

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):

- | | | | |
|---|---|--------------------------------------|---|
| <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	

December 10, 2021

Community Development
102 Roadrunner Drive
Sedona, AZ 86336

Attn: Cari Meyer
Planning Manager

Re: 80 Posse Ground Rd Sedona, Arizona
Tax Parcel ID # 408-25-038R

To Whom It May Concern:

Sedona Take Five, LLC is the owner ("Owner") of the real property located at 80 Posse Ground Rd Sedona, Arizona having Tax Parcel Identification Number of 408-25-038R (the "Property"). The undersigned individual, Glen Cherry, is the managing partner with authority to act on behalf of the Owner of the Property. The undersigned Owner hereby provide its written consent for Gensler and any of their respective subsidiaries, affiliated entities and agents, to act on behalf of the Owner to file and/or apply for any investigations, permits and/or general entitlements, including variances that may be necessary for development of the aforementioned Property for its intended use.

OWNER:

Sedona Take Five, LLC

By: _____



Name: Glen Cherry

Title: Managing Partner

Legal Description:

Referenced in the commitment for title insurance issued by Stewart Title Guaranty Company, File No. 154677EW, with a commitment date of June 23, 2021 at 7:30 AM.

EXHIBIT "A"

Description for a portion of Lot 1 and Lot 2 of Section 12, Township 17 North, Range 5 East of Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

To find the TRUE POINT OF BEGINNING begin at the Southwest corner of Lot 1 of said Section 12;

THENCE North 00 degrees, 39 minutes, 00 seconds East, 133.36 feet to a point on the Northerly right of way line of Highway 89A;

THENCE South 81 degrees, 10 minutes, 00 seconds East, 218.70 feet along said Northerly right of way line of Highway 89A to the Southwest corner of the McFadden property and the TRUE POINT OF BEGINNING;

THENCE North 18 degrees, 40 minutes, 00 seconds East, 167.45 feet along the East side of Posse Ground Road; THENCE South 81 degrees, 10 minutes, 00 seconds East, 97.40 feet;

THENCE South 08 degrees, 50 minutes, 00 seconds West, 165.00 feet to a point on the Northerly side of Highway 89A;

THENCE North 81 degrees, 10 minutes, 00 seconds West, 126.00 feet along the Northerly right of way line of said Highway 89A and the POINT OF BEGINNING.

LETTER OF INTENT

**Take 5 Oil Change
80 Posse Ground Rd
Sedona AZ 86336**

12.02.2021

City of Sedona
Community Development

Introduction:

Take Five Oil Change specializes in quick oil changes that allow drivers to stay in their car while employees perform work in as little as 10 minutes. Take Five prides itself in fast, friendly, and simplified oil changes, and awarded #1 in customer satisfaction for aftermarket quick oil changes by J.D. Power. Take Five not only changes oil but also checks filters, fills vital fluids, and checks tire pressure during the visit. Customers may enter the drive thru during normal business hours without an appointment, select their preferred oil product, and sit back and relax. Once the work is complete, customers can pay without ever leaving their vehicle.

Project Description:

Ground Up Construction, including Site Work of Single Story, 3 Service Bay Take 5 Oil Change with restroom, storage and support space.

Project Stats:

Single Story

1407 Sq. ft.

Occupancies: B (Primary) with S-1(accessory)

5.7 Site and Building Design

The proposed development is located on the corners of Arizona State Route 89A and Posse Ground Road in the city of Sedona. It seeks to uphold of the city's site and design standards while fostering high quality, attractive, and sustainable development. The parcel is currently undeveloped and is mostly native cover with scattered native grasses and brush. There are a few existing small trees near the portion of the property away from Arizona State Route 89A. Overall there are very little features on the existing site.

Attached is the project's site plan, elevations, floor plans, landscaping, lighting plans and other supporting documents.

Site Design

Access

Site access will be developed to give entry off of the secondary street of Posse Ground Road. Drivers will also leave the site from the same access point. Drivers may leave the site in any direction desired. It is important to note that Posse Ground Road leads to an existing stop sign, yielding to oncoming traffic before being able to re-enter onto Arizona State Route 89A.

Building Placement and Orientation

The building is oriented to ensure the “coupla” is facing Arizona State Route 89A. Orienting the building this way ensures visibility to vehicular traffic adding character but not taking away from the beauty of the natural environment.

Building Design

Building Articulation

In compliance with the building massing section of Article 5 the project’s massing runs horizontally with only the coupla rising above the standard datum. This is further clarified in the elevations attached.

Base

An exterior wainscot is added to base of building to comply with base requirement ensuring a clearly identifiable base, body and top with horizontal elements subdividing them.

Varied facades.

No section of building structure has unrelieved plane to exceed 800 square feet.

Transparency (Windows, Doors and Openings)

Across the two main facades 3 service bay doors ensure this requirement is met.

Roofline Variation

Distinct parapet and cornice treatments have been used to reduce the visual impact of line and form contrast with the natural environment.

Building Materials

The project utilizes a material selection that ensures compatibility with the surrounding environment. Mirrored or reflective surfaces have been minimized and any metallic surface will be treated to reduce reflections.

None of the prohibited materials listed under the building material section 5.7 are used in the project.

Building color

Utilizing the guidance of this section the project has made adjustment to paint selections to ensure that the structure reduces visual impacts within the built environment and tries it best to blend into the natural environment without calling undue attention to itself.

With the building being just 1407 sq.ft. paint selections have an allowable LRV value of 38 percent/ Munsell value of 7.

Color samples are attached along with elevations.

Color and Material Samples



City Of Sedona
Community Development Department
 102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • Fax: (928) 204-7124

All exterior colors must meet City color requirements for light reflective value (LRV) and chroma, as described in SLDC 904 and shown in the Munsell Book of Color, available for review in the Community Development Department.

Date Rec'd: _____
 Staff Initials: _____
 Approved: _____
 Not Approved: _____

Owner:	STEPHEN KNUDSEN	Owner Phone:	704.319.8346
Contact Name:	ANDRES DAZA	Contact Phone:	704.358.4486
Project Address:	80 POSSE GROUND RD. SEDONA AZ, 86336	Plan Check No.:	

EXTERIOR WALL COLOR

EXTERIOR TRIM COLOR

Paint manufacturer:	Dunn-Edwards	Paint manufacturer:	Dunn-Edwards
Paint name:	SANDPIT	Paint name:	ROCKY RIDGE

(ATTACH SAMPLE)

(ATTACH SAMPLE)

ROOF COLOR

FENCE/WALL COLOR *(if applicable)*

Manufacturer's number:	Dunn-Edwards	Paint manufacturer:	Dunn-Edwards
Manufacturer's name:	DEEP CRIMSON	Paint name:	RICH MOCHA

(ATTACH SAMPLE)

(ATTACH SAMPLE)

IMPORTANT:

Remember to indicate all exterior materials on the submitted sample board (e.g. stucco, wood siding, red rock, etc.). When necessary, exterior material samples will be required by the Director and must be provided.

Applicant Signature

Exterior Lighting Application
 Commercial and Multi-Family
 See LDC Section 5.8: Exterior Lighting



City Of Sedona
Community Development Department
 102 Roadrunner Drive Sedona, AZ 86336
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Applicant and Permit Information

Applicant Name:	EDWIN D BELK	Permit #:	
Phone:	704 399 3943 EXT 201	Date Rec'd:	
Email Address:	dbelk@allied-engineers.com	Initials:	
Action/Staff Initials:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:	

Site Identification

Property Address/Location:	80 POSSE GROUNDS RD SEDONA AZ 86336
Parcel Number	
Business Name (if applicable):	TAKE 5 OIL CHANGE

Lumen Information

Gross acres of entire site:	6.42	Acres for Public Right-of-Way:	
Net Acreage of Site:	6.38	x 70,000 = Total initial lumens permitted*	446,600

**Total outdoor light output shall not exceed 70,000 initial lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Design goals should be the lowest level of lumens necessary to meet the lighting requirements of the site. Partially shielded light fixtures are limited to a maximum of 3,850 initial lumens per net acre and are counted towards the 70,000 initial lumens per net acre cap.*

Type of Shielding and Lumens Proposed (See Lumen Calculation Table – page 2)

Lumens: Fully Shielded Fixtures:	33,768
Lumens: Partially Shielded Fixtures:	
Total Lumens Proposed:	33,768

Applicant Signature

Signature:		Date:	11/2/21
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Exterior Lighting Application
Commercial and Multi-Family
 See LDC Section 5.8: Exterior Lighting

Lighting Inventory and Lumen Calculation Table

- Include a Site Plan identifying all lighting fixtures, keyed to the inventory table.
- Include all new/proposed lighting and all existing lighting.
- Include any lighting proposed for external illumination of signs.
- Attach cut sheets or manufacturer's product description for all lights. If not available for existing fixtures, include photographs of the fixtures and any additional information to demonstrate compliance with code requirements.
- Attach additional sheets if necessary

Lighting Classes (See LDC Section 5.8.D(1) for a complete explanation):

- Class 1: High Activity Areas
- Class 2: Security and Public Safety
- Class 3: Decorative and Accent

Correlated Color Temperature(CCT)/Kelvin Rating: A maximum of 4,000K is permitted for all lighting; Class 2 Lighting is limited to a maximum of 2,700K

Shielding:

- F: Fully Shielded: Required for most lighting
- P: Partially Shielded: Limited to 3,850 lumens per acre
- U: Unshielded: Only permitted for existing, legal nonconforming lighting

Site Plan: Attached Provided with plans (Sheet E1.00)

Plan Key (ID)*	New or Existing (N or E)	Lighting Class (1, 2, or 3)	CCT/Kelvin Rating	Shielding (F, P, or U)	Initial Lumens	No. of Units	Total Lumens
SA	N	2	3000	F	8977	3	26,931
OA	N	2	3000	F	3137	1	3,137
C	N	3	3000	F	925	4	3,900
Total Lumens Proposed:							33,768

*Plan key identification in first column must correspond to labeling on site plan



1250 E. State Route 89A
Cottonwood, AZ 86326

July 13, 2021

SUBJECT: 80 Posse Ground Rd, Sedona

Dear Jake Potter,

The above referenced projects are located in Arizona Public Service Company's electric service area. As a matter of fact, this property is already being served by APS. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities. These Schedules are available on-line at aps.com.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.
Sincerely,

Patty G
Verdecontroldesk@aps.com



Mail:
102 Roadrunner Dr.
Sedona, AZ 86336

Site:
7500 W. SR 89A
Sedona, AZ 86336

(928) 204-2234
sedonaaz.gov

FAX (928) 204-7137

Wastewater Department

July 1, 2021

Jake Potter
Durban Group
106 Foster Avenue
Charlotte, NC 28203

SUBJECT: WILL SERVE SEWER – 80 Posse Ground Road
APN 408-25-038R

This letter is in response to your request regarding sewer service availability for the property referenced above.

The parcel has sewer availability, due to sewer being available adjacent to the point of access to the property, as defined in City Code section 13.15. Currently, the parcel is being billed the sewer standby fee. However, depending on the scope and impact of the development proposal, adequate capacity may not be available. Available sewer capacity is on a first come-first served basis, and there are no guarantees of sewer capacity for this property until a development proposal is approved.

In conclusion, sewer service is available on this property and, if adequate capacity is available at the time of development approval, sewer will be served by the city of Sedona. If you have any questions or concerns, please contact me at (928) 203-5069.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roxanne Holland".

Roxanne Holland, PE
Director of Wastewater

RH:ms

cc: J. Andy Dickey, Director of Public Works/City Engineer (e-copy)
Sandra Phillips, Assistant Director of Public Works (e-copy)
Hanako Ueda, Assistant Engineer (e-copy)
Sal Valenzuela, Chief Public Works Inspector (e-copy)
Marsha Beckwith, Accounting Technician (e-copy)
Streets file: Posse Ground

ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, AZ 85015-5351 • P.O. BOX 29006, PHOENIX, AZ 85038-9006
PHONE: (602) 240-6860 • FAX: (602) 240-6874 • TOLL FREE: (800) 533-6023 • www.azwater.com

July 22, 2021

Drew Gaertner
The Durban Group
106 Foster Avenue
Charlotte, NC 28203

Re: Domestic Water Service to APN 408-25-038R, 80 Posse Grounds Drive

Dear Mr. Gaertner:

Arizona Water Company (the "Company") certifies that the above-described property is located within its Sedona Certificate of Convenience and Necessity in Sedona, Arizona, and that it will provide water service to the property in accordance with the Company's tariffs and the Arizona Corporation Commission's rules and regulations. It will be the responsibility of the developer to provide the funds to install the necessary water facilities, and the Company assumes no liability to install those facilities if the funds are not advanced by the developer.

The design of the water distribution system must comply with the Company's standard specifications that are on file at the Yavapai County Development Services. Both preliminary and final water system designs must be approved by the Company.

It will also be the responsibility of the developer to meet all the requirements of regulatory agencies having jurisdiction over Arizona subdivisions and of Arizona statutes applicable to subdivided or unsubdivided land, including, but not limited to, requirements relating to a Certificate of Assured Water Supply, as set forth in the Arizona Groundwater Management Act, A.R.S. §45-576.

Please notify the Company if you will be proceeding with development of the property so the Company can prepare the necessary Agreement.

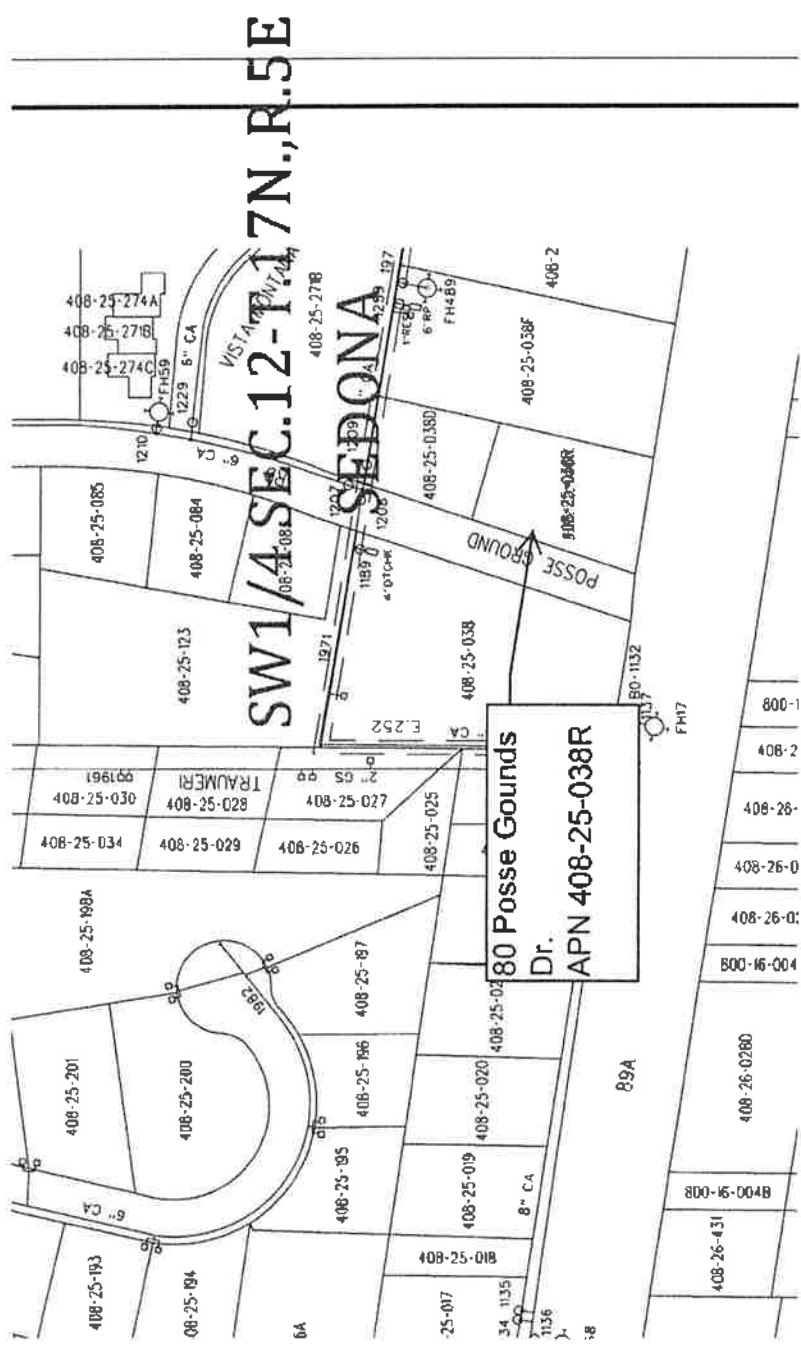
Very truly yours,



Andrew J. Haas, P.E.
Vice President - Engineering
developmentservices@azwater.com

gs

E-MAIL: developmentservices@azwater.com

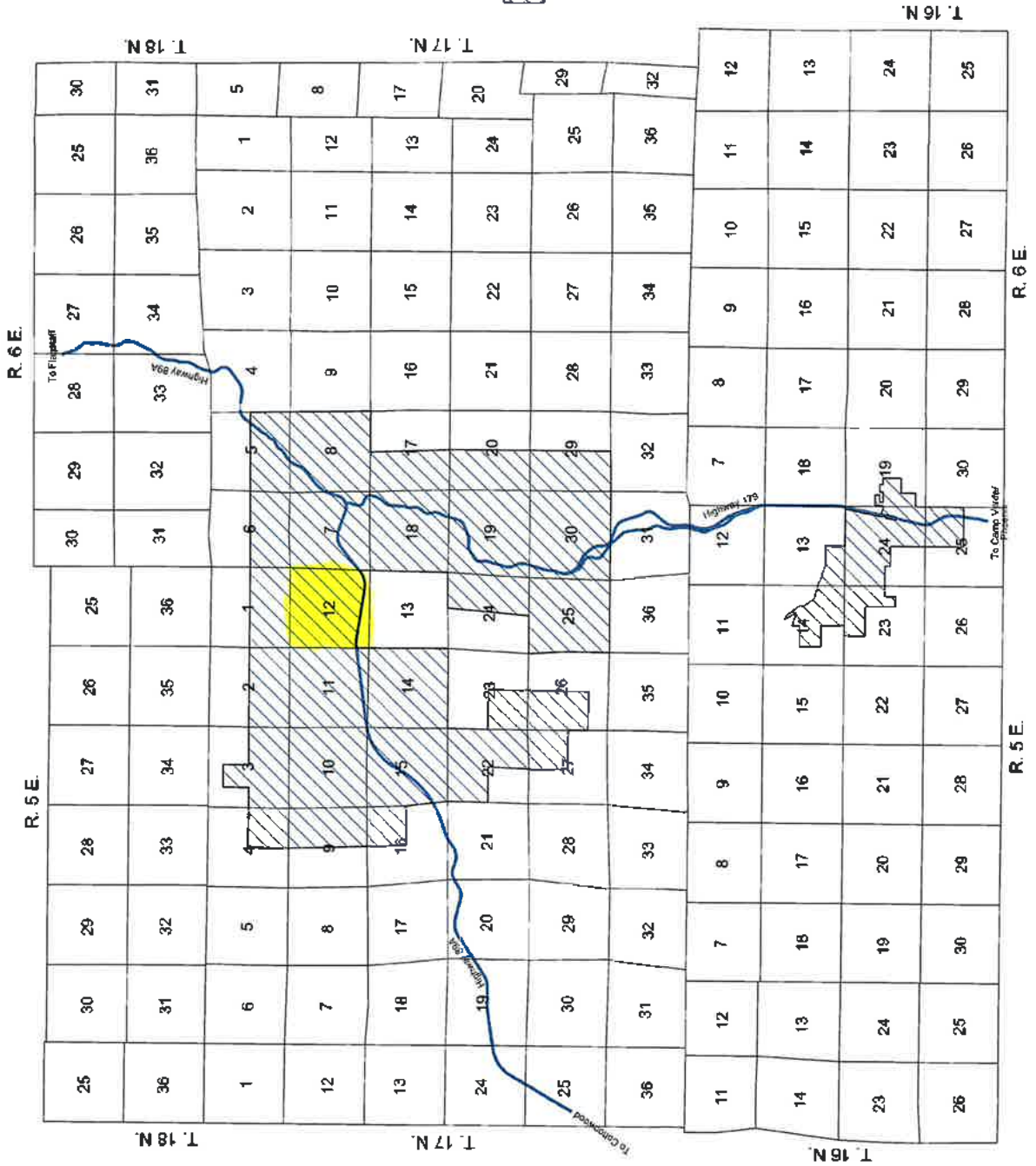


SW 1/4 SEC. 12-T. 17N., R. 5E

SEDONA

80 Posse Grounds
Dr.
APN 408-25-038R

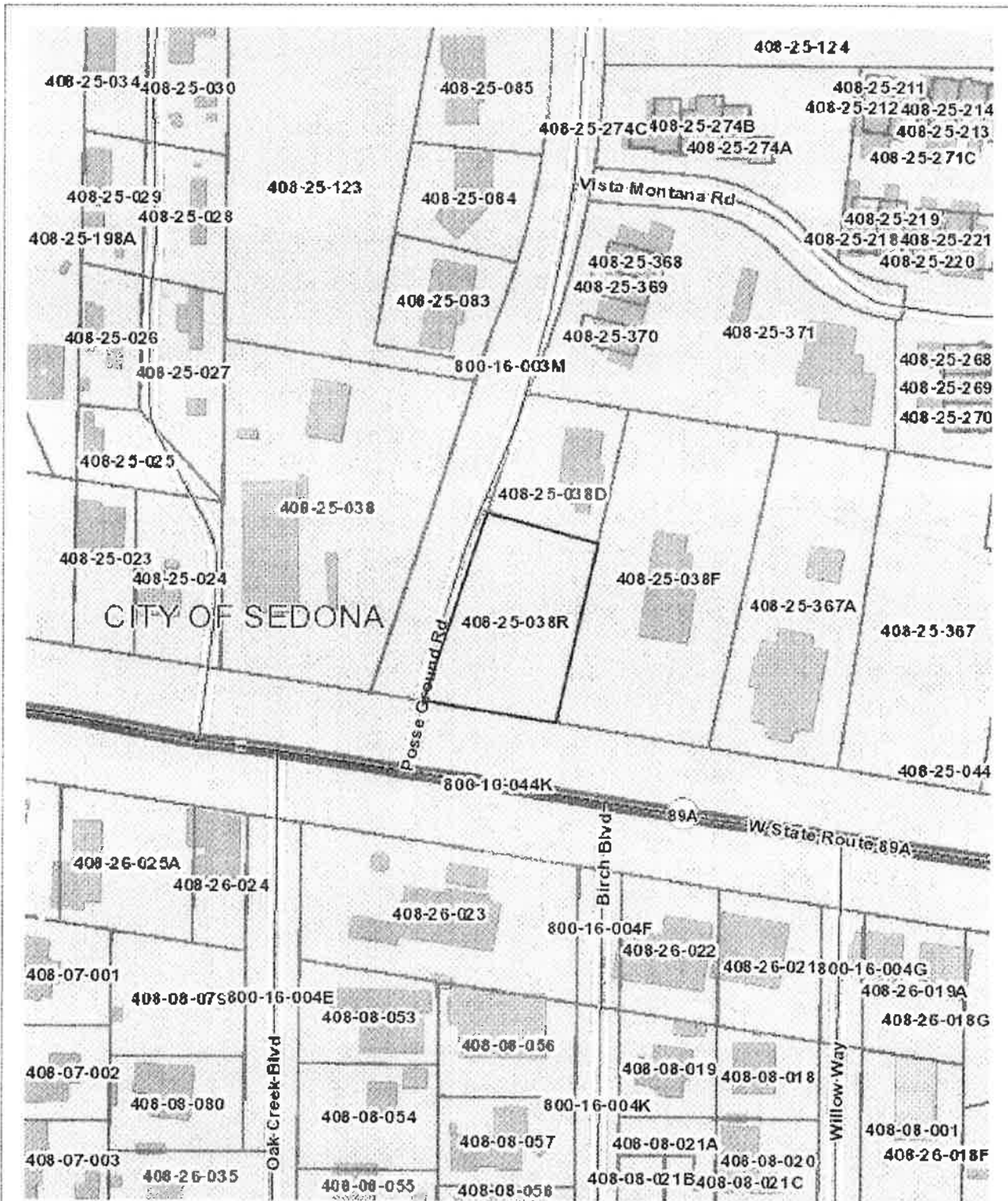
- 800-1
- 408-2
- 408-28-
- 408-26-0
- 408-26-0:
- 500-16-004
- 408-26-0280
- 800-16-004B
- 408-26-431



Area Covered By Present CCN

27					
26					
25					
24					
23	11600	Division No. 8240 (VOC)	CB	10/9	
22	4534	Division No. 8240 (VOC)	CB	4/94	
21	7293	Division No. 8183 (VOC)	CB	4/00	
20	3589	Division No. 8071 (VOC)	UNES	8/01	
19	7397	Division No. 8235	UNES	5/99	
18	1595	Division No. 8238 (VOC)	UNES	12/95	
17	8988	Division No. 8116 (VOC)	UNES	1/99	
16	8839	Division No. 8113 (VOC)	UNES	1/83	
15	8663	Division No. 8127 (VOC)	UNES	8/83	
14	1074	Division No. 8313	UNES	10/74	
13	8073	Division No. 8281 (VOC)	UNES	8/73	
12	10169	Division No. 8253 (VOC)	CB	12/17	
11	2977	Division No. 9153	UNES	11/89	
10	10595	Division No. 8277 (VOC)	UNES	11/95	
9	1800	Division No. 8106	UNES	11/85	
8	13354	Division No. 8028 (VOC)	UNES	11/89	
7	12564	Division No. 8077 (VOC)	UNES	11/85	
6	9493	Division No. 8192 (VOC)	UNES	11/89	
5	8833	Division No. 8111 (VOC)	UNES	11/85	
4	8471	Division No. 8000	UNES	11/85	
3	8441	Division No. 8000	UNES	11/85	
2	9621	Division No. 8458 (VOC)	UNES	11/89	
1	8633	Division No. 8255 (VOC)	UNES	11/85	
No.	Election Year				By

ARIZONA WATER COMPANY
 AREA COVERED BY PRESENT CCN
 AT
SEDONA



CITY OF SEDONA



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. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 7.20.2021

SERVICEABILITY LETTER

LOCATION: 80 Posse Grounds Dr.
APN 408-25-038R

SEND TO: Drew Gaertner
The Durban Group
106 Foster Avenue
Charlotte, NC 28203