

AGENDA

TUSAYAN PLANNING AND ZONING COMMISSION MEETING

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03
Wednesday, January 20, 2016 @ 4pm
TUSAYAN TOWN HALL BUILDING
845 Mustang Drive, Tusayan Arizona

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Tusayan Planning and Zoning Commission, the Tusayan Town Council, and to the general public that the commission will hold a meeting open to the public on Wednesday, January 20, 2016 at the Tusayan Town Hall Building. The commission may change, in its discussion, the order in which any agenda items are discussed during the course of the meeting.

Persons with a disability may request a reasonable accommodation by contacting the Town Manager (928) 638-9909 as soon as possible.

As a reminder, if you are carrying a cell phone, electronic pager, computer, two-way radio, or other sound device, we ask that you silence it at this time to minimize disruption of today's meeting.

PLANNING AND ZONING COMMISSION AGENDA

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL

**CHAIR – VACANT
VICE CHAIR ROBERT GOSSARD**

**COMMISSIONER CLAYANN COOK
COMMISSIONER BETH HEARNE
COMMISSIONER JANET ROSENER**

3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Members of the public may address the Commission on items not on the printed agenda. The Commission may not discuss, consider or act upon any matter raised during public comment. Comments will be limited to three minutes per person.

4. ACTION ITEM

Consideration, discussion, and possible approval of Design Review Case No. 2016-01, a request to approve an exterior renovation for the We Cook Pizza and Pasta Restaurant

5. MOTION TO ADJOURN

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the General Store in Tusayan, Arizona on this _____ day of January, 2016 at _____ pm in accordance with the statement filed by the Tusayan Town Council.

Signature of person posting the agenda

TOWN OF TUSAYAN STAFF REPORT

Date: January 11, 2016
To: Planning and Zoning Commission
From: Town Planner
Subject: Design Review No. 2016-01; a request to approve an exterior renovation of an existing building.

Recommendation

Approve Design Review No. 2016-01; an application for approval of the elevations, materials, and colors for the renovation of the "We Cook Pizza" project.

Project Data:

Property Owner: Wayne Cook
Address: 605 Highway 64, (P.O. Box 3085), Tusayan, AZ, 86203-3085
Phone: (928) 638-2278

Applicant: Richard Reece c/o RAR Architects
Address: 1254 W. University Avenue #100, Flagstaff, AZ, 86001
Phone: (928) 779-4340

Assessor's Parcel No. 502-17-002K

Project Analysis: An application for design review has been submitted to the Town to renovate the existing "We Cook Pizza" building at 605 Highway 64 in Tusayan. This project would include a redesigned entry vestibule, new windows at the front façade, and an addition of new enclosing walls around the existing dining patio.

The proposed project is consistent with the following aspects of Section 13.10-3 of the Tusayan Zoning Ordinance as follows:

- B. Architectural styles shall be respectful and compatible with the unique location of this community as a gateway to the south rim of the Grand Canyon.
- D. External building materials should be predominantly those that fit the natural landscape.
- E. Earthtone colors that blend with local soils and vegetation are highly desirable. Various shades of browns and tans, subtle greens, as well as sandstone and limestone are encouraged. Color schemes should be coordinated to complement the architectural style and mass of the buildings.
- F. Roofs must meet the color requirements of the building.

The proposed renovation is consistent with the aforementioned sections of the Code regarding architectural style, and scale and mass of the building and wall. The materials and colors of the tan color of the slump block walls, the green trim, the native stone, and the brown roof are also consistent with the color requirements of the Code.

Attachments

1. Application for Design Review (3 pages)
2. Site Plan A1.0
3. Colored Elevations Plan A4.0

THESE PLANS WERE PREPARED BY THE ARCHITECT AND THE ENGINEER FOR THE PROJECT DESCRIBED HEREIN. THEY ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND THE ENGINEER. THE ARCHITECT AND THE ENGINEER ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

PATIO RENOVATIONS (PHASE 2)

WE COOK PIZZA
 605 NORTH STATE ROUTE 64
 TUSAYAN, ARIZONA 86223



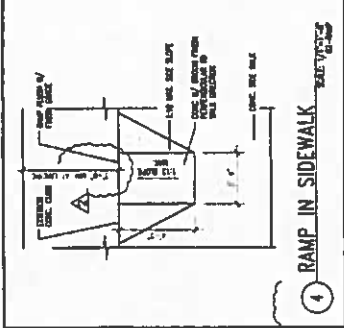
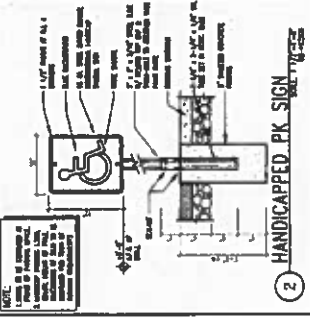
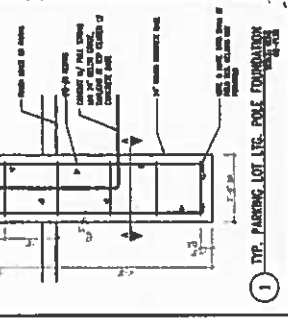
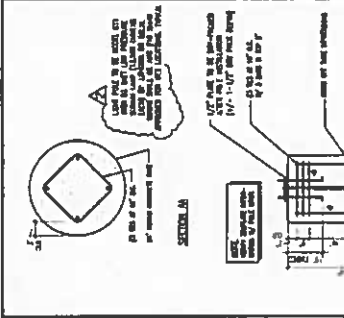
JAA ARCHITECTS
 JEFFREY A. ANGELL - PRINCIPAL
 1314 W. UNIVERSITY AVENUE, SUITE 100
 TUSAYAN, ARIZONA 86223
 PHONE: 928-935-4333
 FAX: 928-935-7100

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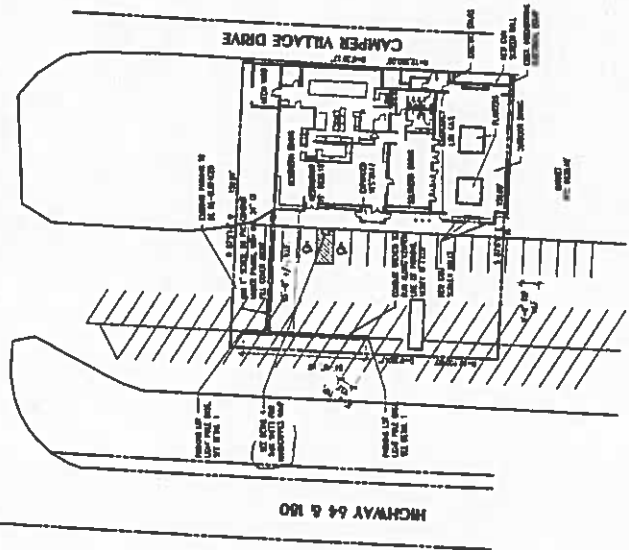
REVISIONS
 1. 12-15-2019 BY JAA
 2. 12-15-2019 BY JAA

FILE: STEPHAN
 SCALE: AS SHOWN
 DATE: 2/19/03
 JOB NO: 03-0000

A1.0



COYOTE LANE



THIS LAYOUT IS BASED ON
 PALM/ASCM LAND TITLE SURVEY,
 PROJECT NUMBER 103026 BY
 JERRARD P. WESSER, DATED 2/19/03

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL ENERGY CODE (IECC).

2. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO EXCAVATION.

6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND CLEAN WORK SITE AT ALL TIMES.

9. ALL DEBRIS SHALL BE REMOVED FROM THE SITE DAILY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORING PROPERTIES.

PATIO RENOVATIONS (PHASE 2)

WE COOK PIZZA
 605 NORTH STATE ROUTE 64
 TUSAYAN, ARIZONA 86023



PRESTIGE ARCHITECTS

4011 E. Joshua Drive
 Phoenix, Arizona 85018
 Phone: 602-998-1111
 Fax: 602-998-1111

1728 N. Alhambra Ave #100
 Phoenix, Arizona 85016
 Phone: 602-252-1111
 Fax: 602-252-1111

1/15/2023

CLIENT: WE COOK PIZZA
 TITLE: PATIO RENOVATIONS
 SCALE: 1/8" = 1'-0"
 DATE: 21 NOV 2023
 JOB NO: 2023-001



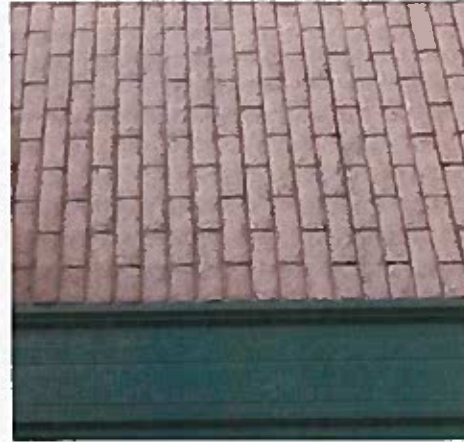
○ PATIO WALL DESIGN VISUALIZATION



○ NATIVE MALAPAL STONE



○ CAF ELK TIMBERLINE PRESTIGE LAMINATED SHINGLES



○ EXISTING SLUMP BLOCK AND TRIM COLOR FOR MATCHING