



## HEARING AGENDA

The City of Cottonwood Development Review Board  
2:00 p.m. Thursday June 26, 2008  
At the Public Safety Building 199 S. 6<sup>th</sup> Street, Cottonwood, Arizona

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- 2:00 PM Item #1 - Call to Order
- Item #2 - Roll Call & Introductions
- Item #3 - Consideration of Minutes of May 22, 2008
- Item #4 - **DRB 08-018 Taco Bell Remodel APN: 406-55-062D**  
Review plans to renovate the existing Taco Bell restaurant located on .69 acres in a C-2 (Heavy Commercial) zone at 2140 E. SR89A.  
Owner: Eardley Investments Inc. dba Taco Bell. Agent: Greg Hitchens.
- 2:30 PM Item #5 - **DRB 08-021 High Five Hangar Association 406-08-068**  
Review plans for construction of five airplane hangars on 1.02 acres zoned I-2 (Heavy Industrial) located in Cottonwood Airpark Tract 1 at 668 Airpark Rd. Owner: City of Cottonwood. Applicant/Agent: Bob or Craig Backus.
- 3:00 PM Item #6 - **DRB 08-006 Verde Valley Shopping Plaza Renovation APN 406-06-028E & 406-02-020**  
Review plans for renovation of an existing shopping center on approx. 9 acres zoned C-1 (Light Commercial) located at 1419 E. SR 89A.  
Owner(s): Verde Valley Plaza, LLC. Applicant: American General Design. Agent: Vigen Pezeshkian
- 3:30 PM Item #7 - **DRB 08-017 Cottonwood Commerce Center APN: 406-04-045W, 149H, 056D**  
Review plans for construction of a 7,715 sq. ft. multi-tenant retail/office complex to house the Cottonwood Chamber of Commerce, an unnamed drive-through restaurant, and other tenants. The project is located on 1.64 acres (with existing structures) in a C-2 (Heavy Commercial) zone at the intersection of SR 260 and SR 89A (1010 S. Main Street). Owner(s): North Country Properties and Cottonwood/Verde Valley Chamber of Commerce. Agent: Pete Schultz/Advantia Properties.
- Item #8 - Board Discussion
- Future agenda items
  - Miscellaneous
- Item #9 - Adjournment

continued

**APPLICANTS & AGENTS: Please note that the Design Review Board meeting begins at 2:00 p.m. Other indicated start times are approximate. Please arrive well in advance of scheduled time slot.**

**Criteria for evaluation of all applications. Zoning Code Section 304.C.1.**

- a. The materials used in constructing the building, structure or sign shall be of similar or superior quality, color and texture and shall be compatible with those materials used in the construction of buildings, structures or signs in the general proximity to the applicant's request.
- b. The buildings, structures or signs shall be in proper scale with the parcel upon which it is located. The scale of the proposed buildings, structures or signs shall be compatible with those in the general proximity to the applicant's request and to the community.
- c. The overall site design and design of the building, structure or sign shall not adversely affect the existing or potential development of properties in the general proximity.
- d. Ingress, egress and on-site traffic, parking and circulation shall be designed to promote safety and convenience and shall meet the minimum requirements outlined in Section 406 of the Zoning Code.
- e. The proposed development shall not have any detrimental effect upon the general health, welfare, safety and convenience of persons within the community.

*Pursuant to A.R.S. § 38-431.02(B) the Board may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.*

*The meeting room is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.*