

An overview of tourism-spatial development in cities of Iran with emphasis to warm water of Sar`ein

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Abstract— Rapid growth of world tourism like an industry has caused that governments consider the world tourism as an important factor in growth and development of local and national economy. According to the special importance of city, city is the fundamental part of tourism development in many developed countries in this industry. It is obvious that creation and expansion of suitable urban spaces as well as reconstructing ruined places and apparently dead ones are some of the effects of urban spatial –skeletal development. Geographical areas have got their own features based on the natural and world-tourism activity field, so their organization seems necessary because of their roles and touristic functions with spatial – skeletal outlook. In other words, human beings have been engaged in creation and formation and they create various shapes of urban spaces. In this research, it has been tried to analyze and investigate the features, characteristics and generally the physical and skeletal situation of old and new parts of Sar`ein from different aspects and according to accessible and extractable information. Additionally, mass entrance of tourists to the city which is more than the current city capacities has caused some problems such as urban traffic, crowds and inappropriate social interactions, increasing in prices of goods and service which dissatisfy the dwellers and tourists. Therefore, in this research, description and arranging the urban spaces and reconstructing the touristic and non-touristic spaces, determining the above spaces, along with appropriate solutions, keeping the urban spaces with regard to historical identity and presenting suitable development patterns in order to assess the urban space –skeletal expansion according to its touristic role have been investigated and studied.

Keywords— Tourism Development, Urban Spaces, Spatial Development, Economic Development, City of Sar`ein

1 INTRODUCTION

Tourism is a current and new phenomenon and it is as one of the producing space procedures from fundamental frame work of urban societies in which its growing importance has attracted social –human researchers. In other words, tourism has got some features and it provides comfort of passengers. It is obvious that the main type of tourism is urban tourism which is the basis of tourism development by looking at the special position of the city. From this outlook, the effect of tourism on skeletal–urban spatial development gains importance and it can be investigated from two sides:

- a) Tourism and creating modern and attractive urban spaces
- b) Tourism and reconstructing historical and old urban places

Nowadays, most historical places of our country are getting ruined due to lack of urban life. These places contain history of each period during the city development from the past till now. Different solution has been proposed in order to reconstruct and fixing these old places. The solutions which cause promoting economical level of historical places are more viewed. Since most of places, important in attracting tourist, have been placed in these old constructions some actions should be planned in order to attract tourist to these places as the stimulus motor to lead the places being reconstructed. So,

designing pavements for tourists in the old place can be a double side or multi side step to protect the old place and direct the tourists as well as giving the texture fresh as a complementary factor in protection. Creation and development of modern accommodation centers, entertainment spaces, big urban shopping malls, museums and cultural –art centers especially native culture and art aiming tourism development can benefit residents from these services, in addition, it will help creation and development of modern urban spaces and general public satisfaction. Therefore, based on Sar`ein`s eco touristic capabilities , the authors trying to find suitable logical development solutions in the frame work of planning and spatial development considering tourism approach and step forward in determining spatial-skeletal development plan in order to challenge barriers in front of national and regional development.

2 OBJECTIVES

The main goals of current article is to propose suitable solutions in order to use all urban touristic spaces, determining and identifying effective forces in skeletal–partial changes, identification of Sar`ein touristic city and its role in creation of regional spatial balance in Ardabil province, development-plan compilation of Sar`ein in order to confront problems and barriers.

3 DATA BASE AND METHODOLOGY

Data collection method was library and field (questionnaire) in two ways of: 1- Random sampling and 2- Whole sampling from tourism-facility owners, completion and statistical analysis.

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Research statistical society includes: entering national tourists and accommodation managers in 2009. In research findings, T independent test (for sex feature) for analyzing modified variables and ANOVA variance test (for education level and age) have been used.

4 STUDY AREA

Sar`ein is a small city located 30 kilometer west of Ardabil. This city is known with its many warm spas and is one of tourist attraction of Ardabil province. Sar`ein is located in 48 degree and 5 minute of eastern latitude and 38 degree and 15 minutes of northern one with an area of more than 1280000 square meter (400 hectares), 28 kilometer west of Ardabil city. The average height of the city from sea level is 1650 meters (Figure 1: A & B) .Based on Statistics organization census, the population of central section of Sar`ein in 2005 was 17318.

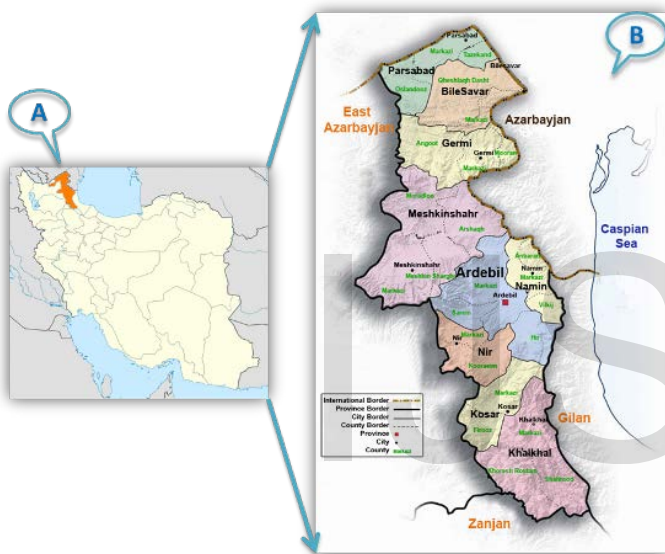


Fig. 1. A) Location of Western Azerbaijan province in Iran B) Political divisions of Western Azerbaijan province and location of Sar`ein in the province.

4.1 Skeletal –spatial factors of Sar`ein

In this section, we study the most important Skeletal –spatial factors as well as activities and their spatial-distribution pattern (Table 1).

The city can be divided in two parts of residential and touristic by a little thinking. Each of these two kinds can be divided in to three sub groups of old residential, modern residential and residential under construction .Tourism part can be divided in to three sub groups of old tourism, modern villa tourism and highly modern tourism. Also, pavements connective network has a considerable role in shaping skeletal structure of a region and is considered as inseparable factors of city-region spatial organization. Regarding the external roads, the city does not lack and limitations because the main connective network of Sar`ein with main road of Namin-Sarab is a double-way highway although it has got frequent problems regarding the central part of the city which too narrow network in this region.

TABLE 1
SKELETAL FACILITIES AND THREATS OF SAR`EIN, 2009

Threats	Opportunities	Weaknesses	Strengths
<ul style="list-style-type: none"> • Constructing high rise buildings without considering the possibility of using Sabalan mountain view • Construction on the side of Kenzogh-Chay river • Growing price of land 	<ul style="list-style-type: none"> • Using historical Anahita hill in order to strengthen the tourism in Sar`ein • Using streets and avenues with different applications for designing pavements(health y direction) • Suitable view of Sabalan Mountain • Height variation in the city • Using Kenzogh-chay river • Suitable for urban designing 	<ul style="list-style-type: none"> • Inappropriate quality of old texture in the city • Lack of sewage system • Inappropriate location of fire station • Non harmonic texture on the side of main streets • High buildings without façade of building • pouring Waste water in Kenzogh-Chay river • Too narrow and inappropriate streets in the center of city • Not having suitable parking • Severe traffic in the central part of the city in traveling season • Lack of green places in the city 	<ul style="list-style-type: none"> • Long lasting constructional material in new-built constructions • Access for all the residents to the services like electricity, gas, telephone • Suitable access to the city from Ardabil-Tabriz road • Providing almost all urban applications • Low building density in the city

Source: Comprehensive plan of Sar`ein

Different types of hotels, guest houses, restaurants, and service and office centers like banks, central post office, mineral spas and shops have all been located in the central part of the city.

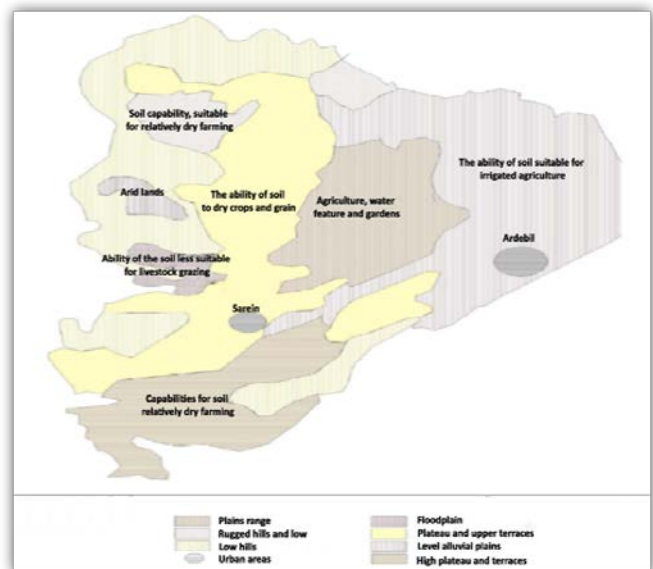


Fig. 2. Land types of Sar`ein (Source: ibid)

We have to consider that the main reason for this establishment is warm mineral spas. Investigation and determination of main land types, soil land units as one of the most important factors of making natural environment for keeping and growing the plants, human and animal life as well as determining land capability and functional suitability and also determining development of regions have a significant position in regional studies and planning. Sar`ein`s lands can be considered in two parts of inside the city and outside the city; Outside the city has got some limitations due to being mountainous region (Fig 2). But inside the city is mainly touristic function because of life feature and mineral spas (Fig. 3).

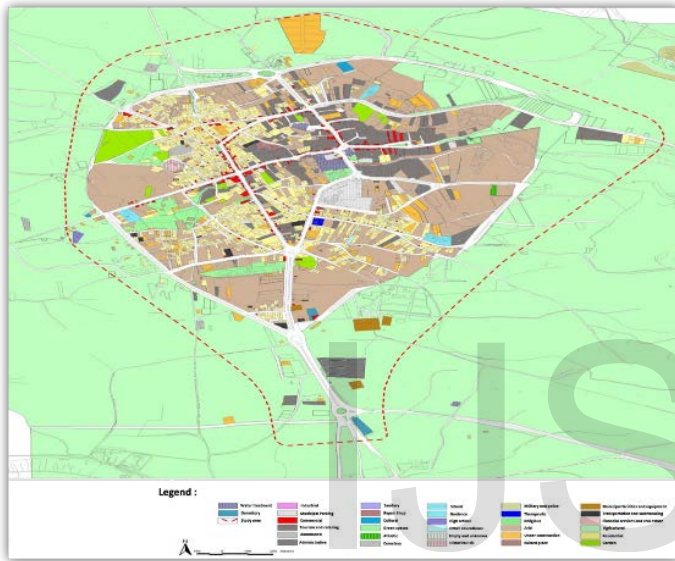


Fig. 3. Current Land function of Sar`ein (Source: ibid)

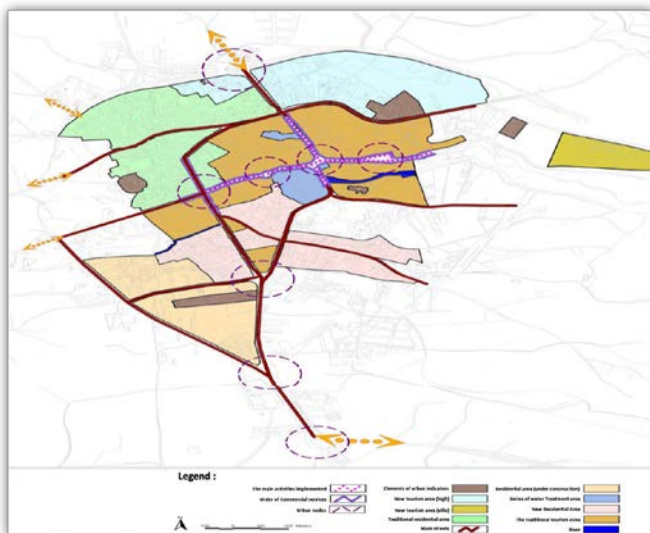


Fig. 4. Spatial organization of Sar`ein (Source: ibid)

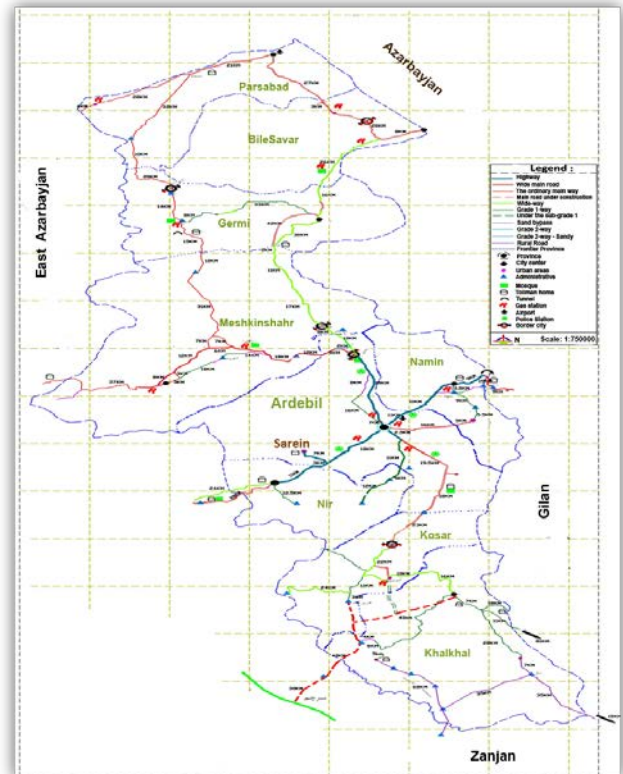


Fig. 5. Road maps with division of road type and method (Source: ibid)

4.2 SAR`EIN TOURIST ATTRACTIONS

Sar`ein region (Fig. 6) and generally Sabalan, as following, has different kinds of attractions and various types of tourism. Archeological digging shows the ancient residency in this region that even dates back to Medes. During history it has gained a double importance because of being in Silk Road. It is also necessary to mention that Mongol invasion as well as bordering wars because destroying valuable historical creations in this region.



Fig. 6. A) Sar`ein city B) Alvares Ski Track

- Historical cemetery of Sarghein (Sar`ein): There are some graves which date back to before Urata period.
- Sar`ein hill (Anahita hill): This hill is the initial core of Sar`ein settlement and it has been the shelter for people during attacks. In the past, water from one spa was transferred to a pool on top of the hill for consumption during attacks.
- Stone dark and airless place of Vind Kalkhouran: The archeological aspects of these dark and airless place which is not clear and there are many ideas about their oldness is located near the village of Vind Kalkhouran. Some opinions illustrate

that the oldness of these dark and airless place dates back to cave- dwelling period and some believe it is older than that. Inside these dark and airless places, there are some caved paintings but there are also some alphabets in the margin which have been cleared during time.

- Atashgah village which is the famous fire temple for Zoroastrians is located in this place and Vildkhoran can be taken in consideration because of stone houses and ancient dark and airless places for some reasons like oldness, tourist attraction and etc.

- Sabalan Mountain is one of the main tourist attractions in the region and even province in terms of eco-tourism and geo tourism. Sabalan is a silent eruption which 4811 meters above sea level. This mountain which is located between famous Uromia Lake and Caspian Sea has got unique views and there is beautiful lake on the north side and highest Sabalan summit (Soltan Savalan). A formed Sulphuric spa in northern and western foothills of this mountain with 40 degrees centigrade temperature is an evident for the volcanic action. Fertile foothills and green pastures of this mountain in summer is the country side of Moghan plain tribes and IIsouns.

- Another tourist attraction which can be noted in Sar`ein is Sabalan Alvares (Fig. 6: B), 12 kilometer far away from Alvares village and 24 kilometers far from Sar`ein. During the past few years, a ski slope has been built in this area. This city is the main medical region in the country. This city with 11 Water medical spas is very attractive for the people. This spa which has warm water has medical advantages such as relieving neural pains, muscle pain, arthritis and etc. Warm water spa of Sar`ein can be classified as the first quality mineral water. There are some other mineral spa in some other parts of Sar`ein but they are not as famous as Sar`ein ones (Fig. 7).



Fig. 7. Sar`ein city and its tourist attraction distribution

4.3 ACCOMMODATION CENTERS OF SAR`EIN

4.3.1 Apartment Hotel

There are 60 active hotel apartments in Sar`ein according to statistics of planning deputy of Ardabil local government in 2009 which 41 are first class, and 18 are second class and one of them is third class. In total, there are 619 villa apartment hotel, 239 studio apartments, and 58 units of rooms with 2961 beds.

TABLE 2
NUMBER OF HOTELS AND HOTEL APARTMENTS IN SAR`EIN -2009

Hotel degree	Quantity	One bed room	Two bed-rooms	Three bed-rooms	Apartment	Studio house	Bed	Room
1	1	268	55	1	362	45	778	2406
2	8	86	25	0	111	9	177	532
3	45	6	7	0	13	0	13	47
Total	54	354	80	1	473	54	1005	3102

Source: Planning deputy of Ardabil local government

TABLE 3
GUEST HOUSE CHARACTERISTICS IN SAR`EIN WITH DEGREE CLASSIFICATION -2009

Degree	Room	Bed	With Bath room							Without Bath room				
			1	2	3	4	5	Total	1	2	3	4	5	Total
1	159	489	0	0	0	0	0	0	10	33	73	31	6	153
2	491	1422	0	0	0	0	0	0	8	65	295	33	20	421
3	690	2451	1	8	67	0	0	85	5	43	446	113	25	632
Total	1340	4362	1	8	67	9	0	85	23	141	814	177	51	1206

SOURCE: PLANNING DEPUTY OF ARDABIL LOCAL GOVERNMENT

4.3.2 Tourist Complex

There is no tourist complex in Sar`ein at the moment. Four tourist complexes is in the future plan because of suitable location to attract tourists and removing the single-attraction of the city as well as providing tendency for tourists in all four seasons. Ali Daei tourist complex, Iranian medical touristic complex, residential and health complex of Alvares and Sar`ein touristic complex (Tourism organization statistics). It is noted that all these complexes are newly approved and land has only been clarified but no constructional activity has been started.

4.3.3 Staying in Tent and Outdoor

Due to seasonal arrival of tourists and increasing price of touristic accommodation in high-travel season, a considerable number of low-income passengers tend to use tents and outdoor environment. Unfortunately, since there is no special place for this purpose and has not been considered, passengers like to install tents in the margin of streets and pavements according to their own interests. Most people who use tents install them near crowded places having facilities in order to have family security and being near to primary services such as drinkable water, parking, toilet and lighting system. If you go to the city in the summer, you will observe huge number of people who has installed tents from entering part of the city to city center (Gavmish Goli square) in green places. This work not only has some dangers for passengers themselves (no security, accident danger, noise pollution, no access to toilets and etc.) but it also has some disturbance for the host society and finally it reduce the attractiveness of the city in terms of view and esthetics in which it blocks the pavements, water canals and city streets become dirty due to litter produced by residents of tents as well as causing chaos in the central part of the city due to lack of space. There is no information and statistics from number of people and tents in high-travel season to the city. 203 out of 222 accommodation centers are privately owned. Normally, the demand for apartment hotel is more, also the quality of service in these types of accommodation centers are more extensive. Regarding the establishment year of accommodation centers, there were totally 40 accommodation centers in Sar`ein up to 1985 which they reached 101 up to 1995 which shows a 9.7 % growth. They reached 222 centers up to 2009 that it experienced 8.24% growth from 1995 till 2009.

5 INFRASTRUCTURE EQUIPMENT OF THE CITY

Sar`ein water is provided from underground water supply through two deep wells (with 25 and 30 liter per second out-flow) and using river water of Darvish Chay with amount of 24 liter per second. In recent years, the problem of drinkable water has been solved by establishing water transferring pipe line from the Yamchi dam drinkable- water purifying center to Ardabil from Sar`ein T-junction to Sar`ein. The problem which seem existing is the water-distribution method which no post has separately been considered for public and touristic

consumption and most tourists specially people who are staying in tents have problem meeting their needs so they refer to public places like mosques and parks.

Sewage in Sar`ein is mainly done in two ways of absorption wells and transferring through open and closed streams and shifting them to Kenzagh Chay canals which cause environmental pollution and possibility of communicable diseases that can be more in warm and more passenger seasons. Because of tourism orientation of activities, if such cases happen, there will be irreparable damage to tourism section which will lead recession. It must be considered that the main reason for spreading the disgusting smell of sewage is from the medical sewage in the city which decreases the tourism attractiveness. So, one of the best solutions is modern collecting and purifying the urban sewage. Electricity consumption in high-travel season and peak is almost doubled compared to normal situation of the city. There is no specific restriction for electricity providing in high -consumption season. Also, the lighting condition of main thoroughfares is almost suitable. But lack of appropriate camping space, lack of light for people who stay in tents are existing in some points. Sar`ein telecommunication system is digitally providing urban services, intercity and internationally. The network has now capability for tourism development. Sar`ein has gas system and there is no special problem in high-travel season in terms of providing gas since the high-travel season is summer and it is not necessary for heating purposes. Garbage collection is done manually and traditionally. In high-travel season, the garbage is collected and transferred to landfills due to increasing volume of garbage and consequently increasing number of sanitation workers. We can observe garbage in canals and streets especially near the warm water spa and tent places of tourist due to lack of sufficient number of dust bins which creates an inappropriate environment and pollution spreading.

Due to seasonal arrival of tourists and increasing price of touristic

Investigating the effect of Connective-road networks and inside the city on tourism trend and development and its quality is highly important. Current limitations considering tourism have been assessed in this section. One of the main problems of the city is loss of passenger terminal which cause many people drive to Sar`ein. Since the access road is suitable because of being near to Ardabil, but it leads removing substantial number of tourists due to lack of these facilities. Another relevant problem regarding tourism is lack of public parking inside the city especially in central part of city in high-travel season. Urban thoroughfares especially central ones are not suitable due to the volume of passengers in summer due to being narrow which cause severe traffic and traffic abnormality. Sar`ein has one gas station which is located in entrance of the city which is not enough in high-travel season.

Athletic locations, green and recreational places

Quantity of these places increase the tourism attractiveness and can increase passenger length of stay and help Sar`ein not to be single-attraction (spa). Current athletic clubs is just one in the city which is located in east part of the city entitled

physical-education club. Other athletic places are billiard and some places which do not need spacious location and are mostly entertaining like Ping-Pong and these activities are seasonally active.

Urban green spaces

The largest green place is located on the western side of Imam Khomeini Street named Shadi Park. There are also some other green spaces that are not as large. The one on the east part of the city named Tandorosti [Health] road can be exemplified, which is suitable place for tourist entertainment because of having traditional café.

Cultural religious centers

Religious centers include mosques, mourning hall, Imamzadeh [A shrine where a descendant of an Imam is believed to be buried] and praying location. Sar`ein has got two big mosques and one Imamzadeh. These centers are enough for residents but due to special touristic situation and public use from these centers in high-travel season, expansion of these centers seem necessary. It is noted that most of recreational and water medical centers, places for praying has been allocated.

Cultural centers

Include cultural center, cinemas, museums, theater and music performing hall. There is one cinema and one playhouse in Sar`ein in which local plays and punch and Judy show are being presented in playhouse in high-travel season. Since presenting cultural products such as plays, local music performance in the city and in cultural centers (and not only in traditional restaurants) as well as holding conferences and scientific-cultural meeting can strengthen the tourist attraction, but unfortunately Sar`ein lacks cultural centers for these kinds of activities.

6 RESEARCH FINDINGS

6.1 Accommodation-manager group

According to table 4 and F column, it is seen that there is not a big difference from one-factor variants analysis and meaningful surface, average opinions of accommodation managers based on education level regarding investment, length of stay, number of tourists and lack of facilities.

TABLE 4
RESULTS OF VARIANTS ANALYSIS (AVERAGE DIFFERENCE REGARDING LEVEL OF EDUCATION – ACCOMMODATION MANAGERS)-2009

Research variables	Under diploma		Diploma		Master degree		Bachelor degree		Bachelor degree		F	Sig
	Mean	Std.D	Mean	Std.D	Mean	Std.D	Mean	Std.D	Mean	Std.D		
Investment	3.16	0.00	3.44	0.72	2.96	0.52	3.10	0.45	2.66	0	1.74	0.14
Length of stay	2.77	0.00	3.19	0.59	2.97	0.49	2.95	0.38	3.27	0	0.85	0.49
Lack of facilities	3.75	0.00	3.82	0.52	3.70	0.57	3.83	0.67	3.12	0	0.53	0.71
Number of tourists	3.4	0.00	3.50	0.89	3.29	0.62	3.20	0.57	3.30	0	0.47	0.75

Source: Author's Field Study

6.2 Group of tourists

According to the table 5 and F column, it is seen that there is not a big difference from one-factor variants analysis and

meaningful surface, average opinions of accommodation managers based on education level regarding investment, length of stay, number of tourists and lack of facilities.

TABLE 5
RESULTS OF VARIANTS ANALYSIS (AVERAGE DIFFERENCE REGARDING LEVEL OF EDUCATION –TOURISTS)-2009

Research variables	Under diploma		Diploma		Post diploma		Bachelor degree		Bachelor degree		F	Sig
	Mean	Std.D	Mean	Std.D	Mean	Std.D	Mean	Std.D	Mean	Std.D		
Investment	3.26	0.35	3.49	0.58	3.16	0.38	3.52	0.51	3.61	0.67	1.11	0.35
Length of stay	2.85	0.34	3.03	0.39	2.63	0.33	3.04	0.37	2.96	0.37	2.05	0.09
Lack of facilities	3.32	0.64	3.67	0.62	3.27	0.44	3.64	0.64	3.50	0.12	1.24	0.29
Number of tourists	2.02	0.29	2.46	0.58	2.02	0.62	2.48	0.47	1.79	0.64	3.74	0.007

Source: ibid

6.3 Age variable

Accommodation-manager group

According to table 6 and F column, it can be seen that there is

not a meaningful difference between the result of one-factor variants analysis and meaningful surface, average opinions of tourists based on their ages regarding investment, length of stay, lack of facilities and number of tourists.

TABLE 6

RESULTS OF VARIANTS ANALYSIS (DIFFERENCE BETWEEN AGE, ACCOMMODATION MANAGERS)-2009

Research variable	20-30		31-40		41-50		>50		F	Sig
	Mean	Std.D	Mean	Std.D	Mean	Std.D	Mean	Std.D		
Investment	3.00	0.49	3.25	0.73	3.00	0.52	3.25	0.40	1.48	0.22
Length of stay	2.88	0.35	3.13	0.60	2.97	0.51	2.93	0.41	0.62	0.60
Lack of facilities	3.84	0.55	3.94	0.63	3.67	0.59	3.62	0.48	1.47	0.22
Number of tourists	3.35	0.41	3.29	0.78	3.26	0.64	3.36	0.77	0.15	0.92

Source: ibid

Group of tourists

TABLE 7
 RESULTS OF VARIANTS ANALYSIS (DIFFERENCE BETWEEN AGE, TOURISTS)-2009

Research variable	15-25		26-35		36-45		>46		F	Sig
	Mean	Std.D	Mean	Std.D	Mean	Std.D	Mean	Std.D		
Investment	3.44	0.54	3.56	0.53	3.34	0.50	3.29	0.49	0.75	0.52
Length of stay	2.95	0.36	3.05	0.42	3.02	0.42	3.00	0.18	0.56	0.63
Lack of facilities	2.40	0.52	2.29	0.59	2.46	0.56	2.50	0.43	0.45	0.71
Number of tourists	3.52	0.59	3.69	0.65	3.40	0.56	4.25	0.60	2.46	0.06

Source: ibid

7 CONCLUSION

Data analysis in tourist sampling shows that opinion average of tourists regarding level of education in terms of investment, lack of tourism facilities, length of stay and number of tourists do not have a meaningful difference. This shows that tourists' opinions have been homogenous regarding these factors and difference of education level do not have an effect on the way of responding regarding these factors. Data analysis in expert sampling shows, that opinion average of accommodation managers regarding age groups in terms of investment, lack of tourism facilities, length of stay and number of tourists does not have a meaningful difference. This shows that accommodation managers' opinions have been homogenous regarding these factors and difference of age groups does not have an effect on the way of responding regarding these factors. Data analysis in accommodation-manager sampling in terms of education (Accommodation managers) shows that opinion average of accommodation managers regarding level of education in terms of investment, lack of tourism facilities, length of stay and number of tourists do not have a meaningful difference. This shows that accommodation managers' opinions have been homogenous regarding these factors and difference of education level does not have an effect on the way of responding regarding these factors. Data analysis in tourists' sampling shows, that opinion average of tourists regarding age groups in terms of investment, lack of tourism facilities, length of stay and number of tourists does not have a meaningful difference. This shows that tourists' opinions have been homogenous regarding these factors and difference of age groups does not have an effect on the way of responding regarding these factors. Data analysis in expert sampling shows, that opinion average of experts regarding sex in terms of investment, lack of tourism facilities, length of stay and number of tourists do not have a meaningful difference. This shows

that accommodation managers' opinions have been homogenous regarding these factors and difference of sex difference does not have an effect on the way of responding regarding these factors. Data analysis in tourists' sampling shows, that opinion average of tourists regarding sex in terms of investment, lack of tourism facilities, length of stay and number of tourists do not have a meaningful difference. This shows that tourists' opinions have been homogenous regarding these factors and difference of sex difference does not have an effect on the way of responding regarding these factors.

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