

# Project Application

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

Application for (check all that apply):

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

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

|                     |  |
|---------------------|--|
| Project Description |  |
|---------------------|--|

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

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

**Legal Description:**

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

**EXHIBIT "A"**

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

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

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

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

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

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

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

**Subject Take 5 Oil Change – Sedona**

:

**Letter of Intent**

**Project Number: 059.6678.008**

**Introduction:**

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

**Project Description:**

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

**Project Stats:**

**Single Story**

**1407 Sq. ft.**

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

**8.3.E(5) Staff Review and Action**

The submittal documents being presented for review have been prepared in such a way as to meet all of the City of Sedona’s zoning, development, and building ordinances and requirements. Furthermore, the proposed project will not create any negative impacts to adjacent property owners. This development will not result in significant impacts to the natural environment. No negative fiscal impacts to the city are anticipated. The project will be in compliance with federal, state, county, service district, city and other regulatory authority standards for access, drainage, water, sewer, etc.

The location of the driveway results in a safe means of ingress and egress for employees and customers.

## **DEVELOPMENT STANDARDS:**

### **5.3 Grading and Drainage**

This project is not in a drainage way or floodplain.

The proposed grading and building FFE follow the natural contours of the land to the maximum extent practicable. The site has a natural grade from north to south and the site has been designed to balance the cut and fill as much as possible. The cut and fill slopes are fully contained within the property boundary lines.

The site has been designed with an underground, chambered stormwater management system. This system has been designed to provide for water quantity and quality. The outfall of the underground detention system is to an existing inlet structure within the ADOT right-of-way. An encroachment permit from ADOT will be approved prior to any work being done within the right-of-way.

#### **5.3.D.1 Grading & Drainage Slope Protection**

The site is designed, to the maximum extent practicable, to follow natural contours of the land to minimize disturbed area.

Grading and cut and fill practices are minimized and blend scale, form and visual character into the natural landforms.

Cut and fill slopes, except for driveways, are kept entirely within the lot and the natural grade at the lot lines are maintained.

The finished floor elevation and parking areas transition with the natural grades of the site.

The building is small, and the nature of the drive-thru oil change does not allow for a stepped building to match site grades.

#### **5.3.D.2 Storm Drainage facilities**

This site has been designed with considerations for existing, temporary and post development drainage impacts and flows. Water quantity and quality are addressed using the underground stormwater management detention system.

The existing course of water flow is maintained on this site. The stormwater runoff historically flows from north to south and this flow pattern is maintained for the post developed conditions.

There are no walls, fences, etc proposed to be in any drainage facility, roadside ditch, wash or drainage easement.

### **5.3.D.3 Detention Basins**

The site is designed to handle stormwater runoff using an underground stormwater detention chamber system. The runoff is collected by inlets, directed to the underground system and control released to the ADOT R/W drainage system via an outlet control structure.

### **5.4 Access, Connectivity and Circulation**

This site will have one full access driveway connection to Posse Ground Road. No access to S.R. 89A is proposed. The proposed driveway is approximately 120 feet north of the S.R. 89A right-of-way. The parking lot is designed so that there will be no backing of cars into the Posse Ground Road right-of-way. Visibility triangles are provided for the driveway as well as for the intersection of Posse Ground Road and S.R. 89A.

Vehicular cross access to the adjacent properties to the north and east has been investigated and found to be infeasible. To the east there are existing retaining wall which would prohibit and connection and to the north, the existing parking area does not conform to current standards and a connection would not work. Also, the grades between this site and the adjacent site to the north make a vehicular connection infeasible.

An on-site walkway is provided to give pedestrians access from Posse Ground Road. The 5' wide sidewalk provides a connection from the sidewalk along Posse Ground Road across the site to the Handicapped parking loading zone. The concrete surface of the walkway will be colored so as to be in contrast with the asphalt pavement.

A designated concrete slab with bike rack has been included in the site design.

### **5.4.C Circulation Plan**

The site provides adequate circulation for cars using the oil change facility, emergency vehicles and trash vehicles.

### **5.4 D Street Connectivity**

One driveway is proposed and the connection is to Posse Ground Road.

### **5.4.E Driveways and Access**

The site will have sufficient access providing reasonable means of ingress and egress for emergency vehicles and for those needing access to the property for its intended use. Vehicles may enter and exit the site safely.

Interference with the free and convenient flow of traffic in abutting streets is minimized. There is no feasible or reasonable way to design and construct a shared driveway for this site. The driveway will be surfaced with asphalt and colored concrete.

Vehicles will not be allowed to back out from the site to the abutting road. The driveway is designed to comply with city engineering standards.

#### **5.4. F Visibility Triangles**

Visibility triangles are included in the site plan for both the driveway and the intersection of Posse Ground Road and SR 89A.

#### **5.4. G Cross Access between adjacent uses**

Vehicular cross access to the adjacent properties to the north and east has been investigated and found to be infeasible. To the east there are existing retaining wall which would prohibit and connection and to the north, the existing parking area does not conform to current standards and a connection would not work. Also, the grades between this site and the adjacent site to the north make a vehicular connection infeasible.

#### **5.4. H Pedestrian and Bicycle Circulation**

An on-site sidewalk is part of the site design. It makes connection from the Posse Ground Road right-of-way to the HC parking loading area which connects to the main entrance to the building. The sidewalk will be ADA compliant and colored concrete (Sedona Red).

#### **5.5 Off-Street Parking and Loading**

The oil change store will have 3 bays. The parking requirement is to have 2 parking spaces per bay. 6 parking spaces are provided including one HC space. Parking calculations are provided on sheet 4 of 12 of the civil plans.

A designated bicycle rack is provided in a well-lit area very close to the building.

#### **5.6 Landscaping Buffering and Screening**

##### **5.6.C.1 Site Area Landscaping**

Any portion of the site not used for buildings, parking, driveways, walkways, utilities or approved storage areas shall be retained in a natural state, reclaimed to its natural state or landscaped pursuant to the standards in the LDC section 5.6.

A landscape plan, meeting the requirements of the city has been designed and is included with this submittal package. For site area landscaping, a minimum of one tree and three shrubs per 400 square feet is shown. A minimum of 50 percent of the plants on the developed site shall be native species as identified in the Administrative Manual. Since this development exceeds 5,000 square feet, a minimum of five different species shall be used in the overall site

landscape plan. Non one plant species shall comprise of more than 50 percent of the quantity of required landscape materials. Planting sizes are per table 5.4 in the LDC.

Landscaping shall meet all required standards in section 5.4.F, Visibility Triangles. All landscaped areas shall be protected from vehicles by curbs, wheel stops or other barriers with openings to accommodate surface collection of stormwater runoff.

**Minimum Plant Specifications**

All vegetation installed to satisfy the requirements of this section shall meet the following minimum size requirements at the time of planting:

| Plant Type                                    | Minimum size   |
|---|----------------|
| <b>Table 5.4 Minimum Plant Specifications</b> |                |
|   |                |
| <b>Evergreen trees</b>                        | 8 feet tall    |
| <b>Deciduous trees</b>                        | 2-inch caliper |
| <b>Shrubs</b>                                 | 2 feet tall    |

**Planting Near Utilities**

1. Trees and shrubs shall not be planted in utility easements unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose. The Director may adjust the location of required landscaping to avoid utility easements; provided, that the total amount of landscaping and buffering required is not reduced.
2. Trees shall not be planted within 10 feet of the centerline of a sewer or water line.
3. Trees or shrubs planted within utility easements shall comply with the standards of the utility provider to minimize effects on facility’s maintenance and repair.
4. To avoid conflicts, new trees planted near Arizona Public Service (APS) overhead facilities shall be no taller than 25 feet in height at maturity.
5. All screening and vegetation surrounding ground-mounted transformers and utility pads shall provide 10 feet of clearance in front of access doors, and two feet on all other sides to ensure the safety of the work crews and public during maintenance and repair.

**Water Conservation**

1. Lawn or turf area shall not exceed 10 percent of the overall landscape area of a project site, except within the 500-year floodplain of Oak Creek as designated by FEMA.

2. The director may allow greater areas of lawn or turf if it can be demonstrated that the grass species and irrigation methods will not demand high water usage.

#### **5.6.C.2 Minimum Landscape Required**

This section of the LDC will be met and can be seen on the landscape plans provided for review. The requirements of adequate frontage landscaping, parking lot screening from public right-of-way, parking lot landscaping will be met.

#### **5.6.D Screening:**

##### **Roof-Mounted Mechanical Equipment**

a. Roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design.

b. The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from ground level.

c. The color of roof-mounted equipment and vents shall comply with exterior color standards in Section 5.7.F95), building *Color*, and compatible with the roof or adjacent wall color, screened, or integrated into the design of the structure.

d. Facilities for the operation of active or passive solar energy systems and other alternate energy systems shall be exempt from the screening requirements when it can be clearly demonstrated that required screening will clearly restrict their efficient operation.

##### **Ground-Mounted Mechanical Equipment**

a. Outdoor ground-mounted mechanical equipment (e.g., subpanels, air conditioners, heating, cooling and ventilating equipment, kitchen hoods and vents, swimming pool equipment, pumps and heaters, propane tanks), and all other mechanical equipment shall be located where it is not visible from public open space, public trails, public streets, or from adjacent properties to the maximum extent practicable.

b. In cases when ground-mounted mechanical equipment is visible from a public open space, public trail, public street, or adjacent property, the equipment shall be screened from view by a solid wall or fence or a vegetative screen that satisfy the following criteria:

1. The wall or fence shall be of a height equal to or greater than the height of the mechanical equipment being screened and shall be compatible with the architecture and landscaping of the development; or

2. The vegetative screen shall be planted along the full length of the equipment to be screened and shall be of a height equal to or greater than the height of the equipment to be screened at the time of planting.



c. Screening of ground-mounted solar energy equipment is not required when it can be clearly demonstrated that required screening would reduce the efficiency or effectiveness of the Solar energy equipment.

#### **Loading, Service, and Refuse Areas**

a. Outdoor loading, service, and refuse areas shall be integrated into the building design if possible or shall be located where they are not visible from public open space, public trails, public streets, or from adjacent properties, to the maximum extent practicable.

b. In cases when loading, service, and refuse areas are visible from a public open space, public trail, public street, or adjacent property, the loading, service, and refuse areas shall be screened from view by a solid wall or fence a minimum of eight feet in height that incorporates at least one of the primary materials and colors of the nearest wall of the primary building (but excluding unfinished CMU Block). Dense, mature landscaping may be used to satisfy the screening requirement with approval by the Director, providing the screening achieves a similar level of screening as the previous options.

#### **Outdoor Storage Areas**

a. Outdoor Storage areas that are adjacent to a residential zoning district, a lot containing a residential use in a mixed-use zoning district, public open space, public trail, or public street, shall be screened from view by a solid wall or fence. Dense, mature landscaping may be used to satisfy the screening requirement with approval by the Director, providing the screening achieves a similar level of screening as the previous options.

b. The wall or fence shall be a minimum of six feet in height, but in any event the wall or fence shall be higher than the screened outdoor storage and 100 percent opaque.

c. The fence or wall design shall incorporate at least one of the primary materials and colors of the nearest wall of the primary building (but excluding unfinished CMU block).

#### **5.7.D Site and Building Design**

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

The site is designed to follow the natural topographic features of the land. The site is designed to protect the public from potential hazards of drainage, debris flow and erosion. All rain runoff that falls on paved surfaces will be collected and conveyed to an underground stormwater detention system.

The site will be served by public water and sewer. The use of the proposed building will require very little water and sewer as there is only one bathroom for employees in the building. Sanitary sewer will be provided by the existing gravity main in Posse Ground Road. Water will be extended to the site from the north along Posse Ground Road.

**5.7.D.1 Intent:**

Site design standards address a development's relationship to its surrounding natural features and development patterns. They also address the relationship between key elements within the site. Site design standards should be considered at the outset, and throughout, the design process. These standards are intended to:

- a. Ensure development relates to the physical characteristics of the site;
- b. Ensure building scale, orientation, and design relates to the surrounding uses and streets, and creates a cohesive visual identity and an attractive street scene;
- c. Ensure site design for efficient pedestrian, bicycle, transit, and vehicular circulation patterns, and create a high-quality pedestrian environment.
- d. Promote design environments built to human scale.
- e. Ensure delivery, trash, and loading facilities are located so as not to impede regular vehicular and pedestrian circulation and access routes; and
- f. Ensure safe and efficient access between buildings and parking areas.

**5.7.D.2 Responsiveness to Natural Site Conditions and Context**

Site design shall respond to the following standards:

**a. General**

1. Building envelopes and areas of disturbance shall be selected on the basis of natural landforms, native vegetation and native mature trees, underlying geology, floodways and floodplains, drainage ways, and required setbacks.
2. Structures and access shall be designed and located to fit into the topographic contours of the site, minimize disturbance of sensitive areas, and preserve geologic and natural vegetative features. Natural vegetation, significant rock outcroppings, and existing landforms shall be retained to the maximum extent practicable. Flexibility and creativity are encouraged in designing development around existing features.
3. Site design shall maximize the use of disturbed land for roads, parking areas, or structures in order to preserve natural, undisturbed areas.

### ***b. Retaining Walls***

Where retaining walls are required, they should be faced with natural rock and/or constructed to blend with adjacent surroundings. If retaining walls are constructed of block and/or finished with stucco, they shall comply with the color requirements of Section 5.7 (F) 5. The use of dry stack rock walls, where structurally appropriate, is strongly encouraged.

### ***c. Trees and Vegetation***

Trees and vegetation shall be maintained to provide Slope stability and prevent visual scarring wherever possible. Revegetation with native plant materials is encouraged following development. A revegetation landscape plan is required for disturbed site areas.

#### **5.7.D.4 Protection from Potential Hazards**

All proposed development shall be designed to protect the public from the potential hazards of drainage, debris flow, fire, and erosion. Projects shall be designed with existing features in order to minimize disturbance to, and therefore mitigation of, land surfaces and hillsides.

#### **5.7.D.6 Utilities**

a. All water, sewer, telephone, cable television, electric lines (12 KV or less), and other utilities shall be underground unless an administrative determination is made that physical barriers render undergrounding utilities infeasible. Transformers, pedestals, fire hydrants, and other appurtenances normally associated with "underground" utility installations are permitted on the surface of the ground.

b. Temporary emergency facilities may be erected and maintained above the surface of the ground for a period of four months. Other temporary aboveground utilities expected to be utilized for a longer period of time may be erected and maintained only after obtaining a temporary use permit for the use being served in accordance with the provisions of Section 8.4 D.

c. Wherever possible, underground utilities shall be located within or immediately adjacent to the disturbed areas of a lot or parcel (such as driveways and roadways). In any event, all areas disturbed by the installation of the underground utilities shall be revegetated and/or landscaped.

#### **5.7.E Building Placement and Orientation**

The building is oriented to ensure the "coupla" or highest point is most internal to the site. Orienting the building this way ensures visibility of the natural environment is not impeded or interrupted.

## **5.7.F Building Design**

### **Building Articulation**

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

### **Base**

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

### **Varied facades.**

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

### **Transparency (Windows, Doors and Openings)**

Across the two main facades 3 service bay doors ensure this requirement is met. Additional windows have been added to the facades facing public ways. Elevations attached

### **Roofline Variation**

Distinct parapet and cornice treatments have been used to reduce the visual impact of line and form contrast with the natural environment. The highest point or coupla has been placed to the most internal portion of the site to ensure compliance stepping down to the standard roof line below it.

There is no rooftop equipment – No roof screening is necessary.

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

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

### **Building color**

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

Light Reflectance Value (LRV) percentages meet the Land Development requirements for commercial use. • High quality, durable, low maintenance exterior building materials are being used. • Colors and building textures are consistent with surrounding properties and are typical for urban projects.

**Color and Material samples are attached along with elevations.**

## 5.2.7.F(b)

### ***Building Proportions and Scale***

#### **1. Vertical Elements**

Taller buildings or portions of a building shall be located internally to a site or structure so that buildings step down in height as they reach the edges of the site or structure.

#### **2. Height Transitions**

i. A new building that applies alternate standards in the area adjacent to an existing residence (Section 2.24.E.4, *Alternate Height Standards*) and has a height that exceeds that of an adjacent existing residential building by 10 feet or more shall provide a transition using at least two of the following techniques:

a. "Stepping down" building height and mass along the shared property line to meet the height of the existing neighboring building along a minimum of 50 percent of the new building's length. The "stepped-down" portion of the new building shall be a minimum of 10 feet in width and depth. This option is available only where the existing building is located along the property line adjacent to the new building;

b. Increasing the side setback area a minimum of five feet beyond that which is required and providing a landscape buffer along the shared property line;

c. Providing variations in the side building wall and/or roof form so that new structures have a comparable scale as neighboring buildings along the shared property line;

d. Utilizing a roof pitch and overhang similar to that of the neighboring structures; and

e. Utilizing dormers and sloping roofs to accommodate upper stories.

ii. Where one building abuts another, the new development shall incorporate a minimum of three design elements to show elements of "continuous connection" to neighboring buildings. Elements shall include, but are not limited to, common parapet heights, covered walkway fascias, similar building materials, and similar building forms.

#### **c. Building Articulation**

The following does not apply to Single-family and Duplex Residential:

##### **1. Horizontal Articulation**

i. Buildings shall be designed to reduce unrelieved planes by dividing facades into a series of smaller components. Each building elevation, regardless of exterior wall plane setback or the

location of interior, shall incorporate one or more of the following elements for every 30 feet of elevation:

**a. *Menu of Articulation Elements***

1. Projections, recessions, or reveals such as, but not limited to, columns, pilasters, cornices, and bays, and having a change of wall plane that is a minimum of 24 inches in depth and that has the effect of casting shadows;
2. Glazed windows and doors, if used to comply with this standard shall comprise not less than 30 percent of the elevation of which they are a part;
3. Change in texture and/or masonry pattern; and/or
4. Awnings or canopies extending at least four feet beyond the building face.

**b. *Number of Articulation Elements Required***

The number of articulation elements required per each 30 feet of building facade shall be determined by building type, as set forth below:

1. Multifamily: At least one articulation element required.
2. Nonresidential: At least two articulation elements required.
  - ii. The Director shall have the authority to waive this requirement when the building is not visible from adjacent properties or the public right-of-way.

**2. *Vertical Articulation***

Mixed-use and commercial buildings shall be designed to include a clearly identifiable base, body, and top, with horizontal elements separating these components.

**i. *Base***

The building base shall establish a strong connection to the ground and site through the use of any of the following design techniques:

- a. Incorporation of low planters and walls;
- b. Use of base architectural veneer banding or a wainscot, and treatments defined by different materials, textures, or colors. Base colors should typically be darker than upper level colors; and/or
- c. Carefully integrated covered walkways, trellises, or architectural awnings that provide deep shadow at ground level. This has the added advantage of achieving a more articulated building mass.

### **3. Unrelieved Building Plane-commercial buildings**

- i. No exterior wall of a building or structure shall have an unrelieved building plane that exceeds 800 square feet in area.
- ii. An unrelieved building plane that exceeds 800 square feet may be approved by the Director or Commission if the wall is located on an interior side or rear property line adjacent to an existing building, or if the wall is being used for a mural or artwork.
- iii. A break or separation between unrelieved building plans is defined as an interruption of the building wall plane with:
  - a. A recess or an offset measuring at least three feet in depth and 10 feet in width. The offset angle determining the "break" shall be between 45 degrees and 90 degrees to the wall;
  - b. A change of building materials; or

### **4. Varied Facades**

- i. The spacing of elements in facades shall be varied rather than repetitive, with a high priority placed on the three-dimensional interplay of light and shadow.
- ii. Topographical changes shall be reflected by vertical offsets in the facades of buildings.

### **5. Transparency (windows, doors and openings)**

- i. The ground-floor level of each facade facing a public street or other public area such as a plaza, park, or sidewalk shall contain a minimum of 30 percent windows or doorways. Upper floors of each facade facing a public street shall contain a minimum of 15 percent windows. For these requirements, a lesser amount may be allowed if limited by state and/or local energy codes, up to the maximum percentage possible.
- ii. The proportion of solid area to window and door area shall be noted on the elevations.
- iii. "Storefront"-type glass walls shall not extend in a continuous unbroken facade longer than 20 feet. The Director may waive this requirement if the design of the site and/or building provides a break in the visual appearance of the facade.
- iv. Windows shall not be obstructed with permanent or temporary signage except as allowed in Article6: *Signs*.

### **6. Roofline Variations**

The roofline silhouette of buildings shall be varied in order to reduce the visual impact of line and form contrast with the natural environment. To reduce the visual impact of roof mass, no

roofline along any building elevation shall exceed 50 feet in length without a visual variation that incorporates:

- i. Projections, recessions, dormers that alter the vertical or horizontal plane of the roof by at least two feet;
- ii. Change in roof height of at least two feet; or
- iii. Distinct parapet designs and cornice treatments.

### **5.7.F (3) Architectural Style and Character**

#### **a. Compatibility**

Buildings shall be designed to be compatible with the predominant architectural design of the community and the surrounding area. If a project is proposed within an area with building design that does not meet this Section 5.7, then the project should propose building design that is consistent with this Section 5.7.

#### **b. Building Design as Signage**

Building elevations and/or elements used to comply with these standards shall not function as signs. The incorporation of certain design elements that are unique or symbolic of a particular business shall be unobtrusive and secondary to the overall architectural design.

#### **c. Comprehensive and Unified Design**

1. If a building or center has a primary architectural theme, that theme should be used around the entire building. This can include, but is not limited to, the use of tile accents, stucco designs, awnings, cornice treatments, stepped parapets, trellises or arbors with live plant material, textured materials such as stone or brick, planters, or colored panels.
2. All building facades facing public streets shall be designed with a similar level of design detail, patterning, and finish. Blank walls void of architectural detailing shall not be permitted. Exceptions may be granted for those areas that the applicant can demonstrate are not visible from adjacent development or public rights-of-way.
3. Accessory structures shall be designed and finished to complement the principal structure through the use of the same colors, materials, textures, shape, and architectural style.

### **5.7.F (4) Building Materials Generally**

#### **a. Exterior Materials Generally**

With respect to all materials that are used on the exterior of a structure, the following apply:



1. Mirrored or reflective surfaces or any treatments that change transparent or semi-transparent windows into mirrored surfaces are prohibited. Tinted glass is acceptable.
2. Metallic surfaces shall be treated to reduce reflections.

**b. *Prohibited Exterior Finishes***

1. Unless allowed under subsection F(4)b.2 below, the following materials are prohibited as exterior finishes:

- i. Cedar or other wood shakes;
  - ii. Faux rock – simulated cement or similar rock products, i.e., “cultured stones”;
  - iii. Highly reflective, shiny, or mirror-like materials;
  - iv. Exposed unfinished foundation walls;
  - v. Exposed plywood or particleboard;
  - vi. Glass curtain walls;
  - vii. White, brightly colored, or reflective roofs;
  - viii. Unfinished, exposed standard CMUs;
  - ix. White exterior surfaces on skylights;
  - x. Shiny acrylic or similar paint finishes on stucco.
2. The use of a building material otherwise prohibited by this subsection may be allowed by the Director on a case-by-case basis if the Director finds that:
- i. The use of the proposed material complies with the intent of this Code and other applicable City codes; and
  - ii. The proposed material is compatible in terms of general appearance, quality and durability, architectural style, design, color, and texture; and
  - iii. The material aids in the prevention of fires or provides some other community benefit, such as reclaimed or re-purposed materials.

**5.7.F (5) Building Color**

**a. *Intent***

The color contrast of structures with the natural dark green of the vegetation, and rust reds of the red rocks and soils, is a concern with respect to reducing visual impacts of the built environment and trying to blend it with the natural environment. The purpose of this subsection is to ensure

that structures, walls, garage doors, roofs, fences, or other large exposed surface areas blend with the surrounding natural environment without calling undue attention to the development. The requirements of this subsection do not apply to structures with a Historic Landmark designation; however, colors for historic landmarks must be approved by the Historic Preservation Commission pursuant to subsection 8.7.B.

**b. Requirements**

**1. Hue**

- i. Exterior building materials and colors shall match or enhance the tone of the surrounding landscape to the maximum extent practicable.
- ii. Exceptions may be allowed by the Director on a case-by-case basis for railings and other building appurtenances.

**2. Light Reflectance Value and Chroma**

- i. Materials and colors used shall not exceed the following Light reflectance values (LRV) and Munsell values:

| <b>Building Size</b>  | <b>Maximum LRV /<br/>(Maximum Munsell Value)</b> |
|---|--|
| <b>Table 5.7 Maximum Light Reflectance (LRV) and Munsell Values</b> |  |
| Less than 5,000 square feet   | 38 percent / (7)                                 |
| Between 5,000 square feet and 20,000 square feet                    | 28 percent / (6)                                 |
| Greater than 20,000 square feet                                     | 20 percent / (5)                                 |

- ii. For all colors, the maximum chroma permitted is 2, with the following exceptions:
  - a. If a color with a Munsell value of 6 (LRV 28 percent) is proposed, the chroma may be increased to 4.
  - b. If a color with a Munsell value of 5 (LRV 20 percent) is proposed, the chroma may be increased to 6.
- iii. Gutters, downspouts, railings, posts and poles, and garage doors shall meet the color requirements for the primary structure.
- iv. Window and door trim and other similar trim may exceed the allowable LRV for the primary structure by 10 percent (for example, if the primary structure is allowed an LRV of 38

percent, trim would be allowed an LRV of 48 percent) and the allowable chroma for the primary structure by 2.

v. Unpainted shiny metallic surfaces are prohibited.

**c. *Evaluation of Color***

The applicant shall submit with any development application a color sample with an assigned LRV and chroma value for every color used on the subject buildings or structures. Materials without assigned LRV and/or chroma values may be accepted by the Director if such materials can be adequately compared to the Munsell templates available in the office of the Director.

**6.5 General Standards Applicable to all signs**

6.5.C Signs are not be less than 5'-6" horizontal or 10' vertical clearance from overhead electric conductors that are energized not more than 750 volts. Signs are not to be located with less than 8'-6" horizontal and 11' vertical clearance from overhead electric conductors that are energized in excess of 750 volts.

6.5.D There are no signs projecting over pedestrian walkway.

6.5.E All light fixtures, conduit and shielding shall be painted to match either the building or supporting structure that serves and the background of the sign.

6.5.G Location:

- Signs will not be placed on or about public property or within any public right-of-way.
- No sign or sign structure will be erected in such a manner that any portion of its surface or supports will interfere with free use of all fire appliances, including hydrants, standpipes, automatic fire sprinkler connections, and the like. Fire lanes will not be obstructed by the placement of any sign or sign structure.
- No sign will obstruct any window to such an extent that any light or ventilation is reduced to a point below that required by any law or ordinance.

6.5.H Maintenance:

- All signs will be structurally sound and maintained in good repair. The display surfaces of all signs shall be kept neatly painted or posted at all times.

6.5.I Landscaping:

- Where Landscaping is required in conjunction with a sign, the landscape area shall be maintained by the property owner and shall be kept in a neat and clean condition.

## 6.5.J Traffic Visibility Triangle

- No signs will be located within the triangular area on a corner lot formed by measuring 30 feet along both street side property lines from their intersection or 10 feet from the intersection of a property line adjacent and parallel to a public street and a private street or driveway.

## 6.6 Sign Measurements and Calculations

- Building sign area is measured as 28.48 Sq Ft based on the area of a 8-sided polygon around all sign elements (6.6.A). This is within the 46 Sq Ft allowance based on the language of 6.9.B.2 for a lot with a 125.6' frontage (On properties exceeding a 60-foot lot frontage on a single street, this area may be increased in area by one square foot for each three lineal feet of building frontage in excess of 60 feet, up to a maximum of 50 square feet).

$$(125.6-60)/3 + 25 = 46.97 \text{ Sq Ft}$$

## 6.7 Design Standards Applicable to All Signs

- Background color of monument sign and directional sign have been revised to meet requirements of section 6.7.C.

## 6.8 Exempt Signs:

- Two direction signs included in master site plan with 3' maximum height and 4 Sq Ft maximum area (6.8.J).

## 5.8 Exterior Site Lighting

### 5.8.E General Lighting Standards

#### *(1) Warm Lighting Requirements and Alternatives*

- a. All Class 2 lighting shall be either low-pressure sodium (LPS) lamps, narrow spectrum amber LED's or warm lighting alternatives not to exceed 2,700 Kelvin.
- b. For Class 1 lighting, a development may be eligible for an additional 10 percent increase in the total lighting output level allowed pursuant to Table 5.8 if 50 percent or more of the Class 1 lighting complies with subsection 5.8.E(1) a.

#### *(2) Prohibited Lighting Types*

##### *a. Prohibited Fixtures*

1. Mercury vapor light bulbs and fixtures.

2. Lamps emitting a Correlated Color Temperature (CCT) in excess of 4,000 Kelvin.
3. Searchlights, laser source lights, strobe or flashing lights, illusion lights, or any similar high intensity light.
4. Unshielded lights.

#### **5.8.G Parking area lighting**

##### ***(1) Generally***

- a. Parking lots shall be considered Class 2 lighting.
- b. All parking lot lighting shall use fully shielded fixtures.
- c. Parking lot poles shall not exceed 12 feet in height.

##### ***(2) Structured Parking***

Interior lighting within parking structures shall not count toward the lighting output level established in Table 5.8 but must conform to all other applicable standards of this Code.

#### **5.8.H Pedestrian lighting**

##### **(1) Low-level pedestrian walkway lighting:**

- a. Shall be considered Class 2 lighting;
- b. Shall utilize fully shielded fixtures;
- c. Shall use shatterproof lamp coverings;
- d. Shall not cause the site to exceed the lighting output level established in Table 5.8; and
- e. Shall not be located to present hazards for pedestrians or vehicles.

(2) Post or bollard-type lights shall be painted dark colors such as black, dark gray, dark brown, or dark earth tone.

#### **5.8.I Exterior Building lighting**

(1) Exterior building lighting may be considered Class 1, Class 2, or Class 3 lighting, depending on the size, function, illumination, design, and lighting intent;

(2) Soffit-mounted light fixtures shall be recessed into the soffit or otherwise fully shielded.

(3) Architectural lighting shall only be used to highlight special features.

(4) Lighting of expansive wall planes or lighting resulting in hot spots on wall or roof planes shall be prohibited.

(5) Lighting above entryways or along building perimeters shall use fully shielded fixtures

#### **5.9 Public Art**

Public art is not applicable for this project. It does not meet the minimum building square footage.

Sincerely,  
Eric Knowles

December 10, 2021

Community Development  
102 Roadrunner Drive  
Sedona, AZ 86336

Attn: Cari Meyer  
Planning Manager

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

To Whom It May Concern:

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

**OWNER:**

**Sedona Take Five, LLC**

By:   
\_\_\_\_\_

Name: Glen Cherry

Title: Managing Partner

# Color and Material Samples



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

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

Date Rec'd: \_\_\_\_\_  
 Staff Initials: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Not Approved: \_\_\_\_\_

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

### EXTERIOR WALL COLOR

### EXTERIOR TRIM COLOR

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

(ATTACH SAMPLE)

(ATTACH SAMPLE)

### ROOF COLOR

### FENCE/WALL COLOR *(if applicable)*

|                        |               |                     |              |
|------------------------|---------------|---------------------|--------------|
| Manufacturer's number: | Dunn-Edwards  | Paint manufacturer: | Dunn-Edwards |
| Manufacturer's name:   | SPICE OF LIFE | Paint name:         | RICH MOCHA   |

(ATTACH SAMPLE)

(ATTACH SAMPLE)

### IMPORTANT:

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

Applicant Signature



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



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

**Applicant and Permit Information**

|                        |   |             |  |
|------------------------|---|-------------|--|
| Applicant Name:        |   | Permit #:   |  |
| Phone:                 |   | Date Rec'd: |  |
| Email Address:         |   | Initials:   |  |
| Action/Staff Initials: | <input type="checkbox"/> Approved <input type="checkbox"/> Denied | Date:       |  |

**Site Identification**

|                                |  |
|--------------------------------|--|
| Property Address/Location:     |  |
| Parcel Number                  |  |
| Business Name (If applicable): |  |

**Lumen Information**

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

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

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

|                                      |  |
|--------------------------------------|--|
| Lumens: Fully Shielded Fixtures:     |  |
| Lumens: Partially Shielded Fixtures: |  |
| Total Lumens Proposed:               |  |

**Applicant Signature**

|            |                       |       |  |
|------------|-----------------------|-------|--|
| Signature: | <i>Michael McNeil</i> | Date: |  |
|------------|-----------------------|-------|--|

# Exterior Lighting Application

## Commercial and Multi-Family

See LDC Section 5.8: Exterior Lighting

### Lighting Inventory and Lumen Calculation Table

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

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

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

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

*Shielding:*

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

**Site Plan:**     Attached             Provided with plans (Sheet \_\_\_\_\_ )

| Plan Key (ID)*                | New or Existing (N or E) | Lighting Class (1, 2, or 3) | CCT/Kelvin Rating | Shielding (F, P, or U) | Initial Lumens | No. of Units | Total Lumens |
|-------------------------------|--------------------------|-----------------------------|-------------------|------------------------|----------------|--------------|--------------|
|                               |                          |                             |                   |                        |                |              |              |
|                               |                          |                             |                   |                        |                |              |              |
|                               |                          |                             |                   |                        |                |              |              |
|                               |                          |                             |                   |                        |                |              |              |
|                               |                          |                             |                   |                        |                |              |              |
|                               |                          |                             |                   |                        |                |              |              |
|                               |                          |                             |                   |                        |                |              |              |
|                               |                          |                             |                   |                        |                |              |              |
|                               |                          |                             |                   |                        |                |              |              |
| <b>Total Lumens Proposed:</b> |                          |                             |                   |                        |                |              |              |

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



1250 E. State Route 89A  
Cottonwood, AZ 86326

July 13, 2021

**SUBJECT: 80 Posse Ground Rd, Sedona**

Dear Jake Potter,

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

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

*Patty G*  
Verdecontroldesk@aps.com



Mail:  
102 Roadrunner Dr.  
Sedona, AZ 86336

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

(928) 204-2234  
sedonaaz.gov

FAX (928) 204-7137

Wastewater Department

July 1, 2021

Jake Potter  
Durban Group  
106 Foster Avenue  
Charlotte, NC 28203

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

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

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

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

Sincerely,

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

Roxanne Holland, PE  
Director of Wastewater

RH:ms

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

# ARIZONA WATER COMPANY

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

July 22, 2021

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

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

Dear Mr. Gaertner:

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

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

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

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

Very truly yours,

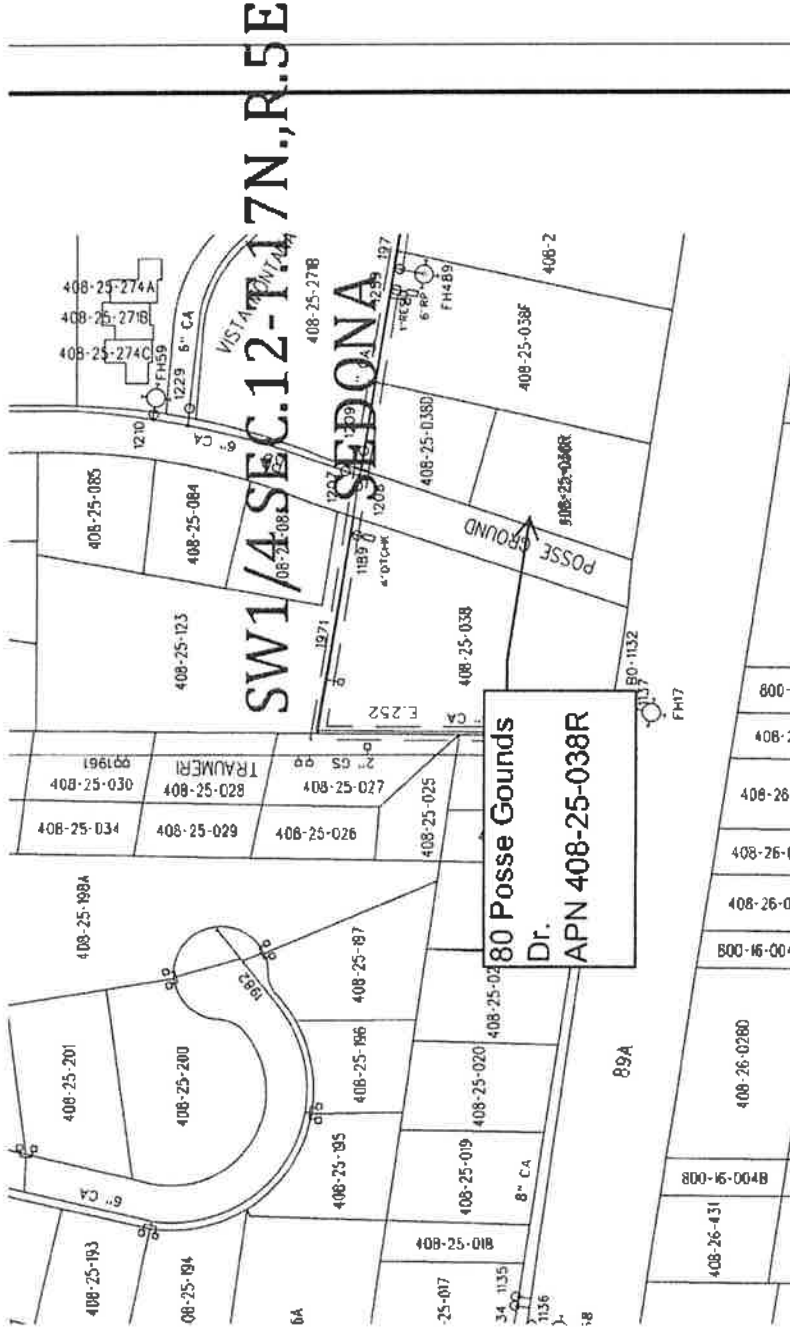


Andrew J. Haas, P.E.  
Vice President - Engineering  
developmentservices@azwater.com

gs

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E-MAIL: [developmentservices@azwater.com](mailto:developmentservices@azwater.com)



**SW1/4 SEC. 12-T. 17N., R. 5E**

**80 Posse Gounds  
Dr.  
APN 408-25-038R**

- 408-25-034
- 408-25-029
- 408-25-026
- 408-25-025
- 408-25-027
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## SERVICEABILITY LETTER

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

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

**ADOT USE ONLY**

|                                  |   |                      |   |                                     |                                  |
|----------------------------------|---|----------------------|---|-------------------------------------|----------------------------------|
| Administrative Review            | X                                       |                      | Substantive Review                        | X                                   |                                  |
| Tracking No                      | T121448                                 |                      | Route(s)                                  | SR-89A                              | Milepost(s): 372.36              |
| Date submittal received:         | 12/07/2021                              |                      | Date comments returned back to applicant: | 2/7/2022                            |                                  |
| Date submitted to reviewer:      | 12/08/2021                              |                      | Requested date comments returned:         | N/A                                 |                                  |
| Hours spent on review:           | 5                                       |                      | Applicant:                                | Sedona Take 5, LLC.                 |                                  |
| Project Description/Activity:    | Extend drainage to existing storm drain |                      |   |                                     |                                  |
| <i>Request for reviews from:</i> | <i>Name of Reviewer:</i>                |                      | <i>Request for reviews from:</i>          |                                     | <i>Name of Reviewer:</i>         |
| X                                | <i>Development Engineer</i>             | Chad Auker, P.E.     |   | <i>Permits Supervisor</i>           | Vern Dumbeck                     |
|                                  | <i>Traffic Engineer</i>                 |                      |   | <i>Roadside Dev.</i>                |                                  |
| X                                | <i>Drainage Design</i>                  | Haldun Guvenen, P.E. |   | <i>Construction</i>                 |                                  |
|                                  | <i>Environmental Coord.</i>             |                      |   | <i>Right of way</i>                 |                                  |
|                                  | <i>Other:</i>                           |                      |   | <i>Other:</i>                       |                                  |
| <b>Attachments:</b>              |   |                      |   |                                     |                                  |
| X                                | Construction Plans                      |                      | Traffic Control Plans                     | <input checked="" type="checkbox"/> | Drainage Report                  |
|                                  | Permit Tech. Comments                   |                      | Traffic Study                             |                                     | Other                            |
| <b>Return Comments to:</b>       |   |                      |   |                                     |                                  |
|                                  | Vern Dumbeck<br>928-779-7529            |                      | Rebekah Wilkes<br>928-779-7549            | <input checked="" type="checkbox"/> | Michael Ashcraft<br>928-779-7520 |
|                                  |   |                      |   |                                     | Chuck King<br>928-779-7520       |

| Drawing # or Page #   | Item # | ADOT Comments   | Applicants Response |
|---|--------|---|---------------------|
| Name of Reviewer : <u>Chad Auker</u> Date of Review: <u>12/17/21</u> Hours Spent on Review: 1 |        |   |                     |
|   |        | No Comments. Access to site is outside our ROW. Drainage impact is being reviewed by Drainage Group in Phoenix. |                     |
|   |        |   |                     |

Reviewer Name : Haldun Guvenen Date of Review: 2/7/2022 Hours Spent on Review: 3

|   |   |   |  |
|---|---|---|--|
| 1 | 1 | <p>I reviewed the plans and the drainage report and talked to Peter Schoenauer, Tidewater Engineering, Inc. Installed System Volume, 2,108 Cf is more conservative than first flush volume required by Drainage Manual for Yavapai County, 2015 Edition. Also for 10 year storm event, SR 89A surface drainage is increased by 0.39 cfs (peak value) which is less than the existing conditions value of 1.16 cfs. ADOT Roadway Drainage Design Section has no more drainage related comments. Drainage report is approved.</p> |  |
|---|---|---|--|



**Western  
Technologies Inc.**  
The Quality People  
Since 1955

2400 East Huntington Drive  
Flagstaff, Arizona 86004-8934  
(928) 774-8700 • fax 774-6469

March 22, 2022

Sedona Take Five, LLC  
106 Foster Avenue  
Charlotte, North Carolina 28203

Attn: Mr. Stephen Knudsen, E.I.T.

Re: Commercial Lube Center  
80 Posse Ground Road  
Sedona, Arizona

Job No. 2521JW085  
Addendum No. 1

In accordance with the request of Mr. Stephen Knudsen, E.I.T., we have reviewed our geotechnical evaluation report for the above referenced project. The purpose of the review was to provide some additional recommendations for cut and fill slopes created on site.

Cut and fill slopes with a maximum height of 6 feet should be constructed no steeper than 2:1 (horizontal:vertical) to limit erosion, and to provide slope protection. Natural slopes exceeding a 5:1 (horizontal:vertical) slope configuration, should be benched prior to fill placement.

This addendum should be attached to and become part of the original report. If you have any questions concerning this information, or require additional consultation, design, observation, or testing services, please contact us.

Sincerely,  
WESTERN TECHNOLOGIES INC.  
Geotechnical Engineering Services

Craig P. Wiedeman, P.E.  
Senior Geotechnical Engineer



Copies to: Addressee (emailed)



200 Plantation Chase  
Suite 16  
St. Simons Island, GA 31522  
Phone: (912) 268-2164  
info@tidewatereng.com

March 22, 2022

**Re: Sedona Take 5 Oil Change  
Posse Ground Road**

TRAFFIC GENERATION STATEMENT:

Based on the national average for trips generated by a Take Five Oil Change store, the maximum required number of stacking spaces for customers is 4 cars. This is based on the peak demand hour of 12 pm to 1 pm. Please refer to the attached hourly and daily trip information. The average number of cars per day is 39.9.

The Posse Ground Road site provides for 6 stacking spaces which does not include that actual service bays. The average time for an oil change is 10 minutes.

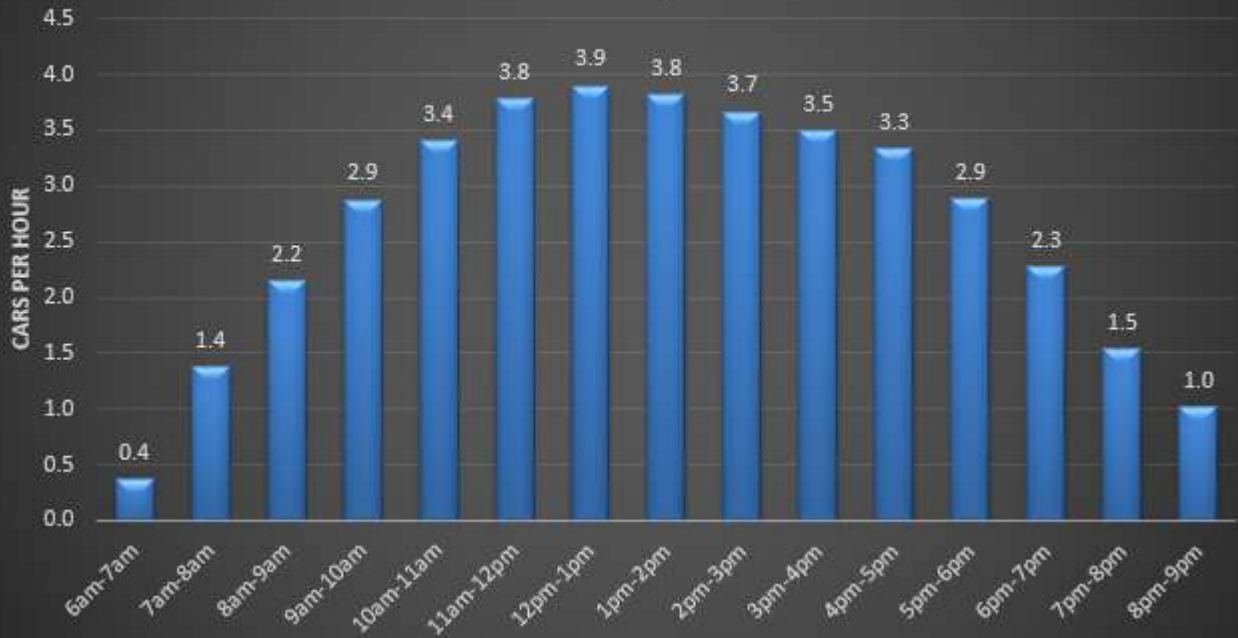
In the unlikely event there is a demand for more than 6 stacking spaces, the customer will be directed to park in an available parking space or asked to return at a later time.

Sincerely,

A handwritten signature in black ink that reads "Peter Schoenauer". The signature is written in a cursive style and is positioned above a faint, light-colored rectangular stamp.

**Peter Schoenauer, P.E.**

## 2018-2021 Take 5 National Average Cars Per Day - 39.9



File **Message** Help Tell me what you want to do

## ADOT Permit Application T121448 Sedona Take 5 State Route 89A MM-372.36

 Michael Ashcraft <mashcraft@azdot.gov>  
To  Peter Schoenauer  
Cc  Vernon Dumbeck;  Syed Alam;  Haldun Guvenen;  jcrowley@sedonaaz.gov;  Chad Auker



Thu 2/10/2022 1:17 PM

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Hello Pete,

Arizona Department of Transportation (ADOT) Development, Permits and Traffic Departments have completed the Substantive Review of the submittal permit request for the project referenced in the subject line. Please review the Staff Review Comments Form attached to this email. Since the construction is not in the ADOT Right of Way, It is recommended that you reach out to the City of Sedona to move forward. ADOT has approved the drainage report that you have submitted!

Please feel free to contact me if you have any questions or concerns.

Sincerely,  
Michael L. Ashcraft  
NCD Permits Technician 3

Arizona Department of Transportation  
1959 S. Woodlands Village Blvd. Suite B  
Flagstaff, AZ 86001  
928-779-7520  
[www.azdot.gov](http://www.azdot.gov)

