



NOTICE OF A REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE

Tuesday, March 15, 2016 4:00 pm  
Men's Lounge, Clark Memorial Clubhouse, 19 N. Ninth Street

In accordance with Resolution #215 of the Town of Clarkdale, and Section 38-431.02, Arizona Revised Statutes, **NOTICE IS HEREBY GIVEN** that the Planning Commission of the Town of Clarkdale will hold a REGULAR Meeting Tuesday, March 15, 2016 at 4:00 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.*

**GUIDELINES FOR PUBLIC COMMENT**

The Town of Clarkdale endorses civil discourse. If you wish to speak at this meeting, please:

- Fill out a "Comment Card" and deliver to a staff person.
- When recognized, step to the podium and state your name and whether you are a Clarkdale resident.
- Direct all comments to the Planning Commission. Do not enter into a dialogue with the applicant or other members of the public.

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 March 7, 2016 at 9:00 a.m.

Beth Escobar  
Senior Planner

[www.clarkdale.az.gov](http://www.clarkdale.az.gov)

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:**
  - a. Consideration of the **Regular Meeting Minutes of February 16, 2016.**
5. **REPORTS:**
  - a. Chairperson and Members Report
  - b. Director's Report
6. **NEW BUSINESS:**
  - a. **PUBLIC HEARING:** A Subdivision Abandonment request for the portion of the Paz & Cota subdivision east of the railroad right-of-way and west of Broadway Road in Clarkdale. This request includes 22.13 acres encompassing blocks 26 through 40 of the Paz & Cota plat recorded in 1917. The request is to revert this acreage to one parcel and abandon all dedicated right-of-way included in the plat. Zoning will remain R2 – Single Family and Limited Multiple Family Residential. Assessor's Parcel Numbers 406-21-026 thru 036A.
    - Staff Report
    - Questions to Staff
    - Applicant's Presentation
    - Questions to Applicant
    - Open Public Hearing
    - Close Public Hearing
  - b. **DISCUSSION/POSSIBLE ACTION** regarding a Subdivision Abandonment request for the portion of the Paz & Cota subdivision east of the railroad right-of-way and west of Broadway Road in Clarkdale. This request includes 22.13 acres encompassing blocks 26 through 40 of the Paz & Cota plat recorded in 1917. The request is to revert this acreage to one parcel and abandon all dedicated right-of-way included in the plat. Zoning will remain R2 – Single Family and Limited Multiple Family Residential. Assessor's Parcel Numbers 406-21-026 thru 036A.
7. **OLD BUSINESS:**
  - a. **DISCUSSION/POSSIBLE ACTION** regarding the SR 89A Focus Area Master Plan Update
8. **FUTURE AGENDA ITEMS**
9. **ADJOURNMENT**



**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, JANUARY 19, 2016 IN THE MEN’S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.**

A Regular Meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday, January 19, 2016 at 4:00 p.m., in the Men’s Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

**Planning Commission:**

Chair	Ida-Meri deBlanc	Present
Vice Chair	John Erickson	Present
Commissioners	Jorge Olguin	Present
	Craig Backus	Present
	Deborah Hunseder	Present

**Staff:**

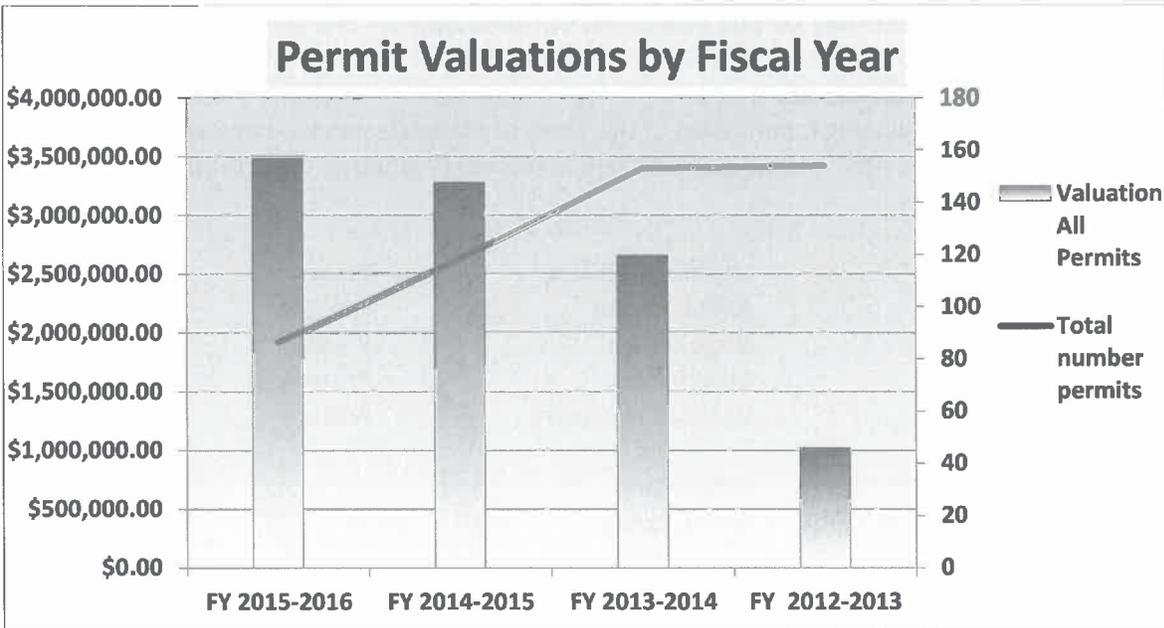
Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar

**Others in Attendance:** Phil Terbell, Jon Hutchinson, Joe Bechard and Jeff Hendricks.

1. **CALL TO ORDER:** Chair de Blanc called the meeting to order at 4:00 p.m.
2. **ROLL CALL:** Director Filardo called the roll.
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**.

There was no public comment.

4. **MINUTES:**
  - a. Consideration of the **Regular Meeting Minutes of January 19, 2016.**  
**Commission Olguin moved to approve the Regular Meeting Minutes of January 19, 2016. Commissioner Hunseder seconded the motion. The motion passed unanimously.**
5. **REPORTS:**
  - a. Chairperson and Members Report - None
  - b. Director’s Report  
Director Filardo summarized the following report:
    1. **Statistics as of January, 2016** – With 5 months still remaining in this fiscal year, the permit valuations for projects under construction in Clarkdale have exceeded those for the entirety of last fiscal year by over \$205,000.



**2. Recent Permits Issued - 5 total**

- 10.8 KW photovoltaic solar electric at 600 Randall Road
- Accessory structure at 1891 Moonlight Lane
- Wood Fence at 841 Lanny Lane
- Update to electrical, HVAC, and plumbing at 1420 Third South Street
- Monument sign at 1191 SR 89a (Dollar General)

**3. Emergency preparations community meeting.** To prepare citizens for any possible emergency situation due to flooding within the municipal boundaries of Clarkdale, an open house was hosted by Town staff and the Clarkdale Fire District to inform the public on an array of topic including the 2016 El Nino forecasts, making a family disaster preparedness plan, a review of the Federal Emergency Management Agency flood maps and the possible street closures in Clarkdale, community evacuation procedures, locations for information in case of an emergency, and then summaries from each of the Yavapai County Sheriff's Office and the Emergency Management Office. The meeting was well attended. For a link to a video of the meeting, please use the following: <https://www.youtube.com/watch?v=7Hg9OQLj9eA&feature=youtu.be>

**4. Exploring Retail.** Director Filardo and Senior Planner Escobar attended a free workshop in Mesa on Thursday. Sponsored by the Alliance for Innovation, a Phoenix based government consulting firm, and presented by Buxton, an economic development consulting firm from Ft. Worth, Texas. The workshop focused on attracting retail development. Attendees at the workshop included employees for Queen Creek, Apache Junction and the Mayor of Somerton. It was interesting to hear about the challenges each of these communities face. One similarity Clarkdale shares with these communities is the occurrence of retail sales tax leakage to neighboring communities. It was also interesting to hear that some of the best practices recommended by Buxton are already in place or in development in Clarkdale, such as having specific area plans and being a business friendly community. Other points of interest:

- Retail giants like Walmart and Target are focusing on small, neighborhood stores, with less square footage.
- Retail development benefits from a strong tourism component

5. **Way-Finding Monument Lottery.** On Tuesday night, January 19, 2016, the Community Development Department hosted our first-ever way-finding monument lottery. Four businesses participated and all but one sign was selected. BC Land Group selected signs 1, 3, 4, and 8. The 10-12 Lounge selected sign 2, and Spinwidgets selected signs 6 and 7. Only sign 5 at Tuzigoot Road was not selected. All executed lease agreements and accompanying checks for \$5,000 per sign are due to Community Development by February 29<sup>th</sup>. If we don't receive checks by that time, we will go to the second position business to ask if they'd like to take over the sign lease.



Figure 1 - Green camo  
Figure 2

- Brown camo Figure 3 - Grey camo Figure 4 - Grey

6. **Cell tower updates.** The Conditional Use Permit application for a cell tower at 555 Miller Road moves forward to Town Council for consideration on Tuesday, February 9<sup>th</sup>. There are a variety of paint colors under consideration for the tower in conjunction with the application.

7. **Community Development Technician.** <http://www.clarkdale.az.gov/employment.html>

Starting range: \$28,994 - \$33,280 per year, DOQ

The Town of Clarkdale is seeking a Technician who, under leadership of the Director is responsible for high performance levels of computer-based administrative work, communication, organization and customer service, with knowledge of payment processing, permitting and urban planning. This is a front desk position having a large degree of interaction with others on a daily basis. A full position outline is available in the job description. Applications and job descriptions are available at:

Clarkdale Town Hall, 39 N. Ninth Street, Clarkdale, AZ 86324, 928.639.2400;  
Town website: [www.clarkdale.az.gov](http://www.clarkdale.az.gov).

A required, completed Clarkdale employment application and supporting information should be delivered to the address above, ATTN: Human Resources, or mailed to same at PO Box 308, Clarkdale, AZ

86324. Applications will not be received electronically, and will be accepted through 5:00pm (MST) February 15, 2016. The Town of Clarkdale is an Equal Opportunity (EOE).

8. **Crossroads at Mingus.** This week the owners and leadership for the Crossroads at Mingus subdivision met with Community Development and Utilities staffs to address the need for testing of the sewer and water lines, the resetting of some of the water connections plus the flushing schedule for new lots with sales pending. They are planning to accelerate their development due to an increased interest in the lots west of Old Jerome Highway. They are developing a plan to sell lots in this area in clusters so to better manage the impact on the water and wastewater systems. This subdivision is experiencing increased demand for lots - a very exciting development for Clarkdale.

9. **Clarkdale Downtown Business Alliance.** The Alliance will be collaborating with the Lion's Club Car Show event on March 12<sup>th</sup> to offer a chili cook-off and beer tasting to accompany the hot dog and soda menu offered by the Lion's Club. So mark your calendars and come on by Town Hall from 9 AM until 2 PM for fun coupled with great cars, tasty chili, and craft beers.

6. **NEW BUSINESS:**

- a. Discussion/possible action with stakeholders and property owners regarding the remaining sections of the **SR 89A Focus Area Master Plan.**

Senior Planner Escobar gave the following report:

**Background:**

Per direction from the Planning Commission, invitations to attend the February 16 meeting were sent to property owners along the SR 89A corridor from the Centerville Roundabout to the boundary with the City of Cottonwood. An invitation was also extended to the owners of the 11 acres of commercial property within the Crossroads at Mingus subdivision. This property is on either side of Scenic Drive. Because the majority of owners live outside of Clarkdale, a brief survey was included with the invitation that was mailed out.

Any responses received will be shared with the Commission at the February 19 meeting.

Email invitations were relayed to representatives of ADOT, APS, Unisource and the Community Development Manager for the City of Cottonwood.

**Area description**

There are 26 parcels with 20 individual owners along this approximately 1.15 mile section of the highway corridor from the Centerville Roundabout to the City of Cottonwood municipal border.

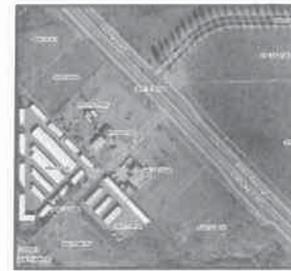
Total combined size of this area is approximately 62 acres.

The east side of this section of the highway within the Clarkdale boundary is completely undeveloped.

The west section has various buildings and businesses between the Centerville Roundabout and Paloma Way:

- Clarkdale Baptist Church, 1051 SR 89A
- Chateau Tumbleweed (Red River Cattle LLP) 1151 SR 89A
- Olsen's 1171 SR 89A
- Dollar General (under construction), 1191 SR 89A

The Pine Shadows and On the Greens communities, which are within the boundaries of the City of Cottonwood are on the eastern side of the highway corridor.



**City of Cottonwood future development**

There are approximately 120 acres of undeveloped land on the east side of the highway within the boundaries of the City of Cottonwood.

**Drainage**

There are no major drainage features between the Centerville Roundabout and the Lincoln/Lisa Roundabout. The north fork of Mescal Wash, and the main portion of Mescal Wash, both cross under the highway in this area through large box culverts.



**Road Connections**

Paloma Drive is an access easement from SR 89A to the beginning of the storage unit property. There is a recorded easement from Paloma to parcel #406-26-344B.



Alamos Drive, an existing 'backage' road in the Crossroads at Mingus, is designed to connect to Alamos Drive in Cottonwood. This existing street connects to Black Hills Drive in Cottonwood.

Any extension of Alamos Drive north of the Crossroads at Mingus subdivision would require crossing Mescal Wash, which is a designated waterway of the United States. Any construction near or in this wash would require a Section 404 (Clean Water Act) Permit through the U.S. Army Corps of Engineers. This permit requires detailed engineering demonstrating that the project will not

have a negative environmental impact on the waterway.

**Public Comment and Discussion**

Mr. Bechard from Chateau Tumbleweed stated they were very interested in growing grapes near their wine manufacturing location at 1151 SR 89A. Staff explained that agriculture is not currently a permitted use. Mr. Bechard explained an approximately one-acre vineyard would be a great visual complement to their facility. He would prefer to see smaller businesses along the highway corridor, such as a local grocery store. Commissioner Hunseder stated that agriculture is a quiet neighbor.

Mr. Bechard supported the concept of backage roads providing off-highway access between existing businesses.

Commissioner Olguin asked the attendees to think in terms of what are your needs. Commissioner Backus asked whether there are ancillary support businesses that Chateau Tumbleweed would like to see. Mr. Bechard stated that he has heard an ozone sanitizer company was opening in Cottonwood.

Commissioner Backus suggested the winery consider a long-term lease of the adjacent property.

Mr. Terbell asked about the status of Paloma Road. Staff explained it should be finished by March and will be open to the public.

Mr. Hendricks stated they would need a minimum of a 25 year lease.

Commissioner Erickson asked everyone to consider what the Town can do for you to support your business.

Senior Planner Escobar explained staff would continue to reach out to the property owners along the highway corridor to get input for the master plan.

- 7. **FUTURE AGENDA ITEMS** – Staff stated there were no upcoming agenda items.
- 8. **ADJOURNMENT** – Chair de Blanc called for a motion to adjourn. Commissioner Olguin made a motion to adjourn. Commissioner Erickson seconded the motion. The motion passed unanimously. The meeting was adjourned at 4:40 p.m.

**APPROVED BY:**

**SUBMITTED BY:**

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Ida de Blanc  
Chairperson

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Beth Escobar  
Senior Planner



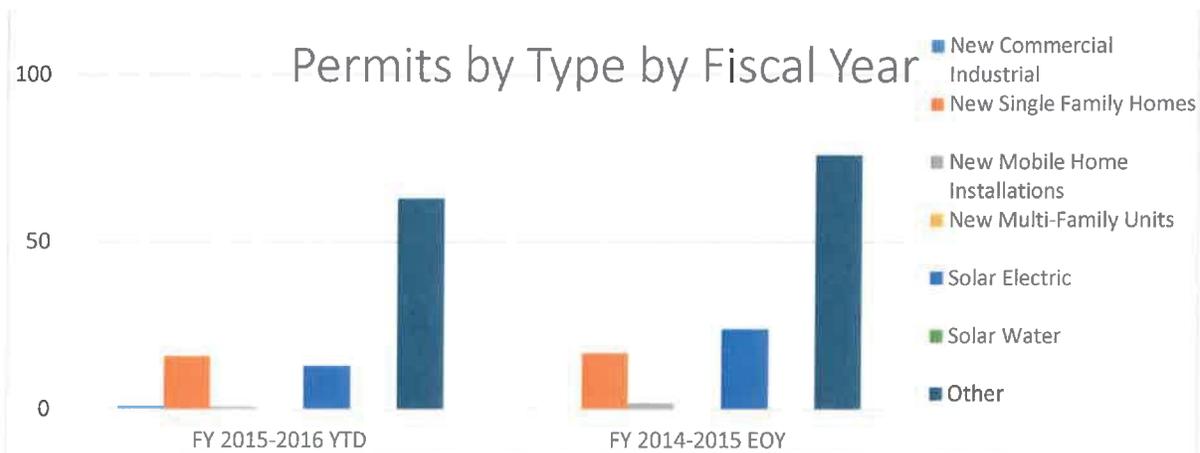
# Director's Report

**Agenda Item:** Department Update  
Community Development Department

**Staff Contact:** Jodie Filardo

**Meeting Date:** March 15, 2016

## 1. Statistics as of February, 2016



NOTE: "Other" category includes remodels, gas water line, walls, fences, accessory structures, roofing, electrical, plumbing, etc.

## 2. Recent Permits Issued - 7 total

Fence at 103 Thirteenth Street  
Above ground pool and covered deck at 2755 Windmill Lane  
3.25 KW photovoltaic solar electric at 1131 Hidden Springs Lane  
Re-roof with structural update at 880 Calle Carrillo  
Accessory structure at 2031 Old Jerome Highway  
Re-roof at 920 Main Street  
Remodel at 526 Main Street

3. **Cell tower - SHPO response.** Staff received the official comments from the State Historic Preservation Office regarding the proposed cell tower at 555 Miller Road. A cultural resources survey of the area was completed by Antiqua Archaeology of Prescott. The survey concludes a finding of "No Adverse Effect" from the proposed wireless facility, specifically finding the proposal 'will have no adverse (visual) effect on historic properties. SHPO concurs with this conclusion. One of the previously undetermined elements located on this property is the raised gravel bed traversing the parcel along the western boundary. The survey identifies this as an abandoned and dismantled railroad grade that linked the



# Director's Report

AT & SF railroad to the smelter. Because of the poor condition of this grade, this element is not considered eligible for inclusion in the National Register. The survey does note Miller Road is eligible for nomination.



4. **Arizona Town Hall summary speaker - 107<sup>th</sup> Arizona Town Hall.** On Tuesday, February 23<sup>rd</sup>, Jodie presented to an audience interested in Arizona's water issues and the results of the recent town hall, "Keeping Arizona's Water Glass Full". In her presentation, she outlined the consensus of the findings, the recommended actions, and the priority action items recommended for implementation by the town hall body as follows:

1. Move forward with Arizona's Strategic Vision for Water Supply Sustainability
2. Create and fund mechanisms to finance water supply and new infrastructure
3. Appropriately fund and staff ADWR (Arizona Department of Water Resources)
4. Educations
5. Conservation and augmentation. And
6. Legal reform.

For more information on this subject and the complete results of the event, please see the website: [aztownhall.org](http://aztownhall.org).

5. **Arizona Bicycle Racing Association:**

Staff has been contacted by the president of the Arizona Bicycle Racing Association. The group is interested in doing a 2-day bicycle racing event in Clarkdale on April 9<sup>th</sup> & 10<sup>th</sup>. They are looking at staging the event in the portion of Crossroads at Mingus Subdivision west of Old Jerome Highway. We are in the process of evaluating their special event permit now.

6. **Mountain Gate Landscaping.** Staff had initial discussions with BC Land Group about the required 15-foot landscape buffer along Clarkdale Parkway. This is an obligation of the development agreement for the Mountain Gate subdivision. Staff is suggesting this obligation be exchanged for a decomposed granite trail within the Town's right-of-way along Clarkdale Parkway, starting at the existing sidewalk at the Mountain Gate roundabout and proceeding north to the end of the BC Land Group property. This area has existing native vegetation which could be cleaned up and the existing Mesquite trees pruned. The pathway would benefit both Mountain Gate residents and other pedestrians along the road. Staff is planning to bring this concept forward to Town Council for discussion.

7. **Way-finding Monuments Updates.** Based on the response to the funding deadlines for the monument purchases, two monuments will be reallocated to the second position



# Director's Report

monument lottery winners. The monument on Broadway at the base of the hill where the Moose Lodge is located and the monument on Clarkdale Parkway downhill from the #1 Food Store roundabout are now under the control of Kerrie Snyder and Ralph Clemmer respectively. Once the art work is in to Jason Keller, we can expect installation within a relatively short time as the three initial bases are complete.

8. **Clarkdale Downtown Business Alliance.** The Chili Cook-off planning is in full swing and restaurants are prepping their favorite recipes. From 10 AM until 2 PM on March 12<sup>th</sup>, come by the corner of Ninth and Main Streets for chili tastes - \$5 for a taste of each and \$2 for a scoop of your favorites as a topper to your Lion's Club hot dog. Cars, hot dogs, chili and beers – the makings for a perfect Saturday!



**SATURDAY  
MARCH 12 2016  
9 AM - 2 PM**

**FREE Admission**



**Clarkdale Town Hall  
39 North Ninth St  
Clarkdale, AZ**

9. **Community Development Technician Interviews.** The CDD Team plus the Human Resources Director interviewed 5 viable candidates for this position on March 3, 2016. We are happy to announce Stephanie Vocca will be joining the Team on March 23<sup>rd</sup>. Please be sure to stop by and welcome Stephanie!





# Staff Report

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**Agenda Item:**            **WORKSESSION:** Discussion/possible action regarding the recent 'meet and greet' meetings for the **SR 89A Focus Area Master Plan.**

**Staff Contact:**            Beth Escobar

**Meeting Date:**            March 15, 2016

**Presented to:**            Planning Commission

**Background:**

Three 'meet and greet' meetings were held to garner community input on the master plan:

Friday, March 4  
2-4:00 p.m.    Chateau Tumbleweed  
4-6:00 p.m.    Nate's Cowboy Cafe

Saturday, March 5  
10-Noon        Olsen's

Approximately 20 citizens provided input on the future development in this area. Because of the format of these meetings, staff and Commission members had the opportunity to connect with residents both within and outside Clarkdale. Olsen's was the best venue for this discussion, with staff having interacted with fifteen people on Saturday morning.

It was interesting to hear comments about Clarkdale's small town charm and the fact people prefer coming into Clarkdale to do their shopping rather than fighting the traffic into Cottonwood.

**Summary of Comments:**

Preferred types of businesses:

- Grocery store
- Day care/Senior care facility
- Arcade
- Outdoor sports facility
- Bookstore
- Coffee shop
- Professional offices
- Medical offices
- Businesses that provide good jobs



# Staff Report

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## Areas of concern:

- View impact
- Noise
- Signage/visibility for existing businesses
- Increase in traffic
- Appearance of development should be pleasing, neat.
- Walkability of area

Staff heard from several residents with positive comments about the appearance of the Dollar General store. One resident of the Foothill Terrace neighborhood is still upset about 'this kind of store' being allowed in Clarkdale.

Several positive comments were received about the increase in connectivity in the area with the completion of Mescal Spur Road and Paloma Way.

**Recommendation:** Discussion item only. Staff is asking for direction from the Planning Commission regarding the next steps in the process.



# Staff Report

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**Agenda Item:** PUBLIC HEARING: A Subdivision Abandonment request for the portion of the Paz & Cota subdivision east of the railroad right-of-way and west of Broadway Road in Clarkdale. This request includes 22.13 acres encompassing blocks 26 through 40 of the Paz & Cota plat recorded in 1917. The request is to revert this acreage to one parcel and abandon all dedicated right-of-way included in the plat. Zoning will remain R2 – Single Family and Limited Multiple Family Residential. Assessor’s Parcel Numbers 406-21-026, 027, 027A, 028, 029, 030, 030A, 031, 032, 032A, 033, 033A, 034, 035, 036, 036A.

**Staff Contact:** Beth Escobar

**Meeting Date:** March 15, 2016

**Presented to:** Planning Commission

**Background:**

Applicant is requesting an abandonment of a portion of the Paz & Cota Subdivision plat per Section 12-1-10 of the Subdivision Regulations. Applicant represents the owners of all of the lots to the east of the railroad right-of-way.

An abandonment of a subdivision is permitted per the Town of Clarkdale Zoning Code:

*‘If no lots in a subdivision ... have been sold within (13) months from the date of recordation and if all of the improvements have not been made within thirteen (13) months of recordation, the Council may ...determine whether the approval and recording of such final map shall be revoked.’*

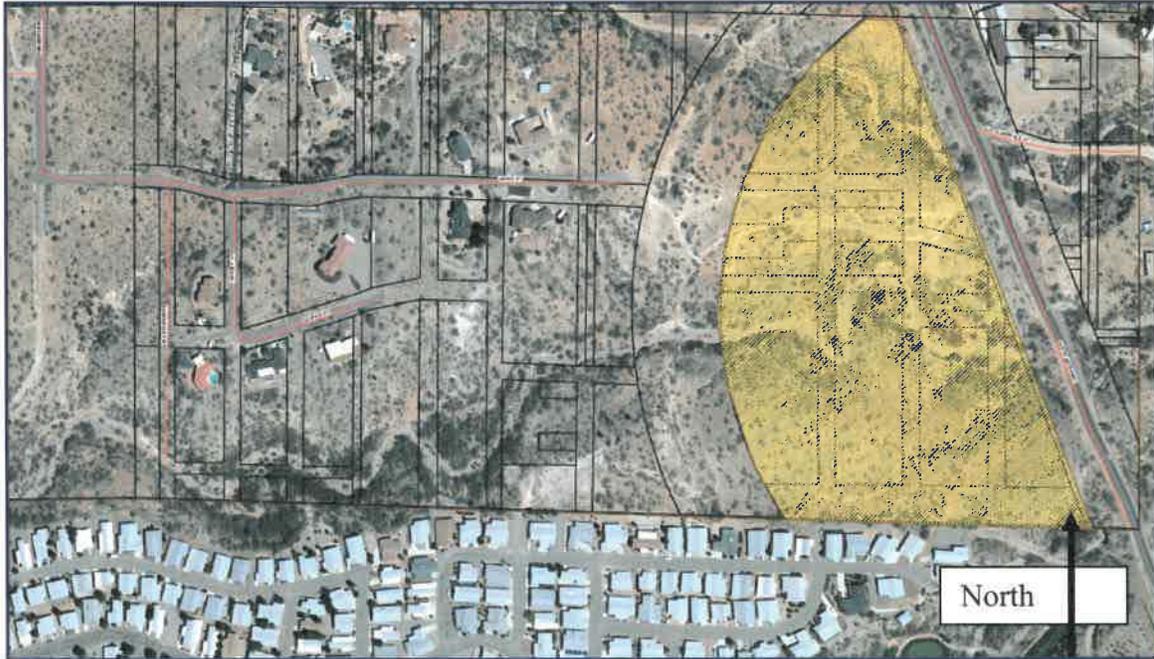
**Subdivision:**

The Paz & Cota Subdivision was platted in 1917. It was platted with 40 blocks, each having several lots per block.

As with many older subdivisions, the Town of Clarkdale inherited the dedication on the plat which includes the road system. The roadway system has not been improved to Town standards. There is no Town water or wastewater infrastructure in the area.



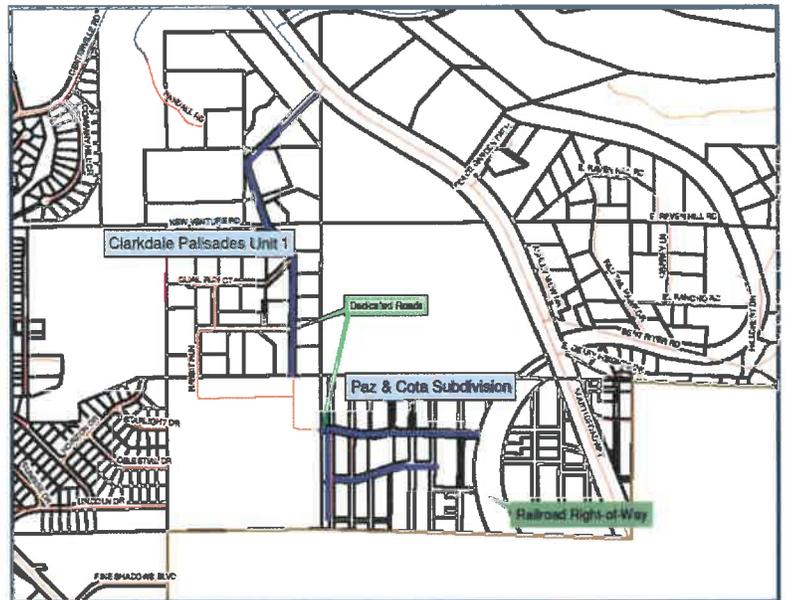
# Staff Report



The Paz & Cota subdivision is divided by an approximately 250-foot wide railroad right-of-way. The portion of the subdivision east of this right-of-way is the property being proposed for abandonment. The area involved is approximately 22 acres and includes blocks 28-40 encompassing 222 lots. The lots average 45-feet wide and 90-feet deep.

The portion of the Paz & Cota subdivision to the west of the railroad right-of-way has been developed with 12 existing single-family homes. The first home in this area was built in 1972. The road surface within the Paz & Cota subdivision with existing homes is gravel with no curb and gutters system.

The subdivision is accessed from Broadway Street to Palisades Drive to Verde Street. The streets within the Paz & Cota subdivision were dedicated as public streets as part of the plat. This dedication has carried over so that the roads are reflected as Town of Clarkdale right-of-way although they have never been improved and accepted into the Town's road system by Town Council.





# Staff Report

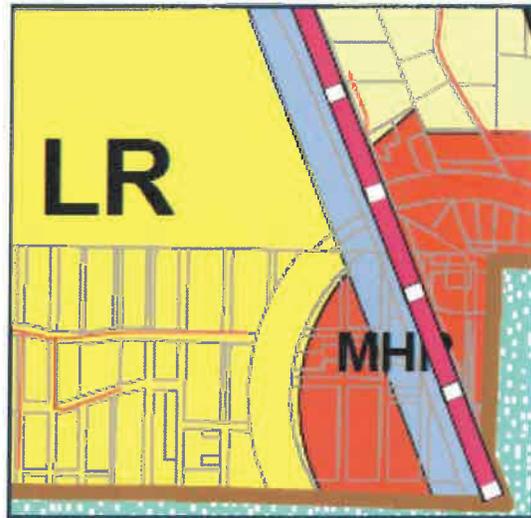
The roads in Clarkdale Palisades Unit 1 were dedicated as public right-of-way through the plat for this subdivision in 1972. The dedicated portion of Palisades Drive ends at the southern border of the Clarkdale Palisades Unit 1 subdivision. Approximately 230 feet of Verde Street is a non-dedicated portion of the access into the Paz & Cota subdivision.

## **Compliance with Subdivision Regulations**

Per Section 12-1-10.B, the request for abandonment of a subdivision shall be reviewed based on the following:

1. **Correlation with the General Plan**

The General Plan has this portion of the subdivision as Medium High Residential (MHR) with a maximum of 11 units per acre. Abandonment of the 22+ acre portion of this subdivision would revert the zoning of the property to R2 – Single Family and Limited Multiple Family Residential. This zoning district allows 2, 3 and 4 family dwelling units, excluding mobile homes with a minimum of 4,000 square feet per dwelling unit which calculates to 10 units per acre.



2. **Correlation with proposed development in adjacent areas.**

Although the western portion of the Paz & Cota subdivision was platted with big blocks with multiple lots, the area has developed with single family homes on lots of an acre or more in size.

3. **Effect of such action on nearby existing development.**

The applicant has informed staff that there are no immediate plans to develop the property. Any new subdivision or development of the property would be required to complete a public hearing process. The abandonment of the subdivision should have no immediate impact on the adjacent residential properties. Future development of the 22+ acre property would trigger the requirement for improvement and dedication of the sections of Palisades Drive and Verde Street on the adjacent parcel in addition to the development of a secondary access for the entire subdivision.

4. **Access to all remaining parcels**

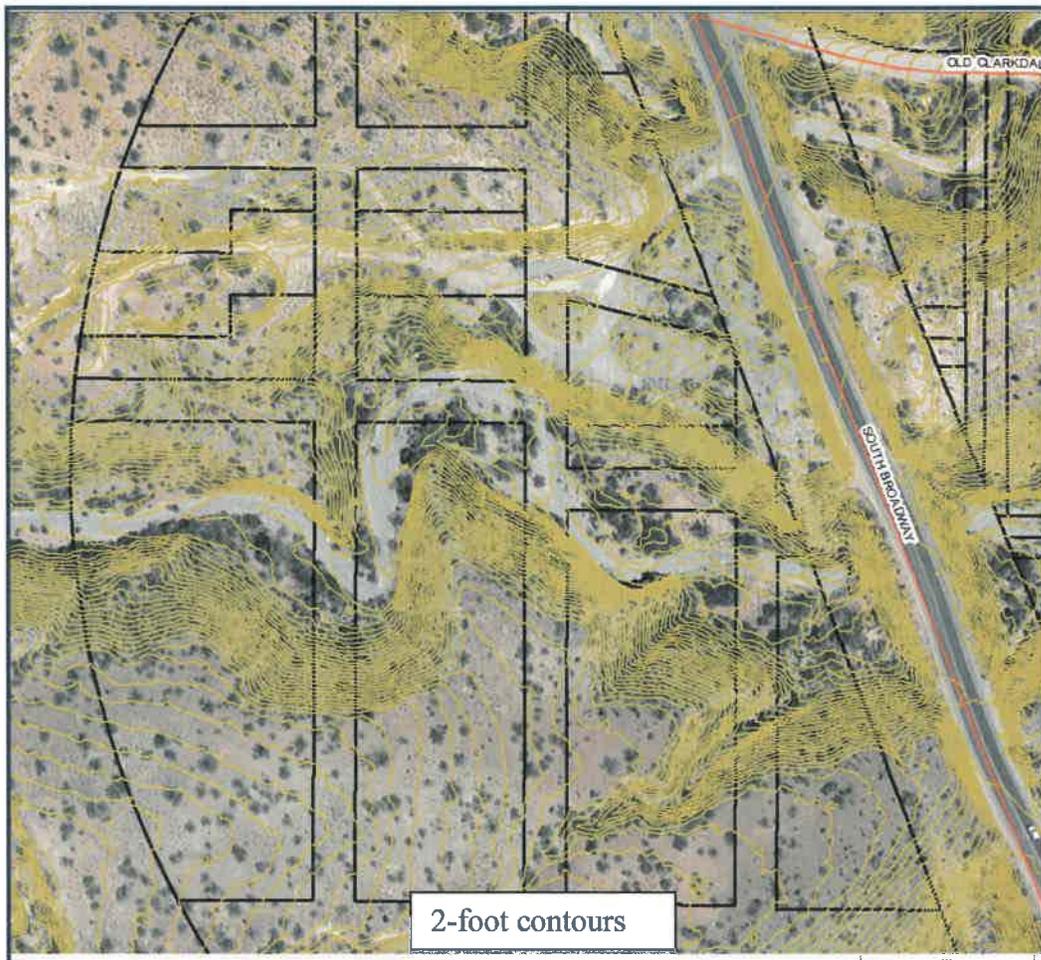
Abandonment of this portion of the subdivision would not affect access to any other developments.



# Staff Report

## Future Development

The applicant has no specific plans to develop the subject property at this time. With the R2 zoning, the property could be developed as a multi-family project. The zoning would allow approximately 200 multi-family units. However, a challenge to any future development is the existing topography.



A significant drainage feature, the north fork of Mescal Wash, traverses the southern portion of the property. There is also a drainage feature across the northeast corner of the property. A detailed engineering study of these drainage features would be required before any future development was permitted. These two major drainage features that traverse the property from west to east leave only the high plateau areas readily available for construction. The existing topography also makes it difficult to access this property from Broadway. In staff's opinion, only about one-third, or seven acres of the property, is really developable.



# Staff Report

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## **Public Participation**

Notices were sent to 32 property owners within 1,000 feet of the subject property. The property was posted and a notice was published in the Verde Independent.

As of the date of this report, staff has not been contacted by any public regarding this application.

## **Review**

The application was distributed to the Clarkdale Public Works and Police Departments and the Clarkdale Fire District. No comments or concerns from these reviewing agencies have been submitted.

**Recommendation:** Staff is asking the Planning Commission to review the consideration criteria above and make a recommendation to Town Council for approval or denial of the application.

### Attachments:

1. Application including Letter of Intent, Surveys – before and after and original plat



091218

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

**INFORMATION:**

Property Address: 1100 South Broadway Zoning: R2, Single Family and Limited Multi-Family  
(Attach separate sheet if necessary)

Applicant Name: Historic Icehouse LLC Applicant Phone # 928-699-4381

Applicant's Relationship to Property Owner: Owner

Property Owner(s) Name and Address: (Identify partners, corporation officer; specify ownership interest: fee, option, etc.)  
Fee Historic Icehouse LLC, interest LEM Land 8%, GM Rutelli 45%, Jan Moeller 50%

Type of occupancy use(s)/classification(s) of any buildings on the property: Vacant

Square footage of proposed structure (broken down by use in a mixed use project): No structure

Request is abandonment of ROW Paz and Cota subdivision ARSE 28-7205(3) AND/OR, Abandonment Part of subdivision Plat section 12-1-10 TOWN Ordinance, see Attachment

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: Michael Mongini  
Mailing Address: 302 N. Verde St Flagstaff, Az 86001  
Phone # 928-699-4381

**OWNER CERTIFICATION:**

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

Signature: [Signature] Date: 2-12-16

Name (Printed): Michael Mongini Telephone #: 928-699-4381  
Manager

Mailing Address: 302 N. Verde Town: Flagstaff State: Az Zip Code: 86001

**STAFF USE ONLY**

Application Accepted By: [Signature] Date: 2/22/16 Time: 9:00 AM

Fee Received: 150.00 Projected Planning Commission Date: 4/19/2016

**PAID**  
 ck # 2361

## ATTACHMENT

TO APPLICATION BEFORE TOWN OF CLARKDALE, AZ, TO ABANDON CERTAIN RIGHT OF WAYS LOCATED WITHIN A PORTION OF PAZ and COTA SUBDIVISION, AND ABANDONMENT OF A PORTION OF THE PLAT.

This is a request by the property owner of all, one hundred percent (100%) of all the lots within the area shown in attached Exhibit A, described in the legal description attached hereto as Exhibit B. The total area within the described parcel totals 22.123 acres.

The request is twofold;

FIRST, to abandon the Right of Ways, as shown in pink in attached Exhibit C, pursuant to Arizona Revised Statutes Section 28-7205(3), to the adjacent land owner, Historic Icehouse LLC. The right of ways are only access to the parcels within said portion of the Paz and Cota subdivision, which is 100% owned by Applicant.

SECOND, and alternatively, request is for Partial abandonment of that portion of the plat of the Paz and Cota Subdivision shown on Exhibit A and described in Exhibit B, pursuant to the Town of Clarkdale Ordinance 12-1-10. The original Plat of the dedication for the Paz and Cota Subdivision is attached as Exhibit D, also known as LONG VIEW TOWNSITE. There are no restrictions or homeowners associations or other common areas contained in the Plat, nor are there any utilities contained in the plat. The Area is between the old UVX Railroad ROW, and old highway 89a, BROADWAY.

It is the best interest of the Town of Clarkdale; 1), to abandon the Rights of Way, in that they have not been improved nor maintained to Town Standard; and alternatively 2), to partially abandon that portion of the Paz and Cota Subdivision contained within the legal description attached as Exhibit B. Applicant will file with the Yavapai County Recorder sufficient Result of Survey to comply with the Partial abandonment of the Plat, to facilitate appropriate Assessor parcel numbers to be assigned.

EXHIBIT A  
ABANDONMENT OF RIGHT OF WAYS IN PAZ & COTA SUBDIVISION

ALL of the right of ways of all the Streets as recorded in the Plat of the Paz & Cota Subdivision, Long View Townsite, in the South half of the Northwest Quarter of Section 28, Township 16 North, Range 3 East of the Gila and Salt River Base and Meridian, in the Town of Clarkdale, Yavapai County, Arizona, lying East of the UVX Railroad Right of Way and West of the Westerly right of way line of Old Highway 89A, also know as Broadway, as shown on the attached EXHIBIT A-1 which is made a part of this description by this reference.

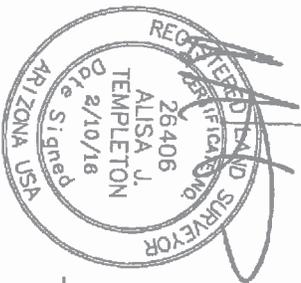
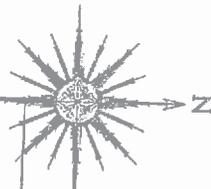
FOUND NW COR S28 T16N R3E  
1940 BLM BRASS CAP

CALCULATED N<sup>1</sup>/<sub>16</sub>TH  
FD 3/8 REBAR 3" NORTH  
OF POSITION  
S 88°58'28" E 1789.40 (M)  
S 89°13'03" E 1795.35 (R2)

S 88°58'28" E 203.80 (M)  
S 89°13'03" E 231.70 (R2)

EXTREME MEASURES LAND SURVEYS, INC.  
extrememeasures@q.com Flagstaff, AZ  
928.853.3661

THIS PORTION OF PAZ&COTA  
SURVEYED IN 1978, RECORDED  
IN BK 2 OF SURVEYS, PG 128 YCR



EXPIRES 9/30/2016

THE BOUNDARY OF THIS PARCEL IS BASED UPON  
A SURVEY DONE BY ME. THE LOT LINES SHOWN FOR  
PAZ&COTA WERE ROTATED AND SCALED TO BEST FIT  
THE EXTERIOR BOUNDARY. THE RIGHT OF WAY WIDTHS  
WERE HELD AT RECORD AND LINED UP TO MATCH THE  
NORTH LINE OF VERDE ST WEST OF THE UNX R.O.W.  
BOOK 2 OF SURVEYS, PG 128 IS THE BASIS OF  
BEARING FOR THIS SURVEY. (R2) REFERS TO INSTRUMENT  
2014-0033477

N 87°38'48" W 1645.22'

FOUND 3" BC W1/4 S28  
MKD "MORGAN JOHNSON PE 4803"

# EXHIBIT A-1

UVX RAILROAD R.O.W.  
150 FEET

TOTAL AREA  
22.123 ACRES

PAZ & COTA SUB.  
LONG VIEW TOWNSITE  
BK 2 OF MAPS, PG 43, YCR

OLD HIGHWAY 89A (BROADWAY)

EIGHTH ST

BOUNDARY STREET

TENTH ST

ELEVENTH ST

LC=1457.90(M) 1398.04(R2)  
R=1074.50-(R1 R2 M)  
Delta=77.44'24"  
CB:N 06°19'14"  
CH:1348.62'

LC=249.49(M) 204.33(R2)  
R=229.18(M) 192.8(M)  
Delta=0°37'25"  
CB:S 21°40'21" E  
CH:249.49'

N 87°38'48" W 899.94 (M)  
N 88°08'04" W 945.26 (R2)

FD REBAR W/CAP  
LS 40829  
S 87°38'31" E 108.73'  
FD 3/4" RBR  
C1/4 S28

FD REBAR W/CAP  
LS 28381  
MINIGUS

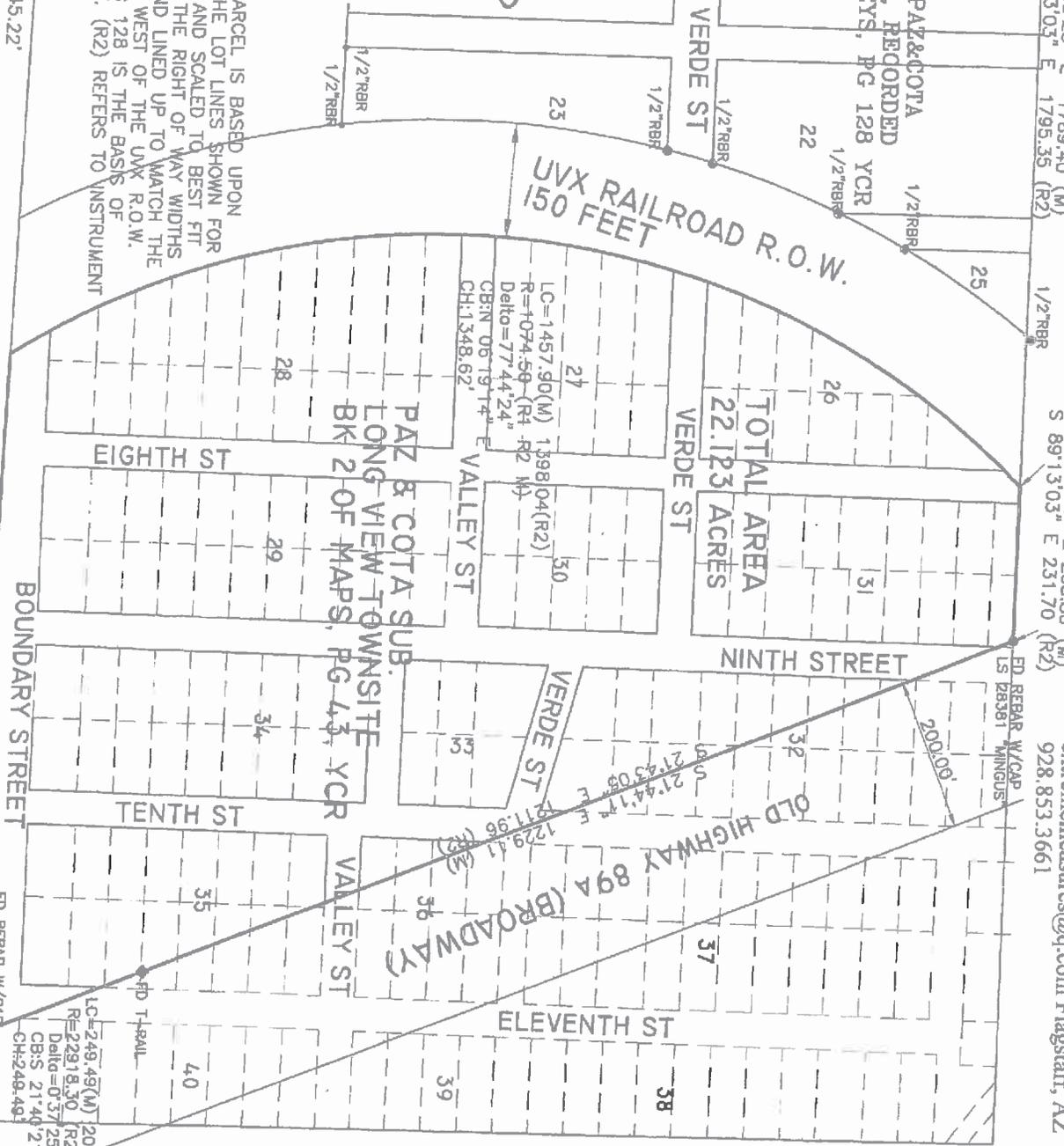


EXHIBIT B  
RESULTING OVERALL LEGAL DESCRIPTION

ALL of that portion of the Plat of the Paz & Cota Subdivision, Long View Townsite, in the South half of the Northwest Quarter of Section 28, Township 16 North, Range 3 East of the Gila and Salt River Base and Meridian, in the Town of Clarkdale, Yavapai County, Arizona, lying East of the UVX Railroad Right of Way and West of the Westerly right of way line of Old Highway 89A, also know as Broadway, more particularly described by metes and bounds as follows:

COMMENCING, for reference, at the Northwest corner of said Section 28;

THENCE South  $00^{\circ}08'25''$  West a distance of 2609.79 feet (Basis of Bearing as per Book 2 of Surveys, Page 128, hereinafter referred to as R1) to the Southwest corner of said South half of Northwest quarter of Section 28;

THENCE South  $87^{\circ}38'48''$  East along the South line of said South half of Northwest quarter of Section 28 a distance of 1645.22 feet to the intersection with the Easterly line of the UVX Railroad right of way and the TRUE POINT OF BEGINNING of this description, said point is the beginning of a non-tangent curve, concave to the East;

THENCE Northerly along said Easterly right of way line along a curve to the right with an arc length of 1457.90 feet, through a central angle of  $77^{\circ}44'24''$ , the radius of said curve is 1074.50 feet, the chord of which bears North  $06^{\circ}19'14''$  East for 1348.62 feet, to the intersection of said right of way line with the North line of South half of Northwest quarter of Section 28;

THENCE South  $88^{\circ}58'28''$  East along the North line of South half of Northwest quarter of Section 28 a distance of 203.80 feet to the intersection with the Westerly right of way line of Old Highway 89A, aka Broadway;

THENCE South  $21^{\circ}43'02''$  East along said Westerly right of way line a distance of 1229.11 feet to the beginning of a curve, concave to the Northeast;

THENCE Southeasterly along said curve to the left with an arc length 249.49 feet, through a central angle of  $00^{\circ}37'25''$ , the radius of said curve is 22918.30 feet, the chord of which bears South  $21^{\circ}40'21''$  East for 249.49 feet to the intersection with the South line of the South half of the Northwest quarter of Section 28;

THENCE North  $87^{\circ}38'48''$  West a distance of 899.94 feet to the Point of Beginning.

Said parcel of land contains 22.123 acres, more or less, as shown on the attached EXHIBIT B-1, which is made a part of this description by this reference.

EXTREME MEASURES LAND SURVEYS, INC.  
 extrememeasures@q.com Flagstaff, AZ  
 928.853.3661

S 88°58'28" E 203.80 (M)  
 S 89°13'03" E 231.70 (R2)

S 88°58'28" E 1789.40 (M)  
 S 89°13'03" E 1795.35 (R2)

CALCULATED N1/16TH  
 FD 3/8" REBAR 3' NORTH  
 OF POSITION

THIS PORTION OF PAZ&COTA  
 SURVEYED IN 1978, RECORDED  
 IN BK 2 OF SURVEYS, PG 128 YCR

UVA RAILROAD R.O.W.  
 150 FEET

OLD HIGHWAY 89A (BROADWAY)

TOTAL AREA  
 22.123 ACRES

PAZ & COTA SUB.  
 LONG VIEW TOWNSITE  
 BK 2 OF MAPS, PG 43, YCR

LC=1457.90(M) 1398.04(R2)  
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 Delta=77°44'24"  
 CB:N 06°19'14" E  
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LC=249.49(M) 204.33(R2)  
 R=22918.30 (R2&M)  
 Delta=0°37'25"  
 CB:S 21°40'21" E  
 CH:249.49'

FOUND NW COR S28 T16N R3E  
 1940 BLM BRASS CAP

S 00°08'25" W BASIS OF BEARING (R1&R2) 2609.79 (M) 2609.85 (R1)

FOUND 3" BC W1/4 S28  
 MKD "MORGAN JOHNSON PE 4803"

N 87°38'48" W 1645.22'

N 87°38'48" W 899.94 (M)  
 N 88°08'04" W 945.26 (R2)

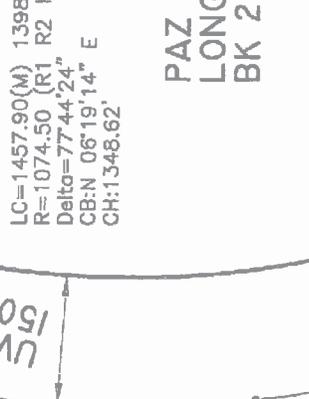
FD REBAR W/CAP  
 LS 28581 "MINGUS

FD REBAR W/CAP  
 LS 40829

FD 3/4" RBR  
 IN HH  
 108.73' C1/4 S28



1"=200'



EXPIRES 9/30/2018  
 THE BOUNDARY OF THIS PARCEL IS BASED UPON  
 A SURVEY DONE BY ME AND IS TRUE AND CORRECT  
 TO THE BEST OF MY KNOWLEDGE.  
 BOOK 2 OF SURVEYS, PG 128 IS THE BASIS OF  
 BEARING FOR THIS SURVEY. (R2) REFERS TO INSTRUMENT  
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EXHIBIT B-1

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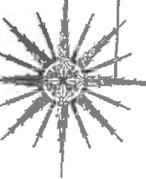
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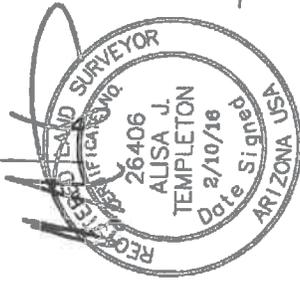
CALCULATED N1/16TH  
 FD 3/8" REBAR 3" NORTH  
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THIS PORTION OF PAZ&COTA  
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UVA RAILROAD R.O.W.  
 150 FEET



1" = 200'



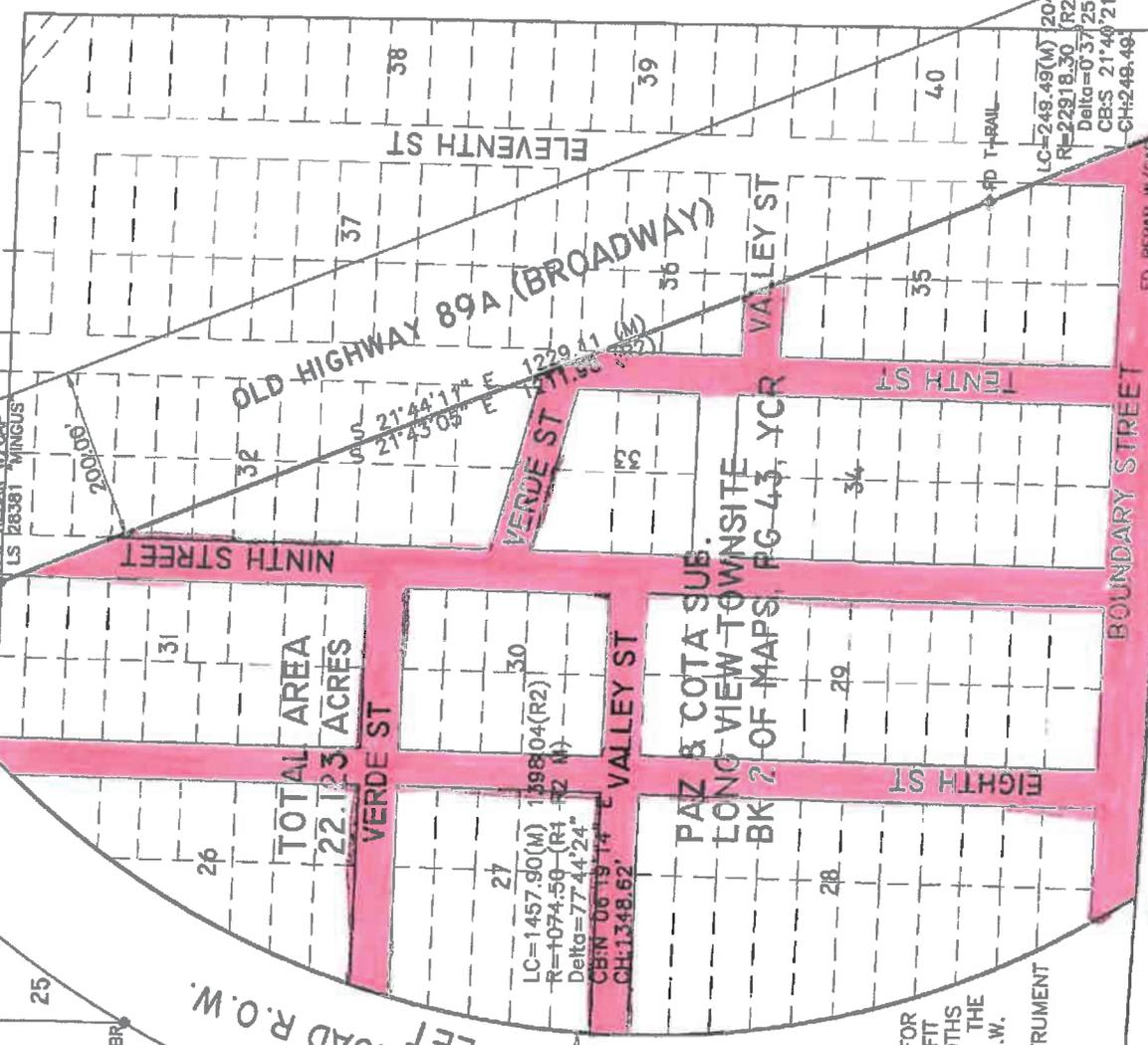
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 WERE HELD AT RECORD AND LINED UP TO MATCH THE  
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N 87°38'48" W 1645.22'

FOUND 3" BC W1/4 S28  
 MKD "MORGAN JOHNSON PE 4803"

EXHIBIT "C"



FD 3/4" RBR  
 S 87°38'31" E IN HH  
 108.73' C1/4 S28

N 87°38'48" W 899.94 (M)  
 N 88°08'04" W 945.26 (R2)

LC=248.48(M) 204.33(R2)  
 R=22918.30 (R2&M)  
 Delta=0°37'25"  
 CBS 21°40'21" E  
 CH:248.48'

FD REBAR W/CAP  
 LS 28381 MINGUS

FD REBAR W/CAP  
 LS 40629

OLD HIGHWAY 89A (BROADWAY)

PAZ & COTA SUB.  
 LONG VIEW TOWNSITE  
 BK 2 OF MAPS, PG 43, YCR

TOTAL AREA  
 22.123 ACRES

LC=1457.90(M) 1398.04(R2)  
 R=1074.50 (R1 R2 M)  
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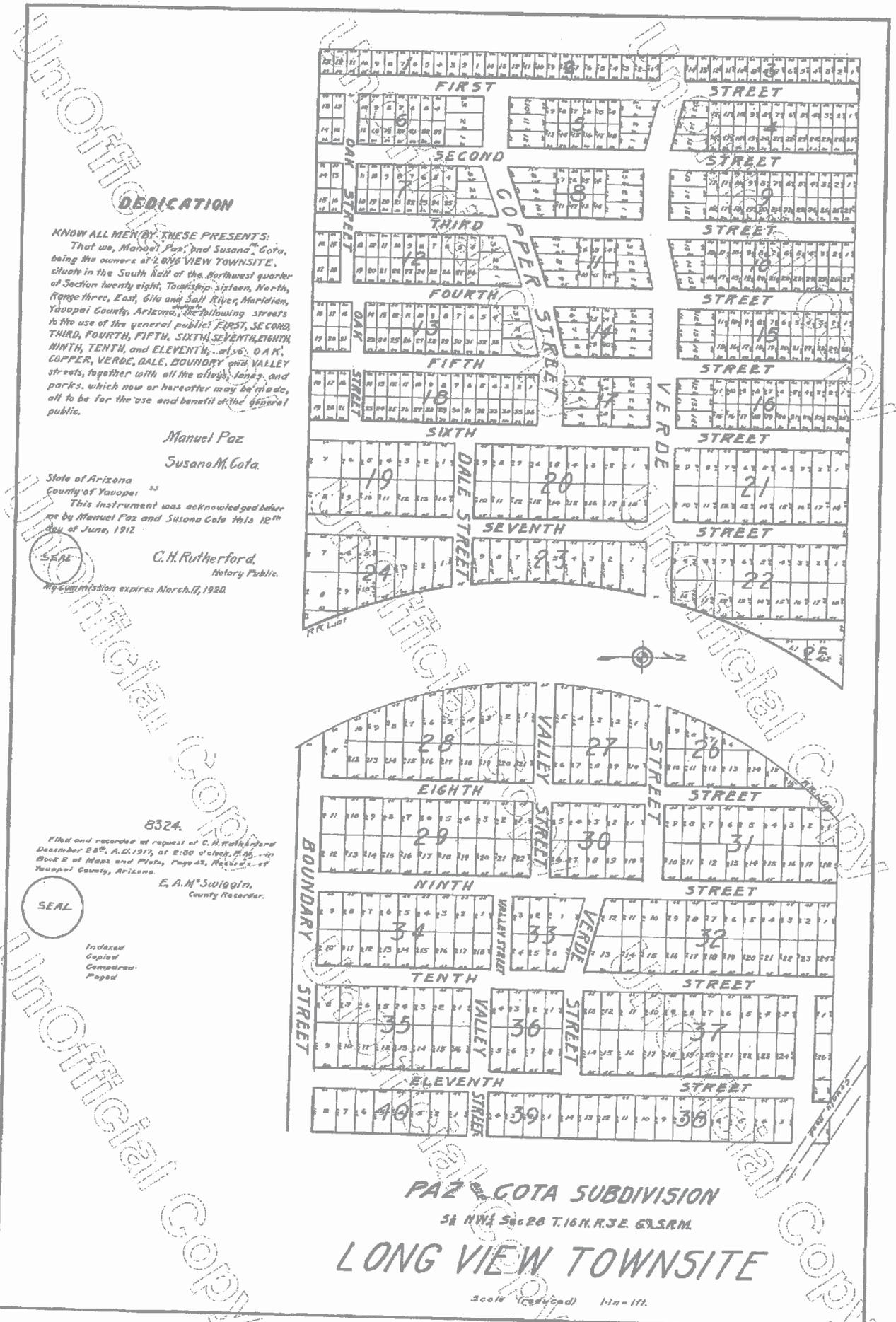
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FD REBAR W/CAP  
 LS 28381 MINGUS

FD REBAR W/CAP  
 LS 40629



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
That we, Manuel Paz, and Susana Gota,  
being the owners of LONG VIEW TOWNSITE,  
situate in the South half of the Northwest quarter  
of Section twenty eight, Township sixteen, North,  
Range three, East, Gila and Salt River Meridian,  
Yavapai County, Arizona, do following streets  
to the use of the general public: FIRST, SECOND,  
THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH,  
NINTH, TENTH, and ELEVENTH, of 36' OAK,  
COPPER, VERDE, DALE, BOUNDARY and VALLEY  
streets, together with all the alleys, lanes, and  
parks, which now or hereafter may be made,  
all to be for the use and benefit of the general  
public.

Manuel Paz  
Susana M. Gota

State of Arizona  
County of Yavapai  
This instrument was acknowledged before  
me by Manuel Paz and Susana Gota this 12<sup>th</sup>  
day of June, 1912

SEAL

C. H. Rutherford,  
Notary Public.

My Commission expires March 17, 1920.

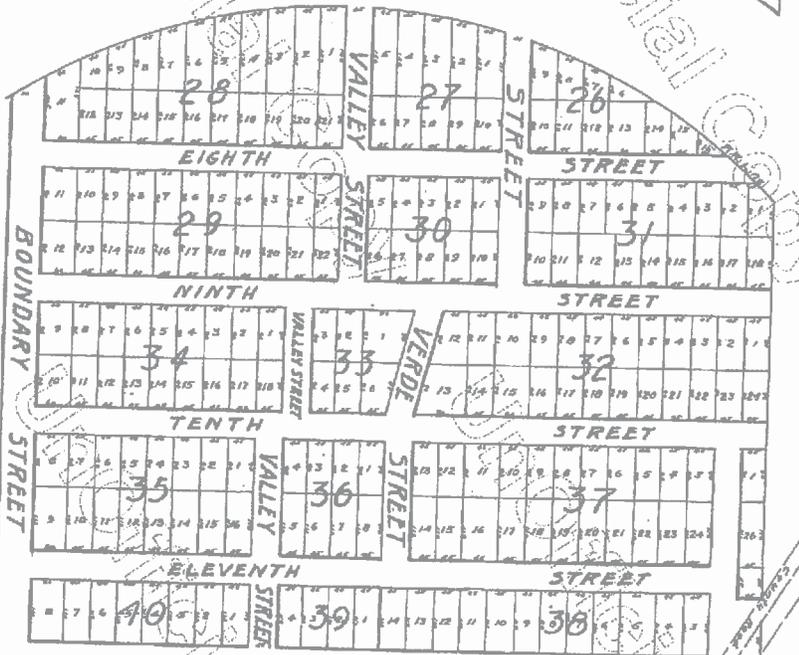
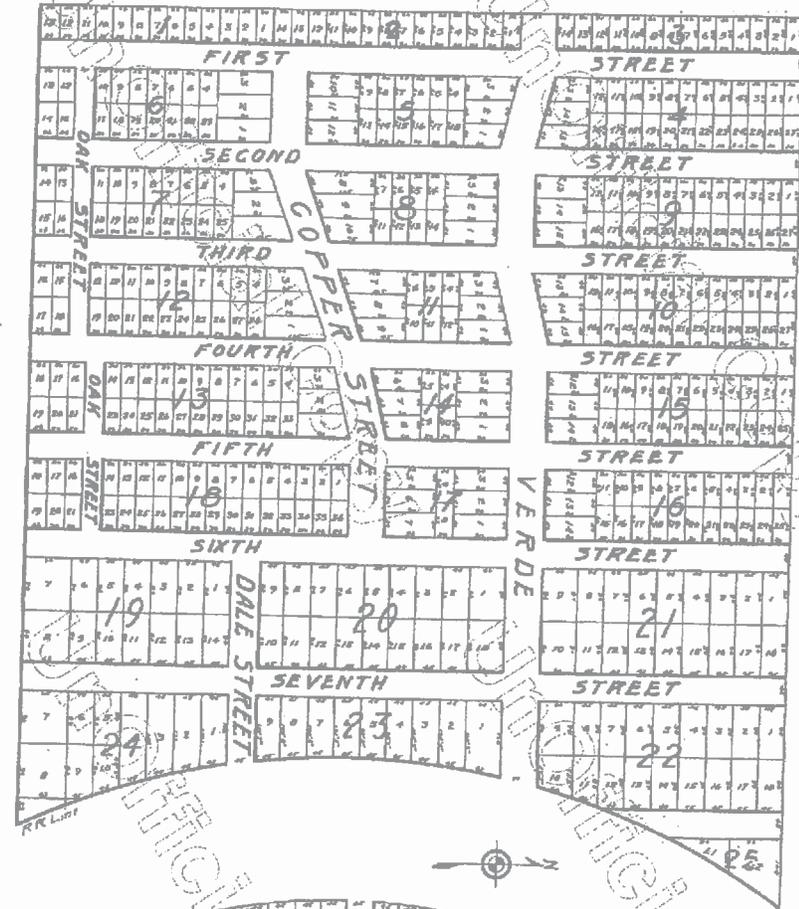
8524.

Filed and recorded at request of C. H. Rutherford  
December 28<sup>th</sup>, A.D. 1917, at 2:00 o'clock, P.M., in  
Book 2 of Maps and Plans, Page 41, Records of  
Yavapai County, Arizona.

E. A. M. Swiggin,  
County Recorder.

SEAL

Indexed  
Copied  
Conformed  
Filed



PAZ & GOTA SUBDIVISION

S4 NW1/4 Sec 28 T.16N. R.3E. 63SRM.

LONG VIEW TOWNSITE

Scale (Reduced) 1 in = 1 ft.

Exhibit "0"