



**NOTICE OF A REGULAR MEETING OF THE COMMON COUNCIL
OF THE TOWN OF CLARKDALE
TUESDAY, APRIL 26, 2022 AT 3:00 PM (HYBRID ZOOM AND IN PERSON MEETING)**

In Person: Clark Memorial Clubhouse, 19 N. Ninth St., Clarkdale AZ

OR

Join Zoom Meeting

<https://us02web.zoom.us/j/86217847662?pwd=N0FsdmlpSEJ1OUlGM29yNGRiejhjUT09>

Meeting ID: 862 1784 7662

Passcode: 778080

One tap mobile

PURSUANT TO A.R.S. §38-431.02, NOTICE IS HEREBY GIVEN to the members of the Common Council of the Town of Clarkdale and to the general public that the Town of Clarkdale Common Council will hold a Regular Meeting open to the public on Tuesday, April 26, 2022, at 3:00 PM in a hybrid meeting via Zoom Video Conference or in person at 19 N. Ninth Street, Clarkdale, Arizona, Clark Memorial Clubhouse, Men's Lounge. Members of the Clarkdale Common Council will attend either in person or by telephone, video or internet conferencing. Pursuant to A.R.S. §38-431.03, the Council may vote to recess the meeting and move into Executive Session on any item, which will be held immediately after the vote and will not be open to the public. Upon completion of Executive Session, the Council may resume the meeting, open to the public, to address the remaining items on the agenda.

Supporting documentation and staff reports furnished to the Council with this agenda are available for review on the Town website at www.clarkdale.az.gov and the Town Clerk's Office.

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

1. CALL TO ORDER

2. PUBLIC COMMENT

The Town Council invites the public to provide comments at this time. Members of the Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date. Persons interested in making a comment on a specific agenda item are asked to complete a brief form and submit it to the Town Clerk during the meeting. Each speaker is asked to limit their comments to five minutes.

3. REPORTS

A. Departmental Reports

Summary of written Reports from Town Departments and Other Agencies:

- Building Permit Report
- Magistrate Court Report
- Water and Wastewater Report
- Police Department Report
- CAT/LYNX Transit Report

B. Special Event Liquor License Recommendation

- The Clarkdale Foundation

4. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the Town Council at a work session or during New Business discussion. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

A. Approval of Minutes of the Common Council

Town Council will consider a request to approve the minutes of the Regular Meeting held on April 12, 2022.

5. NEW BUSINESS

A. PUBLIC HEARING - THE PLATEAU AT CLARKDALE PRELIMINARY PLAT

Town Council will hold a public hearing to take comment of the proposed Preliminary Condominium Plat (PCP) for the Plateau at Clarkdale multifamily housing development, application number 093160.

B. THE PLATEAU AT CLARKDALE PRELIMINARY CONDOMINIUM PLAT

Discussion and possible action to approve the Preliminary Condominium Plat for the Plateau at Clarkdale, submitted by Ralph Clemmer on behalf of Plateau Partners LLC, application number 093376.

C. FIRST AMENDMENT TO THE RE-STATEMENT OF DEVELOPMENT AGREEMENT WITH CROSSROADS AT MINGUS

Discussion and possible action to approve the First Amendment to the re-statement of Development Agreement – The Crossroads at Mingus.

6. FUTURE AGENDA ITEMS

7. ADJOURNMENT

Persons with a disability may request reasonable accommodations by contacting the Town Hall at 639-2400 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.



Staff Report

Agenda Item:

Approval of Minutes of the Common Council

Town Council will consider a request to approve the minutes of the Regular Meeting held on April 12, 2022.

Staff Contact:

Meeting Date:

April 26, 2022

Background:

Town Council will consider a request to approve the minutes of the Regular Meeting held on April 12, 2022.

Budget Impact:

No budget impact.

Recommendation:

Staff recommends Town Council approve the minutes of the Regular Meeting held on April 12, 2022.

**Minutes of a Regular Session of the Common Council of the Town of Clarkdale
Held on Tuesday, April 12, 2022, at 6 p.m.**

A Regular Meeting of the Common Council of the Town of Clarkdale was held on Tuesday, April 12, 2022, at 6 p.m. at the Clubhouse at 19 N. Ninth St., in person and via Zoom Video Conference.

CALL TO ORDER –Mayor Prud’homme-Bauer called the meeting to order at 6:00 p.m.

Town Council:

Mayor	Robyn Prud’homme-Bauer
Vice Mayor	Debbie Hunseder
Councilmember	Bill Regner
Councilmember	Marney Babbitt-Pierce
Councilmember	Lisa O’Neill

Town Staff:

Town Manager	Susan Guthrie
Police Chief	Randy Taylor
Town Clerk	Charity Brooks
Interim Finance Director	Carlton Woodruff
Public Works Director	Cory Franek
Parks and Recreation Manager	Joni Westcott
Public Works Superintendent	David Brinkley

Mayor Prud’homme-Bauer announced a change of order of agenda items – moving item 6 (2021 Annual Financial Audit Report) to the beginning of the meeting, following introductions.

PUBLIC COMMENT – *No public comment received.*

3. INTRODUCTIONS

- Cory Franek – Public Works Director
- Erin Brand – Finance / HR Administrative Assistant

6. 2021 ANNUAL FINANCIAL AUDIT PRESENTATION – moved to the beginning of the meeting by Mayor Prud’homme-Bauer

Town Council received a presentation from Scott Graff with Colby & Powell, PLC, regarding the 2021 Annual Financial Audit for the Town of Clarkdale.

Mayor Prud’homme-Bauer thanked Mr. Graff for completing the audit.

4. REPORTS

A. **Current Events – (submitted electronically)**

A summary of current events. The Council will not propose, discuss, deliberate, or take legal action on any matter in the summary. Reports submitted electronically:

- Mayor's Report
- Vice-Mayor's Report
- Councilmembers' Report

B. **Organizational Reports – (submitted electronically)**

Reports regarding regional organizations submitted electronically.

- CAT – Cottonwood Area Transit – *No meeting*
- VVTPO – Verde Valley Transportation Planning Organization – *Minutes submitted electronically*
- NACOG - Northern Arizona Council of Governments – *No meeting. Next meeting, Council Member O'Neill will attend on behalf of Vice Mayor Hunseder*
- NAMWUA - Northern Arizona Municipal Water Users Association – *No meeting*
- VVREO – LRSPC - Verde Valley Regional Economic Organization's Long Range Strategic Plan – *No meeting*
- TPAC – Transportation Policy Advisory Council – *Minutes submitted electronically*
- VFLC – Verde Front Leadership Council – *No meeting*
- Greater AZ Mayor's Organizational Report – *Minutes submitted electronically*

C. **Board and Commission Minutes (submitted with Council packet) -**

Acknowledgement of receipt of minutes and draft minutes of the previous month's Board and Commission Meetings.

- Feb. 1, 2022 - Historic Preservation Commission
- Feb. 2, 2022 – Design Review Board Meeting

D. **Claims (submitted with Council packet) –**

List of specific expenditures made by the Town during the previous month.

- February 2022 check log and pay period ending dated February 2022

Mayor Prud'homme-Bauer made note that the Board and Commission minutes and the claims reports were included in the packet.

5. **CONSENT AGENDA**

Items on the consent agenda are of a routine nature or have been previously studied by the Town Council at a work session or during New Business discussion. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

Mayor Prud'homme-Bauer asked if any Council Member wished to have an item removed from the Consent Agenda. Council Member Regner requested consent agenda item 4f

be pulled for separate consideration.

A. Approval of Minutes of the Common Council

Consider and act upon a request to approve the minutes of (1) Strategic Planning Work Session held on March 8, 2022; and (2) Regular Meeting held on March 22, 2022; and (3) Special Meeting held on March 28, 2022.

B. Resolution #1668 – Call to the Public Policy

Consider and act upon Resolution #1668, adopting Council Meeting procedure for Call to the Public.

C. Resolution #1669 – Congressionally Directed Spending Request

Consider and act upon approving Resolution #1669 to ratify the Town of Clarkdale's application to Senator Kelly for a Congressionally Directed Spending Request to fund the replacement of the Clark Memorial Clubhouse windows.

D. Proclamation - Volunteer Appreciation Week

Consider and act upon a Proclamation declaring April 17 thru April 24, 2022, as Volunteer Appreciation Week in the Town of Clarkdale.

E. Proclamation – Designating Police Week from May 15-21, 2022

Consider and act upon the Proclamation that designates the week of May 15 as "Police Appreciation Week".

F. Verde Sol Air Proposal – *Pulled from consent at the request of Council Member Regner*

Consider and act upon a proposal from Verde Sol Air for providing and installing a new heating and air conditioning system for the Clark Memorial Building Auditorium.

Action: Accept Consent Agenda Items A thru E as written:

Motion: Council Member Babbitt-Pierce

Second: Council Member O'Neill

Vote:

Voting Member	Aye/Nay
Council Member Marney Babbitt-Pierce	Aye
Vice Mayor Debbie Hunseder	Aye
Council Member Lisa O'Neill	Aye
Mayor Robyn Prud'homme-Bauer	Aye
Council Member Bill Regner	Aye

THE FOLLOWING ITEM WAS PULLED FROM THE CONSENT AGENDA TO BE VOTED ON SEPARATELY:

F. Verde Sol Air Proposal – *Pulled from consent at the request of Council Member Regner*

Consider and act upon a proposal from Verde Sol Air for providing and installing a new heating and air conditioning system for the Clark Memorial Building Auditorium

Council Member Regner expressed concern regarding the installation of the new heating and cooling system and how that might affect the historical value and aesthetics of the auditorium.

It was also recommended that the Historical Preservation Commission members are given the opportunity to provide input (via invitation to the appropriate Council meeting).

Mayor Prud'homme-Bauer opened the floor for public comment.

Clarkdale resident and Historic Preservation Commissioner, Mike Lindner, expressed his support for the repairs; however, Mr. Lindner expressed concerns of having gas as a source of ignition in a historic building in addition to details of the cost proposal. Mr. Lindner would also like to see items of this historic nature brought before the Historic Preservation Commission prior to final decisions being made.

David Brinkley, Public Works Superintendent, explained that the current heating system is fueled with a present gas source. Additionally, Mr. Brinkley provided details pertaining to the installation of the new system to include exposed cooling/heating ducts in the auditorium.

Conversation ensued during public comment and multiple concerns were expressed regarding the exposed duct work and how that would affect the historical status of the building.

It was decided by Mayor and Council to table this item until the April 26, 2022, meeting.

Action: Table Item F – Verde Sol Air Proposal until the April 26, 2022, Council Meeting:

Motion: Council Member Regner

Second: Council Member Babbitt-Pierce

Vote:

Voting Member	Aye/Nay
Council Member Marney Babbitt-Pierce	Aye
Vice Mayor Debbie Hunseder	Aye
Council Member Lisa O'Neill	Aye
Mayor Robyn Prud'homme-Bauer	Aye
Council Member Bill Regner	Aye

NEW BUSINESS

- 6. 2021 ANNUAL FINANCIAL AUDIT PRESENTATION –** *Presented at beginning of meeting. See notes above.*
Town Council will receive a presentation from Colby & Powell, PLC, regarding the 2021 Annual Financial Audit for the Town of Clarkdale.
- 7. VERDE VALLEY FIRE DISTRICT UPDATE**
Town Council received a presentation from Fire Chief, Danny Johnson, regarding the Verde Valley Fire District.
Mayor and Council expressed gratitude for the partnership with the Verde Valley Fire District.
- 8. OLD JEROME HIGHWAY DRAINAGE**
Discuss, consider, and act upon a bid proposal from Rayburn Electric LLC for the construction of curb, gutter, and sidewalks along Old Jerome Highway from Mescal Spur Road to Reta Street.

Public Works Superintendent, David Brinkley, provided a detailed summary of the project and the bid process.

Mr. Brinkley further explains the Town's history with the chosen contractor, Rayburn Electric LLC, and feels confident the project will be completed per specifications and within the scheduled allotted time.

Mr. Brinkley answered questions brought forth by Council and provided information regarding plans and/or drawings for the desired work, proper licensing held by Rayburn Electric LLC. and drainage concerns.

Action: Approve contract for Rayburn Electric for the construction of curb, gutter, and sidewalks along Old Jerome Highway from Mescal Spur Road to Reta Street:

Motion: Vice Mayor Hunseder

Second: Council Member Babbitt-Pierce

Vote:

Voting Member	Aye/Nay
Council Member Marney Babbitt-Pierce	Aye
Vice Mayor Debbie Hunseder	Aye
Council Member Lisa O'Neill	Aye
Mayor Robyn Prud'homme-Bauer	Aye
Council Member Bill Regner	Aye

9. **FUTURE AGENDA ITEMS** – *Verde Sol Air Proposal will be discussed further at the April 26, 2022, meeting.*
10. **ADJOURNMENT:** *Without objection Mayor Prud'homme-Bauer adjourned the meeting at 7:33 p.m.*

APPROVED:

ATTESTED/SUBMITTED:

Robyn Prud'homme-Bauer, Mayor

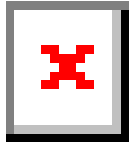
Charity Brooks, Town Clerk

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Town Council of the Town of Clarkdale, Arizona held on the 12 day of April 2022. I further certify that meeting was duly called and held and that a quorum was present.

Date approved by City Council: April 26, 2022

Charity Brooks, Town Clerk



Staff Report

Agenda Item:

PUBLIC HEARING - THE PLATEAU AT CLARKDALE PRELIMINARY PLAT

Town Council will hold a public hearing to take comment of the proposed Preliminary Condominium Plat (PCP) for the Plateau at Clarkdale multifamily housing development, application number 093160.

Staff Contact:

Ruth Mayday, Community Development Director

Meeting Date:

April 26, 2022

Background:

The purpose of this Public Hearing is to take comment on the proposed Preliminary Condominium Plat (PCP) for the Plateau at Clarkdale multifamily housing development. This plat proposes to divide the airspace into 52 units and identifies common areas held by the condominium association and available for use by unit owners.

The project is proposed for an approximately five (5) acre site (cumulative) located east of and adjacent to the Arizona Copper Arts Museum and the Clarkdale Post Office. It is the site of the former Clarkdale Elementary/Middle School. (APN's 400-06-032F, -031L, and -031C). Access to the parcel is via an extension of First South Street.

Current zoning for the subject parcels is Commercial (C), which allows for various forms of residential uses as a permitted use (no use permit required), including multifamily uses. The General Plan Designation of Central Business District also allows for historic mixed uses including residential.

No changes have been made or are proposed to be made to elements previously approved by the Design Review Board.

Preliminary Condominium Plat Review

Condominiums are frequently confused with townhomes, as single family attached dwelling units are the most common form of condominiums. It is important to note that condominiums are a *subdivision of airspace* rather than land or form of construction. In a typical plat that subdivides land, the plat fixes the location of lots by describing horizontal survey points. Similarly, a Condominium plat anchors the location of structures using the same horizontal measurements but subdivides the airspace by identifying finished floor elevations (FFE) for each unit, and then specifying the dimensions of

each structure. These details are generally referred to as vertical measurements and are one of the factors that differentiate a condominium plat from other forms of plats. Like residential dwelling units, condominiums can come in many forms – they are commonly used for commercial purposes in addition to residential uses.



Condominium plats are regulated by both Town of Clarkdale Zoning Code and Arizona Revised Statutes. Staff has reviewed the submitted plat against the standards set forth in Chapter 12, Subdivision Regulations, and A.R.S. Title 33, Property and provided the applicant with corrections, all of which have been met. Subsection 12-1-190 Hardship provides for the approval of variances from regulations when extraordinary conditions exist. In this instance, the steep topography of the site limits the buildable area, requiring a 2 ½ foot variance in the rear setback of the project. Staff supports this variance and finds that granting relief is not detrimental to the public good, is not intended to circumvent adopted codes and is a condition inherent to the site rather than created by the applicant.

The PCP under consideration by Council provides a new legal description and boundary, combining the following three (3) parcels into one (1) parcel: 400-06-032F, -031L, and -031C. Upon recordation of the Final Plat, Yavapai County will issue a new Assessor's Parcel Number (APN) for the newly created parcel.

This application was reviewed by the Planning Commission during its regular meeting on March 15, 2022, after notice in compliance with A.R.S 9-462.04 and Chapter 12, Subdivision Regulations, of the Town of Clarkdale Zoning Code. One (1) resident spoke during the Public Hearing and asked questions regarding the affordability of units, which the applicant's agent addressed.

After discussion between Commissioners and the applicant regarding the presentation of the PCP, the Commission voted unanimously to approve the application and forward it to Town Council with a recommendation for approval.

Budget Impact: No budget impact.

Recommendation: Staff recommends the Mayor accept a motion to open the public hearing, take comments from the public and a motion to close the public hearing.

The Plateau - Letter of Intent

Owner: Plateau Partners, LLC

28025 Acana Street

Rancho Palos Verdes, CA 90275

Contact: Ralph Clemmer

(949) 212-4443

Re: The Plateau: Historic Downtown Clarkdale District

APN: 400-06-031C, 400-06-031L, 400-06-032L: 4.93 Acres

Date: April 8, 2022

Request: Preliminary Plat Approval - Clarkdale Town Council

To the Town Council: The applicant is requesting the approval of the Preliminary Plat Map of The Plateau (A residential project to be located in town distinct of Clarkdale) The Map has been produced by SWI Inc which is the civil engineer of record for the applicant. Please note: none of easements (even the gas line) can be plotted on the map because they are so poorly written, and will not affect the property.

The project has been granted approval to date from the following Town of Clarkdale Governing Boards:

- Design Review Board
- Planning & Zoning Commission

I. Project Description

Designed as an innovative, environmentally friendly, residential community, The Plateau will provide much needed workforce housing within downtown Clarkdale. The site consists of a 4.93 acres - former school site, and features 52 units within thirteen two-story buildings. The architectural design will feature enhancements along all four sides of each building to present an aesthetically pleasing image along the Main Street gateway as motorists and pedestrians enter Clarkdale.

The units vary from one bedroom at 864 square feet to three bedrooms at 1,478 square feet. The two- and three-bedroom units (75% of the total - 50% 2 bed/bath & 25% are 3 bed/2 bath) include a two-car direct access garage, while the one-bedroom units feature a one-car direct access garage. Twenty-two open parking spaces are included for guests, bringing the total number of spaces to 113, fifteen spaces over the required minimum.

Sustainability is a fundamental principle of the plan for The Plateau, and stewardship of natural resources and respect for the natural terrain of the site has been taken into consideration. Site disturbance has been minimized through retaining walls, and existing vegetation will remain undisturbed for a large portion of the site. One-story floor plans maximize the 360-degree mountain views, and an outdoor seating area has been provided along the for residents to enjoy. A connection to the existing stairway leading to the sidewalk along Main Street provides residents with a clear pedestrian connection to downtown, reducing the need for motorized transportation. The landscape plan consists primarily of native, drought-tolerant materials with limited use of adaptive species to provide interest and color.

The project will provide additional residents to frequent the downtown retail establishes by pedestrian walking. In the building industry, we call this "Re-filling" the downtown district which helps sustains the downtown retail component of the district along with reducing the parking pressure in the downtown district.

II. Vicinity Map:

The Project is located next to the Copper Museum, Behind the U.S. Postal Office and across the street from the Catholic Church and Clarkdale Town Hall.

III. Site Plan:

The site plan been submitted to the Town of Clarkdale's Community Development Department.

IV. Sign Design:

At this time no sign design is proposed.

V. Exterior Lighting Plan:

The site will not have any street light. The only lighting proposed is exterior house fixtures that meet the dark sky ordinance, and landscape bollards that are low-voltage LED lights.

VI. Exterior Elevation Plans and Color Scheme:

The exterior elevation plans are of a Spanish architectural design style. The elevations include stucco, arched windows with grids, porches & balconies, and metal accents. These plans have been approved by Design Review Board of Clarkdale.

VII. Landscape Plan:

The overall landscape theme is inspired by sustainable living while also embracing native plant materials found within the Verde Valley. Plants used will come from the Town of Clarkdale approved plant list. along with other adaptive plant species to provide interest and color. A Drip irrigation system will be used while swales and bums may be used to capture storm water runoff. Landscape design elements

and hardscape materials will create a sense of community and neighborhood, while adding a fresh approach to timeless environments for Arizona residential communities. The elements and features are designed to create a "sense of place" and a permanence achieved by relating the elements to the "human scale" and integrating them with the architecture. An outdoor seating area is purposed at the scenic lookout area. The "open" space consists mainly of native mesquite trees and native shrubs that currently grow on the hillsides.

VIII. Floor Plans:

- Plan 1: 1-story, 864 S.F. - 1 Bedroom/1 Bath/Study - 1 Car Garage with direct access
- Plan 2: 1-story, 1,174 S.F. - 2 Bedroom/2 Bath/Study - 2 Car Garage with direct access
- Plan 3: 1-story, 1,253 S.F. - 2 Bedroom/2 Bath/Study - 2 Car Garage with direct access
- Plan 4: 1-story, 1,478 S.F. - 3 Bedroom/2 Bath/Study - 2 Car Garage with direct access

All the floor plans are designed with back yard patios or balconies for out-door living enjoyment.

IX Citizen Participation Plan:

Prior to the Design Review Meeting, the applicant held a public meeting at the Clarkdale Town Hall in the Men's Lounge. Comments were taken from the public and changes were made to the architecture.

X. Other Information:

Grading and Drainage Plan:

The proposed grading and drainage plan for The Plateau at Clarkdale will use an inverted crown road section to allow for maximum capacity in the streets. The main road will collect site drainage and convey it to a detention/retention facility below the parking lot on the eastern portion of the site. The first flush storm water volume will be contained in the bottom of the detention/retention facility. The remaining capacity will provide for the detention of the difference between pre-development and the post-development runoff rates. The preliminary concept is shown on the Preliminary Grading Drainage and Utility Plan. The drainage facility sizing is addressed in the Preliminary Drainage Report and is included with this submittal. A Preliminary Concept Drainage Report by SWI has been submitted to the Town of Clarkdale Community Development Department .

Utility Plan:

The proposed utility plan for The Plateau at Clarkdale will include water, sewer, gas, electric, telephone and cable. All the providers will be the same as currently serve the Town of Clarkdale. The existing water and gas mains that run through the property will be relocated/removed/replaced with new main lines. A new sewer main will be constructed for the project and will connect to the existing sewer main located in Main Street. The electric, telephone and cable providers will develop their own franchise plans with the construction documents. The preliminary utility layout is shown on the Preliminary

Grading Drainage and Utility Plan that has been provided to the Town of Clarkdale Community Development Department.

Storm water Management Plan:

The proposed storm water management plan for The Plateau at Clarkdale will include a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will be developed at design phase of the project and be included with the construction documents. The SWPPP will provide retention of the first flush which will occur in the bottom of the detention/retention facility. The SWPPP will address initial best management practices and controls to mitigate storm water runoff and sediment from the site.

Solid Waste Plan:

Weekly solid waste will be picked up by the Town's trash collection company provider. All trash cans will be housed in the garages of the residential units, and will need to be placed curb side on the right side of the street where homes are located for weekly pick-up.

Internal Circulation Plan:

The site is entered off of South 1 Street. The internal circulation is in a loop system with a fire emergency hammer head located at the east end of the project for turnaround purposes.

Traffic Statement:

A Trip Generation Letter (TGS) provided by SWI was submitted to the Town of Clarkdale Community Development Department.

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FOOT
GEODETIC DATUM: NAD 1983 (NA 2011)
VERTICAL DATUM: NAVD 1988 (SEE BELOW)
SYSTEM: STATE PLANE COORDINATE SYSTEM (1984)
ZONE: ARIZONA CENTRAL 0202
PROJECTION
TRANSVERSE MERCATOR
LATITUDE OF GRID ORIGIN: 31°00'00" N
LONGITUDE OF CENTRAL MERIDIAN: 111°55'00" W
NORTHING AT GRID ORIGIN: 0.000 FT
EASTING AT CENTRAL MERIDIAN: 700,000 FT
CENTRAL MERIDIAN SCALE FACTOR: 0.9999 (EXACT)

ALL DISTANCES AND BEARINGS SHOWN HEREON ARE NOT GRID VALUES BUT PROJECTED FOR THE PRECEDING COORDINATE SYSTEM DEFINITION. THIS DEFINITION IS SUCH THAT GRID DISTANCES ARE NOT EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

ORTOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM POINT "PANORAMA" (NGS PID DH5792) USING GPS WITH NGS GEOID MODEL "GEOID 12B". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

POINT# 2002: REBAR WITH ALUMINUM TAG STAMPED "RLS 32224"
NORTHING: 1371735.39
EASTING: 657811.08
ELEVATION: 3564.24 FT

POINT# 2006: REBAR WITH TAG STAMPED "RLS 32224"
NORTHING: 1371835.92
EASTING: 658075.86
ELEVATION: 3552.53 FT

POINT# 2017: REBAR WITH TAG STAMPED "RLS 32224"
NORTHING: 1372181.96
EASTING: 658619.09
ELEVATION: 3497.85 FT

PROJECT INFORMATION

PROJECT LOCATION
CLARKDALE, ARIZONA
APN: 400-06-031C
C - COMMERCIAL
R1-A - SINGLE FAMILY RESIDENTIAL
400-06-031L
CB - CENTRAL BUSINESS DISTRICT
R1 - SINGLE FAMILY RESIDENTIAL
400-06-032F
I - INDUSTRIAL DISTRICT
CB - CENTRAL BUSINESS DISTRICT
BUILDINGS
13
UNITS
52
COMMON AREA
2.60 ACRES
SITE ACREAGE
4.93 ACRES (TOTAL)
UNITS/ACRE
10.55
COVERAGE
BUILDING COVERAGE: 24.2%
PARKING COVERAGE: 3.3%
OPEN SPACE: 72.5%
PARKING
GARAGE PARKING: 91 SPACES
PARKING LOT: 22 SPACES
TOTAL PROVIDED: 113 SPACES
PARKING SPACES REQUIRED: 98 SPACES

GENERAL NOTES

1. THE SUBDIVIDER HEREBY DECLARES AND AGREES THAT THE NUMBERED UNITS ARE SHOWN AT THE MINIMUM SIZE PERMISSIBLE AND SHALL NOT BE FURTHER DIVIDED. THIS PROHIBITION AGAINST FURTHER DIVISIONS OF NUMBERED LOTS SHALL BECOME BINDING UPON EACH AND EVERY SUCCESSIVE OWNER.
2. THE PURPOSE OF THIS PLAT IS TO CREATE AND SELL CONDOMINIUM UNITS. UNITS ARE THE AIR SPACE THAT IS PLATTED HEREON.
3. ALL UNIT DIMENSIONS ARE FROM FINISH SHEETROCK TO FINISHED SHEETROCK FOR THE WALLS AND FROM FINISHED SHEETROCK CEILING TO THE CONCRETE ON FIRST LEVEL FLOOR AND PLYWOOD ON THE SECOND FLOOR.
4. ALL THE AREA OUTSIDE THE UNITS IS COMMON SPACE WITH THE EXCEPTION OF THE BALCONIES, ATTIC SPACE AND FLOOR SPACE WHICH IS LIMITED COMMON SPACE.
5. WITH THE EXCEPTION OF THE UNITS, THE ENTIRE PROPERTY WILL HAVE A BLANKET EASEMENT FOR INGRESS/EGRESS AND PUBLIC UTILITIES DEDICATED ON THE FINAL PLAT.
6. THE PROPERTY IS LOCATED IN FEMA ZONE X, AREA OF MINIMAL FLOOD HAZARD.
7. NO PARKS OR SCHOOLS ARE PROPOSED WITH THIS APPLICATION.

OWNER

PLATEAU PARTNERS, LLC
28025 ACANA STREET
RANCHO PALOS VERDES, CA 90275
JON LASH
jon.lashonline@gmail.com
PH: (310)-948-9607

LANDSCAPE ARCHITECT

PLACEWORKS
3 MACARTHUR PLACE, SUITE 1100
SANTA ANA, CA 92707
YUE ZHANG
yzhang@placeworks.com
PH: (714)-966-9220

ENGINEER

SHEPHARD-WESNITZER, INC.
75 KALLOF PLACE
SEDONA, AZ 86340
ART BECKWITH, P.E.
abeckwith@swiaz.com
PH: 928-282-2058

ARCHITECT

STUDIO-195, INC.
23 ORCHARD ROAD, SUITE 150
LAKE FOREST, CA 92630
TARANE RAHMANI
taraner@studio-195.com
PH: (949)-677-4585

UTILITY COMPANIES

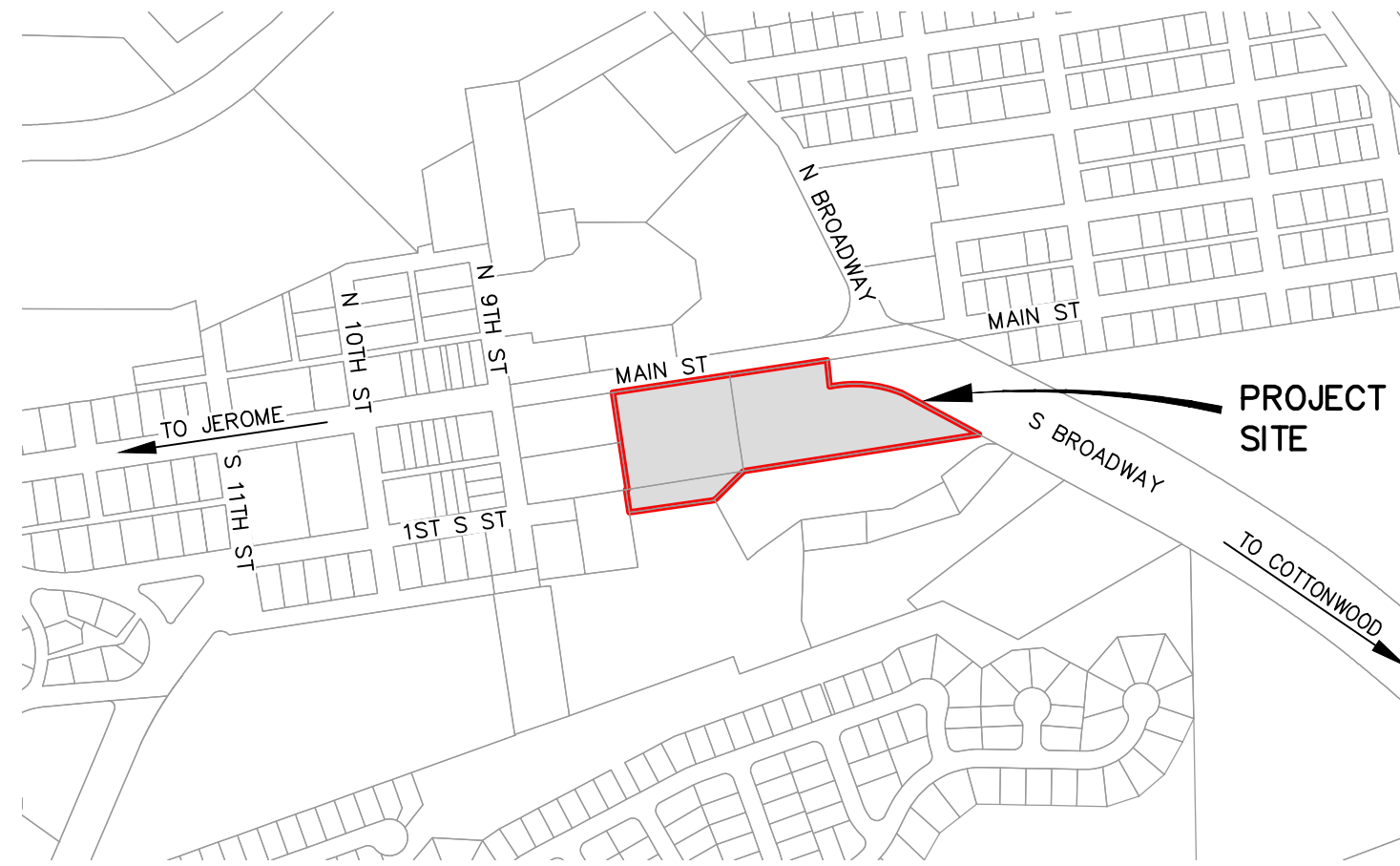
ELECTRIC..... ARIZONA PUBLIC SERVICE
GARBAGE..... PRIVATE
GAS..... UNISOURCE ENERGY SERVICES
WATER & SEWER..... TOWN OF CLARKDALE
PHONE..... CENTURYLINK
CABLE..... SUDDENLINK

POLICE & FIRE PROTECTION

CLARKDALE POLICE DEPARTMENT
VERDE VALLEY FIRE DISTRICT STATION 36

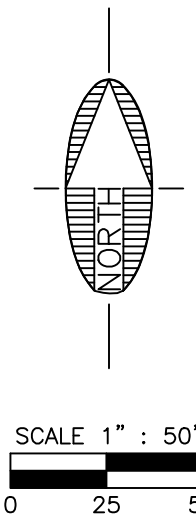
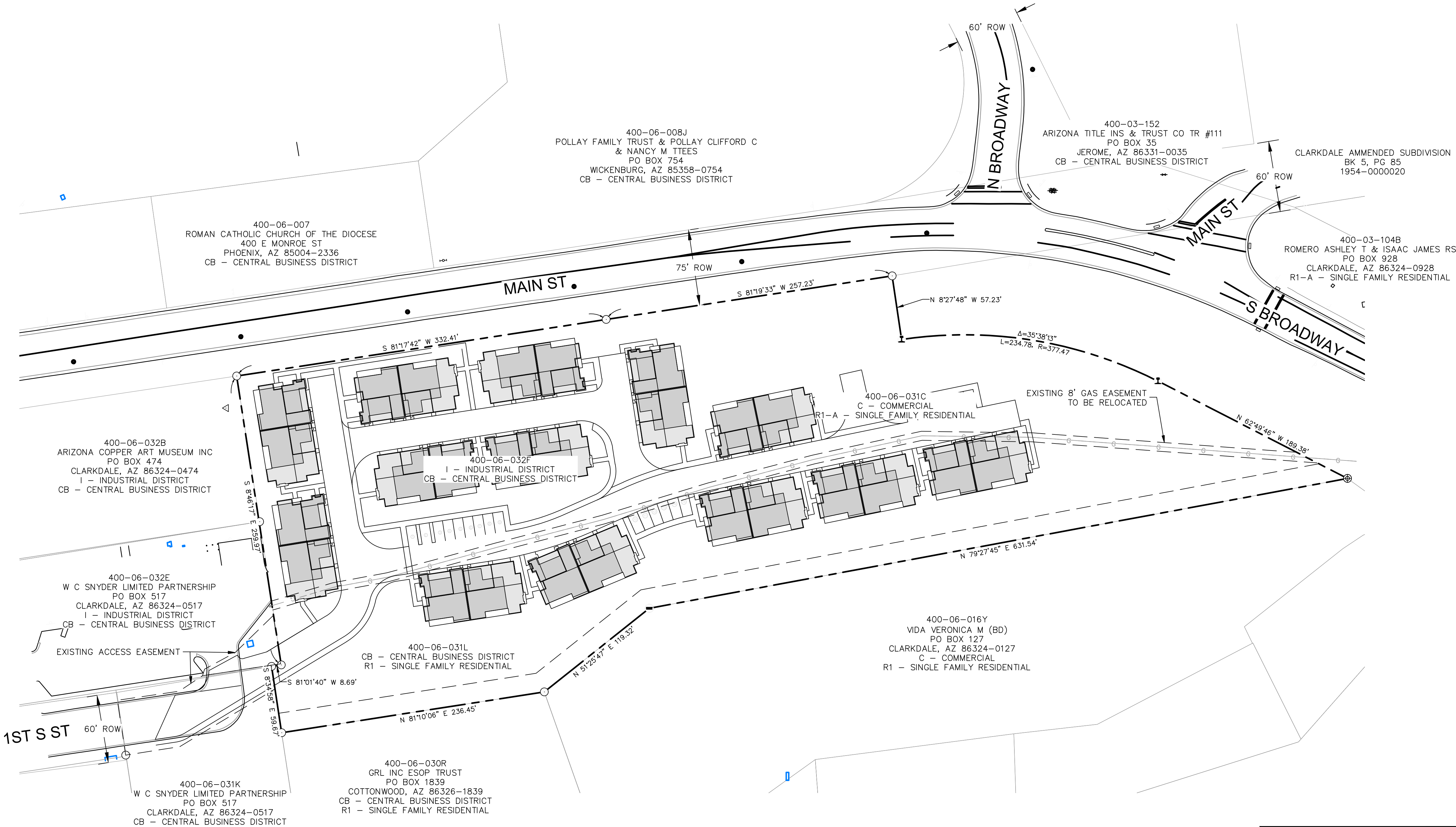
PRELIMINARY PLAT FOR
THE PLATEAU AT CLARKDALE

A PORTION OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 3 EAST
GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA
APN: 400-06-031C, 400-06-031L, 400-06-032F



VICINITY MAP

NO SCALE



Contact Arizona 811 at least two full working days before you begin excavation



Call 811 or click Arizona811.com

REVISIONS			
NO.	DESCRIPTION	DATE	BY



75 Kallof Place
Sedona, AZ 86336
928.282.1061
928.282.2058 fax
www.swiaz.com

JOB NO:	21059
DATE:	APR 22
SCALE:	AS SHOWN
DRAWN:	EGM
DESIGN:	AHB
CHECKED:	AHB

THE PLATEAU AT CLARKDALE	CLARKDALE ARIZONA
PRELIMINARY PLAT - COVER SHEET	

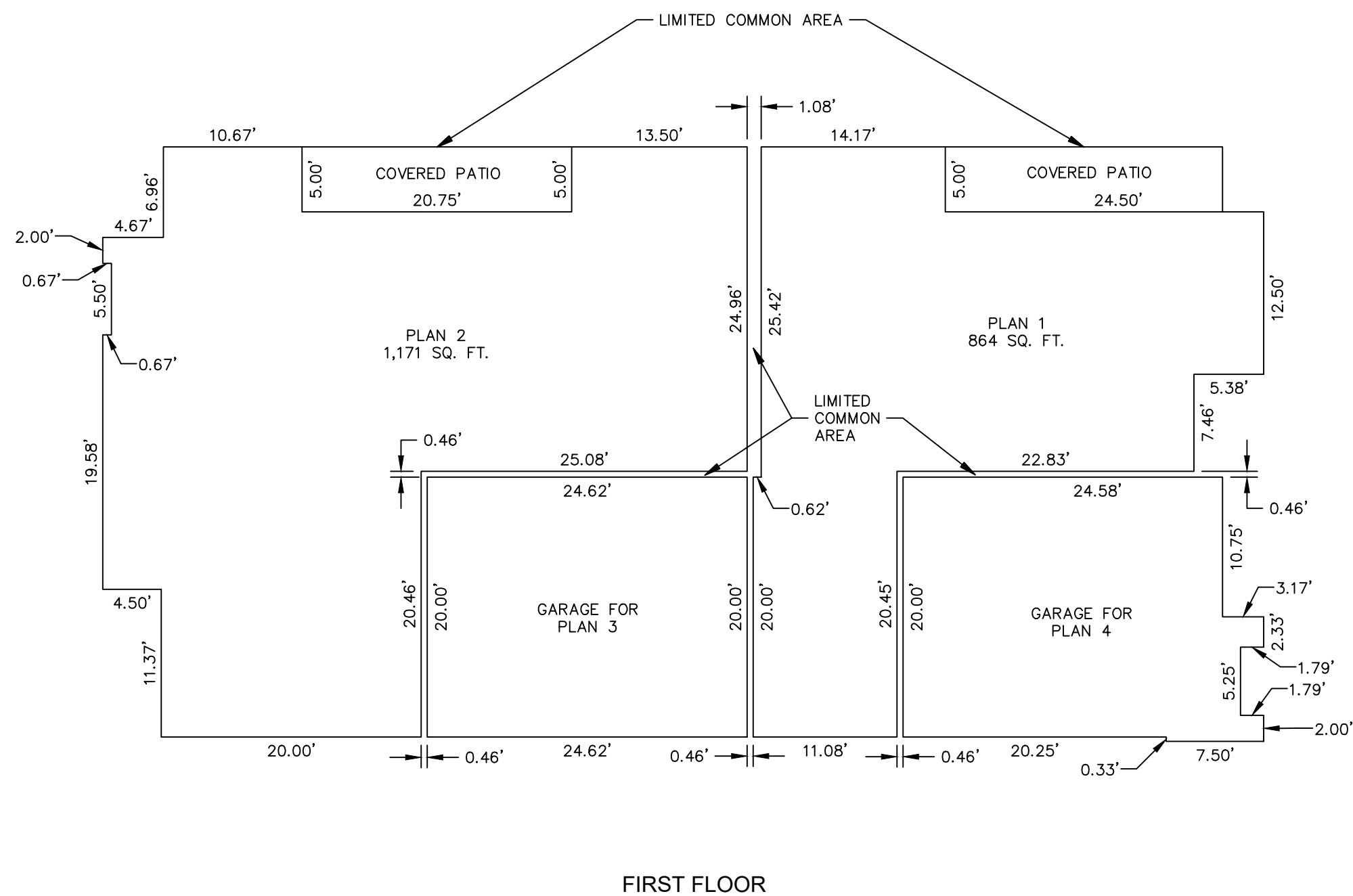


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P1

SHT NO. 1 OF 9

Diagram illustrating a typical building cross-section. The structure is a two-story building with a gabled roof. The roof pitch is indicated as 12:3.5. The second floor is 9'0" high, and the first floor is 9'0" high. The total height is 18'0". The roof overhang is 1'2.5". The diagram is labeled "LIMITED COMMON AREA" and "SEE FLOOR PLAN FOR HORIZONTAL DIMENSIONS".



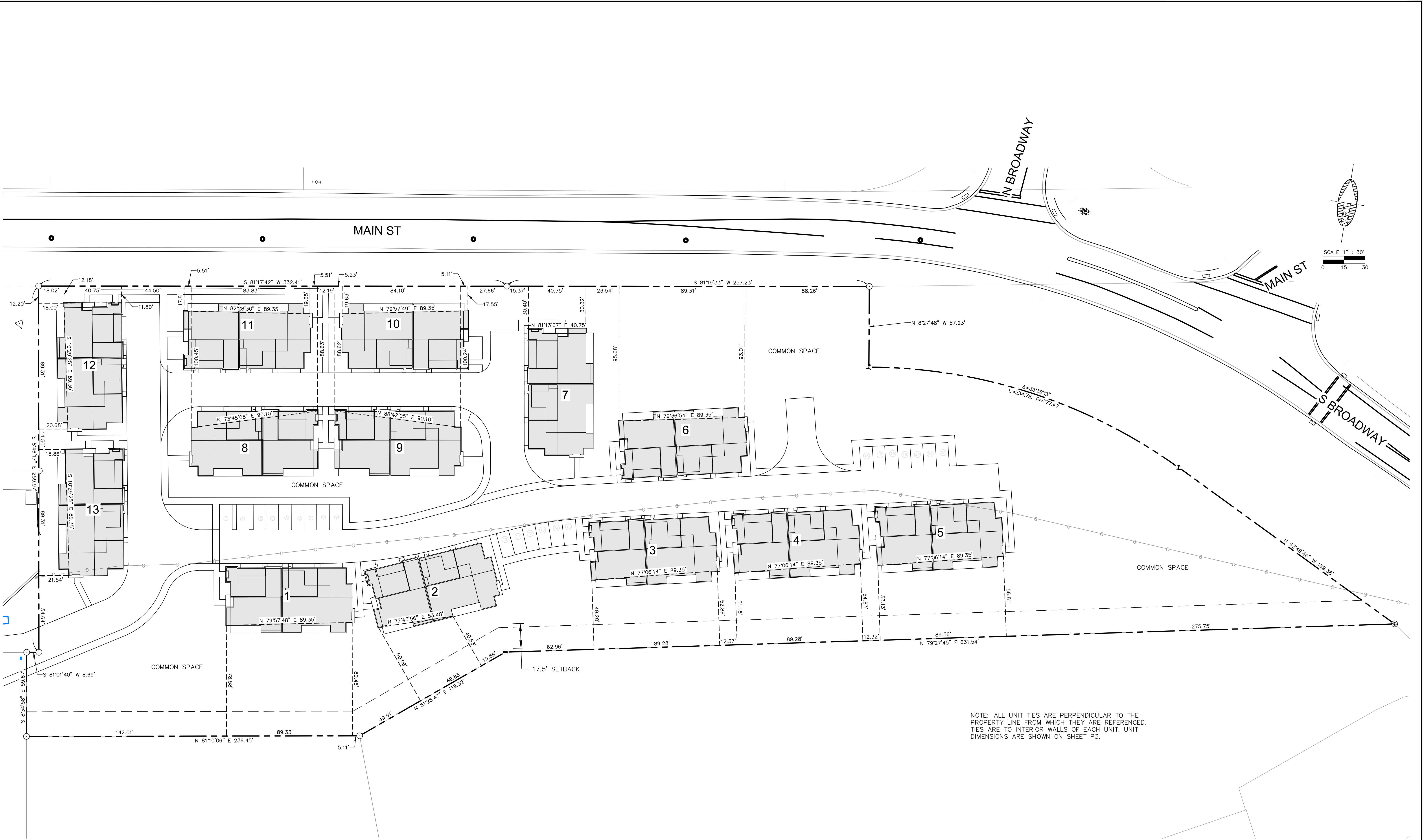
Shepherd & Associates

JOB NO:	21059
DATE:	APR 22
SCALE:	AS SHOWN
DRAWN:	EGM
DESIGN:	AHB
CHECKED:	AHB

Registered Professional Engineer
 CERTIFICATE NO.
 28658
 ARTHUR H.
 BECKWITH
 Date Signed... 04-01-2022
 NEW YORK, USA

DRAWING NO.
P2

HT NO.	OF
2	9



FIRST FLOOR

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THE PLATEAU AT CLARKDALE
CLARKDALE ARIZONA

PRELIMINARY PLAT - PLAN SHEET



DRAWING NO.	
P3	
SHT NO.	OF
3	9



NOTE: ALL UNIT TIES ARE PERPENDICULAR TO THE PROPERTY LINE FROM WHICH THEY ARE REFERENCED. TIES ARE TO INTERIOR WALLS OF EACH UNIT. UNIT DIMENSIONS ARE SHOWN ON SHEET P3.

SECOND FLOOR

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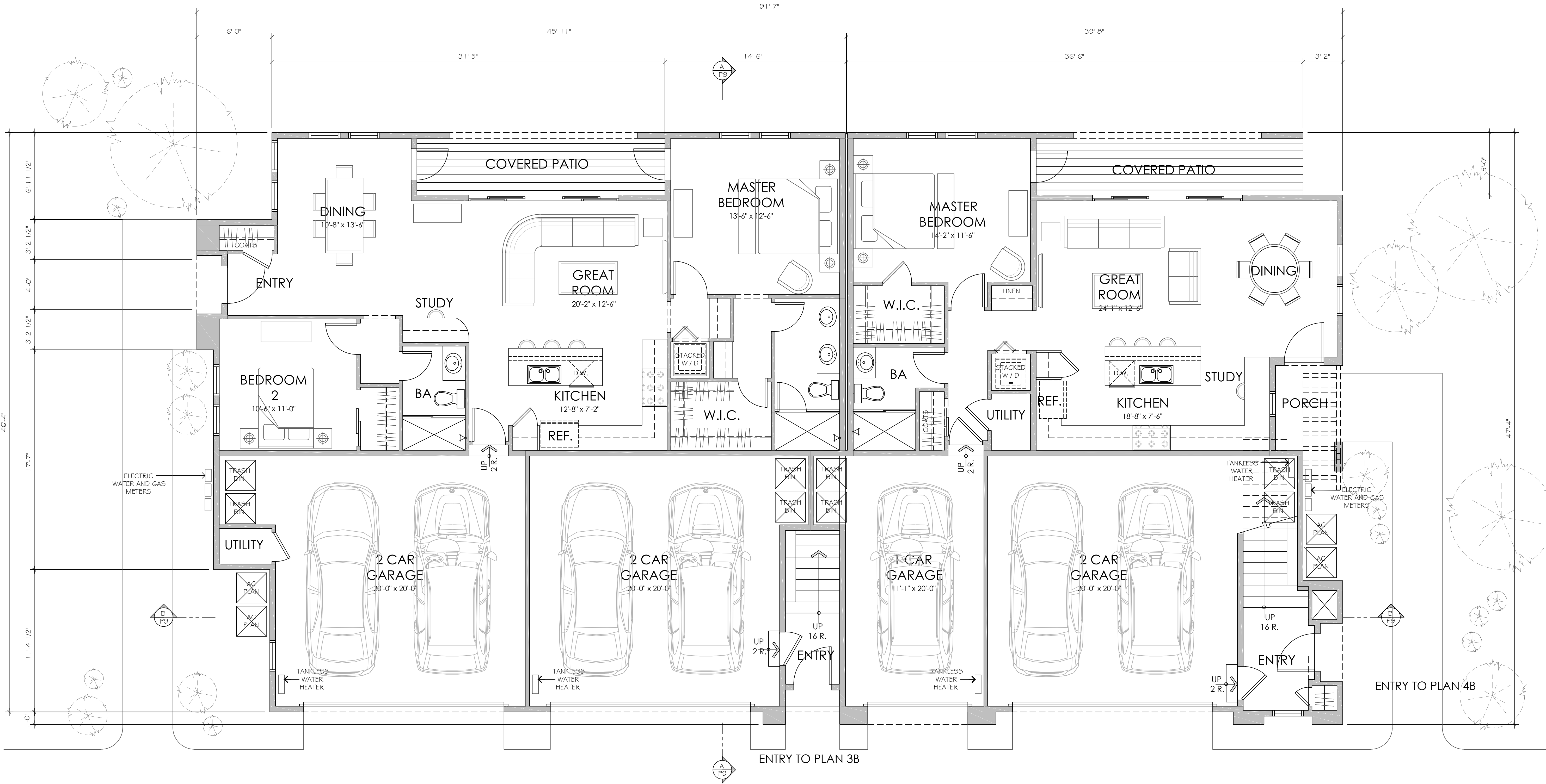
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CHECKED:	AHB

THE PLATEAU AT CLARKDALE	CLARKDALE ARIZONA
PRELIMINARY PLAT - PLAN SHEET	



DRAWING NO.	P4
SHT NO.	4
OF	9





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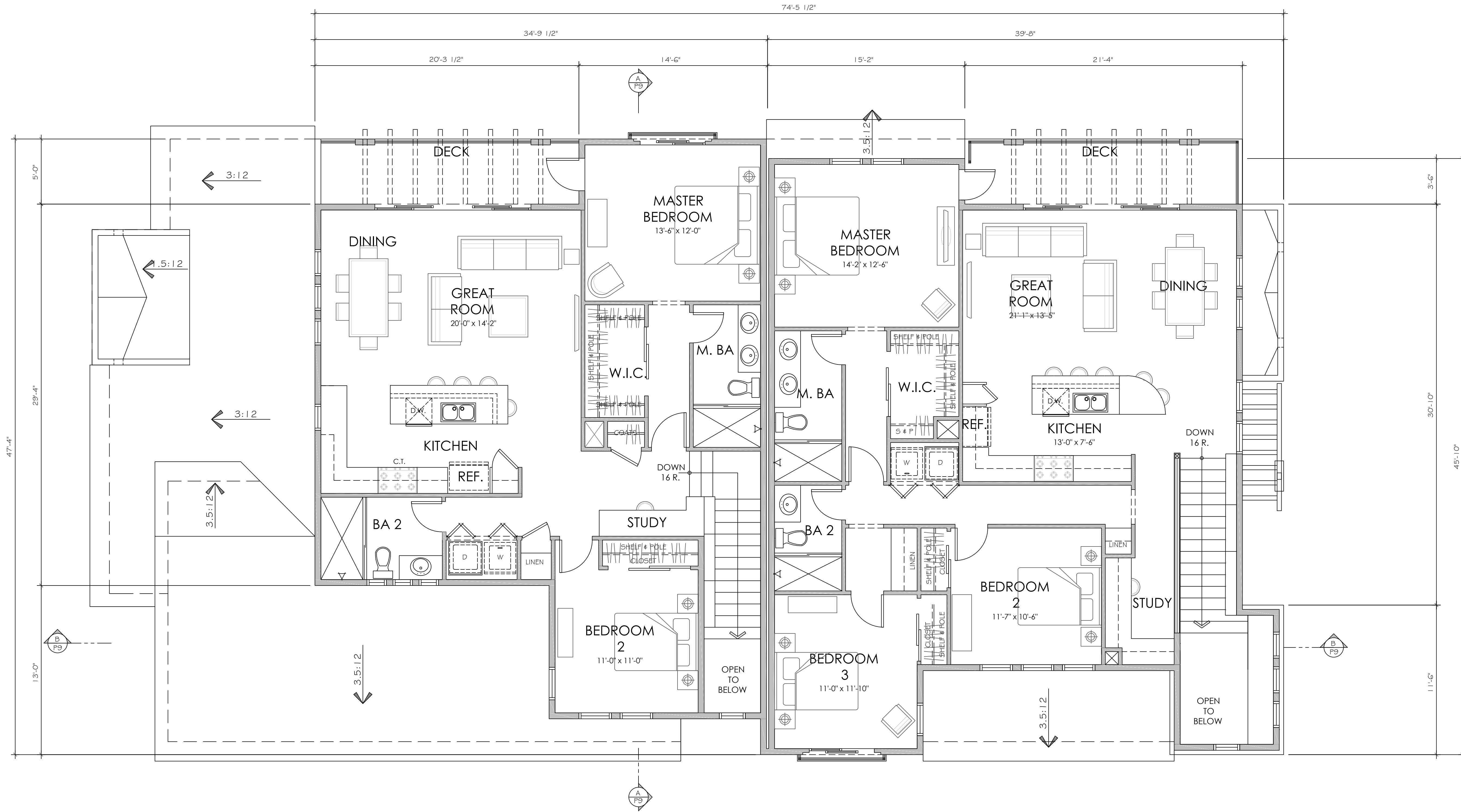
THE PLATEAU AT CLARKDALE
CLARKDALE ARIZONA

PRELIMINARY PLAT - FIRST FLOOR PLAN



DRAWING NO.
P6

SHT NO. OF
6 9



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THE PLATEAU AT CLARKDALE
CLARKDALE ARIZONA

PRELIMINARY PLAT - SECOND FLOOR PLAN



DRAWING NO.	
P7	
SHT NO.	OF
7	9



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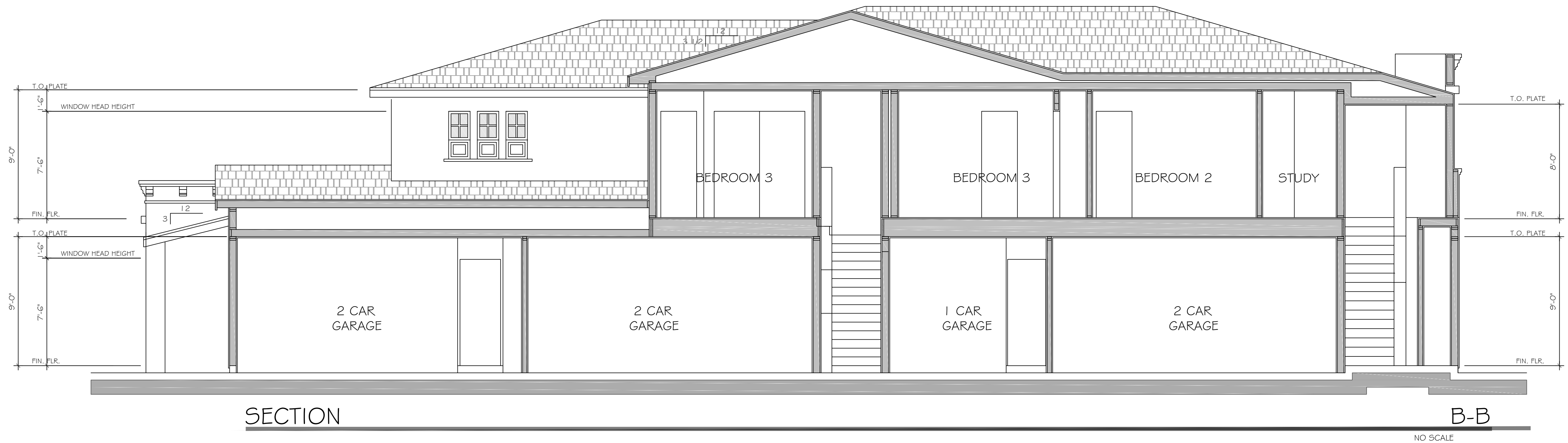
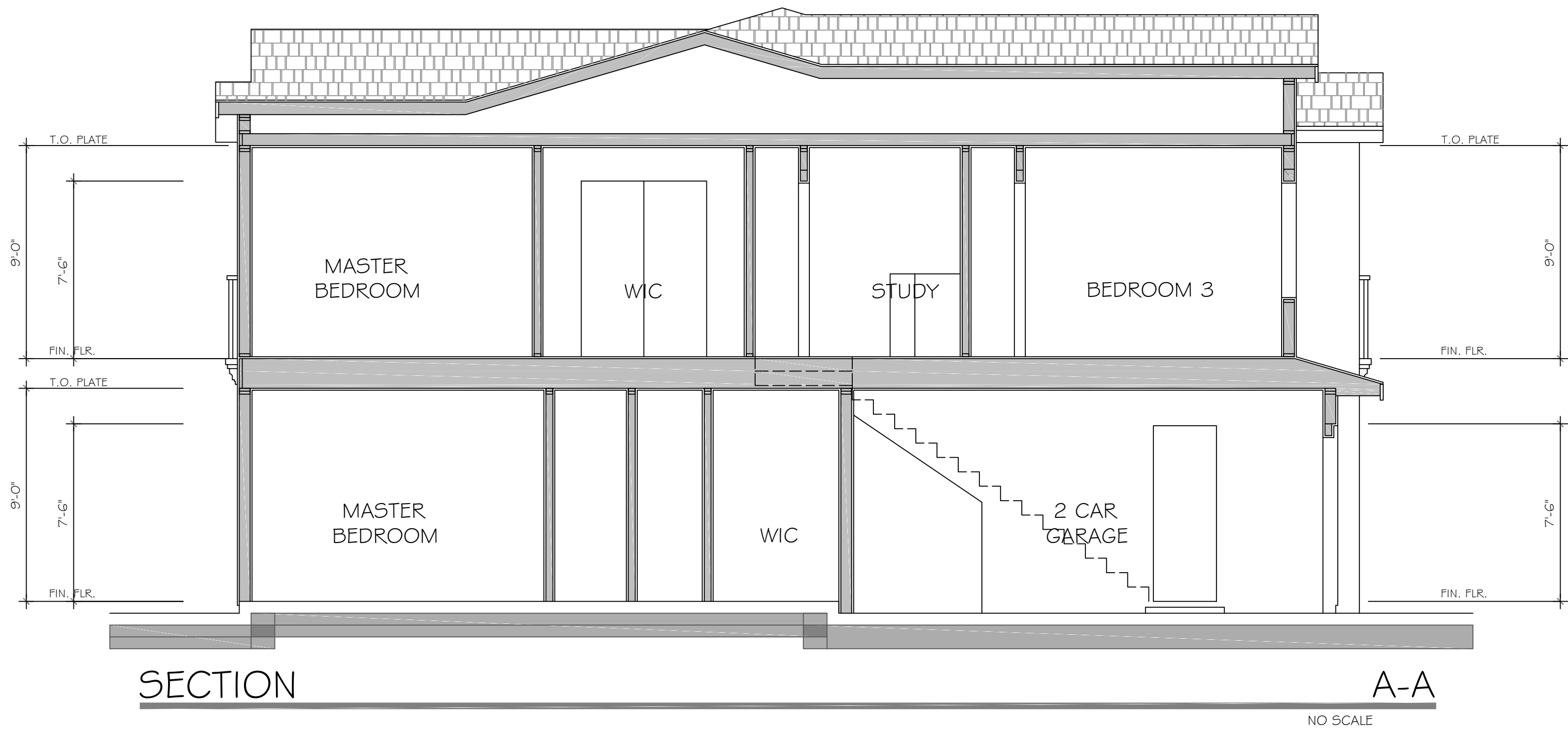
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THE PLATEAU AT CLARKDALE
CLARKDALE ARIZONA

PRELIMINARY PLAT - ELEVATIONS



DRAWING NO.	
P8	
SHT NO.	OF
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JOB NO:	21059
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Staff Report

Agenda Item:

THE PLATEAU AT CLARKDALE PRELIMINARY CONDOMINIUM PLAT

Discussion and possible action to approve the Preliminary Condominium Plat for the Plateau at Clarkdale, submitted by Ralph Clemmer on behalf of Plateau Partners LLC, application number 093376.

Staff Contact:

Ruth Mayday, Community Development Director

Meeting Date:

April 26, 2022

Background:

The Preliminary Condominium Plat (PCP) under consideration by Council provides a new legal description and boundary, combining the following three (3) parcels into one (1) parcel: 400-06-032F, -031L, and -031C. Upon recordation of the Final Plat, Yavapai County will issue a new Assessor's Parcel Number (APN) for the newly created parcel. It also subdivides the airspace within the proposed buildings into 53 one-, two-, and three-bedroom units.

The project is proposed for an approximately five (5) acre site (cumulative) located east of and adjacent to the Arizona Copper Arts Museum and the Clarkdale Post Office and is the site of the former Clarkdale Elementary/Middle School. (APN's 400-06-032F, -031L, and -031C). Access to the parcel is via an extension of First South Street.

Current zoning for the subject parcels is Commercial (C), which allows for various forms of residential uses as a permitted use (no use permit required), including multifamily uses. The General Plan Designation of Central Business District also allows for historic mixed uses including residential.

No changes have been made or are proposed to be made to elements previously approved by the Design Review Board.

This application was reviewed by the Planning Commission during its regular meeting on March 15, 2022, after notice in compliance with A.R.S 9-462.04 and Chapter 12, Subdivision Regulations, of the Town of Clarkdale Zoning Code. One (1) resident spoke during the Public Hearing and asked questions regarding the affordability of units, which the applicant's agent addressed.

After discussion between Commissioners and the applicant regarding the presentation of the PCP, the Commission voted unanimously to approve the application and forward it to Town Council with a recommendation for approval.

Town Council has just completed the requisite Public Hearing and can now discuss the proposed plat, ask questions of staff and the applicant, and vote to

approve the preliminary plat as presented, approve it with stipulations, or deny approval and return the item to staff for additional work.

-

Budget Impact: No budget impact.

Recommendation: Staff recommends approval of the proposed Preliminary Plat based on the following Findings of Facts:

- a. The proposed subdivision conforms to the adopted General Plan goals, objectives and policies of the Town. *The project is zoned Commercial (C), which allows for multifamily housing as a permitted use, and within the Central Business District Land Use Designation in the General Plan, which allows for multiple family residential uses.*
- b. The proposed subdivision, as reviewed and approved, will not be detrimental to the public health, safety, and general welfare. *The project as proposed provides adequate sanitary services, provides adequate on- and off-site vehicle, pedestrian, and bicycle access, and provides much needed housing for the community.*
- c. Environmental concerns conform to adopted standards. *The project will not generate dust, noise, vibrations, smells, or other detrimental environmental impacts. The proposed landscaping is predominately low-water use/xeriscaping.*
- d. The design of the proposed subdivision is sensitive to the physical characteristics of the site. *The proposed project has preserved much of the site as undisturbed natural area and has minimized the amount of cut and fill necessary to construct the project.*
- e. The proposed subdivision is consistent with provisions and intents of Zoning Code requirements applicable to the property. *The project is consistent with the uses and intent of the Zoning Code and meets or exceeds the requirements therein.*
- f. The proposed subdivision conforms to the improvement standards and design standards set forth in these Regulations and other applicable Town, County, State and Federal regulations. *The proposed project has received approval from the Design Review Board and could be constructed subsequent to that approval. The PCP has been reviewed considering all agency comments and approvals, including Town, County, State, and Federal regulations; staff finds that it is in compliance with the regulations set forth by the above listed political subdivisions.*

MOTION:

I move to approve the preliminary condominium plat (PCP) based upon the following findings of fact:

- a. The proposed subdivision conforms to the adopted General Plan goals, objectives, and policies of the Town.
- b. The proposed subdivision, as reviewed and approved, will not be detrimental to the public health, safety, and general welfare.
- c. Environmental concerns conform to adopted standards and have either been addressed or will be addressed prior to approval of the Final Plat.
- d. The design of the proposed subdivision is sensitive to the physical characteristics of the site.
- e. The proposed subdivision is consistent with provisions and intents of Zoning Code requirements applicable to the property.
- f. The proposed subdivision conforms to the improvement standards and design standards set forth in these Regulations and other applicable Town, County, State and Federal regulations.

AND WITH THE FOLLOWING STIPULATIONS:

- 1. That the Final Condominium Plat (Final Plat), when submitted, be in substantial conformance with the Preliminary Condominium Plat (Preliminary Plat) submitted herewith.
- 2. That the applicant, Plateau Partners LLC, agrees to enter into a Development Agreement with the Town of Clarkdale. Approval of the Development Agreement is a condition precedent to the issuance of building permits.
- 3. That the developer will provide the Covenants, Codes, and Restrictions (CC& R's), Declaration of Subdivision, and other governing documents to the Town for review and approval as a condition of Final Plat approval.

The Plateau - Letter of Intent

Owner: Plateau Partners, LLC

28025 Acana Street

Rancho Palos Verdes, CA 90275

Contact: Ralph Clemmer

(949) 212-4443

Re: The Plateau: Historic Downtown Clarkdale District

APN: 400-06-031C, 400-06-031L, 400-06-032L: 4.93 Acres

Date: April 8, 2022

Request: Preliminary Plat Approval - Clarkdale Town Council

To the Town Council: The applicant is requesting the approval of the Preliminary Plat Map of The Plateau (A residential project to be located in town distinct of Clarkdale) The Map has been produced by SWI Inc which is the civil engineer of record for the applicant. Please note: none of easements (even the gas line) can be plotted on the map because they are so poorly written, and will not affect the property.

The project has been granted approval to date from the following Town of Clarkdale Governing Boards:

- Design Review Board
- Planning & Zoning Commission

I. Project Description

Designed as an innovative, environmentally friendly, residential community, The Plateau will provide much needed workforce housing within downtown Clarkdale. The site consists of a 4.93 acres - former school site, and features 52 units within thirteen two-story buildings. The architectural design will feature enhancements along all four sides of each building to present an aesthetically pleasing image along the Main Street gateway as motorists and pedestrians enter Clarkdale.

The units vary from one bedroom at 864 square feet to three bedrooms at 1,478 square feet. The two- and three-bedroom units (75% of the total - 50% 2 bed/bath & 25% are 3 bed/2 bath) include a two-car direct access garage, while the one-bedroom units feature a one-car direct access garage. Twenty-two open parking spaces are included for guests, bringing the total number of spaces to 113, fifteen spaces over the required minimum.

Sustainability is a fundamental principle of the plan for The Plateau, and stewardship of natural resources and respect for the natural terrain of the site has been taken into consideration. Site disturbance has been minimized through retaining walls, and existing vegetation will remain undisturbed for a large portion of the site. One-story floor plans maximize the 360-degree mountain views, and an outdoor seating area has been provided along the for residents to enjoy. A connection to the existing stairway leading to the sidewalk along Main Street provides residents with a clear pedestrian connection to downtown, reducing the need for motorized transportation. The landscape plan consists primarily of native, drought-tolerant materials with limited use of adaptive species to provide interest and color.

The project will provide additional residents to frequent the downtown retail establishes by pedestrian walking. In the building industry, we call this "Re-filling" the downtown district which helps sustains the downtown retail component of the district along with reducing the parking pressure in the downtown district.

II. Vicinity Map:

The Project is located next to the Copper Museum, Behind the U.S. Postal Office and across the street from the Catholic Church and Clarkdale Town Hall.

III. Site Plan:

The site plan been submitted to the Town of Clarkdale's Community Development Department.

IV. Sign Design:

At this time no sign design is proposed.

V. Exterior Lighting Plan:

The site will not have any street light. The only lighting proposed is exterior house fixtures that meet the dark sky ordinance, and landscape bollards that are low-voltage LED lights.

VI. Exterior Elevation Plans and Color Scheme:

The exterior elevation plans are of a Spanish architectural design style. The elevations include stucco, arched windows with grids, porches & balconies, and metal accents. These plans have been approved by Design Review Board of Clarkdale.

VII. Landscape Plan:

The overall landscape theme is inspired by sustainable living while also embracing native plant materials found within the Verde Valley. Plants used will come from the Town of Clarkdale approved plant list. along with other adaptive plant species to provide interest and color. A Drip irrigation system will be used while swales and bums may be used to capture storm water runoff. Landscape design elements

and hardscape materials will create a sense of community and neighborhood, while adding a fresh approach to timeless environments for Arizona residential communities. The elements and features are designed to create a "sense of place" and a permanence achieved by relating the elements to the "human scale" and integrating them with the architecture. An outdoor seating area is purposed at the scenic lookout area. The "open" space consists mainly of native mesquite trees and native shrubs that currently grow on the hillsides.

VIII. Floor Plans:

- Plan 1: 1-story, 864 S.F. - 1 Bedroom/1 Bath/Study - 1 Car Garage with direct access
- Plan 2: 1-story, 1,174 S.F. - 2 Bedroom/2 Bath/Study - 2 Car Garage with direct access
- Plan 3: 1-story, 1,253 S.F. - 2 Bedroom/2 Bath/Study - 2 Car Garage with direct access
- Plan 4: 1-story, 1,478 S.F. - 3 Bedroom/2 Bath/Study - 2 Car Garage with direct access

All the floor plans are designed with back yard patios or balconies for out-door living enjoyment.

IX Citizen Participation Plan:

Prior to the Design Review Meeting, the applicant held a public meeting at the Clarkdale Town Hall in the Men's Lounge. Comments were taken from the public and changes were made to the architecture.

X. Other Information:

Grading and Drainage Plan:

The proposed grading and drainage plan for The Plateau at Clarkdale will use an inverted crown road section to allow for maximum capacity in the streets. The main road will collect site drainage and convey it to a detention/retention facility below the parking lot on the eastern portion of the site. The first flush storm water volume will be contained in the bottom of the detention/retention facility. The remaining capacity will provide for the detention of the difference between pre-development and the post-development runoff rates. The preliminary concept is shown on the Preliminary Grading Drainage and Utility Plan. The drainage facility sizing is addressed in the Preliminary Drainage Report and is included with this submittal. A Preliminary Concept Drainage Report by SWI has been submitted to the Town of Clarkdale Community Development Department .

Utility Plan:

The proposed utility plan for The Plateau at Clarkdale will include water, sewer, gas, electric, telephone and cable. All the providers will be the same as currently serve the Town of Clarkdale. The existing water and gas mains that run through the property will be relocated/removed/replaced with new main lines. A new sewer main will be constructed for the project and will connect to the existing sewer main located in Main Street. The electric, telephone and cable providers will develop their own franchise plans with the construction documents. The preliminary utility layout is shown on the Preliminary

Grading Drainage and Utility Plan that has been provided to the Town of Clarkdale Community Development Department.

Storm water Management Plan:

The proposed storm water management plan for The Plateau at Clarkdale will include a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will be developed at design phase of the project and be included with the construction documents. The SWPPP will provide retention of the first flush which will occur in the bottom of the detention/retention facility. The SWPPP will address initial best management practices and controls to mitigate storm water runoff and sediment from the site.

Solid Waste Plan:

Weekly solid waste will be picked up by the Town's trash collection company provider. All trash cans will be housed in the garages of the residential units, and will need to be placed curb side on the right side of the street where homes are located for weekly pick-up.

Internal Circulation Plan:

The site is entered off of South 1 Street. The internal circulation is in a loop system with a fire emergency hammer head located at the east end of the project for turnaround purposes.

Traffic Statement:

A Trip Generation Letter (TGS) provided by SWI was submitted to the Town of Clarkdale Community Development Department.

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FOOT
GEODETIC DATUM: NAD 1983 (NA 2011)
VERTICAL DATUM: NAVD 1988 (SEE BELOW)
SYSTEM: STATE PLANE COORDINATE SYSTEM (1984)
ZONE: ARIZONA CENTRAL 0202

PROJECTION
TRANSVERSE MERCATOR
LATITUDE OF GRID ORIGIN: 31°00'00" N
LONGITUDE OF CENTRAL MERIDIAN: 111°55'00" W
NORTHING AT GRID ORIGIN: 0.000 FT
EASTING AT CENTRAL MERIDIAN: 700,000 FT
CENTRAL MERIDIAN SCALE FACTOR: 0.9999 (EXACT)

ALL DISTANCES AND BEARINGS SHOWN HEREON ARE NOT GRID VALUES BUT PROJECTED FOR THE PRECEDING COORDINATE SYSTEM DEFINITION. THIS DEFINITION IS SUCH THAT GRID DISTANCES ARE NOT EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

ORTOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM POINT "PANORAMA" (NGS PID DH5792) USING GPS WITH NGS GEOID MODEL "GEOID 12B". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

POINT# 2002: REBAR WITH ALUMINUM TAG STAMPED "RLS 32224"
NORTHING: 1371735.39
EASTING: 657811.08
ELEVATION: 3564.24 FT

POINT# 2006: REBAR WITH TAG STAMPED "RLS 32224"
NORTHING: 1371835.92
EASTING: 658075.86
ELEVATION: 3552.53 FT

POINT# 2017: REBAR WITH TAG STAMPED "RLS 32224"
NORTHING: 1372181.96
EASTING: 658619.09
ELEVATION: 3497.85 FT

PROJECT INFORMATION

PROJECT LOCATION
CLARKDALE, ARIZONA
APN: 400-06-031C
C - COMMERCIAL
R1-A - SINGLE FAMILY RESIDENTIAL
400-06-031L
CB - CENTRAL BUSINESS DISTRICT
R1 - SINGLE FAMILY RESIDENTIAL
400-06-032F
I - INDUSTRIAL DISTRICT
CB - CENTRAL BUSINESS DISTRICT
BUILDINGS
13
UNITS
52
COMMON AREA
2.60 ACRES
SITE ACREAGE
4.93 ACRES (TOTAL)
UNITS/ACRE
10.55
COVERAGE
BUILDING COVERAGE: 24.2%
PARKING COVERAGE: 3.3%
OPEN SPACE: 72.5%
PARKING
GARAGE PARKING: 91 SPACES
PARKING LOT: 22 SPACES
TOTAL PROVIDED: 113 SPACES
PARKING SPACES REQUIRED: 98 SPACES

GENERAL NOTES

1. THE SUBDIVIDER HEREBY DECLARES AND AGREES THAT THE NUMBERED UNITS ARE SHOWN AT THE MINIMUM SIZE PERMISSIBLE AND SHALL NOT BE FURTHER DIVIDED. THIS PROHIBITION AGAINST FURTHER DIVISIONS OF NUMBERED LOTS SHALL BECOME BINDING UPON EACH AND EVERY SUCCESSIVE OWNER.
2. THE PURPOSE OF THIS PLAT IS TO CREATE AND SELL CONDOMINIUM UNITS. UNITS ARE THE AIR SPACE THAT IS PLATTED HEREON.
3. ALL UNIT DIMENSIONS ARE FROM FINISH SHEETROCK TO FINISHED SHEETROCK FOR THE WALLS AND FROM FINISHED SHEETROCK CEILING TO THE CONCRETE ON FIRST LEVEL FLOOR AND PLYWOOD ON THE SECOND FLOOR.
4. ALL THE AREA OUTSIDE THE UNITS IS COMMON SPACE WITH THE EXCEPTION OF THE BALCONIES, ATTIC SPACE AND FLOOR SPACE WHICH IS LIMITED COMMON SPACE.
5. WITH THE EXCEPTION OF THE UNITS, THE ENTIRE PROPERTY WILL HAVE A BLANKET EASEMENT FOR INGRESS/EGRESS AND PUBLIC UTILITIES DEDICATED ON THE FINAL PLAT.
6. THE PROPERTY IS LOCATED IN FEMA ZONE X, AREA OF MINIMAL FLOOD HAZARD.
7. NO PARKS OR SCHOOLS ARE PROPOSED WITH THIS APPLICATION.

OWNER

PLATEAU PARTNERS, LLC
28025 ACANA STREET
RANCHO PALOS VERDES, CA 90275
JON LASH
jon.lashonline@gmail.com
PH: (310)-948-9607

LANDSCAPE ARCHITECT

PLACEWORKS
3 MACARTHUR PLACE, SUITE 1100
SANTA ANA, CA 92707
YUE ZHANG
yzhang@placeworks.com
PH: (714)-966-9220

ENGINEER

SHEPARD-WESNITZER, INC.
75 KALLOF PLACE
SEDONA, AZ 86340
ART BECKWITH, P.E.
abeckwith@swiaz.com
PH: 928-282-2058

ARCHITECT

STUDIO-195, INC.
23 ORCHARD ROAD, SUITE 150
LAKE FOREST, CA 92630
TARANE RAHMANI
taraner@studio-195.com
PH: (949)-677-4585

UTILITY COMPANIES

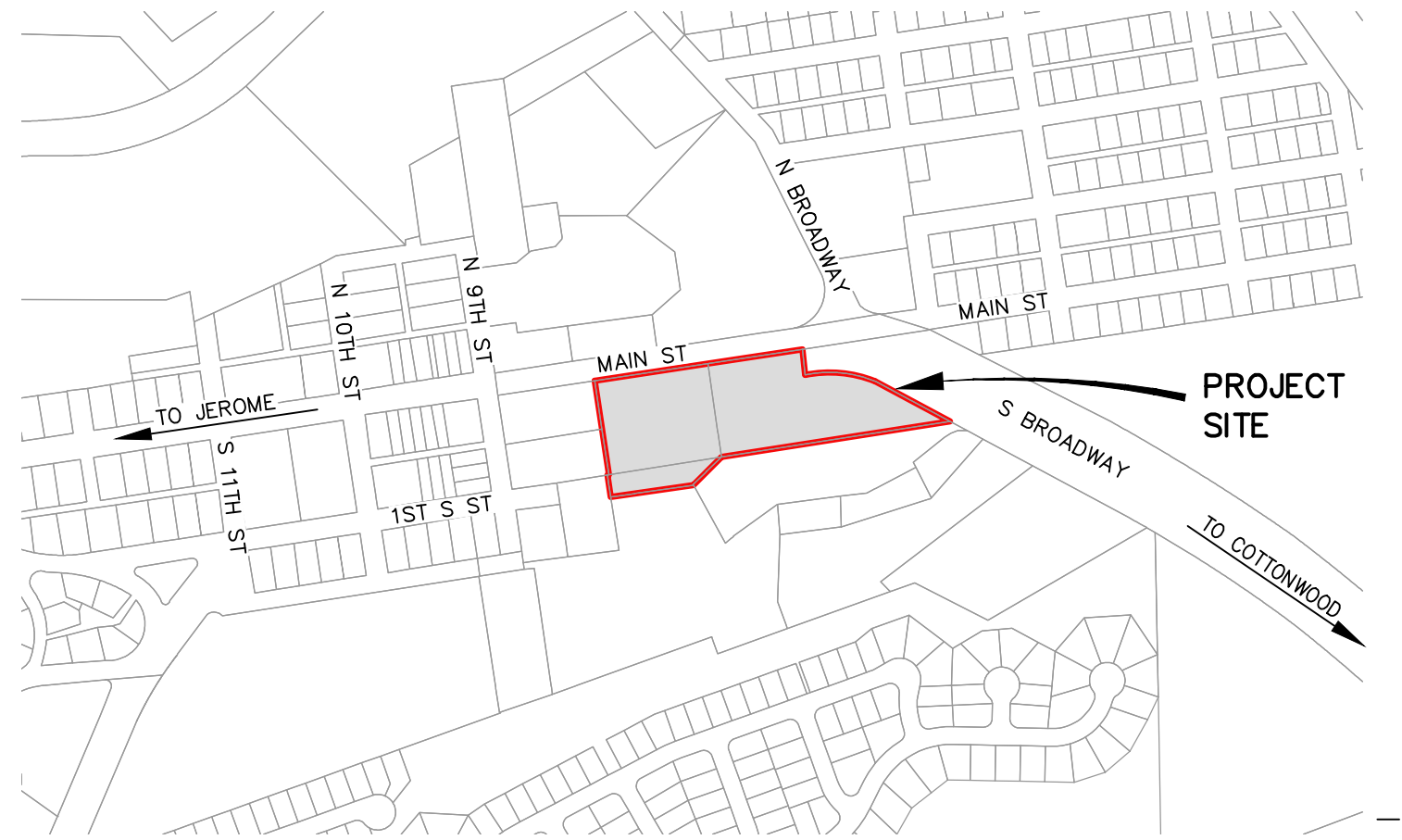
ELECTRIC..... ARIZONA PUBLIC SERVICE
GARBAGE..... PRIVATE
GAS..... UNISOURCE ENERGY SERVICES
WATER & SEWER..... TOWN OF CLARKDALE
PHONE..... CENTURYLINK
CABLE..... SUDDENLINK

POLICE & FIRE PROTECTION

CLARKDALE POLICE DEPARTMENT
VERDE VALLEY FIRE DISTRICT STATION 36

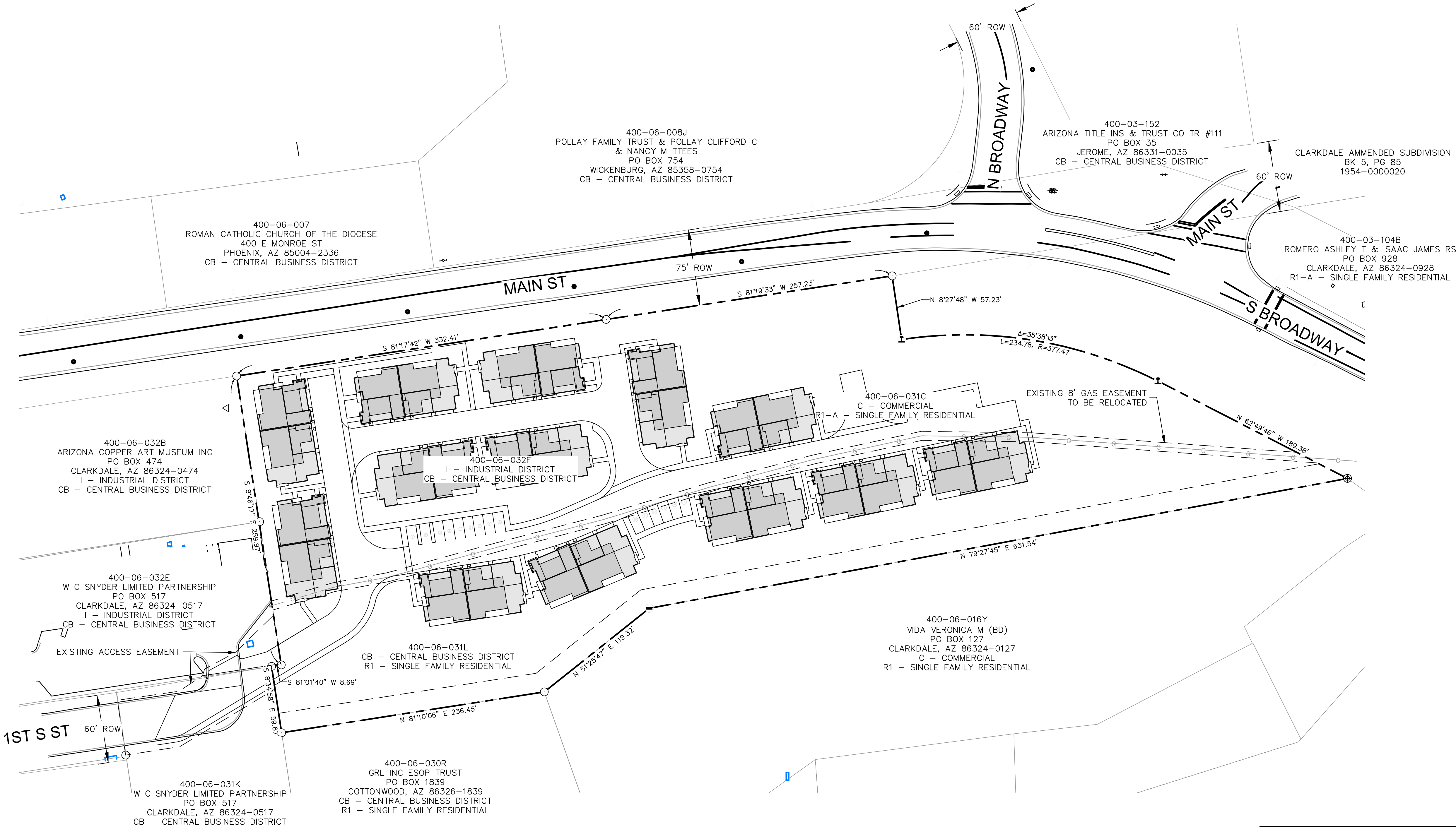
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APN: 400-06-031C, 400-06-031L, 400-06-032F



VICINITY MAP

NO SCALE



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THE PLATEAU AT CLARKDALE

CLARKDALE
ARIZONA

PRELIMINARY PLAT - COVER SHEET

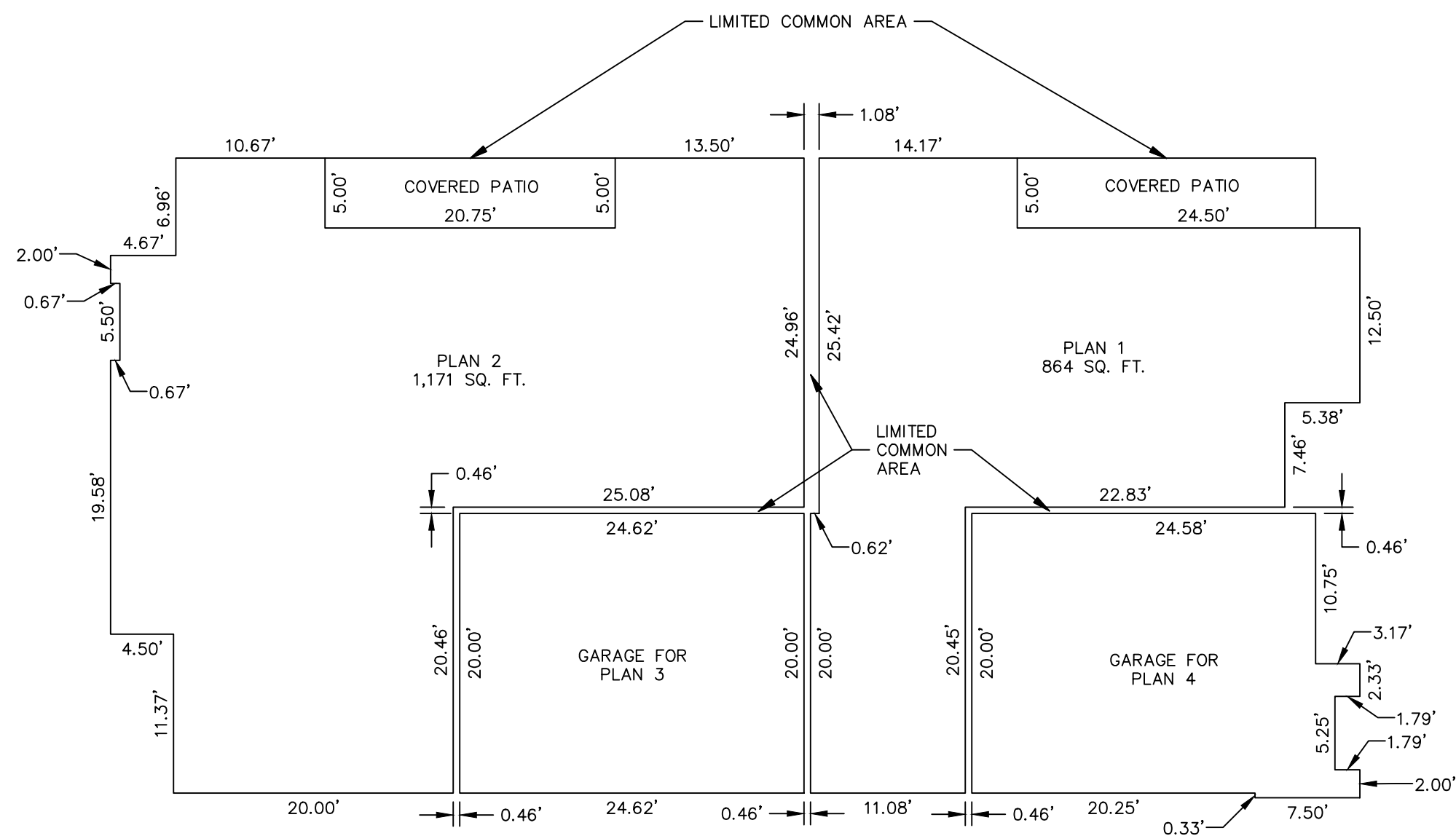
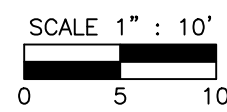
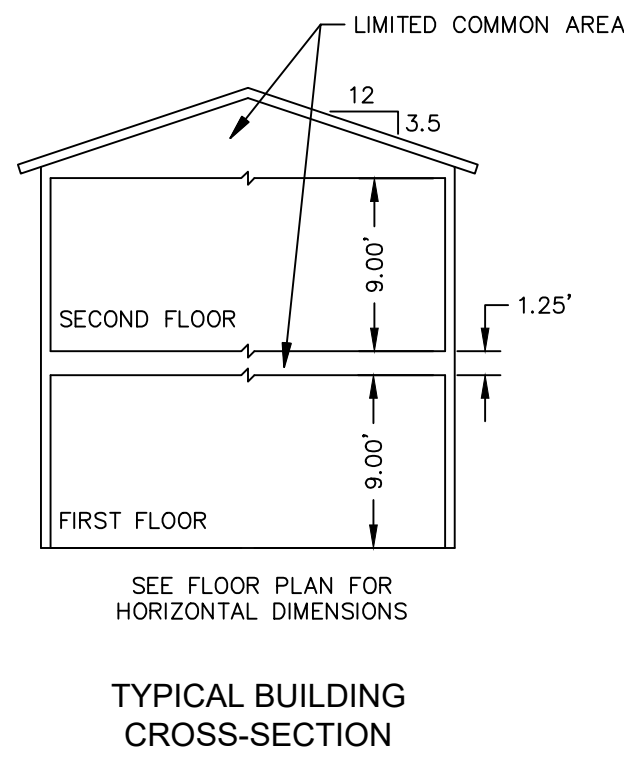


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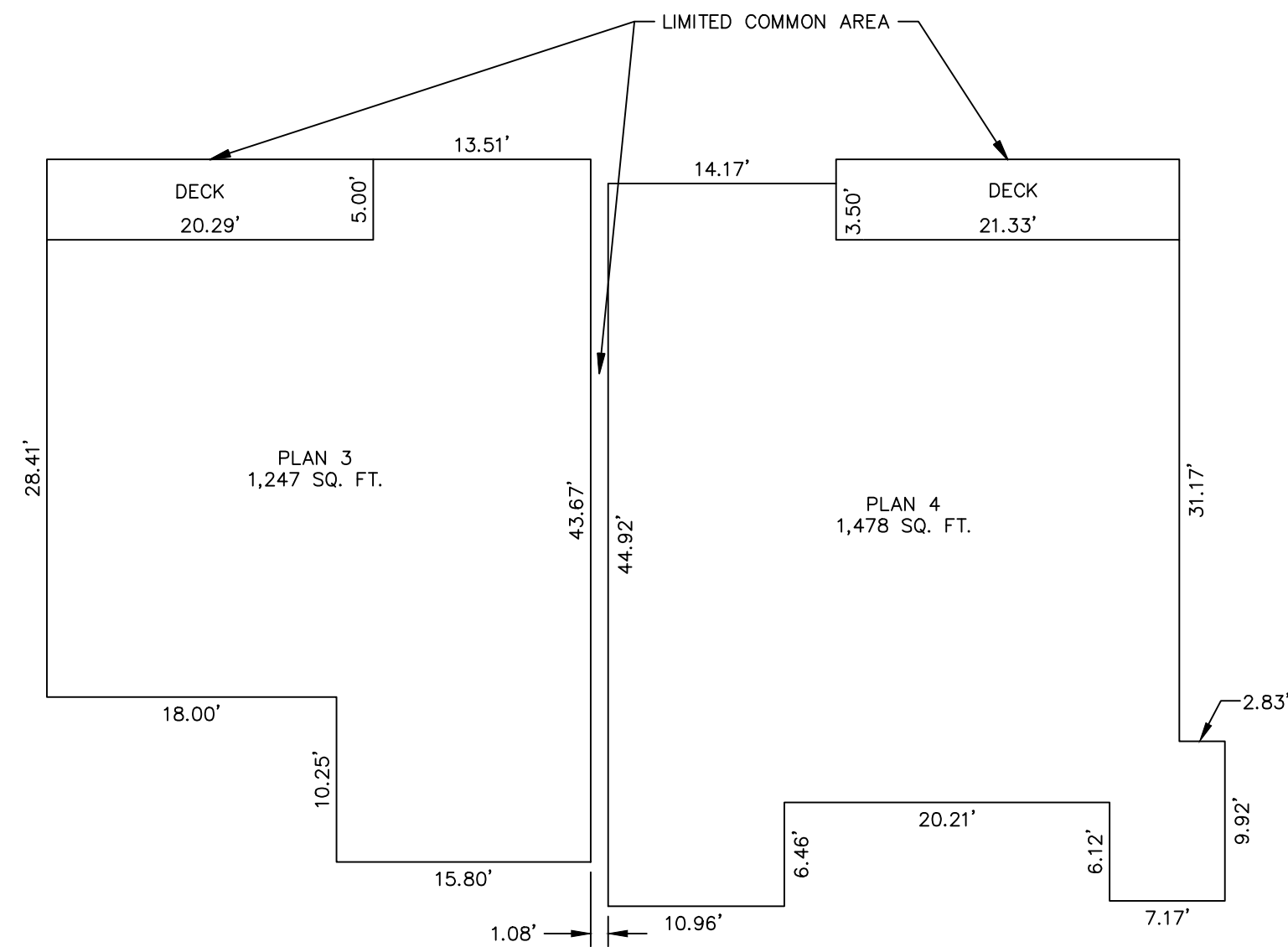
P1

SHT NO. OF
1 9

UNIT	PLAN	FFE
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1	2	3542
1	3	3542
1	4	3542
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2	2	3539
2	3	3539
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5	1	3528
5	2	3528
5	3	3528
5	4	3528
6	1	3533.5
6	2	3533.5
6	3	3533.5
6	4	3533.5
7	1	3539
7	2	3539
7	3	3539
7	4	3539
8	1	3545
8	2	3545
8	3	3545
8	4	3545
9	1	3542
9	2	3542
9	3	3542
9	4	3542
10	1	3542
10	2	3542
10	3	3542
10	4	3542
11	1	3545
11	2	3545
11	3	3545
11	4	3545
12	1	3548
12	2	3548
12	3	3548
12	4	3548
13	1	3547
13	2	3547
13	3	3547
13	4	3547



FIRST FLOOR



SECOND FLOOR

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

REVISIONS			
NO.	DESCRIPTION	DATE	BY

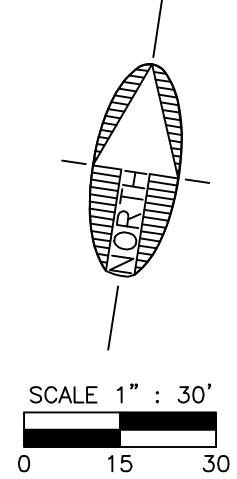
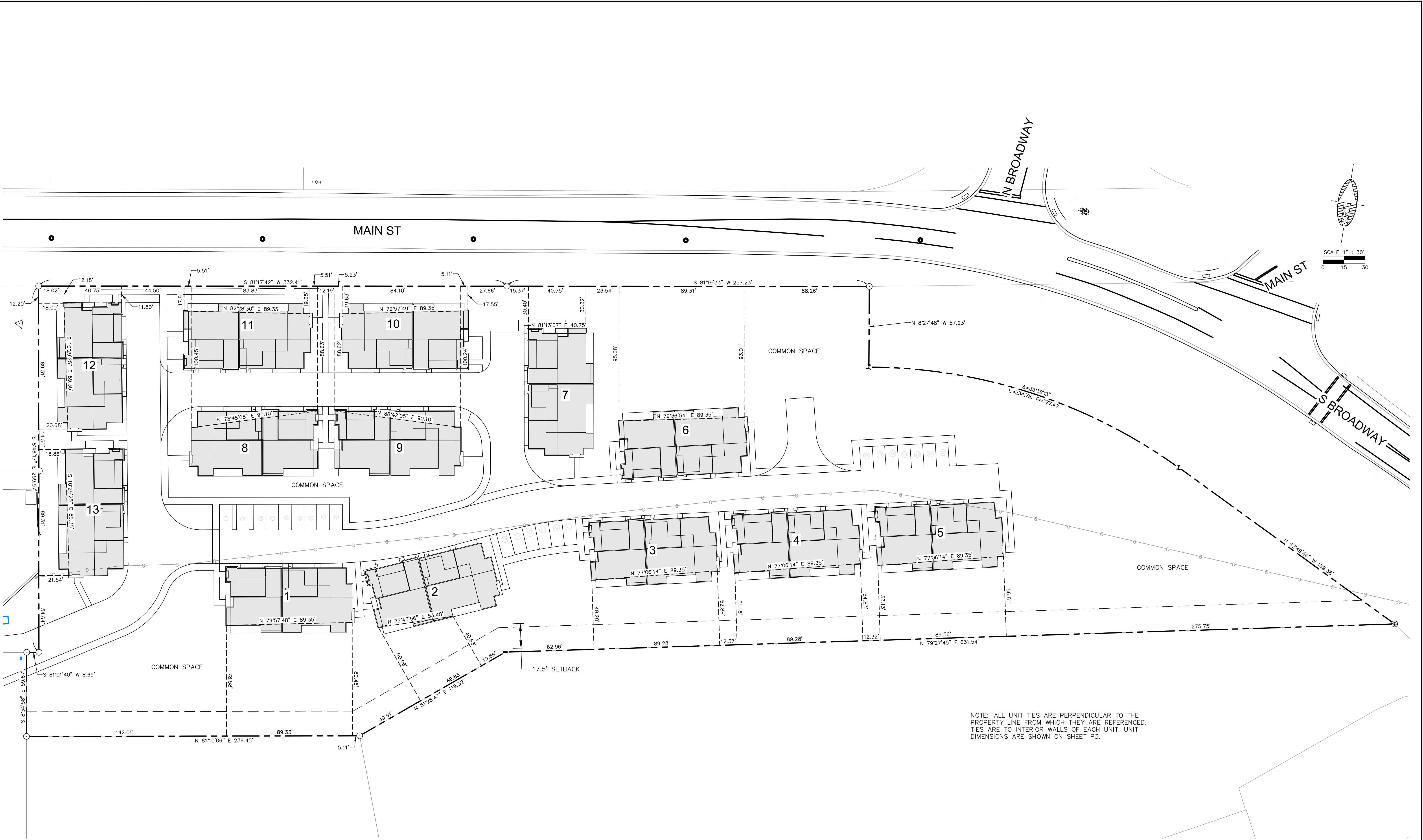
Shephard Wesnitzer Inc.

75 Kallof Place
Sedona, AZ 86336
928.282.1061
928.282.2058 fax
www.swiaz.com

JOB NO:	21059
DATE:	APR 22
SCALE:	AS SHOWN
DRAWN:	EGM
DESIGN:	AHB
CHECKED:	AHB

THE PLATEAU AT CLARKDALE	CLARKDALE ARIZONA
PRELIMINARY PLAT - DETAIL SHEET	

DRAWING NO.	
P2	
SHT NO.	OF
2	9



NOTE: ALL UNIT TIES ARE PERPENDICULAR TO THE PROPERTY LINE FROM WHICH THEY ARE REFERENCED. TIES ARE TO INTERIOR WALLS OF EACH UNIT. UNIT DIMENSIONS ARE SHOWN ON SHEET P3.

FIRST FLOOR

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811
Call 811 or click Arizona811.com

REVISIONS			
NO.	DESCRIPTION	DATE	BY

SWI
Shephard Wesnitzer Inc.

75 Kallaf Place
Sedona, AZ 86336
928.282.1061
928.282.2058 fax
www.swiaz.com

JOB NO:	21059
DATE:	APR 22
SCALE:	AS SHOWN
DRAWN:	EGM
DESIGN:	AHB
CHECKED:	AHB

THE PLATEAU AT CLARKDALE	CLARKDALE ARIZONA
PRELIMINARY PLAT - PLAN SHEET	



DRAWING NO.	
P3	
SHT NO.	OF
3	9



NOTE: ALL UNIT TIES ARE PERPENDICULAR TO THE PROPERTY LINE FROM WHICH THEY ARE REFERENCED. TIES ARE TO INTERIOR WALLS OF EACH UNIT. UNIT DIMENSIONS ARE SHOWN ON SHEET P3.

SECOND FLOOR

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811
Call 811 or click Arizona811.com

REVISIONS			
NO.	DESCRIPTION	DATE	BY

SWI
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Sedona, AZ 86336
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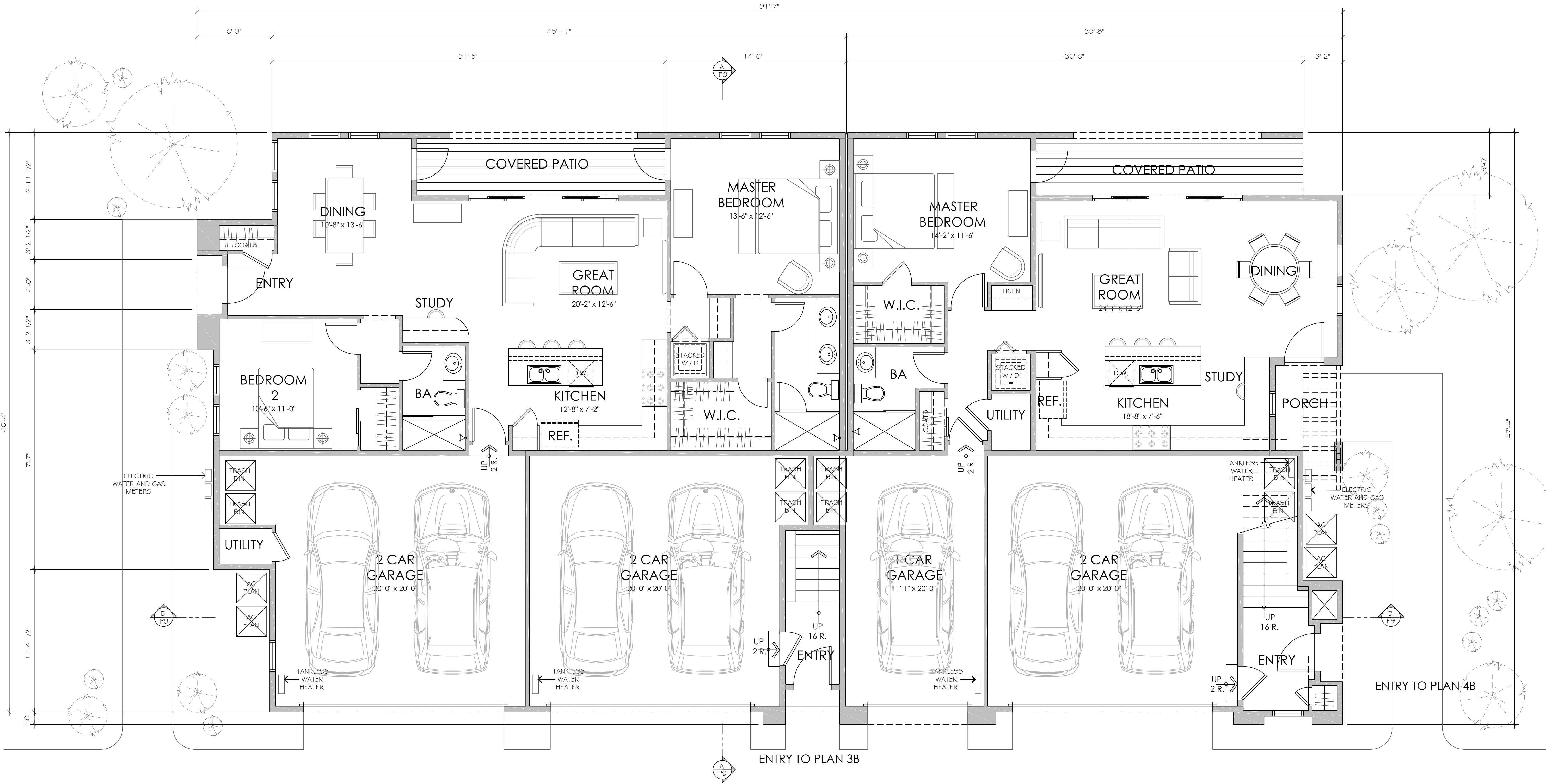
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DATE:	APR 22
SCALE:	AS SHOWN
DRAWN:	EGM
DESIGN:	AHB
CHECKED:	AHB

THE PLATEAU AT CLARKDALE	CLARKDALE ARIZONA
PRELIMINARY PLAT - PLAN SHEET	



DRAWING NO.	
P4	
SHT NO.	OF
4	9





Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811
Call 811 or click Arizona811.com

REVISIONS			
NO.	DESCRIPTION	DATE	BY

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Shephard Wesnitzer, Inc.

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Sedona, AZ 86336
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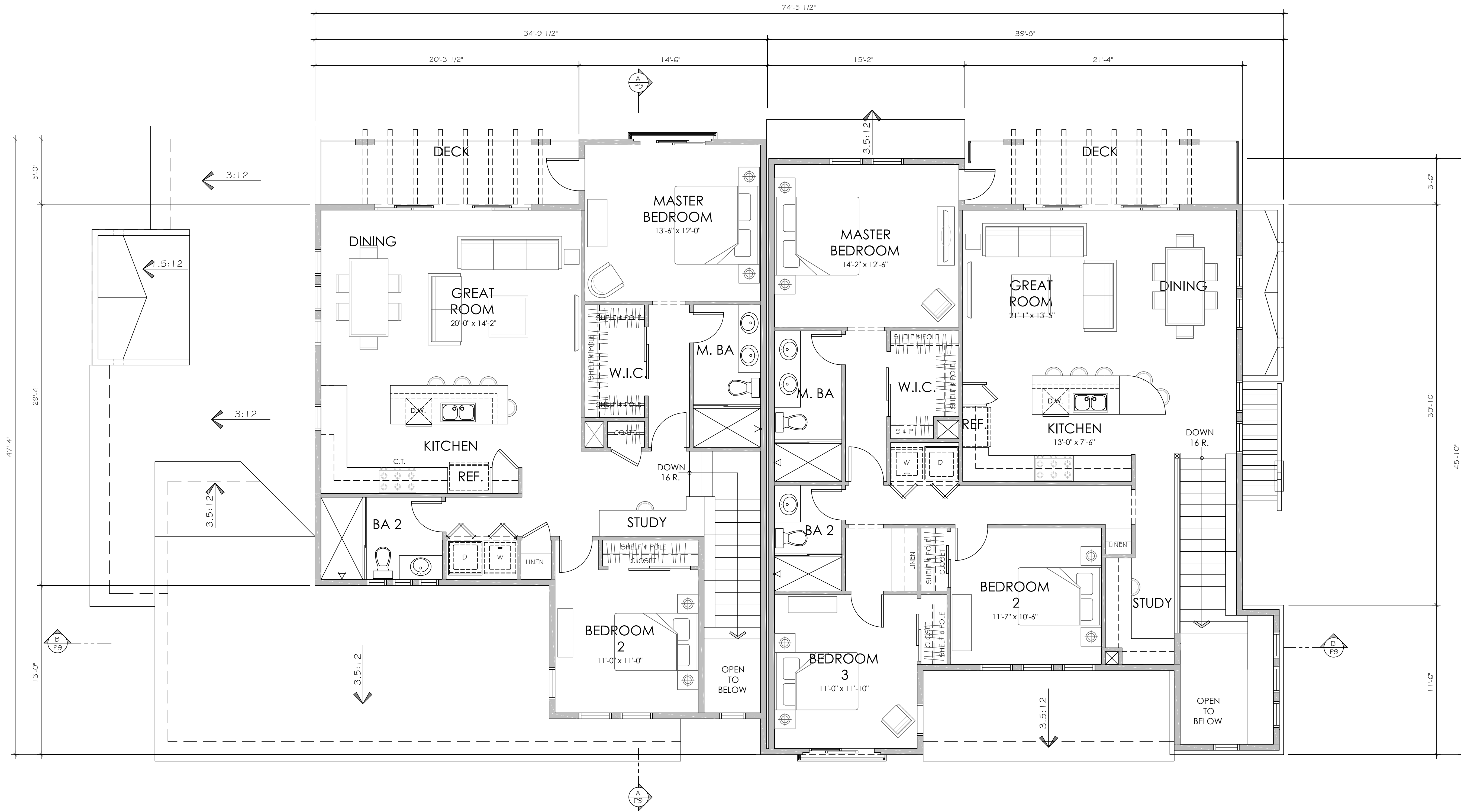
JOB NO:	21059
DATE:	APR 22
SCALE:	AS SHOWN
DRAWN:	EGM
DESIGN:	AHB
CHECKED:	AHB

THE PLATEAU AT CLARKDALE
CLARKDALE ARIZONA

PRELIMINARY PLAT - FIRST FLOOR PLAN



DRAWING NO.	
P6	
SHT NO.	OF
6	9



Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811
Call 811 or click Arizona811.com

REVISIONS			
NO.	DESCRIPTION	DATE	BY

SWI
Shepard Wesnitzer, Inc.

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Sedona, AZ 86336
928.282.1061
928.282.2058 fax
www.swiaz.com

JOB NO:	21059
DATE:	APR 22
SCALE:	AS SHOWN
DRAWN:	EGM
DESIGN:	AHB
CHECKED:	AHB

THE PLATEAU AT CLARKDALE
CLARKDALE ARIZONA

PRELIMINARY PLAT - SECOND FLOOR PLAN



DRAWING NO.	
P7	
SHT NO.	OF
7	9



Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811
Call 811 or click Arizona811.com

REVISIONS			
NO.	DESCRIPTION	DATE	BY

SWI
Shephard Wesnitzer, Inc.

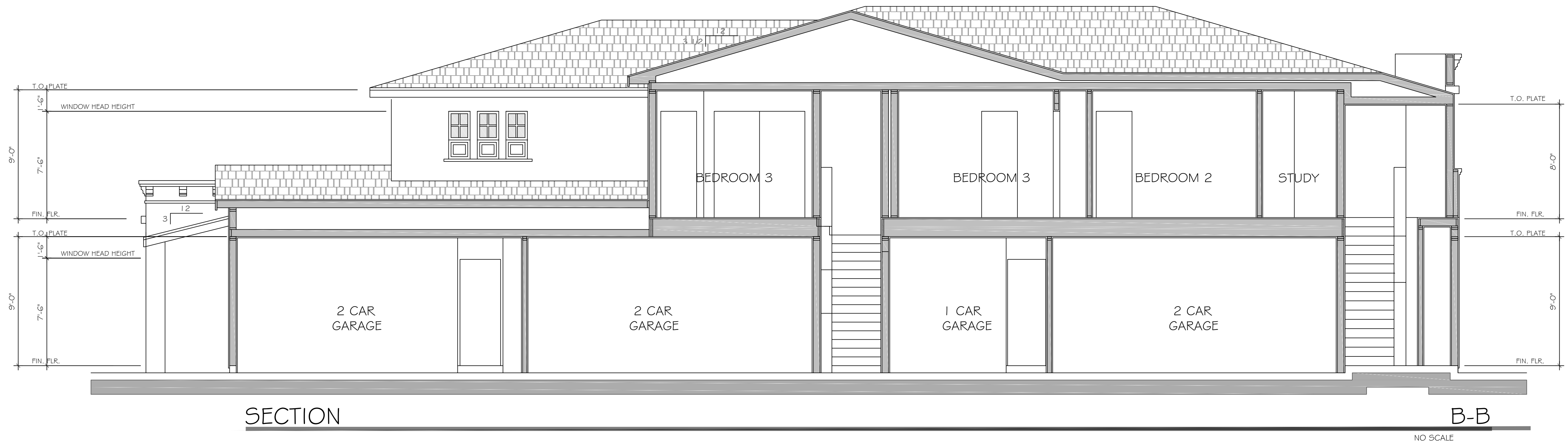
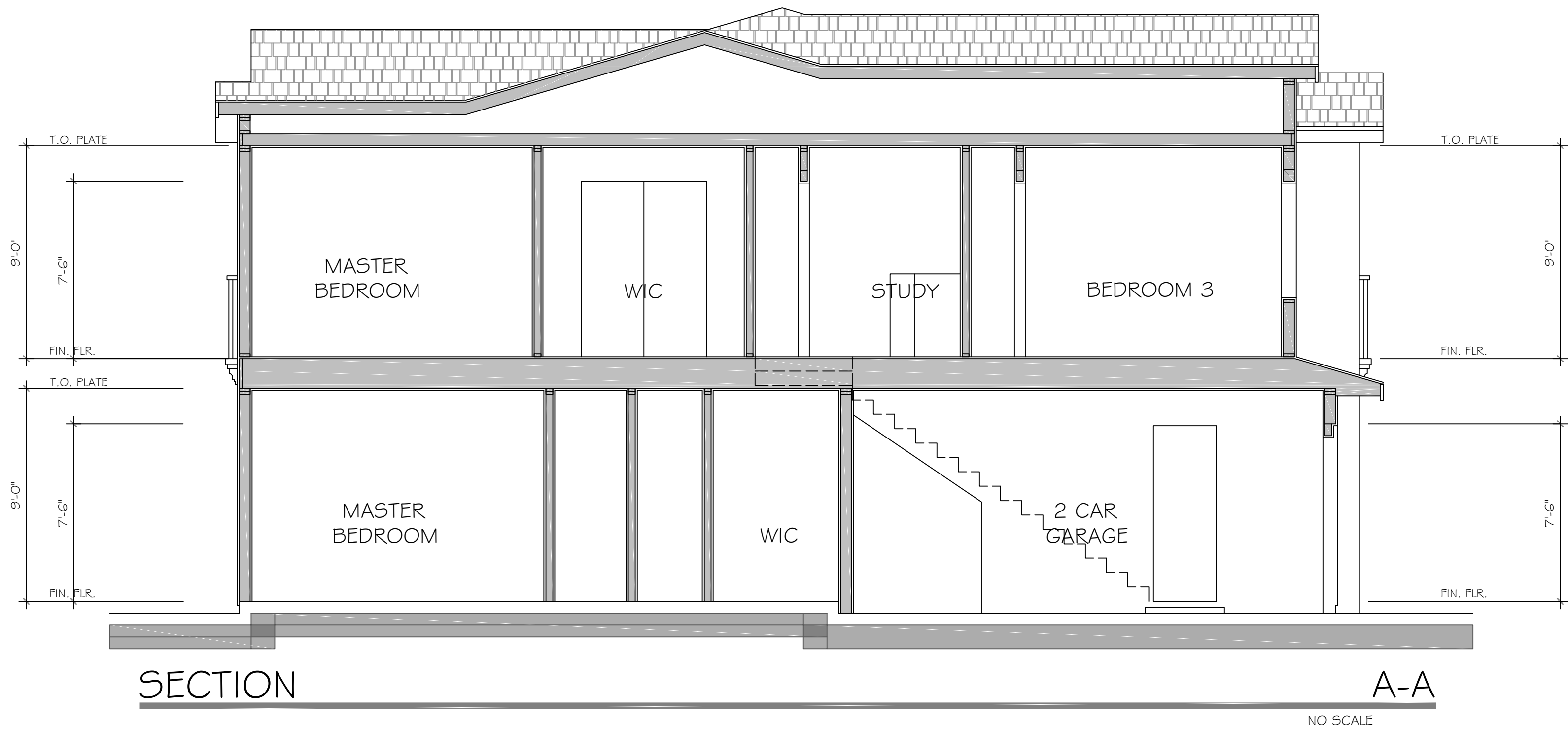
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JOB NO:	21059
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SCALE:	AS SHOWN
DRAWN:	EGM
DESIGN:	AHB
CHECKED:	AHB

THE PLATEAU AT CLARKDALE	CLARKDALE ARIZONA
PRELIMINARY PLAT - ELEVATIONS	



DRAWING NO.	
P8	
SHT NO.	OF
8	9



Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811
Call 811 or click Arizona811.com

REVISIONS			
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JOB NO:	21059
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SCALE:	AS SHOWN
DRAWN:	EGM
DESIGN:	AHB
CHECKED:	AHB

THE PLATEAU AT CLARKDALE	CLARKDALE ARIZONA
PRELIMINARY PLAT - SECTIONS	



DRAWING NO.	
P9	
SHT NO.	OF
9	9



Staff Report

Agenda Item:

FIRST AMENDMENT TO THE RE-STATEMENT OF DEVELOPMENT AGREEMENT WITH CROSSROADS AT MINGUS

Discussion and possible action to approve the First Amendment to the re-statement of Development Agreement – The Crossroads at Mingus.

Staff Contact:

Ruth Mayday, Community Development Director

Meeting Date:

April 26, 2022

Background:

This Amended Development Agreement (Amended DA) modifies language in the Re-Statement of the Development Agreement (Restated DA) approved by Town Council and dated November 12, 2013, relative to the required park improvements for the Tract K Park (Park).

The Re-Styled DA is an agreement reached between the Town of Clarkdale and PTM Enterprises, successor developer to Verde Highlands LLC, and Land Design Group LLC, which sets forth development requirements for the construction of sewer, water, and other improvements that would be built by the developer and upon acceptance by the Town, be turned over to the Town for perpetual maintenance.

Among those improvements are the construction of a developed park on Tract K; the terms of the Re-Styled DA required construction to be completed "Prior to issuance by the Town of the 129th residential building permit on the Property or prior to the sale by the Developer of the 129th lot; whichever first occurs. No building permits beyond the 128th lot shall be issued on the Property until park improvements for Tract K are accepted for dedication by the Town."

Staff entered negotiations with the developer in April of 2021 to determine the improvements for the Tract K Park. After several months of discussion, an agreement was reached in principle; the developer took the proposed plan to the Homeowner's Association for discussion and approval. The Town conducted a Public Hearing before the Design Review Board (DRB) on Feb. 2, 2022, after notifying all residents within 300' of the park boundary of the hearing. Several residents spoke regarding the location of benches, landscaping, and gazebos; the applicant agreed to relocate one (1) cluster of benches further away from residents and make other minor adjustments to the plan. The DRB then approved the plan with stipulations unanimously.

The developer was close to meeting the 129th lot sale in April; staff agreed to

ask Council to amend the existing agreement to allow for more time to complete the park improvements while still allowing for homes to be constructed.

The amendments are as follows:

- 1) Extend the completion date to April 12, 2023. This allows for a year to complete improvements and provides a date certain rather than staff and the developer counting lot sales.
- 2) Attaches the minutes from the Feb. 2, 2022, Design Review Board meeting that detail the required improvements.
- 3) Extends the maintenance period for three (3) years from the date of acceptance of the improvements by the Town.

Budget Impact:

Recommendation: Staff recommends approval of the First Amendment to the Re-Statement of Development Agreement - The Crossroads at Mingus.

WHEN RECORDED, RETURN TO:

Town of Clarkdale
Attn: Town Clerk
P.O. Box 308
Clarkdale, Arizona 86324

**FIRST AMENDMENT TO
RE-STATEMENT OF DEVELOPMENT AGREEMENT
THE CROSSROADS AT MINGUS**

(FORMERLY VERDE HIGHLANDS, LLC AND CLIFFROSE)

THIS FIRST AMENDMENT TO RE-STATEMENT OF DEVELOPMENT AGREEMENT, THE CROSSROADS AT MINGUS (the “Amendment”) is entered into pursuant to Arizona Revised Statutes § 9-500.05 as of the ____ day of _____, 2022, by and between PTM ENTERPRISES, LLC, an Arizona limited liability company (“Developer”) and the TOWN OF CLARKDALE, a municipal corporation of the State of Arizona (the “Town”).

RECITALS

- A. The Town and Developer entered into that RE-STATEMENT OF DEVELOPMENT AGREEMENT, THE CROSSROADS AT MINGUS, dated November 12, 2013, recorded on January 2, 2014, as Instrument No. 2014-0000067, Official Records of Yavapai County (the “Development Agreement”).
- B. The parties desire to amend the Development Agreement to address, among other things, the provisions regarding the timing, improvements, and maintenance for the Park to be created on Tract K of the Property.
- C. Developer and the Town acknowledge that this Amendment advances the development of the Property by allowing for the continuing development of the Property without adversely affecting the obligations of Developer to improve, construct and dedicate such Park.

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions, it is agreed as follows:

AGREEMENT

1. Section 17.3 of the Development Agreement is hereby amended in its entirety to read as follows:

- 17.3 **Construction - Tract K Park.** All improvements to the Park on Tract K shall be installed and completed by the Developer no later than April 12, 2023. No building permits shall be issued after April 12, 2023, on the Property and Developer shall not sell any lots after April 12, 2023, unless and until all park improvements for

Tract K are accepted for dedication by the Town.

17.3.1 **Improvements - Tract K Park.** The Developer and the Town agree that the Developer shall construct the Tract K Park improvements identified and described in **Exhibit A** attached hereto, which plans are approved and describe the required improvements to be constructed or installed by the Developer.

17.3.2 **Maintenance - Tract K Park.** The Developer shall maintain the landscaping, irrigation system, and improvements on Tract K Park for a period of three (3) years from the date of acceptance of dedication of Tract K Park to the Town. The Town shall maintain such landscaping, irrigation system, and improvements beyond the three (3) year period.

2. Developer shall pay to Town its attorney's fees incurred in this matter, in the amount of \$3,500.00. Said payment shall be made within twenty (20) days from the date of execution of this Amendment by the parties.

3. Except as specifically amended hereby, the parties confirm that the Development Agreement remains binding and enforceable in accordance with its terms.

IN WITNESS WHEREOF, the parties have executed this Amendment on the date first written above written.

DEVELOPER:

PTM Enterprises, LLC

By: _____
Printed Name: John M. Tobias Date
Its: Managing Member

TOWN:

TOWN OF CLARKDALE, an Arizona municipal corporation

By: _____
Robyn Prud'homme-Bauer, Mayor Date

ATTEST:

Charity Brooks, Town Clerk

APPROVED AS TO FORM:

Stephen W. Polk, Town Attorney

STATE OF ARIZONA)
) ss.
County of Yavapai)

SUBSCRIBED AND SWORN to before me this ____ day of _____, 2022,
by Robyn Prud'homme-Bauer, Mayor of the TOWN OF CLARKDALE, ARIZONA, an Arizona
municipal corporation, for and on behalf thereof.

Notary Public

My Commission Expires:

STATE OF ARIZONA)
) ss.
County of Yavapai)

SUBSCRIBED AND SWORN to before me this ____ day of _____, 2022,
by John M. Tobias, the Managing Member of PTM ENTERPRISES, LLC, an Arizona limited
liability company, for and on behalf thereof.

Notary Public

My Commission Expires:

EXHIBIT A

Tract K Park Plans

1. Design Review Board Meeting Minutes – Feb. 2, 2022
2. Preliminary Design Submittal – March 30, 2021
3. Design Submittal – Jan. 12, 2022
4. Shade Shelter Photograph
5. Shade Shelter Sketches
6. Toilet Room



**MINUTES OF A REGULAR MEETING
OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE
Wednesday, February 2, 2022 at 6:30 p.m.**

1. CALL TO ORDER:

Chair Snyder called the meeting to order at 6:30pm.

2. ROLL CALL:

Board Member	Present/Absent
Chair Snyder	Present
Vice Chair Kaempfe	Present
Board Member Foutz	Present
Board Member Robbins	Present
Board Member Kelly	Present

Attending Staff
Community Development Director Ruth Mayday
Senior Planner Tom Blanchard
Community Development Technician Guss Espolt

3. PUBLIC COMMENT:

Sandy Booth: Was happy with last month's meeting, there was lots of information shared, but I could not find the minutes online.

Chair Snyder: We will direct staff to look into that, because we do have minutes.

4. MINUTES:

a. Consideration of the Regular Meeting Minutes of January 5, 2022

Tabled until next meeting, to add comments from Board Member Foutz

The motion carried unanimously.

5. REPORTS:

a. Board Member Reports: None

b. Staff Reports:

6. PUBLIC HEARINGS

a. Track K Park, Crossings at Mingus: Public Hearing- **Heard**

b. Track K Park, Crossings at Mingus: Consideration and possible action to approve the proposed structures- **Approved**

Community Development Director Mayday presented Track 'K' Park background as follows:

- Per the approved development agreement, the park will be built by the developer and then dedicated to the Town for perpetual maintenance.
- Amended final plan was approved by Town Council April 2011 and the associated development agreement in 2013.

- The Parks and Recreation element of the Town General Plan applies to this project, specifically in the recreation/open space element, guiding principle number 4, which calls to provide and expand recreational services and park facilities to serve Clarkdale and visitors.
- This Development Agreement has specific language about development of trails, drainage and recreational facilities, that the Town and developer has agreed to.
- This park is a “passive park” which has a reduced level of activity featuring parking, picnic shelters, restroom, walking trails, benches, walk lighting, trash bins and pet waste bins.
- Landscape features include trees, concrete pavers, decomposed granite, rock ground cover and boulder cairns.

Motion to open public comment : Foutz

Second: Kelly

All in favor: Robbins, Kelly, Kaempfe, Snyder, Foutz

All opposed: None

Motion approved to open public comment

Public Concerns:

- **Privacy** - people using the park will have a direct view into my house and backyard.
- **Picnic Shelters** - will be visible from home backyards and block views.
- **View** - proposed trees will grow too tall and block views of mountains.
- **Benches** - move benches on inside of path to face into the park and away from homes.
- **Rocks** - too many rock piles, add shrubs and local art/sculpture pieces.
- **Recreation** - add flat open area of decomposed granite for ‘passive play’ frisbee, ball, etc.
- **Restroom** - add plant material to soften hard edges. Construction workers will use the restroom rather than the porta potty.

Motion to close public comment : Foutz

Second: Robbins

All in favor: Robbins, Kelly, Kaempfe, Snyder, Foutz

All opposed: None

Motion approved to close public comment

Staff Comments:

Community Development Director Mayday: This park, which will be dedicated to the Town for public use, must provide amenities that everyone can use. Not everybody meditates, but everybody does go to parks to do things, have picnics have gatherings and those sorts of things. Because this is a town owned park, the town will be maintaining it in perpetuity. The Design Review Board’s purview is set forth in Chapter 11 of the zoning code, which includes public buildings and structures. Since these are public structures, we are required to bring it to the Design Review Board for review and approval by considering the context and compatibility with Copper Penny Park. Landscaping is also in your purview to make recommendations to add screening trees.

Chair Snyder: We have a motion and a second on the table to approve with the following stipulations:

1. Provide bottle filling station in place of drinking fountain.
2. Build shade structures visually compatible with Copper Penny Park with the roof supported by 2 or 4 columns, depending on the structural engineer report.
3. Provide additional landscaping to provide privacy at north end of the park.
4. Provide shade trees from the approved plant list that do not obstruct views.
5. Move two small ramadas (picnic shelters) from the north end of the park to a more centralized location.
6. Substitute Arizona Cypress for a different tree from the approved plant list that will not obstruct views of adjacent homeowners.

Motion to approve as written with stipulations : Kelly

Second: Robbins

All in favor: Robbins, Kelly, Kaempfe, Snyder, Foutz

All opposed: None

Motion approved as written with stipulations

7. ACTION ITEMS (NOT REQUIRING A PUBLIC HEARING) NONE

8. DISCUSSION ITEMS - NO ACTION TO BE TAKEN

9. FUTURE AGENDA ITEMS

a. Design and color Principles Workshop (Foutz): Board discussed options for workshop; town attorney advised Board regarding purpose of DRB and Chapter 11 of Town Code and applicably the open meeting law.

10. ADJOURNMENT: 8:12 p.m.

Motion: Snyder

Second: Robbins

All in favor: Robbins, Kelly, Kaempfe, Snyder, Foutz

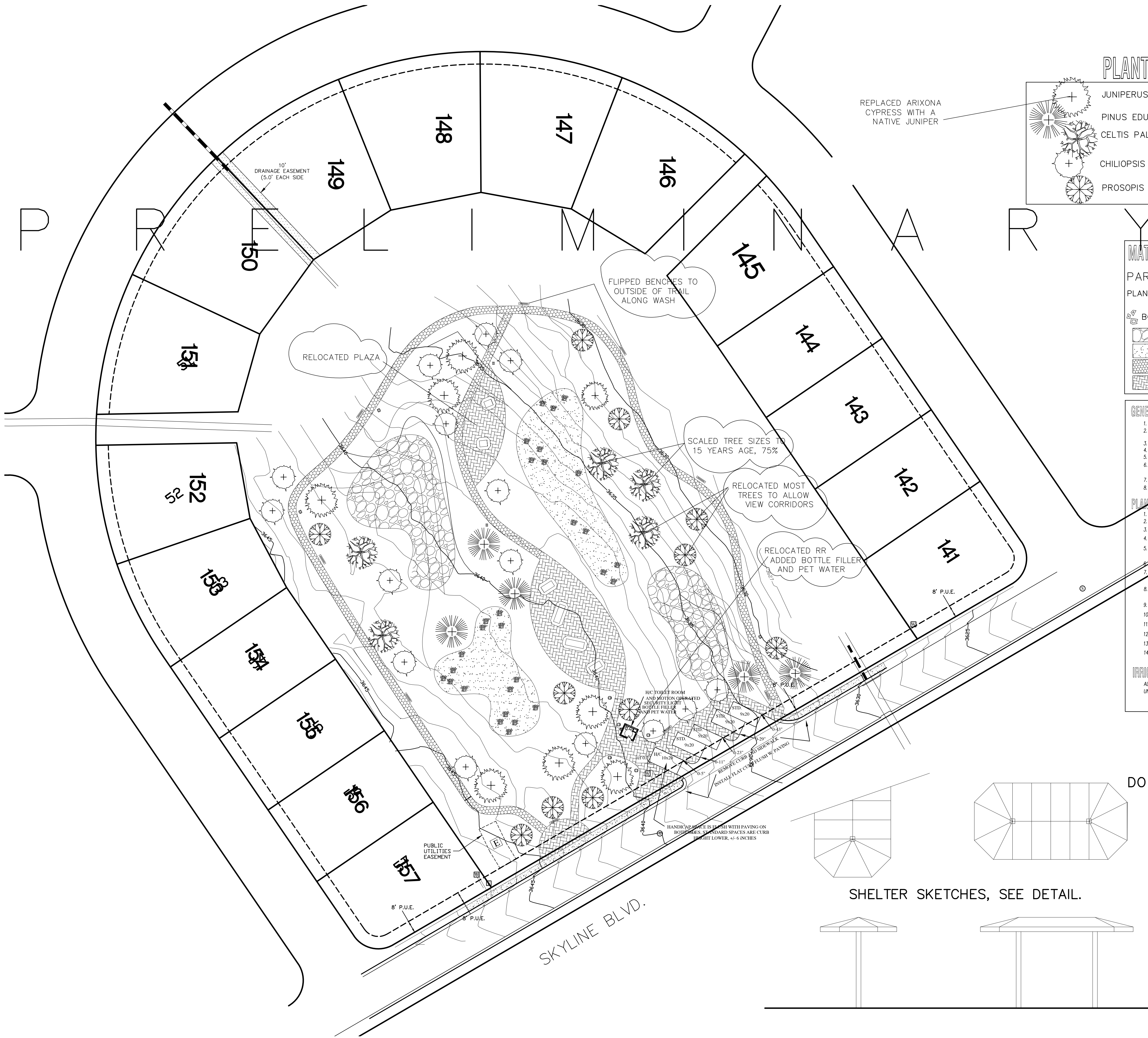
All opposed: None

Motion approved to adjourn



Chairperson Kerrie Snyder

Community Development Director Ruth Mayday



	PET WASTE CAN	3
	BENCH	9
	TRASH BIN	3
	WALK LIGHT	5
	SHELTERS	6
	2@4, 2@8, 2@12	

PLANT MATERIAL

JUNIPERUS DEPPEANA	ALIGATOR JUNIPER	#15 CANS	7
PINUS EDULIS	PINION PINE	24" BOX	8
CELTIS PALLIDA	CELTIS PALLIDA	#15 CANS	5
CHILIOPSIS LINEARIS	DESERT WILLOW	#15 CANS	12
PROSOPIS CHILENSIS	MESQUITE	#15 CANS	9

MATERIAL CALCULATIONS:

PARK AREA: 83,500 SQUARE FEET PROVIDED
PLANT MATERIAL PROVIDED: 8 #24' BOX TREES
32 #15 CAN TREES
BOULDER CAIRNS STONES 15" IN. DIAMETER, 3-8 STONES PER CAIRN
8" MINUS STONE RUBBLE GROUND COVER: 6500 S.F.
3" MINUS STONE RUBBLE GROUND COVER: 7100 S.F.
5000 S.F TRAIL SURFACE
TUMBLLED CONCRETE PAVERS: 6900 S.F.

GENERAL NOTES:

- 1. ALL SIGNS AND MONUMENT WALLS REQUIRE SEPARATE PERMITS.
- 2. ALL DAMAGED OR DESTROYED TREES IN THE R.O.W. DESIGNATED TO REMAIN AS PART OF THIS PROJECT SHALL BE REPLACED IN KIND BY THE LANDSCAPE CONTRACTOR.
- 3. IRRIGATION FOR THIS PROJECT SHALL BE CONNECTED TO A POTABLE WATER SUPPLY ONLY.
- 4. ALL DISTURBED AREAS OF THE SITE SUBJECT TO NOTE #8 BELOW.
- 5. DUST CONTROL, SWPP PLANS, AND LANDSCAPE PERMITS ARE REQUIRED.
- 6. THE MAINTENANCE PROVIDER AFTER PROJECT APPROVAL WILL BE THE CROSSROADS FOR 3 YEARS, THEN CLARKDALE PROVIDING TO MAINTAIN CLEAR SIGHT IN VISION TRIANGLES MUST BE PART OF MAINTENANCE CONTRACT.
- 7. CALL BLUE STAKE FOR UNDERGROUND LINE LOCATION BEFORE BEGINNING ANY EXCAVATION.
- 8. ALL PLANT MATERIAL TO RECEIVE IRRIGATION.

PLANTING NOTES:

- 1. GUARANTEE ALL PLANT MATERIAL FOR ONE FULL GROWING SEASON (MAR.-OCT.) REGARDLESS OF DATE OF INSTALLATION.
- 2. PLANT IN A MIXTURE OF 1/3 MULCH, 1/3 TOPSOIL, 1/3 NATIVE SOIL. HOLES TO BE TWICE THE VOLUME OF THE POTS.
- 3. PLANTS TO BE PEST FREE AND TYPICAL OF THEIR VARIETY. DO NOT USE RECENTLY "MOVED-UP" MATERIAL.
- 4. GRANITE: COLOR AND SIZE VARIES, AND SPREAD 1-1/2" THICK.
- 5. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AT (928)-202-2029.
- 6. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- 7. ALL PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER PLANT LIST AND CLARKDALE APPROVED PLANT MATERIAL LIST.
- 8. COVER ALL DISTURBED AREAS OF THE SITE WITH GRANITE EXCEPT IN AREAS WITH SLOPE 4:1 OR GREATER. THOSE AREAS SHALL HAVE 3" MINUS STONE AS GROUND COVER U.N.O.
- 9. ALL PLANT MATERIAL TO BE WATERED BY HAND AS NEEDED UNTIL ESTABLISHED.
- 10. 3"-WHOLE STONE TO BE CLEAN, CHIRUSHED, 3/4"-3" MATERIAL, SPREAD TO COVER.
- 11. SPRAY ALL DISTURBED AREA WITH A PRE-EMERGENT WEED PREVENTER BEFORE INSTALLING AGGREGATE.
- 12. PROVIDE ALTERNATE FOR POROUS WEED CONTROL FABRIC UNDER ALL AGGREGATE GROUND COVER.
- 13. SCREEN PLANT OR BOX ALL BACKFLOW DEVICES.
- 14. ALL PLANT MATERIAL PLANTED IN THE R.O.W. SHALL BE MAINTAINED BY THE OWNER AND REPLACED IN KIND IF THE PLANTS DIE.

IRRIGATION NOTES:

ALL PLANT MATERIAL IN THIS DESIGN IS NATIVE OR DESERT ADAPTED. WE WILL SUPPLY LIMITED WATER BY HAND UNTIL THE MATERIAL HAS NATURALIZED AND CAN LIVE ON ITS OWN, APPROXIMATELY 1.5 YEARS.

PRELIMINARY

DO NOT BUILD FROM THIS PLAN

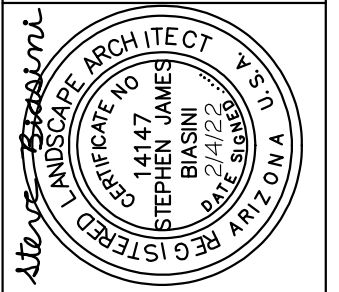
SHELTER SKETCHES, SEE DETAIL.



DEVELOPED AREA PLAN

REVISIONS	BY
4/17/21	SJB
5/20/21	SJB
6/21/21	SJB
12/10/21	SJB
2/4/22	SJB

STEVE BIASINI, LANDSCAPE ARCHITECT
928-202-2029
5504 132ND TERRACE E., PALM RICH, FL 33410



SKYLINE DRIVE PARK PLAN:
THE CROSSROADS at Mingus
SKYLINE DRIVE
CLARKDALE, AZ

DATE 3-30-21
SCALE 1"=30'
DRAWN SJB
JOB TKPARK33021
SHEET NO.

LP1
OF



	PET WASTE CAN	3
	BENCH	9
	TRASH BIN	3
	WALK LIGHT	5
	SHELTERS	6
	2Ø4, 2Ø8, 2Ø12	

PLANT MATERIAL			
	CUPRESSUS ARIZONICA	ARIZONA CYPRESS	24" BOX 7
	PINUS EDULIS	PINION PINE	24" BOX 8
	CELTIS PALLIDA	CELTIS PALLIDA	#15 CANS 5
	CHILIOPSIS LINEARIS	DESERT WILLOW	#15 CANS 12
	PROSOPIS CHILENSIS	MESQUITE	#15 CANS 8

MATERIAL CALCULATIONS:

PARK AREA: 83,500 SQUARE FEET PROVIDED
PLANT MATERIAL PROVIDED: 18 #24" BOX TREES
29 #15 CAN TREES
BOULDER CAIRNS STONES 15" IN. DIAMETER, 3-8 STONES PER CAIRN
8" MINUS STONE RUBBLE GROUND COVER: 6500 S.F.
3" MINUS STONE RUBBLE GROUND COVER: 7100 S.F.
5000 S.F TRAIL SURFACE
TUMBLER CONCRETE PAVERS: 6900 S.F.

GENERAL NOTES:

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- 7. CALL BLUE STAKE FOR UNDERGROUND LINE LOCATION BEFORE BEGINNING ANY EXCAVATION.
- 8. ALL PLANT MATERIAL TO RECEIVE IRRIGATION.

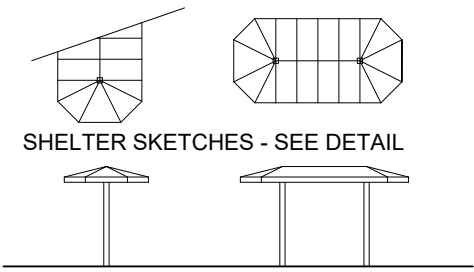
PLANTING NOTES:

- 1. GUARANTEE ALL PLANT MATERIAL FOR ONE FULL GROWING SEASON (MAR-OCT.) REGARDLESS OF DATE OF INSTALLATION.
- 2. PLANT IN A MIXTURE OF 1/3 MULCH, 1/3 TOPSOIL, 1/3 NATIVE SOIL. HOLES TO BE TWICE THE VOLUME OF THE POTS.
- 3. PLANTS TO BE PEST FREE AND TYPICAL OF THEIR VARIETY. DO NOT USE RECENTLY "MOVED-UP" MATERIAL.
- 4. GRANITE: COLOR AND SIZE VARIES, AND SPREAD 1-1/2" THICK.
- 5. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AT (928)-202-2029
- 6. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- 7. ALL PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER PLANT LIST AND CLARKDALE APPROVED PLANT MATERIAL LIST.
- 8. COVER ALL DISTURBED AREAS OF THE SITE WITH GRANITE EXCEPT IN AREAS WITH SLOPE 4:1 OR GREATER. THOSE AREAS SHALL HAVE 3" MINUS STONE AS GROUND COVER UNDO.
- 9. ALL PLANT MATERIAL HAVE 3" WATERING WITH AN AUTOMATIC DRIP SYSTEM.
- 10. 3"-WHOLE STONE TO BE CLEAN, CRUSHED, 3/4"-3" MATERIAL, SPREAD TO COVER.
- 11. SPRAY ALL DISTURBED AREA WITH A PRE-EMERGENT WEED PREVENTER BEFORE INSTALLING AGGREGATE.
- 12. PROVIDE ALTERNATE FOR PORUS WEED CONTROL FABRIC UNDER ALL AGGREGATE GROUND COVER.
- 13. SCREEN PLANT OR BOX ALL BACKFLOW DEVICES.
- 14. ALL PLANT MATERIAL PLANTED IN THE R.O.W. SHALL BE MAINTAINED BY THE OWNER AND REPLACED IN KIND IF THE PLANTS DIE

IRRIGATION NOTES:

ALL PLANT MATERIAL IN THIS DESIGN IS NATIVE OR DESERT ADAPTED. WE WILL SUPPLY LIMITED WATER BY HAND UNTIL THE MATERIAL HAS NATURALIZED AND CAN LIVE ON ITS OWN, APPROXIMATELY 1.5 YEARS.

PRELIMINARY
DO NOT BUILD FROM THIS PLAN



DEVELOPED AREA PLAN

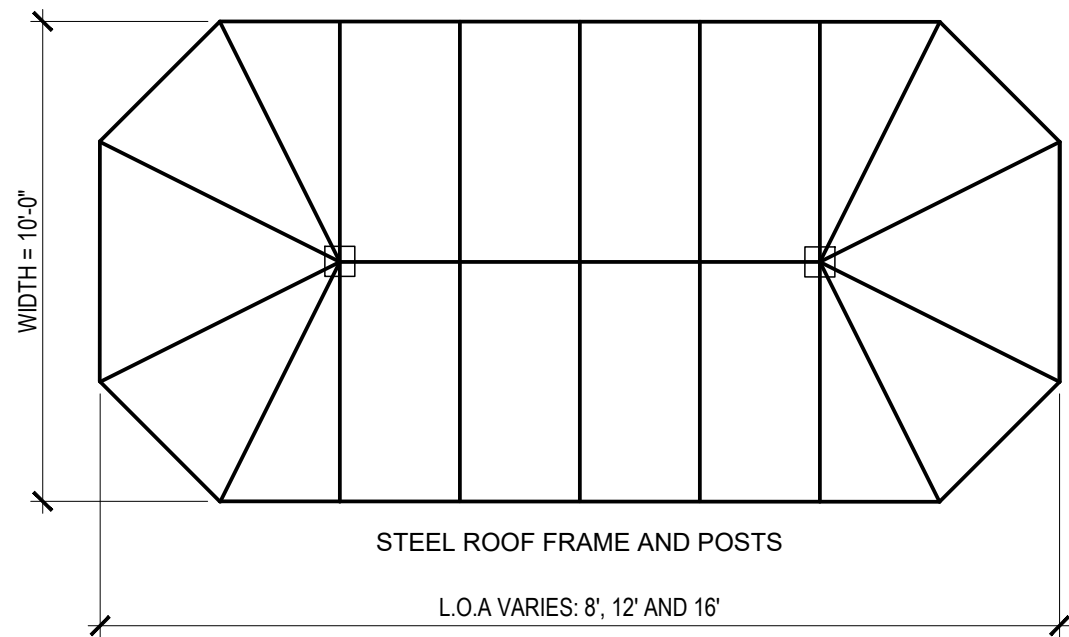
REVISIONS	BY
4/17/21	SJB
5/20/21	SJB
6/21/21	SJB
12/10/21	SJB

STEVE BIASINI, LANDSCAPE ARCHITECT
928 - 202 - 2029
5504 132ND TERRACE EAST, PARRISH FL 34219

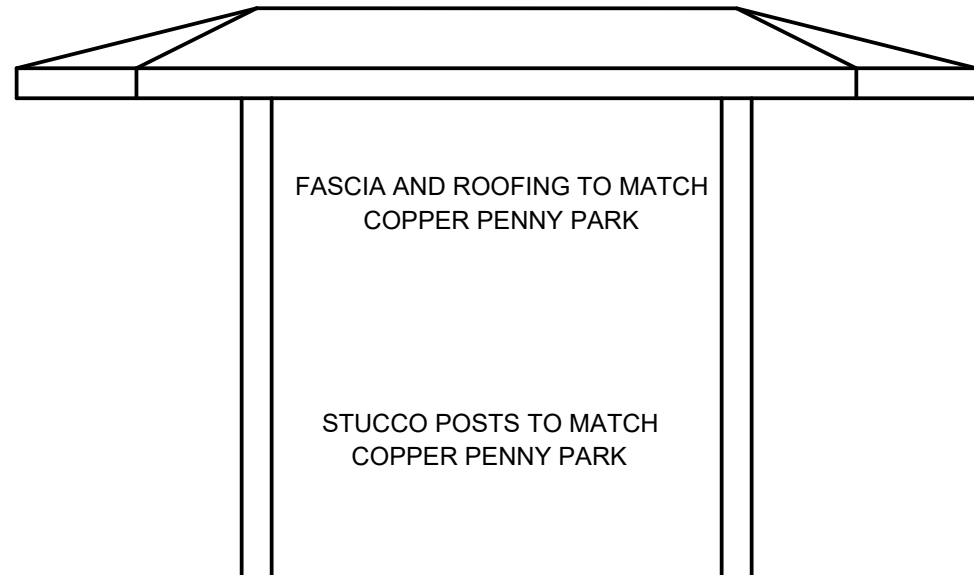
SKYLINE DRIVE PARK PLAN:
THE CROSSROADS AT MINGUS
SKYLINE DRIVE
CLARKDALE, AZ 86324

DATE:	1 - 12 - 22
SCALE:	1" = 30'
DRAWN:	SJB
JOB:	TKPARK33021
SHEET NO.:	LP 1

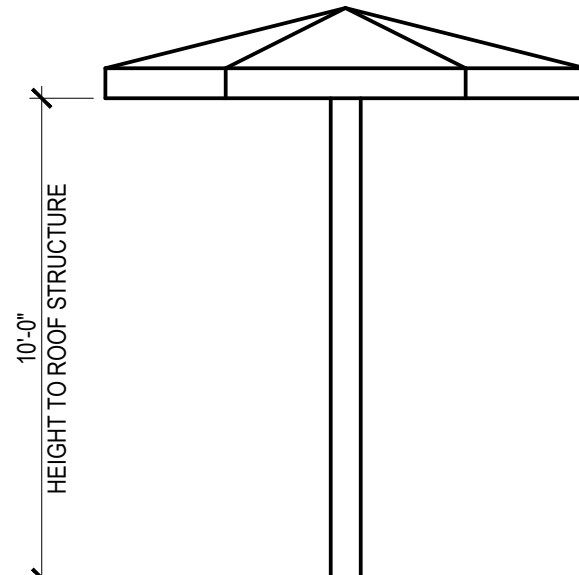




ROOF VIEW



SIDE ELEVATION



END ELEVATION



PERSPECTIVE

SHELTERS



**H/C TOILET ROOM AND
MOTION OPERATED
SECURITY LIGHT**