Project Application

fillable PDF available online at: www.sedonaaz.gov/projects



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336 (928) 282-1154 • www.sedonaaz.gov/cd

Application for ((check all that apply):			
☐ Conc	eptual Review	☐ Comprehensive Review	☐ Appeal	☐ Time Extension
☐ Community Plan Amendment☐ Zone Change		☐ Development Review☐ Conditional Use Permit	☐ Subdivision☐ Variance	☐ Minor Modification
Project Information	Project Name			
	Project Address	Pai	rcel No. (APN)	
	Primary Contact	Pri	mary Phone	
	Email	Alt	. Phone	
	Address	Cit	y/State/ZIP	
	Application No	Da	te Received	
Office Use Only	Received by	Fee	e Paid	
	1			
Project Description				
	act Information: Please cor City. Please attach additio	mplete the following for all connal sheets if necessary.	mpanies/people <u>autho</u>	orized to discuss the
	Company	Cor	ntact Name	
Contact #1	Project Role	Pri	mary Phone	
Contact #1	Email	Alt	. Phone	
	Address	Cit	y/State/ZIP	
	Company	Cor	ntact Name	
Contact #2	Project Role	Pri	mary Phone	
COIIIaci #2	Email	Alt	. Phone	
	Address	Cit	y/State/ZIP	
	Company	Cor	ntact Name	
Contact #3	Project Role	Pri	mary Phone	
	Email	Alt	. Phone	
	Address	Cit	y/State/ZIP	

Yavapai County Print Parcel



Parc		Check Digit
	7-026D	8
Own	er	
Warr	Jennifer Marie &	
Own	er's Mailing Address	
20 Vi	ew Dr na, AZ 86336-5544	

Campbell Christy Lynne JT

Recorded Date

Secondary Owner

12/1/2017 12:00:00 AM

Last Transfer Doc Docket Last Transfer Doc Page

N/A

Physical Address Incorporated Area

20 View Dr 35 Inspirational Dr

City of Sedona

Assessor Acres Subdivision Type Subdivision

0.37 Inspirational View Μ

School District Fire District Sedona Oak Creek Unified S.D. #9 Sedona FD

Improvements (1) Local Zoning

City Of Sedona Type: Single Family Residential

Floor area: 1984 RS-6 Constructed: 1965 **RS-10**

Assessment

Starting with the 2015 tax year, the Limited Property Value is the only value considered for taxation purposes, the Full Cash Value is no longer used for taxation.

Tax Year	2022	2021
Assessed Value(ALV)	\$31,318	\$29,826
Limited Value(LPV)	\$313,176	\$298,263
Full Cash(FCV)	\$364,397	\$349,895
Legal Class	Primary Residence	Primary Residence
Assessment Ratio	10%	10%
Usage Code	0130 🔞	0130 7
Taxes		

2020 Taxes Billed Tax Area Code

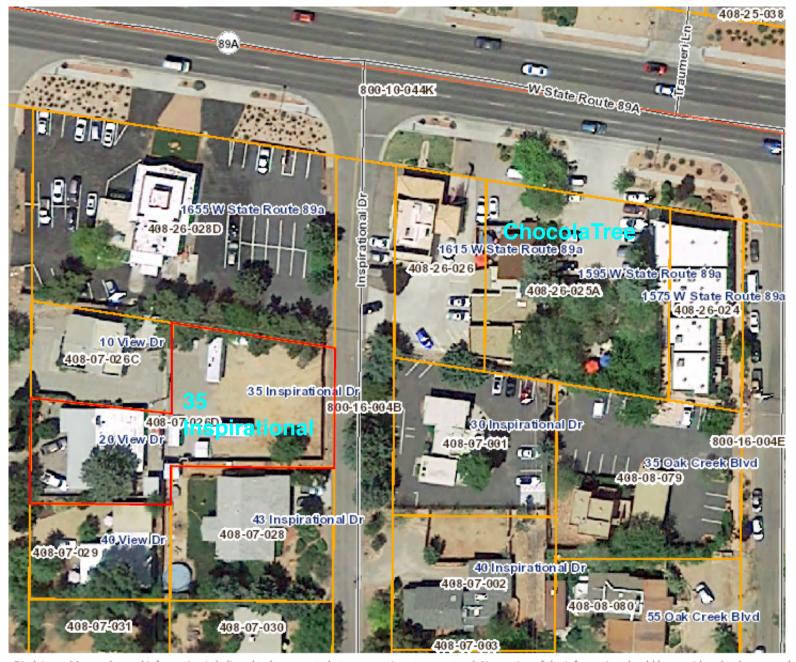
\$2,840

Recorded Documents & Sales (4)

Date	Book/Page	Туре	Cost
11/13/2020	2020-0070337	Warranty Deed	\$525,000
12/5/2017	2017-0062742	Special Warranty Deed	\$0
4/18/2017	2017-0018809	Rerecordings	\$0
1/10/2013	4930-688	Quit Claim	\$0

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. Users should independently research, investigate and verify all information.

By using this website, the user knowingly assumes all risk of inaccuracy and waives any and all claims for damages against Yavapai County and its officers and employees that may arise from the use of this data and agrees to indemnify and hold harmless Yavapai County and its officers and employees to the fullest extent permitted by law. By using this website, the user also agrees that data and use of this website may not be used for commercial purposes.



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Map printed on: 7.28.2021

You are Invited ~

To Our Neighborhood meeting~Wednesday October 20th 2021 from 11am — 12 noon Complimentary Coffee & Tea Provided

Location: ChocolaTree Organic Oasis 1595 West State Rt 89A Sedona, AZ. 86336

Neighbors of ChocolaTree Organic Oasis;

ChocolaTree has applied on September 29 2021, to rezone 35 Inspirational drive/ 20 view drive from residential (rs6 & 10) to mixed use commercial (m-3). We are holding this neighborhood meeting to answer any questions you may have about

our rezone application.

The purpose of the open house is to facilitate on-going communication with interested citizens, property owners, staff, Planning and Zoning and elected officials. It is our intention to be good neighbors and offer a healthy restaurant choice in

Sedona as we have done for 13 years now, since 2009 and provide the needed parking for our guests and staff.

ChocolaTree would like to rezone property 35 inspirational / 20 view for use as extended parking for ChocolaTree Organic Oasis and ChocolaTree offices, staff housing. In the drawings attached, we have included the existing conditions and overall plan as well as proposed rezone conditions and overall plan.

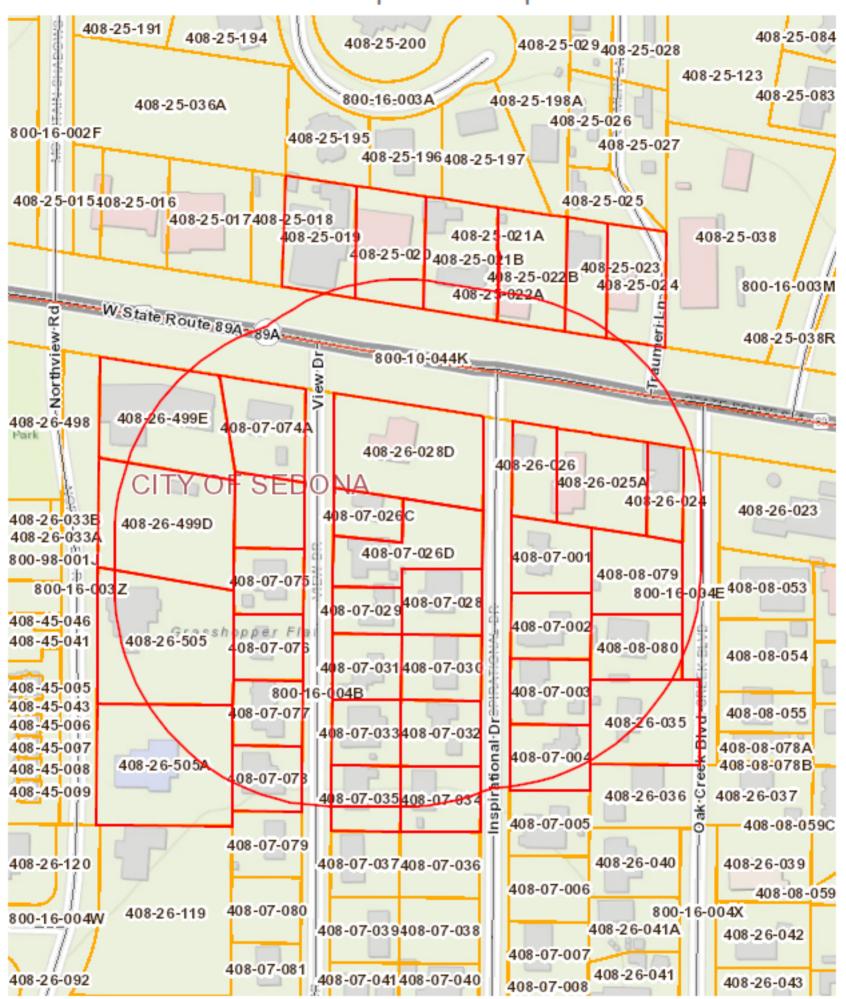
At the open house we will be documenting questions or concern any one has and will be sharing this with the city for them to use in the rezone application process. If you are unable to attend the neighborhood meeting, please feel free to email your support, questions or concerns to <u>connect@chocolatree.com</u> no later than October 21st 2021. As well, the city will be notifying those encircled in the surrounding area (map attached) of any ongoing public hearings or citizen participation.

Thank You for Your time and consideration,

Jen Marie

Co Creator at ChocolaTree Organic Oasis

300 ft Properties Map





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Map printed on: 9.1.2021

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Parcel, Owner, Address, City, State, Zip
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- 408-07-026D, WARR JENNIFER MARIE &, 20 VIEW DR, SEDONA, AZ, 863365544
- 408-07-026C, MENEKSE RAMAZAN & EKIN RS, 95 ARROYO DR, SEDONA, AZ, 863365038
- 408-25-023, MUSASHINO ENTERPRISES LLC, 30 EL CAMINO POQUITO, SEDONA, AZ, 863365088
- 408-07-004, INSPIRATIONAL HOUSE LLC, 141 W BOCA RATON RD, PHOENIX, AZ, 850236250
- 408-07-001, CHRISTIE REVOCABLE LIVING TRUST, 3310 CALLE DEL MONTANA, SEDONA, AZ, 863365076
- 408-26-024, CHRISTIE REVOCABLE LIVING TRUST, 3310 CALLE DEL MONTANA, SEDONA, AZ, 863365076
- 408-25-019, KOL LLC, 60 CRIMSON VIEW DR, SEDONA, AZ, 863364453
- 408-25-022A, MAYAN 89A LLC, 39 STEPHENS WAY, BERKELEY, CA, 947051537
- 408-07-075, NANDA JOY P, 35 VIEW DR, SEDONA, AZ, 863365503
- $408-07-077,\; GRAY\; JANINE\; BETH\; \&\; ,\; 543\; LYON\; DR\; ,\; BUFFALO\; GROVE\; ,\; IL\; ,\; 600891044\;$
- 408-07-031, MIRAD MICHAEL L TRUST AGREEMENT, PO BOX 1908, SEDONA, AZ, 863391908
- 408-07-033, COLE-MANN JERI , 90 VIEW DR, SEDONA, AZ, 863365544
- 408-07-078, MULLEN ELIZABETH J , 95 VIEW DR, SEDONA, AZ, 863365503
- 408-07-026D, WARR JENNIFER MARIE &, 20 VIEW DR, SEDONA, AZ, 863365544
- 408-07-028, KELLY SEAN MICHAEL (BD), PO BOX 2251, SEDONA, AZ, 863392251
- 408-07-032, MAGID SANDRA CHRISTINA, 65 INSPIRATIONAL DR, SEDONA, AZ, 863365626
- 408-25-024, D & D OF SEDONA LLC, 2912 STEAMBOAT IS NW, OLYMPIA, WA, 985029722
- 408-07-029, YOUNGER BARBARA LYNN MOORE (BD), 40 VIEW DR, SEDONA, AZ, 863365544
- 408-25-021B, MAYAN 89A LLC, 39 STEPHENS WAY, BERKELEY, CA, 947051537 408-25-020, YTA PROPERTIES INC, PO BOX 1900, SIERRA VISTA, AZ,
- 856361900
- 408-07-074A, FIRSTY RANEY HOLDINGS LLC, 1695 W STATE ROUTE 89A, SEDONA, AZ, 863365624
- 408-26-026, PLOMER BRADLEY V &, 868 COVE PKWY STE 2, COTTONWOOD, AZ, 863265567
- 408-07-076, ROPP ANNABELLE PAMELA, 45 VIEW DR, SEDONA, AZ, 863365503
- 408-26-035, PLAPP KIM R, 75 OAK CREEK BLVD, SEDONA, AZ, 863365642
- 408-26-028D, SEDONA 1655 LLC, 723 COVE PKWY STE A, COTTONWOOD, AZ, 863264685
- 408-07-074A, FIRSTY RANEY HOLDINGS LLC, 1695 W STATE ROUTE 89A, SEDONA, AZ, 863365624
- 408-07-002, KUEHN ERIC A, 40 INSPIRATIONAL DR, SEDONA, AZ, 863365648
- 408-08-079, CHRISTIE REVOCABLE LIVING TRUST, 3310 CALLE DEL MONTANA, SEDONA, AZ, 863365076
- 408-07-035, DANIELLE LISA (BD), 100 VIEW DR, SEDONA, AZ, 863365511
- 408-26-499E, BAIER PROPERTIES LLC &, 1800 FABULOUS TEXAN WAY, SEDONA, A7. 863363909
- 408-26-499D, BAIER PROPERTIES LLC, 1800 FABULOUS TEXAN WAY, SEDONA,

AZ, 863363909

408-26-505A, GOLDSMITH DANIEL & KARYL N JT, 1301 PALISADES DR S, SEDONA, AZ, 863366270

408-07-030, HERRERA LAWRENCE J & SONYA E RS, 660 E GALVESTON ST, GILBERT, AZ, 852954760

408-26-505, SEDONA CONGREGATION OF JEHOVAHS WITNESSES, PO BOX 3915, SEDONA, AZ, 863403915

408-25-022B, MAZ HOLDINGS LLC, 10 YAVAPAI TRL, SEDONA, AZ, 863363509 408-07-034, HINTZE WAYNE J &, 2750 EDGEWOOD DR, PROVO, UT, 846045941 408-26-025A, SEDONA PROPERTY 89A LLC, 240 LONGWOOD DR, SEDONA, AZ, 863517205

408-07-003, HERRICK TAMA L, 60 INSPIRATIONAL DR, SEDONA, AZ, 863365648 408-08-080, BLUEL MICHAEL & , 55 OAK CREEK BLVD, SEDONA, AZ, 863365642

Old Republic National Title Insurance Company - Issued by

Pioneer Title Agency, Inc.

Order No. 72303353-023-JGM Your No.: REM\smr\

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EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF YAVAPAI, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

The following is a description of a parcel of land being comprised of Lot 1 and a portion of Lot 2 and Lot 4, Block E, of the Inspirational View, a Subdivision of a portion of Section 12 and Section 13, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, as shown on the Plat thereof recorded in Book 5, Page 64 Record Source #1 (R1). Records of the Yavapai County Recorder's Office; said parcel of land being more particularly described as follows:

BEGINNING for reference at the ½" rebar marking the Northwest corner of said Lot 2,

thence South 81°15'00" East, Basis of Bearing (R1) a distance of 96.36 feet, along the North line of said Lot 2, to a 3/8" rebar marking the Northeast corner thereof and the TRUE POINT OF BEGINNING;

thence South 81°15'00" East, a distance of 111.06 feet, along the North line of said Lot 1, to the calculated Northeast corner thereof;

thence South 00°24'00" West, a distance of 80.00 feet, along the East line of said Lot 1, to the calculated Southeast corner thereof:

Thence North 89°16'00" West, a distance of 109.82 feet, along the South line of said Lot 1, to the calculated Southwest corner thereof:

thence South 00°21'50" West, a distance of 26.75 feet, along the East line of said Lot 4, to a plastic cap atop a ½" rebar stamped L.S. 26925;

thence North 89°43'55" West, a distance of 95.10 feet, to the West line of said Lot 4, and a plastic cap atop a 1/2" rebar stamped L.S. 26925;

thence North 00°15'59" East, a distance of 70.45 feet, along the West line of said Lot 4 and Lot 2, to a plastic cap atop a ½ " rebar stamped L.S. 26925;

thence South 84°48'05" East, a distance of 95.56 feet, to the West line of said Lot 1, and a plastic cap atop a $\frac{1}{2}$ " rebar stamped L.S. 26925;

thence North 00°21'50" East, a distance of 60.00 feet, along the West line of said Lot 1, to the TRUE POINT OF BEGINNING;

PARCEL II:

Old Republic National Title Insurance Company – Issued by

Pioneer Title Agency, Inc.

Order No. 72303353-023-JGM Your No.: REM\smr\

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EXHIBIT A

(Continued)

A 10.00 foot easement for undisclosed purposes lying North of, parallel with and adjacent to the South line of the following described parcel. The sidelines to be lengthen or shortened to end at parcel lines.

The following is a description of a parcel of land being a portion of Lot 2, Block E, of the Inspirational View, a Subdivision of a portion of Section 12 and Section 13, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, as shown on the Plat thereof recorded in Book 5, Page 64 Record Source #1 (R1), records of the Yavapai County Recorder's Office, said parcel of land being more particularly described as follows:

BEGINNING at the 1/2" rebar marking the Northwest corner of said Lot 2,

Thence South 81° 15' 00" East, Basis of Bearing (R1) a distance of 96.36 feet, along the North line of said Lot 2, to a 3/8" rebar marking the Northeast corner thereof;

Thence South 00° 21' 50" West, a distance of 60.00 feet, along the East line of said Lot 2, to a plastic cap atop a ½" rebar stamped L.S. 26925;

Thence North 84° 48' 05" West, a distance of 95.56 feet, to the West line of said Lot 2 and a plastic cap atop a 1/2" rebar stamped L.S. 26925;

Thence North 00° 15' 59" East, a distance of 66.00 feet, along the West line of said Lot 2, to the POINT OF BEGINNING.