

# Project Application

fillable PDF available online at:  
[www.sedonaaz.gov/projects](http://www.sedonaaz.gov/projects)



**City Of Sedona**

**Community Development Department**

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

Application for (check all that apply):

- |   |   |                                      |   |
|---|---|--------------------------------------|---|
| <input type="checkbox"/> Conceptual Review        | <input type="checkbox"/> Comprehensive Review   | <input type="checkbox"/> Appeal      | <input type="checkbox"/> Time Extension     |
| <input type="checkbox"/> Community Plan Amendment | <input type="checkbox"/> Development Review     | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Minor Modification |
| <input type="checkbox"/> Zone Change              | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance    |   |

Project Information	Project Name			
	Project Address		Parcel No. (APN)	
	Primary Contact		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Office Use Only	<i>Application No</i>		<i>Date Received</i>	
	<i>Received by</i>		<i>Fee Paid</i>	

Project Description	
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Additional Contact Information: Please complete the following for all companies/people authorized to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Contact #2	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Contact #3	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	

**Yavapai County Print Parcel**



<b>Parcel ID</b>	408-07-026D	<b>Check Digit</b>	8	
<b>Owner</b>	Warr Jennifer Marie &			
<b>Owner's Mailing Address</b>	20 View Dr Sedona, AZ 86336-5544			
<b>Secondary Owner</b>	Campbell Christy Lynne JT			
<b>Recorded Date</b>	12/1/2017 12:00:00 AM			
<b>Last Transfer Doc Docket</b>	N/A	<b>Last Transfer Doc Page</b>	N/A	
<b>Physical Address</b>	20 View Dr 35 Inspirational Dr		<b>Incorporated Area</b>	City of Sedona

<b>Assessor Acres</b>	0.37	<b>Subdivision</b>	Inspirational View	<b>Subdivision Type</b>	M
<b>School District</b>	Sedona Oak Creek Unified S.D. #9			<b>Fire District</b>	Sedona FD
<b>Improvements (1)</b>				<b>Local Zoning</b>	

**Type:** Single Family Residential  
**Floor area:** 1984  
**Constructed:** 1965

City Of Sedona  
 RS-6  
 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 ?

<b>Taxes</b>	
<b>Tax Area Code</b>	980
<b>2020 Taxes Billed</b>	\$2,840

**Recorded Documents & Sales (4)**

Date	Book/Page	Type	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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## You are Invited ~

To Our Neighborhood meeting~ Wednesday October 20<sup>th</sup> 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.

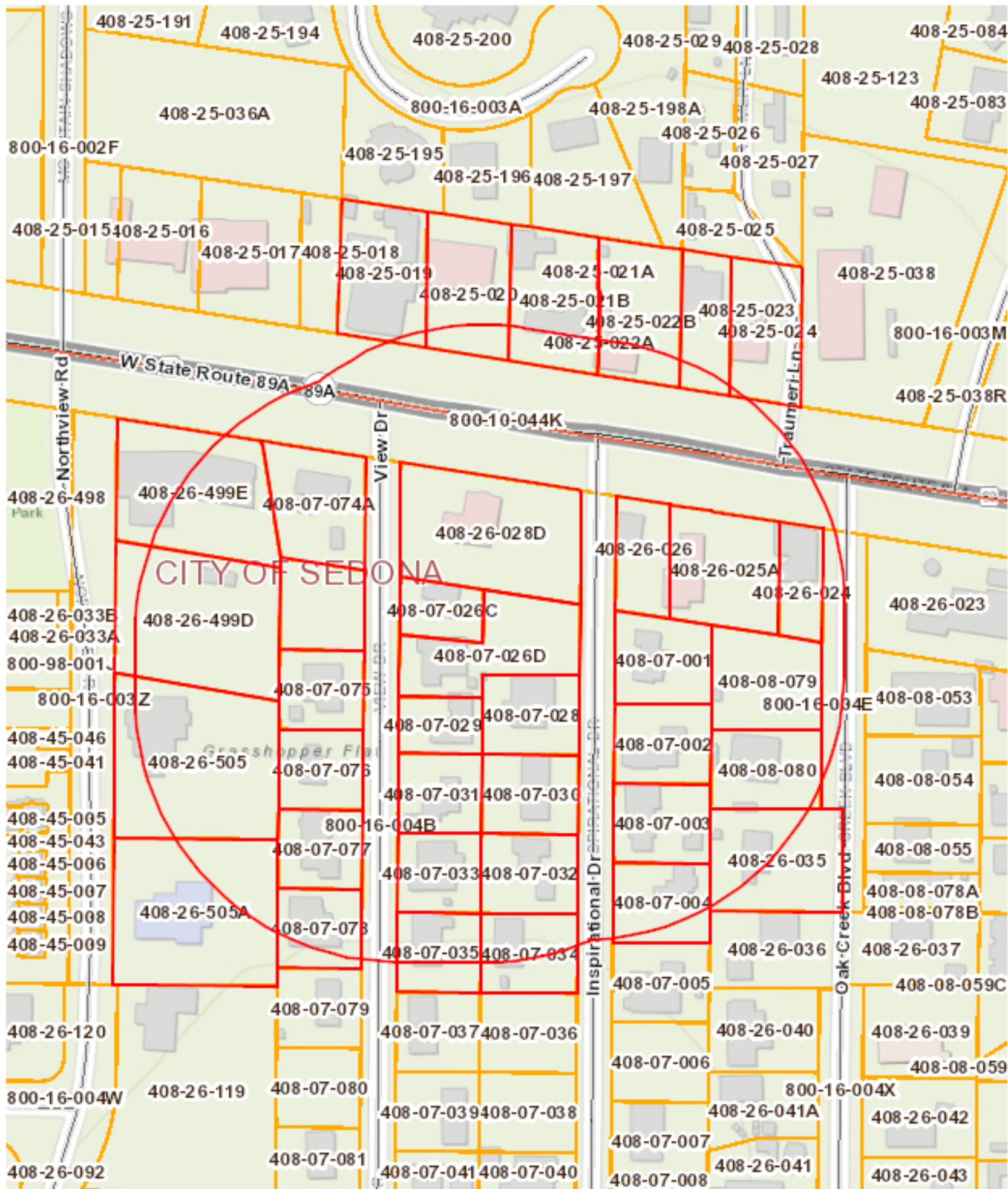
At the open house we will be documenting questions or concern any one has and will be sharing this with the city for them to use in the rezone application process. If you are unable to attend the neighborhood meeting, please feel free to email your support, questions or concerns to [connect@chocolatree.com](mailto:connect@chocolatree.com) no later than October 21<sup>st</sup> 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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Parcel, Owner, Address, City, State, Zip

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,  
AZ, 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





