

115 Schnebly, LLC
520 Newport Center Drive
Suite 600
Newport Beach, CA 92660

April 4, 2022

Cari Meyer
City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336

SUBJECT: Owner's Letter of Authorization for the Necessary Permitting and Approvals for
Development of Parcels 401-18-002C, 401-18-001A, 401-18-031G, 401-18-031D, 401-
11-001C, 401-12-016C, 401-18-031B, and 401-11-002F

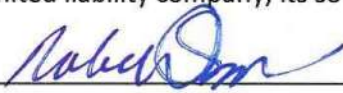
Dear Cari Meyer,

115 Schnebly, LLC, the landowner of the above-referenced properties, hereby authorizes R.D. Olson
Development and its associates to apply and sign on behalf the owner for the purpose of development
review application and building permit application for the subject properties.

Sincerely,

115 Schnebly, LLC
an Arizona limited liability company

By: R.D. Olson Investments II, LLC,
a California limited liability company, its sole member

By: 
Robert D. Olson, its managing member

Project Application

fillable PDF available online at:
www.sedonaaz.gov/projects



City Of Sedona

Community Development Department

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

Application for (check all that apply):

- 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	Oak Creek Heritage Lodge		
	Project Address	115 Schnebly Hill Road	Parcel No. (APN)	401-18-031D (8 Parcels see below)
	Primary Contact	R.D. Olson Development / Anthony Wrzosek	Primary Phone	949-271-1109
	Email	anthony.wrzosek@rdodevelopment.com	Alt. Phone	949-271-1108
	Address	520 Newport Center Drive, Suite 600	City/State/ZIP	Newport Beach, CA 92660
Office Use Only	Application No		Date Received	
	Received by		Fee Paid	

Project Description	75,160 square feet 70-room hotel with amenities including pool, restaurant, wellness spa, meeting space, and 4 workforce housing studio apartments. Development includes parcels: 401-18-002C, 401-18-001A, 401-18-031D, 401-18-031G, 401-18-031B, 401-11-001C, 401-11-002F, and 401-12-016C.
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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. [See attached sheet for additional contacts.](#)

Contact #1	Company	115 Schnebly, LLC	Contact Name	Bob Olson
	Project Role	Owner	Primary Phone	949-271-1101
	Email	bob.olson@rdodevelopment.com	Alt. Phone	949-271-1100
	Address	520 Newport Center Drive, Suite 600	City/State/ZIP	Newport Beach, CA 92660
Contact #2	Company	Sefton Engineering Consultants	Contact Name	Luke Sefton
	Project Role	Civil Engineer	Primary Phone	928-202-3999
	Email	LS@sefengco.com	Alt. Phone	928-646-3494
	Address	40 Stutz Bearcat Drive	City/State/ZIP	Sedona, AZ 86336
Contact #3	Company	Eric Brandt Architect	Contact Name	Eric Brandt
	Project Role	Consulting Architect	Primary Phone	928-821-3617
	Email	eba3617@gmail.com	Alt. Phone	
	Address	2890 Thunder Mountain Road	City/State/ZIP	Sedona, AZ 86336

City of Sedona
Project Application - Attachment
Oak Creek Heritage Lodge

Additional Contact Information:

Contact #4	Company	WATG	Contact Name	Greg Villegas
	Project Role	Architect	Primary Phone	949-574-8500
	Email	gvillegas@watg.com	Alt. Phone	949-887-0521
	Address	300 Spectrum Center Drive, Suite 500	City/State/ZIP	Irvine, CA 92618
Contact #5	Company	BrightView Design Group	Contact Name	Sandeep Walia
	Project Role	Landscape Architect	Primary Phone	949-238-4901
	Email	sandeep.walia@brightview.com	Alt. Phone	949-241-5391
	Address	8 Hughes	City/State/ZIP	Irvine, CA 92618

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



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Applicant and Permit Information

Applicant Name:	R.D. Olson Development	Permit #:	
Phone:	949-271-1109	Date Rec'd:	
Email Address:	anthony.wrzosek@rdodevelopment.com	Initials:	
Action/Staff Initials:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:	

Site Identification

Property Address/Location:	115 Schnebly Hill Road
Parcel Number	401-18-002C, 401-18-001A, 401-18-031G, 401-18-031D, 401-11-001C, 401-12-016C, 401-18-031B, 401-11-002F
Business Name (If applicable):	

Lumen Information

Gross acres of entire site:	11.58	Acres for Public Right-of-Way:	0.24
Net Acreage of Site:	11.34	x 70,000 = Total initial lumens permitted*	793,800

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

Option 2:

Net Acreage of Site (excluding floodway and drainage channel): 7.24 acres x 70,000 = 506,800 Total initial lumens permitted

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

Lumens: Fully Shielded Fixtures:	180,024
Lumens: Partially Shielded Fixtures:	0
Total Lumens Proposed:	180,024

Applicant Signature

Signature:		Date:	08/02/2023
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Exterior Lighting Application

Commercial and Multi-Family

See LDC Section 5.8: Exterior Lighting

Lighting Inventory and Lumen Calculation Table

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

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

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

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

Shielding:

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

Site Plan: Attached Provided with plans (Sheet LT-02, LT-05)

Plan Key (ID)*	New or Existing (N or E)	Lighting Class (1, 2, or 3)	CCT/Kelvin Rating	Shielding (F, P, or U)	Initial Lumens	No. of Units	Total Lumens
1	N	2	2700	F	343	218	74,774
2	N	2	2700	F	411	33	13,563
3	N	2	2700	F	411	16	6,576
4	N	2	2700	F	59	16	944
5	N	2	2700	F	271	70	18,970
6	N	2	2700	F	399	18	7,182
7	N	2	2700	F	697	50	34,850
8	N	3	2700	F	399	35	13,965
Total Lumens Proposed:							170,824

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

Exterior Lighting Application

Commercial and Multi-Family

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9	N	3	2700	F	150	56	8,400
10	N	3	2700	F	400	2	800
Total Lumens Proposed:							9,200

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

GRAND TOTAL = 180,024