

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

Application for (check all that apply):

- Conceptual Review
 Comprehensive Review
 Appeal
 Time Extension
 Community Plan Amendment
 Development Review
 Subdivision
 Minor Modification
 Zone Change
 Conditional Use Permit
 Variance

Project Information	Project Name	55 Newcastle Lane (ZV21-00011)		
	Project Address	55 Newcastle Lane, Sedona, AZ	Parcel No. (APN)	401-21-018J
	Primary Contact	Taylor Earl, Earl & Curley, P.C.	Primary Phone	602-265-0094
	Email	tearl@earlcurley.com	Alt. Phone	
	Address	3101 N. Central Ave., Suite 1000	City/State/ZIP	Phoenix, AZ 85012
Office Use Only	Application No	APPE23-00001	Date Received	2/27/23
	Received by	Cjm	Fee Paid	\$150

Project Description	Appeal of City Attorney's February 13, 2023 decision upholding the Community Development Department Director's September 28, 2022 revised decision regarding 55 Newcastle Lane (ZV21-00011). More information on attached letter, which is incorporated herein by this reference.
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Additional Contact Information: Please complete the following for all companies/people authorized to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company	V & M Real Estate, LLC	Contact Name	Vincent VanVleet
	Project Role	Land Owner	Primary Phone	602.524.2616
	Email	triplev@cox.net	Alt. Phone	
	Address	55 Newcastle Lane	City/State/ZIP	Sedona, AZ, 86336
Contact #2	Company	Earl & Curley, P.C.	Contact Name	Michael Buschbacher
	Project Role	Principal Planner	Primary Phone	602-265-0094
	Email	mbuschbacher@earlcurley.com	Alt. Phone	
	Address	3101 N. Central Ave., Suite 1000	City/State/ZIP	Phoenix, AZ 85012
Contact #3	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	

February 22, 2023

RE: Supplemental Information – General Basis for Appeal

This document is an attachment to the Project Application form that has been marked and filled out as an appeal of Appeal of City Attorney's February 13, 2023 decision upholding the Community Development Department Director's September 28, 2022 revised decision regarding 55 Newcastle Lane (ZV21-00011).

This office represents Vincent VanVleet on his property located at 55 Newcastle Lane in Sedona (APN: 401-21-018J) (owned through V & M Real Estate, LLC) (the "Property"). We respectfully appeal the City Attorney's decision on February 13, 2023 upholding the Community Development Director's decision with regard to the Property and its legal non-conforming use (City Attorney decision attached hereto).

This decision is flawed because it upholds a flawed director decision and thus fails to recognize short-term rentals as a legal non-conforming use on the Property. In doing so, it also:

- Incorrectly and/or incompletely applies the relevant case law.
- Incorrectly and/or incompletely applies the City's Land Development Code, including Section 1.6 (Nonconformities).
- Incorrectly and/or incompletely applies the City's other laws and regulations.
- Incorrectly and/or incompletely states the relevant facts of the Property.
- Incorrectly and/or incompletely applies the facts of the Property to the relevant law.
- Violates other legal principals to be discussed in more detail in subsequent briefing.

Additional briefing will be provided as part of this appeal, to more fully expound on the statements above regarding the errors in the City Attorney decision.

Respectfully,



Taylor C. Earl
Managing Partner
o (602) 265-0094
tearl@earlcurley.com

Taylor Earl

From: Kurt Christianson <KChristianson@sedonaaz.gov>
Sent: Monday, February 13, 2023 11:24 AM
To: Taylor Earl; Karen Osburn
Cc: Cari Meyer; Michael Buschbacher; Steve Mertes
Subject: RE: Additional Time - Revised Director's Interpretation

Taylor,

The City has review your letter and additional information provided and discussed. The revised interpretation of Community Development Director, provided on September 28, 2022, regarding the LDC as it relates to the legal nonconforming use of the property at 55 Newcastle Lane (APN 401-21-018J) as a lodging facility (LDC 1.6: Nonconformities) will remain unchanged. Any person aggrieved by that interpretation may appeal it in accordance with the provisions of LDC 8.8.E (Appeal).

Very respectfully,

Kurt



Kurt W. Christianson
City Attorney
City of Sedona

102 Roadrunner Drive
Sedona, AZ 86336
(928) 204-7200

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From: Kurt Christianson
Sent: Wednesday, December 21, 2022 11:00 AM
To: Taylor Earl <tearl@EarlCurley.com>; Karen Osburn <KOsburn@SedonaAZ.gov>
Cc: Cari Meyer <CMeyer@sedonaaz.gov>; Michael Buschbacher <mbuschbacher@EarlCurley.com>
Subject: RE: Additional Time - Revised Director's Interpretation

Taylor,

We have received your letter and are currently reviewing. Due to the holidays we anticipate a response in early January. The City will accordingly extend the 90 day compliance deadline an additional 60 days through the end of February 2023. Thank you,

Kurt



Kurt W. Christianson
City Attorney
City of Sedona

102 Roadrunner Drive
Sedona, AZ 86336
(928) 204-7200

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From: Taylor Earl <tearl@EarlCurley.com>
Sent: Wednesday, December 14, 2022 10:13 PM
To: Karen Osburn <KOsburn@sedonaaz.gov>
Cc: Cari Meyer <CMeyer@sedonaaz.gov>; Kurt Christianson <KChristianson@sedonaaz.gov>; Michael Buschbacher <mbuschbacher@EarlCurley.com>
Subject: RE: Additional Time - Revised Director's Interpretation

Ms. Osborn,

I'm following up on the email thread below. Since we last communicated, we were able to look into this matter. Having done so, it is clear that Mr. VanVleet has a legal non-conforming right, and a right under state law, to continue the existing use on the Property at 55 Newcastle Lane. We have attached our legal analysis. We have also provided the City with numerous support letters from surrounding owners who want to see Mr. VanVleet's use continue. See attached letter and attachments.

We certainly believe it is possible for this matter to be resolved by the 90-day time period identified below. However, we also appreciate the holidays are fast approaching and additional time may be needed to accommodate staff's vacation schedules. After decades of this use occurring on the property, I see no practical harm in pushing back the date while we continue to work together in good faith to resolve this matter. Hopefully you agree.

To help put this matter in perspective from our side, please note that my client would lose approximately \$348,000 per year if his right to the existing use on the property were to be taken away. Consequently, as I'm sure you can appreciate, he has no choice but to pursue his rights to the full extent of the law. But with the analysis we have provided in the attached letter, the City has the basis it needs to resolve this matter by issuing a revised determination.

As we state at the end of the letter, if the City feels that further discussion is needed, we would be willing to engage in those discussions.

Sincerely,


Taylor C. Earl
Managing Partner
Earl & Curley
(602) 265-0094
3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012
www.earlcurley.com



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From: Karen Osburn <KOsburn@sedonaaz.gov>
Sent: Monday, October 3, 2022 5:35 PM
To: Taylor Earl <tearl@EarlCurley.com>
Cc: Cari Meyer <CMeyer@sedonaaz.gov>
Subject: Re: Additional Time - Revised Director's Interpretation

Mr. Earl, thanks for reaching out. I do understand the need for additional time and am willing to grant the 90 days to come into compliance rather than the initial 30 days outlined in the revised director's interpretation letter. Please do keep us apprised as you work towards compliance in the coming months. I appreciate your client's willingness to adhere to the land use regulations. Thanks much, Karen

	Karen Osburn City Manager
	City Manager's Office 102 Roadrunner Dr. Sedona, AZ 86336 kosburn@sedonaaz.gov (928) 203-5067

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

From: Taylor Earl <tearl@EarlCurley.com>
Sent: Monday, October 3, 2022 4:49 PM
To: Karen Osburn <KOsburn@sedonaaz.gov>
Cc: Cari Meyer <CMeyer@sedonaaz.gov>
Subject: Additional Time - Revised Director's Interpretation

Ms. Osburn,

Good afternoon. My name is Taylor Earl. I was recently hired by Vincent VanVleet based on the revised letter he was issued for 55 Newcastle Lane (copy attached). As you can imagine, this has flipped his world upside down. Prior to purchasing the property, he conducted proper due diligence (copy of application attached), and the City confirmed he could proceed with short-term rentals on the property after he purchased it. In reliance upon that determination, he purchased the property and then put a great deal of money into improving the property. Now, this determination has been reversed and only 30 days have been given to comply.

I certainly understand the City's reserved the right to change its mind. But what I'm asking for at this point, in light of the circumstances, is that you grant Mr. VanVleet additional time to work through this issue. In my mind, 30 days is unfairly burdensome, especially in light of the City's prior determination. Nor is such an accelerated timeline necessary here. Given the long history of this use on the property, there is no harm occurring in the interim while we address this issue. Indeed, Mr. VanVleet has great support among his neighbors.

It has been this firm's long experience that municipalities are willing to grant more time to property owners in these types of situations. We hope the City will grant that same allowance. We would ask for 90 days at the outset, and then we will continue to communicate with the City as we proceed regarding timing.

I would be happy to talk over this issue if you would like.

Sincerely,

Taylor C. Earl

Partner

Earl & Curley

(602) 265-0094

3101 N. Central Avenue

Suite 1000

Phoenix, Arizona 85012

www.earlcurley.com



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May 2, 2023

Sent Via Email

Hearing Officer
C/O Cari Meyer
Sedona City Hall
102 Roadrunner Dr., Bldg. 104
Sedona, AZ 86336
CMeyer@sedonaaz.gov

**RE: Appeal of Community Development Director Determination related to Existing Use at
55 Newcastle Lane (APN 401-21-018J)**

Dear Hearing Officer:

This office represents Vincent VanVleet on his property located at 55 Newcastle Lane in Sedona (APN: 401-21-018J) (owned through V & M Real Estate, LLC) (the “Property”). We respectfully request the hearing officer overturn the revised interpretation of the Community Development Director, which was reaffirmed by email sent to our office on February 13, 2023 by Kurt Christianson. We request that the interpretation be overturned to allow Mr. VanVleet to continue providing nightly rentals on the Property.

Background & History

In the latter half of 2020, Mr. VanVleet was in due diligence to purchase the Property from the prior owner. The purchase only made financial sense if nightly rentals were permitted on the Property. As such, Mr. VanVleet went beyond the due diligence done by most investors in this situation and filed a formal request to the City to confirm the legality of the existing nightly rental use on the Property.

On April 13, 2021, the City issued a Director’s Interpretation letter in which it confirmed the Property had the legal right to continue with nightly rentals—a use the City identified as “lodging.” The City noted that “As the lodging use was established prior to the City’s incorporation, it is permitted to continue as a legal nonconforming use.” Although the City did include boilerplate language at the end of the letter regarding its ability to change this decision in the future, the City gave no indication that its determination would change.

In reasonable reliance upon the City’s determination, Mr. VanVleet closed on the Property. Thereafter he invested approximately \$500,000 on the Property for roads; driveways; the emergency evacuation bridge used by the Property and area residents; water line infrastructure for

the Property and area residents; new appliances, flooring, cabinets for the units; and for engineering costs and Coconino County permitting fees to address water flow, flooding and landscaping.

Then, on September 28, 2022, with no warning or prior communication, the City issued a letter to Mr. VanVleet reversing its earlier determination and ordering Mr. VanVleet to convert the living units on the Property to monthly rentals only or face zoning violation enforcement. After nearly 60 years of these units being on the Property, the City ordered Mr. VanVleet to stop nightly rentals.

The City's reversal threatens Mr. VanVleet's livelihood and will cause irreparable financial harm. Mr. VanVleet did everything correct. He sought written confirmation from the City before purchasing the Property, he has made extensive upgrades to the Property and the surrounding area, and he has operated within the City's codes and regulations.

Mr. VanVleet had intended to do even more to improve the condition of the Property and the adjacent properties, but he has been forced to hold off on these improvements due to the City's denial of his non-conforming property rights—something the adjacent neighbors are upset with the City about (see support letters at Exhibit A). With only one non-adjacent neighbor as the exception that we are aware of, neighbors are united in solid support for Mr. VanVleet and his right to use the Property for nightly rentals.

For the reasons stated below, we ask the hearing officer to reverse the City's determination because it does not recognize Mr. VanVleet's legal non-conforming rights to nightly rentals on the Property.

Legal Analysis

As a foundational matter, it is important to emphasize that a non-conforming land use is a vested property right, *City of Tucson v. Clear Channel Outdoor, Inc.*, 218 Ariz. 172, 181 P.3d 219 (App. 2008), the removal of which by a governmental entity would constitute an unconstitutional taking. Hence the severity of what the City's revised determination threatens to do.

For any legal non-conforming analysis, a critical element is to determine when the change in law was applied to the property that created the non-conformity. That becomes the moment of demarcation. In its original letter, the City noted that the Property was incorporated in 1988 and was rendered legal non-conforming at that point: "As the lodging use was established prior to the City's incorporation, it is permitted to continue as a legal nonconforming use, subject to the requirements of LDC Section 1.6 (Nonconformities)." This statement is important because it means the City agrees that whether the use was legal or not legal in the County is not relevant to the analysis.

However, the moment at which the non-conformity was created was actually a few months after the Property became part of Sedona. As the City noted, the Property was brought into Sedona in January 1988 through an incorporation action when Sedona was originally created and not through a typical annexation process. That distinction matters because being a new City explains why no zoning ordinance was in effect in Sedona at the time of the Property's incorporation into the City. The City's interim zoning ordinance did not become law until after its approval in May 1988—four months after incorporation.

Because there was no zoning ordinance in effect at the time the Property was brought into Sedona, there was no law establishing what uses were permitted or not permitted on the Property. Thus, by default, regardless of what status it held prior to that point, in January 1988 the decades-old use on the Property had full legal status.¹ The Property was only rendered non-conforming when the ordinance was approved and applied in May 1988. Indeed, that is consistent with the City's definition of legal non-conforming uses: those uses that were “lawfully *established prior to the effective date of that Code*, but no longer conform to the requirements of this Code” (LDC Section 1.6; emphasis added).

The next question is to examine what use was established on the Property prior to this hinge date of May 1988. The City's letter identifies the use on the Property as “Lodging.” But that is a term that comes from the City's current zoning ordinance, which was not in effect until decades after the use commenced in the 1960's. By putting the use in this box, the City has erroneously concluded that a guest staying on the Property under a monthly rental model constitutes a legally distinct use. But to do so is to improperly apply a zoning ordinance label on the use that did not exist at the time the use commenced, which is contrary to Arizona's body of non-conforming law.

From the historical advertisements on the Property, attached as Exhibit B, it is abundantly clear that the use established on the Property through the decades before incorporation was *neither* a nightly-only rental or a monthly-only rental. The evidence shows the cottages on the Property were used as nightly, weekly, *and* monthly rentals. In addition to the advertisements that repeatedly list

¹ Even if the City somehow discovers that the incorporation of the Property occurred after a zoning ordinance was in place, the result is the same—as the City stated in its original letter. In that case, the moment at which the non-conformity would have been created would have been the moment of incorporation. At that moment, a new zoning authority took over regulation of the Property and applied its new zoning district—and it does not matter legally whether the City's zoning district was similar to the County's zoning district. That lapse in authority and that change in zoning would both mean the City must accept the uses on the Property. Incorporations accept properties and their uses as-is. If the City did not like the use on the Property, its remedy was to avoid incorporation of the Property.

those three lease periods, the 1986 use permit hearing minutes state that the use was originally established in the 1960's as "Cottages *and* Apartments." In other words, the established lease periods for the Property over the years have neither been nightly nor monthly but *both* (and weekly).

The City has no term for a lodging use with these three lease periods, but that is not relevant. What matters is the nature of the use that was established. We will use the term "Cottages" to refer to the historic use on the Property, which we define as *commercial lodging with daily, weekly or monthly lease periods*.

The next question is whether the Cottages use has remained continuously on the Property. In other words, has the Property been used or advertised as lodging for *either* daily, weekly, or monthly rentals. The answer is yes. All available evidence supports this finding, and we do not believe the City disagrees with this conclusion either. Accordingly, because the historical use on the Property has operated continuously, it is permitted to continue on the Property.

This is the end of the necessary analysis for this case. The Property has an established legal non-conforming use that has been continuously operating since prior to the time of incorporation. Nevertheless, we will provide additional analysis to assist the hearing officer in issuing a new determination allowing nightly rentals.

Based on the City's prior letter, one might ask 'What about the County's denial of the use permit to switch non-conforming uses in 1986?' This is not controlling for several reasons. First, as we stated above, switching between nightly and monthly lease periods for rentals was *not* switching between two separate uses but was rather switching between two acceptable features of the same use (i.e. what we have identified as "Cottages"). Second, that a potential buyer of the property in 1986 applied for a use permit to switch uses is not legally relevant to this analysis because it is not legally controlling. The potential buyer was not represented by legal counsel and was very likely told by the County they *had* to file the application (probably because, as staff stated in the hearing, staff had concerns about nightly rentals). But for the reasons set forth above, the applicant was not required to seek such permission because the Cottages use was established and allowed both daily and monthly rental lease periods. No permission was needed to switch between one or the other. As long as the Property was used consistent with the established Cottages use, the chain remains unbroken. And that is clearly the case here.

Again, it is legally irrelevant that Sedona's zoning ordinance differentiates stays for a night ("Lodging") and stays for a month ("Apartments"). Those are modern definitional boxes that did not apply to the Property until well over two decades after it had been operating with all three lease periods being possible. Those boxes are inappropriate to apply here. That the owners focused on

one lease period (i.e. one permitted aspect of its established use) for a season does not mean the other lease periods were abandoned.

Finally, even if the two lease periods constituted two uses, a mere cessation of a use is not the end of the analysis—particularly when the government has a hand in stopping one of the lease periods (as the County did here by having the applicant go through the 1986 hearing process, where the request was denied and they were told nightly rentals had to stop). See *City of Glendale v. Aldabbagh*, 189 Ariz. 140, 142 (1997) (emphasis added).

An analogy is helpful here. Imagine a property owner decided to allow his property to be used for a farmer’s market. Imagine that he advertised to farmers that he would allow them to set up shop and sell potatoes, tomatoes, or carrots. For decades the property owner advertised to farmers that any of these three goods could be sold on his property. In some seasons all three items were sold, and in other seasons, only one was sold. In either case, the use is a *farmer’s market*. It would be incorrect to state that three distinct uses operated on the property: a potato store, a tomato store and a carrot store. Rather, they are features of the same farmer’s market use.

Even if carrots were not sold for a period of time, it would not be correct to conclude that the “carrot store” use is now no longer permitted. That is because the owner’s established use is broader than that—it is a farmer’s market. Even under the most narrow interpretation, the use is a three-product farmer’s market. And if a zoning ordinance were applied to the property banning farmer’s markets, the property owner, at the very least, would have the right to continue allowing a farmer’s market of any or all of these three produce items.

Here, the use was well established as Cottages that were advertised for nightly, weekly, or monthly stays. Any one of those lease periods is part of the long-established use on the Property. Just like in the analogy above, each lease period was not a separate use. They constituted a *single* use, with three different *features*.

When properly understood in this manner, it is perfectly consistent with that use for the owners to focus in on a particular lease period for a season. That is consistent with how the use was established over the decades prior to 1988.²

² It is worth noting that at the time the use started on the Property in the County in 1960, the County had no zoning ordinance either. So, we cannot look at the County ordinance as evidence of what the scope of the use characteristics might be. There were no rules when the use started (i.e. no box to fit into) so we cannot try and force the use into a box now and claim that it operated as “Lodging” or “Apartments.” We must look past such boxes and recognize its historical use pattern as commercial rentals of three different lease periods.

At the end of this section of our analysis, it is worth pulling back for a moment, lest the forest be lost for the trees. After the Cottages use operated for 60 years on the Property, after the City issued a legal determination that nightly rentals were permitted, and after Mr. VanVleet invested \$2.5M to purchase and upgrade the Property and adjacent properties in reliance on the City's determination, the City suddenly required our client to cease nightly rentals.

Again, we call upon the hearing officer to issue a ruling here that recognizes the equities at stake and that applies the protections of legal non-conforming law and honors VanVleet's right to continue nightly rentals on the Property.

State Law for Short-Term Rentals

There is also a separate legal basis under which Mr. VanVleet has the right to have nightly rentals on the Property. This basis alone is sufficient to warrant the overturning of the Director's determination that the nightly rentals on the Property are required to stop, per the zoning on the Property. They are not required to stop for the reasons stated above *and* because there is a state law right to have nightly rentals.

Under Arizona's short-term rental law, residential dwelling units are permitted to be rented by the property owner in the same manner being done by Mr. VanVleet. Under the doctrine of legal preemption, the City's zoning ordinance cannot deny this right. Mr. VanVleet is willing to comply with both State law for short-term rentals and those of Sedona.

Under the City's revised determination, the City has conceded that our client has the right to rent multiple housing units on the Property. Thus, this is not in dispute. However, it appears the City does not believe that these can be rented as short-term rentals. That is incorrect.

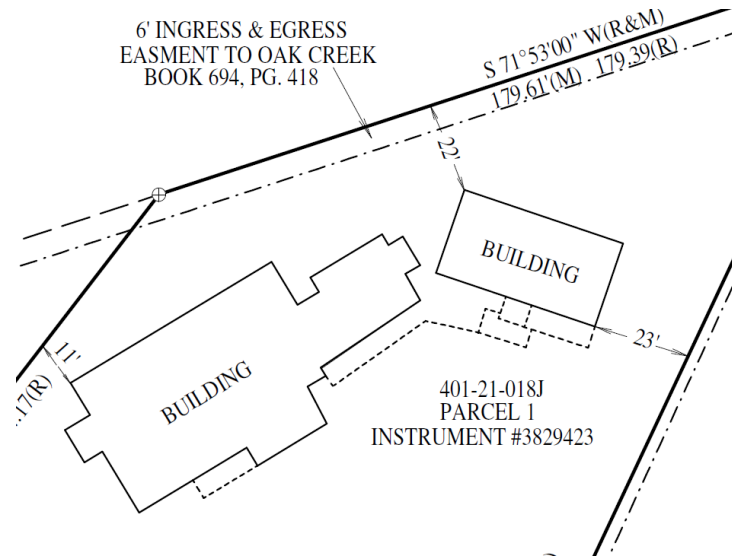
The Property has two buildings, each of which contain four units or fewer, which is the threshold established by state statute. A "Vacation rental" or "short-term rental," which is allowed to be rented in the manner Mr. VanVleet is renting his units, is defined in state law as "any individually or collectively owned single-family or *one-to-four-family house or dwelling unit* or any unit or group of units in a condominium or cooperative that is also a transient public lodging establishment or owner-occupied residential home offered for transient use if the accommodations are not classified for property taxation under section 42-12001" (A.R.S. 9-500.39.L.3(a); emphasis added).

Nothing in this language, or anywhere else in the statute, states that the four-family maximum applies to the *property*. Rather, the language of the statute is clear that the four-family maximum applies to the *building*. In other words, as long as there are four units or fewer in a building, that building and all of its units can be used as short-term rentals. Thus, because Mr. VanVleet's two

buildings have four units or fewer in each, both of his buildings—and the units within those buildings—comply with the state statute’s definition of “short-term rental” and thus all those units may be rented nightly under state law. It is therefore incorrect for the City to conclude that Mr. VanVleet is not permitted to rent his units on a nightly basis.

It is possible to incorrectly concluded that only one building exists on the Property. This is an understandable mistake based on a quick glance, but there is no question the structures are separate. There is a roof element that connects the two structures, which gives it a continuous appearance, but the structures are separate, with completely separate foundations, building structures, and utility meters. The photograph and the property survey below all make this clear.





In closing, we wish to specify the nature of the financial harm at issue here. First, the harm to the City. The nightly rental units on the Property generate approximately \$60,000 in tax revenue each year, which would be forfeited by unconstitutionally forcing Mr. VanVleet to rent his units as monthly apartments.

Next, specific to the harm to Mr. VanVleet, the financial harm that hangs in the balance of the hearing officer's decision is significant. On average, nightly rentals on the Property generate about \$420,000 to \$480,000 per year. If these were forced to convert to monthly rentals, the average income per year would drop to about \$72,000. That is a loss of about \$348,000 per year. Over a 25-year period, without inflation or price increases, that equates to \$8.7 Million in lost revenue. Because of this dramatic financial loss, our client has no choice but to pursue his rights to the full extent of the law. We urge the hearing officer to consider the equities at issue in this matter and help us resolve this matter. We have provided two viable legal grounds for doing so.

Sincerely,

Taylor C. Earl
Managing Partner

o (602) 265-0094
tearl@earlcurley.com

EXHIBIT A

Karen Osburn
City Manager of Sedona
RE: 55 Newcastle Lane

October 24, 2022

Dear Ms. Osburn,

I am OUTRAGED and DISAPPOINTED by the City of Sedona's action to potentially stop the current owners at 55 Newcastle Lane, Vincent VanVleet and his husband Michael Barnard, from renting out the units there as short term rentals. I am their neighbor at 35 Newcastle Lane, a property I have owned since 2009. Apparently, a complaint was filed with the COS to stop the STR use by a spiteful neighbor who has property on Newcastle Island, is acting and speaking only for himself, and is barely present in the neighborhood, usually only a few weeks a year.

The area off of Newcastle Lane is an eclectic mix of homes, some of which were built as early as the 1950s. My cabin was constructed in 1964. Newcastle Island, as the property at 55 Newcastle Lane is referred to, has operated as a lodge motel since the 60s. My property on 35 Newcastle is not on Newcastle Island; it is directly north of it, but we share the common road. The prior owner sold the property to Vincent and Michael, who have owned a home on Newcastle Island since 2013.

Since Vince and Michael live part time on Newcastle Island and plan to retire there, they have a personal interest in the health and well-being of the neighborhood. **Vince and Michael are our neighbors.** They are nothing like the greedy faceless corporations who buy Sedona properties to turn a quick profit as STRs.

In 2009, the property was previously managed by the original absentee landlords. It was generally run down, the old waterlines leaked constantly, trespassers on the island (and in the neighborhood) were frequent, and the guests were rather sketchy. The property changed hands once before it was acquired by Vincent and Michael.

A great team, Vince and Michael have worked tirelessly to upgrade the entire Newcastle area. Before the COS put their prior Director's Interpretation on hold, they were working, at **their own cost**, on an infrastructure project to put the power and cable lines underground. Part of this work involves replacing 70 year old galvanized water lines. I worry constantly that those lines will be breaking at any time. They have now had to put that project on the back burner.

The whole neighborhood has been improved by Vince and Michael's efforts. They are giving the mature trees and plants on the island the care they have needed for years. They help us all keep our mature trees trimmed for their health and to reduce fire potential. Vince and Michael have done work on Newcastle Lane itself, fixing potholes and regrading the gravel portion after damage from storms. They

help neighbors clean out private culverts that get blocked by runoff. They are in constant communication with neighbors about upcoming projects, getting input and support from us.

Due to their efforts, the look and feel of our unique neighborhood has been dramatically improved. They are discriminating in the guests they cater to: there have been no loud parties like there used to be.

Our property values have gone up, and continue to go up, as well.

Please reinstate the previous Director's Interpretation so that all of us in the neighborhood can breathe easier knowing Vincent and Michael are at the helm. We want them as our permanent neighbors.

Sincerely,



Patricia Popp

35 Newcastle Lane, Owner

520-907-3211

lionheartpp@gmail.com

Mailing address:

2675 W SR 89A, PMB 1222

Sedona, AZ. 86336

75 Newcastle Lane
Sedona, AZ 86336
October 25, 2022

Karen Osburn
City Manager, Community Development Director
City of Sedona
102 Roadrunner Rd.
Sedona, AZ 86336

Regarding: Short Term Rental on New Castle Lane, Sedona, AZ

Dear Ms Osburn,

Vincent VanVleet and Michael Barnard have made many improvements to our neighborhood on New Castle Lane in Sedona. They are exemplary neighbors and have been very helpful to our small community. They have made it safer for us. They fixed the bridge so that we have an exit in case of flooding and they have many plans to update the water, electricity and communication services that we will all benefit from.

They are using 55 New Castle Lane as an AirBnB and I gather that the town of Sedona is concerned about the legality of this. Over the years it has been a short term rental. When I bought 75 New Castle, I remember that there was an old sign that said, "Office" that pointed toward 55 New Castle. It was built as a lodge before the current zoning. Before Vincent VanVleet and Michael Barnard bought the property they attained a Director's Interpretation from Sedona that the property was built as a motel/ lodge and indeed they would be allowed to continue to operate it as such. So the city already approved their use of it as a short term rental. It would be a dire financial burden to them if the city reversed its decision, as well as very disappointing that the city would change its mind and place this undue burden on a resident.

Their guests have been respectful. Michael and Vincent significantly improved the building and the landscape on the island. We have benefited from their work.

I support their ability to continue to use 55 Newcastle Road as a short term rental. Please let me know when the City Council will meet on this because I will be there to support the continued use of 55 New Castle as a short term rental.

Thank you,

Susan H. Frohman
Mailing address: 8100 E Camelback Rd., Scottsdale, AZ 85250

City of Sedona
102 Roadrunner Drive
Sedona AZ 86336

November 2, 2022

To Whom It May Concern:

We are responding to the complaint issued by a homeowner on Newcastle Island regarding the original Directors Interpretation as to the use of the property as a motel/lodging use.

My (Kelley's) family has owned 50 Newcastle Lane since 1978. My great-aunt and uncle also owned a cabin on Newcastle Island for many years. There have never been as much improvements to the surroundings from previous owners as we have seen from Vince and Michael in the short time they have owned their properties.

We are beyond thrilled at all the work Vince and Michael have put into increasing the safety, beauty and infrastructure while respecting the natural environment and uniqueness of our little island.

We are not in agreement with the complaints of a single homeowner and we are disgusted by his actions. We absolutely agree that the original Directors Interpretation should be honored.

Kelley and Keith Stratmann

Kelley Stratmann
Keith M. Stratmann

Dear Karen,

My name is Susan Herman and I am writing this letter in Support to reinstate the Directors Interpretation of the lodging use at 55 Newcastle Lane.

I reside full time at 91 New Castle, the house right before driving onto the island. My husband Paul Kaiser and I have lived here for almost 30 years and have seen a lot of changes to our little neighborhood.

Since Vincent VanVleet & Michael Barnard purchased the property at 55 Newcastle Lane in April 2021 they have done so much work and improvement to the island. The property had been neglected for years.

The repair of the emergency bridge leading off the island used during flooding is now a beautiful walkway as well as a serviceable bridge. They did an amazing job. It had been an eye sore for a very long time. That bridge is necessary for ALL of the residents on the island to use in case of flooding.

Vince and Michael have also started the process, by getting a permit, to replace the culverts in the wash that is the driveway going onto the island, with larger ones. It is a wash and has an extreme dip in the road. Currently only one fire truck can access the island due to the other trucks being too long. That fire truck is normally housed in the canyon. When the larger culverts are in place the dip will be greatly improved for larger and longer emergency vehicles to access the island.


They also would like to bury the utility lines along Newcastle. We have a lot of trees in this neighborhood and during snow and heavy rains we see branches hitting the lines causing power outages and fire hazards. Its also is an eyesore. Paul and myself have given permission to have a transformer for this project to be located on the edge of our property.

These are just a few things. Vince and Michael have shown they want to be a part of our community, they communicate with all of us and want to retire here. They have made and are wanting to make so many improvements that would aesthetically improve our community, our infrastructure and make it safer for the residents while improving the home values of all who live here. They are here most weekends and have a property manager on site daily.

With good intent they bought the island as an STR to run it as and STR. No one at that time was against it. They even had the City grant permission through your Directors Interpretation Letter and approval. They are not a big corporation, or a person that bought up many properties with the sole intent of making them STR's, they CARE about their property and our neighborhood and the people who live here. I think taking away their hopes and dreams of retiring here would be punishing Vince and Michael for the greed of others.

Thank you for taking the time to read this and I hope you will consider reinstating the Directors Interpretation to Vince and Michael.

Sincerely


928-204-2204

Dear City of Sedona,

Coming to you from 70 Newcastle Lane and resident of Sedona for over 20 years, I'm writing in regards to the Directors Interpretation for short term rentals at 55 Newcastle Lane.

Vincent and Michael are very respectful and kind neighbors.

Vincent VanVleet and Michael Barnard who have been at 65 Newcastle Lane since 2013 have come into our neighborhood as a blessing, they are making improvements that we are all benefiting from and they continue towards many more improvements that will add to the quality and safety of our neighborhood.

Vincent and Michael are orchestrating a complete improvement of our road that goes along with upgrading the water line and having the APS line buried.

The water line is very old and most of the neighborhood is on the same line being billed all together. One of the neighbors explained, the water pressure drops when anyone is taking a shower or doing laundry at the same time. Now there are plans for a new and larger water line because of Vincent and Michael.

There is a main APS power line going through the middle of my property, the entire way is over the top of an open water irrigation ditch and then it comes back and goes directly long ways over the entire roof top of an old cabin, I've been trying to get APS to do something about this for years with no results except for them telling me that it's a safety issue and they would never hang lines that way today because it violates their safety codes.

Vincent has been talking to APS and they have agreed to bury the line, so we have all been preparing for this. These things are being orchestrated by Vincent; there will be a trench in the road, the water pipe and all the lines will be buried simultaneously after which the road will be paved to allow proper drainage during monsoons. The neighborhood is very happy about this and fully supportive, not only will it clean up the "spaghetti" that APS has created, it will be much safer.

By putting the Directors Interpretation on hold you are causing these improvements to be on hold as well. One of the reasons this is able to happen is because of the revenue created by the short term rentals. It is important that you reinstate the Director's Interpretation for 55 Newcastle Lane. You have already granted the Directors Interpretation and it seems that it would be best if you stand by your original decision.

Sincerely,

Kimberly Lillyblad
70 Newcastle Lane
Sedona, AZ 86336

Dear Karen,

My name is Paul Kaiser, My wife Susan Herman and I bought our house located a 91 Newcastle Ln. approximately 30 years ago. To describe the neighborhood, it is a small community of about 13 property's. The neighborhood was originally built in the 1950's. The 700 sq foot cabins were built for short term rentals available by the week. Over time the individual cabins and property were sold off to individual owners. The original owners of 55 Newcastle Ln not only owned the property but also assumed the responsibility of supplying water service to all of the properties. All of the residences in the Newcastle community have been accessed a monthly water bill. The monthly bill per property has always been the same amount, even if you did not live in your dwelling year round

When Vince bought Newcastle Island he took on the responsibility of our community water company. Now that he owns our water company he has done a lot of upgrades by replacing the rotting 70 year old water pipes. By all rights he could have asses all 13 property's to pay an equal share for the improvements but he has been doing all if theses upgrades at his own personal expense. Besides the fact that he personally assumed the responsibility of our water rights he has taken on the commitment of renovating outdated over head power lines that were vulnerable to tall vehicles like garbage trucks. But more important to tree branches falling over power lines during storms. He is doing this at his own expense, with no extra cost to any property owners in our community. Vince has taken a run down property and is making it beneficial to our neighborhood and has taken on a lot of responsibility for all of us at his own expense.

To sum up this letter, the total Newcastle community supports Vince's vision to upgrade our neighborhood. It is unfortunate when one resident out of all of us has a superficial complaint that non of us agree with.

Sincerely



Paul Kaiser

This is October 18th 2022. We are sending this letter to the City Manager of Sedona and some of the administrative staff.

We have lived in Sedona over 30 years, the last 20 on Abbott Road. We love Sedona and our neighborhood. Our neighborhood is quiet, peaceful, cooperative, and friendly. What is going on at 55 Newcastle is very positive and constructive for neighborhood.

Not many years ago, with different ownership there were some questionable tenants who rented apartments at this location. Now Michael and Vincent are turning it into an extremely lovely STR location. It makes us and all of our neighbors proud. They are making 55 Newcastle a showplace that not only enhances the neighborhood, but increases our home values.

I often walk my dogs down to their location and have met and greeted many of the visitors, who love Sedona, the property and the location. What they have done and continue to do to this location is first class. It is and will become even more beautiful.

I have been informed that another resident has complained about the very positive transformation. I have never met the individual, but have had dealings with him previously. For a number of years I collected money from the neighbors to help maintain the roads of Abbott, Prochnow, and Newcastle. It was always a challenge, but we did it and saved the roads.

I can honestly say that the complainer, Doug McPherson never contributed to maintaining our road, but received the benefit of the others who supported the effort. In fact, I got an anonymous letter complaining about a political sign I have in my yard and I honestly feel Mr. McPherson sent the letter.

I guess my question is, why does the city respond to a negative grouchy old man? Trust me I know old, I'm 81. How can the city bypass state law that allows STR properties? These owners of 55 Newcastle have done everything by the law, following guidelines/laws of the state, county, and city yet they are being threatened because of one person who has a grudge.

55 Newcastle is a very positive addition to our neighborhood. I have not heard one negative comment by the neighbors until Mr. McPherson expressed his complaint. We 100% support what the owners and what they are adding to our neighborhood.

Sincerely,
John and Lynette Smith
95 Abbott Road
Sedona, Az 86336
602-549-8263

EXHIBIT B

Sedona, Oak Creek

OAK CREEK TERRACE

5 Miles North of Sedona
Motel Rooms, Apts., Cabins, Trailer
Spaces, Modern outdoor kitchen, Bar-
becue picnic area. Creek - stocked
with trout weekly on our place. All
facilities modern. Why pay more?
HERB and VERTA MILLS, 282-3542,
write Star Rte., Sedona.

BROOK

Sedona's Only
12 Modern C...
1 and 2 br.
fish, swim a
landscaped gr
GRACE a
AT 2-791

TODD'S LODGE

On Oak Creek - American Plan
BEAUTY QUIET REST
FINE FOOD TROUT FISHING
HOTEL COTTAGES
Luncheons and Dinner for non-guests
by reservation.
open April 1 to Nov. 15
AT 2-3343--Write Star Route, Flagstaff

Joan

J

Cabin

"Rough it i
completely
see modern
Refrigerators
and Fishi...

Write: Oak
Telephon

HARDCASTLE'S NEW ISLAND COTTAGES

On bank of Oak Creek--separated,
private, secluded. Under beautiful
native trees. 2 to 6 people, kitchens,
fully modern, everything furnished.
Swimming, trout fishing. Write THE
VUE MOTEL, Box 434, 282-7939, Se-
dona.

WAG
MOI

Like new,
units located
only 1/4 mile
Enjoy the p
and GOOD

For Rese
BILL &
282-3531

OPEN YEAR 'ROUND

FOREST HOUSES RESORT



On Oak Creek in the Pines

Spacious, homekeeping accommodations
of distinctive design -- in
cluded: cottages, fireplaces, fire
places, completely furnished 1 to 2
bedrooms.

Write: Bill & Betty, Forest Houses
282-3531, Oak Creek Star Rte.,
Flagstaff

Overlo

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282

CONVE
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are by

DON HOEL'S CABINS



MODERN
Furnished for
Housekeeping
AUTOMATIC GAS
Ranges Heaters
Refrigerators
Tackle Licenses

Groceries
282-3540, Sedona
Write Star Rte., Flagstaff



You Can AFFORD

SITES, ROOTS WPA, LOM

call came for the parson and his little lady to consider First Southern Baptist Church of Flagstaff, they packed their mission concern and moved it still farther west. One of the first projects in Flagstaff was clearing out the basement, which was used for storage. Sealing the walls and adding partitions soon doubled the Sunday School space, and the attendance increased accordingly.

The years of full-time vocational ministry held joy and sadness, fulfillment and frustrations. The parson and his wife survived midnight distress calls and even participation in a shot-gun wedding, but hemorrhaging ulcers finally felled him.

HEALTH PROBLEMS

A year before Willard's collapse during a revival meeting, the couple, anticipating retirement in 15 or 20 years, had sunk their savings into property in Sedona. They had a shell of a cottage underway when Willard's health broke. Now, virtually penniless, Katheryn brought Willard to Sedona to die. Renting the Hi-Jolly Fruit Stand, Katheryn managed the store and tended to an ailing husband. But during long days in bed, Willard looked at the brilliant red cliffs and repeated the scripture, "I will look unto the hills from whence cometh my help." And strength came — slowly at first — then more rapidly.

Soon he was up and out — with saw and hammer in hand. While Katheryn continued minding the store, Willard built a house with many rooms. When completed, the couple had a home for themselves and rooms to rent. The Vue Motel was in business. Doctors had advised against further full-time ministry.

HOUSING A CHURCH

The home on the highway was big enough to share with a church, and that is where the First Southern Baptist Church of Sedona, Arizona comes into the picture.

The Associational Missionary and his wife, along with the Hardcastles', made plans to start Southern Baptist work in Sedona. The first month they rented a store building on the highway in the "Grasshopper Flat" area (now West Sedona). After visiting and calling on people, the day came for the first service. Four people arrived: Katheryn and Willard, Missionary Troy Brooks and his wife. Mrs. Brooks taught the Sunday School lesson; Katheryn played the piano; Willard led the singing; and Troy preached.

After the first month, the congregation, increased by only a few, decided that it was not good stewardship to pay rent when a motel on the highway could be used rent-free. So the little group moved to the Vue Motel for services, and the Lord added souls to the group of believers. Eventually the Hardcastles' home began to bulge at the seams — and joy of joys for Willard, it was decided that the time was right for building. With saw and hammer in hand, and whistling a merry tune, he set a pace for other volunteer builders. Katheryn helped other women prepare food for the various crews who came to help on work days.

In due time the building was erected — then a parsonage. And finally a full-time pastor was on the field. The church, fully organized and functioning, was busy fulfilling Christ's commands.

Willard continued leading the music for First Baptist Church of Sedona for 32 years. He also assumed the responsibility of a deacon and assisting in various ministries of the church.

Katheryn, always an avid reader, was instrumental in starting church libraries in many of the churches where they served. She assisted as a volunteer in the early days of the

Sedona Community Library. In those days, books were shelved on one wall in the tiny Chamber of Commerce building. Many books were on revolving loan from the state library in Phoenix. Katheryn saw that the loan copies were transferred back and forth between Phoenix and Sedona. She gave hundreds of books to the Sedona Library in those early days.

IN THEIR SPARE TIME

While at the Vue Motel, Katheryn became interested in antiques, and opened a shop in the office of the motel. It is believed this was the first antique shop in Sedona.

Willard's extra project was developing a place on Oak Creek. He built cottages and an apartment building, and finally a house. They sold The Vue (now La Vista) and moved to Hardcastle Island (now Newcastle Island) Resort. Katheryn opened an antique shop at this new facility.

After several years, Willard built a new home on Redwing Lane. The couple sold their creek property and moved into their retirement home. Before settling in, however, they purchased an RV and took a six month tour of the USA, a dream of many years. Traveling has continued to be a joy to them.

Retirement permitted them to take an occasional college course, including several "Music Appreciation" courses. Willard became excited over a wood working course and began exploring new dimensions in wood crafts and cabinetry. Katheryn continued taking classes in oil painting that she began several years previously. Her studio walls, along with sales of paintings, attest to her development as an artist of great talent.

K & W's "CHICKS"

The Hardcastles' family has grown over these sixty-four years. It is a source of great comfort and joy to Katheryn and Willard that their two daughters, their spouses, the grandchildren and their spouses are all Christians.

The oldest daughter, "Fayly" Cothem, is a well-known writer and popular speaker. Her husband, Gaylon, has served for many years as a bi-vocational minister, using his engineering degree to finance their mission activities. Since Gaylon retired from his secular job, Gaylon and Fayly have expanded their conference ministry, working with missions and writing.

The Cothers' two children are both married. Kathy graduated from Grand Canyon College and teaches school in Phoenix. She and her husband, Gary Marshall, have a son, Gary Jr. Gary Sr. is a computer salesman. Clark Cothem graduated from Grand Canyon College and Southwestern Baptist Theological Seminary. He is Minister of Education and Music at the Packard Road Baptist Church in Ann Arbor, Michigan. Clark and his wife, Joy, who is a former Grand Canyon College student, have two children: Katie who is named for great grandmother Katheryn, and baby Gaylon Clark Cothem III.

The Hardcastles' other daughter is Bonny Brewer. She is a retired teacher and lives in Vernon, Texas. Her late husband, Orlin, was editor of the daily newspaper in Vernon. As deacon and deacon's wife, this couple were active in their church, denomination and community affairs.

The Brewers' two sons are married. Brett is Vice President of a research firm in Austin, Texas. His wife, Cindi — a Grand Canyon College alumnus, is a teacher. Bruce works in the health care field. He and his wife, Sandra, have two children: Jennifer and Blake.

HONOR THY FATHER and MOTHER

Fayly and Bonny have established the **HARDCASTLE**

OAK CREEK CANYON

A Jewel of the Canyons in the West

Oak Creek Canyon is considered by many travelers to be one of the most beautiful canyons in the West. Its red walls and pinnacles reach a height of 2,500 feet in places and the visitor sees them from a safe paved road that follows the stream along the foot of the cliffs. The canyon itself is 16 miles long, then opens out into the "Red Rock Country" below Sedona. This area has been used as a scenic background for many motion pictures.

From Flagstaff, Oak Creek Canyon is reached over U.S. 89A or Arizona 179. About 12 miles south of Flagstaff, U.S. 89A drops into the canyon by way of a winding, but safe descent. Large trailers may have some difficulty because of the sharp turns, but with careful, skillful driving, may be taken into the canyon. Elevation at the Lookout Point at the head of Oak Creek Canyon is about 6,500 feet. The elevation at Sedona is about 4,300. In this change of elevation there is a remarkable difference in types of vegetation and scenery, a veritable garden along the sparkling stream that gives the canyon its name.

At every season of the year Oak Creek Canyon is beautiful, but many people say that fall is the most spectacular because then the various kinds of trees and fern change their green leaves to gold. Depending on the vagaries of the weather, the change of color can usually be expected soon after the middle of October.

AIRPORT — A fully paved 5100 foot runway, lighted at night, is located atop 400 foot Table Top Mountain, 2 miles southwest of Sedona. Hangars, tie-downs, minor repairs and rental cars are available. Field elevation is 4830 feet MSL. Contact Prescott FSS for weather. (See Phoenix sectional, north.)

CAMPGROUNDS — Within the canyon are five National Forest Service Campgrounds. These are maintained for overnight or weekend camping as well as being delightful for picnics. See Camping information in this brochure.

CIRCLE DRIVE — A delightful circle drive may be made from Flagstaff by going south on U.S. 89A thru Oak Creek Canyon to Sedona to return via Arizona 179 over Schnebly Hill. Drive up this hill (marvelous view from the top) and return to Flagstaff thru pine forests. This drive can be made in the morning or afternoon, or it can fill an entire day with pleasant and unhurried sightseeing.

FISHING — Oak Creek is kept stocked during summer with trout and is one of the most popular fishing streams in Arizona. Trout season is open all year.

LOOKOUT POINT — Oak Creek Vista, at the top of the switchbacks on 89A North is open year-round.

PHOTOGRAPHY — The breath-taking beauty of Oak Creek Canyon offers unlimited opportunities for black and white and color photography and movies. Many artists try to put its vivid colors on canvas.

APARTMENTS

Canyon View Apts. — 305 Cedar St. Daily, weekly, monthly, furn., 1 and 2 bedroom, utilities furn. Box 441, Sedona 86336, 602-282-7973.

Country Square Apts. — Hart Road. Monthly, furn. and unfurn., 1 and 2 bedroom, water paid. Box 312, Sedona 86336, 602-282-7031.

La Quinta Apts. — Hwy. 179, Village of Oak Creek. Monthly, weekly (when available), furn. and unfurn., 1 and 2 bedroom, water paid. Box 1150, Sedona 86336, 602-282-3298.

La Vivienda Apts. — North Jordan Rd. Monthly, furn. and unfurn., 1 bedroom, water and gas paid. Box 981, Sedona 86336, 602-282-4089.

Oakcrest Apts. — Sunset Dr. Monthly, furn. and unfurn., 1 and 2 bedroom, water paid. Box 717, Sedona 86336, 602-282-7453.

Pendergraft and Carrol Apts. — 306 Cedar Ave. Yearly, furn., studio and 1 bedroom, utilities paid. Box 1079, Sedona 86336, 602-282-7016.

Pine Terrace Apts. — 515 Jordan Rd. Monthly (lease), furn. and unfurn., 2 bedroom, water paid. Box 1265, Sedona 86336, 602-282-3498.

Royal Crest Apts. — Hwy. 179. Monthly, weekly, daily, furn. and unfurn., 1 and 2 bedroom, water paid. Box 948, Sedona 86336, 602-282-4709.

Sedona Terrace Apts. — Hwy. 179. Monthly, furn. and unfurn., 1 and 2 bedroom, utilities paid. Box 1070, Sedona 86336, 602-282-4587.

Sunlife Apts. — 101 Van Deren. Monthly, weekly, furn., 1 and 2 bedroom, utilities paid. Box 688, Sedona 86336, 602-282-7349.

Sycamore Apts. — Hwy. 179 at the bridge. Monthly, unfurn., 2 and 3 bedroom, water paid. Box 1203, Sedona 86336, 602-282-7224.

Villa Vista Manor Apts. — Schnebly Hill Rd. at Jordan. Monthly, furn., 1 and 2 bedroom, water paid. Box 1333, Sedona 86336, 602-282-4451.

Westview Apts. — Carrol Canyon Rd., off West Hwy. 89A. Monthly, weekly, daily, furn., 1 bedroom, water paid. Carrol Canyon Rd., West Sedona 86340, 602-282-3139.

Note:

All apartments have cable TV available; unfurnished apartments provide refrigerator and stove.

MOTELS

"C" Motel — West Hwy. 89A. 12 units, air cond., TV, pickup service. Box 1146, Sedona 86336, 602-282-4788.

Canyon Portal Motel — North Hwy. 89A. AAA, 30 units, air cond., telephone, color TV, pool, balconies, convention and meeting rooms, pickup service. Drawer B 219, Sedona 86336, 602-282-7125.

Canyon View Hotel — 305 Cedar St. 17 units, 17 kitchenettes (cooking equipment), air cond., TV, balconies, pickup service. Box 441, Sedona 86336, 602-282-7973.

Cedar Motel — At the "Y" of Hwy. 89A and 179. 20 units, kitchenettes (cooking equipment), air cond., TV, balconies. Box 292, Sedona 86336, 602-282-7010.

Chipmunk Lodge — Hwy. 89A in the canyon. 5 units, kitchenettes (cooking equipment), groceries, balconies. Oak Creek Star Route, Box 21, Flagstaff 86001, 602-282-4380.

Don Hoel's Cabins — Hwy. 89A in the canyon. Seasonal, AAA, 23 units, kitchenettes (cooking equipment), gro-

ceries, telephone. Oak Creek Star Route, Flagstaff 86001, 602-282-3560.

Forest Houses — Hwy. 89A in the canyon. AAA, 13 units, kitchenettes (cooking equipment), fireplaces, patio, pickup service. Oak Creek Star Route, Flagstaff 86001, 602-282-3368.

Garland's Oak Creek Lodge — North Hwy. 89A. Seasonal, AAA. American Plan, 11 units, telephone, fireplaces, balconies, pickup service. Box 152, Sedona 86336, 602-282-3343.

Junipine Cabins — Hwy. 89A in the canyon. Seasonal, 18 units, kitchenettes (cooking equipment), groceries. Oak Creek Star Route, Flagstaff 86001, 602-282-3375.

Kings Ransom Motor Hotel — Hwy. 179. AAA, 52 units, air cond., telephone, TV, pool, balconies, convention and meeting rooms, pickup service, wet bar. Box 180, Sedona 86336, 602-282-7151.

LaVista Motel — North Hwy. 89A. AAA, 10 units, kitchenettes (cooking equipment), air cond., TV, balconies, pickup service. Box 1280, Sedona 86336, 602-282-7301.

Lomogaci Cottages — Off North Hwy. 89A on the creek. Seasonal, AAA, 15 units, kitchenettes (cooking equipment), air cond., TV, fireplaces, balconies, pickup service. Box 46, Sedona 86336, 602-282-7912.

Matterhorn Motor Lodge — North Hwy. 89A. AAA, 20 units, 1 kitchenette, air cond., telephone, TV, pool, balconies, pickup service. Box 218, Sedona 86336, 602-282-7176.

Northern Star — Jordan Road. 10 units, 1 kitchenette (cooking equipment), air cond., TV. Box 1320, Sedona 86336, 602-282-3641.

Oak Creek Terrace Motel — North Hwy. 89A in the canyon. AAA, 12 units, kitchenettes (cooking equipment), TV. Star Route 3, Sedona 86336, 602-282-3562.

Oakwood Lodge — Hwy. 179, Village of Oak Creek. 28 units, groceries, air cond., telephone, TV, convention and meeting rooms, pickup service. Star Route 1, Box 185, Sedona 86336, 602-282-4161.

Newcastle Island Cottages — Off Hwy. 89A on the creek. 6 units, kitchenettes (cooking equipment), evap. cooling, pickup service. Box 1241, Sedona 86336, 602-282-7939.

Red Rock Lodge — North Hwy. 89A. Seasonal, 14 units, kitchenettes (cooking equipment), groceries, air cond., TV, fireplaces, pool, pickup service. Box 537, Sedona 86336, 602-282-3591.

Rondee Motor Hotel — North Hwy. 89A. AAA, 39 units, air cond., telephone, TV, pool, balconies, pickup service. Box 1021, Sedona 86336, 602-282-7131.

Slide Rock Lodge — Hwy. 89A in the canyon. 20 units, 1 kitchenette (cooking equipment), evap. cooling. Star Route 3, Box 1141, Sedona 86336, 602-282-3531.

Terracotta Resort — Hwy. 89A in the canyon. 10 units, kitchenettes (cooking equipment), fireplaces, pickup service. Star Route 3, Box 1015, Sedona 86336, 602-282-7723.

Village Inn Motel — Hwy. 179. AAA, 14 units, air cond., telephone, TV, pickup service. Box 1109, Sedona 86336, 602-282-7187.

Westview Apartments — Carrol Canyon Rd., off West Hwy. 89A. Monthly, weekly, daily, 1 bedroom, cable TV avail. Carrol Canyon Rd., West Sedona 86340, 602-282-3139.

Huge Bear Provides Fun for Family
'Not Trade I Ever Made' Says Inland's Owner

Queen Contest Fucks Entries

SHOWER STALLS

36"	29.95
48"	34.95
54"	39.95

MAIN STORE
 2723 W. Buckeye 272-6543

YOUR Arizona VACATIONLAND

<p>DEEP TRIPS AND CANYON DE CHUTE</p> <p>Arizona</p> <p>SUMMER GUIDE TO WILDERNESS ADVENTURE</p> <p>50¢</p>	<p>HIDDEN REST</p> <p>MOONRIDGE LODGE</p> <p>LAKEVIEW LODGE</p>	<p>FISHING IS FUN</p> <p>FOOT SPAANS INC. AN RECREATION</p>	<p>ARIZONA SHOW BOWL</p>
<p>CEDAR MOTEL</p> <p>FORT VERDE MOTEL</p>	<p>YARNELL</p> <p>MOONRIDGE LODGE</p> <p>DANCING</p>	<p>METEOR CRATER</p> <p>IN THE MUSEUM</p>	<p>PALACE MOTEL</p> <p>MOTEL WESTERNER</p>
<p>McNARY</p> <p>Highly Acclaimed</p>	<p>SWIM at GRANITE BELLS</p> <p>WILLOW CREEK INN</p> <p>COOL Prescott HORSE RACING</p> <p>TAVAPAI COUNTY FAIR</p> <p>QUARTER HORSE SHOW</p>	<p>C BAR B RESORT</p> <p>GREER LODGE</p> <p>SUNLIPS LODGE</p> <p>WONDERLAND LODGE</p>	<p>CORONADO TRAIL</p> <p>Alpine to Cotton Flies 6661</p> <p>50 Miles of Scenic Beauty</p>
<p>OAK CREEK INN</p> <p>BROOKHAVEN</p> <p>YODES LODGE</p> <p>JUNIPINE</p> <p>HARDCASTLE'S NEW ISLAND COTTAGES</p> <p>WAGON WHEEL MOTEL & CAFE</p> <p>RONDEE Motor Hotel</p> <p>DORCHESTER'S CASINO</p>	<p>CORONADO TRAIL CABINS in the Pines</p> <p>MOUNTAIN HI LODGE</p> <p>ALPINE LODGE</p> <p>Alpine Country Club</p> <p>JUDD'S RANCH</p> <p>CABINS</p>	<p>REED'S RESTAURANT</p> <p>CANYON COVE</p> <p>CROSBY LUMBER CO.</p> <p>BIG LAKE</p> <p>REEDS MOTOR LODGE</p>	<p>TOYOTA LUMBER CO. Inc.</p> <p>LAZY D MOTEL</p> <p>Gordon Canyon Ranch</p> <p>SUNFLOWER</p> <p>Kohl's</p> <p>BEAVER VALLEY RESORT</p>
<p>You Can AFFORD!!! SEDONA LODGE - SEDONA</p>	<p>FINETOP GROCERY</p> <p>Wilbur's New Super Market</p> <p>WHISPERING PINES</p> <p>MURPHY'S CASINO</p>	<p>REEDS MOTOR LODGE</p> <p>DANAGA</p>	<p>PAYSON'S 19th ANNUAL SHOW</p> <p>Aug. 23-24-25</p>

USE THE WANT ADS

FOR SALE

HIGH CHINO VALLEY
INTRINSIC VALUE of good investment with big potential. Two miles U. S. Highway. One mile Prescott National Forest. Abundant water area. Less than \$100 per acre for 30 acres or more. Engineering map and facts from owner, Box 3922, West Sedona, AZ. 86336.

1-27-247

70th BIRTHDAY anniversary, or 25th wedding anniversary invitations, cards for occasions, certificates, thank you notes, invitations to cocktail parties, birthday, baby showers, etc., etc. variety of note paper and fine stationery in our new line of paper goods. Lamb's.

1-27-1

DENTON
Hand Laundry
Pick-Up and Delivery
282-7738

FOR SALE
1000 sq. mobile home, 1 1/2 b. Ideal for working person. Completely professionally remodeled. \$1875.

GRAY REALTY
BERT HERRICK
282-7738
Box 272 Sedona

FOR SALE
1000 sq. mobile home, 1 1/2 b. Ideal for working person. Completely professionally remodeled. \$1875.

GRAY REALTY
BERT HERRICK
282-7738
Box 272 Sedona

FOR SALE
1000 sq. mobile home, 1 1/2 b. Ideal for working person. Completely professionally remodeled. \$1875.

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BERT HERRICK
282-7738
Box 272 Sedona

KELLER REALTY
Box 676, Sedona, Ariz.
282-3586

FOR SALE

Church and Dumbkins (over) Thursday evening, Elmer Kintner at the 11.

10-21-71

FOR SALE: Mobile Home, new, 9 1/2 b, bath, on corner lot, back fence, club and swim privileges. Spacious kitchen. Furnished or unfurnished. Come see for yourself. Only \$23,500. Phone 282-1932, Mon. thru Fri. Box 3331, W. Sedona, 86336.

10-17-71

FOR SALE: 1971 Monte Carlo, air and power, \$2550, 282-7066 before 4:30.

1-27-147

ROLLIE'S CAMERA SHOP
Sedona, Ariz. 86336
NEED TO RENT A PROJECTOR-SEE ROLLIE 282-3514

Turner's PORTABLE WELDING
CALL 282-3578

- ARC-ACETYLENE
- PORTABLE EQUIPMENT
- TRAILER HITCHES

COMPLETE WELDING SERVICE

INDUSTRIAL & MEDICAL OXYGEN
P.O. Box 82
Sedona, Arizona 86336

BILL HAYES REAL ESTATE
89A - WEST SEDONA
Where The Action Is!

RENT TIME ON THE MARKET
Commercial land available to larger parcels, just off highway, suitable for shopping complex, apartments, motels, etc.

Commercial land available to larger parcels, just off highway, suitable for shopping complex, apartments, motels, etc.

Box 1255
Sedona, Ariz. 86336
Phone: 282-7472
Res. 282-7650

FOR SALE

FOR SALE: Sofa bed, good condition, \$35. Overstuffed chair, good, \$30. Call 282-1604.

1-27-1604

Free-extended battery and cassette tapes in stock and on special order. Very reasonably priced. Rollie's Camera Shop, Phone 282-3514.

1-26-3514

101 - Fashioned hand-made bed linen, new, new, Remond Kitchen of the 11.

10-21-71

FOR SALE: 1968 Chevy 1/2 ton package, \$400, Box 300, Sedona, 7-1-68-110

7-1-68-110

FOR SALE: 1967 V.W. \$800. Good condition. Call 282-7651, 12-2-71

12-2-71

FOR SALE: '69 Chevy station wagon, good condition, \$1750, Call 624-8686.

1-27-624

Firestone TIRES
DEPENDABLE HIGHEST QUALITY
YOUR RE-CAPS EVEN CARRY A NEW TIRE FACTORY GUARANTEE.

1-27-7738

CANYON PORTAL SHELL
Uptown Sedona
282-7735

ROAD WORK GENERAL EXCAVATING
PRECAST SEPTIC TANKS
WATER SYSTEMS
SEWER LINES
ASPHALT PAVING CONTRACTOR

BILL BROWN
LICENSED, BONDED
282-3583
Box 1, Sedona, Arizona

FOR SALE

FOR SALE: In Harmon Hills, West Sedona, 12 x 60; 2 BR, 1 1/2 bath, Mobile Home on land - seaped lot, fenced rear yard, carport, awnings, clubhouse privileges, at 00 Concord Drive, 1-13-20-27 p

1-13-20-27 p

FOR SALE: Village of Oakcreek, Lot 67 in Ridgeview. Beautiful homesite, size 108 x 94 ft. Earl C. Griep, 10229 Ashwood St., Lakeside, Calif. 92040.

1-13-20-27 p

SAVE 10% during January on knitting worsted, rag yarn. See all the items Jim Reip makes at Oak Creek Mills, wools, trays, sets, tiles, ash trays. Complete stock at Lamb's.

1-27-4

FOR SALE: AKC registered miniature poodle puppies. Pedigreed show dog lineage. Males and females. Blue shirts. Need loving home. Call 282-4828.

1-27-4828

FOR SALE: Motorcycle, 1970 Model C L 175 Honda, like new, many extras. Save \$200. Call 282-7560.

1-27-7560

FOR SALE: Delightful, gentle young monkey, good with children. New to ride or drive to cart. Good carry on adult. See at Photo Stables, 282-7737.

1-27-7737

FOR SALE: Gentle horses for pleasure riding. Price reasonable. See at Photo Stables, 282-7737.

1-27-7737

MOTELS MOTELS IN ARIZONA

Coming out of our ears.
From \$60,000. to \$600,000

Full particulars, pictures, Figures. **TERMS.**

ANYONE FOR A MOTEL?
Call George Pittman
OAK CREEK LAND

"Country Square"
SEDONA
282-7031
Eves. 282-4551

FOR SALE

ST. PATRICK'S DAY ain't far away and Valentine is sooner! We have party decorations for both of these fun days! Lamb's in Sedona.

1-27-1

HOUSEHOLD ITEMS FOR SALE: Freezer, antique chair, student desk and chair, guitar and case, drapes, large table, tree lamp, bookcase, etc. 282-1475.

1-27-1475

FOR RENT ON OAK CREEK
Completely furnished apt. Easy Walk to Sedona Day, Week or Month

NEWCASTLE ISLAND
Box 1241 - Sedona
Phone 282-7939
(formerly Hardcastle Island)

ANDY HUGHES REAL ESTATE

VIEW - SPACIOUS - QUALITY
A spacious home built for the relaxed and comfortable life. On a high knoll overlooking all the beauty of Sedona's Red Rocks. 3 large bedrooms, each with its own complete bath and walk-in closet. Very large living room with view windows, fireplace, dining room, kitchen, laundry room and large amount of storage space. Surrounded by gardens and a landscaped pool. Extra touches of quality throughout. Show by prior appointment.

FOR RENT
Comfortable furnished view home. Close to town, 2 BR, 1 plus Bath.

At King's Ransom Motor Hotel
Box 376
Sedona, Arizona
282-7116

**BUYING?
SELLING?
CHECK OUT THE...**

CLASSIFIED ADS

**ONLY
2 BEAUTIFUL CREEK
SPACES LEFT**

Paved Areas - Paved Roads
All Adults - Pets Allowed - Shaded Trails
We Can Move 14' Wide and 65' Long Trucks

Call 282-3138

**Sycamore
Cove**

Sedona's Most Beautiful Mobile Home Park
Located 1 Mile So. on Beaver Road
Turn Left at Black Hawk Lane

**WELDON
PROPERTIES REALTOR**

Creek Side Apt./Resort Site
1.72 ac. w/level rock home, large rock storage building ideal for recreation. Oak Creek frontage, sprinkler irrigation w/water rights established in 1963. Tremendous potential for apt./hotel-restaurant center, etc. One of the few remaining choice close-in sites w/creek frontage. Will carry mortgage at 7 ppc. interest. Reduced to \$450,000.

Currier Jordan Rd. & New Hope
R-3 zoning - Great potential - Includes custom built masonry home. 2 BR, spacious three-car, apt. w/private entrance, 4th garage ideal for adult, unit, greenhouse, strategic location. Professional office, etc. (Make offer.) \$77,500.

South Built
A top builder and chisel location makes this 2 BR, 2 bath, refrigerated home an excellent choice. Approx. 1600 sq. ft. of comfortable living. Family room with bookcase fireplace. Built to withstand. Not gas heat. Terms \$90,000.

Kachina Heights
A lovely Herrick-built home on 1.3 acres. Adult brick, shake roof, natural gas central heat, central cooling. 3 BR, 1 3/4 baths, or 2 BR w/guest facilities. This merits your attention. By appointment. \$60,000.

Lot Near Post Office
R-3 zoning w/paved streets on either end. Strategic location for apt. or office. \$25,000.

Home!
Available for 6 months. 2 BR, 1 3/4 baths, partially furnished, yard care provided. \$225,000.

"The Weldon Building"
Formerly First National Bank Building
Acres from First Quarter of Commerce Office
Box 1375, Sedona, Az. 86336

Phone 282-4175

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**SOLD AND WE CAN
SELL YOURS TOO!**

**FOR SALE
282-5109**

Town & Country Realty
RELIABLE REAL ESTATE
P.O. Box 3009 W. Sedona, AZ 86342

**MAY WE PLANT ONE OF
THESE IN YOUR YARD?**

TOWN & COUNTRY REALTY
WEST SEDONA SPECIALISTS

Buena Vista Bldg. 282-5109
Highway 89A West Sedona

FOR RENT

Double Storage - Paved Road
1.50 per space, fenced. Ideal for RVs, trailers, boats & what not. AAA (AAA Storage, Shady Dr., West Sedona - 282-3009) between 8:30 & 5, week days. 1.5 th ch (10)

1 & 2 BR apt., both full, & offices, at Sedona Terrace. Adults only. No pets. Call 282-4900 or 888 or write P.O. Box 1070, Sedona. 4.8 th ch (10)

FOR RENT

OUTSIDE STORAGE
\$8.50 per space, fenced. Ideal for RVs, trailers, boats & what not. AAA (AAA Storage, Shady Dr., West Sedona - 282-3009) between 8:30 & 5, week days. 7.27 th ch (10)

West View Motel, Weekly Rates. Kitchenette available. 282-3030. 9.7-20 p

FOR RENT

FOR RENT: 4 BR, 2 bath home, large dining area, nice fireplace, 4th garage w/extra storage, landscaped with little upkeep. Located in Sedona West Sub. \$380 mo. 282-3790. 9.14 p

FOR RENT: 30 ft. x 1 BR trailer with kitchen & storage area. Sedona Multiple. For 1 or 2 people only. No pets. \$45 per mo. incl. water. Days 282-4295, nights 282-4434. Actual Sign. 12. 9.14 ch (10)

WANTED

Representative for North-est Arizona needed. Contact Howard Hawk at JH Company, 282-4300. 9.31 ch (10)

Experienced waitresses wanted. Apply only in person. Post Office Box 107. 8.30 th ch (10)

WANTED

HELP WANTED. Need 2 more real estate sales people. For personal interview, call 282-5200. Town & Country Realty, 7.6 th ch (10)

WANTED: Waitresses. Apply in person. King's Room. 5.16 th ch (10)

**WANTED
PROFESSIONAL
EXPERIENCED
Sales Associate to
Join our staff.
Call Andy Hughes at
ANDY HUGHES
REAL ESTATE
for appointment
282-7116**

FOR RENT

BROOK AYO HOUSE. To right lady who is not able to do household chores, etc. to live in my home. 282-4954. 9.7 th ch (10)

Office suite, Yarnall Sycamore Bldg. Approx. 250 sq. ft. with bathroom. \$180 mo. plus elec. DePue & Associates, 282-4122. 7.13 th ch (10)

FOR RENT

2 apt. BR house, fireplace, central air cond., built-in, one 220 v. Gas, water, trash pickup incl. Rancho Sedona Multiple. 282-7255. Adults only. no pets. 9.7-14 p

Prestigious office space for rent. 284 sq. ft. Yarnall Savings and Loan Bldg. 282-4131. 6.15 th ch (11)

FOR RENT: Small office space w/wall. Call 282-4128. 6.1 th ch (11)

WANTED

Looking for a temporary rental! While you are waiting for your dream home to be completed, this charming home in Page Springs area can be headquarters until you get settled. For info, call 282-7141, Century 21 Real Estate, Inc. 9.14 ch (10)

FOR RENT

Commercial rental on W. 9th. Jim's Appliances. 282-7084. 7.27 th ch (10)

2 BR house, 2 1/2 baths, fireplace, washer, drapes, vinyl, 1.2 acre, situated just down rd. Exceptional road view. Adults only, no pets. 282-7255. If no answer, 282-4719. 9.14 p

FOR RENT

2 BR house, 2 1/2 baths, fireplace, washer, drapes, vinyl, 1.2 acre, situated just down rd. Exceptional road view. Adults only, no pets. 282-7255. If no answer, 282-4719. 9.14 p

HELP WANTED: Bus people, dishwasher, waiters, messengers. 282-8022. 8.3 th ch (10)

HELP WANTED: Male full time position. Sell Park Inn at the Village of O.T. No phone calls, stop by the office. 8.11 th ch (10)

**Canyon View
Motel & Apts.**

1 and 2 bedroom, completely furnished, Spacious, beautiful, Garden Setting, Full Kitchen

282-7073
Box 642, Sedona, Az.

FOR RENT

On Oak Creek, approx. 4 1/2 acres, with 4000 sq. ft. home, 4000 sq. ft. workshop, 4000 sq. ft. garage, 4000 sq. ft. driveway. 282-7073.

**Southwest Realty &
Development Company
Office - 282-4144**

Light manufacturing opportunity. This business is a challenge for someone with foresight. The potential is here. Needs good promoter and manager. \$60,000. Very reasonable terms. Complete details available.

Business opportunity with a captive clientele base. Strategic location for your "round eating", excellent restaurant and bar combined. Owner will trade for Sedona residence and/or business. Only \$36,000, reasonable terms arranged.

One acre - very close to Oak Creek. Very accessible. With excellent views and complete privacy. \$9,000, easy terms.

7 acres - excellent lawn land, large mesquite trees, very easy access and beautiful views. Total price \$42,000, easy terms.

Small manufacturing business w/very high potential for large expansion. Please call for details. Total price \$40,000. Terms arranged.

Excellent furnished with large Mesquite Trees, Horse Paddock. Paved road on one side. Very reasonable terms with average returns. Total is \$43,000.

FOR RENT

1 & 2 BR Trailers
Trailer Spaces
282-9940 or
282-7771

**Woodsong
Trailer Park**
W. 60 A - Sedona

26 Acres of beautiful Views and gardening area. Only \$40,000. Home area 20 Acres - \$20,000. Easy Down Part. & Terms on hand.

UPPER OAK CREEK LAND - 28.00 ac. with creek frontage, spring, pear and apple orchard, blackberries. Large open area and oak trees. Easy terms.

5.6 ac. adjoining Forest Service. Oak Creek with swimming hole and spring. \$90,000, easy terms.

Very accessible lot in Collier Post, leveled, with system in. Ready to build on. \$7,000.

An abundance of Foundation plans on these three lots in a very well-controlled subdivision. Each lot is \$11,500. One may be sold separately. Sewer and underground utilities are in. Easy terms.

600 feet plus of Oak Creek frontage including both shores. 4 bedroom home plus 3 bedroom guest home overlooking the creek. Main dwelling has two fireplaces, part of home of native river rock. Exceptional horse pasture, all irrigated, large orchard. Private location. Property may be split into two parcels. \$227,000. Terms.

Irrigated creek front land. 3 acres only \$15,000. Easy terms.

2.25 acres on Oak Creek near Sedona. Excellent views. Beautiful foundation on creek bank. \$40,000. Terms.

Income property for sale on SR4 highway. Property in lease and clear.

We cooperate with ALL BROKERS, and are members of the National and Arizona Association of Realtors, and members of the Sedona Realtors Listing Exchange, as well as the Cottonwood-Verde Valley Multiple Listing Service.

26 Acres of beautiful Views and gardening area. Only \$40,000. Home area 20 Acres - \$20,000. Easy Down Part. & Terms on hand.

UPPER OAK CREEK LAND - 28.00 ac. with creek frontage, spring, pear and apple orchard, blackberries. Large open area and oak trees. Easy terms.

5.6 ac. adjoining Forest Service. Oak Creek with swimming hole and spring. \$90,000, easy terms.

Very accessible lot in Collier Post, leveled, with system in. Ready to build on. \$7,000.

An abundance of Foundation plans on these three lots in a very well-controlled subdivision. Each lot is \$11,500. One may be sold separately. Sewer and underground utilities are in. Easy terms.

600 feet plus of Oak Creek frontage including both shores. 4 bedroom home plus 3 bedroom guest home overlooking the creek. Main dwelling has two fireplaces, part of home of native river rock. Exceptional horse pasture, all irrigated, large orchard. Private location. Property may be split into two parcels. \$227,000. Terms.

Irrigated creek front land. 3 acres only \$15,000. Easy terms.

2.25 acres on Oak Creek near Sedona. Excellent views. Beautiful foundation on creek bank. \$40,000. Terms.

Income property for sale on SR4 highway. Property in lease and clear.

We cooperate with ALL BROKERS, and are members of the National and Arizona Association of Realtors, and members of the Sedona Realtors Listing Exchange, as well as the Cottonwood-Verde Valley Multiple Listing Service.

ROLLING HILLS

Has one beautiful home for sale, right at appraisal - \$96,000. Some of the many fine features include indirect lighting, automatic garage door, plenty of storage, and clothes closets, wet bar, beam ceilings, completely equipped kitchen. Has 2 large bedrooms, den and 2 1/2 baths. Lot next door is available also for \$16,500.

GREAT LITTLE COFFEE SHOP

We wouldn't have this great little BREAKFAST, LUNCH coffee shop for sale in Tropicana except for health reasons. Come by and chat about this one.

SEE US ABOUT VA FINANCING

We now have all the information you VETERANS need about 100% VA financing for the home of your choice up to \$70,000. You could also buy a duplex, triplex, or 4plex through this program if you wanted to live in one of the units. Come in and talk. Much less red tape than you think.

CHECK OUT THIS DEAL

Here is a business you never thought of - a HORSE HOME condominium set up, yet we have the land next to the Forest, with the right zoning and everything. You can't beat a BUCK per foot for land that will make you plenty of money.

ROLLING HILLS

Sedona's only private subdivision has a few lots left. Price range \$9,450 to \$16,650 for cash. All utilities are in and UNDERGROUND. ONLY HOT MIX ASPHALT STREETS IN TOWN.

OAK CREEK FRONTAGE

Cool shade and babbling water come with completely custom built home. Microwave oven, solid oak cabinets, copper plumbing and wiring. Quality appliances all stay. Outside pool room and much more. Priced at appraisal.

HAPPY LOCATION IN SEDONA

Nice and neat 3 bedroom BLOCK home with 2 baths. Priced in the 30's.

SOA CHOICE COMMERCIAL C-3

Acreage parcels - vary in size. Price range from \$1.22 per square foot.

ELBOW GREASE AND IMAGINATION

Could make this large home in beautiful area a DREAM. Priced in the \$70's.

SEDONA MOTEL

Excellent location. Approximately 15 units. Living quarters on the grounds. Beautiful views. Room for expansion. Successful operation for years, health problem forces sale. \$45,000 down for this excellent investment opportunity.

REALLY NICE LARGE 2 BEDROOM

2 bath, red brick ref. home in Village of Oakcreek. Nicely landscaped, overlooking golf course. Has a 2 car garage and large vintage room that could be 3rd bedroom. \$80,500 - \$46,000 down. 2500 sq. ft.

RUSTIC LARGE OLD RED STONE HOME

With lots of glass and plenty of elbow room. 3 bedroom. 2 bath plus guest apt., extra lot, perched on a hill overlooking downtown Sedona - \$125,000, assumable mortgage at 6 1/2%.

HIGH & POP BUSINESS IN CAMP VERDE

\$25,000 down buys garage business grossing \$36,000 per year with room for expansion.

CALL TODAY FOR FURTHER INFORMATION

Andy Holmset, 287-2054
Shirley Kingman, 282-6906
Sharon Ecker, 282-5688
Mark Salzman, 282-8145
Maxwell Black, 282-3424

EDITH O'NEAL, BROKER

**real estate central
rolling hills estates**
80-A 1/2 MILE WEST OF THE "Y"

HOMES COMMERCIAL - INVESTMENTS - ACREAGE

BENEATH THIS BANNER ARE THE WORLD'S BEST BARGAINS CLASSIFIED ADS

FOR SALE

SELL OR TRADE: House on 1 acre. Casas Adobes area, Tucson. Call John Cotwell, 282-7768. 4-23-cc

FOR SALE: Large, lovely home. Located near heart of Sedona, close to shopping and postoffice. In excellent condition. Corner lot, large garage. Phone 282-3222. 5-51cc

FOR SALE: Lovely new home in "Cup of Gold Estates" 2800 sq. feet, large living room, unique fireplace, three bedrooms, two full baths, all electric kitchen. All that! and a breakfasting view! Phone owner, Gene Hanson, 282-7742. 7-14fa

FOR SALE: Approximately one-third acre, creek side lots, with irrigation rights. One with creek frontage. All have fruit trees grown. Residential only. No trailers. Phone 282-3611. 8-11-9-14fncj

FOR SALE—Must move to Florida Will sacrifice 2 bedroom, 2 bath ranch type home, beautiful view well landscaped yard on paved road. Come and see and make reasonable offer. First call 282-7772. 8-8-39p

FOR SALE: Wooden screen door. Excellent shape. Phone 282-7795

FOR SALE: Cement Mixer - Electric powered 2 1/2 cu. ft. Wheel Barrel. Table saw 8". Paint sprayer. Odds and ends of tools. 282-7953. 10-13-11-3cm

FOR SALE: Two twenty five lb. butane gas tanks. 282-7878. 11-3-p

1/2 acre and larger lots, as low as \$2900, utilities available. \$10. down. \$20 per mon. GRAY REALTY. 282-3245. 1 mile west on 89a. 10-12-8g

FOR SALE: 1959 Studebaker 1/4 ton pickup. Excellent condition. Positive traction, overdrive. New rubber. Low reasonable price. phone Cottonwood 634-5931. 10-12-11-2 cv

Assume Contract on Detroit Mobil home with expanded living room. Two awnings over patio and one window awning. Owner asks nothing for his equity. telephone 634-5392. 10-13-11-3c

SEPTIC TANKS CLEANED
ERNIES
Septic Tank Service
PHONE 282-3640

Sedona
Garbage & Trash
Disposal
...
W. A. (Bill) Towne
Box 114, Sedona
282-7017

FOR SALE

FOR SALE: Steel Casement Windows (with glass) 25"; 1-2"x2' Aluminum sliding 1 - 56" x 36". Flush doors: 1 - 3' x 78 1/2"; 1 - 3' x 80". 2 - 30" x 72 1/2" (sliding). Complete 1 bed extra firm 39" x 75". Call 282-3688. 10-13-11-3-p

FOR SALE: New TV Portable 15" Zenith, 1964. Cost \$129, must sell, \$85. Phone 282-7328. 10-27-11-31cw

FOR SALE: 1963 Mercury Comet. 2 door sedan. Clean, low mileage, good tires. Nearly new battery. Will guarantee to be "OK" in every way. Phone 282-3589. Very economical to operate. Factory Air. 10-27-11-31p

FOR SALE: 65 ft. 2 Bdrm., 1965 Bonanza Mobile Home. Call 282-7418 to see. 10-27-11-17-cn

FOR SALE: Hetrod special 1959 V-8 business coupe. Good motor under 60,000 miles. Need front end adjustment, upholstery and paint. \$100.00 Phone 282-3576. 10-27-11-37-p

FOR SALE: Only \$1500 Down. Balance like rent. Large (2) bedroom with fireplace, central heating and cooling. Nice view, 1/2 mile from Red Rock Crossing, on Chavez Ranch Rd. In Cathedral Vista Estates. Call 112-265-5643. W. S. "Bud" Morris, 436 W. Flower, Phoenix, Arizona. 11-2-25-p

FOR SALE: IBM Electric Typewriter-Elite type; 2 large shelves metal cabinets, 1-4 drawer filing cabinet; 1-2 burner electric hot plate; Spin Painting machine; Platform Rocker. Contact Shamrock Station or call 282-6982 or write box 615, Sedona. 11-2-25-p

CANYON VIEW APARTMENTS
"On Little Bird Lane"
1 and 2 bedrooms - Nicely furnished. Near Churches, Shopping and Medical Center - Cool and Delightful in Summer. Rates are Reasonable and Includes Utilities.
282-7973 - Box 411 - Sedona

KACHINA TOURS & TAXI
Your Hometown Service
Phone 7786 or 3514
9-29 1/2a cd

FOR RENT
Apartments completely furnished, including dishes and linens. Phone 282-7900.
SUN LIFE APARTMENTS
9-25fc

FOR
CARPET
NEEDS
CALL
HOOPER
282-7094

FOR SALE

WANT TO TRADE: Have Phoenix Banded Brick 3 bedroom, one tile bath, airtemp refrigeration and central heating. No mortgage, large patio and trees. Conveniently situated in all schools, churches, shopping, etc.
WANT: 3 or 2 bedroom Sedona home, will trade up to \$30,000, for representative value; Owner 3423 North 21 Drive. 274-4142. 11-4-25-ch

FOR SALE: 1 clean 2 door Hot-paint Combination Freezer and refrigerator. Also Good 3 wheel trailer - will sell or trade for Beach Saw. Hardcastle. 282-7939. 11-3-25-p

FOR SALE: Set of 5 Goodrich white wall Silverton 73x14 tires. \$25.00. Phone Sedona. 282-7957. 11-3-25-p

FOR SALE: 5 lots in Inspiration View Subdivision - mile and a half from downtown Sedona. Lots 5,6,7, and 11 on Inspiration View Drive, Lot 10 on VieDrive. Lights, water, gas in. Blacktopping on streets supposed to be completed in November.
PRICE: \$2195 each. **DESERT REALTY.** 430 West Main Street, Mesa, Arizona, 964-1483. Evenings phone 964-3207. Courtesy all brokers. 11-3-cd

FOR SALE: 1966 Ford Bronco. 4 wheel drive. Vinyl Convertible top and doors. Radio. Call 282-7447. Gailard Williams. 11-3-25-p

FOR RENT

FOR RENT: 2 bedrm unfurnished house. New condition \$75. mo. 25 Willow Way Grasshopper Flats. 282-7991. 10-20-11-10cd

FOR RENT: Bachelor Apt. Furnished \$10.00. Quiet and remote and close to shopping. 282-3333. 10-27-11-17cf

FOR RENT: Attractive air conditioned apartment suitable for 1 or 2 people. Completely furnished including dishes and linens. One block from Post office, within walking distance of stores. All utilities and TV cable included in reasonable rent. Telephone 282-7453. 8-15-10-5w

FIREWOOD FOR SALE
OAK - PINE
CALL 282-7447
GAILARD WILLIAMS
11-29p

SADDLE ROCK
ARTS & CRAFTS
CHRISTMAS CARDS
By Sonnell and
National Art Crafts
Sedona
Tel. 282-7762

FOR RENT

FOR RENT: 1 bedroom home. furnished. Call owner. 282-7745. 11-2-25-p

FOR RENT: 1 bedroom house, furnished. Georgia Lee McGaffrey Real Estate. Phone 282-2564. 9-29-11fcm

WANTED

TYPING SERVICE: Letter, Manuscripts, addresses, etc. Experienced. Electric typewriter. Reasonable. 282-3668. 11-4-11a-cm

WILL TRADE my equity in one of Sedona's better houses for anything of value. Prefer unimproved Sedona land. Call after 6 p.m. 282-7742. 9-29-10-26cm

WANTED: Carpenter work. All kinds of repairs, plumbing, wiring, tile setting. No job too small. Lawrence Weir, Phone 282-7012. 5-26p

WANTED TO BUY: 2 Bed Rm. house. Facilities for horse. phone 282-7754 or box 7, Sedona. 10-20-11-10p

WANTED - CUSTOM CABINET Work. Bookcases. Cabinets. Trim. Free Estimates given. Phone 282-9917. 11-3-25co

SITUATION WANTED: Semi-retired man desires part time employment. Light work only. Cashiering, telephone answering etc. or What Have You. 40 years business experience. Public relations. Best of references. Write Box 239, Sedona. 10-9-27p

WILL TRADE: Six unit apartment bldg. in Inglewood, Calif. for Sedona property or home. phone 282-7010 or write box 292 Sedona. 11-3-p

Registered nurse interested in caring for individuals in your home or mine 282-7462. 11-8p

THE RED ROCK NEWS OFFERS



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Is what you have when you use **RED ROCK NEWS** Want Ads. An ad costs only \$1.00 for 4 insertions.
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FOR RENT

Daily, weekly, monthly rates (300 Month including Utilities) cottages & Apartments. Completely furnished. Modern tile kitchens & baths. On Oak Crk. off Brewer Rd., first left turn past ElCedera. Hardcastle's Island Cottages and Antique Shop. Phone 282-7939, Sedona, Ariz.

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SALES - SERVICE
Cleaned & Styled \$10.00
Styled _____ 7.50
Teased-Combed _____ 5.00
Individual Consultation
Thurs. - Fri. - Sat.
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SECOND HAND STORE
Electric Heater in excellent condition \$26.25
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New Play Pen-- \$15.00
Full-size springs, mattress and frame \$26.65

Glass Show Door and Fittings -- \$20.00

Two new, matching Danish couches \$150.00 (proceeds to be donated to the Library Fund)

Camping Equipment -
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OPEN 8:30 - 5:30
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Cattleman's Bar Bldg.
West On 89A

BENEATH THIS BANNER ARE THE WORLD'S BEST BARGAINS

CLASSIFIED ADS

FOR SALE

WILL SUB-LEASE: Hottest corner in Sedona. Inquire Sedona-Lei Realty on Highway 89A. Phone 282-2179 or 282-7121. 3.11.4.1c

FOR SALE: Factory made custom heavy duty all chrome trailer hitch for 1962 or 1963 Falcon. \$19. Phone 282-3523. 3.11.4.1c

FOR SALE: 1941 Ford Pickup, good engine; 1954 Nash Metropolitan. Three old pendulum clocks. Phone 634-3877. 3.11.4.1c

FOR SALE OR TRADE: Duplex in Tempe, always rented, income \$170.00 per month. \$15,000 full price. Consider trade for 2nd home in Sedona. Call J. Dean, Keller Realty, Sedona, 282-7084. 3.11.18p

FOR SALE: Davenport, dining room set, 2 lamps, ceramic base; card table, ironing board, electric broom. Phone 282-7786. 3.11.4.1p

FOR SALE: 6 new fully rented 4-plex units in Grand Canyon. Will trade all or part for Sedona area. Equity \$57,000. For pictures and particulars write P.O. Box 1685, Costa Mesa, California 92628. Phone (714) 546-6315. 3.4.25c

FOR SALE: 2 bedroom 38' x 8' home trailer for sale at \$1,890, or will accept truck or car on trade. See owner at Cotteeport Trailer Park. Space 9. 3.4.25p

FOR SALE: Firewood Oak \$25; Pine \$25, Pines \$50. O. H. Miller, Phone 282-8990. 3.1.12h

FOR SALE: Two settees and one easy chair. Modern. Very reasonable and practically new. Call 282-3304. 3.4.25c

FOR SALE: Late model Kenmore washing machine. Excellent condition. Phone 282-7370. 2.25-3.18p

FOR SALE, LEASE or RENT: Office (or shop) in conjunction with 2 bedroom home located on 89A in Coconino County. Out-of-town owner. More information can be had by calling the Red Rock News, Sedona. Phone 282-7793. 2-4.11c

FOR SALE: By private party... Five acres in Sedona Subdivision adjoining National Forest... Exceptional value... Excellent location. Write Box E 5 Red Rock News. 1-24.11c

FOR SALE: Mattress and box springs, two-tiered lamp tables, power lawnmower, 21" RCA TV, China, 8-piece, 4-piece ornamental iron lawn set, rollaway bed, sofa, 100-foot extension cord, sink faucet set, disposal, 1-ton air conditioner, Fujiwara, portable electric mixer, floor polisher. Phone "Beaver," 282-7121. 3.18.4.2p

FOR SALE: 9' by 20' out-bedroom home trailer. Excellent condition, new furnace. Call 282-7971 between 9 and 5 Monday thru Saturday. 3.18.1.2c

FOR SALE: Good 8 year old small black mare. Gentle for women and children. Phone 282-3924 or write Box 897. 3-18-3.11c

FOR SALE: Pair of small occasional chairs. Phone 282-3523. 3.11.4.1p

Be modern with

MOEN

AWARD-WINNING DESIGN
New Bath & Shower Valve

Sedona Plumbing & Supply

New Construction,
Repairs, Remodeling
Box 485 - Sedona
Phone 282-7773

FOR SALE

FOR SALE: 5 1/2 acres, two bedroom home, garage, chicken house and barn. Two artesian lakes with lots of artesian water 29 percent down. One mile north of Page Springs. Homer Murphy. 2-4.25p

OGNIB - every Friday night at 9 p.m. at Rainbow's End. Sponsored by the Oak Creek Canyon Lions Club. (3 Jackpots).

FOR SALE: Lake Montezuma choice view lot - Walkup Mesa No. 2 Lot 341, \$700.00. for our equity - balance approximately \$2000.00 at \$39.00 per mo. Call A. Berger, 282-7043 or the Camera Corral. 2-11.11h

FOR SALE: Mobile home and corner view lot. Furnished, one bedroom, full bath, 18 foot living room, carpeted, 9 ft. glass sliding door, built-in oven range, garbage disposal. Many extras for comfortable living. 9 x 45 foot patio, rock planters. See Lot 144, in Harmony Hills. Harry Miller, Et. G. Box 565, Tucson, Arizona. 2-12.3-11p

FOR SALE: '63 Oldsmobile Cutlass. Power steering, power brakes, seat belts, radio. Price now reduced for quick sale. Call Bill Corbright, 282-7071. 3.18.4.5p

OGNIB - every Friday night at 9 p.m. at Rainbow's End. Sponsored by the Oak Creek Canyon Lions Club. (3 Jackpots)

FOR SALE: 8 x 45 ABC Trailer with 9' x 42' Aluminum siding. See at Steele's Trailer Court. 2.11-3.4p

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Box 280 - SEDONA

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FOR SALE

FOR SALE: On one-half acre, in Clarkdale, house, completely fenced, with shade and fruit trees. One bedroom house, city lights, gas, water, TV etc., just remodeled. \$3500. Call or write L. W. Meyer, 332 N. Janet St., Flagstaff, Arizona. Phone 774-7643. Feb. 11-AR

FOR SALE: Household items, glassware, pictures, etc. Very reasonable. House No. 29 (on the right) on Willow Way. 3.11.4.1c

FOR SALE: Two SEDONA VACATION Homes. Owner must SACRIFICE now for CASH. On View Drive (1 1/2 miles from Sedona Y on Cottonwood Highway). Trans-Arizona, 6835 N. 19th St., Phoenix. 384-9231, Res. WI 3-5370. 3.18.4.8c

RENTALS

FOR RENT: 1 bedroom house furnished, on Jordan Road, utilities paid. TV cable in. Phone 282-7954. 3.11.4.1c

FOR RENT: One bedroom trailer on creek. Bath, and all utilities. \$80 per month. Call 282-3397. 3.4.25c

FOR RENT: Few days, week or month, completely furnished modern cottages and apartments on the bank of Oak Creek in Sedona. Hardeste's Island Cottages, Phone 282-7950. 3.25p

OGNIB - every Friday night at 9 p.m. at Rainbow's End. Sponsored by the Oak Creek Canyon Lions Club. (3 Jackpots).

HOUSE FOR RENT: 1 bedroom house, completely furnished. Modern. Beautiful view. \$95.00 per month. Call 282-7171 and ask for Paul. 12-17.11a of

Sedona
Garbage & Trash
DisposalW. A. (Bill) Towne
Box 114, Sedona
282-7017FOR RENT:
Apts. completely furnished.
Reasonable rates. Phone 282-7966.
See LMC Apartments (9-25-5)

RIMROCK ACRES

Between Mogulville and
Montezuma Well
1 1/2 Acre Tracts and up
Reasonably Priced
CASH or TERMS
Title Insurance by
Union Title Company
C. P. Stevenson, Real Broker
Phone Camp Verde
567-3629INDIAN EXHIBIT REVEALS FINE
SELECTIONS FROM LOCAL COLLECTIONS

The American Indian Arts and Crafts show now on display at the Sedona Arts Center brings more

WANTED

WANTED: Typing at home by graduate Lannon Business College, Phoenix; 2 years exp. in law office; manuscript work; all phases of typing. 282-3625. 11-19-1219CH

WANTED: Work wanted, yard work or odd jobs of any kind. Phone 282-2347 except Saturday. 3.4.25c

WANTED: Household help, some ironing, 1 day a week. Mrs. John W. Joynt, Phone 282-3611. 3.11.4.1c

WANTED: Experienced service station attendant. Canyon Portal Station, Phone 282-7735. 3.18c

HELP WANTED: EXPERIENCED ONLY, CAMERA SALESMAN OR WOMAN TO RUN OUR CAMERA CORRAL BRANCH IN SEDONA. DO NOT APPLY UNLESS YOU HAVE EXPERIENCE IN SELLING AND USING GOOD PHOTOGRAPHIC EQUIPMENT. CALL MR. BERGER IN FLAGSTAFF, 774-2621 OR APPLY AT CAMERA CORRAL FOR APPOINTMENT. 3.18.4.2c

MISCELLANEOUS

LOST: White toy poodle, 9" high. Also brown female Chihuahua, last seen Sunday at Coffee Pot Cafe and Trailer Park. Reward for return or information as to whereabouts. Call Rev. W. D. Peterson or Paul Spears, 282-7171 or 7511. 2-25-3.16 c

MISCELLANEOUS: Custom wood. Working and General construction - 20 years experience - free planning service. Satisfaction guaranteed. Earl Higgins. Call 282-7765. Jan. 22-25

than 125 ancient and contemporary pieces to an exhibit made possible by loans from seventeen local and Valley residents, according to Cecil Lockhart-Smith, President.

Running through March 28th, the show represents fine work by not only Southwestern tribes, but examples of crafts and art from Florida, Michigan and the Northwest as well.

Among the rare pieces graciously loaned to the Arts Center is a Yucca fibre net for snaring small game and birds. Owned by Mrs. Anna Emmons, it was found in a cliff near Texas Canyon where it had been stored in a basket set on top of an olla. Originally 60 feet long, the net has been cut into sections which are part of permanent displays at several museums. An Apache ceremonial mask and headdress, loaned by Valley artist Paul Dyck, is also displayed along with a broad range of traditional arts which include baskets, pottery, rugs and blankets, implements, fetishes, kachinas, arrowheads, drums and a cradleboard.

Other residents whose art on loan has contributed to the success of the current show are: Miss Dorothy Phillips, Mrs. William Leonard, Mr. and Mrs. Walter Nelson, Mr. and Mrs. John Colwell, Dr. and Mrs. L. B. Blanchard, Miss Dorothy Furnell and Miss Margaret Madgett, and Lucie Livingston.

Also Mr. and Mrs. Laurence Hansen, Mr. and Mrs. Vincent Hanks, Mr. and Mrs. Ray Martin, Mr. and Mrs. Herman Janetky, Mr. and Mrs. Hamilton Warren, Mr. Cecil Lockhart-Smith and the Verde Valley School.

There is no charge for viewing the American Indian exhibit at the Arts Center which is open every day except Sunday forenoon and Monday, from 10:00 to 12:00 a.m., 2:00 to 5:30 p.m.

FOUND: A black and white dog, Wednesday evening, March 17th. Seems to be full grown but is a very small dog. Black and white, long hair and a plumper tail. No license or tag. For information call 282-7793. 3.18.4.2p

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for FAST ACTION use the

FOR SALE

GARAGE SALE this week 9:00 to 5:00. Tools, computers, plumbing parts, irrigation system, shop & household items, clothes, California stores, electric heaters. Mar. add 6 miles 133 Willow Way, Sedona 7:30p

FOR SALE by owner. Fly yr. black, 3 BR, 1 3/4 bath, beautiful carpet, some view. Spectacular, waterfront, top rock. 135-500 202-5689

FOR SALE

Large custom built wood mobile home. Harney Hills, 4 BR, 2 bath, covered decking, fireplace, ceiling, carpets, drapes. Excellent terms. 202-7976. 6:30-7:30p

LOT FOR SALE 116x100, level, with some trees and all utilities. By owner. 202-8268 7:30 p.m.

FOR SALE 3 BR, 2 bath, dumpstons, near creek. Land 50x60 5000. 5:00-6:00p

FOR SALE

FOR SALE 1967 old best, complete rebuild, 100 hp outboard 45000. Call Paul Sherman. 202-7615 morning or eve. 7:17c

FOR SALE Sewing machine Dual & Sew. 6 yrs. old, very good cond. \$70. 202-8268. 7:30 p.m.

FOR SALE 20 sq. natural gas water heater. 800 Gal. 202-7000. 7:30p

2 BR, 1 3/4 bath w/amp fibec bath, floor in. Lin. cm. w/hi fireplace, air con., fully equip. kitchen, double garage w/ electric opener. Call Arling Street Realty, P.O. Box 1294, Sedona, 202-9655. 7:00-8:00p

OWNER MUST SELL This immaculate mobile home, 2 BR, 2 bath family rm. Children welcome. Sympat Mobile Park. Will carry balance. 202-5689. 7:15-7:45p

FOR SALE BY OWNER U.S. Oldsmobile 1988. 4 cyl. 4 door, 6 cyl. 6 door, 4 cyl. 6 door, 4 cyl. 6 door. Will carry. 202-5100. 7:15-7:30p

FOR RENT

SEW Available immediately, used and unfurnished new and two BR apt. at Sedona Terrace. Adults only. Phone 202-4367 or 202-4838 or write Box 1070, Sedona, AZ. 86336. 7:24 p.m.

FOR RENT 2 BR mobile w/amp August 15 8075. Also offer open adjacent. \$100 w/amp. Immediately Call Drew Condon, Arling Street Realty, P.O. Box 1294, Sedona, 202-9655. 7:24 p.m.

FOR RENT Call Creek Canyon. Unfurnished complete furniture. Located on scenic highway. 5 miles from Sedona. 2 BR, 1 bath. Beautifully decorated. Adults. Year lease. 202-9008 or 4025. 7:24 p.m.

FOR RENT 3 bedroom house. Area at 8035 no. 202-5875. 7:47c

FOR RENT

FOR RENT Country Square Apt. 1 BR. unfurn. Drape, equip. w/amp. TV, water, water, carpeting. \$155 mo. Call 202-7001 or see Mrs. Blank in Apt. 411. 7:24 p.m.

FOR LEASE 2 BR, 2 bath unfurn. mobile home. Adults only. \$250 month. Box 3056, W. Sedona, AZ. 86336. 6:58-7:07p

FOR RENT OF DEKSE with option 2 bedrooms. 2 BR, 2 bath home with 1 BR, 1 bath guest apt. W. Sedona. Adult. \$450 mo. in lease. 202-7001. 7:24 p.m.

FOR RENT or with option to buy. 2 BR mobile home. Spacious. P.A. water & TV cable. 2 car. garage. Storage. See center with pool 505 no. Ph. 202-6655. 7:15-7:45p

FOR RENT Furn. 1 BR, 1 bath 1960 mobile home. Complete with dishwasher, garbage disposal, washer, dryer, bar. Lease 1 yr. with option. 202-7001. 7:24 p.m.

FOR RENT Like a end w/amp with two bedrooms and 1 1/2 ac. in good soil. Near 2 BR. 202-5689. 7:24p

FOR RENT

FOR RENT Completely furnished mobile home, 3 BR, TV, water & water pump. Gas & electric. Adults. no pets. \$175 mo. 420 Harmony Drive, W. Sedona, Ph. 7422. 7:24p

FOR RENT 3 BR, Ph. 1st bath unfurn. mobile home. Adults only. \$250 month. Box 3056, W. Sedona, AZ. 86336. 6:58-7:07p

FOR RENT 2 BR, 2 bath unfurn. mobile home. Adults only. \$250 month. Box 3056, W. Sedona, AZ. 86336. 6:58-7:07p

FOR RENT 2 BR, 2 bath unfurn. mobile home. Adults only. \$250 month. Box 3056, W. Sedona, AZ. 86336. 6:58-7:07p

WANTED

WANTED Job for youth. Employers or anyone with odd jobs which need doing, call the LEISURE TIME ACTIVITIES Job Referral Bureau at 202-9629 and we will find someone for you. 7:15 p.m.

WANTED School boy wants part work w/ odd jobs. 202-5689. 7:24p

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WANTED

WORK WANTED Diligent Plumber, Second, bonded, 25 yrs. experience. All phases plumbing, new construction, alterations, repairs. Residential, commercial. REASONABLE. Free estimates. Ph. 202-7001. 7:24 p.m.

WANTED Job for youth. Employers or anyone with odd jobs which need doing, call the LEISURE TIME ACTIVITIES Job Referral Bureau at 202-9629 and we will find someone for you. 7:15 p.m.

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Miscellaneous

PROFESSIONAL GROOMING by Laurie. All phases, specializing in parties. 202-4314. 7:30 p.m.

CAR TOO RICH? or missing? Turn up at Red Book Corner. \$100 only \$20.00 of \$1. \$1.00 plus any parts needed. Call 202-9629 and you won't have to wait. 800 W. Sedona. 7:30 p.m.

BONDED LOCKSMITH Henry's Lock & Key Shop. Complete key service and lock repairs. Ph. 202-7001. 141 Inspiration Drive, Sedona since 1966. 7:10 p.m.

GENS FOR SALE See Buddy at Noble's Nursery, Page Springs Rd., Carlsville, 634-6931. 7:24 p.m.

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Outstanding custom home in Oak Creek Knolls. 2 BR, 2 Bath, 1900 Sq. Ft. Den, Formal Dining, Pantry, 3 garages, extra. Priced far below appraisal.
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3 bedroom, 3 bath, brick, fireplace, separate study with built-in glassed in patio. Lease or assume desirable lease purchase.
BEAUTIFUL FURNITURE FOR SALE
Mamya Professional Camera Set, Zoom Lens, #400 xalite - \$180.00
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Near new Dabbawash with Chopping Block Top - \$175.00
2 Large Built-in Spasher Stereo Cabinets - \$300.00
Children's Desk, Dressers, Lamps, Paintings and many things too large for Home.
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282-4472

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Office Suite available for lease. Best downtown location. For further information, write P.O. Box 300, Sedona, AZ 86336.

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FURN. \$150 mo. Util. incl. No pets. Call 202-7001 or 3884. Avail. Aug. 1. 7:20 p.m.

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1 and 2 bedroom. Furnished or unfurnished. Near churches and shopping. Located 1 block east of the valley bank and near one block north on Sunset Drive. Phone 202-7433.

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On Oak Creek apartment and garage, completely furnished. Call, Week, Month 1 mile to town Sedona.

Newcastle Island
Box 1241 - Sedona
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Antique & Gift Shop

TRAILER SPACES NOW AVAILABLE
INQUIRE AT **SHADY REST TRAILER PARK**
(Adjacent to Thompson's) or Call 202-3856 or 282-9938

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516 N. Jordan Rd. 282-6009
(All rooms include FREE TV, Color Home Vending, and Garage Removal.)

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Est. 1966
REAL ESTATE & INVESTMENTS
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HOMES UNDER \$40,000

1 Bedroom	Oak Creek Knolls	\$30,000
2 Bedrooms	Mountain Villa	\$39,500
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	Pine Creek	\$35,000
3 Bedrooms	Pinecreek (VOC)	\$39,900
	Inspiration View	\$39,900
	Trails End Terrace	\$30,500
Mobile		
Double Wide		\$27,500
Single Wide		\$23,500
Single Wide		\$12,600

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Newly decorated, carpeted, drapes, all new, with 360 degree view of Oak Creek Canyon. Serious Citizens only. No pets, no children.
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An 8' x 3' Jacuzzi
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Girl Friday for challenging work on F.C. Bookkeeper and Secretary in Sedona office. Salary commensurate with capabilities.
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282-4433 or 282-3434
Here's a real buy for a semi-retired builder. 2 bedroom, 2 bath home on 1 acre. House needs some TLC. Part of the acre could be sold for other homelites. Close-in - Terms.
FOR LEASE: 1200 sq. ft. of shop space in one of Sedona's finest shopping centers. Can split.
Oil flow about 1300 sq. ft. of building behind the Matterhorn. Can be used for almost anything.
Lots of other deals too numerous to mention.
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FOR SALE: Picture frames. Do you have odd ball sizes of prints or pictures? Like to do your own frame finishing? Try Mini's Gift Shop. She has 24 different moldings to choose from. Save \$25. Ph. 282-5708. 9-22-91

Dining room table, formal top, six oval chairs, round end table, four chairs, round end table, refrigerator, storage cabinet, 1500's home set, one OR, miscellaneous items. Sunset Court, Spore 178, Tum Man. \$15

30-30 Martin, Savage 100, 16 gauge double barrel, 855, with shells and case. Cement mixer, 575, 3 jets and cable at Mormon Lake, electricity, no water. \$19,999 cash. Call 282-4838, 2828 or 5782.

FOR SALE: 73 Chevy Pickup. 4-wheel drive. V6 engine. 4-wheel drive with wiper. Sedona Sheet Metal. 282-7661. 9-21-91

1972 Chevelle Chevrolet Wagon. 4-cyl. V6. 170 HP. Street hot tire tires. \$2000. Call 282-7979 days. 282-7979 nights. 9-23-91

FOR SALE: 3-4' ping pong table with set, new. \$30. King size bed complete with washed velvet spread, good cond. \$225. 282-9700.

Bargain: 1980 VW squirrel, white, red interior. Excellent cond. Good radio, new tires. Over \$200 below book value. Call evenings, 7742. 9-23-91

SEDONA ON OAK CREEK. Gracious Living in an Exclusive Area. SPECTACULAR UNOBSTRUCTED VIEW. Year-round Living at its best. Mortgage at 8 1/2 percent. Show by app only. Owner: P.O. Box 3255, West Sedona, AZ 86340. Tel. 602-282-5655. 9-5-91

FOR SALE: MUST SELL. 3 1/2 bed, Hollywood trim, hot springs, and mountain. Like new. \$20. Ph. 282-7096. 9-23-91

Complete Line of Feed, tack, medicines. Dog & Cat Supplies. Bird Seed. Feed Barn. Brewer Road. 282-4532

QUALITY PICTURES. A Slide. Expect the Yellow Envelope or Box. ROLLIE'S CAMERA SHOP. 223 N. Highway 89A, Sedona. 282-3514

Executive - Treeing - Dirt - General - Hauling - Cleaners - Snow - Red Rock Loop Rd. Sedona, AZ 86305

Badger Tree Service, Inc. A Complete Tree Care from A to Z. W. K. "BOB" JOHNSON. CONSULTING ARBORIST. Ph. C 28-2794. 20ND02. For Information and Service Call CASA de FLOWERS. 282-7352

Excavation - Treeing - Dirt - General - Hauling - Cleaners - Snow - Red Rock Loop Rd. Sedona, AZ 86305

Badger Tree Service, Inc. A Complete Tree Care from A to Z. W. K. "BOB" JOHNSON. CONSULTING ARBORIST. Ph. C 28-2794. 20ND02. For Information and Service Call CASA de FLOWERS. 282-7352

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FOR SALE

FOR SALE: 1980 equity in new 38' wide custom mobile home at Tempo. Take Sedona home equity or rent, or sell outright. Call 282-3887. 6-6-91 ex

FOR SALE: 12 x 16, 1 bedroom. Excellent Mobile Home. Completely furnished, including T.V. and washing machine with 12 x 8 finished porch. Lot size, 305 x 305 ft. in Blommy Key. \$18,500. Call 282-4338. 6-23-91

FOR SALE: 1978 Thunderbird. Excellent condition. 30,000 miles. 16 to the gallon. \$10,400. All the extras. \$2,800. 282-4400, let ring. 6-22-91

NEW 5000'. Distinctive golf, golf or trade. We welcome your commitment on antiques. If you can't come to us... we'll come to you. The Four Winds - Across from dental clinic in Cottonwood or call 634-8216. 6-23-91

FOR SALE: 3 BR other home on G3 property, 1/2 acre. Could be used for home and business. Call 282-3288. 9-15-91

RIGHT ON THE CREEK! Newly quality built by John T. Long. Mobile home with 2 BR, 1 1/2 baths. Nicely furnished, wood, vinyl. Deck overlooks Oak Creek. Priced at bargain for quick sale at \$9700. Call 282-5823 or 8708. 9-23-91

FOR SALE: 3 BR other home on G3 property, 1/2 acre. Could be used for home and business. Call 282-3288. 9-15-91

FOR SALE: 12 x 16, 2 BR. furnished mobile home. Wash. er, cooler, savings and shirring. Spore 33, Sunset Mobile Park. 282-7044. 9-29-91

FOR SALE BY OWNER: 2 1/2 acre, close in. Can be subdivided. Horse privileges. Phone 282-3099. 6-29-91

FOR SALE: 12 x 16, 2 BR. furnished mobile home. Wash. er, cooler, savings and shirring. Spore 33, Sunset Mobile Park. 282-7044. 9-29-91

FOR SALE BY OWNER: Spacious 2 bedroom / 2 bath home with three car garage. Five floor, big pantry, many closets, paneled den, porches, panoramic view. Easy financing available. 282-4500. 9-29-91

FOR SALE: 12 x 16, 2 BR. furnished mobile home. Wash. er, cooler, savings and shirring. Spore 33, Sunset Mobile Park. 282-7044. 9-29-91

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FOR SALE

FOR SALE: Commercial electric water heater and gas French fryer. Make offer at Turle Restaurant, Sedona. 9-23-91

FOR SALE: Cannon 801 auto zoom super 8 movie camera with case. New cond. \$204 even. Make offer. Removable 200. Governmental history movie for racing team. Less than one hr. on rebuilt engine. 14 ft. Shaverall Shaverall head with Merc. 400 and trailer. 6 hr. on rebuilt engine. Best offer. 282-3536. 9-8-91

FOR SALE: Two nice mobile homes. A.K.C. St. Bernards. 10 weeks old. End of Brewer Rd. Call 282-7045. 6-29-91

FOR SALE: By owner. Double 56 washed in. fine view. 2.2 acre. Lot 115 A, Hardscrabble Ranch. \$15,500. Box 1272, Sedona, 86338. Ph. 282-4868. 6-22-91

FOR SALE: 12 wheel, near new. Quora bed, no pets. \$225 includes washer/dryer. 140 Oak Creek Blvd. 282-4757. 9-23-91

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FOR SALE

FOR SALE: Removable 16 x 66 Flamingo Mobile Home. Fully furnished. Custom carpets, a/c, air, glass, paintings, kitchen, cabinets. \$2,500. Spore No. 3, Oak Creek Mobilehome, Hwy. 178 Mrs. Ethel Thack. 282-6807. 9-29-91

FOR SALE: Hardware for single garage door. Two white formica counter tops, 3' long. Two gal. stainless tanks. Lower window frame, 24" x 41". 282-8571. 6-29-91

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FOR RENT

FOR RENT: Large 2 BR mobile home completely furnished. Walk to town. \$300 month on lease. Includes hot water. Contact Mrs. Patsell, Sat 84, Rancho Sedona Mobilehome 601 S. Highway 178, Sedona, or call Legan. Ph. 282-6123. 9-23-91

FOR RENT: 2 BR. 2 1/2 bath attractively furnished. In the heart of Sedona. Beautiful view, quiet, relaxing. \$250/mo. Good terms on longer term. 282-7076. 9-10-91

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FOR RENT

FOR RENT: Office or studio near Sedona Square. Ph. 282-4021. 6-6-91

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USE THE WANT ADS

FOR RENT

FOR RENT: Cottage by the creek, furnished, \$125 mo. inc. telephone. Call 282-7131. 1-4-73 cr

FOR RENT: Mobile home lot, underground utilities, sale or rent. Call 282-7975. c-gr-12-28 tfn

FOR RENT: 2 bedroom house on Oak Creek. Located on Deer Pass Ranch. \$250 per month plus utilities. Call - 602-273-1311. 12-28-1-4 pd

FOR RENT

FOR RENT: Furnished apt., suitable for two, \$145 a mo. 282-7465. 12-21 tfn cm

Sycamore Apartments now leasing. 3 bedroom, 1 1/2 bath, carpet, drapes, stove, refrigerator, dishwasher. Near to town, school and creek. Call 282-7224. Box 1203, Hugh Duerson. 12-14 tfn

FOR RENT: 12' wide mobile homes. Small park, 140 Oak Creek Blvd., West Sedona, 282-3765. 1-4-25 p

FOR RENT: Pleasant unfurnished one-bedroom house. One adult preferred. One mile west of Grasshopper Shopper, 282-4250. If no answer, call 282-7054. 1-4 ck

FOR RENT: Nice 1 bedroom furnished house, 1 mile from town, \$165 mo. 282-3872. 12-14-73 c

FOR CLASSIFIEDS THAT PAY ITS THE RED ROCK NEWS.....

HELEN D. GOURLEY
DISTRIBUTOR
VIVIANE WOODARD
COSMETICS

At The Wizard of Ah's
305 Jordan Rd. - Ph. 282-4519
Sedona, Ariz. 86336

BILL HAYES
REAL ESTATE
80A - WEST SEDONA

6 A. on 89A, W. Sedona - zoned COMMERCIAL - Suitable for shopping complex, motel, apartments or ????

New 3 Bedroom 1-3/4 Bath Home. Two-Story with Double Garage, plus double Carport. Excellent view of Red Rock in LAZY BEAR ESTATES

Phone:
282-7472 282-7650
BOX 1255 Sedona, Ariz.

FOR RENT

FOR RENT: 2 BR apt. with ref., stove, drapes, carpeting, Country Square Apts. Call Oak Creek Land Co. 282-7031; night 282-3522. 11-2-73 tn cm

FOR RENT: 2 office spaces, Sedona Sheet Metal. 282-7161. 12-11-1-4 cs

FOR RENT: Studio apt. combination. LR-BR-Kitchen, with bath. Furnished. One block from P. O. \$140 per month. Phone 282-7973. 12-28-1-4 p

FOR RENT: Like new 2-BR 2 bath, fireplace, refrigerator, range and oven. Lots of counter space, large kitchen, wall-to-wall carpeting, drapes, large double garage, unobstructed view of Bell Rock. Call 282-7975. 12-28-c gr, tfn

FOR RENT

ON OAK CREEK
Completely furnished apt. 1 Mile to Uptown Sedona
Day, Week or Month
NEWCASTLE ISLAND
Box 1241 - Sedona
Phone 282-7939
(Formerly Newcastle Island)
Antiques & Gift Shop

REALTORS HAVE

LOTS
TO BE THANKFUL FOR
ESPECIALLY
SEDONA

They sell so easily
and
are such good
Investments

Call George Pittman
OAK CREEK
LAND CO.
282-7031

FOR RENT

FOR RENT: Studio apt. combination. LR-BR-Kitchen with bath. Furnished. One block from P. O. \$140 per month. Phone 282-7973. 1-4-73 p

FOR RENT: New commercial, excellent location, next to best trafficmaker in town. Good parking. Inquire Village Laundry, Hwy 89A, West Sedona, 282-3196. 11-16 tfn cv

OAKCREST APARTMENTS

1 and 2 bedroom. Furnished or unfurnished. Near churches and shopping. Located one block east of the Valley Bank and then one block north on Sunset Drive. Phone 282-7453.

RED CARPET REALTORS

SMITH'S CORNER
P.O. BOX 3311
WEST SEDONA
282-7341

NEW YEAR'S SPECIAL - New 3 bedroom 1 3/4 bath and dining area, carpeted thru-out; dishwasher, refrigerator, washer-dryer included. Good assumable mortgage with terms to suit your budget. Priced at \$29,500.

A CUTIE
Custom built 2 BR, 2 bath real cozy home for nice retired couple. Price reduced to \$36,500.

TOP OF THE HILL
Three choice lots, on top of the hill, Sedona Meadows. Would make a nice private estate for discriminating party. Excellent investment.

WALK TO CHURCH
Two choice lots near St. John Vianney's. Priced right for quick sale.

READY-MADE HOME
Nice 2 bedroom near new mobile home. Beautiful landscaped yard with producing fruit trees. The work is all done on this one priced at \$21,500 with terms.

RESIDENTIAL LOT
Choice lot for home or mobile, approx. 140x45. Owner will carry with low down payment.

FOR RENT
Have approx. 300 ft. office space for rent including utilities, \$100 per month.

WANTED

For general yard clean-up, garden work, small landscaping, planting, miscellaneous work, call "Green Jeans Gardening and Landscaping Service" at 282-3752 after 6 p.m. Ask for Bob or Ron. 1-4-p

PAINTING AND DECORATING - Private homes, time plus materials, Phone 282-3498. 1-4-p

HELP WANTED: Woman for part-time housework and child-care, days, 12 to 5:30 p.m., at the Verde Valley School. Must have own transportation. Occasional weekend child-care would be desirable. \$2.00 an hour. Call 282-7294. 1-4-pc

SEDONA - OAK CREEK

NEW SPANISH 3 BR HOME. Good view, beautiful fireplace. Priced at \$36,000 with terms.

LOT IN COFFEE POT. Excellent buy at \$4000.

LOT ON SOLDIERS PASS RD. Trees, level. Appraised at \$10,000. Asking \$7500.

6 BEDROOM HOME. 2 fireplaces, 3 baths, Separate living quarters on lower level. Unbelievably priced at \$38,000.

QUALITY BUILT, 3 BR HOME. 2700 sq. ft. Large rooms. Beautiful kitchen. A fine family home with own water well, \$54,000.

SEVERAL SMALL BUSINESSES. Ideal for couple or family operation. Priced from \$14,000 to \$50,000.

PRICES IN THIS AREA ARE RAPIDLY RISING. We have an interesting selection of Homes, Residential Lots, Commercial Lots and Businesses. Our sales people are friendly and interested in helping you to find exactly the right investment.

KELLER REALTY
Box 616, Sedona, Ariz.
282-3586
On Hiway 179
North of Circle K Market



HAPPY NEW YEAR! GRACIOUS LIVING.
Charming All-Electric, refrigerated, 2 extra large bedrooms, 2 1/2 baths, easy-living built-in features in kitchen, large wardrobes and plenty of storage. Large living room, fireplace, exposed beam ceiling, lots of glass, beautiful view of red rocks, valley and golf course. Large outdoor patio enclosed with wrought iron.

PRESTIGE
Low 30's, new, refrigerated. All-electric, 2-bedroom, 2 bath, fireplace, wall-to-wall carpeting. Near golf course.

MOBIL LOTS AND MOBIL HOMES
RIGHT PRICE - RIGHT PLACE. 2 BR, 2 bath home, near Golf Course, separate dining room, convertible garage. BELOW APPRAISAL.

RANCHES - ACREAGE HOMES
Tom Glenn, Broker
PH. 282-7975
HIGHWAY 179

USE THE WANT ADS

FOR SALE

FOR SALE: High view mobile home lot, Harmony Knolls, Underground utilities, Call 282-4493 or write Box 3075, W. Sedona, 86340.

4-6-tfn-cb

FOR SALE: 2 stores, updown Sedona, Top location, Both occupied, \$45,000, Owner, 282-3532, Box F, Sedona.

1-20-tfn-cf

FOR SALE: New 2-bedroom, 1-bath home, nicely located, 5 blocks from town. Already carpeted and draped; underground utilities, refrigeration, carport, patio, landscaped. Reasonably priced. Call owner, 282-7314, Or write Box 566.

1-27-tfn-cm

FOR SALE OR RENT with option to buy furnished 2 BR, 2 bath, beautiful corner landscaped lot in Harmony Hills No. 1. Clubhouse privileges, Phone 282-4493 or P. O. Box 3075, W. Sedona.

4-6-tfn-ch

Red Rock Realty

Box 1009 Sedona Ariz
282-3204 - 282-3702

See this 3-Bdrm, 2 bath, all-electric heating and cooling, on a large lot, New, total \$26,500.

Exclusive with Red Rock Realty, this lovely 3 - bedr, living room w/fireplace, all-electric kitchen, patio, walking distance of downtown Sedona. Priced right at \$32,500.

We are now showing beautiful lots in Manzanita Hills, these are all view lots, outstates.

Nice lot in Sedona West, priced right.

Beautiful new house in Arroyo Pison, view, an nice large lot.

Extra nice Mobile home in Harmony Hills, this is a good buy.

Beautiful cathedral - type home, close in. This house is different and should be seen. It suits Sedona.

View lots, nice size, all utilities in lovely Chapel Bells.

Three new homes, close in, under \$30,000.

Thanks for the listings.

Call 282-3204 or 3702. Please come by and see us at the Foot of the Matterhorn.

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of Yavapai County, Arizona will hold a public hearing at 7:30 p.m. on May 24, 1972 at the Cottonwood Civic Center, Cottonwood, for the purpose of considering adoption of the proposed Yavapai County Subdivision Regulations.

PURPOSE

The purpose of these regulations is to provide for the health, safety and general welfare and the harmonious development of Yavapai County; to secure adequate traffic circulation through properties having optimum utility and livability; to secure adequate provisions for water supply and distribution, drainage and flood control, sanitary sewerage, and other health requirements; to ensure and facilitate provision of sites for schools, recreation and other public purposes; to promote conveyance of land by accurate legal description; and to establish procedures which will achieve a basis of mutual understanding and equitable relationships between public and private interests.

Copies of the proposed Subdivision Regulations may be obtained at the Planning and Zoning Department, Room #100, Yavapai County Courthouse. All suggestions by the public should be submitted in writing before the hearing.

R. Bruce Evans,
Director of Planning & Zoning
Commission of Yavapai County
Date Published: 5-4-72

FOR RENT

FOR RENT: New 2 BR mobile home 5 miles south of Sedona. Phone 359-0234.

4-11-5-4 cb

FOR RENT: 2 BR apt. Furnished, \$200 per month, Villa Vista Manor. Ph: 282-4577, 282-7168.

4-6-tfn-es

FOR LEASE: Meat market, completely furnished. Located in Ray's Market - self-service, West Sedona, 89a. Rent very reasonable. Write Ray Lambson, Box 1352, Prescott, AZ 86301 or call 445-2409.

5-4-tfn-cr

FOR RENT: Need storage for your trailer, camper, etc.? For the convenience of the recreational vehicle owners who do not want to store their trailers, campers, motor homes, boats, etc. in their home driveways -- bring it to the Sedona Trailer Corral, Highway 89a, West Sedona, next to Rainbow's End, 282-4339 for more information.

5-4-tfn-ck

FOR RENT: One bedroom apt. available May 20. Ph: 282-4577 or 7188.

4-20-tfn-es

FOR RENT: House, 2 BR, with view. Furnished, including linens and dishes. Adults only. 282-3852.

4-20-tfn-pf

FOR RENT: Studio apt. Fully furnished, utilities and TV included. Reasonable. 282-3591.

11-27-tfn-cr

FOR RENT: Business location with living quarters, C-3 zoned, El Central Building, the center of West Sedona's business development. 517 W. 89a. Call 282-7804 or 4643.

5-4-tfn-cw

CANYON VIEW APARTMENTS
Two of the best views from a 3 and 2 bedrooms • Nicely furnished, near Churches, Shopping and Medical Center • Cool and bright in summer • Rates are reasonable and include Utilities & 8 P.m. Prep.
On Little Bird Lane
282-7975 • Box 661 • Sedona, Ariz.

Canyon Realty

We have some great commercial opportunities, shops, businesses, motels, from \$15,000 to \$100,000.

Also have homes from \$25,000 to \$100,000.

Many more!!

Betty & Lefty Wohlschegel
BOX 794 - Sedona
282-3150 - 282-7361

Next to Worm Book Store.

FOR RENT

Office for rent, carpeted, utilities on 89a, furnished \$120. Unfurnished, \$80. Built-in traffic, ideal for real estate office, etc. 282-7304 or 4643.

4-20-tfn-cd

FOR RENT: Furnished or unfurnished apt., walking distance to bank or post office, La Vivien Apts., 516 N. Jordan Rd. 282-4683.

4-27-5-18-cb

FOR RENT OR LEASE: Office space, 600 sq. ft. or 500 sq. ft. on 89a West Sedona. Call 282-4339.

5-4-tfn-ch

FOR RENT: Business location, with living quarters. On 89a, center of West Sedona, business district. 282-7804.

4-27-tfn-cw

FOR RENT OR LEASE: Store or office space with living quarters attached, only \$250 a month including utilities. Call Keller Realty, 282-3586.

4-27-ck-tfn

FOR RENT: Business space for rent, adjoins Rays Market, West Sedona. Size: 22 ft x 18 ft. Reasonable. Large parking lot. Contact Ray Lambson, Box 1352, Prescott, AZ 86301. Call 445-2101.

5-4-tfn-cr

CLASSIFIEDS?
CALL 282-7795

WANTED

WANTED: Oriental rugs, any size or type considered. Box 3355, W. Sedona, 282-4294.

4-13-20-27-5-4 p

WANTED: Male fiddle or steel-guitar player to play weekends in the Verde Valley. Good pay. Call 282-3280 after 6 p.m.

4-13-tfn-ca

BRAKE SERVICE - To Guarantee your SAFE DRIVING & BRAKING - Come by for a FREE ESTIMATE on any brake repairs you may need. Red Rock Shamrock, out 89a, West Sedona. Call 282-3452 for appointment.

WANTED: Part-time motel maid approx. 15 hrs. a week. 282-7301.

4-20-tfn-cl

MAINTENANCE WORK - Electrical, plumbing, appliances and cooler repair, 30 years experience. Work guaranteed. AP's Repair Service, Sedona. Reasonable rates. Ph: 282-3333.

4-13-5-4 tfn p

WANTED: Mother wants to do babysitting at her home. References. Ph. 282-4673.

5-1-pe

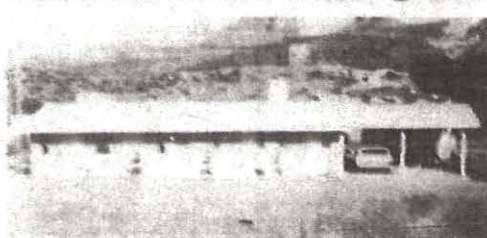
WANTED: Man, mechanically inclined, for ornamental iron work, Hwy 89a West, #621, 8:30 - 5 p.m.

5-4-tfn-c

HELP WANTED: Meat counter man. See Ad at Fairway Foods, Sedona.

5-4-c-16a

MABERY ASSOCIATES REALTY SEDONA



See this beautiful 3 bedroom house
Good Terms!

Multiple zoned lots
Commercial Frontage

Located on balcony in

La Pasada de Sedona
282-4288 or 282-4889

BOX 3031 W. SEDONA, AZ. 86340

FOR RENT
ON OAK CREEK
Completely furnished apt.
Easy Walk to Sedona
Day, Week or Month
NEWCASTLE ISLAND
Box 1241 - Sedona
Phone 282-7939
(formerly Newcastle Island)

Spend A Week
or a month at
OAK CREEK CANYON
Apts. - One & Two Bedroom
Completely furnished one or two bedroom accommodations.
Information, Reservations
Write or Phone
ROYAL CREST RESORT
Box 948
Sedona, Arizona 86336
Phone 282-4709

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We have some great commercial opportunities, shops, businesses, motels, from \$15,000 to \$100,000.
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