**Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on August 12, 2020 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

# Design and Historic Review Commission
# Agenda

*City Hall Council Chambers*
*One City Plaza*
**Wednesday, August 12, 2020, 4:00 p.m.**

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meetings of the City of Yuma Hearing Officer will be conducted remotely through technological means.

***City Hall Council Chambers will be open with limited public access.***

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

## CALL TO ORDER

## APPROVAL OF MINUTES

January 22, 2020

## ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

### HISTORIC DISTRICT:

#### PRELIMINARY REVIEWS

None

#### CASES REQUIRING ACTION

1. **DHRC-31304-2020:** This is a request by Core Engineering Group, PLLC, on behalf of William M. and Delia E. Smith, for review of the exterior appearance of an outdoor event center, to be located at 250 E. Giss Parkway, in the Main Street Historic District.

### AESTHETIC OVERLAY:

#### PRELIMINARY REVIEWS

None

#### CASES REQUIRING ACTION

2. **DHRC-31505-2020:** This is a request by Stacy Greene-Todd, on behalf of C5 Properties, for aesthetic review of the exterior appearance of a new self storage facility, to be located at 6656 E. 32nd Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

### COMMISSION DISCUSSION:

None

## INFORMATION ITEMS

1. Staff
   Administrative Approvals:
   Historic District
   None
   Aesthetic Overlay
   None
2. National Heritage Area
3. Commission
4. Public - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion

## Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on August 12, 2020 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

# ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

# MEMORANDUM

**Department of Community Development**

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**DATE:** August 12, 2020

**TO:** Design and Historic Review Commission

**FROM:** Alyssa Linville, Assistant Director Community Development

**SUBJECT:** Approval of Minutes

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For many years, the City has required that the approval of minutes be done by a majority of those board members, who were present during the meeting in question. Doing this has caused a lag in the approval process, as it can be a challenge to get a majority of board members present at each meeting; especially during the current times, we find ourselves in.

Because of this, it has been recommended by the City Attorney's Office that we follow the guidance outlined in Robert's Rules of Order. Robert's Rules of Order Newly Revised, 11th edition says this: "It should be noted that a member's absence from the meeting for which minutes are being approved does not prevent the member from participating in their correction or approval. p. 355, ll. 8-11." In the same manner, a member who was not present at a meeting has the right to move approval of the minutes of that meeting or second a motion for approval. In other words, they may participate fully.

Therefore, as we move forward the agenda will no longer identify those board members who may participate in the approval of prior meeting minutes.

Sincerely,

Alyssa Linville,
Assistant Director Community Development

**Design and Historic Review Commission Meeting Minutes**
**January 22, 2020**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, January 22, 2020, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

**DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS** present included Chairman Tom Rushin, Vice-Chairman Bill Moody, Commissioner Chris Hamel, and Commissioner Amanda Coltman. Commissioner Juan Leal-Rubio and James Sheldahl was absent. There is one vacancy.

**STAFF MEMBERS** present included Robert Blevins, Principal Planner; Charysse Casillas, Administrative Assistant; and Jessenia Juarez, Administrative Assistant.

**Chairman Rushin** called the meeting to order at 4:07 p.m. and noted there was a quorum present.

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## ELECTION OF OFFICERS

**Commissioner Hamel** nominated Thomas Rushin as Chairman, second by **Commissioner Moody.**
**Motion carried unanimously (4-0) with Thomas Rushin as Chairman.**

**Commissioner Hamel** nominated Bill Moody as Vice-Chairman, second by **Commissioner Coltman.**
**Motion carried unanimously (4-0) with Bill Moody as Vice-Chairman.**

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## APPROVAL OF MINUTES

December 11, 2019

**Motion by Commissioner Moody, second by Coltman to APPROVE the minutes of December 11, 2019. Motion carried unanimously (4-0).**

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## ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION.

**DHRC-28969-2019**: This is a request by Raymond Hanna, for historic review of a new detached garage, for the property located at 389 S. 2nd Avenue, in the Century Heights Conservancy Residential Historic District.

**Bob Blevins, Associate Planner** summarized the staff report, recommending **APPROVAL.**

**QUESTIONS FOR STAFF**
None

**APPLICANT / APPLICANT'S REPRESENTATIVE**
**Raymond Hanna, 389 S. 2nd Ave, Yuma, AZ,** was available for questions.

**PUBLIC COMMENT**
None

**MOTION**
**Motion by Commissioner Hamel, second by Commissioner Coltman, to APPROVE Case Number DHRC-28969-2019 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0).**

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## INFORMATION ITEMS

**Staff**
None

**Administrative Approvals**

**DHRC-20562-2017**: This is a request by Polar Cooling, on behalf of Achieve Human Services, for the review of new air conditioning units for the property located at 601 S. Orange Avenue, in the Century Heights Residential Conservancy Historic District.

**DHRC-26137-2019**: This is a request by Elsie Negroni for the review of new paint, and screening for the property located at 217 S. Gila Street, in the Main Street Historic District.

**DHRC-26375-2019**: This is a request by Royal Electric, on behalf of Luciano and Dina Munoz, for the review of a new electric service entrance for the property located at 195 S. Gila Street, in the Main Street Historic District.

**DHRC-28148-2019**: This is a request by D & M Shops, Inc., to replace an existing rear door with a steel door, for the property located at 30 W. 3rd Street, in the Main Street Historic District.

**Aesthetic Overlay**

**DHRC-27263-2019**: This is a request by Blue Streak Signs, on behalf of Crystal Whitaker, for the review of a new wall-mounted sign, awnings, and new paint for the property located at 4228 E. 32nd Street, Building A, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

**National Heritage Area**

None

**Commission**

None

**Public**

None

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**ADJOURNMENT**

The meeting was adjourned at 4:17 p.m.

Minutes approved this _____ day of _____, 2020.

_____

Chairman

**STAFF REPORT**
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**
**CASE #: DHRC-31304-2020**
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: AMELIA GRIFFIN

**Hearing Date:** August 12, 2020

**Project Planner:** Amelia Griffin, Assistant Planner

**E-mail:** Amelia.Griffin@YumaAZ.gov

**Project Description:** This is a request by Core Engineering Group, PLLC, on behalf of William M. and Delia E. Smith, for review of the exterior appearance of an outdoor event center, to be located at 250 E. Giss Parkway, in the Main Street Historic District.

**Location Map:**

**Location Specific Information:**

| | |
|---|---|
| Aesthetic Overlay: | N/A |
| Historic District: | Main Street Historic District |
| Parcel Number: | 633-44-147 |
| Historic Listing Status: | None |
| Address: | 250 E. Giss Parkway |
| Property Owner:<br>Property Owner's Agent | William M. & Delia E. Smith;<br>Core Engineering, PLLC |
| Zoning of the Site: | OT/H/BB/IO |
| Existing Land Use(s) on the Site: | Vacant land |
| Surrounding Zoning and Land Uses: | |
| ❍ North: | OT/H/BB/IO; COY building |
| ❍ South: | OT/H/BB/IO; Parking lot |
| ❍ East: | OT/H/BB/IO; Vacant land |
| ❍ West | OT/H/BB/IO; Parking lot |
| Related Actions or Cases: | R2019-006 (Parking Agreement) |
| Land Division Status: | Legal lot of record |
| Flood Plain Designation: | X |

**Description of Proposed Project / Background / Use:**

The applicant states:

"The proposed project is a nearly half-acre parcel located at the northwest corner of Giss Parkway and Gila Street. The project site is vacant and is intended to be an open-air event center targeted at clients wanting a unique venue for weddings, parties, quinceañeras, and other similar gatherings.

"Amenities on site will include an open/grassed seating area, concrete gathering/dining area and masonry restrooms and dressing rooms. A future bar and food prep area are planned as a future expansion to the amenities. Said food prep will be limited to open air grilling and full food service is not planned. Events will be catered if needed."

**Staff Analysis:**

**New Construction in Historic Districts:**

The subject property is approximately 20,459 sq. ft. and is currently vacant. Since this development is new, it is difficult to relate the proposal with most of the Secretary of the Interior's Standards, although the broad recommendation to relate new work with the existing development, size, scale and massing does apply.

The Historic District Design Guidelines allows new developments to co-exist with the old, in such ways to benefit both. The Guidelines also assure that new construction in an historic district is compatible with the character of the district. The location, design, and scale of this proposal will complement the surrounding streetscape and bring together surrounding development.

**Exterior Finishes/Colors**

The colors and finishes are of a style commonly-used in the desert southwest. Building materials include CMU block, stone veneers, black wrought iron fencing, and roof tiles.

**Parking**

Off-street parking is not required for this property due to the Agreement in place. This development is welcome to utilize on-street parking and adjacent City parking lots.

**Landscaping/Lighting**

The proposed landscaping and site lighting meet City Standards.

**Signage/Trash Enclosures**

No signage was submitted for review at this time. Proposed signage would be reviewed in a future separate DHRC case. The trash enclosure is proposed to be constructed with a 7' screen block wall to meet City Standards.

| | |
|---|---|
| **Staff Recommendation:** | Staff recommends **APPROVAL** of the exterior appearance of a new outdoor event center, in the Main Street Historic District, subject to the conditions outlined in Attachment A. |
| **Suggested Motion:** | Move to **APPROVE** DHRC-31304-2020 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A. |
| **Effect of the Approval:** | By approving the request, the Design and Historic Review Commission is authorizing the request by Core Engineering, PLLC, on behalf of behalf of William M. and Delia E. Smith, of an outdoor event center, to be located at 250 E. Giss Parkway, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole. |

**Proposed conditions delivered to applicant on:** August 4, 2020

**Final staff report delivered to applicant on:** August 4, 2020

| | |
|---|---|
| X | Applicant agreed with all of the conditions of approval on: August 4, 2020 |
| | Applicant did not agree with the following conditions of approval: (list #'s) |
| | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |

Attachments:

A. Conditions of Approval
B. Site Plan
C. Elevations
D. Elevations
E. Colors
F. Aerial Photo

**Prepared By:** Amelia Griffin **Date:** 7/30/20
Amelia Griffin
Assistant Planner Amelia.Griffin@yumaaz.gov (928)373-5000, x1234

**Reviewed By:** **Date:** 07/30/20
Robert Blevins
Principal Planner

**Approved By:** **Date:** 07/31/20
Alyssa Linville,
Assistant Director Community Development

**ATTACHMENT A**

Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

**Department Of Community Development Comments: Alyssa Linville, Community Development Assistant Director (928) 373-5000 ext. 3037:**

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.

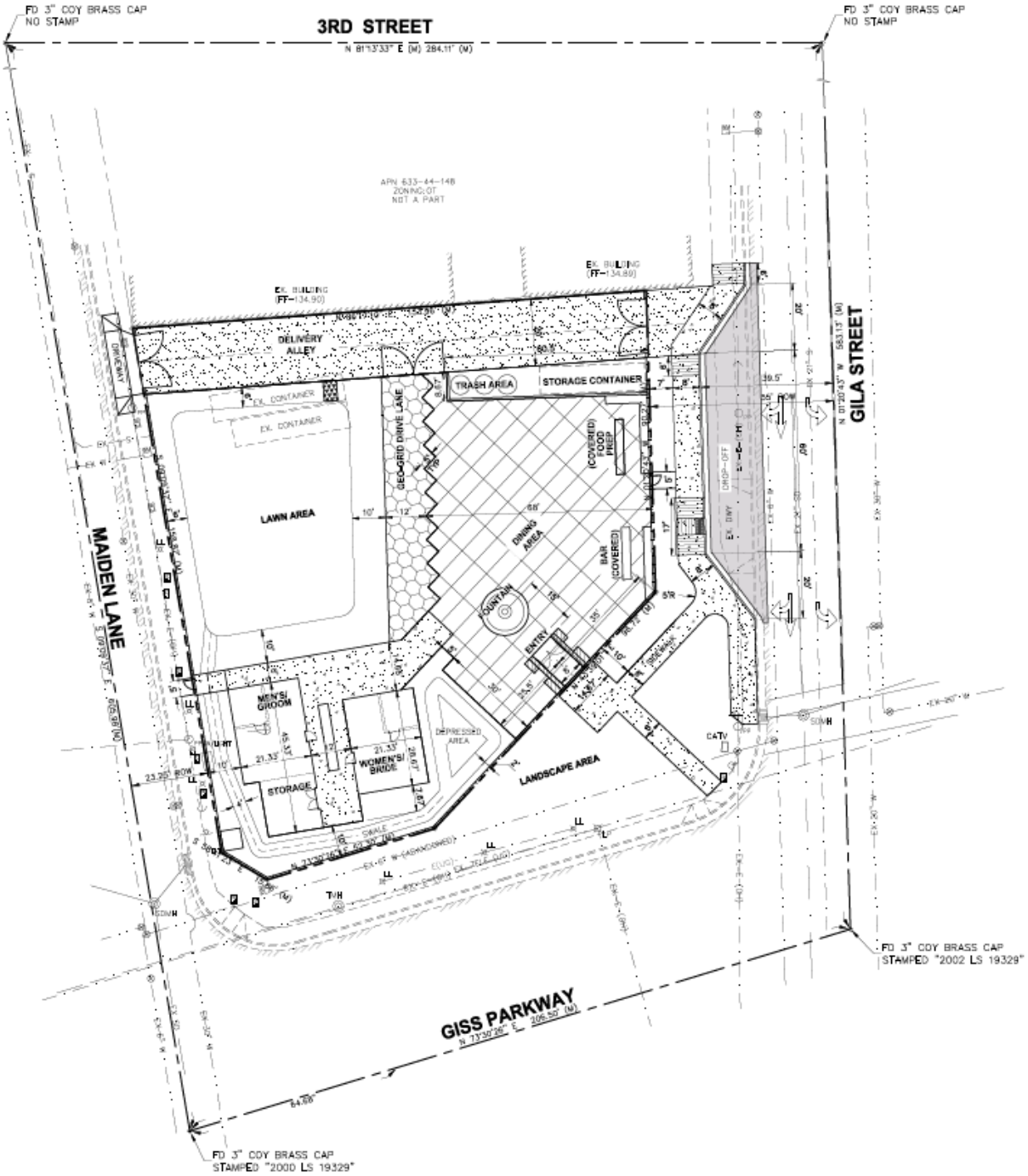
2. The Owner's signature on the application for this action shall take the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

**Community Planning, Amelia Griffin, Assistant Planner, (928) 373-5000 ext. 3034:**

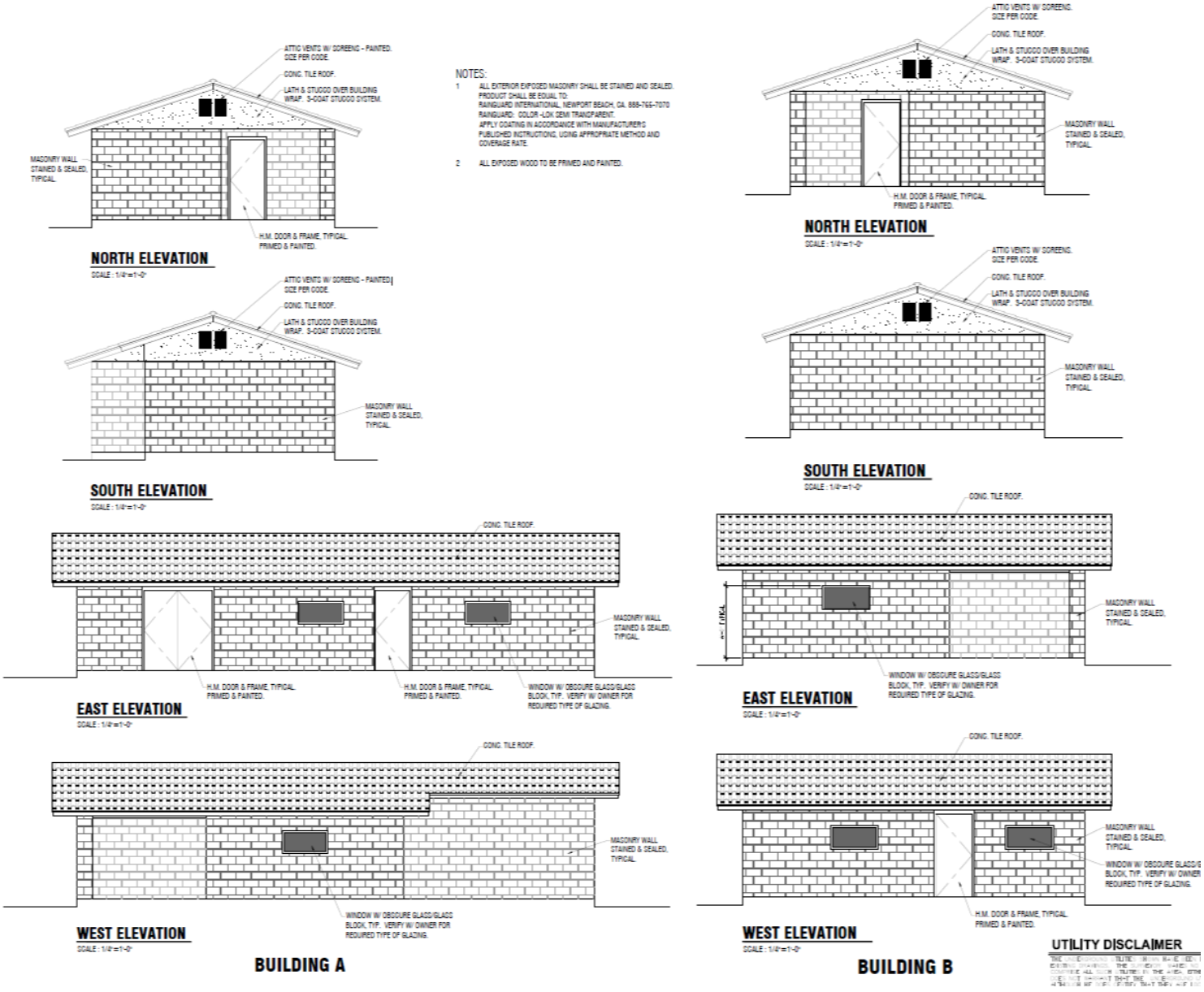
3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**

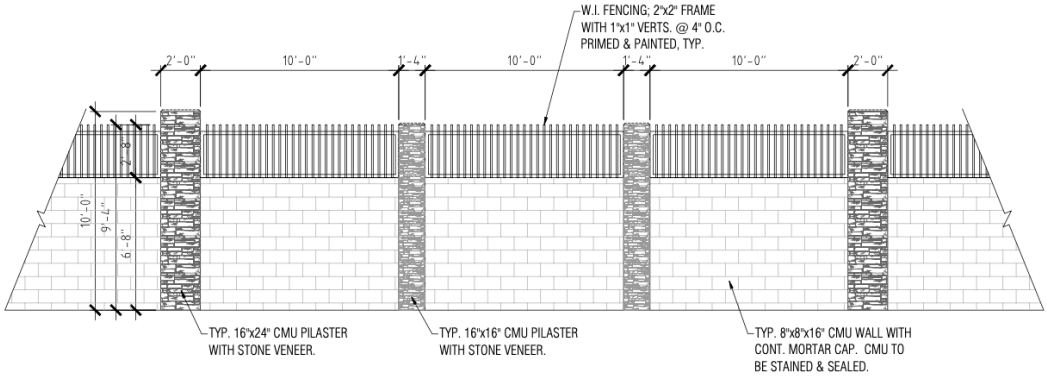
**ATTACHMENT B**
Site Plan



# ATTACHMENT C
Elevations

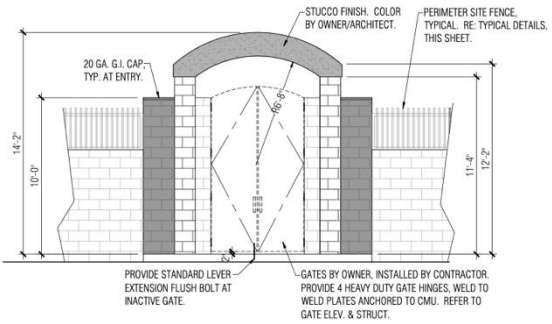


# ATTACHMENT D
Elevations



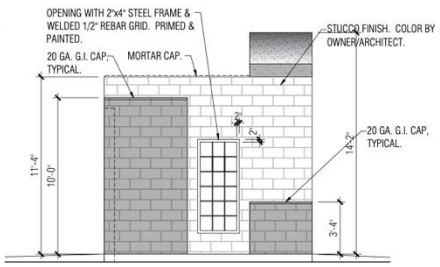

**SITE FENCE PORTION - TYPICAL ELEVATION**

SCALE : 1/4"=1'-0"




**MAIN ENTRANCE - SOUTH ELEV.**

SCALE : 1/4"=1'-0" NORTH ELEV. SIM.




**MAIN ENTRANCE - EAST ELEV.**

SCALE : 1/4"=1'-0" WEST ELEV. SIM., OPP.

**ATTACHMENT E**
Colors

- **Stucco – Silverado 820**
- **CMU Block Color to Match**

https://www.lahabrastucco.com/color-charts.shtml

Old World #2

**Roof tile – Old World #2**
https://www.boralroof.com/product-profile/clay/1-piece-s-tile/1USDU6078/

**Brevity Brown SW 6068**
**Doors and Frames**

**Black**
**Wrought Iron**

**ATTACHMENT F**
Aerial Photo

**STAFF REPORT**
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**
**CASE #: DHRC-31505-2020**
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

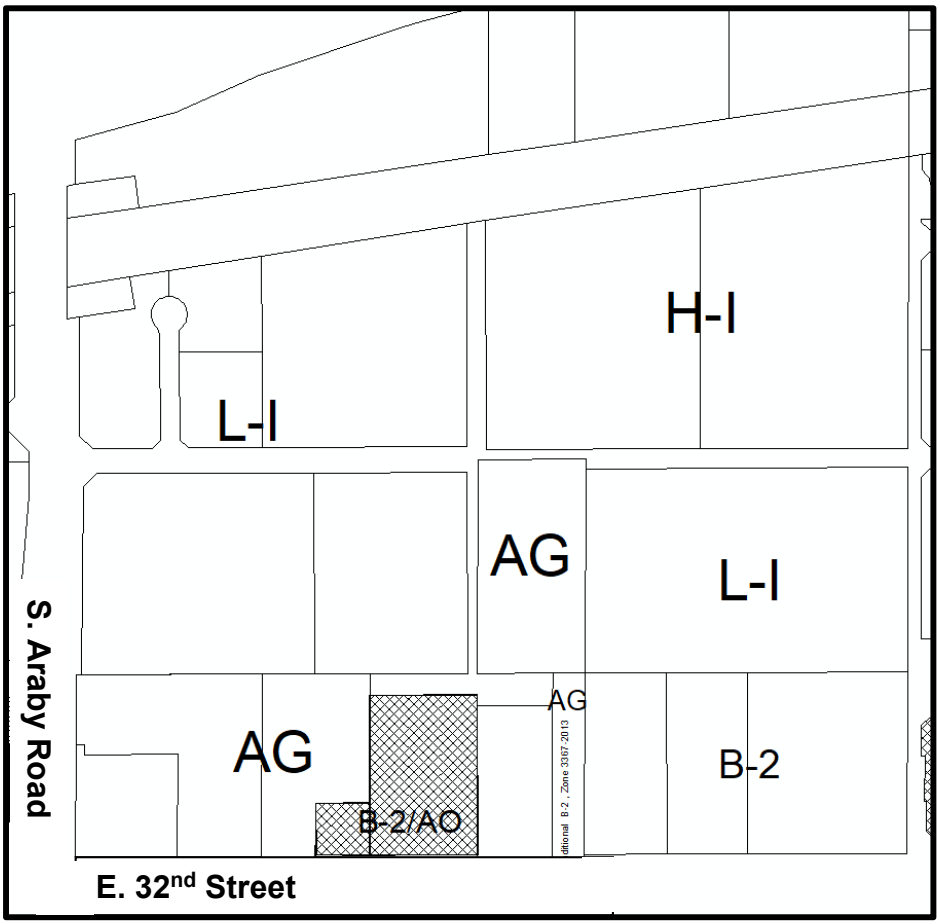
**Hearing Date:** August 12, 2020

**Project Planner:** Bob Blevins, Principal Planner

**E-mail:** Robert.Blevins@YumaAZ.gov

**Project Description:** This is a request by Stacy Greene-Todd, on behalf of C5 Properties, for aesthetic review of the exterior appearance of a new self storage facility, to be located at 6656 E. 32nd Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

**Location Map:**



**Location Specific Information:**

| | |
|---|---|
| Aesthetic Overlay: | Yes |
| Historic District: | N/A |
| Parcel Number: | 698-27-009 |
| Historic Listing Status: | None |
| Address: | 6656 E. 32nd Street |
| Property Owner:<br>Property Owner's Agent | C5 Properties<br>Stacy Greene-Todd |
| Zoning of the Site: | B-2/AO |
| Existing Land Use(s) on the Site: | Vacant land |
| Surrounding Zoning and Land Uses: | |
| ❍ North: | L-I; Canal/Vacant |
| ❍ South: | MHP; Araby Acres RV Park |
| ❍ East: | B-2; Wally's World Retail |
| ❍ West | B-2; Car sales |
| Related Actions or Cases: | LOTS-27689-2019 |
| Land Division Status: | Legal lot of record |
| Flood Plain Designation: | X |

**Description of Proposed Project / Background / Use:**

The applicant states:

"Solar Storage Mini Storage is located at 6656 E. 32nd Street. The facility is a total of 84,247 SF of fully enclosed mini storage units, total of 328 units. Units will be a mixture of sizes from 14' X 42' to 10' X 4', both un-conditioned and air conditioned. Facility will operate 7 days per week, from 7am to 5pm with key card access for off hours.

"Entrance gate will be closed 24/7 and accessible only with key card. The site will be fully fenced or enclosed with a masonry wall around the entire perimeter and 24/7 security using CCTV cameras. The frontage area will be fully landscaped per the COY requirements and will be designed and installed by JSA Landscaping. Landscaping be maintained professionally by JSA on a year around basis. Signage will be limited to

"Exterior Building Signage as depicted [will be mounted] upon T-1.11. There will also be a digital message board located on Building 4 South Face west end. Signage for this project will be a separate submittal to HDRC at a later date.

"Exterior lighting will be limited to 90 Watt and 65 Watt wall packs located on the buildings. The site is currently undeveloped and no building demolition is required. The existing Lamar sign will remain. Access will be off 32nd Street via the existing right hand turn lane. All required parking will be on the site. There will be no off site parking required.

"All of the Building exterior masonry walls will be Grey smooth block with split face panels and accent bands. The exterior wall sheeting will be Rustic Red with Cocoa Brown Trim. Roll Up Doors will be Desert Sand. Roof will be 26ga Standing Seem Polar White."

**Staff Analysis:**

**New Construction in Aesthetic Overlay Districts:**

The subject property is vacant with no recent structures known to exist. Access is already in place, to be shared with the existing car dealer to the west by agreement. Usually a new building in the Aesthetic Overlay (AO) would need to continue, or not conflict with, an existing visual theme in the neighborhood, or development. Surrounding structures are not of recent construction and are a mix of commercial styles built to a purpose along this busy stretch of E. 32nd Street (Old Highway 80).

The Aesthetic Overlay Design Guidelines allows new developments to co-exist with the old, in such ways to benefit both. The Guidelines promote quality design and construction materials in the new construction, so as to be compatible with the character of the district. The location, design, and scale of this proposal will enhance the surrounding streetscape and surrounding development.

This new construction will be an asset to the neighborhood in that: it makes use of a long-vacant property; it uses existing access; it will have pleasing landscaping; and will be of quality design & building materials.

**Exterior Finishes/Colors**

The color palette and finishes are of a style commonly-used in the desert southwest. Building materials include split-face CMU block with accent bands, with metal wall and roof finishes.

**Landscaping/Lighting**

The proposed landscaping and site lighting meet City Standards. If LED exterior lighting is to be used, it must be 3,000K color temperature or less and not encroach on neighboring properties. This will be reviewed and confirmed during the building plan review process.

**Signage**

No signage was submitted for review at this time. Proposed signage would be reviewed in a future separate DHRC case.

| | |
|---|---|
| **Staff Recommendation:** | Staff recommends **APPROVAL** of the aesthetic review of the exterior appearance of a new self storage facility, to be located at 6656 E. 32nd Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A. |
| **Suggested Motion:** | Move to **APPROVE** DHRC-31505-2020 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A. |

**Effect of the Approval:** By approving the request, the Design and Historic Review Commission is authorizing the request by Stacy Greene-Todd, on behalf of C5 Properties, for aesthetic review of the exterior appearance of a new self storage facility, to be located at 6656 E. 32nd Street, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with Aesthetic Overlay Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

**Proposed conditions delivered to applicant on:** August 4, 2020

**Final staff report delivered to applicant on:** August 4, 2020

| | |
|---|---|
| X | Applicant agreed with all of the conditions of approval on: August 4, 2020 |
| | Applicant did not agree with the following conditions of approval: (list #'s) |
| | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |

Attachments:

A. Conditions of Approval
B. Site Plan
C. Elevations
D. Colors
E. Aerial Photo

**Prepared By:** Bob Blevins **Date:** 8/4/20
Bob Blevins
Principal Planner Robert.Blevins@yumaaz.gov (928)373-5189

**Approved By:** Alyssa Linville **Date:** 08/05/2020
Alyssa Linville,
Assistant Director Community Development

## ATTACHMENT A

Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

**Department Of Community Development Comments: Alyssa Linville, Community Development Assistant Director (928) 373-5000 ext. 3037:**

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.

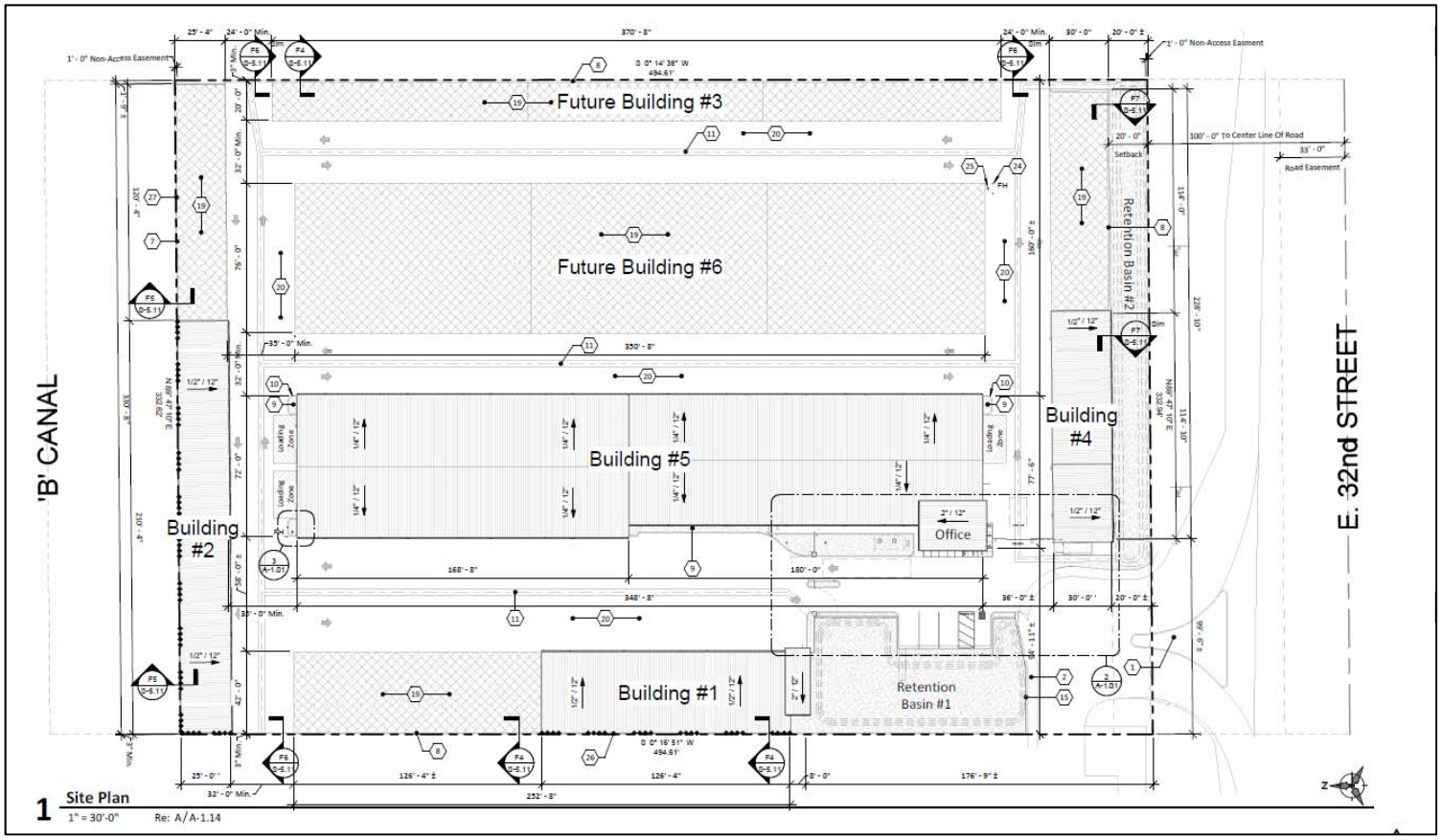
2. The Owner's signature on the application for this action shall take the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

**Community Planning, Bob Blevins, Principal Planner (928) 373-5189:**

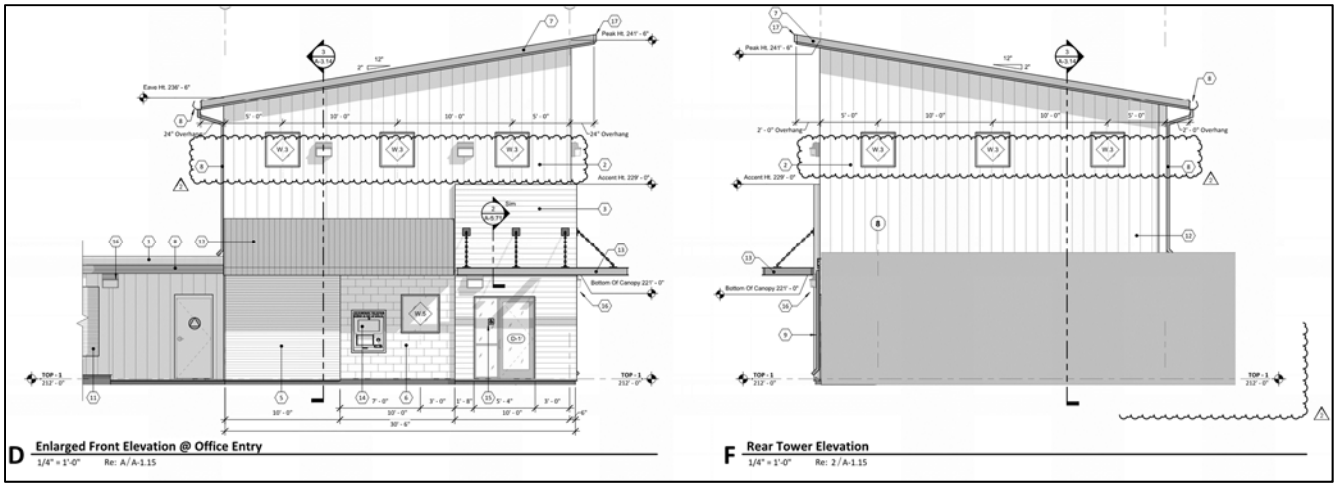
3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

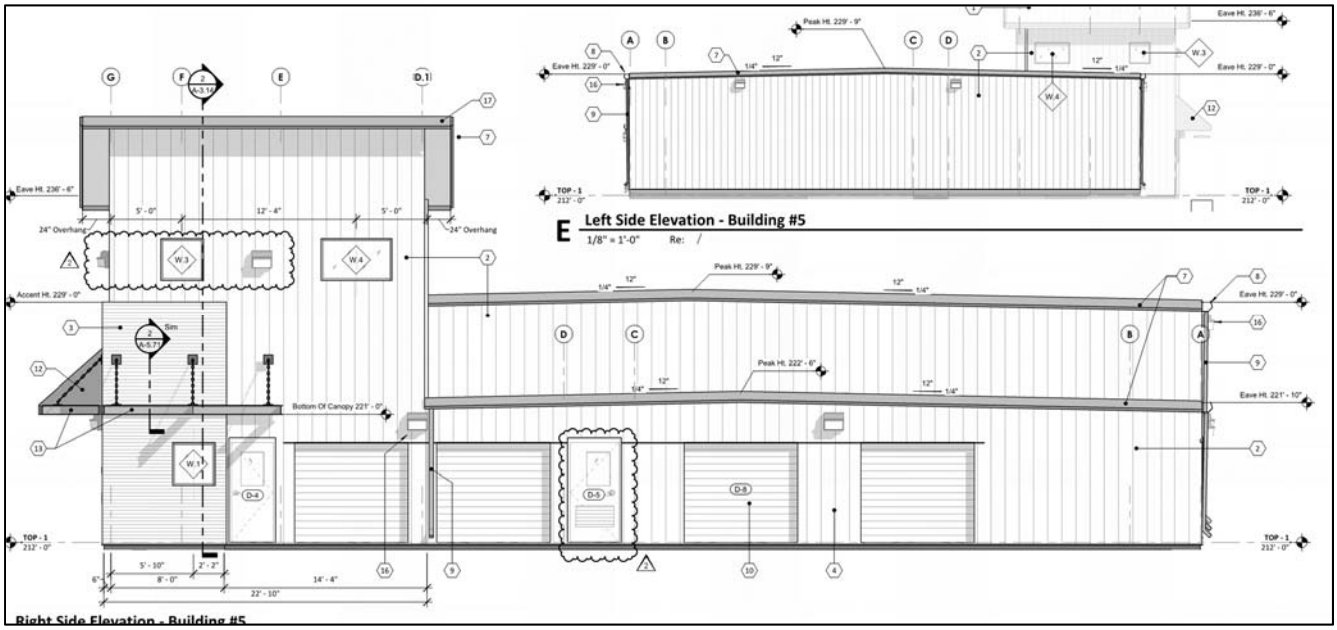
**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**

**ATTACHMENT B**
Site Plan



**ATTACHMENT C**
Elevations



**ATTACHMENT D**
Colors

Solar Storage Color Selection - All PBR Wall Profile

# Color Selection Chart

## 20 - Year Limited Warranty Colors

A-LERT®
A Division of Centurion Industries, Inc.

2065 FM 1102
New Braunfels, TX 78132

A-Lert Building Systems
www.alerbuildingsystems.com
800-210-5375 tel
830-643-19-12 fax

A-Lert Roof Systems
www.alertroofsystems.com
800-344-0609 tel
830-643-1011 fax

Any color may be available in either a Standard or Premium finish, and in any gauge, by special order only. Special order finishes or gauges may affect the price and delivery lead time.

PLEASE NOTE:

Actual colors may vary slightly from the samples shown, and these colors may not match colors from other companies despite the color names being identical.

Film thickness on painted materials is 1.0 mils nominal (± 0.2 mils) on the finish color, 0.5 mils nominal (± 0.1 mils) on the reverse side, and all thicknesses include primer.

All painted materials has an off white, polyester wash coat on the reverse side.

Standard Finish denotes one of the following possible coating finishes used: polyester or WeatherX siliconized polyester coatings by Valspar.

Premium Finishes denotes Fluropon coating as manufactured by Valspar containing Kynar 500 from Arkema or Hylar 5000 from Solvay Solexis.

For exact color match, please request actual color chip.

valspar®

STANDARD FINISH

- HAWAIIAN BLUE
- SAHARA TAN
- CHARCOAL GREY
- Wall Color RUSTIC RED
- CRIMSON RED
- COLONY GREEN
- FERN GREEN
- Eave Trim COCOA BROWN
- BURNISHED SLATE

PREMIUM FINISH

- ASPEN WHITE
- KONIG BLUE
- HEMLOCK GREEN
- CLASSIC GREEN
- TERRA COTTA
- TILE RED
- DARK BRONZE
- DORADO BROWN
- KHAKI

STANDARD OR PRIMIUM FINISH

- Roof Color POLAR WHITE
- ASH GREY
- LIGHT STONE

**ATTACHMENT F**
Aerial Photo