

# Project Application

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**City Of Sedona**

**Community Development Department**

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

Application for (check all that apply):

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

Project Information	Project Name	Chapel View Terrace Final Plat		
	Project Address	10 Sky Line Drive	Parcel No. (APN)	401-34-033B
	Primary Contact	Sefton Engineering	Primary Phone	928-202-3999
	Email	dn@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat Dr.	City/State/ZIP	86336
Office Use Only	Application No		Date Received	
	Received by		Fee Paid	

Project Description	Request for Final Plat approval to subdivide approximately 3.3 acres into a 6-unit single family subdivision.
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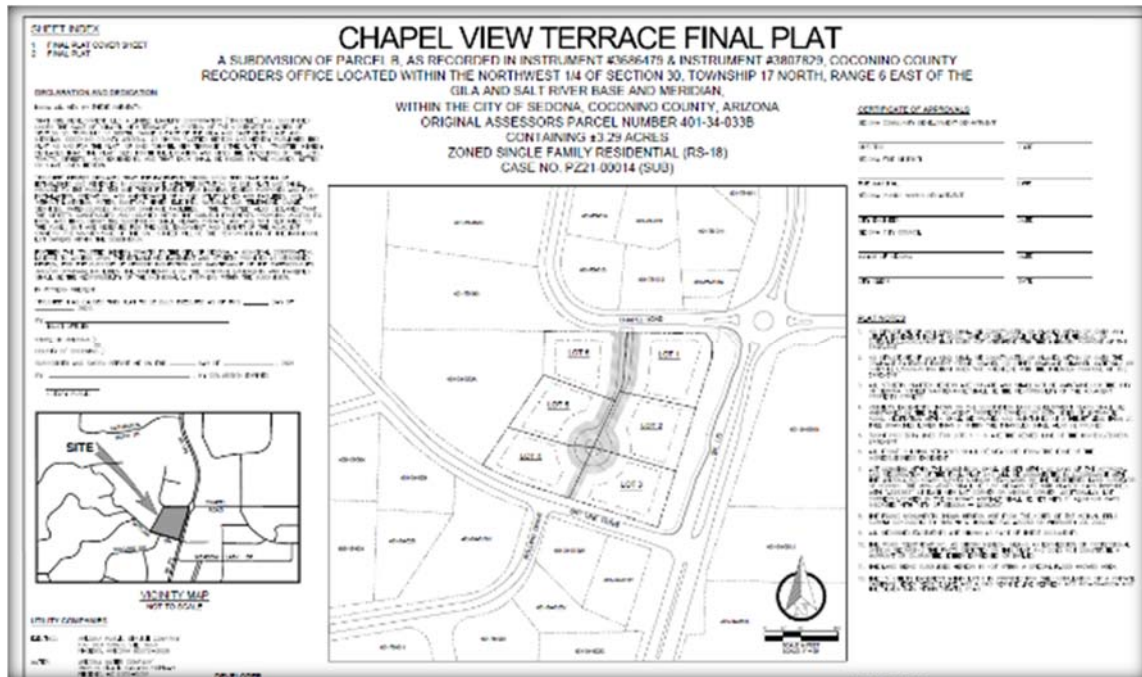
Additional Contact Information: Please complete the following for all companies/people authorized to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company	Sefton Engineering	Contact Name	David Nicolella
	Project Role	Authorized Agent	Primary Phone	928-202-3999
	Email	dn@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat Dr.	City/State/ZIP	86336
Contact #2	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Contact #3	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	



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

***Final Plat Application***  
***Cover Sheet***  
***Chapel View Terrace Subdivision***



May 2, 2023  
 Community Development  
 102 Road Runner Drive  
 Sedona, Arizona. 86366

**Purpose:** The purpose of this Final Plat Application is to receive Final Plat approval from the City Council according to the findings and conditions in the December 13<sup>th</sup> 2022 Planning Commission hearing. This project received unanimous approval with one additional stipulation: The sidewalk along Sky Line Drive can be gravel and terminate at the emergency access point.

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

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

***In affiliation with:***

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



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

Sincerely,

*David Nicoella*

Sefton Engineering's Land Planner  
[dn@sefengco.com](mailto:dn@sefengco.com)

Sefton Engineering Project No.: 210305

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