arizona Copper Art Museum.** Discussion/possible action regarding an application for design review of signs, lighting and paver area, located at 849 Main Street, Parcel # 400-06-032B.

**Staff Contact:**        Guss Espolt, GIS / Planner II

**Submitted By:**        Drake Meinke, Owner of Arizona Copper Art Museum

**Meeting Date:**        May 4, 2016

**Background:**

Mr. Drake Meinke has submitted an application for design review for signs, lighting and a paver area. Property is located at 849 Main Street and is further identified as Assessor's Parcel Number 400-06-032B. The property is zoned Industrial (I).

**The following topics are presented from the application.**

**Tree Lighting:**

Lighting on (6) six trees will have Christmas tree style LED 110V warm white colored lights spiraled up the trunks. The branches will have purplish colored lights spiraled up the branches and clustered around the tops. The strands will be green.

**Tribute Lighting:**

Lighting on the tribute to the Arizona State flag will be red, orange, blue and yellow LED rope lights. Lighting will be attached to cables using thin gauge wire.

**Monument Lighting:**

The two small columns will have warm white rope lights placed in the top sections to give the same lighting effect as the two tall columns.

**Signs:**

The proposed (4) railing signs will be hung on the railing of the steps at Main Street.

**Color:**

Colored text will be made of 4" steel letters and painted black.

**Font:**

Font will be Saltino, matching the font currently being used at the museum.

**Materials and Attachment:**

Sign material will be ¼" plywood with double sided copper panels attached each side. Letters will be attached with non-removable screws. The (4) Railing signs will be 1' tall x 5'2" wide. The signs will slide into a welded channel on each side of the stairs.

**Handrail:**

The proposed iron handrail will be on the North side stairs facing Main Street. The handrail will match the existing handrail at the entrance to the museum. Applicant is installing the handrail for additional safety. Applicant found that visitors to the museum often use the steps leading to Main Street.

**Cable, attachment and supports:**

The proposed cable attachments and supports for the lighting tribute to the Arizona State flag will have 1/16" to 1/8" thick steel cables connected to the top of existing columns. Cables will be bolted into the concrete walls using large eye-bolts. Turnbuckles will be used for tensioning the cables located near the column's tops. The clearance from the parking lot surface to the cables will be a minimum of 14' and higher in drivable areas. Semi-trucks can drive in the parking lot including delivery trucks. The rope lights are clear in color and will be similar to the cables during day-time.

**Centennial Logo Marker:**

The moving of the existing Arizona Centennial Marker from the parking space to the front of the monument sign will add two parking spaces to the museum. The logo is approximately 87 square feet in area.

**Pavers:**

The proposed 4" x 8" pavers are old town blend. Pavers match the existing pavers in parking lot. The 42' x 13' paver area is located at the southwest edge of the museum property.

**Purpose and Applicability of Design Review**

*Zoning Code Chapter 11, Section 11-1 Purpose and Applicability of Design Review.*

A. This ordinance shall apply to new buildings and redevelopment as defined in this ordinance or the Town of Clarkdale Zoning Ordinance, except single family dwellings and accessory uses, and shall also apply to all public buildings and facilities. Structures (other than buildings), signs, landscaping, parking areas, public facilities and enclosures will be reviewed by the Design Review Board if a part of new building development or building redevelopment.

### **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 8, Section 8-3 Definitions.*

*A. As used in this Ordinance, unless the context clearly indicates otherwise, certain words and phrases shall mean the following: 4. Class 3 Lighting: means any outdoor lighting used for decorative effects, including but not limited to architectural illuminations, flag monument lighting and illumination of trees, bushes, etc. The proposed illumination per this application will be of trees, small columns on the existing monument sign and the tribute to the Arizona state flag. Application complies.*

*Zoning Code Chapter 8, Section 8-7 Lighting Requirements.*

*R. Shielding/Use Code: A = allowed, unshielded, Class 3 lighting All lamp types below 2050 lumens. (Note #2: Lights shall be shielded whenever feasible to minimize light spilled into the night sky or adjacent properties. Unshielded light (all types) are limited to a minimum of 5,500 lumens per net acre (see Section 8-7J. Residential parcels and development projects containing one net acre or less are allowed 5,500 lumens of unshielded light (all Classes). The tree lumens will have 10 white strands = 880 lumens + 12 purple strands = 264 lumens per a 22 strand for a total of 1,144 lumens. The lumens for the tribute to the Arizona state flag will have 12 strands = 1,200 lumens. Per this application, a total of 2,344 lumens are proposed. Applicant is allowed 4,565 lumens per the .83 acre. 2,221 lumens remain for additional lighting. Application complies.*

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

The following sections from the Code are those that pertain to this application.

- 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.*

During the March 4, 2015 Design Review, the applicant received approval for a fabric canopy of three 4' wide sections; the first section had a length of 14', and the last section had a length of 20'. The three sections had 3' air gaps between each piece of fabric. Fabric was made of a copper sheen ultralight and stretchable. The fabric canopy was supported on cables mounted to the existing monument sign

pillars and extended to the rooftop of the Copper Art Museum. With this application the applicant is proposing to modify the cable installation as a tribute to the Arizona state flag

8. **ACCESSORY FEATURES:** *Garages, carports, sheds, enclosures, walkways, stairways, and landings shall be visually compatible with buildings and structures to which they are related.* Matching pavers of the same color and style as existing parking lot will be used in the proposed paver area. The pavers are an improved hardscape to the museum. The handrail will match the existing handrail at the entrance to the museum. 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.* The decorative lighting will not be bright and will not pose a visually detrimental effect. Application complies.

**Signs:**

*Zoning Code Chapter 7, Section 7-2 General Provisions.*

*G. All commercial signs, other than temporary signs, must receive approval from the Design Review Board prior to placement.* Presently we do not regulate on-premise signs on railings. The Code is silent on this subject. The applicant's sign request is in compliance with the total amount of signage permitted for this parcel.

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 – 364.93 square feet of existing signage = 312.93 square feet.

312.93 square feet - 20 square feet of requested signage per this application = 292.93 square feet of remaining for additional signage. Application complies.

**Centennial Logo Marker:**

The move of the Centennial Marker logo qualifies as an information sign authorized by a state agency. Therefore the logo is exempt from the Town's Sign Code.

***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 signs have (1) font and do not exceed the suggested font counts.

2. *Sign should have no more than 50 percent opacity. Dark background colors are preferred.* The proposed signs comply with the new criteria, featuring a satin copper panel.
3. *Signs should be non-reflective.* The proposed signs have no reflectivity.
4. *Signs should be readable from the closest major road.* The readability of the signs complies with the new criteria.

***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-091244 AZ Copper Art Museum** with the following stipulations of approval:

1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. Installation of the handrail shall be inspected and approved by the Town's Building Official.
3. All lighting and hardscape as installed shall comply with Town Code.

**Possible Motions:**

*I move to approve application DRB-091244 with the stipulations proposed by staff.*

*I move to approve application DRB-091244 with the stipulations proposed by staff with the following changes/additions:*

*I move to postpone action on DRB-091244 until a specific date and direct staff and/or the applicant to provide the following:*

*I move to deny the application for DRB-091244 based on the following specific reasons:*

**Attachments:**

1. Application
2. Letter of intent
3. Plot plan
4. Elevation plan for front lighting
5. Outdoor railing signage
6. Outdoor handrail on steps

7. Centennial logo marker
8. Pavers
9. Cable, attachments and support
10. Parking lot tribute lighting
11. Materials, Arizona flag tribute rope lighting
12. Materials mini lights, front trees
13. Lumens spec sheet
14. Aerial map

DRB#091244

Design Review Board Application

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

**INFORMATION:**

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

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

Applicant's Relationship to Property Owner: \_\_\_\_\_

Property Owner(s) Name and Address: (Identify partners, corporation officer; specify ownership interest: fee, option, etc.)  
RJM ARIZONA - DRAKE MEINKE OWNER

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

Square footage of proposed structure (broken down by use in a mixed use project): 18000  
9000 PER FLOOR

**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 AZ  
Phone # 928 592 8090

**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: 6 APR 16

Name (Printed): DRAKE MEINKE Telephone #: 928 649 1858  
928 592 8090

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

**STAFF USE ONLY**

Application Accepted By: Stephanie VOCCA Date: 4/6/16 Time: 5:00 p.m.

Fee Received: \$90.00 CK# 3803 Projected Design Review Board Date: 5/4/16

# COPPER ART MUSEUM



Arizona's Greatest Treasure

is the World's Most Beautiful

Est. 2012

# Signs, Lighting and Paver Area

Date of Plan: 6 Apr, 2016

To be located at the  
Copper Art Museum

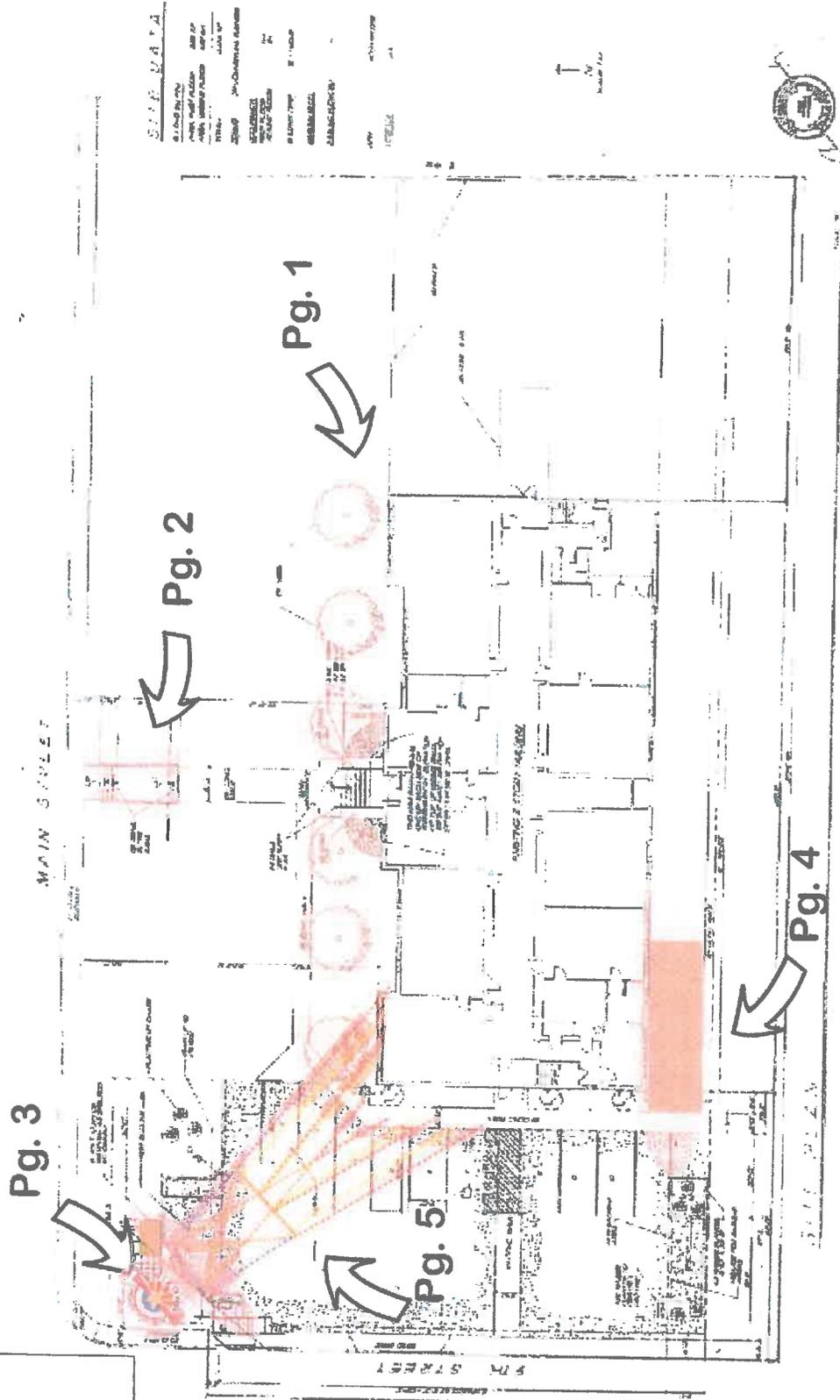
## Brief letter of intent

- Proposed signage, marker, paver area, light positioning and handrail at the Copper Art Museum. Enclosed is information needed at the Copper Art Museum located at 849 Main St, Clarkdale, Arizona.
- Add signage: increase visibility so visitors can more easily recognize the Copper Art Museum. Many people had difficulties finding the museum and was the #1 complaint that sign could not be seen when driving on southbound 89A.
- More appropriate and attractive design light landscaping commensurate with a museum entity.
- Add handrail for safety.
- Add new paver area.
- Relocate or reconstruct Centennial Legacy marker to corner area of Main street and 9th St, adjacent to primary museum signage

Drake Meinke

**Plot Plan**

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



CLARKDALE COPPER ART MUSEUM  
849 MAIN STREET  
CLARKDALE, AZ 86324  
400-06-032B

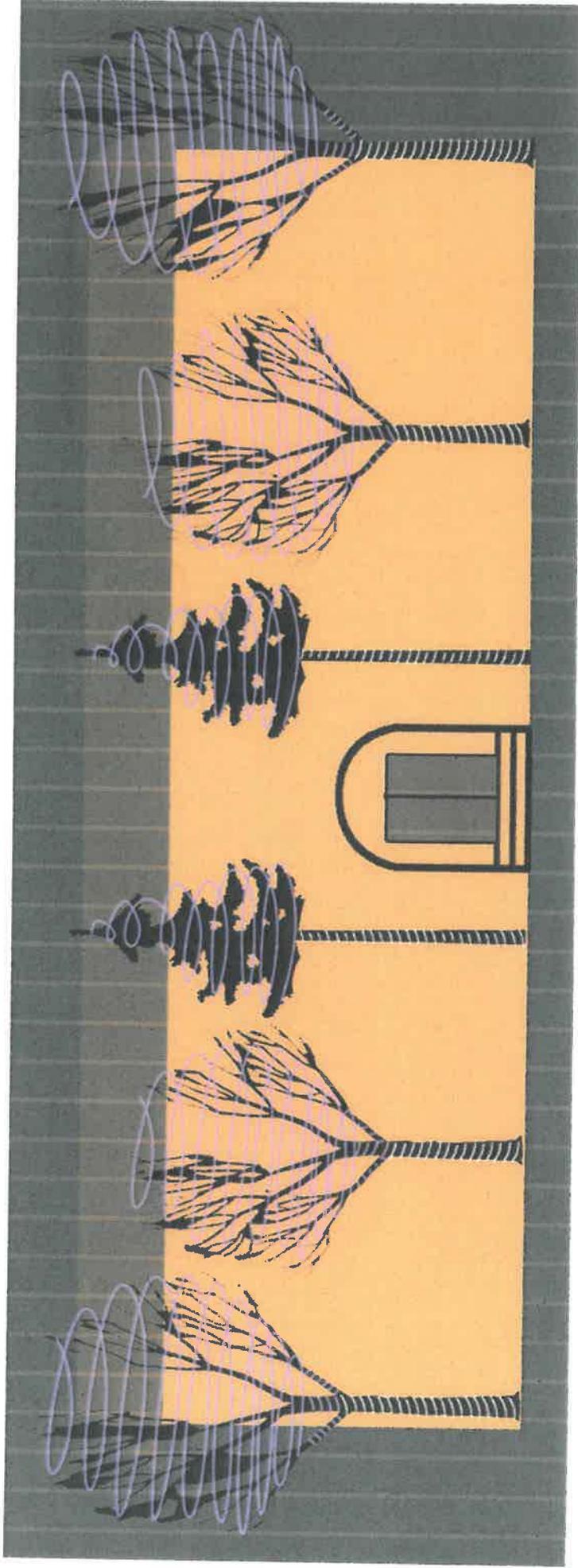
<b>Elevation Plan for Front</b>	
<b>Lighting</b>	
Copper Art Museum	
849 Main St	
Clarkdale, AZ 86324	
Parcel #: 400-06-032B	Page 1

**Materials:**

Commercial (outdoor) Christmas Tree style lighting. 110V, white and colored light strands. Strands will be green in color. Lights will be warm white (on trunks) and purplish (on branches) in color. Lights will be LED type. Lumens per light is rated at 0.4 for white color and less for colored lights.

Lights will be in accordance with Clarkdale's lighting ordinance. These lights will turn on at dusk and off at 9 pm, or at closure of events or IAW Clarkdale's lighting policy.

(Evening Rendering Below)



**Outdoor Railing Signage**

Copper Art Museum

849 Main St

Clarkdale, AZ 86324

Parcel #: 400-06-032B

Property Type: Industrial

Page

2 A

**Materials:**

Letters 4" in Size All Capitals, Black in Color, Font Style: Saltino—Matching all signage letters currently around museum

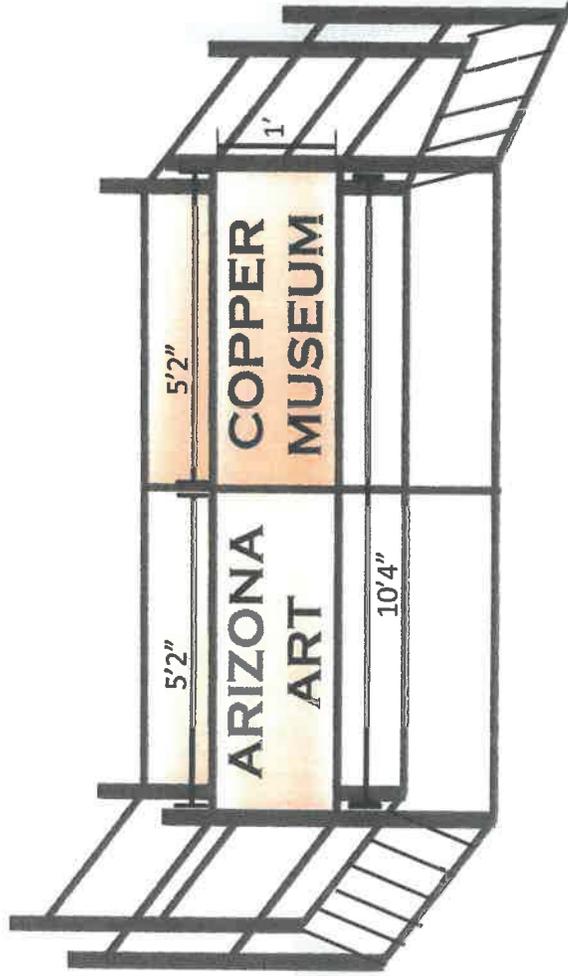
Background Satin Copper Panel - Clear-coated

Letters are cut steel, attached with non removable screws

Plywood backer board sandwiched with double sided copper panels

Wordage will be on exterior sides of front guard railing.

Use existing railing



Existing Front Sidewalk

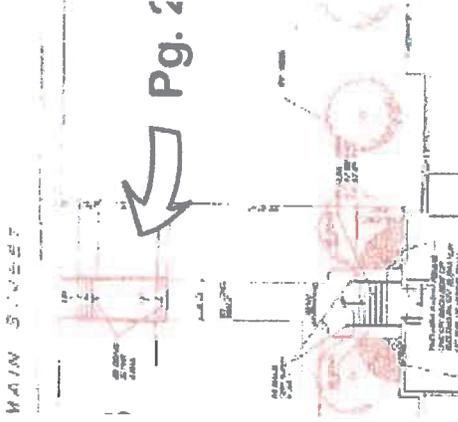
**Dimensions:**

Length 10'

Height 1'

Total Square Foot Faces of Sign x2: 20sqft

Projected cost \$400



Excerpt of lot plan

Existing Main St. Sidewalk

**Outdoor Handrail on Steps**

Copper Art Museum

849 Main St

Clarkdale, AZ 86324

Parcel #: 400-06-032B

Property Type: Industrial

Page  
2 B

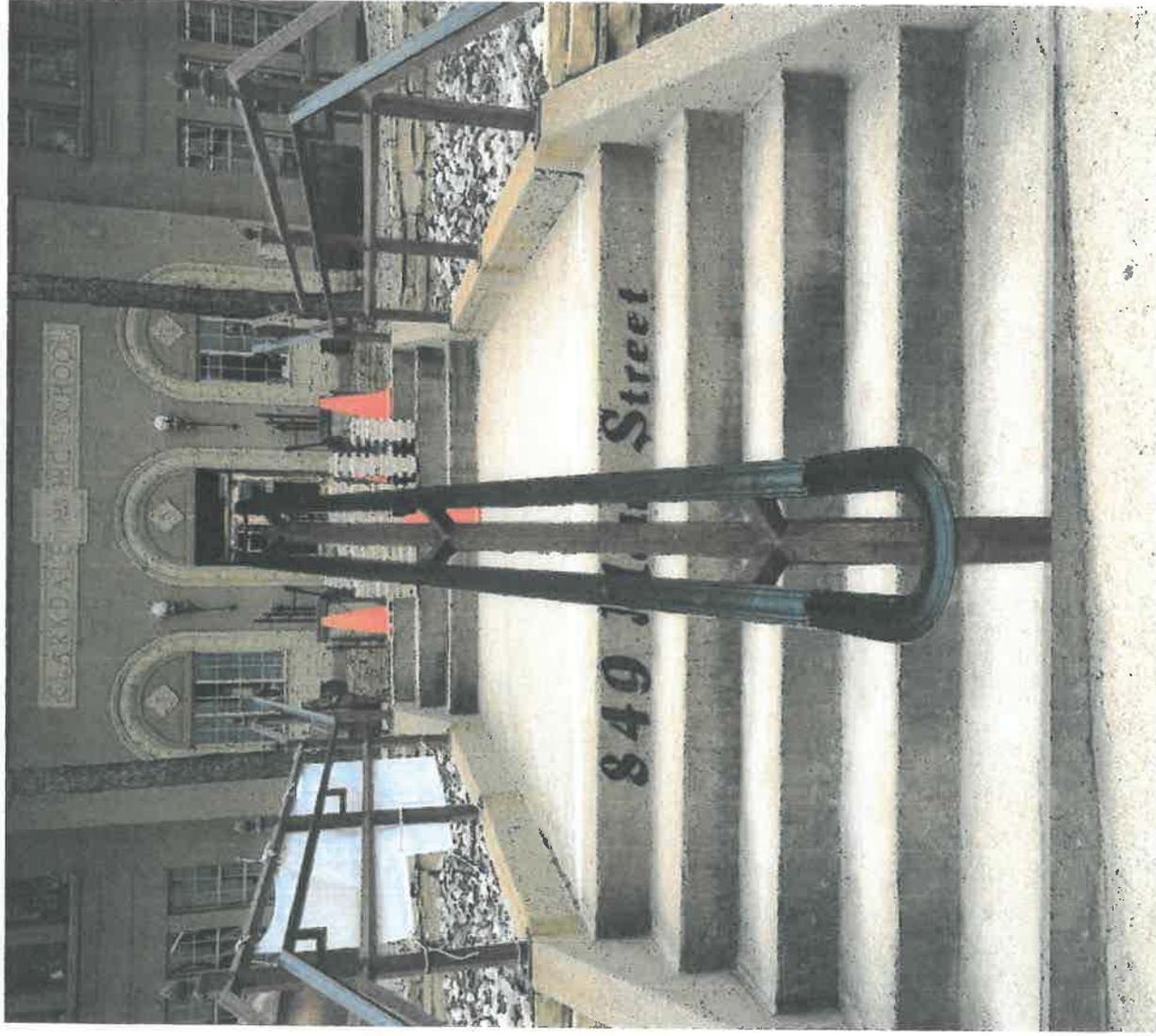
**Materials:**

Iron hand railing on posts matching existing handrail of museum. Hand railing will meet all code requirements.

**Reason:**

Requirement of intermediate handrail for safety. Many people exit the museum down these steps.

Projected cost \$350





<b>Pavers</b>	
Copper Art Museum	
849 Main St	
Clarkdale, AZ 86324	
Parcel #: 400-06-032B	
Property Type: Industrial	<b>Page 4</b>

**Reason:**

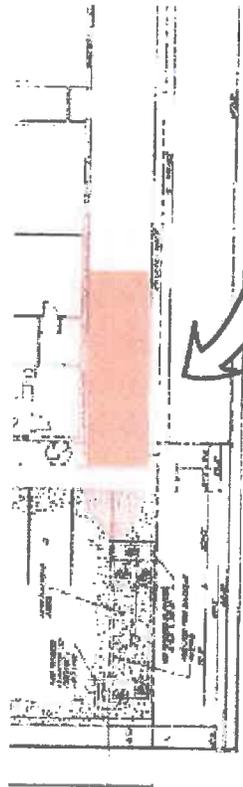
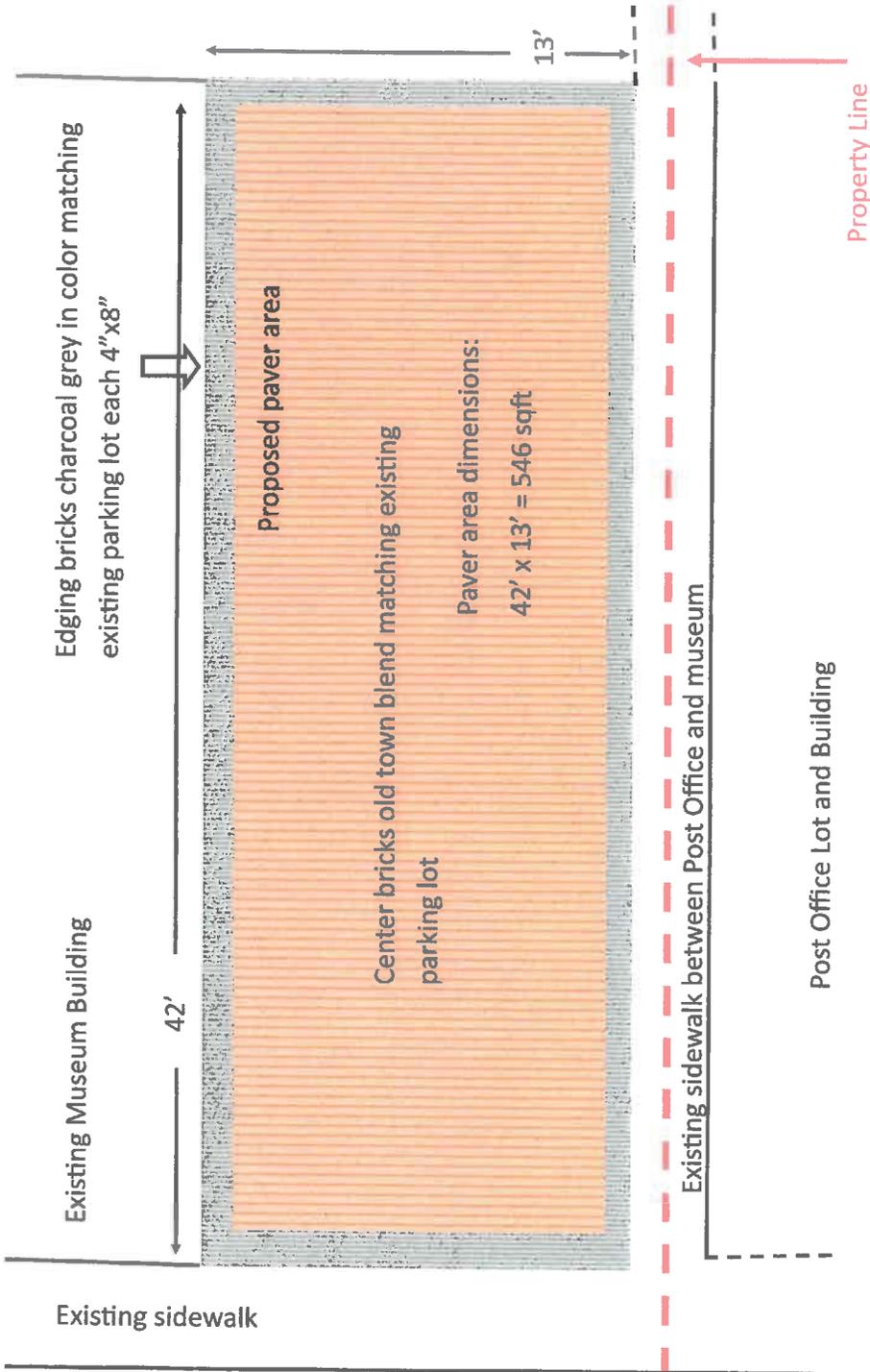
To free up space.

**Materials:**

Pavers (old town blend) color and bricks (charcoal grey). All pavers and bricks will match existing pavers in parking lot in color and shape.

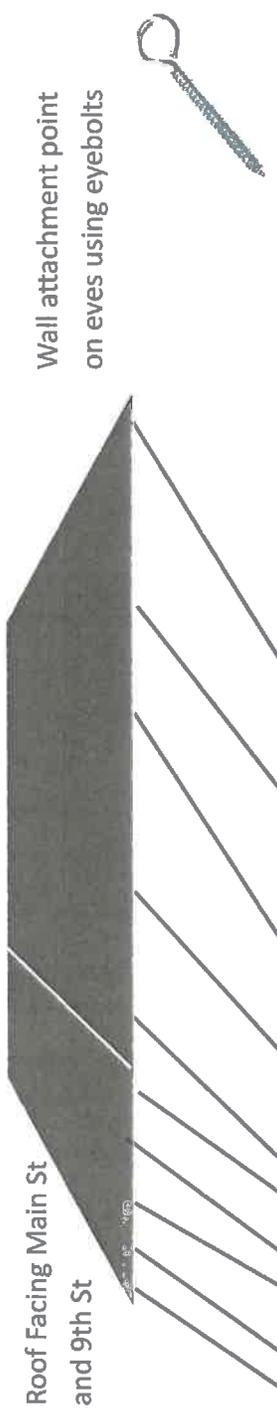
Existing parking lot

Existing sidewalk



Earth surface under pavers is the same as current parking lot. Compacted earth with sand base. No digging is necessary for this paver area. Work to be performed by owner. Projected cost \$1200

<b>Cable, attachments and supports</b>	
Copper Art Museum	Page
849 Main St	5A
Clarkdale, AZ 86324	
Parcel #: 400-06-032B	



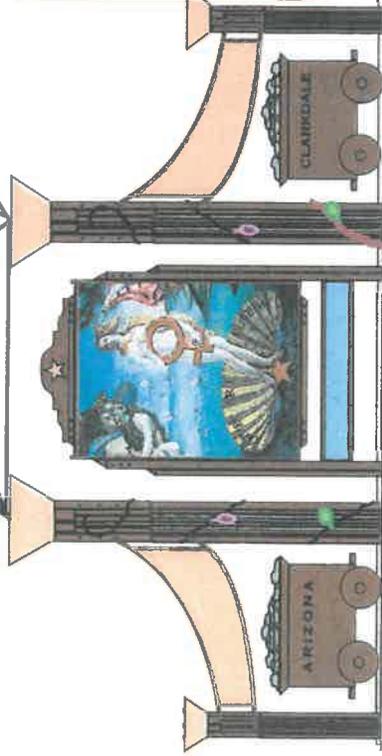
**Materials:**

1/16" - 1/8" steel cable connected to the top of existing columns and to the eaves of the building bolted into concrete walls using large eye-bolts. Turnbuckles will be used for tensioning the cable located near column's tops.

Clearance from parking lot surface to wires is a minimum of 14' and higher in drivable areas. Semi Truck can drive in parking lot, including delivery vehicles.

Daytime approximation look: in shape of Arizona State flag. Since rope lighting is clear in color it will be noticed similar to cables during the day-time.

Current monument sign has lighting inside of two tall columns in form of LED rope lights.  
 Add 2 rope lights inside shorter exterior two columns for same effect. Commercial outdoor rope lights.  
 LED color = warm white  
 Signage listing IAW Clarkdale code



Sidewalk

9th Street

<b>Parking Lot Tribute Lighting</b>	
Copper Art Museum	
849 Main St	
Clarkdale, AZ 86324	
Parcel #: 400-06-032B	
Page	5 B

**Materials:**

Wire support cable 1/16" - 1/8" in diameter

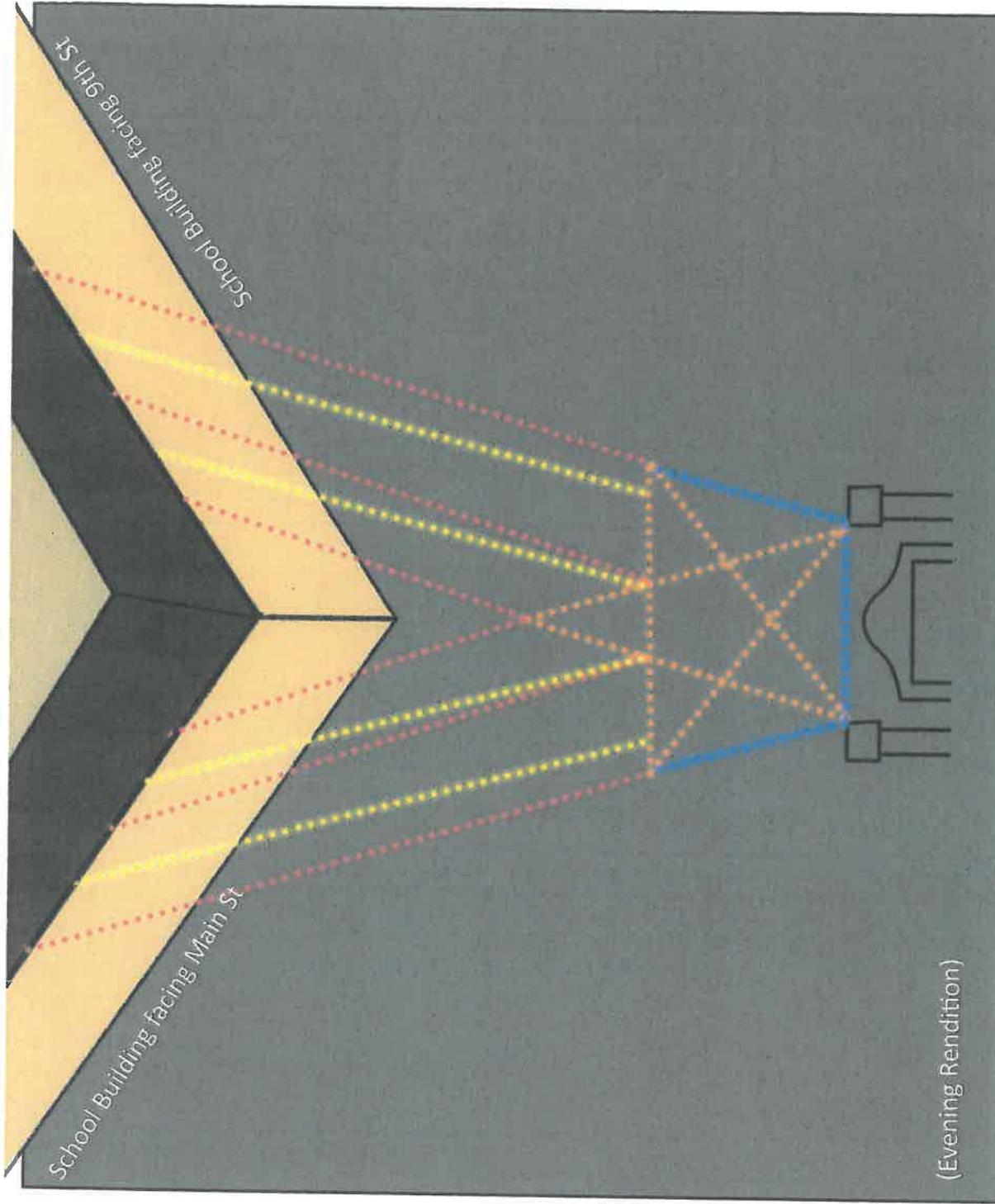
LED Rope Lights

Red, orange, blue and yellow

Tribute to Arizona State flag

Electricity is currently in place at monument sign and under eaves of building

Rope lighting will be attached to cables using thin gauge wire



**Materials Mini Lights**

Copper Art Museum

849 Main St

Clarkdale, AZ 86324

Parcel #: 400-06-032B

Page

6

**Lighting for Front Property Trees—Christmas Style Lighting**

Total Christmas style lights used for front property trees= 2200’:

Each strand is 100’ x 10 strands = 1,000’ Lights will be white

Each strand at 100’ x 12 strands = 1,200’ Lights will be purplish

Total lineal feet = 2200’ of strands, bulbs are at 6” intervals = 4,400 bulbs

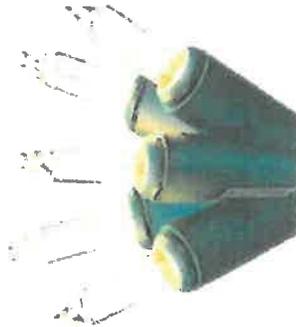
10 white strands = 880 lumens

12 purple strands = 264 lumens

22 strands = 1,144 lumens



Style of common Christmas lights will be used



LED Lights can be dimmed with dimming switch

Estimation of lumens (White strands are rated at 0.4 lumens per bulb = 88 lumens per 100’ strand)

Colored strands are “not rated”, but probably are 75% less = 0.1 lumens per bulb = 22 lumens per 100’ strand)

<b>Materials</b>	
Copper Art Museum 849 Main St Clarkdale, AZ 86324 Parcel #: 400-06-0328	Page 6

## Rope Lighting for Arizona Flag Tribute—Christmas Style Rope Lighting

Total rope light used for star and Arizona flag tribute = 1000’:

Each strand is 100’ x 10 strands = 800’ Lights will be 6 red strands and 4 yellow strands

Each strand at 100’ x 2 strands = 200’ Lights will be 1 blue strand and 1 amber strand (copper)

Total lineal feet = 1000’ of strand

12 strands x 120 lumens each = 1,200 lumens

**10 colored strands = 1,200 lumens**

LED Rope Lights can be dimmed with dimming switch

Estimation of lumens (White strands are rated at 0.4 lumens per bulb = 400 lumens per 100’ strand)

Colored strands are “not rated”, but probably are 75% less = 0.1 lumens per bulb = 100 lumens per 100’ strand)

Dimming effect of blue color



Red

Yellow

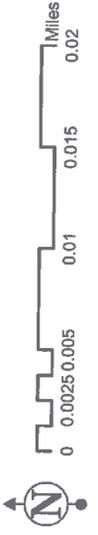
Amber

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Clarkdale\_Parcels\_4\_1\_2016

Clarkdale Boundary Layer

Streets



**Drake Meinke, AZ Copper Art Museum**  
**849 Main Street, Parcel # 400-06-032B**

The Town of Clarkdale  
 Community Development Department  
 P.O. Box 308/890 Main Street,  
 Clarkdale, AZ 85324  
 (928) 538-2500



April 18, 2016