

Staff Report
 PZ21-00014 (SUB)
 Chapel View Terrace
 Summary Sheet



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

Meeting Date: October 18, 2022
Hearing Body: Planning and Zoning Commission
Project Summary: **6 unit single family house subdivision**
Action Requested: Recommendation of Approval of Preliminary Plat
Staff Recommendation: Recommendation of Approval, with conditions, of Preliminary Plat
Location: 10 Sky Line Drive (Southwest of Chapel Road roundabout)
Parcel Number: 401-34-033B
Owner/Applicant: Passion LLC (Chris Rife)
 6817 S Pinehurst Drive; Gilbert, AZ 85298
Authorized Agent: Sefton Engineering Consultants (Luke Sefton)
 40 Stutz Bearcat Drive; Sedona, AZ 86336
Site Size: ± 3.29 acres
Community Plan Designation: Single Family Low Density
Zoning: RS-18 (Single-Family Residential), maximum density: 2 units per acre
Current Land Use: Vacant
Surrounding Properties:

	<i>Area Zoning</i>	<i>Area Land Uses</i>
North:	RS-18	Residential, Mystic Hills Subdivision
East:	RS-10	Lutheran Church, Fire Station
South & West:	RS-18	Residential, no subdivision

Report Prepared By: Cari Meyer, Planning Manager

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¹ Due to file size constraints, the following are not included in the packet, but can be reviewed online at <https://www.sedonaaz.gov/your-government/departments/community-development/projects-and-proposals/chapel-view-terrace>: Drainage Report, Construction Plans



SUBDIVISION AND PLATTING PROCESS

Platting procedures for new subdivisions are laid out in Land Development Code (LDC) Section 8.5 (Subdivision Procedures). The first step in the platting process is the Preliminary Plat (LDC Section 8.5.A). The purpose of the preliminary plat is to “provide a mechanism for the City to review an overall plan for a proposed subdivision to ensure compliance with this Code and the adequate provision of facilities and services in the City.” (LDC Section 8.5.A(1)). Submittal requirements and review procedures for the platting process are contained in LDC Section 8.5.A(3): Application Submittal and Review Procedure and Administrative Manual Sections 1.1: General Application Submittal Requirements and 1.3: Subdivision Requirements.

The applicant submitted documents for Preliminary Plat Review in October 2021. Since the initial submittal, the applicant has continued to work to address outstanding Staff and public comments, with resubmittals in April 2022, and July 2022. The Preliminary Plat is now being brought to the Planning and Zoning Commission for consideration and a recommendation to City Council.

After the Planning and Zoning Commission makes a recommendation to Council, Staff will schedule a public hearing with City Council, at which time the Council will approve, approve with conditions, or deny the Preliminary Plat. If the Council approves the Preliminary Plat, the applicant will submit a revised preliminary plat (if necessary) for Staff review, followed by the Final Plat for City Council review. The Commission’s involvement in the platting/subdivision process ends after a recommendation on the Preliminary Plat has been forwarded to City Council.

PROJECT DESCRIPTION

The applicant is seeking approval of a Subdivision application to allow for an 6-unit single-family subdivision on approximately 3.29 acres (approximately 1.8 units per acre).

Subdivision of this site is permitted in accordance with the Land Development Code (LDC) requirements, including [Article 2 \(Zoning Districts\)](#), and [Article 7 \(Subdivision\)](#).

The proposal does not include review or approval of any new houses. If the plat is approved, review of single-family houses would occur through the City’s building permit review process.

BACKGROUND AND PROPERTY INFORMATION

Site Characteristics

- The project site is one parcel of approximately 3.29 acres.
- The property is in Coconino County.
- The property is vacant.
- The property is not part of a subdivision.
- The site is surrounded by public streets to the north, east, and south. No access point is currently constructed.
- There are no floodplains on the site.
- The vegetation onsite consists of a mixture of mature trees and shrubs.

Zoning and Community Plan Designations

The site is designated Single Family Low Density (0.5 to 2 units per acre) in the Community Plan, zoned RS-18 (Single Family Residential) and is currently vacant. City and County records do not show that the property has ever been developed. The purpose of the RS-18 zoning district is:

“...to accommodate and preserve lower-density to medium-density single-family residential uses with limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between low- and medium-density residential to higher-density residential zoning districts.

[LDC Section 2.4.A](#)

The RS-18 zoning district (LDC Section 2.4.A) contains the property development standards that are used in the review of the proposed subdivision. These standards include the following:

- Minimum lot area: 18,000 square feet
- Minimum lot width: 100 feet
- Density: Maximum of 2 unit per 1 acre

In addition, the property development standards include lot coverage, setbacks, heights, etc., that will guide the development of the proposed lots. Future buildings will be subject to the standards in place at the time of building permit submittal.

Current Proposal

The applicant first contacted City Staff in 2021 to discuss the current proposal. The following is a timeline of the project to this point:

- October 2021: Applicant submitted for Preliminary Plat Review
- April 2022: Applicant resubmitted Preliminary Plat application
- July 2022: Applicant resubmitted final Preliminary Plat documents
- October 18, 2022: Planning and Zoning Commission Public Hearing, Preliminary Plat
- Future Dates TBD: This project will require a public hearing with the City Council for the Preliminary Plat and approval by the City Council for the Final Plat. Those meeting dates have not been determined.

PUBLIC INPUT

- The applicant completed a Citizen Participation Plan. A summary of their efforts is included in [Attachment 2.b](#).
- Project documents submitted by the applicant were placed on the [Projects and Proposals](#) page of the Community Development Department website.
- Property owners within 300 feet of the subject properties were notified of the Public Hearing.
- The property was posted with a Notice of Public Hearing and a notice was published in the Red Rock News on September 30, 2022.
- All notices contain contact information or a way to submit comments. Written comments received by Staff are included as [Attachment 4](#). Concerns raised include the following:
 - Use of the property for short term rentals
 - The application is proposing to subdivide the property under the current zoning district. As no zone change is proposed, the City cannot impose any restrictions on short term rentals.

- Sidewalks constructed along existing street frontages.
 - The LDC requires sidewalks to be constructed along all new streets and along all frontages of the proposed project, which is what is being proposed for this project. In addition, the GO! Sedona plan contains recommendations for increasing the walkability of the City, which includes building more sidewalks.

REVIEWING AGENCY COMMENTS AND CONCERNS

The application materials were routed to all internal and external reviewing agencies for comments. Comments were received from the following agencies:

- City of Sedona Community Development
- City of Sedona Public Works
- Sedona Fire District
- Arizona Department of Transportation (ADOT)

All comments have been addressed by the applicant through resubmittal of the project documents, are included as recommended conditions of approval, or are requirements for future stages of the project (Final Plat, Building Permits).

DEVELOPMENT PROPOSAL

The applicant is proposing a new 6 lot single-family subdivision on approximately 3.29 acres. For the subdivision to be constructed, the following must be approved:

1. Subdivision (SUB) application for the subdivision layout (lots and streets)

A detailed description of the proposal was submitted by the applicant and is included in [Attachment 2.a](#). A summary is included below.

Phasing

- The subdivision streets and infrastructure are proposed to be developed in a single phase. Development of the proposed lots would occur through the City's single-family home review process, which is an administrative process, conducted by City staff, and does not require Planning and Zoning Commission review or public input.

Subdivision Layout

- The subdivision provides one access point at the north end of the subdivision. A secondary access point for emergency use is proposed at the south end of the subdivision.
- The proposed road is a private right-of-way that goes through the middle of the subdivision in an easement, with lots on each side of the road.

Sedona Land Development Code (LDC)

A comprehensive evaluation for compliance with all applicable sections of the Land Development Code was conducted and is outlined in [Attachment 3](#) (Subdivision Checklist).

LDC Article 2: Zoning Districts

- Lots range in size from 18,003 square feet to 23,225 square feet.
 - The minimum lot size in this zoning district is 18,000 square feet.
 - Area within the access/ingress/egress easement is not included in lot sizes.

- The overall density of the subdivision is 1.8 units per acre.
 - The maximum density in this zoning district is 2 units per acre.
- All lots have a minimum width of 100 feet
- The proposal is in compliance with applicable standards for the RS-18 zoning district.
- Future construction will be reviewed for compliance with RS-18 setbacks, heights, and other development standards.

[LDC 7.3.C: Subdivision Standards, Lot Planning](#)

- The proposed subdivision meets the zoning requirements for maximum density, minimum lot size and width, and lot layout.
- The City's Engineering Staff has reviewed the conceptual grading and drainage plans and will review the final plans for compliance with applicable requirements.
- No floodways or floodplains impact the site.

[LDC 7.3.D: Subdivision Standards, Sensitive Lands](#)

- None of the area within the proposed subdivision is considered sensitive land.

[LDC 7.3.E: Subdivision Standards, Block Layout](#)

- This section is not applicable to this application.

[LDC 7.3.F: Subdivision Standards, Street Design](#)

- Chapel View Court is proposed as a private street within an easement.
- The primary vehicular access to the site is provided on the north side of the subdivision as Chapel Road connects to State Route 179 at a controlled intersection (Chapel Road roundabout).
- The street has been designed to meet the minimum requirements

[LDC 7.3.G: Subdivision Standards, Street Naming and Traffic Control Signs](#)

- The applicant has proposed "Chapel View Court" as the name of the new street. Final approval of street names will be done by the Public Works Department.

[LDC 7.3.H: Subdivision Standards, Easement Planning](#)

- The road is within an easement and has sufficient width for all associated improvements.
 - Area within the easement has not been used to meet minimum lot size or width requirements.
- All other required easements have been provided.

[LDC 7.3.I: Subdivision Standards, Reservation of Land for Public Use](#)

- No land is proposed to be reserved for public use.

[LDC 7.3.J: Subdivision Standards, Alternatives to Subdivision Standards](#)

- A cluster subdivision is not proposed.

REVIEW, COMMENTARY, AND ANALYSIS

The following is requested from the Planning and Zoning Commission at this time:

- **SUBDIVISION:** Review of Preliminary Plat, recommendation to City Council

Discussion**Land Development Code Findings: All Development Applications**

All development applications are reviewed under [LDC Article 8 \(Administration and Procedures\)](#).

[LDC Section 8.3](#) contains procedures and rules applicable to all development applications while the following sections contain procedures and rules that apply to specific development applications. [LDC Section 8.3.E\(5\)](#) contains the approval criteria applicable to all development, subdivision, and rezoning applications. These criteria are as follows:

B. Generally

1. Unless otherwise specified in this Code, City review and decision-making bodies shall review all development applications submitted pursuant to this article for compliance with the general review criteria stated below.
2. The application may also be subject to additional review criteria specific to the type of application, as set forth in section 8.4 through 8.8.
3. If there is a conflict between the general review criteria in this section and the specific review criteria in section 8.4 through 8.8, the applicable review criteria in sections 8.4 through 8.8 control.

C. Prior Approvals

The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.

Staff Evaluation: *There are no previous approval that the current proposal would need to be consistent with.*

D. Consistency with Sedona Community Plan and Other Applicable Plans

Except for proposed subdivisions, the proposed development shall be consistent with and conform to the Sedona Community Plan, Community Focus Area plans, and any other applicable plans. The decision-making authority:

1. Shall weigh competing plan goals, policies, and strategies; and
2. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Sedona Community Plan or other applicable plans.

Staff Evaluation: *The proposal is consistent with the Single Family Low Density (0.5-2 units per acre) designation in the Community Plan and is generally consistent with other policies in the Community Plan. The proposal is not in conflict with any policies in the Community Plan.*

E. Compliance with This Code and Other Applicable Regulations

The proposed development shall be consistent with the purpose statements of this Code and comply with all applicable standards in this Code and all other applicable regulations, requirements and plans, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

Staff Evaluation: *Based on Staff's evaluation and as outlined in the Subdivision Checklist, the proposed subdivision complies with all applicable Land Development Code Requirements*

F. Minimizes Impacts on Adjoining Property Owners

The proposed development shall not cause significant adverse impacts on surrounding properties. The applicant shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project, if such a plan is required.

Staff Evaluation: *The applicant has submitted a Citizen Participation Report (included with [Attachment 2.b](#)). All public comments received are included as [Attachment 4](#).*

The primary concerns brought up in public comments were from property owners on Chapel Road regarding short term rentals and the construction of sidewalks. As the property is being subdivided under the current zoning, the City cannot regulate short term rentals. Regarding sidewalks, construction of sidewalks is required by the LDC and recommended by the GO! Sedona plan to increase the walkability of the City.

G. Consistent with Intergovernmental Agreements

The proposed development shall be consistent with any adopted intergovernmental agreements, and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this Code.

Staff Evaluation: *There are no intergovernmental agreement applicable to this application.*

H. Minimizes Adverse Environmental Impacts

The proposed development shall be designed to minimize negative environmental impacts, and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.

Staff Evaluation: *There are no sensitive lands on the property to be considered in the design of the subdivision. The construction of the infrastructure and, eventually, the houses, will comply with construction standards which are designed to minimize adverse environmental impacts.*

I. Minimizes Adverse Fiscal Impacts

The proposed development shall not result in significant adverse fiscal impacts on the City.

Staff Evaluation: *The applicant has paid all applicable fees associated with this application and will pay all fees associated with permits required for the proposed work. No adverse fiscal impacts to the City are anticipated because of this application.*

J. Compliance with Utility, Service, and Improvement Standards

As applicable, the proposed development shall comply with federal, state, county, service district, City and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.

Staff Evaluation: *All applicable review and utility agencies have reviewed the proposal. On initial evaluation, the proposal appears to be consistent with the requirements of each agency. As applicable, a final review will be conducted during the permit review process.*

K. Provides Adequate Road Systems

Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. The proposed development shall also provide appropriate traffic improvements based on traffic impacts.

Staff Evaluation: The proposal will construct a new road and connect to existing road systems. The Public Works Department, Police Department, and Fire District have reviewed the proposed subdivision layout and have not brought up any concerns.

L. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity must exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, potable water, sewer, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

Staff Evaluation: All applicable agencies have reviewed the proposal and have determined that adequate public services exist for the proposed use. The property owner will be required to build the infrastructure required to service the 6 new single-family lots. As part of the development of the project, new sidewalks will be constructed along the new road and existing roads.

M. Rational Phasing Plan

If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date, and shall not depend upon subsequent phases for those improvements.

Staff Evaluation: The project is proposed to be developed in a single phase.

Land Development Code Findings: Subdivision Procedures (Preliminary Plat)

[LDC Section 8.5.A](#) contains the procedures and rules for Preliminary Plat applications. This section does not have any additional approval criteria.

Recommendation and Motions

PZ21-00014 (SUB)

Chapel View Terrace



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

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Staff Recommendation

Based on compliance with ordinance requirements as conditioned, general consistency with the Land Development Code and the requirements for approval of a preliminary plat, Staff recommends approval of the proposed subdivision/preliminary plat request as set forth in case number PZ21-00014 (SUB), Chapel View Terrace, subject to applicable ordinance requirements and the attached conditions of approval listed at the end of this staff report.

Sample Motions for Commission Use

(Please note that the below motions are offered as samples only and that the Commission may make other motions as appropriate.)

Recommended Motion for Approval

I move to recommend to the Sedona City Council approval of the proposed Preliminary Plat as set forth in case number PZ21-00014 (SUB), Chapel View Terrace, based on compliance with all ordinance requirements of LDC Section 8.3 and 8.5 and satisfaction of the Subdivision findings and applicable Land Development Code requirements as outlined in the staff report, which staff report is hereby adopted as the findings of the Planning and Zoning Commission, and the attached conditions of approval.

Alternative Motion for Denial

I move to recommend denial of case number PZ21-00014 (SUB) based on the following findings: (Please specify findings)

Conditions of Approval

PZ21-00014 (SUB)

Chapel View Terrace



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

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As recommended by Staff, October 18, 2022




1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the Preliminary Plat dated June 23, 2022, grading and drainage plans, letter of intent dated July 25, 2022, and all other supporting documents, as reviewed, modified and approved by the Planning and Zoning Commission and City Council.
2. Preliminary Plat approval shall expire 24 months from the date approved by the City Council, subject to the following:
 - i) It shall be the responsibility of the applicant to monitor elapsed time. (LDC Section 8.5.A(3)h.3)
3. Prior to City Council consideration of the Final Plat, the applicant shall satisfy the following conditions:
 - i) The Final Plat shall meet all requirements of Land Development Code (LDC) and the Design Review, Engineering, and Administrative Manual (Manual).
 - ii) Sewer line easements for all existing and new sewer lines shall be shown on the Final Plat.
 - iii) Drainage easements shall be provided to the satisfaction of the City Engineer and shall meet the minimum dimensions of the LDC and Manual.
 - iv) Provide the appropriate dedication language on the Plat. The dedication language shall be capitalized.
 - v) Street, curb, and gutter design shall be in compliance with the requirements of the LDC.
 - vi) The Final Plat shall designate the location of any proposed subdivision sign and/or cluster mailbox, if proposed.
 - vii) The applicant shall submit a Final Grading and Drainage Report for review and approval by the City Engineer.
 - viii) Provide a Sewer Design Report.
 - ix) All requirements from the Sedona Fire District shall be met.
4. Prior to recording the Final Plat, the following shall be filed with the City Clerk (LDC Section 8.5.B(3)d.2):
 - i) A Certificate of Approval of improvement plans signed by the City Engineer;
 - ii) A copy of the executed agreement between the City and the applicant;
 - iii) The letter of agreement with serving utilities; and
 - iv) Financial assurance, cash, or letter of credit in an amount specified by the City Engineer and in a form acceptable to the City Attorney pursuant to LDC Section 8.5.B(3)d.3.
5. Prior to issuance of a grading or building permit, the following documents and details shall be provided to the City for review and approval:
 - i) Improvement plans and sewer plans shall meet all requirements of the Public Works Department and the Wastewater Department.

- ii) For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (Manual 3.1.H(6)i).
 - iii) Applicant shall provide a Neighbor Contact and Response Plan. The plan shall define site signage, which shall include a hotline number.
 - iv) Infrastructure within the ADOT ROW must be approved by ADOT.
 - v) Provide utility construction details on plans.
 - vi) Provide cut and fill earthwork quantities (in cu. yds.) for the project. If applicable, the applicant shall provide bond assurance, which meets the requirements of the City of Sedona, Land Development Code requirements, prior to issuance of a building permit.
 - vii) A copy of the ADEQ "Approval to Construct" Water Facilities and Wastewater Facilities shall be provided prior to construction.
 - viii) Provide construction details for concrete structures (walls, curb, etc.). Designs shall be in accordance with the submitted Geotech Report.
 - ix) Provide a striping & signing plan for the subdivision.
 - x) Manholes over 8' in depth (only SS MH3,5,6) shall have a cover of 30" for confined spaces safety. Please annotate the 30" ring & cover on the plans for these manholes. Please include in notes
 - xi) For projects involving grading of more than 5,000 cubic yards, an assurance bond is required per Manual 3.1.G(1).
 - xii) Assurance bonds are required for all subdivision construction projects.
 - xiii) Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of Manual Chapter 3.1.
 - xiv) Provide the Final Drainage Report.
 - xv) Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (Manual Section 3.1). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5).
 - xvi) Determine the need for a 404 permit from the Army Corps of Engineers for work in watercourse areas prior to disturbance of those areas.
 - xvii) No dumping of excavated material is allowed within city limits without prior authorization from the City of Sedona Engineering Department (Manual Section 3.2.D(10)).
 - xviii) The site plan, grading plan and landscape plans shall be carefully coordinated and any discrepancies resolved to the satisfaction of the Director of Community Development.
6. Upon completion of the infrastructure for the project and prior to release of the required financial assurances, staff shall verify that all construction is in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission and the City Council, and the following conditions have been met:
- i) All on-site improvements shall substantially conform to the plans on which the grading permit was issued.
 - ii) Applicant shall provide copies of all required testing to the Engineering Department.

- iii) All new and existing utility lines shall be provided through underground installation.
 - iv) All requirements of the Sedona Fire District shall have been satisfied.
 - v) As-builts shall be provided to the City in digital and hard copy formats acceptable to the City Engineer.
 - vi) All areas of cut and fill shall be landscaped or dressed in such a manner as to reduce the potential for erosion.
 - vii) Applicant shall provide a letter, sealed by the engineer of record, verifying that the work, as done, is in substantial accordance with the approved plans.
7. Within thirty days of approval of the Preliminary Plat, 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 Preliminary Plat approval.

Aerial View

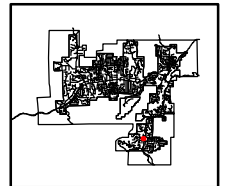
Parcel
401-34-033B
Chapel View
Terrace

-  Parcel 401-34-033B
-  Parcel Boundary
-  Street Centerline



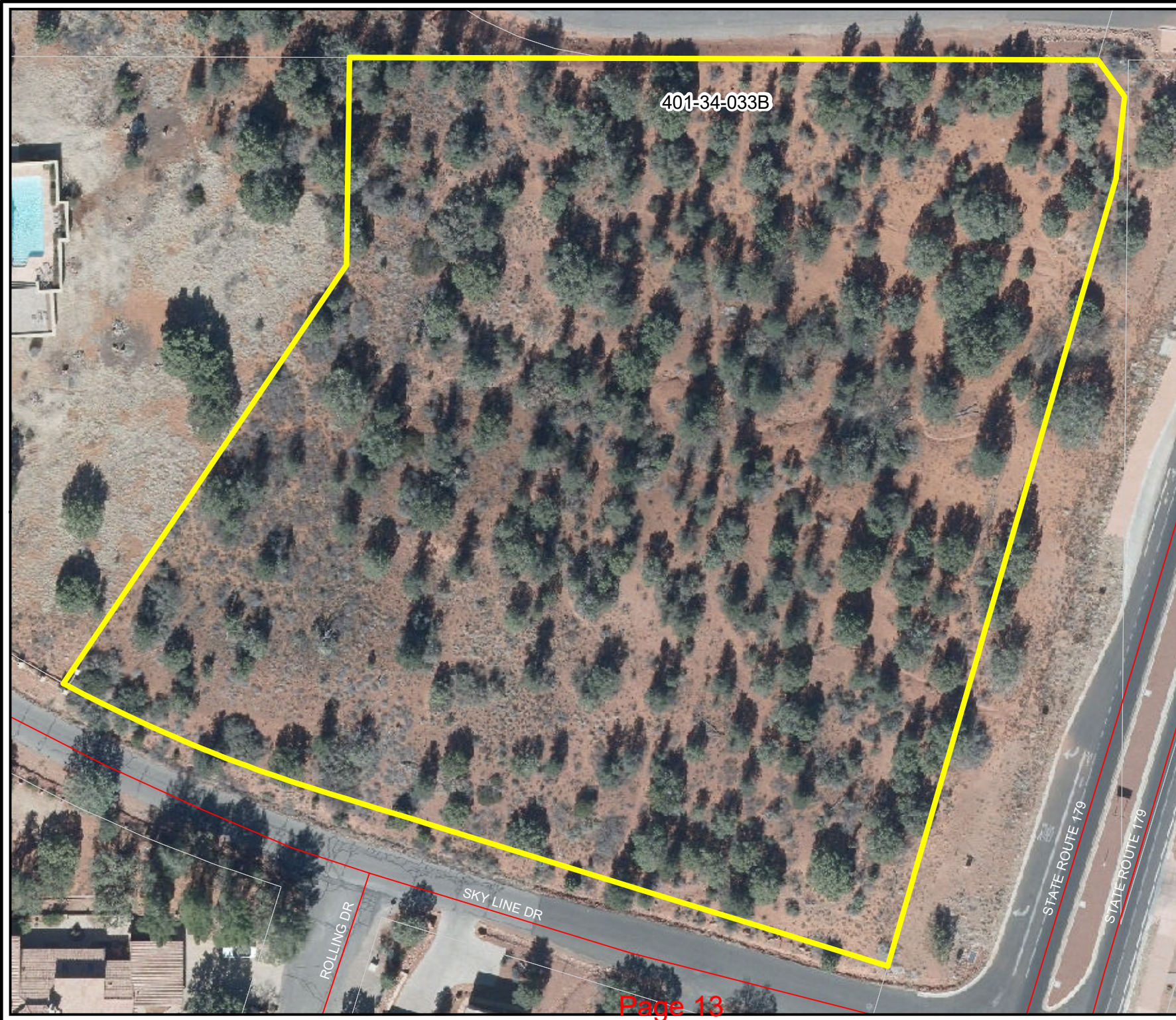
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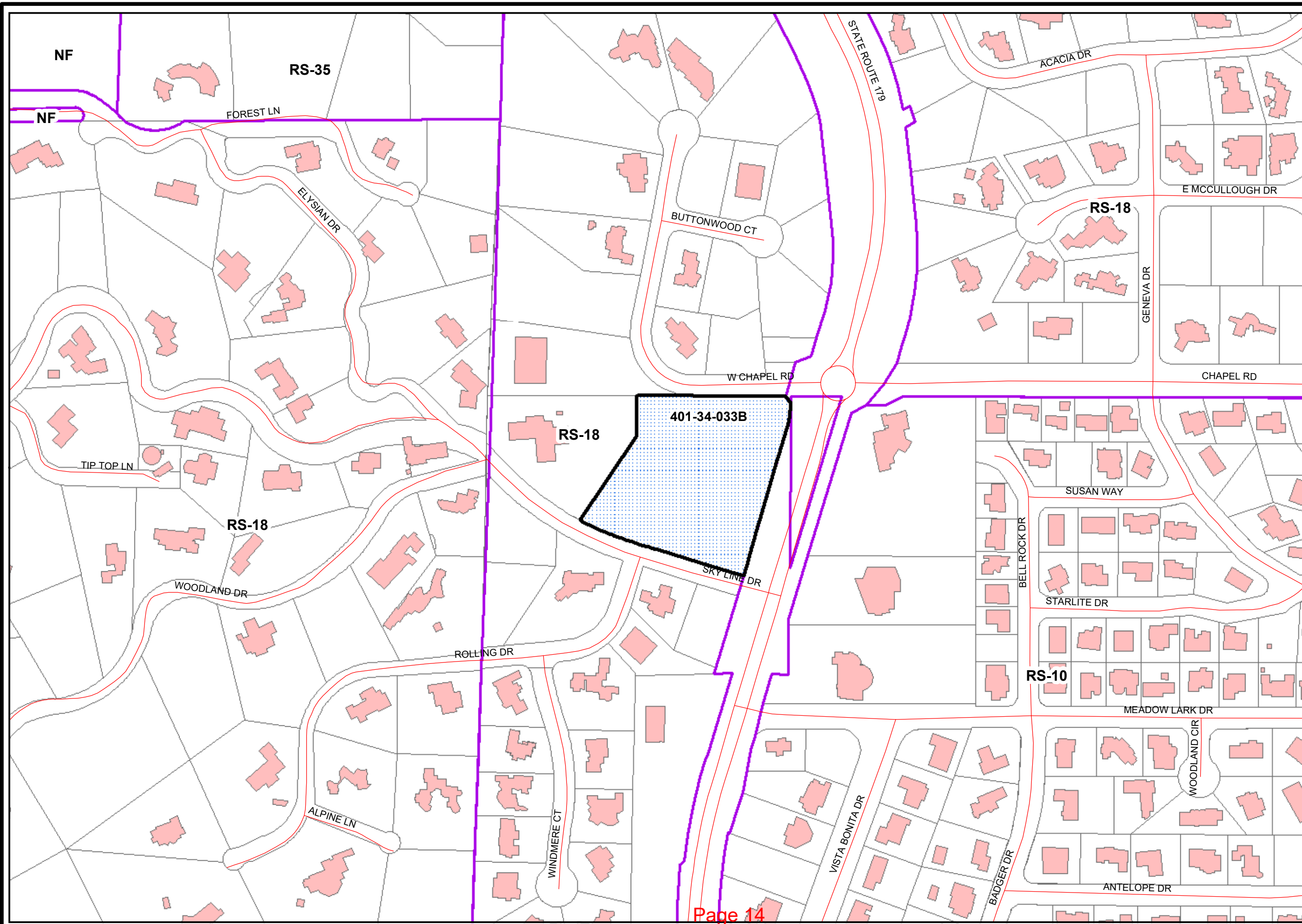
City Index



GIS, City of Sedona
08/16/2021
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Vicinity Map

Parcel
401-34-033B
Chapel View
Terrace

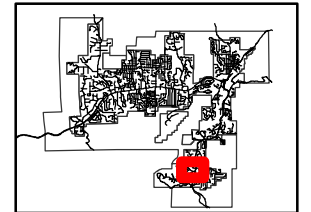
-  Parcel 401-34-033B
-  Zoning Boundary
-  Building Footprint
-  Parcel Boundary
-  Trail
-  Street Centerline



0 75 150 Feet



City Index



GIS, City of Sedona
09/16/2021
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Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicolella, Planner
Leonard Filner, Planner

WRITTEN NARRATIVE, MAP AND AERIAL OF AREA WITHIN 500-FEET

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Christopher Henry, E.I.T.
David Nicolella, Planner
Leonard Filner, Planner

This letter is to address: Manual Section 1.1.E/1.3. B(1)c.5: Context Plan – Map/Aerial Photograph and Written Narrative, clearly portraying any unusual visual features on or within 500 feet of the site. This presentation may include such materials, at the applicant’s option, as slides, photographs, cross-sections, maps, computer simulations, perspectives, or models.

WRITTEN NARRATIVE:

The proposed Chapel Vista Terrace Subdivision located on the southwest corner of State Route 179 and W. Chapel Road and addressed as 10 Sky Line Drive. This 3.29-Acres site is adjacent to and surrounded on three sides by the following roadway:

1. State Route-179 to the east
2. W Chapel Road to the north; and
3. Sky Line Drive to the south

The north east corner of this property is adjacent to the traffic circle on State Route-179. This traffic circle and State Route-179 are equipped with sidewalks, crosswalks, bike lanes and a transit stop pull-off lane.

This entire 3.29 Acre parcel is zoned Single-Family residential (RS-18) and is currently vacant. The RS-18 district is intended to accommodate and preserve low to medium density single family residential uses. The intent of the development is to provide six lower-density single-family residential building lots that will seamlessly fit into the area in an orderly and harmonious design promoting public health, safety, and welfare.

All of the surrounding residential lots within 500-feet are zoned RS-18: Single-Family Residential and include the following existing subdivisions:

1. Sky Mountain Ranch: a 60-lot subdivision
2. Mystic Hills: a 144-lot subdivision
3. Chapel Hill Estates: a 90-lot subdivision
4. Sky Line Estates of Sedona: a 11-lot subdivision
5. Chapel View: a 17-lot subdivision

Directly across State Routh-179 from the subject property is Christ Lutheran Church, Sedona Fire District Station 6 and the Jewish Community of Sedona and the Verde Valley Synagogue. Finally, approximately 700-feet south of the property is the Saint Luke’s Anglican Church

Sincerely,

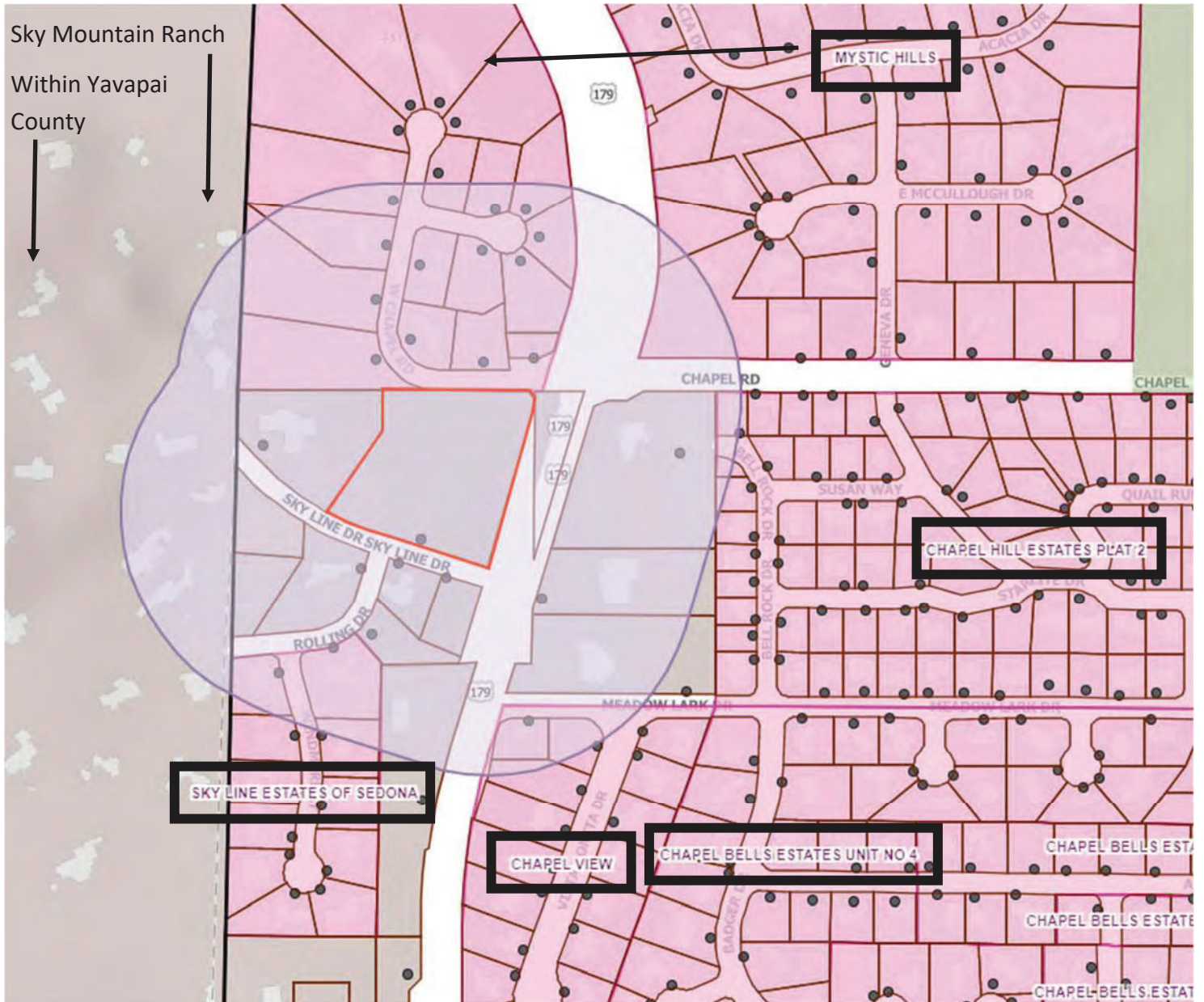
David Nicolella

Sefton Engineering’s Land Planner

Sefton Engineering’s Project No.: 210305

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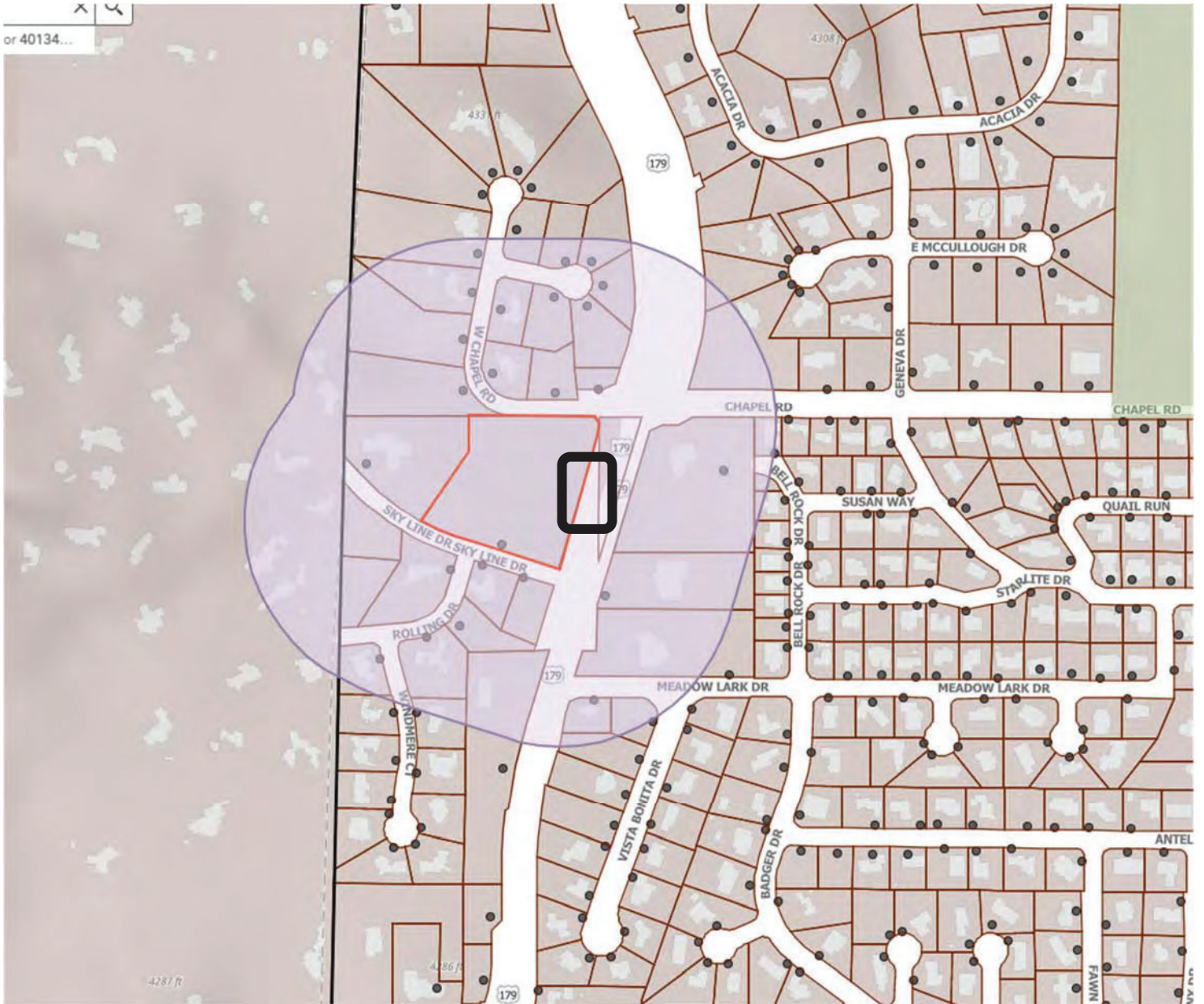
Subdivisions Within 500 Feet



Surrounding Land Uses Within 500 feet



Transit Stop



Sidewalks, Bike Lanes and Crosswalks





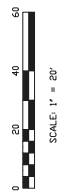
Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicolella, Planner
Leonard Filner, Planner

EXISTING CONDITIONS

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
Offices in Sedona, Camp Verde & Colorado

BASES OF BEARING PER (R)
 2419 113°55'00"W
 25130 104°54'30"W
 614 189°00'00"W
 1996 354.46'

TOPOGRAPHIC, LOCATION & TREE SURVEY
 PARCEL B, AS RECORDED IN INSTRUMENT #3586479 & INSTRUMENT #307829,
 LOCATED IN SECTION 36, T17N, R10E, S14E,
 COCONINO COUNTY, ARIZONA



1' contours

- LEGEND**
- ▲ CALCULATED CORNER
 - ADOT ALUMINUM CAP
 - CORNER FOUND AS INDICATED
 - CORNER SET 1/2" REBAR CAPED RLS 28884 UNLESS OTHERWISE INDICATED
 - (R) RECORD PER INSTRUMENT #388479, COCONINO COUNTY RECORDER
 - (R1) RECORD PER CASE 5, MAP #8A, HANAPPA COUNTY RECORDER
 - (R2) RECORD PER BOOK 5 OF MAPS & PLATS, MAP 90, COCONINO COUNTY RECORDER
 - (R3) RECORD PER BOOK 24, PAGE 15, COCONINO COUNTY RECORDER
 - (R4) RECORD PER ADOT DRAWING #D-13-1-457, S.R.179, FEDERAL ID NO. S 238-805 SHEET P-14, COCONINO COUNTY RECORDER
 - (R5) RECORD PER INSTRUMENT #3377032, COCONINO COUNTY RECORDER
 - (R6) RECORD PER INSTRUMENT #3586479, COCONINO COUNTY RECORDER
 - ⊙ SEWER
 - ⊠ ELECTRIC BOX
 - ⊞ TELEPHONE
 - ⊚ TV
 - ⊕ PVC UTILITY STUBS
 - ⊗ WATER METER
 - ⊘ JUMP
 - PINON
 - ⊗ DEAD TREE
 - ⊗ MESQUITE
 - ⊗ BUSH

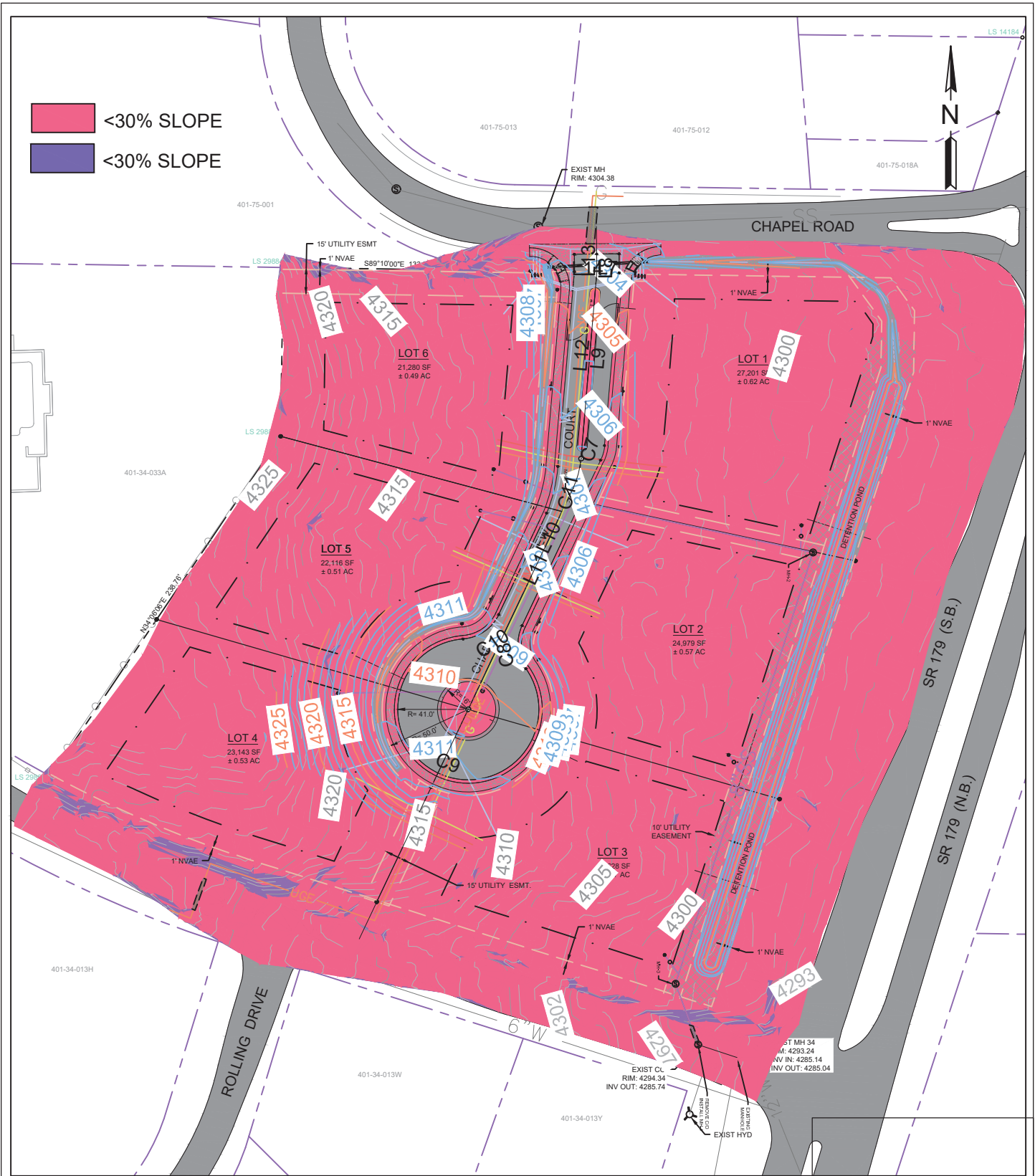
CURVE TABLE			
CURVE LENGTH	RADIUS	DELTA	CHORD DIRECTION CHORD
C1	166.96	67.82-28	104°54'30"
C2	250.00	67.82-28	104°54'30"
C3	250.00	67.82-28	104°54'30"
C4	348.99	67.82-28	104°54'30"
(R) C5	348.23	67.82-28	104°54'30"

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.67	331°52'36"W

ARIZONA LAND SOLUTIONS
 LAND SURVEYING
 8875 N. OAKMONT, FLAGSTAFF, AZ 86001-8864 (888)887-8846
 DATE: 5/22/21
 DESIGNER: SN
 JOB NO: 21-074



I hereby certify that the survey on these pages was performed under my supervision. The contents of the documents shown are true and correct to the best of my knowledge and belief for the purpose for which they are prepared.



Sefton
Engineering
Consultants

Your Ideas to Completion
Surveying • Engineering • Land Planning

40 STUTZ BEARCAT DR.
SEDONA, ARIZONA 86336
PH: (928) 202-3999

CHAPEL VIEW TERRACE SLOPE ANALYSIS	
DRAWN BY:	LAS
PROJECT NO:	210305
DATE:	01/02/2022
SCALE:	1"=80'
SHEET NO.	1 OF 1



Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
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Christopher Henry, E.I.T.
David Nicolella, Planner
Leonard Filner, Planner

LETTER OF INTENT

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
Offices in Sedona, Camp Verde & Colorado



Luke Sefton PE, CFM
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Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicoella, Planner
Leonard Filner, Planner

LETTER OF INTENT

Project Name: Chapel View Terrace Subdivision Preliminary Plat Application
Located within the Northwest ¼ of Section 30, Township 17 North, Range 6 East of the Gila, and Salt River Base and Meridian.

Applicant: Sefton Engineering Consultants
Owner: Passion LLC. Agent: Chris Rife

July 25, 2022 (2nd Submittal)

Cari Meyer, Planning Manager
Community Development
102 Road Runner Drive
Sedona, Arizona. 86366

Purpose: The purpose of this letter of intent is to describe the overall project and explain how this development will be in compliance with requirements for subdivision approval discussed within *Articles 7 and 8 of the Sedona Land Development Code*.

Luke A. Sefton (Sefton Engineering Consultants) Authorized Agent for the Project

Mr. Sefton moved to Sedona in 1987, and for the past 20 years has been the Principal Engineer and President of Sefton Engineering Consultants, Inc., where he continues to be responsible for the day-to-day management of the team of engineers, surveyors, planners, and designers in a multitude of projects in Northern Arizona. Each one of these team members has many years of experience in Sedona and have a vested interest in the future of Sedona, as residents, friends, and neighbors.

Introduction: The proposed Chapel Vista Terrace Subdivision will be developed by Passion LLC and will consist of six-lots, developed on 3.29-acres, with an average gross lot size of 23,800 square feet. The intent of the development is to provide six lower-density single-family residential building lots that will seamlessly fit into the area in an orderly and harmonious design promoting public health, safety and welfare 8.3.E(5)e. The surrounding residential area, as well as this 3.29-acre site, is zoned RS-18: Single-Family Residential, and the six proposed lots are all zoning compliant in terms of lot size, standards, setbacks, heights, and impervious coverage. It is the developer's intent, among other elements, to protect the natural topography, watercourses, drainage ways, trees and to control erosion. The applicant has provided all necessary plans and these plans provide the level of detail required for a preliminary plat submittal 8.3.E(5) g.

This subject parcel is adjacent to three roadways, 1. State Route-179 to the east, 2. West Chapel Road to the north, and 3. Sky Line Drive to the south. Access to the subdivision will be from the north side of the 3.29-acres which is adjacent to West Chapel Road. West Chapel Road is a dedicated public right-of-way, that currently provides access to 17 residential lots that are all part of the Mystic Hills subdivision, which is also zoned RS-18. The property owner is proposing to not dedicate any public right-of-way to the City of Sedona. This proposed private easement will not cause the City to incur fiscal impact and maintenance to the private easement. This will be the responsibility of the homeowners 8.3-E(5)h,j.



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Leonard Filner, Planner

Consistency with Sedona Community Plan, Existing Zoning, and Other Applicable Plans: The current Accessor's Parcel Number is: 401-34-033B. This entire 3.29-acre parcel is zoned Single-Family residential (RS-18) and is currently vacant. As the zoning is consistent with the Community Plan's land use designation, no Community Plan Amendment or zone change is needed for the proposed subdivision. The property is not within a Community Focus Area (CFA), or any other special planning area designated by the city and will comply with all other ordinances and regulations of the city and the Arizona Revised Statutes 7.3.A(1) and 8.3.E(5).c.d. In addition, the design and layout of lots are designed to accommodate topography, natural vegetation, soil conditions, drainage, street traffic, and other conditions 7.3.C. This 3.29-acre parcel has a slight, consistent, downhill slope from west to east and the parcel does not have slopes greater than 30% (See attachment Slope Analysis).

Site Overview: The smallest net lot size at approximately 18,003 square feet and the largest net lot size at 23,225 square feet. The proposed access point for these six-lots is from West Chapel. West Chapel Road has direct access to the State Route 179 Traffic Circle.

Included with the preliminary plat submittal are written comments from utility agencies that will provide services for the development stating that they do have utility services adjacent to the site and include the City of Sedona Sanitary Sewer Division, the Arizona Water Company, Arizona Public Service Electric (APS), Unisource Gas, Trash and Recycle collection and internet providers 8.3.E(5)i. In addition, the developer is not proposing a subdivision monument sign (See construction drawings).

New Proposed Sidewalks: There is proposed sidewalks around the entire perimeter of the development. Along Chapel Road, a 5-foot sidewalk, along SR 179, a sidewalk will be constructed to match existing partial ADOT sidewalk, and a sidewalk is proposed along Sky Line Drive.

ARTICLE 7: SUBDIVISION

7.1 Purpose: . The intent of the development is to provide six lower-density single-family residential building lots that will seamlessly fit into the area in an orderly and harmonious design promoting public health, safety and welfare. These six lower-density single-family residential building lots will comply with the maximum density limit in the RS-18: Single-Family Residential zoning district and protect the natural environment and scenic beauty of Sedona. These six lots will have access to public water provided by the Arizona Water Company. They will be connected to the City of Sedona's wastewater treatment facility as well electric service, storm drainage and other utilities.

7.2 Applicability: The proposed Chapel View Terrace subdivision is located entirely within the City of Sedona and is within Coconino County.

7.3.A. General: The proposed Chapel View Terrace subdivision will comply with all other ordinances and regulations of the city, the engineering standards manual, and the Arizona Revised Statutes.

7.3.B. Minimum Standards: The proposed design and standards set forth in the Chapel View Terrace Subdivision will meet or exceed the city's subdivision design and engineering standards for water connection, sewage disposal, electric service, storm drainage and other utilities.



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Leonard Filner, Planner

7.3.C. Lot Planning: The primary driving force for lot planning is the size of the parcel, drainage, street traffic and the access point on the northside of the lot from Chapel Road. The most effective design and lot layout is, as proposed, with access down the middle of this 3.29-acres parcel. This will allow all lots to have driveway access onto the easement.

- **Drainage:** The grading and layout of each lot shall cause the water to drain away from all buildings and shall allow for the permeation of storm water runoff to the greatest amount achievable.
- **Access:** The one and only entrance into the proposed Chapel View Terrace Subdivision is from a private easement. This private easement starts out as a 44-foot-wide access & utilities easement that gradually tapers down to a 33-foot-wide access & utilities easement and is connected to the Chapel Road right-of-way. The proposed name of this access easement is Chapel View Court, and will have rolled curbs, gutters, a 5-foot concrete sidewalk, and a 25-foot long raised landscaped median at the entrance to the subdivision. This is a gated subdivision, and the median will serve as the location of the 10-foot-wide entry and exit gates as well as the gate key pad. Chapel View Court will provide access to these six residential lots and will end with a cul-de-sac. All six lots will have driveway entrances connected to the Chapel View Court easement. Because of the existing adjacent streets, five of these proposed six lots have double street frontages. Therefore, non-vehicular access easements (NVAE) have been applied at various locations throughout the subdivision to restrict access of each lot to the main entrance of the subdivision only. In addition, this private easement will include utility easements allowing for water lines, sanitary sewer lines, gas lines, and electrical services, etc., as well as the required 5-foot-wide sidewalk on both sides 5.4.H(1).
- **Construction Envelopes:** All construction envelopes shall meet the setback requirements of the RS-18 zoning district.

7.3.D. Sensitive Lands: The proposed lot configurations and sizes, grading and drainage techniques are designed to protect the public health, and general welfare of the area and will meet or exceed the city's subdivision design and engineering standards. The subject 3.29-acres will be constructed with the intent of minimizing adverse environmental impacts by protecting the natural topography, watercourses, drainage ways, trees and to control erosion.

7.3.E. Block Layout: See Section 7.3.C. Lot Planning.

7.3.F. Street Design: The proposed private street, Chapel View Court, will meet or exceed the city's subdivision design and engineering standards. The road section will include a 5-foot concrete sidewalk, rolled curb and gutter and an asphalt road surface.

7.3.G. Street Naming and Traffic Control Signs: All signs will be designed and installed according to the Manual on Uniform Traffic Control Devices.

7.3.H. Easement Planning: Sefton Engineering has provided written documentations from the utility companies stating that the easements meet their utility needs. The majority of the utility companies responded with statements that the provided easement is adequate to provide utilities to each lot. The drainage easements and roadway easement are done according to standard engineering practices and are acceptable to the City Engineer.



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7.3.I. Reservation of Land for Public Use: The subdivision access road will consist of rolled curbs, gutters, and a 5-foot concrete sidewalk. In addition, sidewalks will be provided along Chapel Road, SR 179, and Sky Line Drive. Just outside of this proposed subdivision there is an existing 10-foot-wide multi-use path which runs adjacent to this parcel. State Route 179 has crosswalks and bike lanes which provide access to miles of reserved land for public use. Within a short walking distance there are three trails that offer access to the Coconino National Forest: 1) Chapel Trail 2) Mystic Trail 3) Pig Tail Trail.

7.3.J. Alternatives to Subdivision Standards: N/A.

ARTICLE 8: ADMINISTRATION AND PROCEDURES

8.3.D Citizen Review Process: Within thirty (30) days of the date of the preliminary plat submittal, a notification letter was mailed to all property owners, homeowners' associations, and neighborhood associations within 300-feet of the property's boundary in accordance with Section 8.3.D. This letter described the request and provided contact information for the applicant with an invitation to contact the applicant to discuss the project via email, zoom meeting, telephone or through regular mail. The applicant shall make a good-faith effort to address concerns of the surrounding property owners in the immediate neighborhood 8.3.E (5).e.

An Affidavit of Mailing will be prepared, notarized and submitted to the City of Sedona Community Development Division. Also, the applicant will post a sign on the southwest corner of State Route 179 and West Chapel Road, along the State Route 179 frontage and at the Sky Line Drive entrance, describing the preliminary plat request and providing the applicant's contact information. Finally, the Affidavit of Notification will include a map of the sign posting sites as well as photos of the sign posting. (SEE NEIGHBORHOOD MEETING REPORT)

8.3.E.(5).c. Consistency with Sedona Community Plan and Other Applicable Plans: The planned Chapel View Terrace Subdivision consisting of a 3.29-acre parcel is zoned Single-Family residential (RS-18) and is currently vacant. As the zoning is consistent with the Community Plan's land use designation, no Community Plan Amendment or zone change is needed for the proposed subdivision. The property is not within a Community Focus Area (CFA), or any other special planning area designated by the City and will comply with all other ordinances and regulations of the City and the Arizona Revised Statutes.

- **8.3.E.(5).d. Compliance with Sedona's Land Development Code (LDC) and Other Applicable Plans:** This Letter of Intent, and all the other submitted documentation, confirms that the proposed Chapel View Terrace Preliminary Plat will be in compliance with the subdivision requirements described within *Articles 7 and 8 of the Sedona Land Development Code*. This subdivision will be developed in a way that will have minimal impacts on surrounding property owners, and will minimize, to the greatest degree possible, adverse environmental impacts. This development will provide an adequate road system, the subdivision will be orderly and harmonious with the surrounding area, the subdivision will provide safe ingress and egress for vehicular, bicycle, and pedestrian traffic, the subdivisions



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Leonard Filner, Planner

public infrastructure will have adequate water supply, sewage disposal, electric service, storm drainage and other utilities.

- **8.3.E.(5).e. Minimize Impact on Surrounding Property Owners:** The proposed Chapel Vista Terrace Subdivision will seamlessly fit into the area in an orderly and harmonious design promoting public health, safety, and welfare of the surrounding residential area. This 3.29-acre residential development will be constructed with the intent of minimizing adverse environmental impacts by protecting the natural topography, watercourses, drainage ways, trees and to control erosion.
- **8.3.E.(5).f. Consistent with Intergovernmental Agreements:** The proposed development shall be consistent with any adopted intergovernmental agreements and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into the Sedona Land Development Code.
- **8.3.E.(5).g. Minimize Adverse Environmental Impacts:** The Chapel Vista Terrace Subdivision's public infrastructure will be constructed in accordance with the Engineering Standards Manual with the intent of minimizing adverse environmental impacts by protecting the natural topography, watercourses, drainage ways, trees and to control erosion.
- **8.3.E.(5).h. Minimizes Adverse Fiscal Impacts:** The proposed private easement will not cause the city to incur fiscal impact and maintenance, the private easement will be the responsibility of the homeowners. The developer is responsible for paying for cost to connect to the City of Sedona's sanitary sewer line.
- **8.3.E.(5).i. Compliance with Utility, Service, and Improvement Standards:** The developer has received confirmation from the utility providers that the easements provided are adequately designed to meet their needs.
- **8.3.E.(5).j. Provides Adequate Road Systems and Traffic Mitigation:** The subdivision will provide good ingress and egress to the surrounding street system.

Conclusion:

This Letter of Intent, and all the other submitted documentation, confirms that the proposed Chapel View Terrace Preliminary Plat will be in compliance with the subdivision requirements described within *Articles 7 and 8 of the Sedona Land Development Code*. The Chapel View Terrace Subdivision will comply with the City of Sedona's Subdivision Regulations as follows:

- Section 8.3.E(5), Approval Criteria:
 - This subdivision is in compliance with the City's Community Plan's land use designation
 - The subdivision is compliant with the Sedona Land Development Code and other applicable regulations
 - This subdivision will be developed in a way that will:
 - Have minimal impacts on Surrounding Property Owners
 - Minimize Adverse Environmental Impacts
 - Minimize Adverse Fiscal Impacts



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- Provide an Adequate Road System
- Provide Adequate Public Services and Facilities
- This request has been reviewed through the pre-application meeting process in accordance with Section 8.3.B, of the Sedona Land Development Code. This project does not have to go through the conceptual review public meeting because it is less than ten lots
- The subdivision will be orderly and harmonious with the surrounding area
- The subdivision will provide safe ingress and egress for vehicular, bicycle, and pedestrian traffic
- The subdivision's public infrastructure will have adequate water supply, sewage disposal, electric service, storm drainage and other utilities
- The public infrastructure shall be constructed in accordance with the Engineering Standards Manual
- This subdivision will comply with all ordinances and regulations of the city and the Arizona Revised Statutes

Should you have any questions, or need any additional information, please contact David Nicolella at (928)-202-3999 Ext. 104 or dn@sefengco.com.

Sincerely,
David Nicolella
Sefton Engineering's Land Planner
Project No.: 210305



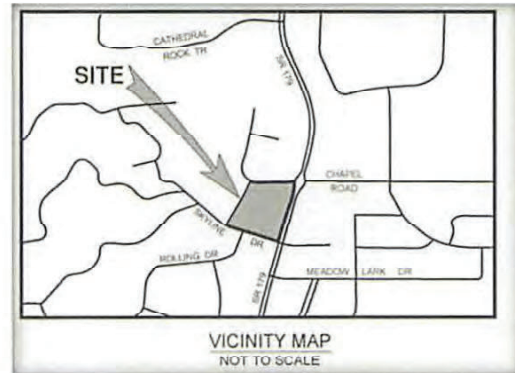
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Leonard Filner, Planner

NEIGHBORHOOD MEETING REPORT AND AFFIDAVIT OF MAILING

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
Offices in Sedona, Camp Verde & Colorado

October 19, 2021, Neighborhood Meeting Report PZ21-00014:

On Tuesday, October 19th, at 4pm, a zoom neighborhood meeting was held for all property owners within 300 feet of the project site and any affected Homeowner's Associations. The neighbors were informed that the zoning is consistent with the Community Plan's land use designation, no Community Plan Amendment or zone change is needed for the proposed subdivision. The property is not within a Community Focus Area (CFA), or any other special planning area designated by the City and will comply with all other ordinances and regulations of the City and the Arizona Revised Statues. Throughout this neighborhood meeting, visual materials were presented, details were provided, and several neighbors took part in the discussions and review of the proposed subdivision. The following is a list of basic comments, questions, concerns, and support for the project:



At the scheduled Zoom meeting on Tuesday, October 19, 2021, at 4pm, the following issues were discussed:

1. There was a general consensus that the proposed 6-lot subdivision will fit in well and is similar to the adjacent housing
2. There was a general consensus that the neighbors are confident that the city will thoroughly review the drainage ways, erosion control, building height, color and tree and vegetation requirements
3. A sidewalk on West Chapel Road would be contrary to the overall appearance of the area
4. We, the Mystic Hills HOA, knew this property would develop and we know that the city will do a good job of assuring that this development will comply with the city's planning and zoning requirements
5. What will happen next?
 - a. You will receive a letter for the date, time and location of the upcoming Planning Commission meeting and the property will be posted with the same information
6. The Mystic Hills HOA is wondering why the city is requiring a sidewalk to be constructed on West Chapel Road. The overwhelming majority of the neighbors on West Chapel oppose the sidewalk, it is not consistent with the appearance of the area and a short sidewalk on West Chapel Road would be contrary to the overall appearance of the area and will contribute to the problem with tourist parking and unloading ATVs there. Also, as Mystic Hills HOA members, we will write a letter (see attached) and attend the upcoming planning commission meeting to oppose the sidewalk.

The meeting ended around 4:45 pm.



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Robert Lane, Public Lands
Cheri Baker, Office Manager
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Christopher Henry, E.I.T.
David Nicolella, Planner
Leonard Filner, Planner

In addition, I received a call from James Caprile. James had the following comment:

1. James Caprile: 55 Sky Line Dr.
 - a. Concern about an increase in air B&B's. What protection do property owners have from them?
 - b. Concern about an increase in crime
 - c. Concern about an increase in vandalism
 - d. Doesn't trust the planning and zoning process, he believes that the system is filled with corruption and deception
2. Hanah Caprile called for instructions on how to log into zoom meeting. I provided Hanah with instructions, but she did not log in. After the meeting I called her, and she said she was unable to attend zoom meeting because of she didn't get home in time. After discussing the project, Hanah did not express any questions or concerns.

If you have any questions, please call me at (928) 202-3999.

Sincerely,

David Nicolella

Sefton Engineering's Land Planner
dn@sefengco.com

Sefton Engineering Project No.: 210305

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com

In affiliation with:

Heritage Land Surveying & Mapping, Inc. with offices in Sedona, Camp Verde & Colorado

Affidavit

I, Luke Sefton, owner/agent of parcel 401-34-033B have notified the neighbors with 300' of above property, by sending letters on the week September 27, 2021 to notify them of the neighborhood meeting that we conducted on the October 19th, 2021.



Luke Sefton
Sefton Engineering Consultants
40 Stutz Bearcat Drive
Sedona, Arizona 86336



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LETTER FROM HOA OPPOSING SIDEWALKS

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
Offices in Sedona, Camp Verde & Colorado

Jacklyn and Paul van Loon
805 W Chapel Road
Sedona, AZ 86336

07 November 2021

Sedona Planning and Zoning Commission
Sedona City Hall
102 Roadrunner Dr., Bldg 104
Sedona, AZ 86336

Dear Kathy Levin - Chair, Charlotte Hosseini - Vice Chair, George Braam, Pete Furman, Kali Gajewski, Sarah Wiehl and Lynn Zonakis, members of the Sedona Planning and Zoning Commission:

My wife and I reside at 805 West Chapel Road, bordering parcel number 401-34-033B, the location of a proposed development for a residential subdivision covered by case number is PZ21-00014.

Per discussions with the developer, we understand the City of Sedona is requiring a sidewalk to be constructed on a portion of West Chapel Road as well as in the proposed cul-de-sac. We are opposed to the sidewalks in question, a sentiment we share with the overwhelming majority of our neighbors on West Chapel. We have also made the developer aware of our concerns.

We, along with our neighbors, do not believe a sidewalk is consistent with the appearance of the area in general. There are no sidewalks on West Chapel Road, nor on Buttonwood Court or the East Chapel area. Having a short sidewalk on West Chapel Road would be contrary to the overall appearance of the area.

We would also note that the south side of the stretch of West Chapel Road (representing the stretch adjacent to the lot in question) has long suffered from out-of-town off-road vehicle owners parking and unloading their off-road vehicles on to an area of the land in question, killing vegetation and increasing erosion. We discussed this with the new owners of the property in question; they immediately moved in a string of larger boulders which rectified the situation. Putting in a sidewalk in place of these boulders would invite the same sort of past behavior as the sidewalk would invite parking and not offer the same level of deterrence to off-road vehicles. Finally, the blind spot inherent on West Chapel just west of the proposed sidewalks would add an additional safety hazard if people park along the sidewalk (in the past, people have parked off the road but at the expense of the vegetation as noted above).

We kindly ask the Planning and Zoning Commission take into consideration the above and not require a sidewalk to be constructed on West Chapel as part of case number is PZ21-00014.

Best Regards,



Jacklyn van Loon



Paul van Loon



Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
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UTILITY COMPANIES COMMENT ON EASEMENT

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
Offices in Sedona, Camp Verde & Colorado

David Nicolella

From: Matthew.Herrera@aps.com
Sent: Thursday, January 6, 2022 2:30 PM
To: David Nicolella
Subject: RE: Request for Approval with respect to the Easements

David,

I will send this to my ROW department for clarification, but from what I can see I don't see any issues with the proposed easements. I will let you know once I get response from them.

Thanks!

Matthew Herrera

Customer Project Representative – Verde
Cell (928) 274-9659
matthew.herrera@aps.com



From: David Nicolella <DN@sefengco.com>
Sent: Thursday, January 6, 2022 2:15 PM
To: Herrera, Matthew <Matthew.Herrera@aps.com>; Verde Control Desk <VerdeControlDesk@apsc.com>
Subject: RE: Request for Approval with respect to the Easements

CAUTION

CAUTION

CAUTION

This e-mail is from an **EXTERNAL** address (DN@sefengco.com). **DO NOT** click on links or open attachments unless you trust the content is safe. If you suspect this message to be phishing, please report it to the APS Cyber Defense Center at ACDC@aps.com

Hi Matt,

Yes, this is a proposed Preliminary Plat that the city has commented on. I believe what I need from APS is a statement that the "Utility Easements" are wide enough for their needs. Can you email me back confirming that the proposed easements are adequate?

Thank you!

Sincerely,

David Nicolella
Land Planner

Sefton Engineering Consultants
40 Stutz Bearcat Drive
Sedona, AZ 86336

Office: (928) 202-3999, ext. #104
Email: DN@sefengco.com

David Nicolella

From: David Nicolella
Sent: Wednesday, February 9, 2022 3:35 PM
To: 'Mcnerlin, Armen'
Subject: RE: [External] -RE: [External] -RE: Sefton Project No. 210305 [External] -RE: Request for Approval with respect to the Easements

Thanks Armen!

David

From: Mcnerlin, Armen <Armen.Mcnerlin@lumen.com>
Sent: Wednesday, February 9, 2022 3:26 PM
To: David Nicolella <DN@sefengco.com>
Subject: [External] -RE: [External] -RE: Sefton Project No. 210305 [External] -RE: Request for Approval with respect to the Easements

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David,

AN 8' wide PUE will be sufficient for Centurylink buried facilities.

Thanks and have a great day,

Armen McNerlin

Network Implementation Engineer II
office 928-634-2102 | cell 928-821-4609 | ms teams 602-325-0619
armen.mcnerlin@lumen.com

LUMEN®



From: David Nicolella <DN@sefengco.com>
Sent: Wednesday, February 9, 2022 12:25 PM
To: Mcnerlin, Armen <Armen.Mcnerlin@lumen.com>
Subject: FW: [External] -RE: Sefton Project No. 210305 [External] -RE: Request for Approval with respect to the Easements

Armen,

Sefton Engineering will adds an 8-foot P.U.E., will that meet the needs to cover facilities and pedestals? The city of sedona is requiring documentation for the Centurylink stating that the Chapel View Terrace Preliminary Plat provides adequate access easements to ensure the provision of services to each lot (see attached). Can you please respond to this email stating that the PUE is adequate? Sefton Engineering needs that document for our February 14th resubmittal to them. Any assistance is greatly appreciated.

Thanks Armen!

David Nicolella

From: Roxanne Holland <RHolland@sedonaaz.gov>
Sent: Tuesday, November 16, 2021 5:18 PM
To: David Nicolella
Cc: Hanako Ueda
Subject: Re: Request for Approval with respect to the Easements

Good Afternoon David,

My understanding is there were some comments on the sewer design. Until those comments are address and final sewer design is approved, the easements may change from what is currently shown. Therefore, we are unable to approve the easements at this time.

Please let me or Hanako know if you have any additional questions.

Thanks,
Roxanne



Roxanne Holland, P.E.
Director of Wastewater

Wastewater
102 Roadrunner Drive
Sedona, AZ 86336
rholland@sedonaaz.gov
(928) 203-5069

*City business hours are Mon-Thur 7 a.m.- 6 p.m.
Public safety 24/7*

Thank you

From: Marsha Beckwith <MBeckwith@sedonaaz.gov>
Sent: Tuesday, November 16, 2021 10:43 AM
To: Roxanne Holland <RHolland@sedonaaz.gov>
Subject: Fw: Request for Approval with respect to the Easements

Roxanne
I am forwarding this email from Sefton Engineering.



Marsha Beckwith
Account Technician I

Finance Dept.
102 Roadrunner Dr.
Sedona, AZ 86336
mbeckwith@sedonaaz.gov
(928) 204-7185

*City business hours are Mon-Thur 7 a.m. - 6p.m
City Open to the public 7:30am - 3:00pm
Public safety 24/7*

David Nicolella

From: Mathe, Taylor <TMathe@uesaz.com>
Sent: Friday, February 11, 2022 1:11 PM
To: David Nicolella
Subject: [External] -RE: Request for Approval with respect to the Easements

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David,
I apologize for the delay in getting back to you on this specific project.

Unisource has reviewed your plans for the Chapel View Terrace at 10 Skyline Dr, and we have agreed that the easement provided will be adequate for the installation of our gas main/ services.

Let me know if you have any other questions.

Thank you!

Taylor Mathe
Planner- Verde District
500 S Willard Street
Cottonwood, AZ 86326
Office: 928-203-1214
Cell: 928-300-2728
tmathe@uesaz.com

From: David Nicolella <DN@sefengco.com>
Sent: Tuesday, January 18, 2022 6:27 PM
To: Mathe, Taylor <TMathe@uesaz.com>
Subject: [EXTERNAL E-Mail]FW: Request for Approval with respect to the Easements

***** UNS WARNING - EXTERNAL EMAIL *****

Do NOT open attachments or click links that you are not expecting.

If the content or request made in this email seems unusual in any way, please contact the sender, via phone or in-person, to verify that this is a legitimate request.

***** REPORT ANYTHING SUSPICIOUS *****

Good afternoon,
The city is requesting a confirmation that the easement provided on the attached preliminary plat is adequate for Unisources needs. Can you please respond positively to this email or provide a letter stating satisfaction?

SHEET INDEX

- 1 PRELIMINARY PLAT COVER SHEET
- 2 PRELIMINARY PLAT

CHAPEL VIEW TERRACE PRELIMINARY PLAT

A SUBDIVISION OF PARCEL B, AS RECORDED IN INSTRUMENT #3686479 & INSTRUMENT #3807829, COCONINO COUNTY RECORDERS OFFICE LOCATED WITHIN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE

GILA AND SALT RIVER BASE AND MERIDIAN,
 WITHIN THE CITY OF SEDONA, COCONINO COUNTY, ARIZONA
 ORIGINAL ASSESSORS PARCEL NUMBER 401-34-033B
 CONTAINING ±3.29 ACRES
 ZONED SINGLE FAMILY RESIDENTIAL (RS-18)
 CASE NO. PZ21-00014 (SUB)

DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT RIFE DEVELOPMENT, LLC, A LIMITED LIABILITY CORPORATION ("TRUSTEE"), HAS SUBDIVIDED UNDER THE NAME OF "CHAPEL VIEW TERRACE", A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "CHAPEL VIEW TERRACE" ("THE PLAT"). "TRUSTEE" HEREBY DECLARES THAT "THE PLAT" SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS, AND THAT EACH SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN HEREON.

"TRUSTEE" HEREBY DECLARES THAT THE EASEMENTS SHOWN UPON THIS PLAT SHALL BE ESTABLISHED AND RESERVED IN ACCORDANCE WITH THE NOTATION ON SAID PLAT AND SHALL PROVIDE TO THE PUBLIC THE USE THEREOF FOREVER FOR INGRESS, EGRESS PURPOSES AND FOR INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITY LINES AND FACILITIES, INCLUDING WITHOUT LIMITATION, WATER, SANITARY SEWER, ELECTRIC, NATURAL GAS, TELEPHONE, CABLE SERVICES, WATERCOURSES AND/OR DRAINAGE FACILITIES. THE "TRUSTEE" ALSO DECLARES THAT THE STREETS CONSTRUCTED AND LOCATED WITHIN THE SUBJECT EASEMENTS PROVIDING ACCESS TO, FROM AND THROUGHOUT THE SUBDIVISION SHALL REMAIN PRIVATE, AND ARE NOT DEDICATED TO THE PUBLIC BUT ARE RESERVED FOR THE USE, ENJOYMENT AND BENEFIT OF THE ADJACENT OWNERS; THE MAINTENANCE OF THE SAID STREET WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS WITHIN THE SUBDIVISION.

FURTHER THE "TRUSTEE" HEREBY GRANTS TO THE CITY OF SEDONA, A MUNICIPAL CORPORATION, LICENSE TO ACCESS UPON THE ESTABLISHED EASEMENT AND STREETS PROVIDED AS DESCRIBED HEREON, FOR THE PURPOSE OF PERIODIC INSPECTION AND MAINTENANCE OF THE WATERCOURSES AND/OR DRAINAGE FACILITIES. THE MAINTENANCE OF THE DRAINAGE EASEMENTS AND FACILITIES SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS WITHIN THE SUBDIVISION.

IN WITNESS WHEREOF:

"TRUSTEE" HAS CAUSED THIS PLAT TO BE DULY EXECUTED AS OF THIS _____ DAY OF _____, 2020.

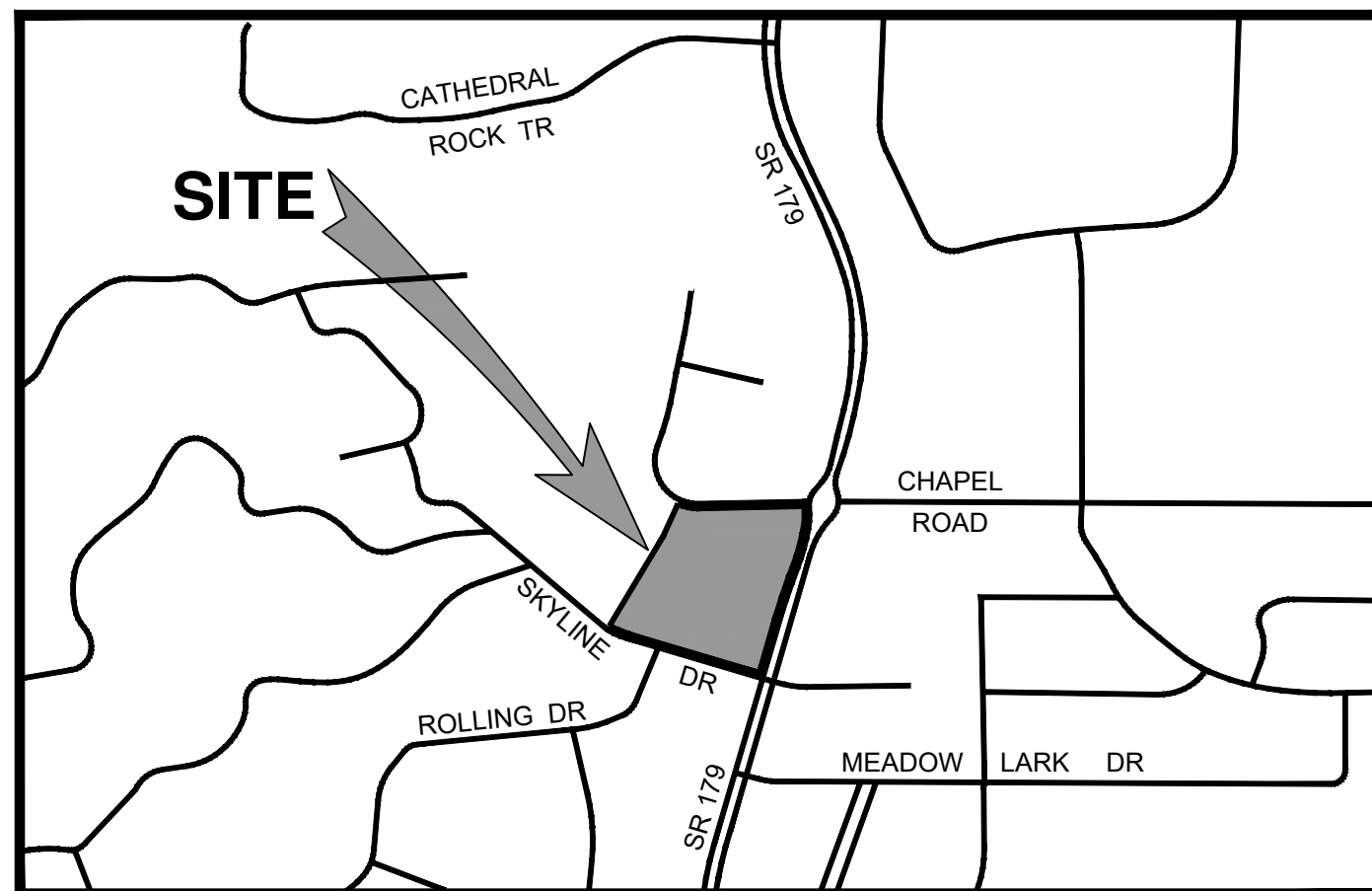
BY: _____
 TRUST OFFICER

STATE OF ARIZONA)
 COUNTY OF COCONINO)

SUBSCRIBED AND SWORN BEFORE ME ON THIS _____ DAY OF _____, 2021

BY: _____, MY COMMISSION EXPIRES _____

NOTARY PUBLIC



VICINITY MAP
 NOT TO SCALE

UTILITY COMPANIES

ELECTRIC: ARIZONA PUBLIC SERVICE COMPANY
 P.O. BOX 53920, STE. 9996
 PHOENIX, ARIZONA 85072-3920

WATER: ARIZONA WATER COMPANY
 3805 N. BLACK CANYON HIGHWAY
 PHOENIX, AZ 8505-5351

SEWER: CITY OF SEDONA
 PUBLIC WORKS DEPARTMENT
 102 ROADRUNNER DRIVE
 SEDONA, AZ 86336

CABLE/PHONE: CENTURYLINK
 CENTURYLINK ENGINEERING
 500 S. CALVARY WAY
 COTTONWOOD, AZ 86326

SUDDENLINK: 65 COFFEEPOT DRIVE STE. A
 SEDONA, ARIZONA 86336

GAS: UNISOURCE ENERGY SERVICES
 U.S. GAS, INC.
 P.O. BOX 80078
 PRESCOTT, AZ 86304-8078

SOLID WASTE COLLECTION: PATRIOT DISPOSAL
 211 SMITH ROAD
 SEDONA, AZ 86336

DEVELOPER CONTACT INFORMATION

CHRIS RIFE
 PASSION LLC
 1300 W WATERLOO ROAD
 EDMOND, OK 73025
 (480) 734-3999

PARCEL ZONING RS-18

SINGLE FAMILY RESIDENCE
 MIN LOT SIZE = 18,000 SQ. FT.

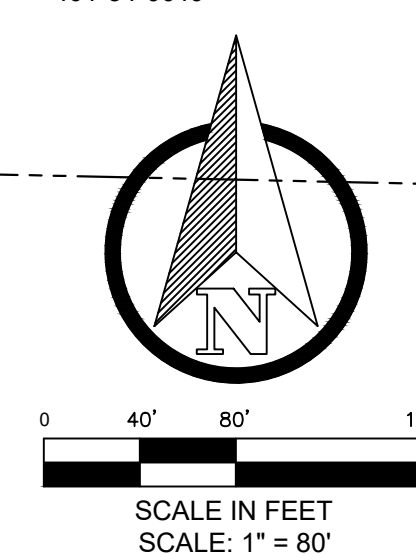
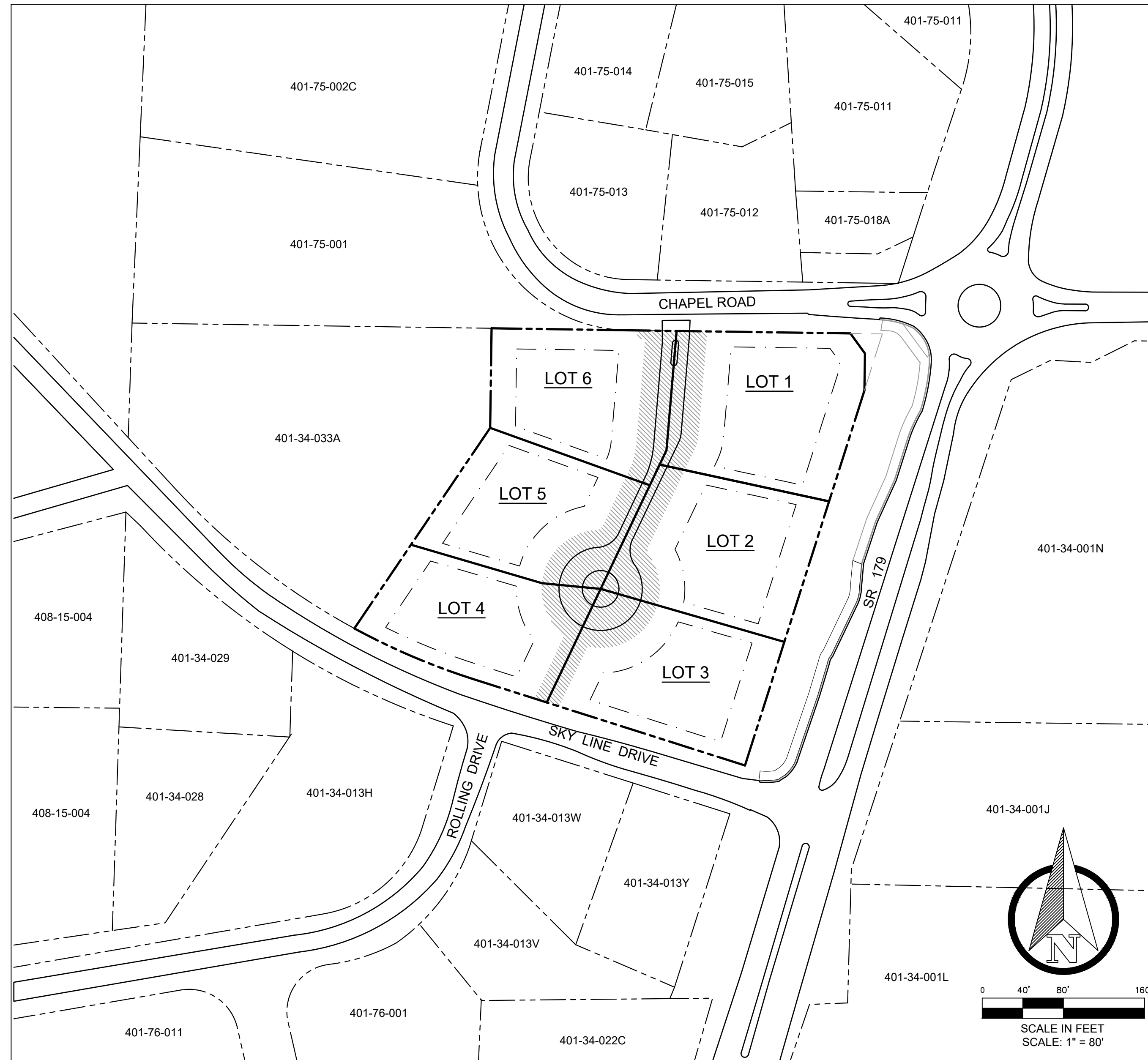
LOTS 1 - 6
 SMALLEST LOT = 19,900 S.F. (0.46 AC)
 LARGEST LOT = 27,890 S.F. (0.64 AC)
 AVERAGE LOT SIZE = 23,890 S.F. (0.55 AC)

LEGAL DESCRIPTION

PARCEL "B", AS RECORDED IN INSTRUMENT #3686479 & INSTRUMENT #3807829, IN THE RECORDS OF COCONINO COUNTY, ARIZONA LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA, SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA;

BEGINNING AT THE NORTHWEST CORNER OF SECTION 30, THENCE SOUTH 89 DEGREES, 10 MINUTES, 00 SECONDS EAST A DISTANCE OF 354.46 FEET TO A 1/2 INCH REBAR WITH A CAP MARKED LS29884, THE POINT OF BEGINNING;
 THENCE SOUTH 89 DEGREES, 10 MINUTES, 00 SECONDS EAST, A DISTANCE OF 133.90 FEET ALONG THE NORTHWEST LINE OF SECTION 30;
 THENCE SOUTH 89 DEGREES, 11 MINUTES, 50 SECONDS EAST, A DISTANCE OF 219.87 FEET, ALONG SOUTHERLY RIGHT-OF-WAY LINE OF CHAPEL ROAD;
 THENCE SOUTH 35 DEGREES, 53 MINUTES, 16 SECONDS EAST, A DISTANCE OF 24.46 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 179;
 THENCE SOUTH 00 DEGREES, 50 MINUTES, 06 SECONDS WEST, A DISTANCE OF 36.62 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 179;
 THENCE SOUTH 17 DEGREES, 30 MINUTES, 03 SECONDS WEST, A DISTANCE OF 387.97 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 179;
 THENCE SOUTH 89 DEGREES, 30 MINUTES, 46 SECONDS EAST, A DISTANCE OF 144.16 FEET, TO THE EAST LINE OF SAID TRACT "A"
 THENCE NORTH 72 DEGREES, 21 MINUTES, 33 SECONDS WEST, A DISTANCE OF 281.70 FEET;
 THENCE NORTHWESTERLY THROUGH A CONCAVE CURVE WITH A LENGTH OF 126.96 FEET, A RADIUS OF 678.28 FEET, A DELTA OF 10 DEGREES, 43 MINUTES, 30 SECONDS, A CHORD BEARING OF NORTH 66 DEGREES, 54 MINUTES, 15 SECONDS AND A CHORD LENGTH OF 126.78 FEET;
 THENCE NORTH 34 DEGREES, 06 MINUTES, 06 SECONDS EAST, A DISTANCE OF 238.76 FEET;
 THENCE NORTH 00 DEGREES, 50 MINUTES, 00 SECONDS EAST, A DISTANCE OF 98.18' FEET, TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 89 DEGREES, 10 MINUTES, 00 SECONDS EAST (PER B.L.M. PLAT) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST AS MONUMENTED BY B.L.M. BRASS CAPPED PIPES.



CERTIFICATE OF APPROVALS

SEDONA COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR _____ DATE _____

SEDONA FIRE DISTRICT

FIRE MARSHAL _____ DATE _____

SEDONA PUBLIC WORKS DEPARTMENT

CITY ENGINEER _____ DATE _____

SEDONA CITY COUNCIL

MAYOR OF SEDONA _____ DATE _____

CITY CLERK _____ DATE _____

PLAT NOTES

1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER ANY UTILITY EASEMENT EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, OR SUITABLE LANDSCAPING THAT DOES NOT INTERFERE WITH THE INTENDED PURPOSE OF THE EASEMENT.
2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE DRAINAGE EASEMENT EXCEPT STONE, GRAVEL, OR OTHER DRAINAGE CHANNEL MATERIALS OR SUITABLE LANDSCAPING THAT DOES NOT INTERFERE WITH THE INTENDED PURPOSE OF THE EASEMENT.
3. ALL STREETS PLATTED HEREON ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE CITY OF SEDONA. STREET MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS.
4. VISIBILITY EASEMENTS SHOWN ON THE SUBDIVISION LAND DEVELOPMENT PLANS SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS ON BOTH SIDES OF ENTRANCE ROAD. VEGETATION WITHIN SHALL BE PRUNED AND MAINTAINED AT A HEIGHT LESS THAN 2' TREE BRANCHES LOWER THAN 6' WITHIN THE TRIANGLES SHALL ALSO BE PRUNED.
5. FRONT PROPERTY LINES FOR LOTS 1 - 6 ARE THE CENTER LINE OF THE INGRESS/EGRESS EASEMENT.
6. ALL FRONT BUILDING SETBACKS SHALL BE MEASURED FROM THE EDGE OF THE INGRESS/EGRESS EASEMENT.
7. LOT CORNERS WITHIN THE SUBDIVISION SHALL BE SET WITHIN 90 DAYS OF THE APPROVAL AND RECORDATION OF THE FINAL PLAT AND WILL BE MONUMENTED IN ACCORDANCE WITH THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS BY THE REGISTERED LAND SURVEYOR OF RECORD. THE MONUMENTS SHALL BE 1/2" REBARS SET WITH PLASTIC CAPS INSCRIBED WITH "LS-_____" AT EACH NEW LOT CORNER OR MISSING CORNER. ADDITIONALLY, LOT CORNERS LOCATED IN THE ROADWAY ASPHALT SHALL BE SET WITH 3" ALUMINUM CAPS INSCRIBED WITH "CITY OF SEDONA - LS-_____"
8. THE FOUND MONUMENTS SHOWN HEREON ARE FROM THE NOTES OF THE ACTUAL FIELD SURVEY CONDUCTED BY _____ RLS # _____ ON _____
9. ALL RECORDED EASEMENTS ARE SHOWN AS PART OF THESE DOCUMENTS.
10. THE WORD "CERTIFICATION", AS SHOWN HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS DEPICTED ON THIS PLAT AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
11. THE LAND BEING SUBDIVIDED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
12. THE 15' UTILITY EASEMENT WITHIN LOT 6 IS PROVIDED FOR THE INSTALLATION OF A PRIVATE SANITARY SEWER SERVICE LINE BETWEEN APN 401-34-033A AND THE SEWER MAIN WITHIN CHAPEL ROAD.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS SOUTH 89 DEGREES, 10 MINUTES, 00 SECONDS, EAST (PER B.L.M. PLAT) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST G.&S.R.M., COCONINO COUNTY, ARIZONA.

LAND SURVEYOR CERTIFICATION

THIS FINAL PLAT AND SURVEY ON WHICH IT IS BASED WHERE CONDUCTED UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP IS PUBLISHED SUBJECT TO ALL CONDITIONS, RESERVATIONS AND RESTRICTIONS OF THE PUBLIC RECORD ON THIS DATE.

STANLEY L. NIENHUSER RLS 29884

PRELIMINARY

SEFTON ENGINEERING CONSULTANTS

40 STUTZ BEARCAT DR.
 SEDONA, ARIZONA 86336
 PH: (928) 202-3999
 FAX: (888) 229-2970
 LS@SEFENGCO.COM

PRELIMINARY PLAT COVER SHEET

CHAPEL VIEW TERRACE

10 SKY LINE DRIVE, SEDONA, ARIZONA

SHEET TITLE:

PROJECT TITLE:

DRAWN BY: RJB

SCALE: AS NOTED

DATE: 06/23/2022

PROJECT NO: 210305

SHEET NO:

1 OF 2

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CHAPEL VIEW TERRACE PRELIMINARY PLAT

A SUBDIVISION OF PARCEL B, AS RECORDED IN INSTRUMENT #3686479 & INSTRUMENT #3807829, COCONINO COUNTY RECORDERS OFFICE LOCATED WITHIN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, WITHIN THE CITY OF SEDONA, COCONINO COUNTY, ARIZONA ORIGINAL ASSESSORS PARCEL NUMBER 401-34-033B CONTAINING ±3.29 ACRES ZONED SINGLE FAMILY RESIDENTIAL (RS-18) CASE NO. PZ21-00014 (SUB)

PRELIMINARY

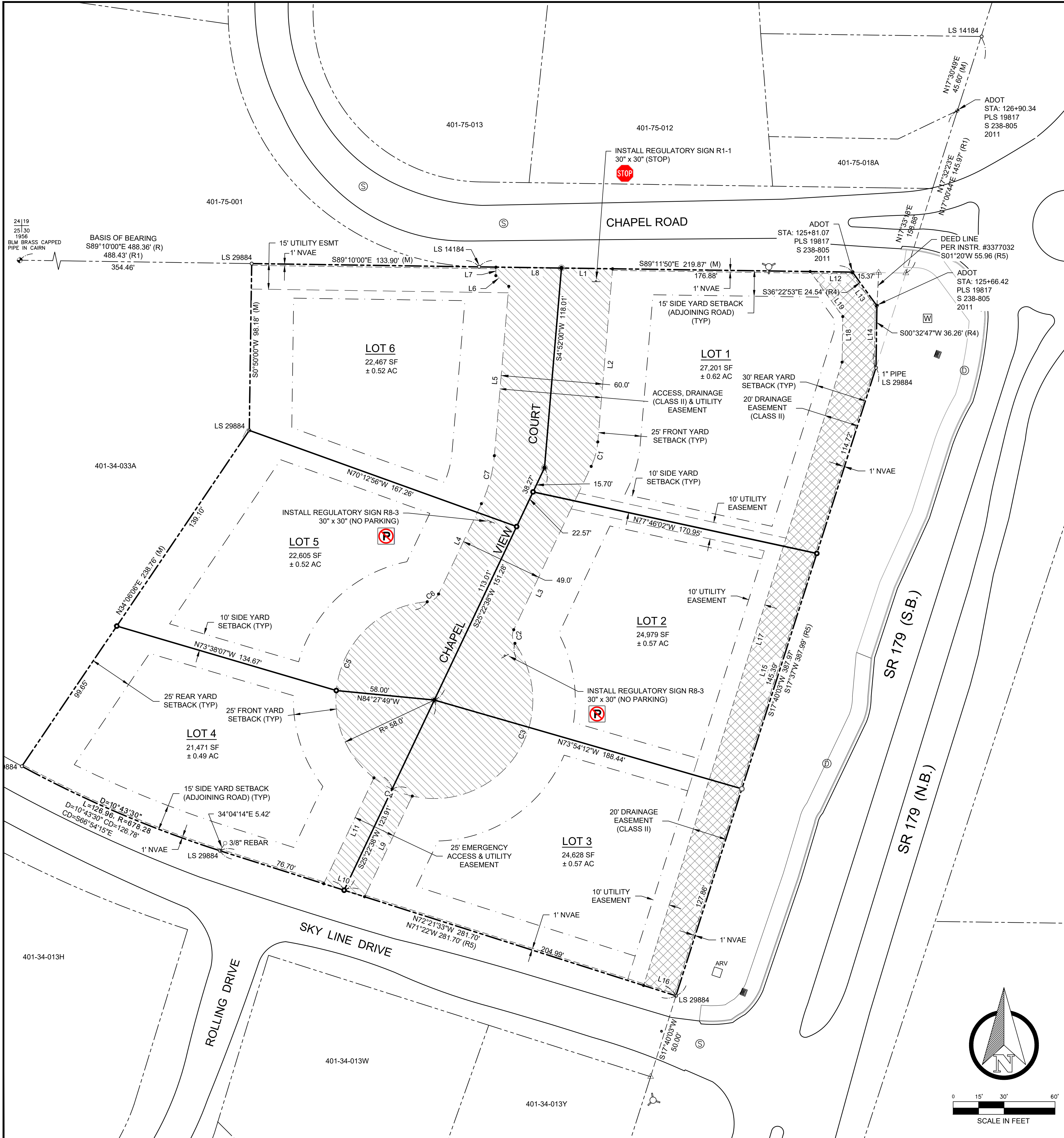
SEFTON
ENGINEERING
CONSULTANTS

40 STUTZ BEARCAT DR.
SEDONA, ARIZONA 86336
PH: (928) 202-3999
FAX: (888) 229-2970
LS@SEFENCO.COM

PRELIMINARY PLAT

CHAPEL VIEW TERRACE

10 SKY LINE DRIVE, SEDONA, ARIZONA



ACCESS, UTILITY & DRAINAGE EASEMENTS CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LEN
C1	15.035'	42.00'	20.5107	S15° 07' 19"W	14.95'
C2	8.45'	8.00'	60.5000	S04° 52' 21"E	8.06'
C3	139.75'	58.00'	138.0541	S33° 54' 16"W	108.31'
C4	12.599'	58.00'	12.4459	N64° 37' 22"W	25.00'
C5	139.75'	58.00'	138.0541	N16° 51' 01"E	108.31'
C6	8.45'	8.00'	60.5000	N55° 37' 38"E	8.06'
C7	29.35'	82.00'	20.5107	N15° 07' 19"E	29.20'

ACCESS, UTILITY & DRAINAGE EASEMENTS LINE TABLE

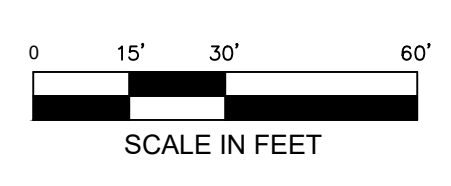
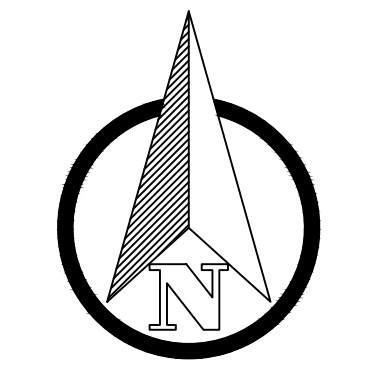
LINE #	LENGTH	DIRECTION
L1	30.08'	S89° 11' 50"E
L2	102.27'	S04° 52' 00"W
L3	106.37'	S25° 22' 38"W
L4	58.88'	N25° 22' 38"E
L5	100.06'	N04° 52' 00"E
L6	9.90'	N50° 15' 36"W
L7	5.00'	N00° 48' 10"E
L8	38.58'	S89° 11' 50"E
L9	65.58'	S25° 22' 38"W
L10	25.23'	N72° 21' 33"W
L11	68.97'	N25° 22' 38"E
L12	24.94'	S89° 11' 50"E
L13	24.46'	S35° 53' 16"E
L14	36.46'	S00° 51' 38"W
L15	387.97'	S17° 40' 03"W
L16	20.00'	N72° 21' 33"W
L17	385.08'	N17° 40' 03"E
L18	26.81'	N00° 50' 06"E
L19	32.72'	N35° 53' 16"W

LOT AREAS

LOT	GROSS	NET*	BUILDING
1	27,201	23,225	12,449
2	24,979	20,591	10,987
3	24,628	20,894	10,492
4	21,471	18,571	9,949
5	22,605	18,011	9,244
6	22,467	18,003	8,988

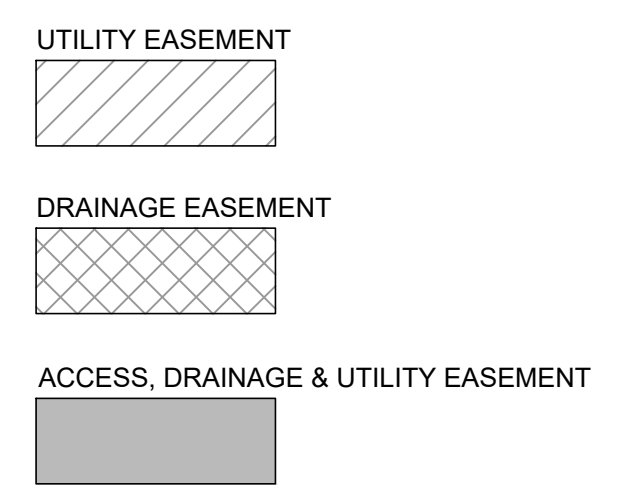
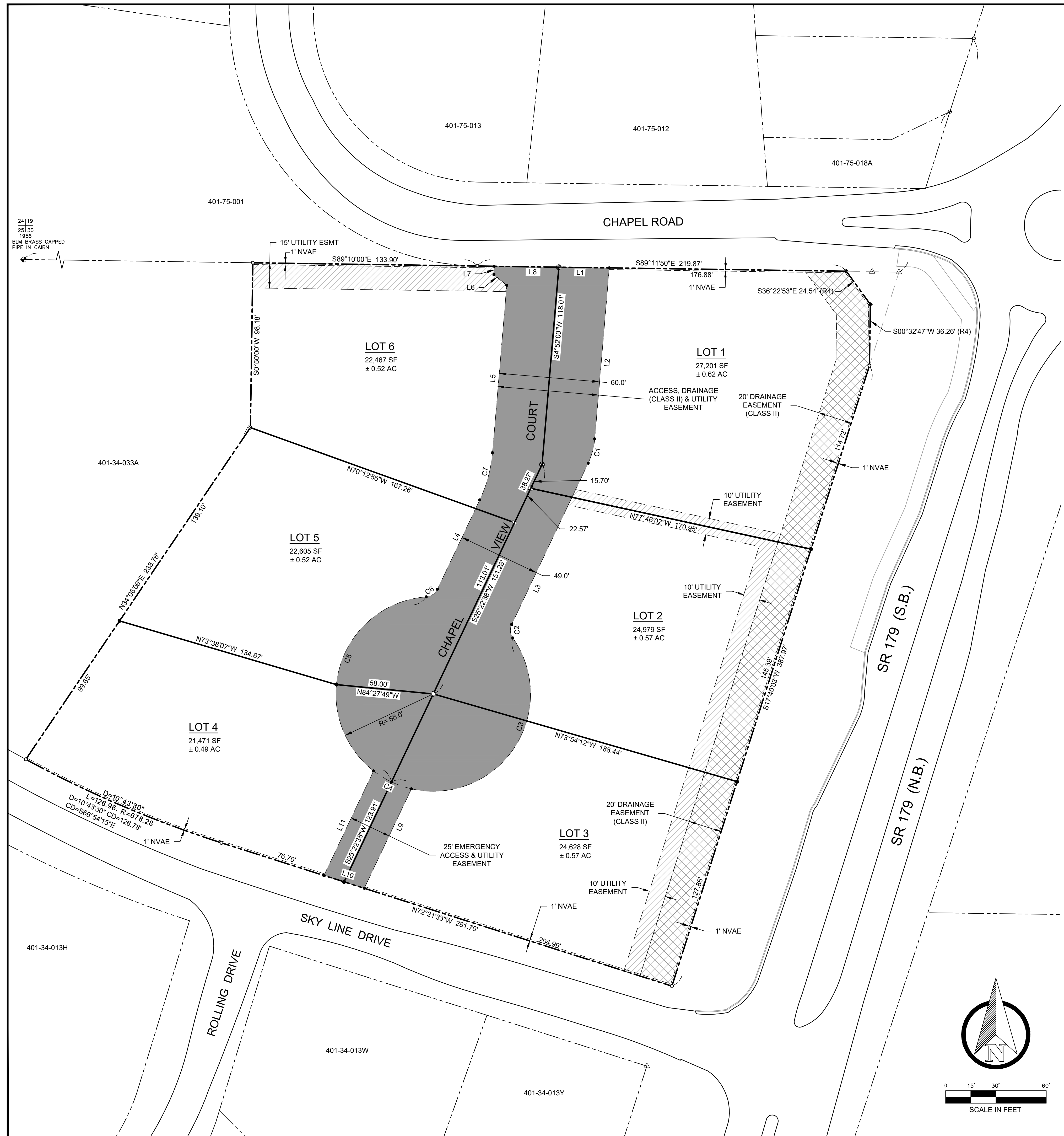
* NET AREA REFERS TO THE GROSS LOT AREA LESS THE ACCESS UTILITY & DRAINAGE EASEMENT AREA.

- LEGEND**
- ⊙ EXISTING SANITARY MANHOLE
 - ⊕ EXISTING WATER METER
 - ⊕ EXISTING WATER VALVE
 - ⊕ EXISTING GAS SERVICE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING APS TRANSFORMER
 - EASEMENT LINE
 - SUBDIVISION PERIMETER PROPERTY LINE
 - INTERIOR LOT LINE
 - ADJACENT PROPERTY LINE
 - ACCESS, DRAINAGE & UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - NVAE: NON-VEHICULAR ACCESS EASEMENT
 - △ CALCULATED CORNER
 - ⊕ ADOT ALUMINUM CAP
 - CORNER FOUND AS INDICATED
 - LOT CORNER TO BE SET
 - CENTERLINE MONUMENTS TO BE SET
 - CALCULATED POINT ON EASEMENT
 - (R) RECORD PER INSTRUMENT #3686479, COCONINO COUNTY RECORDER
 - (R1) RECORD PER CASE 5, MAP 49A, COCONINO COUNTY RECORDER
 - (R2) RECORD PER BOOK 5 OF MAPS & PLATS, MAP 90 YAVAPAI COUNTY RECORDER
 - (R3) RECORD PER BOOK 24, PAGE 15, COCONINO COUNTY RECORDER
 - (R4) RECORD PER ADOT DRAWING #D-13-T-457 S.R. 179, FEDERAL ID NO. S 238-805 SHEET P-14
 - (R5) RECORD PER INSTRUMENT #3377032, COCONINO COUNTY RECORDER
 - (R6) RECORD PER INSTRUMENT #3686479, COCONINO COUNTY RECORDER



SHEET TITLE: PRELIMINARY PLAT
PROJECT TITLE: CHAPEL VIEW TERRACE
DRAWN BY: RJB
SCALE: 1" = 30'
DATE: 06/23/2022
PROJECT NO: 210305
SHEET NO: 2 OF 2

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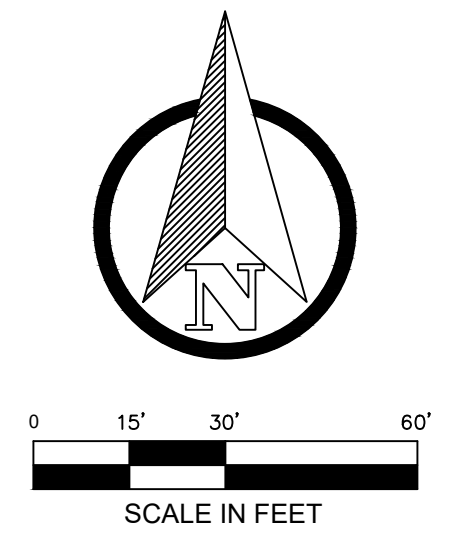


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L4	58.88'	N25° 22' 38"E
L5	100.06'	N04° 52' 00"E
L6	9.90'	N50° 15' 36"W
L7	5.00'	N00° 48' 10"E
L8	38.58'	S89° 11' 50"E
L9	65.58'	S25° 22' 38"W
L10	25.23'	N72° 21' 33"W
L11	68.97'	N25° 22' 38"E



SEFTON ENGINEERING CONSULTANTS
 40 STUTZ BEARCAT DR.
 SEDONA, ARIZONA 86336
 PH: (928) 202-3999
 FAX: (888) 229-2970
 LS@SEFENCO.COM

EASEMENTS EXHIBIT

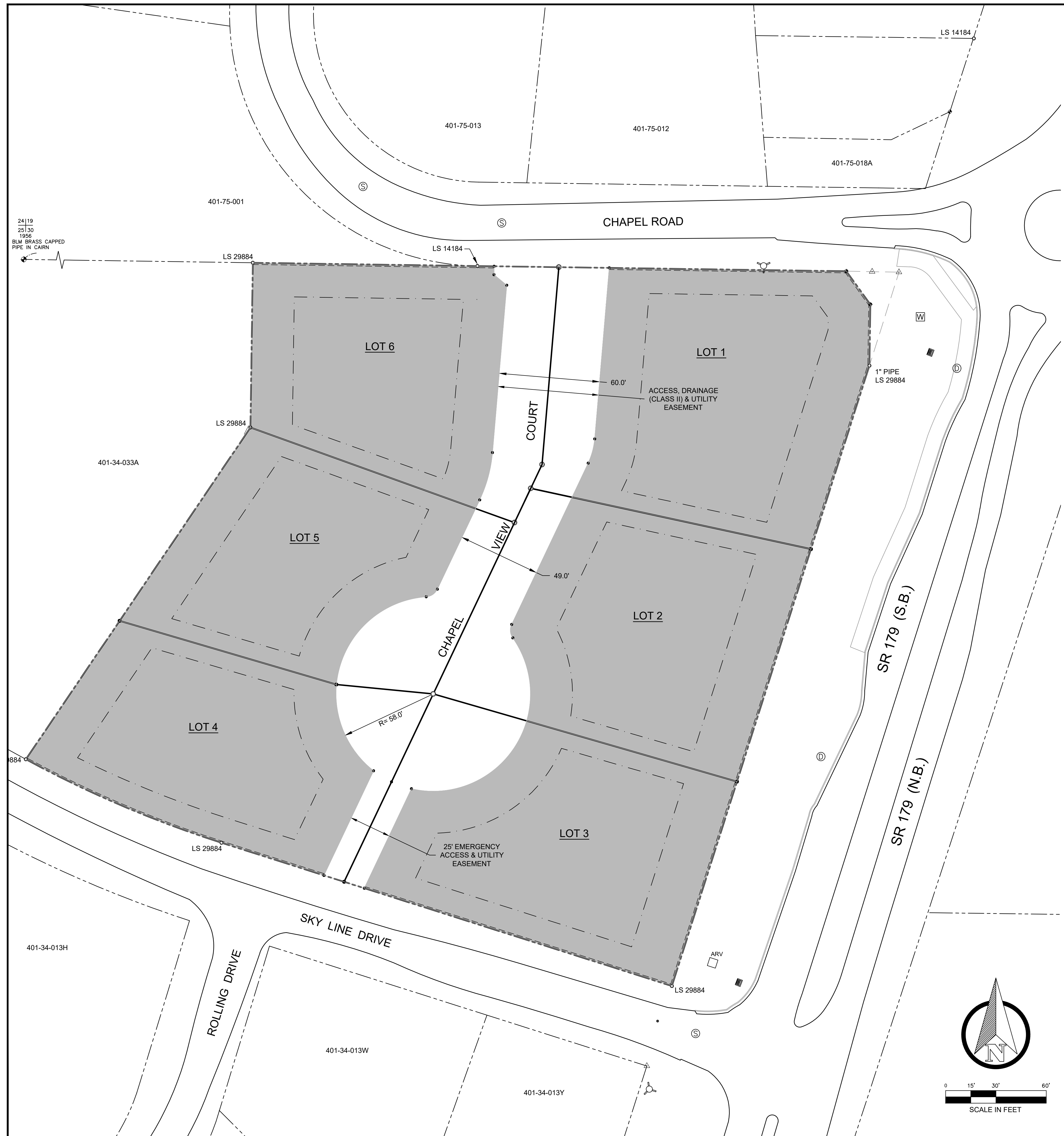
CHapel VIEW TERRACE

10 SKY LINE DRIVE, SEDONA, ARIZONA

SHEET TITLE:
 PROJECT TITLE:
 DRAWN BY: RJB
 SCALE: 1" = 30'
 DATE: 06/24/2022
 PROJECT NO: 210305
 SHEET NO:

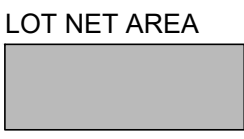
1 OF 1

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LOT AREAS			
LOT	GROSS	NET *	BUILDING
1	27,201	23,225	12,449
2	24,979	20,591	10,987
3	24,628	20,894	10,492
4	21,471	18,571	9,949
5	22,605	18,011	9,244
6	22,467	18,003	8,988

* NET AREA REFERS TO THE GROSS LOT AREA LESS THE ACCESS, UTILITY & DRAINAGE EASEMENT AREA.



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LOT NET AREAS EXHIBIT

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Subdivision Checklist

Land Development Code Article 7
 PZ21-00014 (SUB) Chapel View Terrace



**City Of Sedona Community
 Development Department**

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

Article 7 of the Sedona Land Development Code contains principles and standards applicable to the subdivision of properties. This Article sets the minimum criteria for review and approval of all new subdivisions by the City's Community Development Department, Planning & Zoning Commission, and City Council. Applicants of proposed subdivisions must demonstrate compliance with these standards.

Review Date: October 18, 2022

Reviewer: Cari Meyer, Planning Manager

Color Coding	Full Compliance	Partial Compliance	Non-Compliance	Not Applicable
--------------	-----------------	--------------------	----------------	----------------

7.3 Subdivision Standards	
7.3.C: Lot Planning	<p><i>Evaluation:</i></p> <ul style="list-style-type: none"> (1) Number of Lots Created, Subdivision: The property is zoned RS-18, which permits a maximum of 2 units per acre. The property is 3.29 acres and there are 6 lots in the proposed subdivision, a density of 1.8 units per acre. (2) Lot Size and Configuration <ul style="list-style-type: none"> a. All lots are a minimum of 100 feet in width and have a minimum of 18,000 square feet. Building setbacks are shown on the plat and will be reviewed when building permit applications are submitted for the lot. No exceptions are being requested. b. All side lot lines are at approximately 90 degrees to the street. c. No double frontage lots are proposed (Lots backing up to an arterial are not considered double frontage lots). d. No flag lots or irregular lots are proposed. e. Due to the configuration of subdivision being surrounded on 3 sides by existing streets, 4 of the proposed lots have exterior side setbacks. Despite the larger setback required compared to an interior side setback, each lot provides a reasonable building envelope, and each lot slightly exceeds the minimum lot width requirement. f. No lots are divided by a city, county, school district, or other taxing agency boundary. g. No floodplain or significant topographic features impact the subdivision that would cause building envelopes to be altered beyond the standards envelope created by the setbacks of the zoning district. (3) A preliminary grading and drainage plan was provided with the application and reviewed and approved by the City's Public Works Department. A Final grading and drainage plan will be required to be submitted with the building permit application for the infrastructure. (4) Access <ul style="list-style-type: none"> a. All lots are accessed off the proposed Chapel View Court, a private street, which connects to W Chapel Road, a public street, and then to State Route 179 at the Chapel Road roundabout. b. The subdivision provides one point of access to the north. A second access point is provided to the south, connecting to Skyline Drive, and is designated on the plat for emergency access – typical traffic for the subdivision will use the northern access point. (5) No flag lots are proposed. (6) No construction envelopes are being modified with this application. <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>

7.3.D: Sensitive Lands	
	<i>Evaluation:</i> None of the area within the proposed subdivision is considered sensitive land.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
7.3.E: Block Layout	
	<i>Evaluation:</i> The subdivision does not propose any blocks.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
7.3.F: Street Design	
	<i>Evaluation:</i>
	<ul style="list-style-type: none"> (1) There are no CFA or Specific Area plans approved for this property. (2) The proposed Chapel View Court connects to W Chapel Road. The primary vehicular access to the site is provided here as Chapel Road connects to State Route 179 at a controlled intersection (Chapel Road roundabout). There are no other streets with which Chapel View Court would need to align. State Route 179 is to the east of the project site and access is not provided directly to the highway. Sky Line Drive is to the south and an emergency access point is provided to Sky Line. (3) The proposed Chapel View Court connects to W Chapel Road. No other intersections are adjacent to the property. (4) The streets have been designed to the minimum standards of the Engineering Manual. The proposed street is within an easement that provides sufficient width for all associated improvements. (5) Chapel View Terrace has sidewalks on both sides of the street. In addition, this application will construct sidewalks along all the project frontages (Chapel Road, State Route 179, Sky Line Drive).
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
7.3.G: Street Naming and Traffic Control Signs	
	<i>Evaluation:</i> The applicant has proposed "Chapel View Court" as the name of the new street. Final approval of street names will be done by the Public Works Department.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
7.3.H: Easement Planning	
	<i>Evaluation:</i> The road is within an easement and has sufficient width for all associated improvements. All properties meet minimum lot size and width requirements exclusive of the area within the easement. In addition, an emergency access easement is provided from the cul-de-sac to Sky Line Drive to the south. All other required easements have been provided.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
7.3.I: Reservation of Land for Public Use	
	<i>Evaluation:</i> No land is proposed to be reserved for public use. There are no adopted plans that designate any of the land within the proposed subdivision as needing to be reserved for public use.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
7.3.J: Alternatives to Subdivision Standards	
	<i>Evaluation:</i> A cluster subdivision is not proposed.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Other Considerations:	

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Fri 10/29/2021 12:00 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 10/29/2021 12:00 p.m.
Response #: 346
Submitter ID: 3406
IP address: 107.126.58.106
Time to complete: 9 min. , 11 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

PZ21-00014

2.

What are your comments, concerns, ideas, and suggestions about this project?

I do not believe subdividing the 3.29 acre lot into six would be good for the community. It creates a very dense area of houses and provides a less than desirable street width to provide access to those homes which would become very restricted if vehicles were on the street.

I own 703 Buttonwood Ct.

3. Your contact information

Name: Lewis Gillett
Mailing Address: 799 Ford Road, Lebanon, TN. 37087
E-mail: lew.gillett@gmail.com

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Jacklyn and Paul van Loon
805 W Chapel Road
Sedona, AZ 86336

07 November 2021

Sedona Planning and Zoning Commission
Sedona City Hall
102 Roadrunner Dr., Bldg 104
Sedona, AZ 86336

Dear Kathy Levin - Chair, Charlotte Hosseini - Vice Chair, George Braam, Pete Furman, Kali Gajewski, Sarah Wiehl and Lynn Zonakis, members of the Sedona Planning and Zoning Commission:

My wife and I reside at 805 West Chapel Road, bordering parcel number 401-34-033B, the location of a proposed development for a residential subdivision covered by case number is PZ21-00014.

Per discussions with the developer, we understand the City of Sedona is requiring a sidewalk to be constructed on a portion of West Chapel Road as well as in the proposed cul-de-sac. We are opposed to the sidewalks in question, a sentiment we share with the overwhelming majority of our neighbors on West Chapel. We have also made the developer aware of our concerns.

We, along with our neighbors, do not believe a sidewalk is consistent with the appearance of the area in general. There are no sidewalks on West Chapel Road, nor on Buttonwood Court or the East Chapel area. Having a short sidewalk on West Chapel Road would be contrary to the overall appearance of the area.

We would also note that the south side of the stretch of West Chapel Road (representing the stretch adjacent to the lot in question) has long suffered from out-of-town off-road vehicle owners parking and unloading their off-road vehicles on to an area of the land in question, killing vegetation and increasing erosion. We discussed this with the new owners of the property in question; they immediately moved in a string of larger boulders which rectified the situation. Putting in a sidewalk in place of these boulders would invite the same sort of past behavior as the sidewalk would invite parking and not offer the same level of deterrence to off-road vehicles. Finally, the blind spot inherent on West Chapel just west of the proposed sidewalks would add an additional safety hazard if people park along the sidewalk (in the past, people have parked off the road but at the expense of the vegetation as noted above).

We kindly ask the Planning and Zoning Commission take into consideration the above and not require a sidewalk to be constructed on West Chapel as part of case number is PZ21-00014.

Best Regards,



Jacklyn Van Loon



Paul van Loon

**George W Ash
809 West Chapel Rd
Sedona, AZ 86336**

RECEIVED
NOV 15 2021
CITY OF SEDONA
COMMUNITY DEVELOPMENT

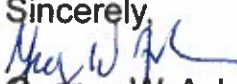
Dear Kathy Levin - Chair, Charlotte Hosseini - Vice Chair, George Braam, Pete Furman, Kali Gajewski, Sarah Wiehl and Lynn Zonakis, members of the Sedona Planning and Zoning Commission:

My wife and I recently purchased a home on 809 West Chapel Road. In making this purchase, we were overwhelmed by the natural beauty of the Sedona area, as well as our home's location on West Chapel - a short cul-de-sac located between Sedona and Oak Creek. The neighborhood is peaceful, even tranquil, and our neighbors are wonderful and maintain their homes with pride and constant attention.

We have recently been advised that neighboring parcel 401-34-033B is the proposed development for a residential subdivision that the developer intends to use for short term rentals - something not allowed in the Mystic Hills development on West Chapel. The case number is PZ21-00014. More troubling, despite the fact the this parcel has an address of 10 Sky Line Drive, the proposal calls for ingress and egress to this development via West Chapel. It is the nature of these short term rentals that they will include maximum occupancy involving multiple households and multiple vehicles. The additional vehicles using West Chapel will more than double because of this development.

Also, we have been told that the City is suggesting a sidewalk be constructed on West Chapel as a part of this project. We oppose the construction of such a sidewalk, see little if any need for it, and are concerned that it will only add to unwelcome parking and congestion from day hikers. We note that a sidewalk is not consistent with the appearance of this area in general. There are no sidewalks on East Chapel, other areas of West Chapel or Buttonwood Ct. Having a short sidewalk on the side of the road east on the entryway would look strange, serve no real purpose, and be contrary to the overall look of the area.

We ask that the Planning and Zoning Commission to reconsider using West Chapel as the entrance for this development and not require a sidewalk on West Chapel.

Sincerely,

George W. Ash

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Sun 10/9/2022 1:51 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Katherine Herbert <KHerbert@sedonaaz.gov>

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 10/09/2022 1:51 p.m.
Response #: 404
Submitter ID: 4716
IP address: 47.215.246.127
Time to complete: 23 min. , 27 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

Chapel Terrace

2.

What are your comments, concerns, ideas, and suggestions about this project?

I live at 804 W Chapel and also own 802 W Chapel as a vacant lot. The entrance for the Chapel Terrace development will be directly across from me. I have several concerns:

1. Chapel Terrace land is part of Sky Ranch. As such, the entrance should be on Sky Line Dr.
2. By having on W Chapel you've increased traffic by 66% on our street (6 Chapel Terrace plus 9 W Chapel)
3. You have done this right near a blind curve on W Chapel.
4. In all my 5+ years I have not seen any accidents at Route 179. & Sky Line Drive. While I have seen plenty at the Chapel roundabout. The concept that having Chapel Terrace use the Chapel roundabout is a safer option is a fallacy.
5. Plans are to add parking at the Mystic Trailhead. Now you've added more traffic to the roundabout.
6. How about a traffic study to decide best egress option for Chapel Terrace given 2-5 above.
6. Chapel terrace will be short-term rental properties. As a board representing your local citizens, I'd hope you would put residents needs and interests ahead of out-of-state investor/developers.

3. Your contact information

Name: Tim Burn
Mailing Address: 804 W Chapel Rd, Sedona AZ 86336
E-mail: tim.c.burn@gmail.com

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes