

# Project Application



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

The following application is for:

- Conceptual Review     
  Final Review     
  Appeal     
  Time Extension
- 
- Development Review     
  Subdivision     
  Variance
- Conditional Use Permit     
  Zone Change     
 Major Community Plan Amendment
- Minor Community Plan Amendment

<b>PROJECT CONTACT:</b>	Alan Everett	Phone:	602-448-6927	App. #:	
Address:	3017 E Stella Lane	Cell Phone:		Date Rec'd:	
E-mail:	aeverett01@msn.com	Fax:		Rec'd by:	
<b>PROJECT NAME:</b>	Sedona Hard Cider	Parcel #:	401 26 004	Fee Pd:	
Project Address/Location:	145 Copper Cliffs Ln 86336	Acres:	3.63	Zoning:	

Project Description:	Major Community Plan Amendment From Single-family, Low Density Residential to Planned Area The proposed zone change is from RS-18b to Planned Area Development
----------------------	---

<b>OWNER NAME:</b>	John R. Graham	<b>APPLICANT NAME:</b>	Same
Address:	145 Copper Cliffs Ln 86336	Company Name:	
Phone:	602-524-8223	Address:	
Cell Phone:		Phone:	
E-mail:	johnrgraham@gmail.com	Cell Phone:	
		E-mail:	
<b>ARCHITECT/ENGINEER:</b>		<b>AUTHORIZED AGENT/OTHER:</b>	
Company Name:		Company Name:	
Address:		Address:	
E-mail:		E-mail:	
Phone:		Phone:	
Cell Phone:		Cell Phone:	
ID #/Exp. Date:			
City Business License #:			

John R. Graham  
145 Copper Cliffs Lane  
Sedona, Arizona 86336  
602-524-8223

---

May 30, 2017

City of Sedona Community Development Department  
102 Roadrunner Road  
Sedona, Arizona 86336

Re: Letter of Intent for the proposed Major Community Plan Amendment from Single-family, Low Density Residential to Planned Area. The proposed zone change is from RS-18b to PD (Planned Development). Assessor's Parcel #401-26-004, also known as 145 Copper Cliffs Lane, Sedona, Arizona

To Whom It May Concern.

The owner, John R. Graham, is proposing to change the zoning of the above referenced property from RS-18b to Planned Area to allow the production of hard apple cider in an existing building. Converting the zoning of the parcel from Residential (RS-18b) to Planned Area (PA) will require a major amendment to the Sedona Community Plan.

#### **CURRENT USE**

The parcel, 3.63 acres, currently has a single family residence, guest house, and production building of approximately 700 square feet. There are also 250 apple trees and 30 pear, peach, and cherry trees on the property. An irrigation ditch, which has been in use for approximately 100 years, supplies water to the orchard. The distance from the production building to the closest neighboring structure is more than 100 feet. It is the applicant's belief that low intensity production of cider on the property is in keeping with the area's history and preferable to trucking whole apples offsite for processing.

#### **PROPOSED USE**

- Production will occur in an existing building on the property. No addition construction is required.
- There will not be any retail sales on the property and it will not be open to the public.
- The cider will be produced primarily from apples grown on the property's 250 apple trees.
- The pressing of the apples, for juice, will be inside the building, just a sweet cider has been produced.
- The fermentation process and bottling will take place inside the building.
- Additional traffic on Copper Cliffs Lane will be minimal; one additional trip per week in the first year of operation and approximately 2 trips per week in years 3 and 4.
- No additional use of water will be required.

## **HISTORY**

Since early settlement, Sedona, and this area in particular, has been known for its apple orchards and apple cider. This property and the adjoining properties have a long history of growing, harvesting, and selling both fresh apples and apple cider. Apple cider has been produced on these properties for over 40 years. During this same period there has been a retail fruit stand selling apple products above the property along SR 179. Other properties on Copper Cliffs Lane have large gardens, growing vegetables that are sold to local restaurants.

This proposal conforms to numerous provisions in the Sedona Community Plan.

### ***Our Vision: Sense of Place.***

In this proposal a 250 tree apple orchard is retained and 3.63 acres remain intact without being subdivided. It creates a serene and beautiful place and helps to retain the small town character of Sedona.

### ***Community:***

This proposal respects Sedona's community character and helps preserve and celebrate the community's history. Long known for its apple orchards, this proposal retains an orchard of 250 trees.

### ***Community Focus Area 10: Copper Cliffs.***

This proposal conforms to the Focus Area attributes of large lots, orchards, rural character, and agricultural plantings. This Focus Area supports the potential for non-residential use tied to preservation agricultural uses.

## **CONCLUSION**

The Sedona Community Plan outlines a path for the future of the city. This proposal, a Planned Area Development for the production of hard apple cider, addresses the desire to retain the rural character, large parcels, agricultural uses, and the history of apple orchards along Oak Creek. We believe this proposal is compatible with the intent and spirit of the Sedona Community Plan. We request your concurrence in allowing its implementation.

Yours truly,

John R. Graham

CC: Alan Everett  
602-448-6927

**CONCEPTUAL SITE PLAN:**

Enclosed is a vicinity map, list of property owners within 300 feet, and mailing labels. There will be no changes to the property or buildings that currently exist on the property.

**PUBLIC PARTICIPATION PLAN:**

All property owners within 300 feet of this proposal shall receive a mailing describing the proposal. They will be provided contact information where questions, concerns, and issues may be submitted. This mailing is planned for June 15, 2017. Depending on the response to this mailing, additional mailing and/or public meetings with the neighbors will be planned. We are not aware of any active homeowner/property owner/neighborhood associations in the area. After the deadline of July 1, 2017 for comments, a report of all comments and issues received from the affected property owners will be promptly provided to the Sedona Community Development Staff. Attached is a draft copy of the letter that will be mailed to property owners.

**LEGAL DESCRIPTION; ACREAGE:**

3.63 acres                                      401 26 004

**Legal Summary**

Sixteenth: NW Quarter: SE Section: 18 Township: 17N Range: 06E TR IN NE4NW4SE4; PT R DOUGLASS TR; BEG AT PT LYNG S 26DEG 42MIN 3SEC W 3173.21' FROM NE COR SEC 18 TH S 9DEG 44MIN W 210.60' THS 77DEG 27MIN W 449.21' TH N 2DEG 22MIN W 274.76' TH N 86DEG 24MIN E 486.49' TO POR SEC 18 17N 6E (2.54AC) TR IN NE4 NW4SE4 & SE4SW4NE4 SEC 18 17N 6E BEG AT PT LYNG S 28DEG 21MIN 22SE C W 2983.56' FROM NE COR SEC 18 TH S 2DEG 24MIN W 209.40' TH S 86DEG 24MIN W 486.49' TH N 2DEG 22MIN W 292.17' TH S 84DEG 8MIN E 509.03' TO POB SEC 18 17N 6E (2.85AC) TOT 5.39AC LESS PCL SOLD T & G BELLWOOD 1.763AC REMAINING 3.627AC

**LETTER OF AUTHORIZATION:**

The applicant is the property owner. Attached is a copy of the title report.

**TRAFFIC IMPACT STATEMENT:**

City of Sedona Public Works Department has determined that a traffic study is not necessary as the impact on Copper Cliffs Lane and SR 179 will be minimal.

### ECONOMIC IMPACT ANALYSIS:

In the first year of operation, Sedona Hard Cider is expected to produce 1000 gallons of Cider. By year 3 and 4, production is estimated to be 6000 gallons of Cider. This business will add two additional employees, when approved.

### Licenses and Permits

The following licenses and permits will be applied for after approval of the zone change.

- Federal Alcohol Production permit
- State of Arizona Farm Winery License
- City of Sedona Business License
- Coconino County Health Certificate – received.



Z 68 49 W  
M 6989 Z

M  
3963Z

GRAPES

PEARS

FRUIT

APPLES

TOMATO  
VINE









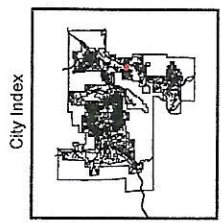
# Aerial View

Parcel  
#401-26-004  
Sedona  
Hard Cider

- Parcel #401-26-004
- Parcel Boundary
- Street Centerline



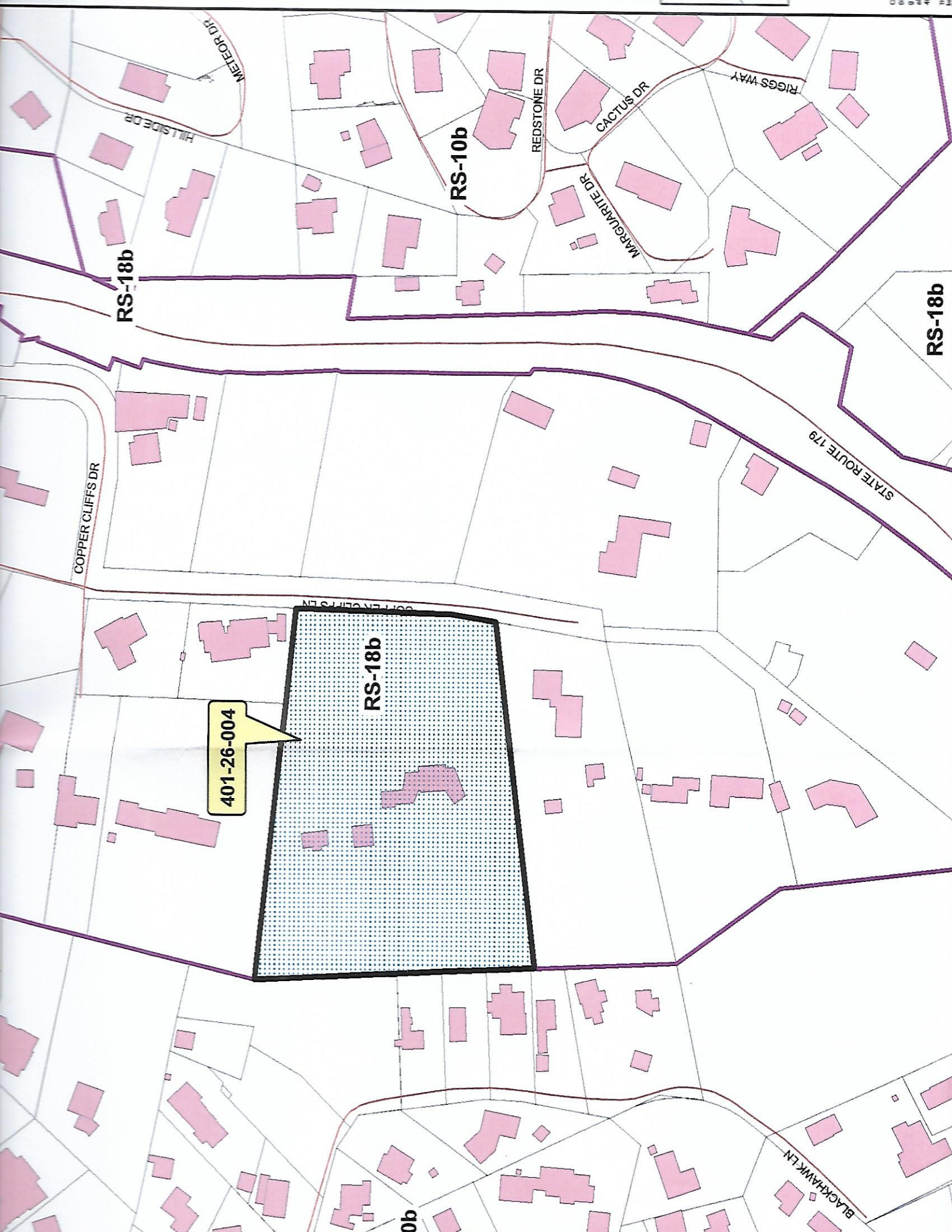
0 15 30 Feet



GIS, City of Sedona  
05/22/2017  
g:\municipal\gis\401-26-004\_aerial.mxd

This information is provided as a public service and is not intended to be used for legal purposes. The City of Sedona is not responsible for any errors or omissions in this information. The City of Sedona is not liable for any damages or losses resulting from the use of this information.





401-26-004

RS-18b

RS-18b

RS-10b

RS-18b

COPPER CLIFFS DR

HILLSIDE DR

METEOR DR

REDSTONE DR

CACTUS DR

RIGGS WAY

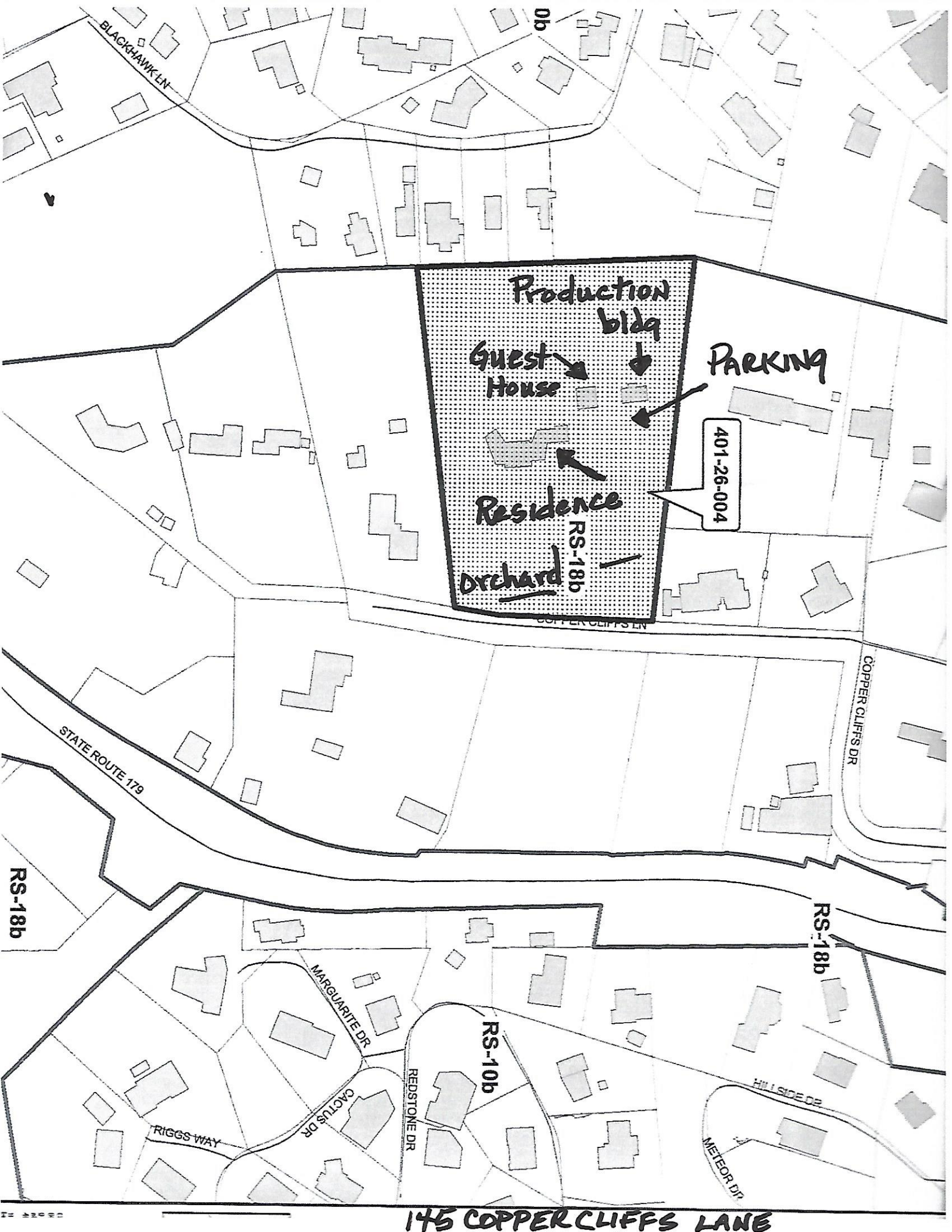
MARGUERITE DR

STATE ROUTE 179

COPPER CLIFFS LN

BLACKHAWK LN

00b



BLACKHAWK LN

0b

Production bldg

Guest House

PARKING

401-26-004

Residence

Orchard

RS-18b

COPPER CLIFFS LN

COPPER CLIFFS DR

STATE ROUTE 179

RS-18b

RS-18b

MARGUARITE DR

RS-10b

RIGGS WAY

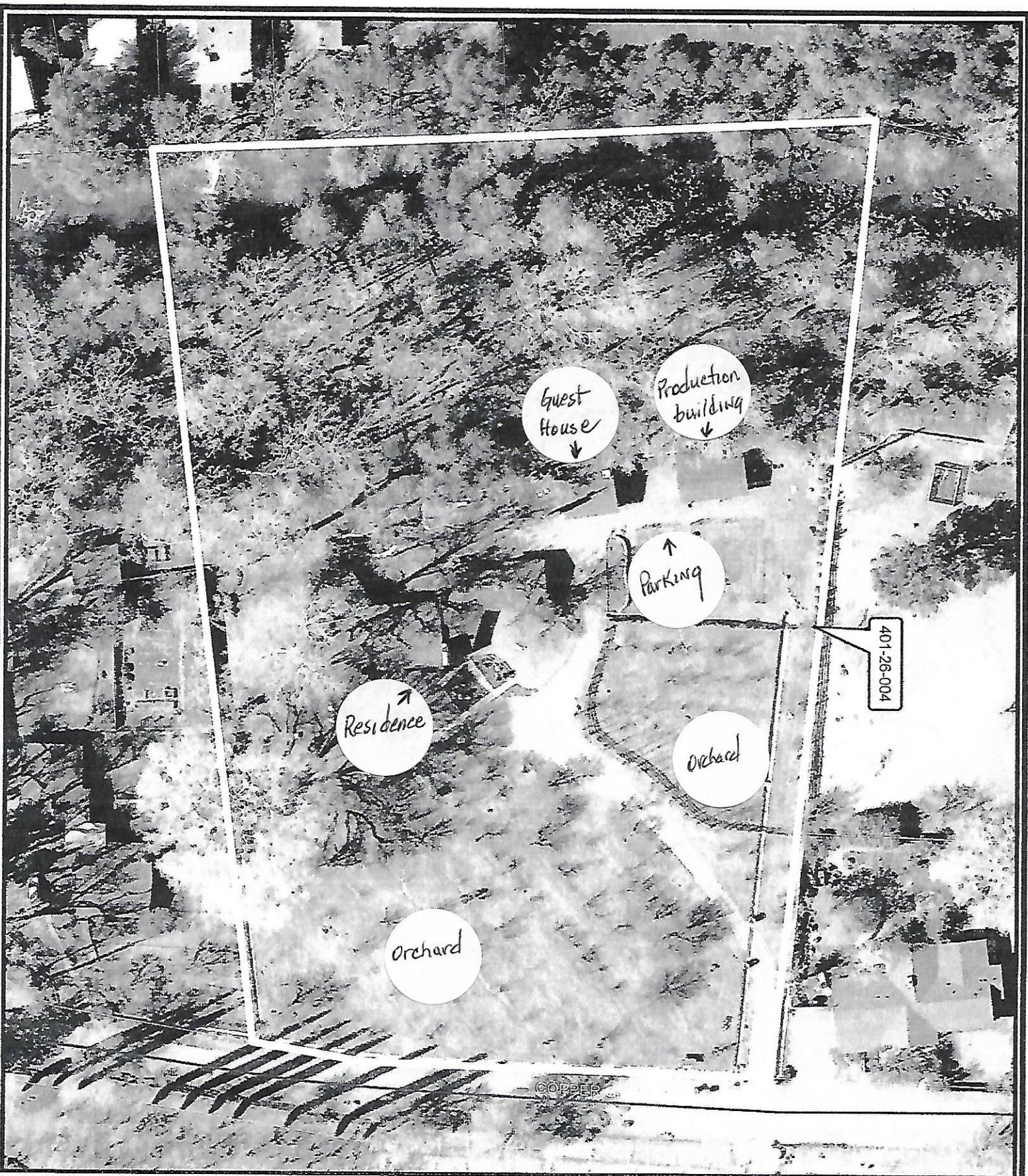
CACTUS DR

REDSTONE DR

HILLSIDE DR

METEOR DR

145 COPPER CLIFFS LANE



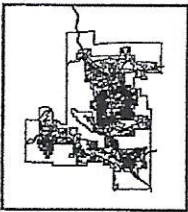
**Aerial View**

Parcel  
 #401-26-004  
 Sedona  
 Hard Cider

Parcel  
 #401-26-004  
 Parcel Boundary  
 Street Centerline



0 15 30 Feet



City Index

City of Sedona  
 Planning Department  
 401-26-004\_serial.mxd

THIS MAP IS A PRELIMINARY MAP AND IS NOT A GUARANTEE OF ACCURACY. THE CITY OF SEDONA AND THE PLANNING DEPARTMENT MAKE NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THIS MAP. THE CITY OF SEDONA AND THE PLANNING DEPARTMENT SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

John R. Graham  
145 Copper Cliffs Lane  
Sedona, Arizona 86336  
602-524-8223

---

June 5, 2017

RE: 145 Copper Cliffs Lane, Sedona, Arizona 86336  
Major Community Plan Amendment and Zone Change

John Graham, owner of the subject property, is proposing to produce hard apple cider in an existing building on the property. This will require a Major Community Plan Amendment and a change in zoning from single-family residential to Planned Development.

Below is information regarding this project:

- Production will occur in an existing building on the property. No additional construction is required.
- There will not be any retail sales on the property and it will not be open to the public.
- The cider will be produced with apples harvested from the existing 250 apple trees.
- The pressing of the apples, for juice, will be inside the building, just as sweet cider has been produced in the area.
- The fermentation process and bottling will take place inside the building.
- The production of cider will be seasonal.
- Additional traffic on Copper Cliffs Lane will be minimal; one additional trip per week in the first year of operation and approximately 2 trips per week in years 3 and 4. Delivery vans will be used to transport the product, no large trucks.
- No additional use of water will be required other than for cleaning the equipment.

This information is provided to you as a property owner within 300 feet of this proposal. This proposal will go through a formal process with a comment period, Planning and Zoning Commission hearing and City Council review and approval.

Should you wish additional information, have comments or concerns, please contact either of us by telephone, mail, or email, July 1, 2017.

John Graham  
145 Copper Cliffs Lane  
Sedona, Arizona 86336  
602-524-8223  
[johnrgraham@gmail.com](mailto:johnrgraham@gmail.com)

Alan Everett  
3017 E. Stella Lane  
Phoenix, Arizona 85016  
602-448-6927  
[aeverett01@msn.com](mailto:aeverett01@msn.com)



# 300ft Owners

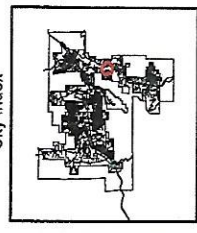
Parcel  
#401-26-004  
Sedona  
Hard Cider

- Parcel #401-26-004
- Parcels within 300ft
- Parcel Boundary
- Street Centerline



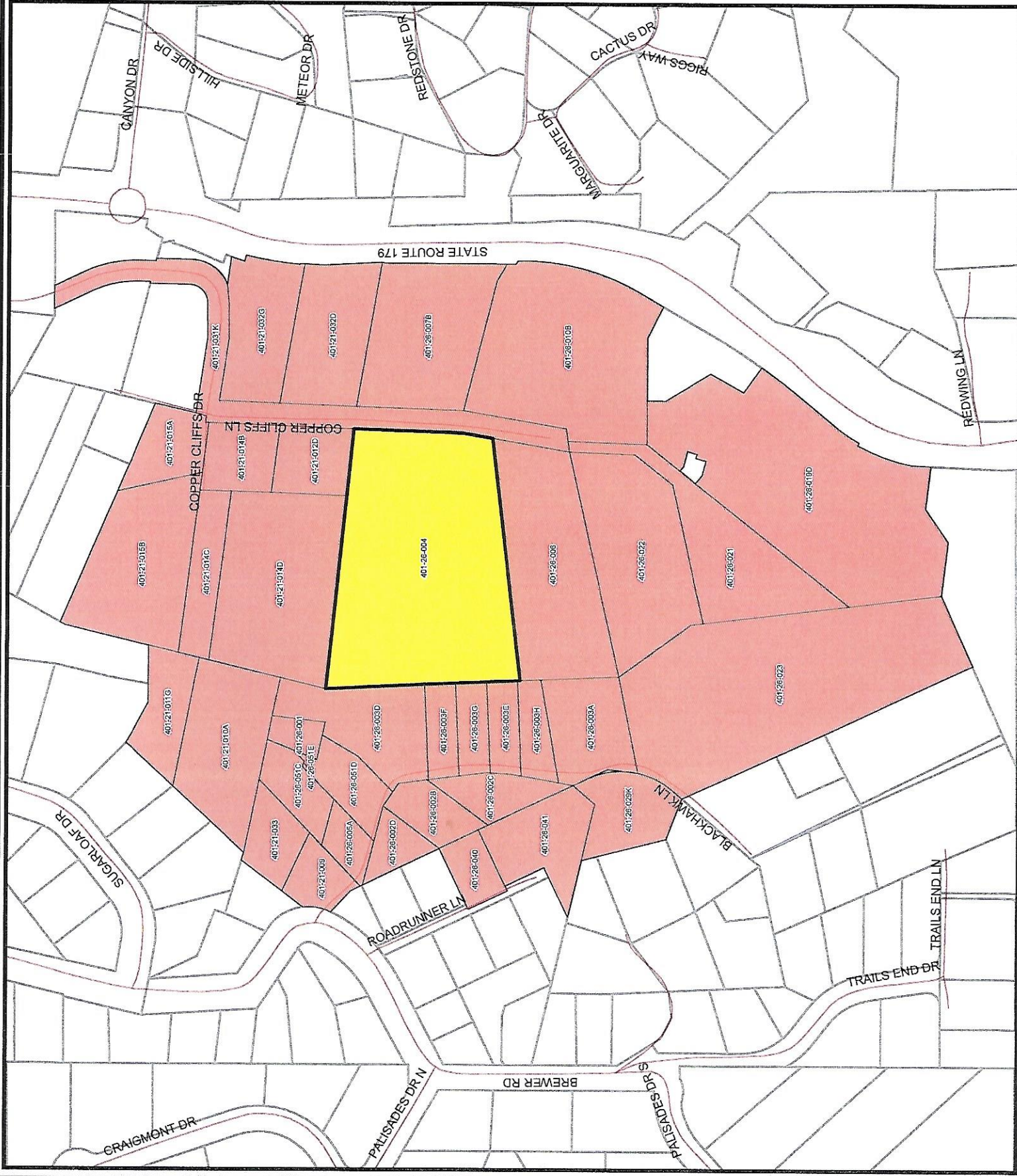
0 80 160 Feet

City Index



GIS, City of Sedona  
05/22/2017  
g:\pub\regprojects\ainevent  
mxd\401-26-004\_owners.mxd

This map is provided to provide information about Sedona, and has been prepared by the City of Sedona. It is not intended to be used for any other purpose, and the City of Sedona does not warrant the accuracy or completeness of the information provided. The information is provided "as is" and the user assumes all responsibility for any errors or omissions. The City of Sedona shall have no liability for any damages or losses resulting from the use of this information.



**Parcel #401-26-004 = Parcel Owners within 300ft  
Project: Sedona Hard Cider**

TPARCEL	OWNER	O STREET	OCITY	OSTATE	OZIP
401-21-009	CHALAT DAVID B	10 BLACKHAWK LN	SEDONA	AZ	86336
401-21-010A	BOAL BERNARD H & PAMELA S	2 SPRUCE ST APT 6B	GREAT NECK	NY	11021
401-21-011G	BUCHER RALPH ERIC & GRACE ISOBEL	7722 N IRONWOOD DR	PARADISE VALLEY	AZ	85253
401-21-012D	GARLAND DANIEL JAMES JR & MONICA KAY	PO BOX 171	SEDONA	AZ	86336
401-21-014B	FULLER/HILLER REVOCABLE TRUST	2716 E 4TH STREET	TUCSON	AZ	85716
401-21-014C	TEVIS-NOELTING DEBORAH	60 MINGUS MT RD	SEDONA	AZ	86336
401-21-014D	GOLDSMITH MERYL	22217 N FREEMONT RD	PHOENIX	AZ	85050
401-21-015A	STAADCKER JOEL & ROBIN LIVING TRUST	280 COPPER CLIFFS DR	SEDONA	AZ	86336
401-21-015B	STAADCKER JOEL & ROBIN LIVING TRUST	280 COPPER CLIFFS DR	SEDONA	AZ	86336
401-21-031K	COPPER CLIFFS IMPROVEMENT ASSOC	145 COPPER CLIFFS LN	SEDONA	AZ	86336
401-21-032D	INDIAN GARDENS TRADING POST INC	3951 N STATE ROUTE 89A	SEDONA	AZ	86336
401-21-032G	SATHER JOHN E & MARY MARGARET	PO BOX 115	SEDONA	AZ	86339
401-21-033	ALBERT LAURA RUTH	866 BREWER RD	SEDONA	AZ	86336
401-26-001	DIXON RICHARD C REV LIVING TRUST	5221 E JANICE WAY	SCOTTSDALE	AZ	85254
401-26-002B	NICHOLSON JOHN FRASIER CPWROS	41 BLACKHAWK LN	SEDONA	AZ	86336
401-26-002C	MULLIS RONALD JAI	235 WAVETREE DR	ROSWELL	GA	30075
401-26-002D	CONWAY R JOHN JR & ANNE M	31 BLACKHAWK LN	SEDONA	AZ	86336
401-26-003A	SCHAIRER DONALD W & KAREN E	130 BLACKHAWK LN	SEDONA	AZ	86336
401-26-003D	DIXON RICHARD C REV LIVING TRUST	5221 E JANICE WAY	SCOTTSDALE	AZ	85254
401-26-003E	HEIRIGS ROSS	100 BLACKHAWK LANE	SEDONA	AZ	86336
401-26-003F	DIXON RICHARD C REVOCABLE LIVING TRUST	5221 E JANICE WAY	SCOTTSDALE	AZ	85254
401-26-003G	1050 LLC	4735 E ARROYO VERDE DR	PARADISE VALLEY	AZ	85253
401-26-003H	SCHAIRER DONALD W & KAREN E JT	130 BLACKHAWK LN	SEDONA	AZ	86336
401-26-004	GRAHAM JOHN R & DANA J TRUST	3613 E CAT BALUE DR	PHOENIX	AZ	85050
401-26-005A	ELLISON STEPHEN L & MAUREEN E	20 BLACKHAWK LN	SEDONA	AZ	86336
401-26-006	HAURY LOREN R & JESSICA DANSON TRUSTEES	165 COPPER CLIFFS LN	SEDONA	AZ	86336
401-26-007B	DANSON EB III FAMILY TRUST	10866 WILSHIRE BLVD SUITE 300	LOS ANGELES	CA	90024
401-26-010B	SCOTT ANDREW	PO BOX 565	SNOWMASS	CO	81654
401-26-019D	CAMPBELL DAVID F & CATHERINE A TRUSTEE	1156 STATE ROUTE 179	SEDONA	AZ	86336
401-26-021	MCINNIS JAMES B SR & PENNINGTON-MCINNIS PHYLLIS C COMMUNITY	1070 NEPTUNE AVE	ENCINITAS	CA	92024
401-26-022	THOMAS JACQUELINE F	195 COPPER CLIFFS LN	SEDONA	AZ	86336
401-26-023	SYCAMORE COVE LLC	39 STEPHENS WAY	BERKELEY	CA	94705
401-26-029K	BRYANT REVOCABLE TRUST U/A DTD 11/6/15	10757 N 74TH ST UN 1005	SCOTTSDALE	AZ	85260
401-26-040	HANZAWA MITSUAKI	PO BOX 574	SEDONA	AZ	86339
401-26-041	CAILLOU NADIA	PO BOX 1212	SEDONA	AZ	86339
401-26-051C	SCHOCK HERBERT J & FRANCINE	150 GRASSHOPPER LANE	SEDONA	AZ	86336
401-26-051D	SCHOCK HERBERT J & FRANCINE	150 GRASSHOPPER LANE	SEDONA	AZ	86336
401-26-051E	SCHOCK HERBERT J & FRANCINE	150 GRASSHOPPER LANE	SEDONA	AZ	86336



John R. Graham  
145 Copper Cliffs Lane  
Sedona, Arizona 86336  
602-524-8223

---

July 18, 2017

Ms. Cari Meyer  
Senior Planner  
City of Sedona  
102 Roadrunner Drive  
Sedona, Arizona 86336

Mr. Michael Raber  
Senior Planner  
City of Sedona  
102 Roadrunner Drive  
Sedona, Arizona 86336

RE: PZ17-00007 (Major CPA, ZC) Sedona Hard Cider  
145 Copper Cliffs Lane, Sedona, Arizona 86336

Dear Cari and Mike,

Thank you for the opportunity to provide additional information as requested in your letter of July 6, 2017, specifically in Section 4 – LOI and Site Plan.

4.a: Use of existing buildings.

Building 1; owner's residence.  
Building 2; guest house used by family and close friends.  
Building 3; production building for producing hard cider.  
(attachment 1)

4.b: Square footage of existing buildings.

Building 1; 2672 sq ft.	Owner's residence
Building 2; 616 sq ft.	Guest House
Building 3; 864 sq ft.	Production building

4.c: Additional construction.

No additional construction is anticipated.

4.d: Percentage of apples used from on-site vs. elsewhere.

It is estimated that 75% of the production will come from apples on-site.  
The remaining 25% will come from orchards in the Verde Valley requiring a total of 5 to 6 delivery trips using the company van, per season. Deliveries will be a combination of fresh apples and pressed juice brought in off-site.

4.e: Size and types of trucks used for deliveries/pickups.

The primary vehicle used for deliveries will be the company's Dodge Sprinter Van, which is 17 feet in length. (attachment 2)

Delivery and service vehicles, much larger than the company van, are currently using Copper Cliffs Lane without difficulty (trash haulers, UPS).

The entrance into the property from Copper Cliffs Lane is 18 feet wide.

Copper Cliffs Lane is generally 15 feet wide.

Sedona Fire District has made a property inspection and determined suitable accessibility.

4.f: Parking spaces available.

There is a minimum of eight (8) parking spaces on the property and space to expand if necessary.

4.g: Signage.

There will be no commercial or business signage on the property.

4.h: Additional employees.

There will be two full time employees added if the proposal is approved. The employees will not live on site.

Should you have questions or require additional information regarding the information provided, please contact Alan Everett, 602-448-6927, or John Graham, 602-524-8223. Thank you.

Yours truly,

2004 Dodge Sprinter

Height: 93" Width: 76" Length: 197"



## Cari Meyer - Sedona Hard Cider

---

**From:** Alan Everett <aeverett01@msn.com>  
**To:** Cari Meyer <CMeyer@sedonaaz.gov>  
**Date:** 7/18/2017 10:55 AM  
**Subject:** Sedona Hard Cider

---

Cari.

In your letter of 7/6/17, you asked if the “Fact Sheet” and “Cider Information” article should be part of the application.

No, not necessary. This information would be redundant. Thanks for asking.

Alan

**John R. Graham**  
**145 Copper Cliffs Lane**  
**Sedona, Arizona 86336**  
**602-524-8223**

---

July 2, 2017

Ms. Cari Meyer  
Senior Planner  
City of Sedona  
102 Roadrunner Drive  
Sedona, Arizona 86336

✓  
Mr. Michael Raber  
Senior Planner  
City of Sedona  
102 Roadrunner Drive  
Sedona, Arizona 86336

RE: Public Participation  
Major Plan Amendment and Zone Change Application  
145 Copper Cliffs Lane, Sedona, Arizona 86336

Dear Cari and Mike,

On June 1, 2017, a letter was mailed to all property owners within 300 feet of the subject property. The letter explained the proposal and requested comments/concerns from the neighbors by July 1, 2017.

As of this date only one comment was received, from Mr. Joel Staadecker. Answers were provided to Mr. Staadecker's questions and he has indicated that he has no concerns with the project. A copy of the correspondence is attached.

Also included are signed letters from ten (10) neighbors indicating that they have no concerns with the proposal.

Due to the lack of concerns or issues by the property owners, additional public participation effort does not appear to be necessary, at this time. If issues arise, we will be ready and willing to provide a project update or host a neighborhood meeting.

Should you have questions or require additional information regarding the public participation plan, please contact Alan Everett, 602-448-6927, or John Graham, 602-524-8223. Thank you.

Yours truly,

*Alan Everett for John Graham*

RECEIVED  
JUL 03 2017  
CITY OF SEDONA  
COMMUNITY DEVELOPMENT

**From:** Joel Staadecker <[jstaad@ix.netcom.com](mailto:jstaad@ix.netcom.com)>  
**Date:** June 14, 2017 at 10:26:55 AM PDT  
**To:** John Graham <[johnrgraham@gmail.com](mailto:johnrgraham@gmail.com)>  
**Subject:** Re: City Zoning change for 145 Copper Cliffs Ln

John,

Your word is good enough for us!! Attached is a signed PDF copy of your letter acknowledging "no concern".

Best,

J + R

P.S. When does the "Batch Sampling" begin ?? ;-)

On 6/13/17, 4:54 PM, "John Graham" <[johnrgraham@gmail.com](mailto:johnrgraham@gmail.com)> wrote:

Hi Joel and Robin,

Glad to hear you both are doing well! Thanks for the comments and questions.

Most of the trips will be deliveries, off site, of the finished product. As many of the deliveries will be small quantities, 30-50 gallons, to local business, they will be combined with our normal activities, post office, supermarket, etc. Our van will be used for deliveries, no large trucks. After pressing the juice, the product must ferment for 3-4 months before it is ready for market.

If the business exceeds our 3-4 year projections, it would be necessary to move to a larger production facility in a different location in the Verde Valley.

The plan is to use apples grown in the Copper Cliffs Valley. There could be an unusual situation, due to weather or other factors, when apples would be brought in from other locations in AZ. Hopefully, this would be a rare event but if it were to happen, only our van would be used; no large trucks.

This is 100% my venture -- no partners. Mr. Everett is assisting with the Federal, State and local regulatory process as the past Director of the Arizona State Liquor Department.

I hope this answers your questions/concerns. Please let me know if it does and/or you have additional questions/concerns. As someone who grew up in Copper Cliffs since the age of 5, and who has only done things to try and improve the neighborhood, you have my word that I would never do anything to change the tranquility of the the neighborhood we both love.

All the best,

John Graham

On Tue, Jun 13, 2017 at 10:21 AM, Joel Staadecker <[jstaad@ix.netcom.com](mailto:jstaad@ix.netcom.com)> wrote:

Hi John,

We're doing well, thanks. Sounds like you have found a way to use your apples!. All sounds very low key and quaint.

We have some follow-up questions we would like your responses to, as follows:

1. Wondering about the ultimate scale of the business, we note that you expect delivery trucks to make trips through the neighborhood two times per week. Is that during harvest season or year-round? If during harvest season, approximately how many months would this represent?
2. If the business scales up would this number of trips increase?
3. You say the apples " primarily" come from your orchard. What percentage will that be now? In the future? Might we expect you to bring apples in from outside our Copper Cliffs Valley if the business scales up?
4. Is this a personal venture of your own or do you now have partners in the business? We notice that your recent correspondence sent to us lists Alan Everett as a signatory to the letter. Is this the former Councilman from Sedona? What role does this person have in the venture?

We are concerned about this little venture "scaling up," potentially becoming a successful "brand" which could mean more vehicle trips, larger trucks, and more months of the year. It is hard enough to navigate with garbage trucks and regular UPS and Fed Ex Trucks racing down our road as it is. We do not want to loose the serenity that is unique to our little valley.

We look forward to your reply.

Our best to you and your family,

-Joel and Robin Staadecker

**300ft Owners**

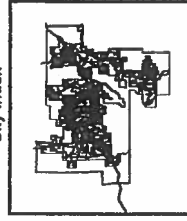
Parcel  
#401-26-004  
Sedona  
Hard Cider

- Parcel #401-26-004
- Parcels within 300ft
- Parcel Boundary
- Street Centerline

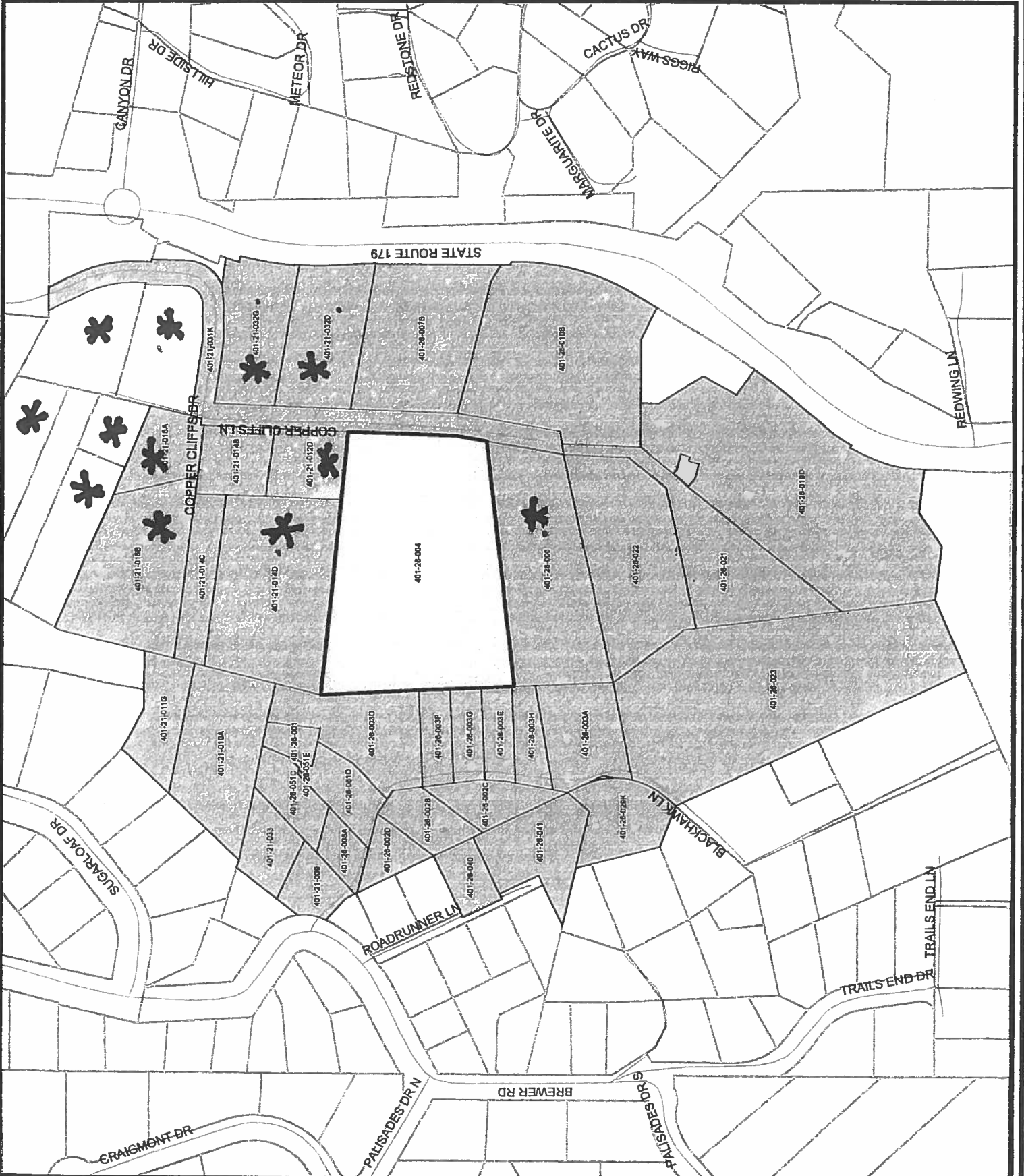


0 80 160 Feet

City Index



City of Sedona  
05/22/2017  
#401-26-004\_owners.htm  
This map is intended to provide information about parcels within the city limits of Sedona. It is not intended to provide information about parcels outside the city limits of Sedona. The map is not intended to provide information about parcels that are not within the city limits of Sedona. The map is not intended to provide information about parcels that are not within the city limits of Sedona.





**PROPOSAL**

Sedona Hard Cider  
145 Copper Cliffs Lane  
Sedona, AZ 86336

Sedona Hard Cider (John Graham) proposes to produce hard apple cider at 145 Copper Cliffs Lane. This will necessitate a Community Plan Amendment and a zoning change.

The cider will be produced primarily from apples harvested from the 250 apple trees currently on the property. The production will be seasonal, commencing with the annual apple harvest. As a resident of the Copper Cliffs neighborhood, I will commit to conducting this production in a method that will not impact my neighbors in the enjoyment of their property or property values.

Noise: The apple press, fermentation, and container filling will be conducted inside the shed. The noise transmitted from this operation is minimal. Apple cider has been produced in this neighborhood historically.

Traffic: The increase in traffic on Copper Cliffs Lane will be negligible with only a few additional van-loads of finished product delivering off-site. No large scale trucks will be used.

Oak Creek: No impact as no free-flowing liquids will leave the property.

There will not be a retail store or retail sales of product at this location.

Should you have any questions or concerns relating to this proposal, please contact me at 602-524-8223.

---

John Graham

---

---

I have reviewed the proposed project at 145 Copper Cliffs Lane and have no concerns regarding the Community Plan Amendment or zone change.

Name  Joel Stuedeker

Address 280 Copper Cliffs Dr. Date June 13, 2017  
Sedona, AZ 86336

12May17

PROPOSAL

Sedona Hard Cider  
145 Copper Cliffs Lane  
Sedona, AZ 86336

Sedona Hard Cider (John Graham) proposes to produce hard apple cider at 145 Copper Cliffs Lane. This will necessitate a Community Plan Amendment and a zoning change.

The cider will be produced primarily from apples harvested from the 250 apple trees currently on the property. The production will be seasonal, commencing with the annual apple harvest. As a resident of the Copper Cliffs neighborhood, I will commit to conducting this production in a method that will not impact my neighbors in the enjoyment of their property or property values.

Noise: The apple press, fermentation, and container filling will be conducted inside the shed. The noise transmitted from this operation is minimal. Apple cider has been produced in this neighborhood historically.

Traffic: The increase in traffic on Copper Cliffs Lane will be negligible with only a few additional van-loads of finished product delivering off-site. No large scale trucks will be used.

Oak Creek: No impact as no free-flowing liquids will leave the property.

There will not be a retail store or retail sales of product at this location.

Should you have any questions or concerns relating to this proposal, please contact me at 602-524-8223.



John Graham

---

I have reviewed the proposed project at 145 Copper Cliffs Lane and have no concerns regarding the Community Plan Amendment or zone change.

Name Jason R. Henry

Address 165 COPPER CLIFFS LN. Date 19 May 2017

12May17

401 26 006

**PROPOSAL**

Sedona Hard Cider  
145 Copper Cliffs Lane  
Sedona, AZ 86336

Sedona Hard Cider (John Graham) proposes to produce hard apple cider at 145 Copper Cliffs Lane. This will necessitate a Community Plan Amendment and a zoning change.

The cider will be produced primarily from apples harvested from the 250 apple trees currently on the property. The production will be seasonal, commencing with the annual apple harvest. As a resident of the Copper Cliffs neighborhood, I will commit to conducting this production in a method that will not impact my neighbors in the enjoyment of their property or property values.

Noise: The apple press, fermentation, and container filling will be conducted inside the shed. The noise transmitted from this operation is minimal. Apple cider has been produced in this neighborhood historically.

Traffic: The increase in traffic on Copper Cliffs Lane will be negligible with only a few additional van-loads of finished product delivering off-site. No large scale trucks will be used.

Oak Creek: No impact as no free-flowing liquids will leave the property.

There will not be a retail store or retail sales of product at this location.

Should you have any questions or concerns relating to this proposal, please contact me at 602-524-8223.

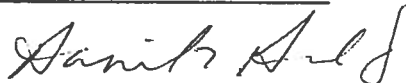
  
\_\_\_\_\_  
John Graham

\_\_\_\_\_  
\_\_\_\_\_  
I have reviewed the proposed project at 145 Copper Cliffs Lane and have no concerns regarding the Community Plan Amendment or zone change.

Name DANIEL J. GARLAND, JR.

Address 111 COPPER CLIFFS LN.

Date 5/18/17



12May17

40121 ~~111~~  
012 D

**PROPOSAL**

Sedona Hard Cider  
145 Copper Cliffs Lane  
Sedona, AZ 86336

Sedona Hard Cider (John Graham) proposes to produce hard apple cider at 145 Copper Cliffs Lane. This will necessitate a Community Plan Amendment and a zoning change.

The cider will be produced primarily from apples harvested from the 250 apple trees currently on the property. The production will be seasonal, commencing with the annual apple harvest. As a resident of the Copper Cliffs neighborhood, I will commit to conducting this production in a method that will not impact my neighbors in the enjoyment of their property or property values.

Noise: The apple press, fermentation, and container filling will be conducted inside the shed. The noise transmitted from this operation is minimal. Apple cider has been produced in this neighborhood historically.

Traffic: The increase in traffic on Copper Cliffs Lane will be negligible with only a few additional van-loads of finished product delivering off-site. No large scale trucks will be used.

Oak Creek: No impact as no free-flowing liquids will leave the property.

There will not be a retail store or retail sales of product at this location.

Should you have any questions or concerns relating to this proposal, please contact me at 602-524-8223.



John Graham

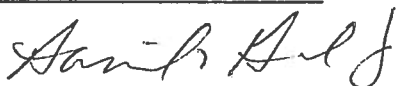
---

I have reviewed the proposed project at 145 Copper Cliffs Lane and have no concerns regarding the Community Plan Amendment or zone change.

Name DANIEL J. GARLAND, JR - PRESIDENT, INDIAN GARDENS TRADING POST, INC.

Address 120 COPPER CLIFFS LN.

Date 5/18/17



12May17

401 21 032 D

PROPOSAL

Sedona Hard Cider  
145 Copper Cliffs Lane  
Sedona, AZ 86336

Sedona Hard Cider (John Graham) proposes to produce hard apple cider at 145 Copper Cliffs Lane. This will necessitate a Community Plan Amendment and a zoning change.

The cider will be produced primarily from apples harvested from the 250 apple trees currently on the property. The production will be seasonal, commencing with the annual apple harvest. As a resident of the Copper Cliffs neighborhood, I will commit to conducting this production in a method that will not impact my neighbors in the enjoyment of their property or property values.

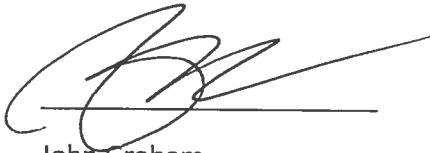
Noise: The apple press, fermentation, and container filling will be conducted inside the shed. The noise transmitted from this operation is minimal. Apple cider has been produced in this neighborhood historically.

Traffic: The increase in traffic on Copper Cliffs Lane will be negligible with only a few additional van-loads of finished product delivering off-site. No large scale trucks will be used.

Oak Creek: No impact as no free-flowing liquids will leave the property.

There will not be a retail store or retail sales of product at this location.

Should you have any questions or concerns relating to this proposal, please contact me at 602-524-8223.



John Graham

---

I have reviewed the proposed project at 145 Copper Cliffs Lane and have no concerns regarding the Community Plan Amendment or zone change.

Name Mary Margaret Sather  
Address Mary Margaret Sather Date 5.13.17  
236 Copper Cliffs Dr.

12May17

PROPOSAL

Sedona Hard Cider  
145 Copper Cliffs Lane  
Sedona, AZ 86336

Sedona Hard Cider (John Graham) proposes to produce hard apple cider at 145 Copper Cliffs Lane. This will necessitate a Community Plan Amendment and a zoning change.

The cider will be produced primarily from apples harvested from the 250 apple trees currently on the property. The production will be seasonal, commencing with the annual apple harvest. As a resident of the Copper Cliffs neighborhood, I will commit to conducting this production in a method that will not impact my neighbors in the enjoyment of their property or property values.

Noise: The apple press, fermentation, and container filling will be conducted inside the shed. The noise transmitted from this operation is minimal. Apple cider has been produced in this neighborhood historically.

Traffic: The increase in traffic on Copper Cliffs Lane will be negligible with only a few additional van-loads of finished product delivering off-site. No large scale trucks will be used.

Oak Creek: No impact as no free-flowing liquids will leave the property.

There will not be a retail store or retail sales of product at this location.

Should you have any questions or concerns relating to this proposal, please contact me at 602-524-8223.

  
\_\_\_\_\_  
John Graham

I have reviewed the proposed project at 145 Copper Cliffs Lane and have no concerns regarding the Community Plan Amendment or zone change.

Name MERYL Goldsmith

Address 351 Copper cliffs Date 5/13/17

  
12May17

PROPOSAL

Sedona Hard Cider  
145 Copper Cliffs Lane  
Sedona, AZ 86336

Sedona Hard Cider (John Graham) proposes to produce hard apple cider at 145 Copper Cliffs Lane. This will necessitate a Community Plan Amendment and a zoning change.

The cider will be produced primarily from apples harvested from the 250 apple trees currently on the property. The production will be seasonal, commencing with the annual apple harvest. As a resident of the Copper Cliffs neighborhood, I will commit to conducting this production in a method that will not impact my neighbors in the enjoyment of their property or property values.


Noise: The apple press, fermentation, and container filling will be conducted inside the shed. The noise transmitted from this operation is minimal. Apple cider has been produced in this neighborhood historically.

Traffic: The increase in traffic on Copper Cliffs Lane will be negligible with only a few additional van-loads of finished product delivering off-site. No large scale trucks will be used.

Oak Creek: No impact as no free-flowing liquids will leave the property.

There will not be a retail store or retail sales of product at this location.

Should you have any questions or concerns relating to this proposal, please contact me at 602-524-8223.

  
\_\_\_\_\_  
John Graham

I have reviewed the proposed project at 145 Copper Cliffs Lane and have no concerns regarding the Community Plan Amendment or zone change.

Name David P. Johnson



Address 45 Copper Cliffs Ln  
Sedona, AZ 86336

Date 05/13/17

12May17

PROPOSAL

Sedona Hard Cider  
145 Copper Cliffs Lane  
Sedona, AZ 86336

Sedona Hard Cider (John Graham) proposes to produce hard apple cider at 145 Copper Cliffs Lane. This will necessitate a Community Plan Amendment and a zoning change.

The cider will be produced primarily from apples harvested from the 250 apple trees currently on the property. The production will be seasonal, commencing with the annual apple harvest. As a resident of the Copper Cliffs neighborhood, I will commit to conducting this production in a method that will not impact my neighbors in the enjoyment of their property or property values.

Noise: The apple press, fermentation, and container filling will be conducted inside the shed. The noise transmitted from this operation is minimal. Apple cider has been produced in this neighborhood historically.

Traffic: The increase in traffic on Copper Cliffs Lane will be negligible with only a few additional van-loads of finished product delivering off-site. No large scale trucks will be used.

Oak Creek: No impact as no free-flowing liquids will leave the property.

There will not be a retail store or retail sales of product at this location.

Should you have any questions or concerns relating to this proposal, please contact me at 602-524-8223.



John Graham

---

I have reviewed the proposed project at 145 Copper Cliffs Lane and have no concerns regarding the Community Plan Amendment or zone change.

Name ELLEN FRANCK - Ellen Franck  
Address 55 Copper Cliffs Lane Date 5/15/17

12May17

40121030



**PROPOSAL**

Sedona Hard Cider  
145 Copper Cliffs Lane  
Sedona, AZ 86336



**Christina Charlesworth**  
99 Copper Cliffs Drive  
Sedona, AZ 86336  
Christina@creeksideinn.net  
Phone: 928-282-4992  
Toll free: 800-390-8621

"Creekside Inn is not only unique & unforgettable, but one you'll want to experience time & time again."

✉ mail@creeksideinn.net  
www.creeksideinn.net

Sedona Hard Cider (John Graham) proposes to produce hard apple cider at 145 Copper Cliffs Lane. This will necessitate a Community Plan Amendment and a zoning change.

The cider will be produced primarily from apples harvested from the 250 apple trees currently on the property. The production will be seasonal, commencing with the annual apple harvest. As a resident of the Copper Cliffs neighborhood, I will commit to conducting this production in a method that will not impact my neighbors in the enjoyment of their property or property values.

Noise: The apple press, fermentation, and container filling will be conducted inside the shed. The noise transmitted from this operation is minimal. Apple cider has been produced in this neighborhood historically.

Traffic: The increase in traffic on Copper Cliffs Lane will be negligible with only a few additional van-loads of finished product delivering off-site. No large scale trucks will be used.

Oak Creek: No impact as no free-flowing liquids will leave the property.

There will not be a retail store or retail sales of product at this location.

Should you have any questions or concerns relating to this proposal, please contact me at 602-524-8223.

  
\_\_\_\_\_  
John Graham

I have reviewed the proposed project at 145 Copper Cliffs Lane and have no concerns regarding the Community Plan Amendment or zone change.

Name Christina Charlesworth

Address 99 Copper Cliffs Dr

Date 5/15/17

12May17

401210214

PROPOSAL

Sedona Hard Cider  
145 Copper Cliffs Lane  
Sedona, AZ 86336

Sedona Hard Cider (John Graham) proposes to produce hard apple cider at 145 Copper Cliffs Lane. This will necessitate a Community Plan Amendment and a zoning change.

The cider will be produced primarily from apples harvested from the 250 apple trees currently on the property. The production will be seasonal, commencing with the annual apple harvest. As a resident of the Copper Cliffs neighborhood, I will commit to conducting this production in a method that will not impact my neighbors in the enjoyment of their property or property values.

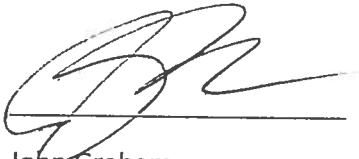
Noise: The apple press, fermentation, and container filling will be conducted inside the shed. The noise transmitted from this operation is minimal. Apple cider has been produced in this neighborhood historically.

Traffic: The increase in traffic on Copper Cliffs Lane will be negligible with only a few additional van-loads of finished product delivering off-site. No large scale trucks will be used.

Oak Creek: No impact as no free-flowing liquids will leave the property.

There will not be a retail store or retail sales of product at this location.


Should you have any questions or concerns relating to this proposal, please contact me at 602-524-8223.



John Graham

---

I have reviewed the proposed project at 145 Copper Cliffs Lane and have no concerns regarding the Community Plan Amendment or zone change.

Name SHERI GRAHAM   
Address 16 Copper Cliffs Ln Date 5/15/17

12May17

401 21 031 G-L