

**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, October 5, 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 26<sup>th</sup> day of September 2016 at 11:30 a.m.

Dated this 26<sup>th</sup> day of September 2016 by:

*Stephanie Vocca*

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 July 6, 2016.
5. **REPORTS:**  
    Chairperson and Members Report:  
    Staff Report:
6. **NEW BUSINESS:**
  - a. **WELCOME NEW BOARD MEMBERS**
  - b. **ELECTIONS**
  - c. **CONSIDERATION AND POSSIBLE ACTION DRB #091336 - PTM Enterprises**  
**/Crossroads at Mingus:** Discussion/possible action regarding an application for design review of proposed Crossroads at Mingus Townhomes located at 581 Mescal Spur Road, Parcel #406-26-779 and 1679 Echo Canyon Drive, Parcel #406-26-780.
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, AUGUST 3, 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, August 3, 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	Excused
	Aaron Midkiff	Present

**STAFF:**

GIS/Planner II	Guss Espolt
Community Development Technician	Stephanie Vocca

**Others in Attendance:** None

1. **AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 6:28 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 July 6, 2016.** Vice Chair Prud'homme-Bauer motioned to approve the Regular Meeting Minutes of July 6, 2016. Board Member Midkiff seconded the motion. The motion passed unanimously.
5. **AGENDA ITEM: REPORTS:**

**Chairperson and Member Report:** Vice Chair Prud'homme-Bauer informed the Board and staff that there will be a Candidates Forum for the Clarkdale Town Council next Thursday at 6:30 p.m. at St. Thomas Episcopal Church.

**Staff Report Updates:** None

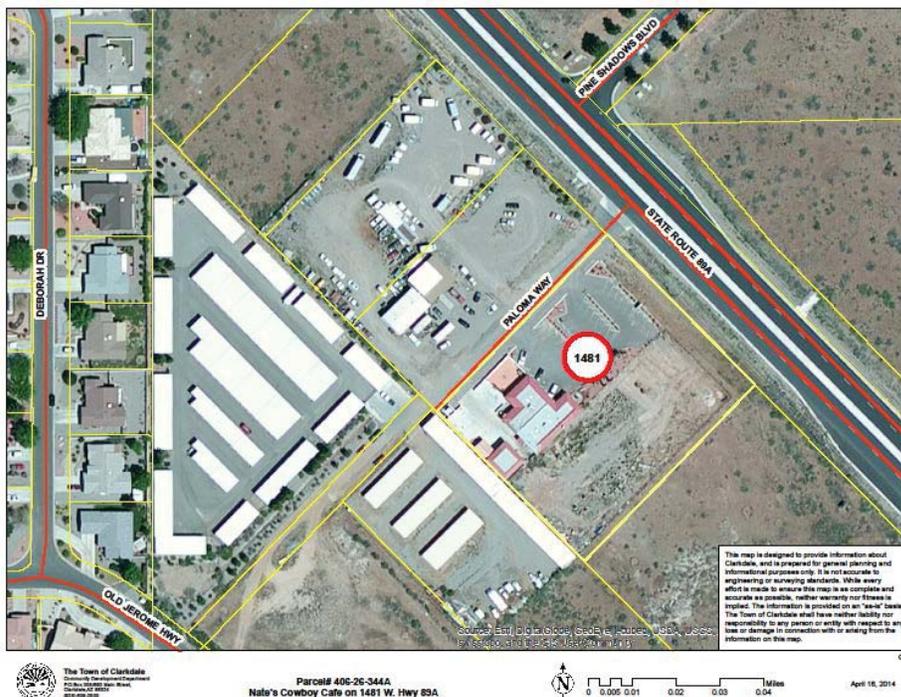
**6. NEW BUSINESS:**

- a. **CONSIDERATION AND POSSIBLE ACTION DRB #091305:** Discussion/possible action regarding an application for design review of proposed wall sign alterations, new monument inserts, and lighting for the south-facing wall at Nate’s Cowboy Café & reJuice. The business is located at 1481 State Route 89A, further identified as parcel #406-26-344A.

**STAFF REPORT**

**Background:**

Mr. Nate Wagner has submitted an application to Design Review for wall sign alterations, new monument inserts and lighting for Nate’s Cowboy Café & reJuice, 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.**

**Sign:**

The two proposed wall signs will be located as follows: one sign will be located on the outer patio wall, 3’ x 14’ facing State Route Highway 89A. The proposed wall sign alteration will be located on the south wall visible from State Route Highway 89A. This sign will be connected to the existing Cowboy Café sign. Two 4’ x 8’ monument inserts will replace the inserts on the existing monument adjacent to State Route Highway 89A.

**Colors:**

Colored text consisting of “reJuice” will be black lettering in a lime green circle simulated lime. Text for “Coffee” “Smoothie” and “Juice” will be black in a white background. Text for “Gluten Free Eatery” will be black in the same white background. Text for “Nate’s” will be black and set in a white cut out of a pig. Text for “Cowboy Café” will be white with a brown background. A green arrow will be on the outer patio wall sign to direct traffic to the mobile unit.

**Font:**

“Nate's” font will be Papyrus. “reJuice, Coffee, Smoothies, Juice” font will be Strawberry Muffins. “& Gluten Free Eatery” will be Arial.

**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.

**Lighting:**

The proposed eight fully shielded down facing Gooseneck exterior light fixtures will be mounted from the eaves, at a distance of 5’ apart. Lights will be mounted so all light will reflect against the building and ground. Low 12-watt incandescent bulbs will be used.

**Staff Analysis**

**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**

***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 signs will be visible from Paloma Way and State Route Highway 89A. 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 signs do not project from the wall. Application complies.

**Zoning Code Chapter 7, Section 7-9 Maximum Sign Square Footage for Commercial Uses: 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 = 132 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 – 154 square feet of existing signage = 596 square feet.

596 square feet – 132 square feet of requested signage per this application = 464 square feet remaining for additional signage. Application complies

**Zoning Code Chapter 7, Section 7-8 S. 1. Permitted Signs. 89A Overlay District:**

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

**Lighting:**

**Zoning Code Chapter 8 Outdoor Lighting Code Section 8-7 N Lighting Requirements:** Proposed monument sign lighting and goose neck wall 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.* Applicant indicated intention to comply.

**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) fonts 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 complies with all code requirements and recommends approval of **DRB-091305 Nate's Cowboy Café & reJuice signs** with the following stipulations of approval:

1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. All contractors shall have a current business license with the Town of Clarkdale.
3. 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-091305 with the stipulations proposed by staff.*

*I move to approve application DRB-091305 with the stipulations proposed by staff with the following changes/additions:*

*I move to postpone action on DRB-091305 until a specific date and direct staff and/or the applicant to provide the following:*

*I move to deny the application for DRB-091305 based on the following specific reasons:*

### **END OF STAFF REPORT**

**Questions to Staff / Applicant:** Vice Chair Prud'homme-Bauer asked if it would possible to ask the applicant not to use incandescent light bulbs. GIS/Planner II Espolt stated that he had talked to the applicant and they would not be using incandescent light bulbs. He also indicated that four years ago, the applicant was approved for four gooseneck lights but they were never installed so the project was brought back to Design Review Board with eight lights proposed. He also stated the applicant did receive a letter of approval from the property owner. Vice Chair Prud'homme-Bauer asked if the color of the fixture in the picture was the actual color and GIS/Planner II Espolt stated that it was. Board Member Midkiff pointed out that even a 60 watt incandescent light is pretty dim.

Chair Jones asked to see the monument sign and GIS/Planner II Espolt pointed out the applicant had added a thick black line that was suggested to separate the two signs. Vice Chair Prud'homme-Bauer asked if the applicant was going to do anything with the base of the sign such as painting it because it looked like it could use a new coat of paint. Board Member Midkiff asked if the sign was the same color as the building. Vice Chair Prud'homme-Bauer stated even if the base has to be the same color of the building, it could use some sprucing up but other than that the sign and colors looked fine. She also stated the arrow was a great choice so customers know where to find the reJuice location. She suggested fencing be installed to shield the waste receptacle near the reJuice food truck to ensure the ambiance of the facility was not hindered by the view of the trash receptacle.

**Public Comment:** None

**BOARD ACTION:** Vice Chair Prud'homme-Bauer moved to approve the application for Nate's Cowboy Café / reJuice with the following three recommendations by staff, plus one additional stipulation and one suggestion from the Board:

1. All signage shall be installed as review and approved by the Design Review Board.
2. All contractors shall have a current business license with the Town of Clarkdale.
3. Any changes to the design approved by DRB shall be reviewed and approved by the Director of Community Development prior to implementation. The Director of Community Development shall determine if the application needs to return to the Design Review Board for review and approval.

**Stipulation:**

4. The applicant shall paint the base of the monument sign. The paint color shall match the color of the building.

**Suggestion:**

5. The Board suggests that the applicant install fencing to shield the waste receptacle located near the reJuice entrance.

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

**7. FUTURE AGENDA ITEMS:**

8. **ADJOURNMENT:** Vice Chair Prud'homme-Bauer motioned to adjourn the meeting. Board Member Midkiff seconded the motion. The motion passed unanimously. The meeting adjourned at 6:48 p.m.

**APPROVED BY:**

**SUBMITTED BY:**

***DRAFT***

***Design Review Board  
August 3, 2016***

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**Chairperson**  
Laura Jones

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**GIS/Planner II**  
Guss Espolt



# STAFF REPORT

## DESIGN REVIEW BOARD

**Agenda Item:** DRB-091336 PTM Enterprises Crossroads at Mingus. Discussion/possible action regarding an application for design review of proposed Crossroads at Mingus Townhomes, located at 581 Mescal Spur Rd. Parcel #406-26-779 & 1679 Echo Canyon Dr. Parcel #406-26-780. The Property is zoned (PAD) Planned Area Development).

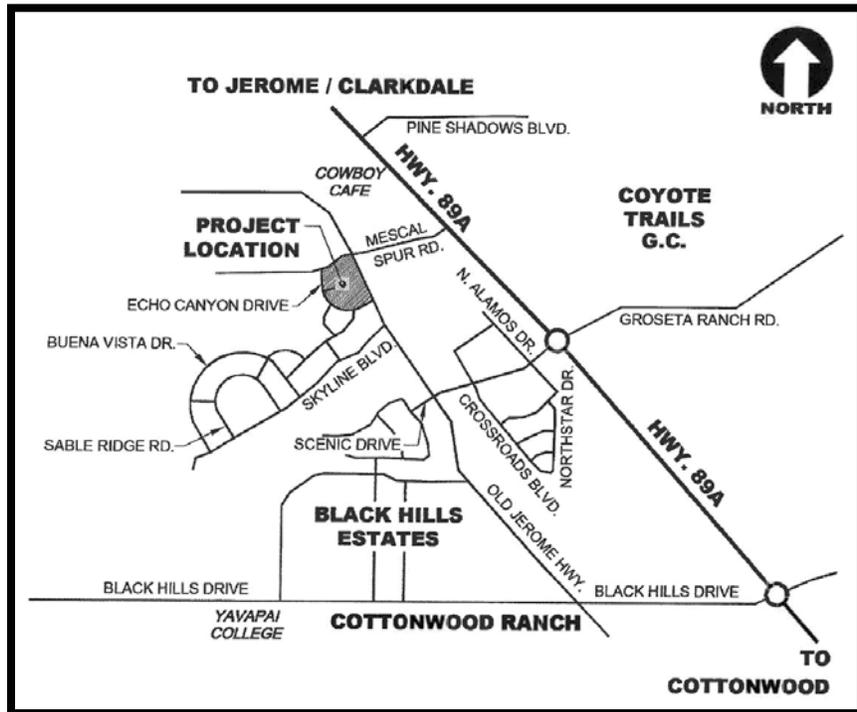
**Staff Contact:** Guss Espolt, GIS / Planner II

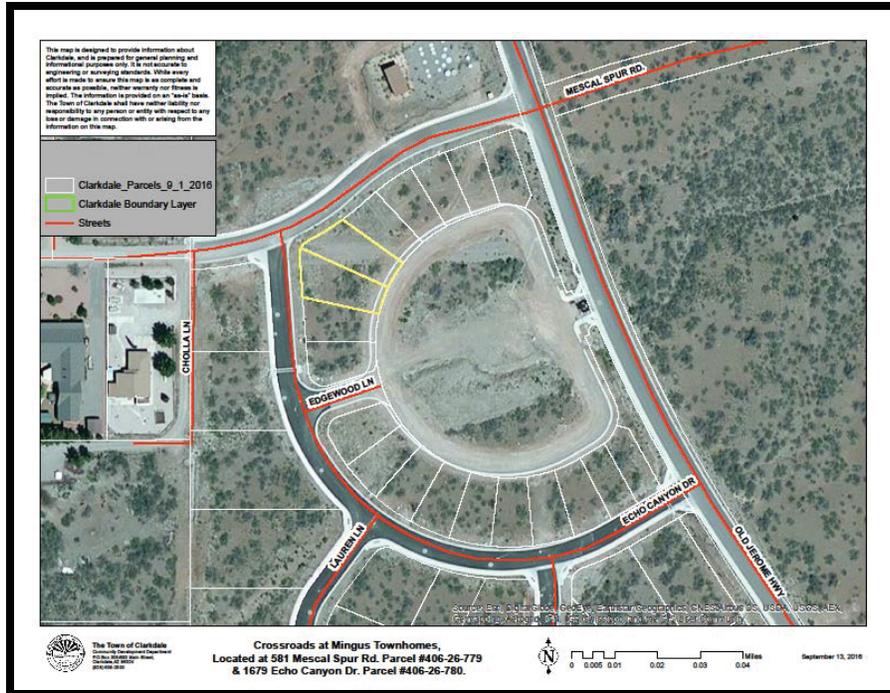
**Submitted By:** John Tobias / Owner PTM Enterprises / Crossroads at Mingus

**Meeting Date:** October 5, 2016

**Background:**

Mr. John Tobias has submitted an application to Design Review for proposed Crossroads at Mingus Townhomes, located at 581 Mescal Spur Rd. Parcel #406-26-779 & 1679 Echo Canyon Dr. Parcel #406-26-780. The property is zoned (PAD) Planned Area Development.





The applicant is requesting design review approval for two common wall townhome units. All homes will be built on a pre-sold basis. These parcels are each .11 acres in size. The parcels are located in the Crossroads at Mingus Subdivision on the west side of Old Jerome Highway. All of the site work, utilities, grading and drainage for the lots were completed as a part of the subdivision final plat on May 12, 2011 as a whole and the lots are ready to use. The townhomes will be landscaped with native plants and trees from the Town-approved plant list. The lighting on all townhomes will be fully shielded per Town Code. One of the homes, to be built on 1679 Echo Canyon Dr. Parcel #406-26-780 is currently awaiting construction pending Design Review approval. Applicant will submit building exterior plans and colors for each new building, as they are sold, to the staff for confirmation of general compliance with the project's design.

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

**Landscaping Summary:**

Landscaping includes 59 assorted trees, and 37 assorted shrubs. Landscaping will be used to screen the site from the nearby neighbors.

**TREES:** Twelve (12) Cupressus Arizona – AZ Cypress. Twenty-seven (27) Gleditsia Sunburst – Honeylocust, thornless. Five (5) Chiliopsis Linearis – Desert Willow. Seven (7) Prosopis Chilensis – Mesquite. **SHRUBS & BUSHES:** Seven (7) Prosopis Chilensis – Mesquite. Twenty-six (26) Arctostaphylos Manzanita – Manzanita. Fourteen (14) Juniperus Sabina – Sabins Juniper. (See attached master planting plan DRB3 & DRB4 and Plant List).

### **Gravel:**

The gravel will be ¾” minus granite, gold in color to be spread 1-1/2’ thick. (See attached master planting plan DRB3 & DRB4 and the Gravel example sheet).

### **Driveway and Walkway:**

The driveways and walkways will vary in design from building to building: plain concrete for the drive and colored for the walks or stamped for the drive and exposed aggregate for the walks, colored for the drive and stamped for the walk, or exposed aggregate for the drive and skip troweled for the walk, pavers, bricks. (See attached master planting plan DRB2).

### **Paint Colors:**

**Duplex #1 Field colors:** Sherwin-Williams Stone Lion, SW 7507. Trim Color: Sherwin-Williams Adaptive Shade, SW 7053. **Duplex #2 Field colors:** Sherwin-Williams Netsuke, SW 6134. Trim Color: Sherwin-Williams Well-Bread Brown, SW 7027. **Duplex #3 Field colors:** Sherwin-Williams Craftsman Brown, SW 2835. Trim Color: Sherwin-Williams Dover White, SW 6385. **Duplex #4 Field colors:** Sherwin-Williams Cascade Green, SW 0066. Trim Color: Sherwin-Williams Adaptive Shade, SW 7053. (See attached elevations and color palette #1, #2, #3, and #4).

### **Stone Veneer:**

**Duplex #1 Stone Veneer:** Coronado Stone Quick Stack, Costal Brown. **Duplex #2 Stone Veneer:** Coronado Stone Eastern Mountain Ledge, Dakota Brown. **Duplex #3 Stone Veneer:** Coronado Stone Eastern Mountain, Chablis. **Duplex #4 Stone Veneer:** Coronado Stone Quick Stack, Aspen. (See attached elevations and color palette #1, #2, #3, and #4).

### **Roof:**

**Duplex #1 Roofing:** Boral Saxony 900 Shake, Toffee. **Duplex #2 Roofing:** Boral Saxony 900 Shake, Brown Blend. **Duplex #3 Roofing:** Boral Saxony 900 Shake, Hickory. **Duplex #4 Roofing:** Boral Saxony 900 Shake, Charcoal Blend. (See attached elevations and color palette #1, #2, #3, and #4).

### **Lighting:**

Each townhome will have 5 fully shielded fixtures. (See attached 04\_Lighting and shielding cut sheets).

## **Staff Analysis**

## **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.

1. **ARCHITECTURAL MERIT:** *The architecture and design shall be visually compatible with the buildings, structures and places to which it is related.* 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.* 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 town homes are Craftsman style, painted stucco texture with various veneer and roofing colors. Application complies.
8. **ROOFS:** *The roof shape and materials of a building shall be visually compatible with the buildings to which they are related.* The proposed shake is a lightweight cement or clay manufactured roof tile. Application complies.

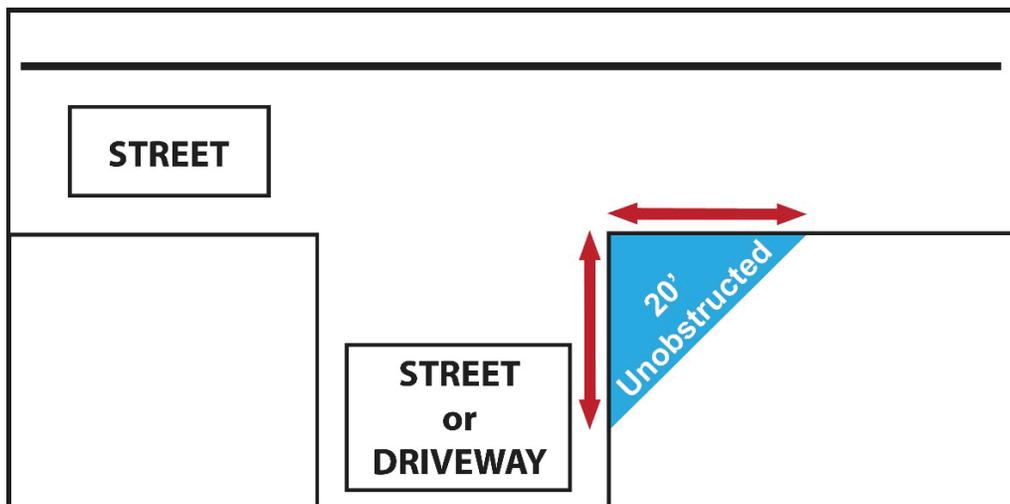
9. **ARCHITECTURAL DETAIL:** *Doors, windows, eaves, cornices and other architectural details of a building or structure shall be visually compatible with buildings and structures to which they are related.* Application complies.
  
10. **ACCESSORY FEATURES:** *Garages, carports, sheds, enclosures, walkways, 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 59 assorted trees, and 37 assorted shrubs. The proposed landscaping is in compliance with Landscape Design Standards, Chapter Nine of the Town of Clarkdale Zoning Code. **TREES:** Twelve (12) Cupressus Arizonica – AZ Cypress. Twenty-seven (27) Gleditsia Sunburst – Honeylocust, thornless. Five (5) Chiloopsis Linearis – Desert Willow. Seven (7) Prosopis Chilensis – Mesquite. **SHRUBS & BUSHES:** Seven (7) Prosopis Chilensis – Mesquite. Twenty-six (26) Arctostaphylos Manzanita – Manzanita. Fourteen (14) Juniperus Sabina – Sabins Juniper. 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.* Based on Town Zoning Code, this project qualifies for a total of 11,000 lumens per parcel. Lighting on each parcel will be minimal. Each townhome will have 5 fully shielded fixtures not to exceed 300 watts total and 4,500 lumens. The 4,500 proposed lumens for each parcel leaves a total of 6,500 lumens unused on each .11 acre lot. Application complies.

***Zoning Code Chapter 9, Section 9-5 Irrigation and Maintenance:***

1. ***Irrigation and Maintenance: Landscape areas of 2,000 square or more shall have an irrigation system sufficient to irrigate all areas having live landscape plants.*** Each parcel equals 4,791.6 square feet each. Applicant has proposed a sprinkler system with 40' of hard PVC pipe, 5" flex laterals, 1-3 emitters per plant. Applicant will place all valves in valve boxes at grade, including a 6" deep pea gravel sump below each valve. Applicant will also provide SCH.40 PVC 2-12" sleeves for both wire and pipe with extra at each pavement crossing, and will bury sleeves a least 24" B.F.G. (below finished grade). Applicant will also place emitters 1" above dirt grade, in planting wells. Application complies.

**Zoning Code Chapter 9, Section 9-6 Restricted Planting Areas:**

2. *At the intersection of a street and a driveway a triangle measuring twenty (20) feet along the curb line or roadway edge and the edge of the driveway from the point of intersection, and connecting diagonally, must be left unobstructed.* Applicant has a proposed 30' foot visual clearance. Application complies.
3. *Landscape materials shall not exceed a height of thirty-six (36) inches above the grade of the roadway or driveway within the site distance triangle.* Applicant has proposed no plants within the sight triangle. Application complies.
4. *Trees in the site distance triangle shall have a minimum eight (8) feet of clearance between the lowest limbs of the tree and the roadway.* Applicant has proposed no trees within the sight triangle. Application complies.



**Staff Detailed Recommendations:**

Staff has determined the Application complies with all code requirements and recommends approval of **DRB-091336 PTM Enterprises Crossroads at Mingus** with the following stipulations of approval:

1. The building shall be constructed and shall be installed as reviewed and approved by the Design Review Board and as inspected by the Building Official.
2. All contractors shall have a current business license with the Town of Clarkdale.
3. 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.

4. All lighting, landscaping and related systems as installed shall comply with Town Code.
5. EPA Water Sense concepts shall be incorporated into the irrigation system. A plan for decommissioning of irrigation system after the drought tolerant landscaping has been established shall be submitted.

## **Possible Motions:**

*I move to approve application DRB-091336 with the stipulations proposed by staff.*

*I move to approve application DRB-091336 with the stipulations proposed by staff with the following changes/additions:*

*I move to postpone action on DRB-091336 until a specific date and direct staff and/or the applicant to provide the following:*

*I move to deny the application for DRB-091336 based on the following specific reasons:*

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

1. Application
2. Letter of intent
3. Plot plan
4. Lighting and shielding cut sheets
5. Surrounding lot photos
6. Preliminary cut sheets for site plan, and Landscaping,
7. Roofing Materials, Textures colors, and Elevations
8. Approved Plant List

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

**INFORMATION:**

Property Address: Separate sheet attached Zoning: PAD Parcel #: see separate sheet  
(Attach separate sheet if necessary)

Applicant Name: PTM Enterprises LLC Applicant Phone #: (818) 335-5800

Applicant E-mail: jtobias@suddenlink.net

Applicant's Relationship to Property Owner: same

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

PTM Enterprises LLC 190 Crystal Sky Dr. Sedona, AZ 86351 / John & Colleen Tobias

Type of occupancy use(s)/classification(s) of the building: Town homes / Duplex

Square footage of proposed structure (broken down by use in a mixed use project): 2762 sq ft for  
lots # 173 & 174 ~ 2600 to 2800 sq ft for remaining lots.

**CONTACT PERSON:**

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

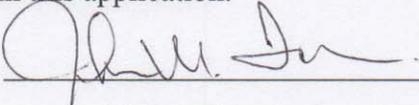
Name: John Tobias

Mailing Address: 190 Crystal Sky Dr. Sedona, AZ 86351

Phone # (818) 335-5800

**OWNER CERTIFICATION:**

I certify that I am an owner and the information and exhibits herewith are true and correct to the best of my knowledge in filing this application. I am acting with the knowledge and consent of all persons in interest and understand that without the consent of all persons in interest the requested action cannot lawfully be accomplished. I give my permission for authorized officials of the Town of Clarkdale to enter the premises described in this application.

Signature: 

Date: September 6, 2016

Name (Printed): John Tobias

Telephone #: (818) 335-5800

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

**STAFF USE ONLY**

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

Fee Received: \_\_\_\_\_ Projected Design Review Board Date: \_\_\_\_\_

## The Crossroads at Mingus Townhomes

Lots for consideration are as follows:

168,169,170,171,172,173,174,175,176

Letter of intent  
Common Wall Residences  
Crossroads at Mingus

PTM LLC intends to begin construction on the common wall lots numbered 168 through 187 in phase two of the subdivision. We are bringing a section of the project forward for your consideration.

In overview, these homes will be built on a presold basis. We may, at some future point, begin to build in advance of sales, but we do not plan to take that step yet. One of the homes, to be built on lots 173/74 is currently awaiting construction pending this approval and normal plan check. We want to maintain reasonable flexibility in the appearance of the homes moving forward but we intend to maintain fairly strict control of the overall aesthetics of these homes.

We have brought the exact building, colors and materials for lots 173/4 along with a pair of compatible similar buildings to give you a sense of the context. We will review any proposed buildings on these lots at our architectural review.

We will submit building exterior plans and colors for each new building, as they are sold, to the staff for general compliance with the project context. At the moment we do not foresee the construction of any 2 story buildings. Lots 168/9 and 170 are suitable for a triplex. In the event we choose to build one, we will bring that building back to DRB if requested by the staff.

We will require energy star compliant construction or equal for each building. Solar will be an option. These buildings will range from 1200-1400 square feet per dwelling of 2700 square feet more or less, per building-roughly the size of a large single family home. All of the site work, utilities, grading and drainage for these lots was completed as a part of the subdivision as a whole and the lots are ready to use.

As you may recall, there are no side yard setback for the lots as they are intended for common wall construction. However a five foot minimum building to building spacing is required for fire clearance. We have shown that spacing centered on these drawings, however the buildings may shift so that, for instance, the fire setback occurs on one lot and none on the adjacent lot.

We have attached an array of building plans and other information for your review. With the exception of lots 173/4 the driveways go directly back to the street. The drives on 173/4 are shown. We have shown detailed landscaping for lots 173/4 and only basic tree and screen plantings for the others. Again we want to maintain some flexibility of future owners.

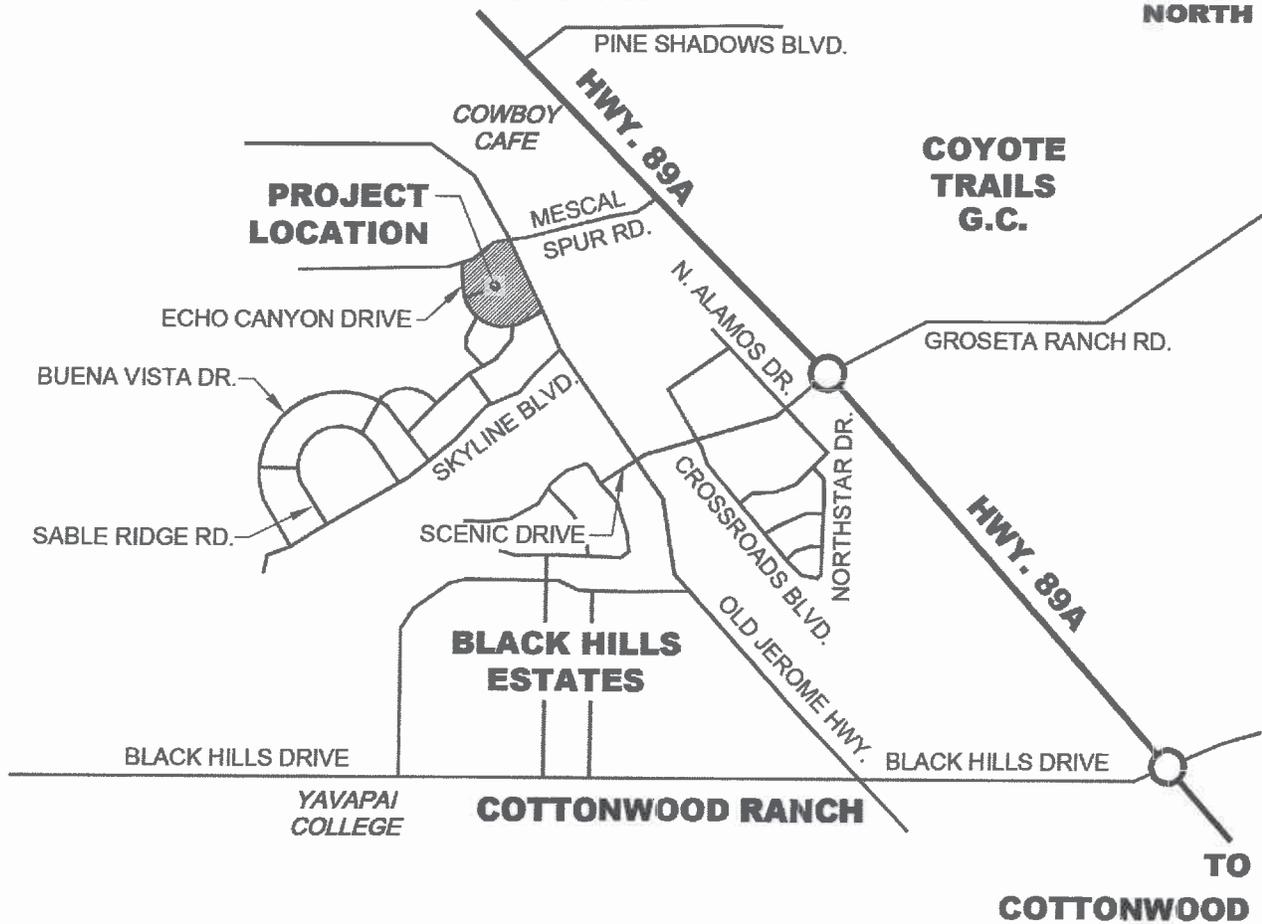
Overall, we see these dwellings as a valuable and interesting alternative to normal single family homes and a good transition between the single family above and the apartment site located within the semi-circle of lots. The proximity to the park is a plus and we intend to develop and preserve pedestrian access with a buffer planting and walk area at the rear of these lots.

Thank you for your time and consideration,

John and Colleen Tobias, PTM LLC



**TO JEROME / CLARKDALE**



**THE CROSSROADS AT MINGUS**  
**VICINITY MAP**  
CLARKDALE, ARIZONA 86324

This map is designed to provide information about Clarkdale, and is prepared for general planning and informational purposes only. It is not accurate to engineering or surveying standards. While every effort is made to ensure this map is as complete and accurate as possible, neither warranty nor fitness is implied. The information is provided on an "as-is" basis. The Town of Clarkdale shall have neither liability nor responsibility to any person or entity with respect to any loss or damage in connection with or arising from the information on this map.

Clarkdale\_Parcel\_9\_1\_2016

Clarkdale Boundary Layer

Streets



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

**Crossroads at Mingus Townhomes,  
Located at 581 Mescal Spur Rd. Parcel #406-26-779  
& 1679 Echo Canyon Dr. Parcel #406-26-780.**

The Town of Clarkdale  
Community Development Department  
P.O. Box 306800 Main Street,  
Phoenix, AZ 85024  
(602) 695-6200





Incandescent

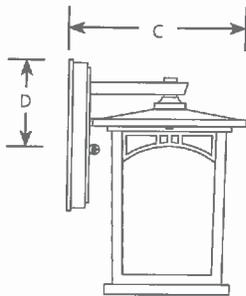
Residence

Outdoor

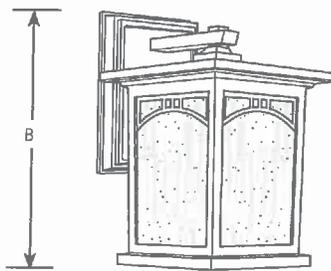
Type \_\_\_\_\_  
-20

- P6052
- P6053
- P6054

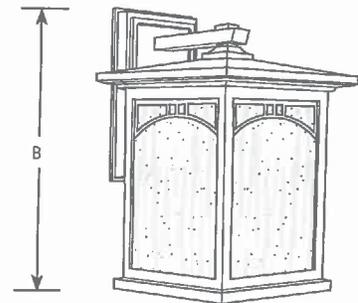
Catalog No.	Finish	Lamping	Dimensions (Inches)			
	Antique Bronze		A	B	C	D
P6052	-20	1-100w (m)	6	9-1/4	6-7/8	3-1/2
P6053	-20	1-100w (m)	8	12-3/8	9	5
P6054	-20	1-100w (m)	10	15-3/8	11-1/8	5-5/8



Side view



P6052



P6054

**Specifications:**

General

- Etched Umber Seeded glass panels
- Powdercoat Antique Bronze (-20) finish
- Aluminum construction
- Companion Chain hung lantern, Close-to-ceiling, Post top lantern, Wall lantern, fixtures are available

Electrical

- E26 base ceramic socket
- Pre-wired

Labeling

- UL-CUL Wet location listed

Mounting

- Wall mount
- Back plate covers a standard 4" hexagonal recessed outlet box
- Mounting strap for outlet box included

Progress Lighting  
701 Millennium Blvd.  
Greenville, South Carolina  
29607

www.progresslighting.com

Rev. 03/15

# Assembly & Installation Instructions

**CAUTION:** Read instructions carefully and turn electricity off at main circuit breaker panel before beginning installation.

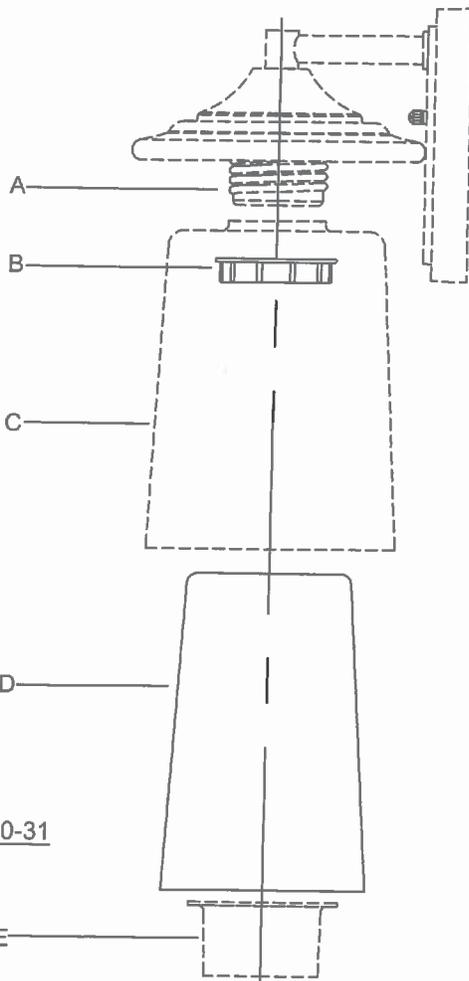
**8400-31, 8401-31, 8402-31**

\*\*\*\*\*  
**WARNING** - If any Special Control Devices are used with this Fixture, Follow the Instructions Carefully to assure full compliance with N.E.C. requirements. If there are any questions, contact a Qualified Electrical Contractor.  
**WARNING** - This product contains chemicals known to the State of California to cause cancer, birth defects and /or other reproductive harm. Thoroughly wash hands after installing, handling, cleaning, or otherwise touching this product.  
**CAUTION** - All glass is fragile, use care when handling Glass component(s) and or Lamp(s).  
**WARNING** - To comply with the National Electrical Code and Underwriters Laboratories requirements, when installed outdoors, or in wet locations, the edge of the wall plate coming in contact with the mounting surface, must be sealed with a latex waterproof caulking to prevent water from entering the outlet box.  
 \*\*\*\*\*

**ASSEMBLY STEPS:**  
**PASOS PARA ENSAMBLAR:**  
**MODE D'ASSEMBLAGE:**

1. E,D,C,B → A

A, C, & E  
 (NOT FURNISHED)  
 (NO INCLUIDA)  
 (NON FOURNIE)

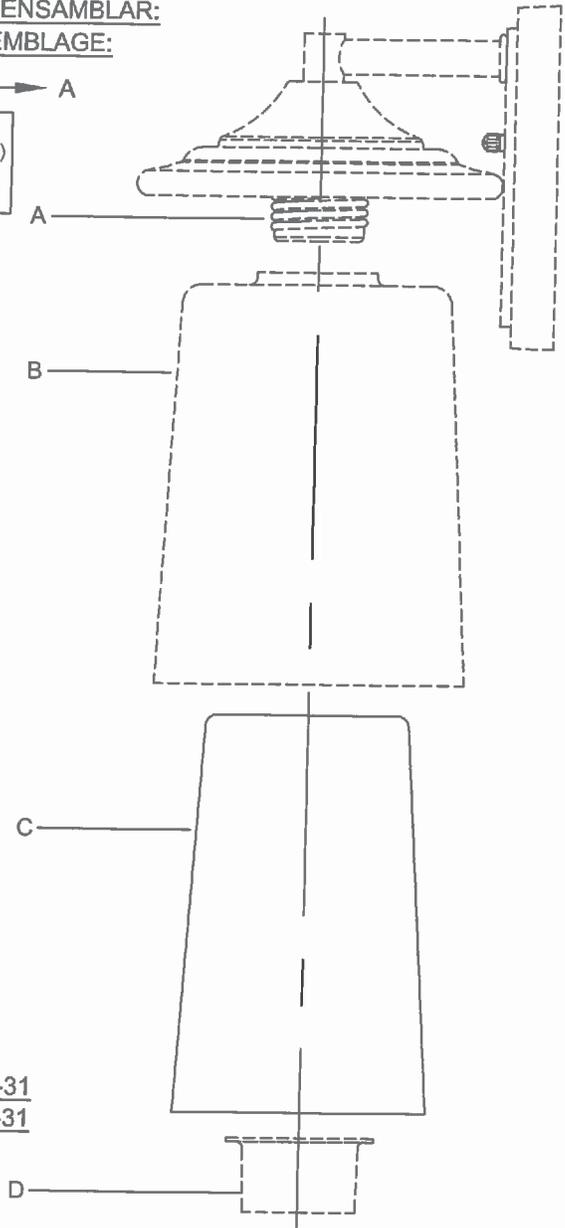


8400-31

**ASSEMBLY STEPS:**  
**PASOS PARA ENSAMBLAR:**  
**MODE D'ASSEMBLAGE:**

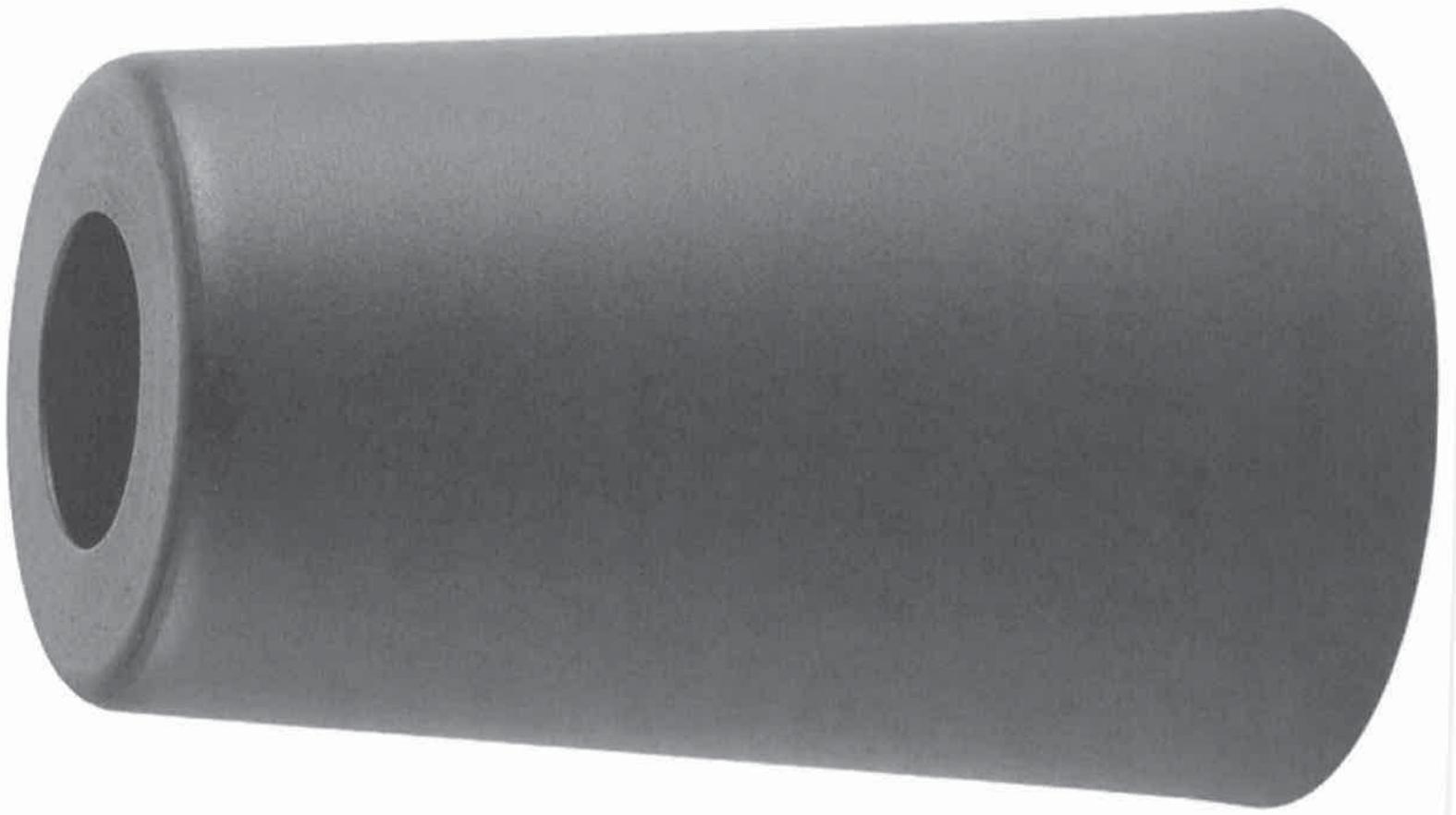
1. D,C,B → A

A, B, & D  
 (NOT FURNISHED)  
 (NO INCLUIDA)  
 (NON FOURNIE)



8401-31  
 8402-31

\* Please refer to [progresslighting.com](http://progresslighting.com) for a full list of compatible fixtures.





**LOOKING AT 406-26-782**

**THE CROSSROADS AT MINGUS DUPLEXES**

**LOOKING ACROSS LOTS 168 - 176**

**CLARKDALE, ARIZONA 86324**



**LOOKING AT 406-26-780 & 406-26-779**

**THE CROSSROADS AT MINGUS DUPLEXES**

**LOOKING ACROSS LOTS 168 - 176**

**CLARKDALE, ARIZONA 86324**



**LOOKING AT 406-26-774**

**THE CROSSROADS AT MINGUS DUPLEXES**  
**LOOKING ACROSS LOTS 168 - 176**

**CLARKDALE, ARIZONA 86324**



**LOOKING AT SE CORNER OF 406-26-782**

**THE CROSSROADS AT MINGUS DUPLEXES**

**LOOKING ACROSS LOTS 168 - 176**

**CLARKDALE, ARIZONA 86324**



**LOOKING AT S. CORNER OF 406-26-774**

**THE CROSSROADS AT MINGUS DUPLEXES**

**LOOKING ACROSS LOTS 168 - 176**

**CLARKDALE, ARIZONA 86324**

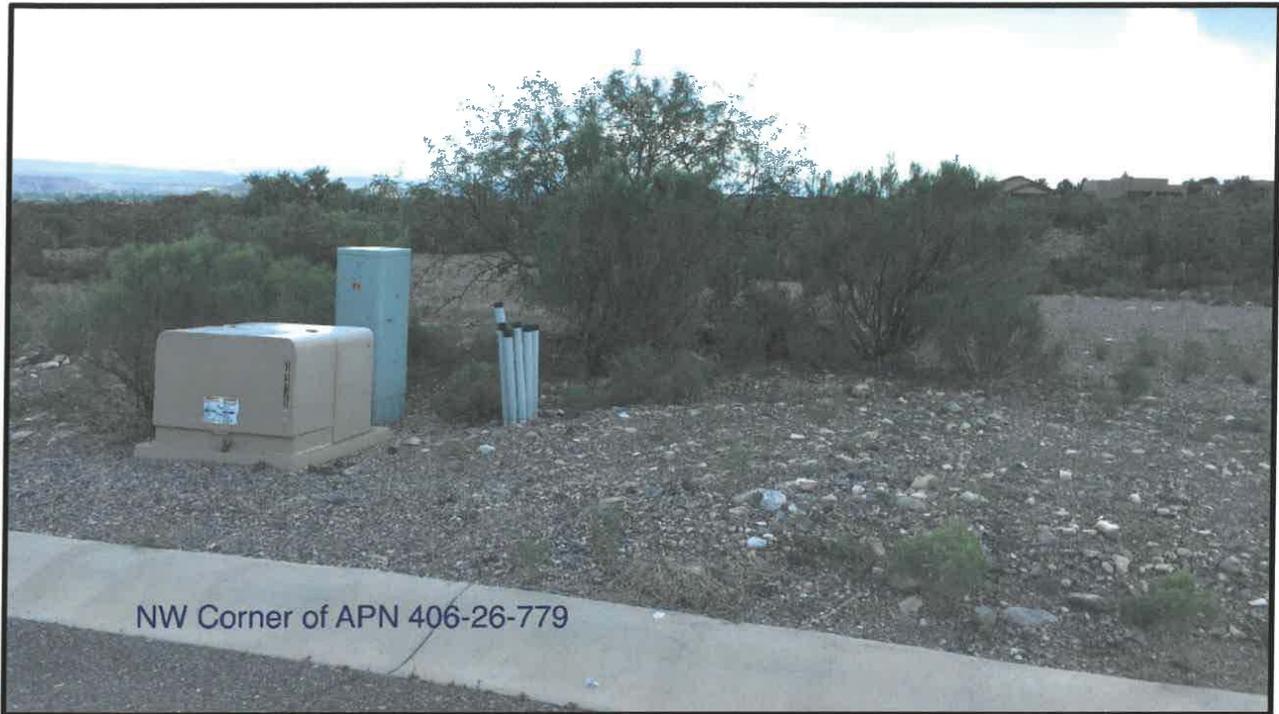


SW Corner of APN 406-26-779

**SW CORNER OF 406-26-779**

**THE CROSSROADS AT MINGUS DUPLEXES**  
**LOOKING ACROSS LOTS 173 & 174**

CLARKDALE, ARIZONA 86324



NW Corner of APN 406-26-779

**NW CORNER OF 406-26-779**

**THE CROSSROADS AT MINGUS DUPLEXES**

**LOOKING ACROSS LOTS 173 & 174**

**CLARKDALE, ARIZONA 86324**



**SW CORNER OF 406-26-780**

**THE CROSSROADS AT MINGUS DUPLEXES**

**LOOKING ACROSS LOTS 173 & 174**

**CLARKDALE, ARIZONA 86324**

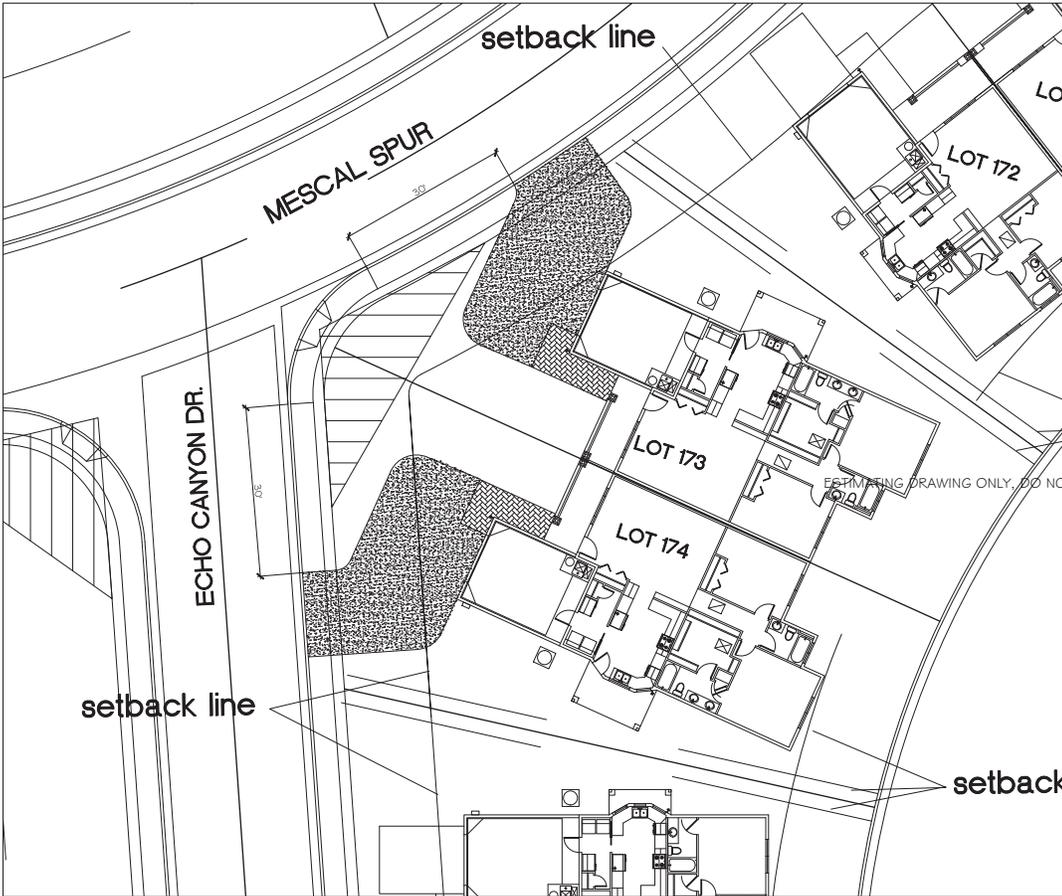


NW Corner of APN 406-26-780

**NW CORNER OF 406-26-780**

**THE CROSSROADS AT MINGUS DUPLEXES**  
**LOOKING ACROSS LOTS 173 & 174**  
CLARKDALE, ARIZONA 86324





**OWNERS INFORMATION:**

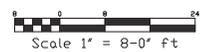
PTM ENTERPRISES  
 THE CROSSROADS AT MINGUS  
 180 CRYSTAL SKY DRIVE  
 BIRMINGHAM, AL 35201  
 CONTACT:  
 STEVE BARNES, PROJECT MANAGER  
 746 SOUTH 2ND STREET  
 WILLOWDALE, AZ 85041  
 E-MAIL: SBARNES@PTM.COM  
 PHONE: 480-282-2828

preliminary

ESTIMATING DRAWING ONLY, DO NOT BUILD FROM THESE PLANS, CHANGES WILL OCCUR

**GENERAL NOTES:**

1. DUPLICATIONS: AVERAGE SIZE 2700 S.F., 1050 S.F. PER BUILDING
2. TYPICAL LEGAL DESCRIPTION: LOT XXX, CROSSROADS AT MINGUS
3. SITE ZONING: PUD ALL LOTS INVOLVED AND ALL ADJACENT LOTS
4. ALL LOTS AND ADJACENT LOTS ARE OWNED BY THE DEVELOPER, PTM LLC
5. DEVELOPED AREA IS .75 ACRES MORE OR LESS
6. BOUNDARIES ARE PART OF THE CROSSROADS PLAT AS RECORDED, BASE DRAWING FOR THESE PLANS IS THE PLAT
7. DISTANCES: 10' FRONT AND REAR, 0' SIDEWALKS, SIDE SETBACKS SHOWN ARE 10' TOTAL, STAIRWAYS ARE REQUIRED FOR FIRE PROTECTION
8. ALL UTILITIES RECORDED ARE PRESENT AND FUNCTIONAL
9. OVERALL SITE DRAINAGE FACILITIES ARE PERMANENT AND FUNCTIONAL
10. THE SITE CHANGES FROM WEST TO EAST, NO CHANGES WILL BE MADE IN THE OVERALL DRAINAGE FLOW OR PATTERN
11. BOUNDARY FOR LOT 1734 AS SHOWN ON THIS SHEET



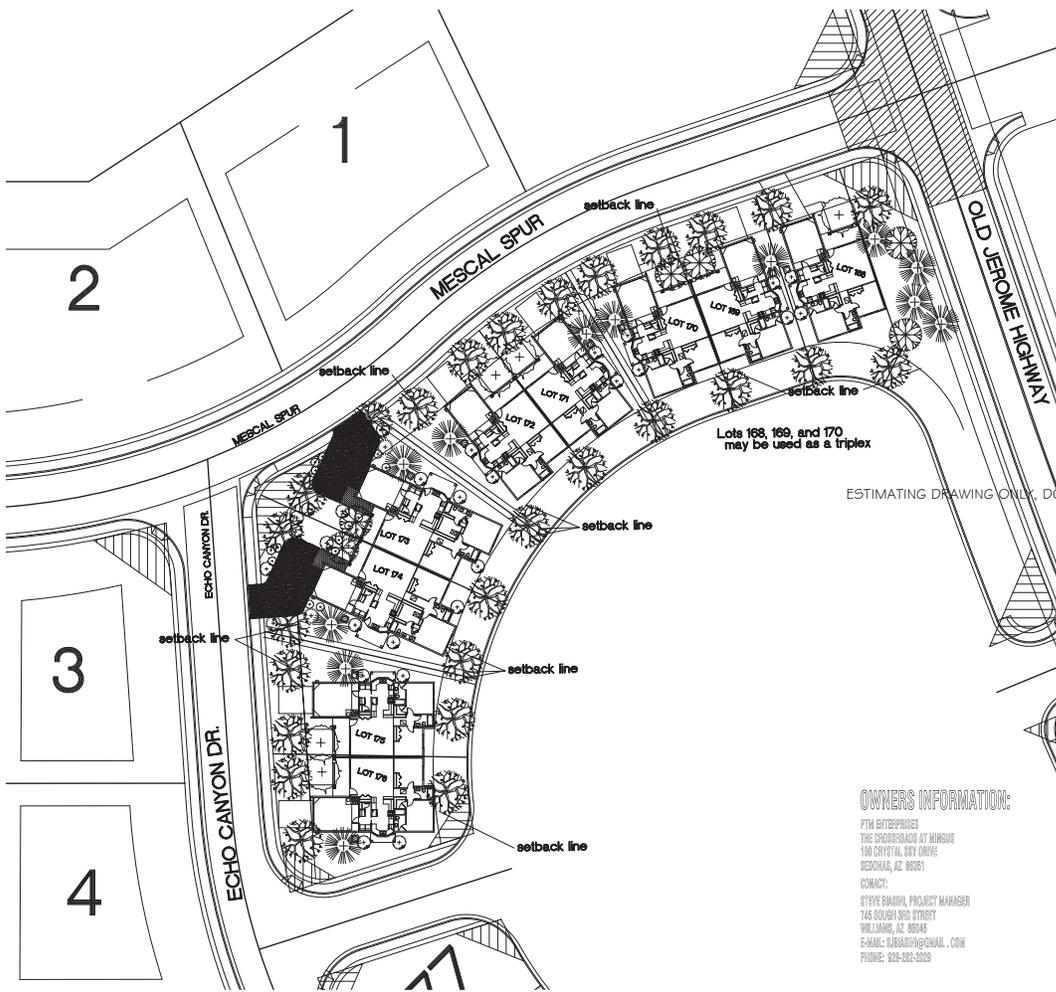
**SITE PLAN**

REVISIONS	BY

STEVE BARNES ARCHITECTURE  
 100 SOUTH 2ND STREET, WILLOWDALE, AZ 85041  
 480-282-2828

PTM LLC  
 DEVELOPER  
 THE CROSSROADS AT MINGUS  
 PHASE TWO  
 CLARKDALE, AZ 86324

DATE: 02/21/16  
 SCALE: 1" = 8'-0"  
 DRAWN: DUB  
 JOB: CROSSROADS AT MINGUS  
 SHEET NO.:  
**DRB2**  
 OF 2



- GENERAL NOTES:**
1. ALL TREE AND SHRUBbery SHALL REMAIN UNLESS OTHERWISE NOTED.
  2. ALL CHANGES OR OMISSIONS MADE IN THE FIELD SHALL BE THE RESPONSIBILITY OF THE OWNER.
  3. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE LANDSCAPE CONTRACTOR.
  4. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE LANDSCAPE CONTRACTOR.
  5. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE LANDSCAPE CONTRACTOR.
  6. THE MAINTENANCE PERIOD AFTER PROJECT APPROVAL WILL BE THE OWNER'S RESPONSIBILITY.
  7. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE LANDSCAPE CONTRACTOR.
  8. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE LANDSCAPE CONTRACTOR.
  9. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE LANDSCAPE CONTRACTOR.
  10. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE LANDSCAPE CONTRACTOR.
- PLANTING NOTES:**
1. ALL PLANT MATERIAL SHALL BE FULLY GROWN (MATURE) UNLESS OTHERWISE NOTED.
  2. PLANT MATERIAL SHALL BE FULLY GROWN (MATURE) UNLESS OTHERWISE NOTED.
  3. PLANT MATERIAL SHALL BE FULLY GROWN (MATURE) UNLESS OTHERWISE NOTED.
  4. ALL PLANT MATERIAL SHALL BE FULLY GROWN (MATURE) UNLESS OTHERWISE NOTED.
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  8. ALL PLANT MATERIAL SHALL BE FULLY GROWN (MATURE) UNLESS OTHERWISE NOTED.
  9. ALL PLANT MATERIAL SHALL BE FULLY GROWN (MATURE) UNLESS OTHERWISE NOTED.
  10. ALL PLANT MATERIAL SHALL BE FULLY GROWN (MATURE) UNLESS OTHERWISE NOTED.

ALL EXTERIOR LIGHT FIXTURES TO BE FULLY SHUT-OFF FULLY SHIELDED PER CLARKDALE ORDINANCE

- IRRIGATION NOTES:**
1. IRRIGATION SYSTEM TO BE SCHEDULED AS HAND PIPING WITH 1/2" ALUMINUM 1-3" DIAMETER PER PLAN.
  2. IRRIGATION SYSTEM TO BE SCHEDULED AS HAND PIPING WITH 1/2" ALUMINUM 1-3" DIAMETER PER PLAN.
  3. IRRIGATION SYSTEM TO BE SCHEDULED AS HAND PIPING WITH 1/2" ALUMINUM 1-3" DIAMETER PER PLAN.
  4. IRRIGATION SYSTEM TO BE SCHEDULED AS HAND PIPING WITH 1/2" ALUMINUM 1-3" DIAMETER PER PLAN.
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  7. IRRIGATION SYSTEM TO BE SCHEDULED AS HAND PIPING WITH 1/2" ALUMINUM 1-3" DIAMETER PER PLAN.
  8. IRRIGATION SYSTEM TO BE SCHEDULED AS HAND PIPING WITH 1/2" ALUMINUM 1-3" DIAMETER PER PLAN.
  9. IRRIGATION SYSTEM TO BE SCHEDULED AS HAND PIPING WITH 1/2" ALUMINUM 1-3" DIAMETER PER PLAN.
  10. IRRIGATION SYSTEM TO BE SCHEDULED AS HAND PIPING WITH 1/2" ALUMINUM 1-3" DIAMETER PER PLAN.

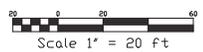
# prelimina

ESTIMATING DRAWING ONLY, DO NOT BUILD FROM THESE PLANS, CHANGES WILL OCCUR!

PLANT MATERIAL PLANTS FOR 173/4 NOT COUNTED

AZ CYPRESS ARIZONICA	AZ CYPRESS	24" BOX	10
SOLOSTIA 'SUNBURST' 50%	SUNBURST LOCUST	24" BOX	20
CHILOPSIA LINEARIS	DESERT WILLOW	#15 CANS	5
PROSOPIS CHILENSIS	MESQUITE	#15 CANS	4
ROSEMARINUS OFFICINALIS	ROSEMARY	#5 CANS	0
ARTICOSTAPHYLOS MANZANITA	MANZANITA	#5 CANS	14
JUNIPERUS SABINA	SABINS JUNIPER	#1 CANS	0

**OWNERS INFORMATION:**  
 PTM ENTERPRISES  
 THE CROSSROADS AT MINGUS  
 100 CRYSTAL BAY DRIVE  
 MESA, AZ 85205  
 CONTACT:  
 STEVE BRADY, PROJECT MANAGER  
 745 SOUTH 910 STREET  
 WILLIAMSON, AZ 85504  
 E-MAIL: SBRADY@PTM.COM  
 PHONE: 928-302-3029



## MASTER PLANTING PLAN

REVISIONS	BY

STEVE BRADY ARCHITECTURE  
 100 CRYSTAL BAY DRIVE, MESA, AZ 85205  
 PHONE: 928-302-3029

PRELIMINARY  
 THE CROSSROADS AT MINGUS  
 PHASE TWO  
 CLARKDALE, AZ 86324

DATE	05/16/16
SCALE	1" = 20'-0"
DRAWN	SKB
CHECKED	SKB
JOB	173/4-AP
SHEET NO.	DRB3
OF X	



- GENERAL NOTES:**
1. ALL SHEDS AND GARAGES SHALL REMAIN SEPARATE STRUCTURES.
  2. ALL CHANGES TO EXISTING TYPES IN THE SCALES DETERMINED TO REMAIN AS PART OF THIS PROJECT SHALL BE NOTICED IN PART OF THE LANDSCAPE CONTRACTOR.
  3. PROVISION FOR THE PROJECT SHALL BE CONSIDERED TO A 1/2" BURN RATE ONLY.
  4. ALL EXISTING TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR.
  5. DUST CONTROL AND LANDSCAPE FERTILIZERS ARE REQUIRED.
  6. THE MAINTENANCE SCHEDULE FOR THIS PROJECT SHALL BE THE SAME AS THE MAINTENANCE CONTRACTOR.
  7. THE CONTRACTOR SHALL MAINTAIN CLEAR SPACE IN WHICH TRUCKS MUST BE PART OF MAINTENANCE CONTRACTOR.
  8. PLANTING AND STAKING OF TREES AND SHRUBS TO COMPLY WITH DETAIL PER EACH SHEET.
  9. ALL PLANT MATERIAL TO BE SPECIFIED.
  10. ALL PLANT MATERIAL IN FIELD TO BE MAINTAINED BY OWNER OR HIS MAINTENANCE CONTRACTOR.
  11. ALL TREE PLANT MATERIAL TO BE DELIVERED TO THE SITE AND MAINTAINED AT RISK OF INSTALLATION.
- PLANTING NOTES:**
1. OBTAIN ALL PLANT MATERIAL FOR THE FULL GROWING SEASON (MAY-OCT) KNOWLEDGE OF DATE OF INSTALLATION.
  2. PLANT IN A MANNER OF 1/2" BURN RATE, 1/2" TOPSOIL, 1/2" MULCH, 1/2" MULCH, 1/2" MULCH TO BE OVER THE VOLUME OF THE POTS.
  3. ALL PLANT MATERIAL TO BE SPECIFIED BY THE CONTRACTOR.
  4. SHRUBS TO BE 3/4" BURN RATE, 1/2" TOPSOIL, 1/2" MULCH, 1/2" MULCH, 1/2" MULCH TO BE OVER THE VOLUME OF THE POTS.
  5. ALL PLANT MATERIAL TO BE SPECIFIED BY THE CONTRACTOR.
  6. ALL PLANT MATERIAL TO BE SPECIFIED BY THE CONTRACTOR.
  7. ALL PLANT MATERIAL TO BE SPECIFIED BY THE CONTRACTOR.
  8. COVER ALL EXISTING TREES WITH MULCH EXCEPT IN AREAS WITH SLOPE 4:1 OR GREATER. THERE SHOULD BE A MINIMUM OF 1" MULCH UNDER THE CANOPY.
  9. ALL PLANT MATERIAL TO BE MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
  10. 3" MULCH TO BE CLEAR, UNBURNED, 3/4" 1/2" MULCH, SPREAD TO COVER.
  11. SPREAD ALL MULCH WITH A PNEUMATIC SPREADER BEING MAINTAINED.
  12. PROVIDE AGENCY FOR POND NEED CONTROL FENCE UNDER ALL ADDRESSING USING CODE.
  13. PROVIDE AGENCY FOR POND NEED CONTROL FENCE UNDER ALL ADDRESSING USING CODE.
  14. PROVIDE AGENCY FOR POND NEED CONTROL FENCE UNDER ALL ADDRESSING USING CODE.

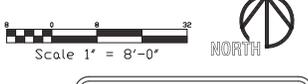
ALL EXTERIOR LIGHT FIXTURES TO BE FULL CUT-OFF FULLY SHIELDED PER CLARKDALE ORDINANCE

- IRRIGATION NOTES:**
1. SPRINKLER SYSTEM IS TO BE 40' SPACING WITH 4' FEET LATERALS 1-1.5' SPACING PER PINE.
  2. SPRINKLER HEADS TO BE 40' SPACING WITH 4' FEET LATERALS 1-1.5' SPACING PER PINE.
  3. SPRINKLER HEADS TO BE 40' SPACING WITH 4' FEET LATERALS 1-1.5' SPACING PER PINE.
  4. PLACE VALVES IN HALF ROWS AT SPACES, INSIDE OF DEEP PER SPACES, SHAW BELOW EACH VALVE.
  5. PROVIDE SCHEDULE PER 2" X 1/2" PIPING.
  6. EACH PUMPING STATION, SHAW BELOW AT LEAST 1/2" X 1/2".
  7. PLACE SCHEDULE PER 2" X 1/2" PIPING.
  8. PINE SPACING SCHEDULE:
- | PINE SIZE | GAL PER MIN. |
|-----------|--------------|
| 1/2"      | 0-4          |
| 3/4"      | 0-5          |
| 1"        | 10-10        |
| 1 1/4"    | 20-20        |
| 1 1/2"    | 30-30        |
| 2"        | 40-40        |

preliminary  
ESTIMATING DRAWING ONLY, DO NOT BUILD FROM THESE PLANS, CHANGES WILL OCCUR!

**PLANT MATERIAL**

	CUPRESSUS ARIZONICA	AZ CYPRESS	24" BOX	2
	GLEDITSIA 'SUNBURST' 50%	SUNBURST LOUCST	24" BOX	7
	PROSOPIS CHILENSIS	MESQUITE	#15 CANS	2
	ROSEMARINUS OFFICINALIS	ROSEMARY	#5 CANS	5
	ARCTOSTAPHYLOS MANZANITA	MANZANITA	#5 CANS	12
	JUNIPERUS SABINA	SABINS JUNIPER	#1 CANS	14



PLANTING PLAN LOTS 173/4  
OF 2

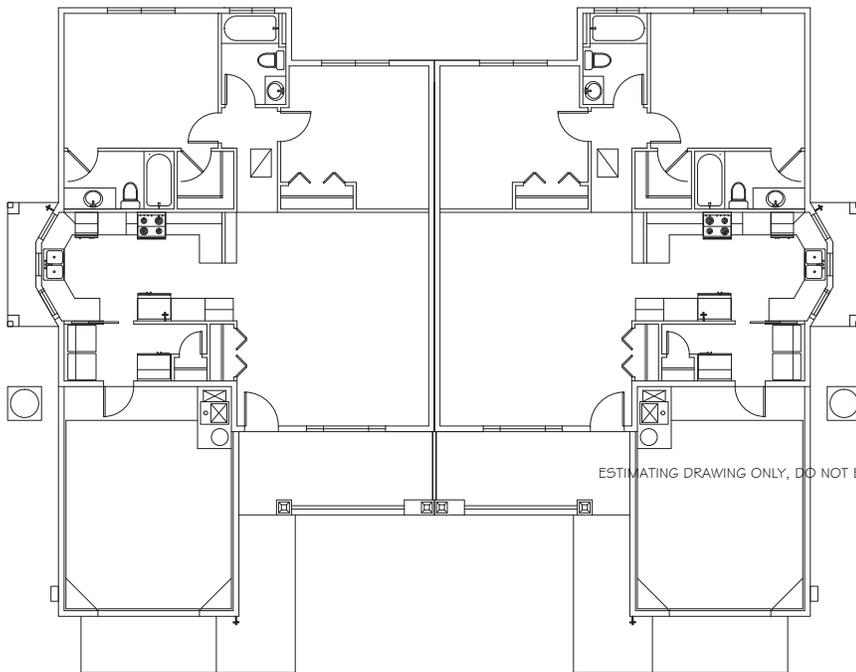
REVISIONS	BY

STEVEIE LAMARCA ARCHITECTURE  
ARCHITECTURE, PLANNING, & DESIGN



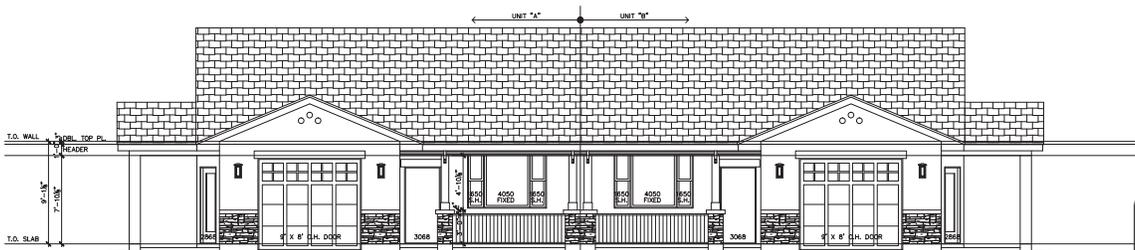
COPEL PLAN FOR THE CROSSROADS AT MINGUS PHASE TWO CLARKDALE, AZ 86324

DATE: 08/16/16  
SCALE: 1" = 8'-0"  
DRAWN: JLM  
JOB: 173-174-175  
SHEET NO.:  
DRB4  
OF 2



preliminary

ESTIMATING DRAWING ONLY, DO NOT BUILD FROM THESE PLANS. CHANGES WILL OCCUR!!



PLANELEVATION  
LOTS 173, 174

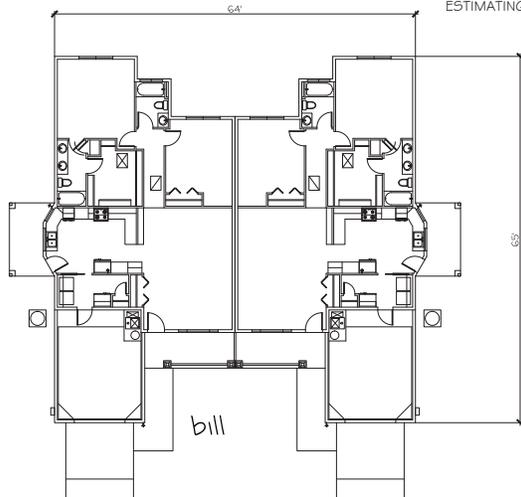
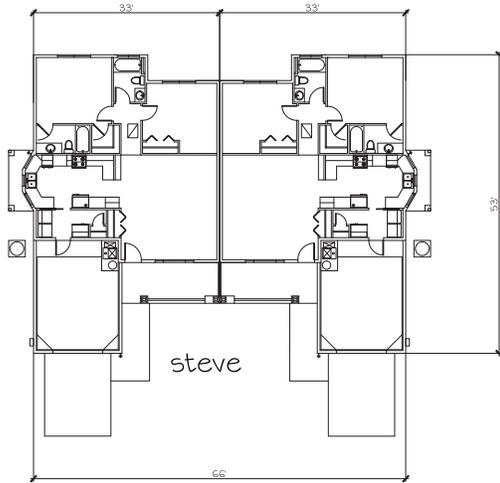
REVISION	BY

STEVE BRASSFIELD  
ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
DESIGN



UPLEX FOR THE CROSSROADS AT MINGUS  
PHASE TWO, CLARKDALE, AZ 85324

DATE	02/21/16
SCALE	1" = 4'-0"
DRAWN BY	
JOB	0002-MP
SHEET NO.	DRB5
OF X	07 X



ESTIMATING DRAWING ONLY, DO NOT BUILD FROM THESE PLANS. CHANGES WILL OCCUR!!

preliminary

**OWNERS INFORMATION:**

PTM ENTERPRISES  
 THE CROSSROADS AT MINGUS  
 190 CRYSTAL SKY DRIVE  
 BEROMAS, AZ 85361  
 CONTACT:  
 STEVE NASHIM, PROJECT MANAGER  
 748 SOUTH 900 STREET  
 WILLAMINA, AZ 85046  
 E-MAIL: STEVENASH@GMAIL.COM  
 PHONE: 480-202-2023

FLOOR PLAN a1s.

REVISION	BY
7/22/16	BJR
7/26/16	BJR

STEVE NASHIM  
 ARCHITECTURE, LANDSCAPE ARCHITECTURE  
 10000 W. GREENWAY, SUITE 100  
 PHOENIX, AZ 85042



UPLEX PLAN FOR:  
 THE CROSSROADS AT MINGUS  
 PHASE TWO  
 CLARKDALE, AZ 85324

DATE	02/21/16
SCALE	1" = 8'-0"
DRAWN BY	BJR
JOB	0002-147
SHEET NO.	DRB6
	OF 8





PERSPECTIVE VIEW

THE CROSSROADS AT MINGUS  
DUPLEX - ROOF OPTION 1  
WITH COLOR PALETTE #1  
CLARKDALE, ARIZONA 86324



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

THE CROSSROADS AT MINGUS  
DUPLEX - ROOF OPTION 1  
WITH COLOR PALETTE #1  
CLARKDALE, ARIZONA 85324



THE CROSSROADS AT MINGUS  
DUPLEX - ROOF OPTION 2  
WITH COLOR PALETTE #2  
CLARKDALE, ARIZONA 85324



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

THE CROSSROADS AT MINGUS  
DUPLEX - ROOF OPTION 2  
WITH COLOR PALETTE #2  
CLARKDALE, ARIZONA 85324



THE CROSSROADS AT MINGUS  
DUPLEX - ROOF OPTION 3  
WITH COLOR PALETTE #3  
CLARKDALE, ARIZONA 85324



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

THE CROSSROADS AT MINGUS  
DUPLEX - ROOF OPTION 3  
WITH COLOR PALETTE #3  
CLARKDALE, ARIZONA 85324



THE CROSSROADS AT MINGUS  
DUPLEX - ROOF OPTION 4  
WITH COLOR PALETTE #4  
CLARKDALE, ARIZONA 85324



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

THE CROSSROADS AT MINGUS  
DUPLEX - ROOF OPTION 4  
WITH COLOR PALETTE #4  
CLARKDALE, ARIZONA 85324

# Gravel Example

Landscape will have 3/4" minus granite, gold in color spread 1-1/2' thick. Cinnamon Brown.



See placement on  
Preliminary Cut Sheets DRB3 & DRB4

5. Areas left in their natural state must be monitored on a regular basis and any trash and debris removed immediately.
6. The Town reserves the right to conduct compliance inspections.
7. Use of gray water is encouraged.

**Section 9-6**     Restricted Planting Areas

1. At the intersection of two (2) streets, or at the intersection of a street and an alley, a triangle measuring thirty-five (35) feet in length along the curb lines or edge of roadway or alley from the point of intersections must be left unobstructed.
2. At the intersection of a street and a driveway a triangle measuring twenty (20) feet along the curb line or roadway edge and the edge of the driveway from the point of intersection, and connecting diagonally, must be left unobstructed.
3. Landscape materials shall not exceed a height of thirty-six (36) inches above the grade of the roadway or driveway within the site distance triangle.
4. Trees in the site distance triangle shall have a minimum eight (8) feet of clearance between the lowest limbs of the tree and the roadway.

**Section 9-7**     Parking Areas

1. Parking lot landscaping shall be included as part of the overall Landscape Design.
2. An area or combination of areas equal to ten (10%) percent of the total parking lot area shall be landscaped.

**Section 9-8**     Plant List

A list of approved plants for use in landscape design. This is not an all-inclusive list, but any major deviation will have to be approved by the Design Review Board. See list on next two pages.

**ADAPTIVE SHRUBS AND BUSHES FOR THE CLARKDALE AREA**

<u>COMMON NAME</u>	<u>BOTANICAL NAM</u>	<u>SIZE/WATER</u>	<u>NOTES</u>
Angel’s Hair	Artemesia schmidtiana	2”/very low	Fine silver leaves (SP)
Bird of Paradise Bush	Caesalpinia gilliesii	4-6’/moderate	Tree Var. 12’
Butterfly Bush, Fountain	Buddeia alternifolia	8-12’/low	Long flower clusters (SP)
Cotoneaster, Spreading	Cotoneaster divaricata	5-6’/low	Hardy deciduous
Dusty Miller	Artemisia stelleriana	2-3’/low	Evergreen shrub (SP)
Heavenly Bamboo	Nandina domestica	6-8’/low	Some water, shade
Juniper	Juniperus chinensis	2-15’/very low	Evergreen
Juniper	Juniperus sabina	2-4’/very low	Evergreen
Pittosporum (Tobria)	Pittosporum tobria	6-15’/low	Best some water
Photinia, Chinese	Photinia serrulata	6-12’/low	Water to establish
Pyracantha (Firethorn)	Pyracantha coccinea graberi	6-12’/low	Trains to fence
Rosemary	Rosemary officinalis	2-6’/very low	Needs drainage
Santolina, Gray	Santolina chamaecyparissus	1-2’/very low	Evergreen
Santolina, Green	Santolina virens	1-2’/very low	Good ground cover
Viburnum, various	Viburnum	4-12’/low to mod	Partial sun
Xylosma	Xylosma congestum	8-10’/low	Heat tolerant

**ADAPTIVE TREES FOR THE CLARKDALE AREA**

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE/WATER</u>	<u>NOTES</u>
Cedar, Deodar	Cedrus deodara	60-80’/very low	Evergreen, check varieties
Chinaberry	Melia azedarach	30-50’/low	Grows in poor soil
Crabapple, Flowering	Malus varieties	6-30’/low-mod	Check avail. local varieties
Elm, Chinese	Ulmus parvifolia	40-60’/fast	Subject to Tex rootrot
Honoeylocust, Thornless	Gleditsia triacanthos	35-70’/low	Good street trees
Locust, Idaho	Robinia idahoensis	30-40’/very low	Aggressive roots
Pine, Aleppo	Pinua halepensis	30-60’/low	Hardy to heat, aridity, wind
Pine, Pinon Nut	Pinus edulis	10-35’/very low	Hardy in desert mountains
Pine, Hghan	Pinus elderica	30-50’/fast	
Plum, Flowering	Prunus varieties	20-30’/low	Requires maintenance

**NATIVE TREES FOR THE CLARKDALE AREA**

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE/WATER</u>	<u>NOTES</u>
Arizona Ash (Velvet)	Fraxinus velutina	30-40’/mod	Riparian*
Arizona Cypress	Cupressus arizonica	30-40’/very low	Dry soils, evergreen*
Desert Willow	Chilopsis linearis	10-25’/low mod.	Riparian edge, washes*
Neatleaf Hackberry	Celtis reticulata	20-30’/low	Riparian edge
Alligator Juniper	Juniperus deppeana	20-50’/low	High mountain areas (sp)

**ZONING CODE****CHAPTER NINE****LANDSCAPE DESIGN STANDARDS**

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE/WATER</u>	<u>NOTES</u>
One-seed Juniper	<i>Juniperus monosperma</i>	15-35'/very low	Dry mesas, hillsides (sp)
Utah Juniper	<i>Juniperus osteosperma</i>	15-30'/very low	One main trunk, dry areas (sp)
Velvet Mesquite	<i>Prosopis velutina</i>	15-25'/low	Riparian edge*
Emory Oak (Live Oak)	<i>Quercus emoryi</i>	20-50'/low	Lower slopes, evergreen
Gambel Oak	<i>Quercus gambelii</i>	20-50'/low	Typically above 5,000'
Goodding Willow	<i>Salix gooddingii</i>	30-50-'/mod	Riparian, invasive roots
Globe Willow	<i>Salix matsudana</i>	20-30'/mod	

**NATIVE SHRUBS AND BUSHES FOR THE CLARKDALE AREA**

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE/WATER</u>	<u>NOTES</u>
Algerita (Barberry)	<i>Berberis fremontii</i>	3-10'/low	Fremont barberry (sp)
Catclaw Acacia	<i>Acacia greggii</i>	4-10'/very low	Common shrub or small tree
Beargrass	<i>Nolina microcarpa</i>	4-6'/very low	Agave family, tall stalks, high slopes
Cliffrose	<i>Purshia subintegra</i>	3-6'/very low	Dry, rocky, steep slopes
Creosote Bush	<i>Larrea tridentata</i>	4-8'/very low	Roots emit repellents
Feather Dalea	<i>Dalea formosa</i>	1-2'/very low	Dry, rocky slopes (sp)
Graythorn	<i>Ziziphus obtusifolia</i>	6-10'/very low	Riparian edge, grasslands, bird habitat
Manzanita (pointleaf)	<i>Arctostaphylos pungens</i>	4-6'/very low	Dry hillsides above 4,000' (sp)
Mesquite, Velvet	<i>Prosopis velutina</i>	10-25'/low	Washes, riparian edge below 4,000'*
Mountain Mahogany	<i>Cercocarpus montanus</i>	15'/low	High slopes
Mormon Tea	<i>Ephedra viridis</i>	2-6'/very low	Dry soil
Ocotillo	<i>Fouquieria splendens</i>	8-15'/very low	Steep hillsides, needs drainage
Shrub Live Oak (Scrub)	<i>Quercus turbinella</i>	6-10'/very low	High slopes, dry washes (sp)
Four-wing Saltbush	<i>Atriplex canescens</i>	4-6'/very low	Common, wildlife habitat
Broom Snakeweed	<i>Gutierrezia sarothrae</i>	2-4'/very low	Common, over grazed areas
Sugar Sumac	<i>Rhus ovata</i>	2-15'/very low	Part Shade, dry slopes
Winter Fat	<i>Eurotia lanata</i>	2-3'/very low	(White Sage) Open rangeland

**NATIVE CACTI AND SUCCULENTS FOR THE CLARKDALE AREA**

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE/WATER</u>	<u>NOTES</u>
Century Plant	<i>Agave (parryi)</i>	3'/mod	Tall flower stalk
Plateau Cholla	<i>Opuntia whipplei</i>	2-4'/very low	Long branching sections
Claret Cup Hedgehog	<i>Echinocereus triglochidiatus</i>	1-2'/very low	Dense mounds of stems
Fendler Hedgehog	<i>Echinocereus fendleri</i>	6"-1'/very low	Small clumps, rocky slopes
Desert prickly pear	<i>Opuntia phaeacantha</i>	2-5'/very low	Dry hillsides
Banana Yucca	<i>Yucca baccata</i>	2-3'/very low	Dense flower clusters
Soaptree Yucca	<i>Yucca elata</i>	2-15'/very low	Tall single trunk, flowering spike*

(sp)=alternative species available

**Section 9-9**      Minimum Landscaping as a Percentage of Lot Area

1. Thirty (30) percent in R2, R3, R4, and R4A districts for projects other than individual single-family dwelling units, i.e. duplex, triplex, mobile home park, recreational vehicle park or non-residential use. A minimum fifteen (15) foot wide strip of land adjacent to the street right-of-way is required.
  
2. Fifteen (15) percent in the Industrial district or a minimum fifteen (15) foot wide strip of land adjacent to the street right-of-way.



FIELD COLOR:  
SHERWIN - WILLIAMS  
STONE LION  
SW 7507



TRIM COLOR:  
SHERWIN - WILLIAMS  
ADAPTIVE SHADE  
SW 7053



STONE VENEER:  
CORONADO STONE  
QUICK STACK  
COSTAL BROWN



ROOFING:  
BORAL  
SAXONY 900 SHAKE  
TOFFEE

THE CROSSROADS AT MINGUS  
DUPLEX - COLOR PALETTE #1  
CLARKDALE, ARIZONA 86324



PERSPECTIVE VIEW

THE CROSSROADS AT MINGUS  
DUPLEX - ROOF OPTION 1  
WITH COLOR PALETTE #1  
CLARKDALE, ARIZONA 86324



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

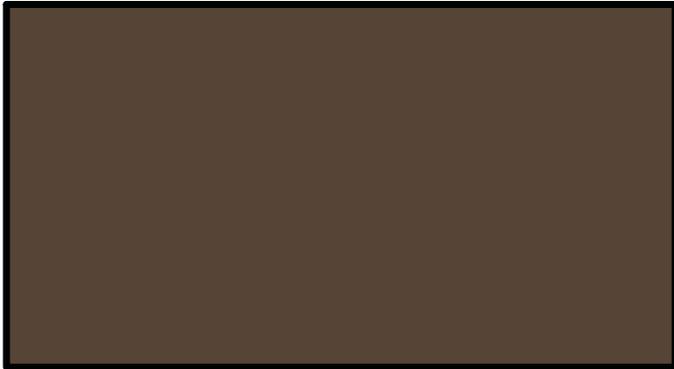


REAR ELEVATION

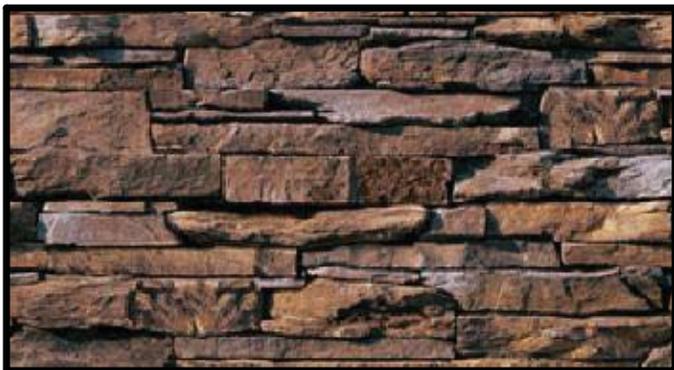
THE CROSSROADS AT MINGUS  
DUPLEX - ROOF OPTION 1  
WITH COLOR PALETTE #1  
CLARKDALE, ARIZONA 85324



FIELD COLOR:  
SHERWIN - WILLIAMS  
NETSUKE  
SW 6134



TRIM COLOR:  
SHERWIN - WILLIAMS  
WELL-BREAD BROWN  
SW 7027



STONE VENEER:  
CORONADO STONE  
EASTERN MOUNTAIN  
LEDGE  
DAKOTA BROWN



ROOFING:  
BORAL  
SAXONY 900 SHAKE  
BROWN BLEND

THE CROSSROADS AT MINGUS  
DUPLEX - COLOR PALETTE #2  
CLARKDALE, ARIZONA 86324



THE CROSSROADS AT MINGUS  
DUPLEX - ROOF OPTION 2  
WITH COLOR PALETTE #2  
CLARKDALE, ARIZONA 85324



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

THE CROSSROADS AT MINGUS  
DUPLEX - ROOF OPTION 2  
WITH COLOR PALETTE #2  
CLARKDALE, ARIZONA 85324



FIELD COLOR:  
SHERWIN - WILLIAMS  
CRAFTSMAN BROWN  
SW 2835



TRIM COLOR:  
SHERWIN - WILLIAMS  
DOVER WHITE  
SW 6385



STONE VENEER:  
CORONADO STONE  
EASTERN MOUNTAIN  
CHABLIS



ROOFING:  
BORAL  
SAXONY 900 SHAKE  
HICKORY

THE CROSSROADS AT MINGUS  
DUPLEX - COLOR PALETTE #3  
CLARKDALE, ARIZONA 86324



THE CROSSROADS AT MINGUS  
DUPLEX - ROOF OPTION 3  
WITH COLOR PALETTE #3  
CLARKDALE, ARIZONA 85324



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

THE CROSSROADS AT MINGUS  
DUPLEX - ROOF OPTION 3  
WITH COLOR PALETTE #3  
CLARKDALE, ARIZONA 85324



FIELD COLOR:  
SHERWIN - WILLIAMS  
CASCADE GREEN  
SW 0066



TRIM COLOR:  
SHERWIN - WILLIAMS  
ADAPTIVE SHADE  
SW 7053



STONE VENEER:  
CORONADO STONE  
QUICK STACK  
ASPEN



ROOFING:  
BORAL  
SAXONY 900 SHAKE  
CHARCOAL BLEND

THE CROSSROADS AT MINGUS  
DUPLEX - COLOR PALETTE #4  
CLARKDALE, ARIZONA 86324



THE CROSSROADS AT MINGUS  
DUPLEX - ROOF OPTION 4  
WITH COLOR PALETTE #4  
CLARKDALE, ARIZONA 85324



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

THE CROSSROADS AT MINGUS  
DUPLEX - ROOF OPTION 4  
WITH COLOR PALETTE #4  
CLARKDALE, ARIZONA 85324