

**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, July 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 June 2016 at 3:45 p.m.

Dated this 28th day of June 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 June 1, 2016.
5. **REPORTS:**
 Chairperson and Members Report:
 Staff Report:
6. **NEW BUSINESS:**
 - a. **CONSIDERATION AND POSSIBLE ACTION DRB #091277:** Discussion / possible action regarding an application for design review of a proposed paintball arena and site improvements on the 12.91 acre parcel located at 450 Luke Lane, Parcel #400-02-004B.
7. **FUTURE AGENDA ITEMS:**
8. **ADJOURNMENT:**

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

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, JUNE 1, 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, June 1, 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	Mike Garvey	Present
	Aaron Midkiff	Excused

STAFF:

GIS/Planner II	Guss Espolt
Community Development Technician	Stephanie Vocca

Others in Attendance: John Tobias – Crossroads at Mingus
Colleen Tobias – Crossroads at Mingus
John Alvey – Alvey Signs

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**.

No public comment.

4. **AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of May 4, 2016.** Vice Chair Prud'homme-Bauer motioned to approve the Regular Meeting Minutes of May 4, 2016. Board Member Garvey seconded the motion. The motion passed unanimously.
5. **AGENDA ITEM: REPORTS:**
Chairperson and Member Report: Chair Jones did not have a report. Vice Chair Prud'homme-Bauer stated that there will be another Block Party on June 24th and July 29th hosted by the Downtown Business Alliance. She stated that the Block Party on May 27th was a very enjoyable event and there were families, people with dogs, retirees, etc. Chair Jones stated that she had a great time at the event. Vice Chair Prud'homme-Bauer stated that the Downtown Business Alliance enjoys doing the block parties and they are great because everything is local.

Staff Report Updates: No Staff Report.

6. NEW BUSINESS:

- a. **CONSIDERATION AND POSSIBLE ACTION DRB #091253:** Discussion / possible action regarding an off-premise sign for the Crossroads at Mingus subdivision to be placed on Parcel #406-26-013K.

STAFF REPORT

Background:

Mr. John Tobias has submitted an application to Design Review for an off-premise sign to be placed on Parcel #406-26-013K. Property is located parallel to State Route 89A on a privately owned parcel. Applicant has owner's signed permission to place sign on this parcel. The property is zoned Commercial (C).

The following topics are presented from the application.

Sign:

Double faced sign will be photo vinyl on a 4' High x 4' Wide, 1/2" thick Omega Board mounted so it totals 8' in height. Sign will have a boxed frame and two 4" x 4" wood support posts to be painted white.

Colors:

Applicant's text "Model Homes" will be red, "Now Open" text will be white in a red arrow. These two lines of text will be on a white background positioned on the upper half of the sign. Text "For Sale" and "Phone number" will be yellow, "Commercial 11.89 Acres" will be white in a green arrow. All bottom text will be on a blue background.

Fonts:

Fonts for "Model Homes" and "Now Open" are Eras Bold. Font for "For Sale" are Arial Bold. Fonts for "Commercial 11.89 Acres" and "Phone Number" are Arial Narrow Italic.

Materials and Attachment:

Sign will be on 1/2" thick Omega board and have a boxed frame. Sign will have two 4" x 4" wood support posts painted white. The 4" x 4" sign posts will be set in 36" x 24" concrete footings.

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

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; the logos are excluded from font counts. Text 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. N. Subdivision Advertising, Directional and Identification:

4. Off-Site Advertising and Directional:

- a. ***Such signs shall be located within 1.5 miles of the subdivision, on vacant property with the written permission of the property owner.*** The proposed off-premises sign is 0.05 miles or 250 feet from the Crossroads at Mingus subdivision. Applicant has owner's signed permission. Application complies.
- b. ***A maximum of 2 signs are permitted for each subdivision and shall not be located on a local street.*** One double sided off-premise sign has been requested per this application. This proposed sign is located on a state highway. Application complies.
- c. ***Each sign shall have a maximum area of 32 square feet and a maximum height of 8 feet, 6 feet in residential zone districts.*** Application complies.

Staff Detailed Recommendations:

Staff has determined the Application complies with all code requirements and recommends approval of **DRB-091253** Crossroads at Mingus off-premise sign 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. Applicant is required to obtain a building permit from the Community Development Department prior to installation of the sign.
4. All contractors shall have a current business license with the Town of Clarkdale.
5. The approval of the ADOT permit for off-premise advertising must be presented to Community Development for the sign on parcel #406-26-013K with the Building Permit Application.
6. Such signs shall be maintained until such time as 95% of the lots in the subdivision are sold, or the sales office close, whichever occurs first.

Possible Motions:

I move to approve application DRB-091253 with the stipulations proposed by staff.

I move to approve application DRB-091253 with the stipulations proposed by staff with the following changes/additions:

I move to postpone action on DRB-091253 until a specific date and direct staff and/or the applicant to provide the following:

I move to deny the application for DRB-091253 based on the following specific reasons:

I move to deny the application for DRB-091253 based on the following specific reasons:

END OF STAFF REPORT

Questions to Staff / Applicant:

Chair Jones asked Mr. Tobias if he had anything to add. Mr. Tobias stated that the purpose of this sign is to get people to pull off 89A into Crossroads at Mingus. He stated that there is still confusion as to where exactly the development and office are located. GIS/Planner II Espolt stated that he is working on the Google site to try to get the maps and directions correct. He stated that one of the biggest issues he has found in the area is that until Yavapai County sees a structure, it is not triggered to Google. Currently, Google Maps does not show the most recent house that was built. Vice Chair Prud'homme-Bauer stated that sign looked very busy with the different colors, wording, and logos. She asked if there was a way to put some space between the two signs to make them two separate signs. Chair Jones suggested a black line. Mr. Tobias stated that putting space between the two signs would give him less surface area to work with because they were using the maximum allowed area. Chair Jones asked about the logo in the red arrow because she couldn't tell what the logo was for. Mr. Tobias stated that the logo was the realtor's logo. Vice Chair Prud'homme-Bauer asked if the PTM logo needed to be so large because the main wording you want to see on the sign is model homes and for sale. She asked if the logos really needed to be there. Mr. Tobias stated that he had the logo on the sign as a favor to the realtor. Board Member

Garvey stated that when looking at the sign, the only wording he really sees is “Model Homes” and “For Sale”. He stated that if the main reason for the sign is to get people to turn in and view the model homes maybe the top portion of the sign should be bigger. Chair Jones stated that if Mr. Tobias wanted to keep both signs, he could possibly separate them with a black line. Vice Chair Prud’homme-Bauer suggested making the logos smaller and top portion of the sign bigger.

Public Comment: None

BOARD ACTION: Board Member Garvey moved to approve the sign for Crossroads at Mingus with the following six stipulations recommended by staff plus an additional stipulation from the Board:

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. Applicant is required to obtain a building permit from the Community Development Department prior to instillation of the sign.
4. All contractors shall have a current business license with the Town of Clarkdale.
5. The approval of the ADOT permit for off-premise advertising must be presented to Community Development for the sign on parcel #406-26-013K with the Building Permit Application.
6. Such signs shall be maintained until such time as 95% of the lots in the subdivision are sold, or the sales office close, whichever occurs first.
7. A black line must be added to the design to separate the two individual signs.

Vice Chairperson Prud’homme-Bauer seconded the motion to approve. The motion passed unanimously.

- b. **CONSIDERATION AND POSSIBLE ACTION DRB #091255:** Discussion / possible action regarding a wall sign application for GHD Contractors / United Verde Soil Program, a business located at 200 N. Broadway, Parcel #400-06-008C.

STAFF REPORT

Background:

Mr. John Alvey has submitted an application to Design Review for an additional wall sign to be placed over the south-facing entrance of the building. Property is located at 200 N. Broadway and is further identified as Assessor’s parcel number 400-06-008C. The property is zoned Commercial (C).

The following topics are presented from the application.

Sign:

The proposed sign will be placed above the south-facing entrance to the building.

Colors:

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

Fonts:

Fonts will be Helvetica bold for "United Verde" and Helvetica light for "Soil Program".

Materials and Attachment:

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 proposed sign will be 71.5" wide x 29.5" high. This sign will have no frame and will be attached to the building with (8) mason screws installed in the grout of the brick, allowing minimal repair after sign is removed.

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

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 (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.

Zoning Code Chapter 7, Section 7-8 P. Permitted Signs. 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.*** GHD Contractors / United Verde Soil Program wall sign complies with the sign count. Application complies.
2. ***Maximum height equals top of wall to which affixed.*** GHD Contractors / United Verde Soil Program wall sign complies. 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.*** 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 the south-facing entrance to the building. There is a remainder of 418.5 square feet of signage available for this property. Application complies.

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

Given the existing signage there is a remaining 430.5 permitted signage in square feet – 12 square feet of requested signage per this application = 418.5 square feet remaining for additional signage

Staff Detailed Recommendations:

Staff has determined the Application complies with all code requirements and recommends approval of **DRB-091255 GHD Contractors / United Verde Soil Program** 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. Applicant is required to obtain a building permit from the Community Development Department prior to installation of the sign.
4. All contractors shall have a current business license with the Town of Clarkdale.

Possible Motions:

I move to approve application DRB-091255 with the stipulations proposed by staff.

I move to approve application DRB-091255 with the stipulations proposed by staff with the following changes/additions:

I move to postpone action on DRB-091255 until a specific date and direct staff and/or the applicant to provide the following:

I move to deny the application for DRB-091255 based on the following specific reasons:

END OF STAFF REPORT

Questions to Staff / Applicant: Chair Jones asked Mr. Alvey if there was anything that he would like to add and Mr. Alvey stated that everything had been covered. Chair Jones stated that someone told her they missed the old Zunick's Garage sign and she told them that it is tucked away under the new sign and that it will be back when UVSP is gone. Mr. Alvey told the board that Margie Zunick has an additional sign that is not in good shape and he told her he would put a UV protectant on it to stop further bleeding of the sign. Mr. Alvey stated that he would be doing to same thing to the UVSP sign. Chair Jones stated that she was sure they were very appreciative of that.

Public Comment: None

BOARD ACTION: Vice Chair Prud'homme-Bauer moved to approve the sign for United Verde Soil Program with the following four stipulations recommended by staff:

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. Applicant is required to obtain a building permit from the Community Development Department prior to instillation of the sign.
4. All contractors shall have a current business license with the Town of Clarkdale.

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

7. **FUTURE AGENDA ITEMS:** GIS/Planner II Espolt stated that we currently do not have any DRB applications but we are anticipating receiving one for a paintball field. Chair Jones stated that she will not be able to attend the meeting next month. Vice Chair Prud'homme-Bauer stated that she would be able to attend the meeting. Board Member Garvey stated that he would not be able to attend the meeting. GIS/Planner II Espolt stated that we may need to call a special meeting if the applicant would like to get his project going.

DRAFT

*Design Review Board
June 1, 2016*

8. **ADJOURNMENT:** Board Member Garvey motioned to adjourn the meeting. Vice Chair Prud'homme-Bauer seconded the motion. The motion passed unanimously. The meeting adjourned at 7:00 p.m.

APPROVED BY:

Chairperson
Laura Jones

SUBMITTED BY:

GIS/Planner II
Guss Espolt

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

INFORMATION:

Property Address: 450 Luke Lane Clarkdale, AZ Zoning: I 3 Parcel #: 400-02-004B
(Attach separate sheet if necessary)

Applicant Name: Joshua Riffel Applicant Phone #: 808-285-5589

Chris Furry (530) 848-3252 Applicant E-mail: SwordsnSabers@gmail.com

Applicant's Relationship to Property Owner: Tenant

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

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

Square footage of proposed structure (broken down by use in a mixed use project): 10 acres

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: Joshua Riffel

Mailing Address: 504 N Organ Pipe st Cottonwood AZ 86326

Phone # 808-285-5589

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: *Steven L. Cannon* Date: June 6, 2016

Name (Printed): Steven L. Cannon Telephone #: 602 375 0102

Mailing Address: 802 E. Brook Hollow Dr. Town: Phoenix State: AZ Zip Code: 85022

STAFF USE ONLY

Application Accepted By: Stephanie Vacca Date: 6/9/16 Time: 12:00pm

Fee Received: \$90.00 Projected Design Review Board Date: 7/6/16

091277

 PAID
OK # 000000 1173

Joshua Riffel

Since the time that I bought my first paintball marker when I was 13, paintball has been a part of my life in some way. I joined the Navy after I graduated from high school, where I learned the modern art of operating a nuclear reactor. While stationed in Hawaii, I took advantage of an opportunity to manage a paintball field for about a year and a half. After being medically separated from the Navy I had a chance to buy the field, but instead I moved to Rimrock, Arizona and completed my BS in Nuclear engineering and technology. Since earning my degree, I have been a teacher in various schools in the Verde Valley. All the while, I have continued to play and be a part of paintball, and have found myself at a point in my life where I have the resources to start my own paintball field, and bring the joy and excitement that I found at my local paintball fields to the youth of the Verde Valley.

Christopher Furry

I was born in Sacramento, California and raised in Davis, California. I joined the Army in 2007 and was assigned to Joint-Base Lewis McChord in Washington State in 2008. I deployed to Iraq in support of Operation Iraqi Freedom in 2009, returning in 2010. I was injured in a non-combat operation while in Iraq and when I returned I underwent several surgeries. I was medically retired from the Army on March 19, 2013 and I moved back to California. After deciding to pursue a career in education, I decided that attending Arizona State University would be the best option for me and I moved to Arizona in June of 2014. My mother, Cleo Wombacher grew up in Clarkdale in the 1950s, moved to California, then returned here and has lived in Clarkdale with her husband Gerald Wombacher since 2001. Because she was here, I moved here and began attending Yavapai College where I completed my Associate of Arts degree. I currently attend ASU and am pursuing a bachelor's degree in English and a minor in secondary education. I am excited to become a business owner in Clarkdale, because I have quickly come to love the Verde Valley.

The History of Paintball

The How Paintball Began story goes back to the 1960s, when the Nelson Paint Company developed a gelatin-shelled sphere filled with oil-based paint. They first contracted airgun maker Crosman, then later Daisy, to make a CO2 powered air pistol to shoot this sphere. The original application for this paint and pistol combination was for loggers to mark trees and ranchers to mark cattle from truck or horseback. This first paintball gun was the Nel-Spot Paint Pistol, basically an oversized version of an existing pellet pistol.

In the late 1970s a group of friends, Hayes Noel (a stock broker), Bob Gurnsey (a sporting goods retailer), and Charles Gaines (a writer) had for years discussed survival in the woods. Would someone with street smarts from the city be as successful as a country person with survival skills from the country? The debate went back and forth until 1981, when a friend discovered the Nel-spot pistol in a farming catalog. With the equipment chosen, Noel and Gurnsey sat down and wrote the rules to what they called "The Survival Game".

The first paintball game was played on June 7th, 1981, in the New Hampshire woods. The twelve players in that first game included Gaines, Gurnsey and Noel, as well as Lionel Atwill and Bob Jones (both sports writers), Jerome Gary (a film producer), Ritchie White (a forester), Bob Carlson (a trauma surgeon), Ken Barrett (a venture capitalist), Ronnie Simpkins (a farmer), Joe Drinon (a stockbroker), and Carl Sandquist (a contracting estimator). Each participant had a Nel-Spot Pistol, some extra tubes of oil-based paintballs, and shop goggles (now considered unsafe!). Multiple flag stations were placed over an 80 acre area, with 12 different colored flags at each station. Whoever collected all twelve of their flags first or was the last player not eliminated was the winner. Some tried to run from station to station. Carlson the trauma surgeon opted to ambush others and go for eliminations (he tagged five players). Lionel Atwill distracted Gaines by yelling "GRENADE!" and throwing a nearby onion. He charged Gaines and shot, but the ball bounced and Gaines quickly returned fire and eliminated Atwill. The winner was White, the forester. No one ever saw him and he never fired a shot, creeping from station to station stealthily gathering all his flags (ANSGear.com/The History of Paintball).

With Swords & Sabers paintball LLC. moving to this property, we intend to help clean up the land from former operations that have left glass, debris and scrap metal on the property. While we will not be able to remove all of this, the remaining salvage metal will be consolidated to one portion of the property and will be screened from the public by its owner.

Hours of Operation

The field will operate primarily on weekends; Friday, Saturday, and Sunday. Because paintball is light dependent sport, our hours of operation will be during daylight and vary with the season. As such, we will have summer and winter hours. During the summer our hours will be as follow: Friday 12pm-7pm, Saturday and Sunday 8am-7pm. Our winter hours will be: Friday 12pm-6pm, Saturday and Sunday 8am-6pm. Last game starts 20-30 minutes prior to closing.

Maximum Customers Per Day

The maximum number of customers we can accommodate with the initial two fields is 70 per game. This is based on the size of the fields, and number of rentals that will be available initially. That includes all 50 of our rental sets and up to 20 non-rentals. That involves running both fields on a constant basis during business hours. We will also coordinate with the train station to ensure that a member of Swords & Sabers is at the railroad crossing at the times that the train is running and during any time that we are conducting business. On occasions we will be conducting business during the week for special event, private parties, or during the summer, to give people a place to come and spend their days.

Fields

The playing area of the field is 150ft x 120ft. We are expanding the fields to 170ft x 140ft, set end to end comprising a total space of 340ft x 140ft. The will be surrounded on all sides by 12-foot hybrid netting that is rated for paintball and air-soft play. The netting has larger holes at the top, with a tighter weave on the lower portion to prevent paintballs and air-soft pellets from escaping the field of play. It will be hung from

telephone poles, 16 per field for a total of 32 poles on the fields, plus 4 poles for the target range area. Of the 32 poles on the fields, about 15 will have lights faced down toward the field, with full shields to ensure their light is pointed to the field. The fields will have ½ in green turf laid their full length and width to act as the playing area. The 10 foot buffer area around the playing area is for referees and players that have been eliminated to go to, so that they are quickly removed from the playing area and to safety. On the first playing area will be approximately 52 geometrically shaped inflatable paintball bunkers. On the second field, there will be approximately 52 “tactical” (stacked tiers, walls, turrets, ect.) inflatable paintball bunkers.

Looking to the future, we look forward to expanding the variety of fields for players to play on to include: World War 1 trench field, a village/town field, a Forward Operating Base (FOB) Field, and to have special building blocks that would allow us to conduct training for law enforcement, and create custom scenarios for them and their training.

Conex Office/Storage Area

The office and warehouse area of the field will be constructed from shipping containers modified by AZ Containers to meet this specific need. They will be comprised of two 8x8x20 foot shipping containers laid side by side. One will house our office area and the other will be a storage area for the bunkers, pallets of paint, and the markers themselves. Both of these containers will be painted desert tan and one will have an 8x8 foot recreation of the company logo on its side. There will be a shade structure attached to one side of the office for customers to stay out of the sun while waiting to get on the field. The shade structure will be made from fence posts and commo netting, a tan netting that provides shade for communications equipment used by the military. The conexes will also have motion sensitive security lighting to dissuade any attempt at theft, along with a security system that includes cameras.

Fire control

The office and warehouse will have fire extinguishers inside and out and we will utilize fire hydrant #2 as our primary hydrant and #141 as our secondary hydrant.

Waste control

Solid waste (trash) will be contained in a dumpster that will be emptied weekly. Clean John's will be contracted for two ADA accessible port-a-potties and 1 hand washing station which will be cleaned weekly to contain and dispose of human waste. There is no other hazardous waste production inherent.

Traffic demands

We expect peak traffic times to be in the late mornings and early evenings, with intermittent traffic throughout the day. At times that coincide with train departures or arrivals, there will be an employee at the train crossing to direct traffic and help prevent accidents. We expect between 15 and 30 vehicles per day, with a maximum of 70 vehicles per day.

Roadway construction

There is currently a dirt road on the property that will be utilized by the public to access the paintball field. We currently do not intend on modifying this roadway, but will use water to help mitigate the dust produced by cars. The parking area will be grubbed of brush and other materials. We will use used railroad ties will be brought in to act as parking blocks. Parking spaces will be to the right of each lane and will be consistent with standard parking spaces, eight feet wide and 16 feet long. The arrows show the direction of the traffic flow Water will also be used here to help mitigate the dust produced by cars.

Buildings

There is currently on existing building on the property. It is not included in the operations of our paintball field, as it is leased to another tenant. We intend to bring in two 8x8x20 ft conex boxes (shipping containers), to act as our warehouse and office.

Water usage

The water usage at the field will be limited to the cleaning of bunkers and masks, consumption by the public for drinking, dust control on the roadways and for a misting system (if allowable).



STAFF REPORT

DESIGN REVIEW BOARD

Agenda Item: DRB-091277 Swords and Sabers. Discussion/possible action regarding an application for design review of a proposed paintball arena, and site improvements on the 12.91 acre parcel, located at 450 Luke Lane, Parcel # 400-02-004B.

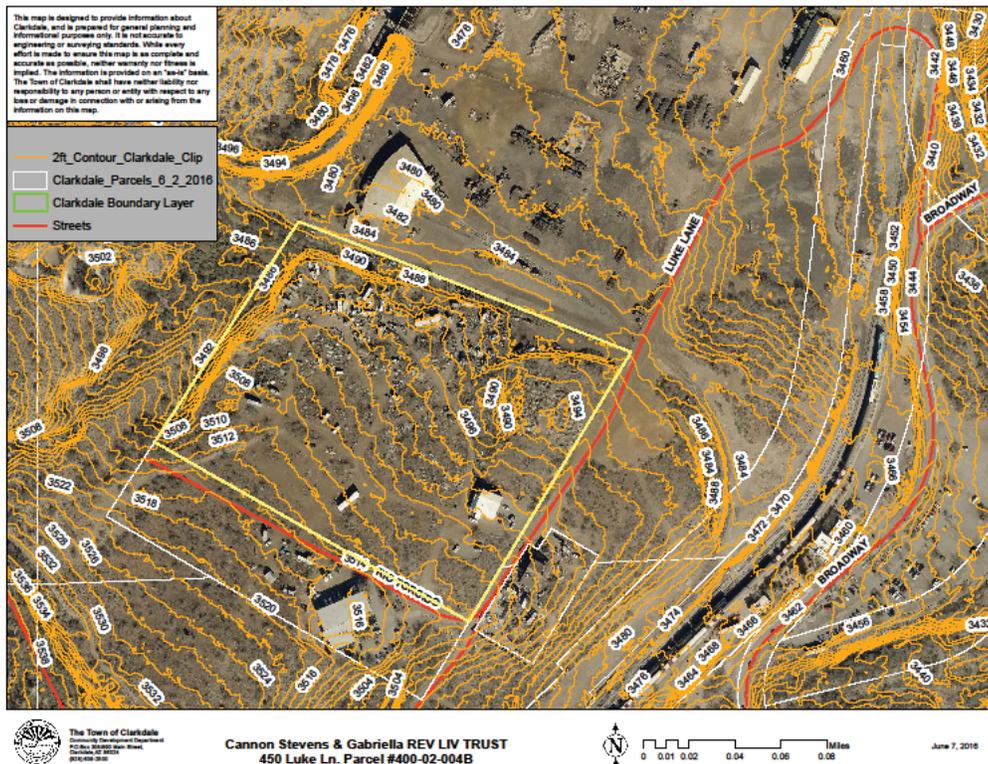
Staff Contact: Guss Espolt, GIS / Planner II

Submitted By: Joshua Riffel and Chris Furry / Swords and Sabers Paintball LLC

Meeting Date: July 6, 2016

Background:

Joshua Riffel and Chris Furry, Owners of Swords and Sabers Paintball LLC have submitted an application for design review for a paintball arena, and site improvements on the 12.91 acre parcel, located at 450 Luke Lane, Parcel # 400-02-004B. The property is zoned Industrial (I).



The following topics are presented from the application.

Land Improvements:

The applicants intend to help clean up the land from former operations that have left glass, debris and scrap metal on the property. While they will not be able to remove all of the debris, the remaining salvage metal will be consolidated to one portion of the property and will be screened from the public by the owner.

Paintball Turf:

The paintball turf is 150 ft. x 120 ft. Applicant will be expanding the fields to 170 ft. x 140 ft., set end to end comprising a total space of 340 ft. x 140 ft. Fields will have .5" inch thick green turf laid the full length and width to act as the playing area. The 10 foot buffer area around the playing area is for referees and players that have been eliminated to go to, so that they are quickly removed from the playing area and to safety.

Poles and Netting:

There will be telephone poles buried around the field, 16 per field for a total of 32 poles on the fields, plus 4 poles for the target range area. The poles will be surrounded on all sides by 12-foot high hybrid nylon mesh netting that is rated for paintball and air-soft play. The netting has larger holes at the top, with a tighter weave on the lower portion to prevent paintballs and air-soft pellets from escaping the field of play.

Office and Storage:

Office and warehouse area of the field will be constructed from shipping containers modified by AZ Containers to meet the specific need. They will be comprised of two 8' wide x 8' tall x 20' long foot shipping containers laid side by side. One will house the office area and the other will be a storage area for the bunkers, pallets of paint, and the markers themselves. Both of the containers will be painted desert tan. There will be a shade structure attached to one side of the office for customers to stay out of the sun while waiting to get on the field. The shade structure will be made from fence posts and camo netting, a tan netting that provides shade for communications equipment used by the military. The Conex boxes will have motion sensitive security lighting, along with a security system that includes cameras.

Lighting:

The field will operate primarily on weekends: Friday, Saturday, and Sunday. Because paintball is light dependent sport, the hours of operation will be during daylight and vary with the season. As such, applicant will have summer and winter hours. During the summer the hours will be as follows: Friday 12 pm-7 pm, Saturday and Sunday 8 am-7 pm. The winter hours will be: Friday 12 pm-6 pm, Saturday and Sunday 8 am-6 pm. The last game would start 20-30 minutes prior to closing. The proposed 32 poles on the fields, about 15

will have lights faced down toward the field, with full shields to ensure their light is pointed to the field. The Conex boxes will have motion sensitive security lighting to dissuade any attempt at theft, along with a security system that includes cameras.

Parking:

There is currently a dirt road on the property that will be utilized by the public to access the paintball field. Applicant does not intend to modify this roadway, but will use water to help mitigate the dust produced by cars. The parking area will be grubbed of brush and other materials. Applicant will use used railroad ties to act as parking blocks. Parking spaces will be to the right of each lane and will be consistent with standard parking spaces, eight feet wide and 16 feet long.

Traffic Demands:

Applicant expects peak traffic times to be in the late mornings and early evenings, with intermittent traffic throughout the day. At times that coincide with train departures or arrivals, there will be an employee at the train crossing to direct traffic and help prevent accidents.

Fire Control:

The office and warehouse will have fire extinguishers inside and out and will utilize fire hydrant #2 as the primary hydrant and #141 as a secondary hydrant.

Waste Control:

Solid waste (trash) will be contained in a dumpster that will be emptied weekly. Clean John's will be contracted for two ADA accessible port-a-potties and one hand washing station which will be cleaned weekly to contain and dispose of human waste. There is no other hazardous waste production inherent.

Water Usage:

The water usage at the field will be limited to the cleaning of bunkers and masks, consumption by the public for drinking, dust control on the roadways and for a misting system.

Sign:

Single faced photo vinyl on an 8' High x 8' Wide, 1/2" thick Omega Board.

Colors:

Applicant's text will be white, logo will be a red and blue skull with sword and saber crossbones. Text and logo will be on a black spiral cloud background.

Font:

Font will be block stencil.

Materials and Attachment:

Sign will be made of ½” thick Omega board, mounted to a 2” x 4” top and bottom and properly fastened to the Conex box.

Staff Analysis

Internal Agency Review

This application was sent to the following Town of Clarkdale departments on 6/20/16: Public Works, Utilities and Police.

The following are their responses to the application:

Police Chief, Randy Taylor responded with “I see no concerns.”

Administrative Supervisor Public Works, Utilities Department Ellen Yates shared:
Dust control on the roadways: In accordance with the “**Drought and Water Shortage Preparedness Plan**”, Section 19-1-7 **Demand Reduction Strategies**, Paragraph 5 **DEMAND REDUCTION STRATEGY I “Water Alert”** Construction projects are required to use **reclaimed water or effluent** for construction and dust control purposes.

In accordance with the “**Drought and Water Shortage Preparedness Plan**”, Section 19-1-7 **Demand Reduction Strategies**, Paragraph 5. **DEMAND REDUCTION STRATEGY I “Water Alert”** Cooling of outdoor areas with water or misting devices is prohibited.

Public works Superintendent, Art Durazo shared: “I see no issues with the submitted application from the Public Works point of view.”

Outside Agency Review

The application was sent to the Clarkdale Fire District on 6/20/16.

Fire Chief Joe Moore responded with “I have met with the developer of the project and the Fire District has no concerns regarding this project.”

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.

Code Review

Structures:

Zoning Code Chapter 3 Section 3-14 I. 3. Storage Facilities-Outside storage and display shall be permitted provided:

- a. It is setback from the street or public right-of-way so as not to obstruct pedestrian or vehicular traffic and allow necessary visibility of traffic signal, signs and approaching traffic.*
- b. Display or storage areas are kept free of litter and debris.*
- c. Goods, merchandise and materials are properly secured against theft, vandalism or loss.*
- d. Display or storage areas are established and maintained in conformance with fire access standards of the 2003 International Fire Code.*

Per this application, two Conex boxes will be used for storage, office and warehouse area. As presented, this application complies.

Signs:

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 Luke Lane 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 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 734'. The size of the proposed signs = 64 square feet.

Calculation of remaining allowed signage space:

734 total considered linear feet x 1.5 square feet allowed per linear foot = 1,101 total square feet of signage permitted

1,101 permitted signage in square feet – 64 square feet of requested signage per this application = 1,037 square feet remaining for additional signage, to be shared between Swords and Sabers Paintball and Wesie's Auto Body.

Application complies.

Landscaping:

Zoning Code Chapter 11 Section 11-4 Review Criteria for Design Review A-11

Landscaping: Landscaping shall be visually compatible with the landscaping around the buildings, structures and places to which it is related. Applicant plans no additional landscaping. Applicant's intent is to keep the natural desert landscaping in the Industrial area.

Zoning Code Chapter 3 Section 3-14 I. 2. Landscaping and Paving: All open areas of an improved lot shall be maintained in a dust free conditions by landscaping with trees, shrubs, or suitable groundcover. Undisturbed natural growth is encouraged, however, covering with material which will provide an all-weather surface as an alternative.

The application as submitted **does not** comply. To rectify this lack of compliance, applicant shall gravel the proposed parking area and driveway to reduce dust from the project. Dust control shall be performed according to Town Code. In addition, staff recommends the applicant communicate with adjoining property owners to pursue the possibility of applying additional gravel to Luke Lane in preparation for additional traffic on the private road.

Parking Areas:

Zoning Code Chapter 11, Section 11-13 e. 3. Parking Layout and Design: Off-street parking must conform to the following standards: Parking stalls and isle layout must conform to the following standards: Parking Angle-60 degrees, Stall Width 9'-0", Stall Depth 20'-0", Lane Width 18'-0", Direction one way only. The application as submitted **does not** comply. The width of each parking space is one foot too narrow to comply. Applicant has a .91 acre parking area, and can park 50 vehicles within this area. Applicant shall also install two ADA handicap parking spaces. The applicant expects between 15 and 30 vehicles per day, with a maximum of 70 vehicles per day. Application as presented is insufficient as designed and needs to be augmented to accommodate the additional 20 vehicles.

Enclosures:

Zoning Code Chapter 4, Section 4-8 Fence Height. D. and E.

D. Fences adjacent to streets in Commercial (C) and Industrial (I) zone districts may exceed four (4) feet provided sight distance triangles as defined in Section 4-8 A 1. b. or

c. are maintained. The proposed nylon mesh fence-netting is not adjacent to streets. Application complies.

E. All fences exceeding six (6) feet in height must meet minimum standards for wind load and design standards, as certified by a State of Arizona licensed engineer.

1. The minimum design standard for wind load for the mesh screening material is to withstand a 90 mph wind gust for 3 seconds. The proposed mesh screening has an 8% wind load standard. Application complies.
2. The design and the installation of the poles supporting the screening material shall be approved by the Building Official. Standard installation required 1/3 of the total length of the pole shall be installed below ground level to support 2/3 of the total length of the pole above ground. An 18' tall pole will have to set 6' in the ground with the remaining 12' above ground to accommodate for the screening.

Lighting

Zoning Code Chapter 8, Section 8-7 Lighting Requirements. F. Class 1 lighting:

Class 1 lighting, including but not limited to sales, service, commercial, assembly, repair, maintenance, and industrial areas, may only continue in operation until 10:00 p.m., or for as long as the area is in active use. This provision is not applicable to fixtures lawfully installed or implemented prior to the adoption of this ordinance. Application complies.

Zoning Code Chapter 8, Section 8-7 Lighting Requirements. K. Outdoor Athletic Fields:
Lighting, in all cases, for all outdoor athletic fields, courts, tracks or ranges shall be considered Class 1. Application complies.

Zoning Code Chapter 8, Section 8-7 Lighting Requirements. R. The requirements for lamp source and shielding of light emissions for outdoor light fixtures:

The Applicant has flood lights specified that **do not** meet Town Code shielding requirements as submitted. Upon review, staff requires the applicant to paint the luminary on every one of the proposed lights to eliminate light dispersal through the luminary. This will create shielding on all field lighting and compliance with Town Code.

Based on Town Zoning Code and the size of the property, this project qualifies for a total of 1,291,000 lumens of lighting. Lighting on site will be minimal. The two Conex boxes will have double motion sensing security lights installed on the outside, and 15 of the 32 field poles will have fully shielded lights.

Proposed lumens per this application are 64,815, leaving a total of 1,226,185 lumens unused on the 9.52 acre lot. There will be no overhead parking lot lights. 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. Application complies.
- 2. *Sign should have no more than 50 percent opacity. Dark background colors are preferred.*** The proposed sign complies with the new criteria. Application complies.
- 3. *Signs should be non-reflective.*** The proposed sign has no reflectivity. Application complies.
- 4. *Signs should be readable from the closest major road.*** The readability of the sign complies with the new criteria. Application complies.

Staff Detailed Recommendations:

Staff has determined the Application **does not** comply with all code requirements as submitted, although there are modifications suggested within this Staff Report to the applicant which will result in bringing this application into compliance. With the modifications to the application as summarized below, staff recommends approval of **DRB-091277** Swords and Sabers Paintball with the following stipulations of approval:

- 1.** All signage shall be installed as reviewed and approved by the Design Review Board.
- 2.** Applicant is required to obtain a building permit from the Community Development Department prior to installation of the 32 poles on the fields and the two Conex boxes. Installation of the 32 telephone poles buried around the field, 4 poles for the target range area, and Conex box placements shall be inspected and approved by the Town's Building Official prior to the issuance of a certificate of occupancy for the project.
- 3.** The luminary shall be painted prior to installation to create shielding on all field lighting and compliance with Town Code.
- 4.** The proposed use of misters shall be removed from the application.
- 5.** Applicant shall modify the parking design to provide for a total of 70 spaces and shall cover the proposed parking area and driveway in gravel to reduce dust generated from the project. Also to be installed in the parking area by the applicant is a stable landing surface as required by Town Code in service of the 2 required ADA spaces. No building permit shall be issued by the Town until the amended parking plan is approved by the Community Development Director.
- 6.** All contractors shall have a current business license with the Town of Clarkdale.

7. Dust control shall be performed in compliance with Town Code.
8. Any changes to the design approved by DRB shall be reviewed and approved by the Director of Community Development prior to implementation who may determine the application needs to return to the Design Review Board for review and approval.

Possible Motions:

I move to approve application DRB-091277 with the stipulations proposed by staff.

I move to approve application DRB-091277 with the stipulations proposed by staff with the following changes/additions:

I move to postpone action on DRB-091277 until a specific date and direct staff and/or the applicant to provide the following:

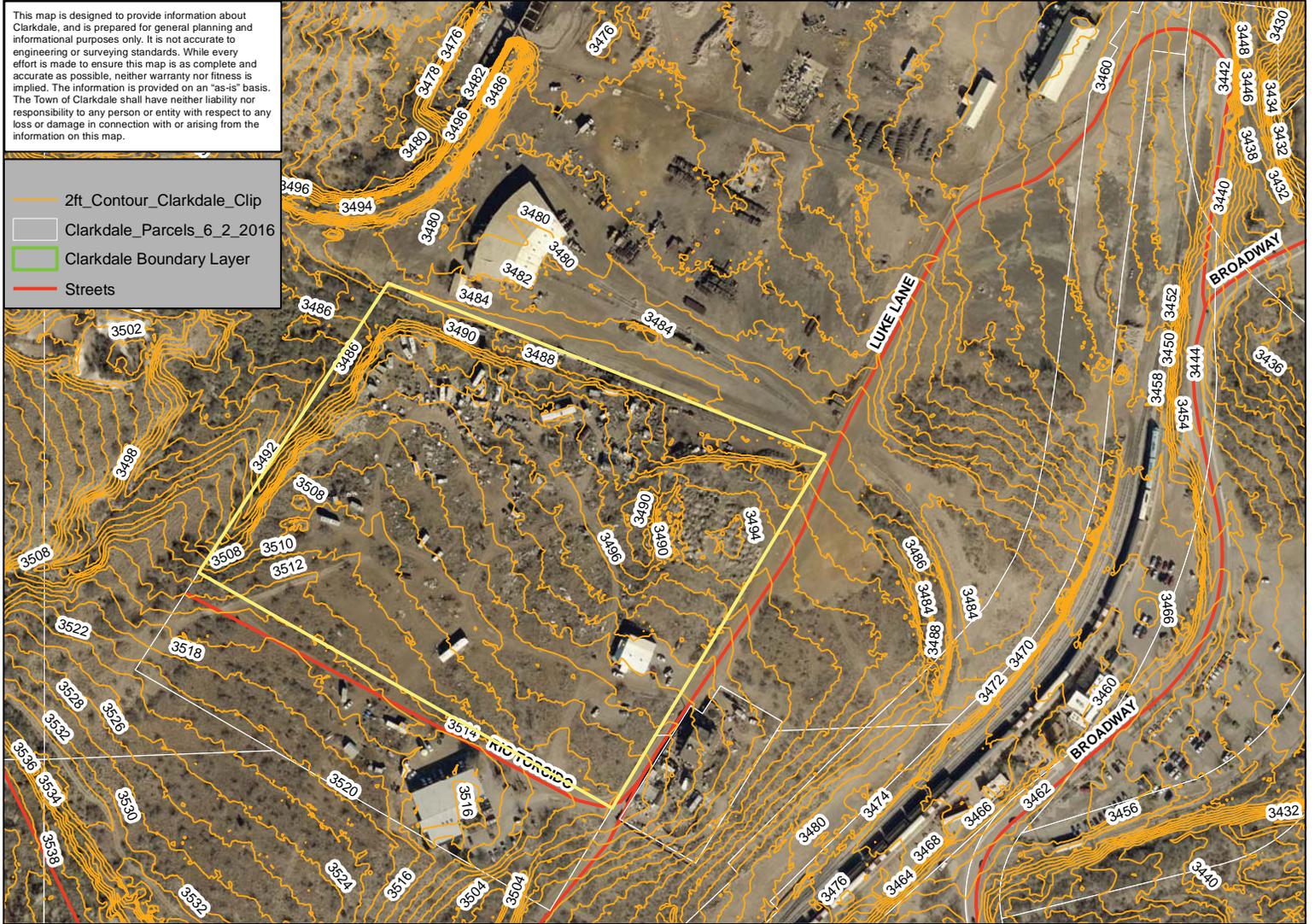
I move to deny the application for DRB-091277 based on the following specific reasons:

Attachments:

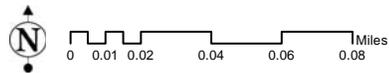
1. Application
2. Letter of intent
3. Aerial map with 2ft. topo
4. Plot plan for parking, and field layout
5. Sign size and placement
6. Sign fonts and colors
7. Proposed lighting
8. Development Review Request Letters

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.

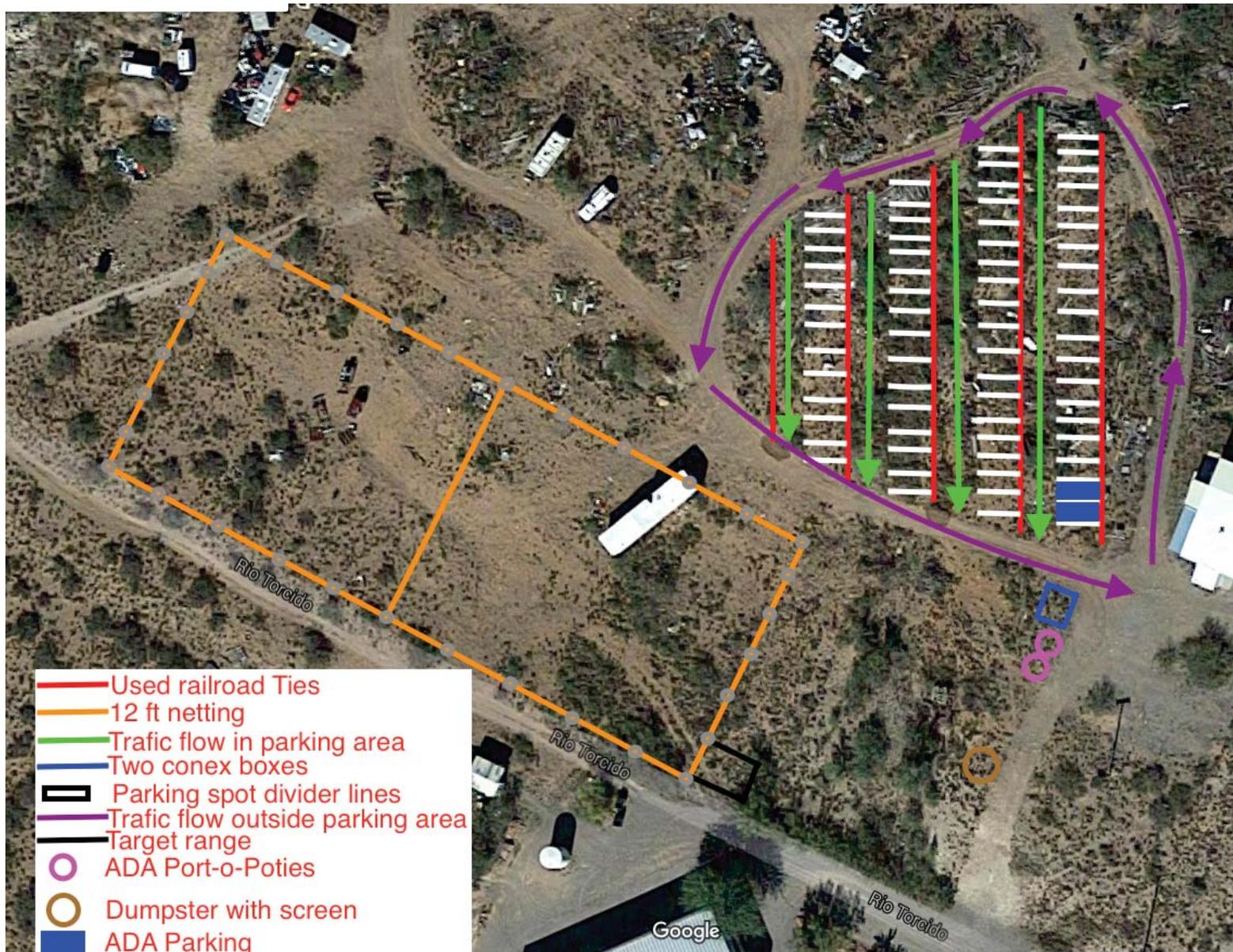
-  2ft Contour_Clarkeclip
-  Clarkdale_Parcel_6_2_2016
-  Clarkdale Boundary Layer
-  Streets



Cannon Stevens & Gabriella REV LIV TRUST
450 Luke Ln. Parcel #400-02-004B

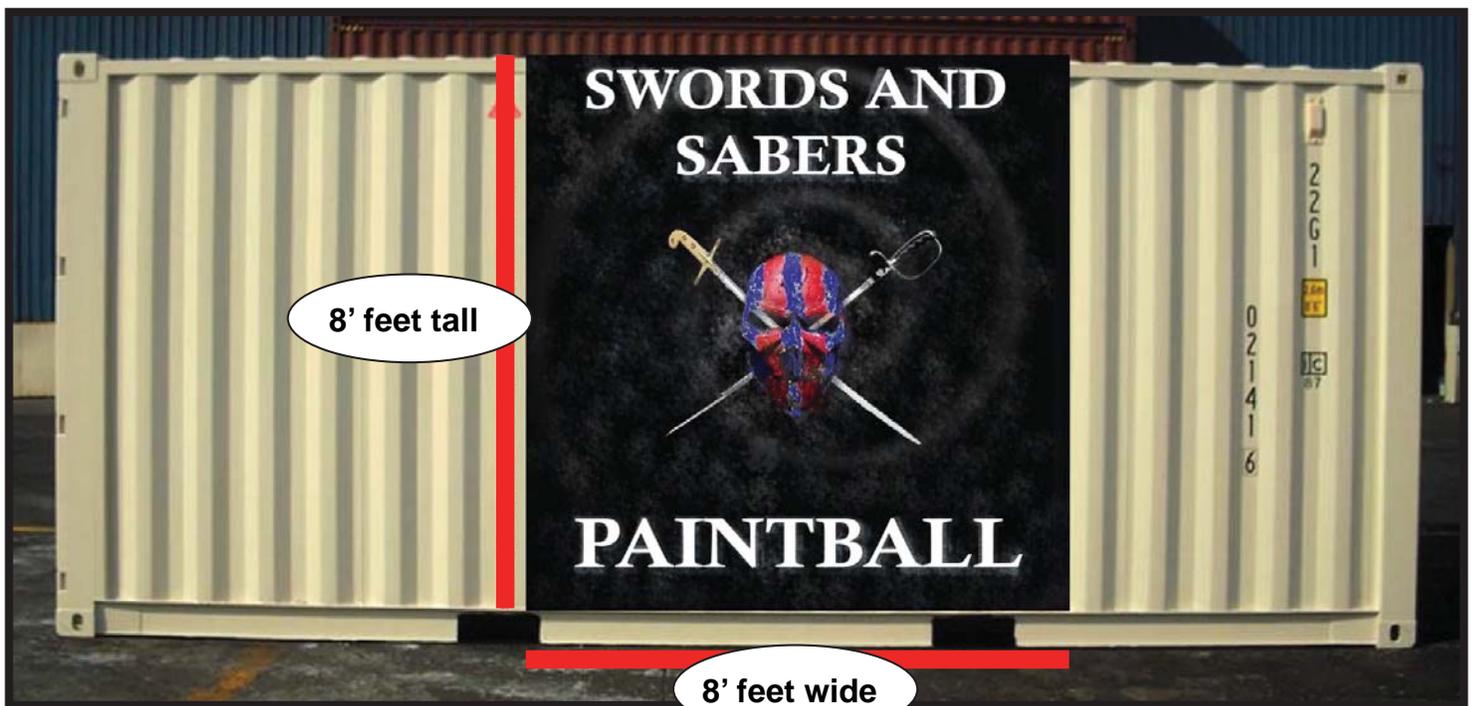


June 7, 2016



- Used railroad Ties
- - - 12 ft netting
- Traffic flow in parking area
- ▭ Two conex boxes
- Parking spot divider lines
- Traffic flow outside parking area
- Target range
- ADA Port-o-Poties
- Dumpster with screen
- ▭ ADA Parking

Swords and Sabers Paintball Sign Size

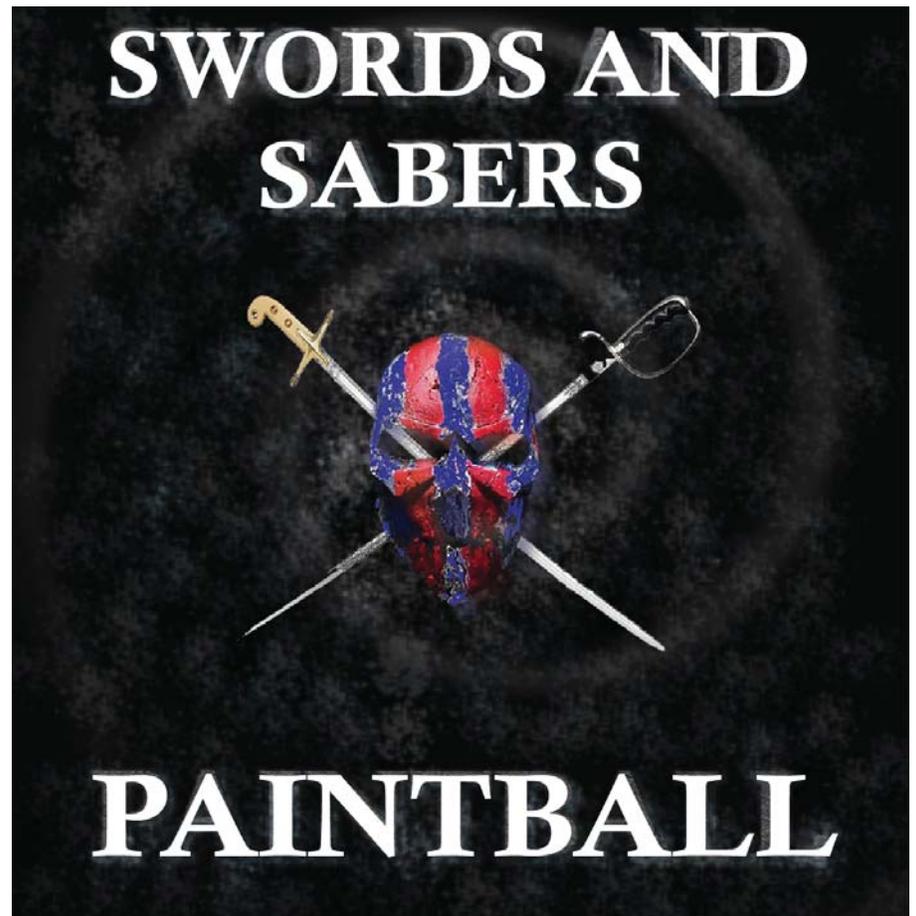


Logo Font and Colors

Logo Font will be
White, Block Stencil

Logo will be
Red and Blue
Skull, with
Sword and Saber
Crossbones

Black Spiral Cloud
background



Proposed Lighting



The luminaire will be painted to create shielding on all field lighting.

The two Conex boxes will have double motion sensing security lights.





TOWN OF CLARKDALE

COMMUNITY DEVELOPMENT DEPARTMENT

DEVELOPMENT REVIEW REQUEST

Clarkdale Public Works/Utilities Dept.

Clarkdale Fire District

Clarkdale Police Department

(Transmission via electronic copy)

The Town of Clarkdale has received an application for Design Review for a paintball arena (and supporting infrastructure) located at 450 Luke Lane. APN: 400-02-004B.

The proposal includes a sign, office and warehouse made with Conex boxes, 12' tall hybrid netting enclosure around the field. Applicant has a .91 acre parking area, they can comfortably park 50 vehicles with this space. Applicant will also be putting in two ADA handicap parking spaces.

Included for your review are the following:

1. Application
2. Letter of intent
3. Aerial map with 2ft. topo
4. Plot plan for parking, and field layout
5. Sign size and placement
6. Sign fonts and colors

This application is scheduled for public hearing with the Design Review Board on Wednesday, July 6 at 6:30 p.m.

Please review the enclosed material and return your comments by **June 24, 2016** to:

Guss R. Espolt
Town of Clarkdale
P. O. Box 890 Main Street
Clarkdale, AZ 86324
Guss.espolt@clarkdale.az.gov

Contact me at (928) 639-2500 if you have any questions or need additional information.

Thank you.

COMMENTS: _____

Guss Espolt

From: Randy Taylor
Sent: Tuesday, June 21, 2016 12:35 AM
To: Guss Espolt; Joe Moore; Art Durazo
Subject: RE: DRB-091227 Swords n Sabers

Guss,
I see no concerns. (Neat Bios)
Thank you,
Randy

From: Guss Espolt
Sent: Monday, June 20, 2016 8:44 AM
To: Joe Moore <jmoore@clarkdalefd.org>; Randy Taylor <Randy.Taylor@clarkdale.az.gov>; Art Durazo <Art.Durazo@clarkdale.az.gov>
Subject: DRB-091227 Swords n Sabers

Good day,
Please look this DRB-091227 Swords n Sabers application over and let me know if you have any concerns.

Thank You
Guss R. Espolt
*GIS / Planner II,
Community Development & Utilities Departments*

Town of Clarkdale
890 Main Street
P.O. Box 308
Clarkdale, AZ 86324
928-639-2500

guss.espolt@clarkdale.az.gov



*** Town of Clarkdale office hours are Monday – Thursday from 8:00 a.m. to 5:30 p.m. and Friday 8:00 a.m. to 12:00 p.m. (noon). ***

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UTILITIES Department

P.O. Box 308

Clarkdale, Az. 86324

Phone (928) 639-2520 * fax (928) 639-2529

June 24, 2016

Community & Economic Development Dept.

Re: Swords & Sabers Paintball LLC.

This letter is to address conditions concerning "Water Usage" in the application for the above referenced company.

Dust control on the roadways: In accordance with the "**Drought and Water Shortage Preparedness Plan**", Section 19-1-7 **Demand Reduction Strategies**, Paragraph 5. **DEMAND REDUCTION STRATEGY I "Water Alert"** i. Construction projects are required to use **reclaimed water or effluent** for construction and dust control purposes.

In accordance with the "**Drought and Water Shortage Preparedness Plan**", Section 19-1-7 **Demand Reduction Strategies**, Paragraph 5. **DEMAND REDUCTION STRATEGY I "Water Alert"** f. Cooling of outdoor areas with water or misting devices is prohibited.

Ellen Yates
Administrative Supervisor
Public Works, Utilities Depts.

Guss Espolt

From: Art Durazo
Sent: Tuesday, June 28, 2016 8:59 AM
To: Guss Espolt
Subject: RE: Private Access - Easements

I see no issues with the submitted application from the Public Works point of view.

Art Durazo
Public Works Superintendent
Town of Clarkdale
928-639-2560

From: Guss Espolt
Sent: Monday, June 27, 2016 9:56 AM
To: Art Durazo <Art.Durazo@clarkdale.az.gov>
Subject: Private Access - Easements

Hi Art,

Zoning code Chapter 12 article 12-2-2 Words and terms defined - Private Streets: A street or way owned and maintained by an individual or group of individuals providing the right to controlled access to one or more lots, parcels, or divided interests in air rights **exempt from management, maintenance and liability responsibilities on the part of the Town.** The Town reserves the right to install, permit, maintain or permit to be installed and maintained, utilities in the right-of-way, including surface use for refuse collection and public safety services.

Please send me an updated email.

Thank You

Guss R. Espolt

*GIS / Planner II,
Community Development & Utilities Departments*

Town of Clarkdale
890 Main Street
P.O. Box 308
Clarkdale, AZ 86324
928-639-2500

guss.espolt@clarkdale.az.gov



Guss Espolt

From: Joe Moore <jmoore@clarkdalefd.org>
Sent: Monday, June 20, 2016 8:59 AM
To: Guss Espolt; Randy Taylor; Art Durazo
Subject: RE: DRB-091227 Swords n Sabers

Guss,
I have met with the developer of the project and the Fire District has no concerns regarding this project.
Kind regards,

Joe Moore

Fire Chief
Clarkdale Fire District
PO Box 1236
Clarkdale, AZ 86324
P 928-639-4591
F 928-649-2655



From: Guss Espolt [mailto:Guss.Espolt@clarkdale.az.gov]
Sent: Monday, June 20, 2016 8:44 AM
To: Joe Moore <jmoore@clarkdalefd.org>; Randy Taylor <Randy.Taylor@clarkdale.az.gov>; Art Durazo <Art.Durazo@clarkdale.az.gov>
Subject: DRB-091227 Swords n Sabers

Good day,
Please look this DRB-091227 Swords n Sabers application over and let me know if you have any concerns.