### RESOLUTION NO. 2017-23 SEDONA HARD CIDER ZONE CHANGE PZ 17-00007 (ZC)

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA, ESTABLISHING AS A PUBLIC RECORD THE TERMS OF PROPOSED REZONING OF COCONINO COUNTY ASSESSOR PARCEL NUMBER 401-26-004 CONTAINING APPROXIMATELY 3.63 ACRES FROM RS-18b (SINGLE FAMILY RESIDENTIAL) TO PD (PLANNED DEVELOPMENT).

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA that the provisions set forth and the area to be rezoned and attached hereto and incorporated herein as Exhibit A entitled "PZ 17-00007 Sedona Hard Cider, Zoning Map, Legal Description and Conditions of Approval" constitutes a public record to be adopted by reference pursuant to A.R.S. § 9-802 into Ordinance No. 2017-07.

At least one (1) paper copy and one (1) electronic copy of this public record shall be kept in the office of the City Clerk for public use and inspection.

APPROVED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 25<sup>th</sup> day of October, 2017.

Sandra J. Moriarty, Mayor

ATTEST:

Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:

Robert L. Pickels, Jr., City Attorney

**Exhibit A** PZ 17-00007 Sedona Hard Cider - Zoning Map, Legal Description and Conditions of Approval - Zoning Map Zone Change Request: RS-18b (Single-Family Residential) to PD (Planned Development) SUGARLOAFDR RS-18b COPPER CLIFFS DR COPPER CLIFFS LN 401-26-004 RS-10b PD STATE ROUTE-179. RS-18b Zoning Districts 140 Feet ✓ Street Centerline PD Planned Development This map is designed to provide as-is information only. The data is not accurate to engineering or surveying standards. The City of Sedona is not liable or responsible for loss or damages rising from the data contained on this map. GIS, City of Sedona. 09/26/2017 **Building Footprint** RS-10b Single Family Residential Parcel #401-26-004 RS-18b Single Family Residential Parcel Boundary g:/projects/cd/staff/mikeraber/newcat/mxds

# Sedona Hard Cider Zone Change PZ 17-00007

# Exhibit A – Zoning Map, Legal Description and Conditions of Approval Legal Description

#### 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 1817N 6E BEG AT PT LYNG S 28DEG 21MIN 22SE C W 2983.56' FROMNE COR SEC 18 TH S 2DEG 24MIN W 209.40' TH S 86D EG 24MIN W 486.49' TH N 2DEG 22MIN W 292.17' TH S 84DEG 8MIN E 509.03' TO POB SEC18 17N 6E (2.85AC) TOT 5.39AC LESS PCL SOLD T & G BELLWOOD 1.763AC REMAINING 3.627AC

## **Conditions of Approval**

- Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all other supporting documents submitted, as reviewed, modified, and approved by the Planning and Zoning Commission and City Council, including, but not limited to, the following:
  - a. Property shall not be open to the public and shall not include a tasting room.
  - b. Vehicles used for business purposes, including deliveries and shipments, shall not exceed the size, capacity, and frequency as outlined in the Letter of Intent.
  - c. Property shall not be used for short term vacation rental purposes.
- 2. The zoning for this property shall allow for development in accordance with the approved development plan. Any changes to the development plan shall be done in accordance with the provisions of Sedona Land Development Code 624.08: Amendments to the Development Plan.
- 3. Within thirty days of approval of the Major Community Plan Amendment and Zone Change, the property owner of record of the subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in

value under A.R.S. §12-1134 related to the granting of this Major Community Plan Amendment and Zone Change approval.