



THE VILLAGE AT SADDLEROCK CROSSING

SR-89A & SOLDIERS PASS ROAD
PZ19-00005 (ZC, DR)
CITIZEN PARTICIPATION REPORT

INTRODUCTION

The purpose of this Citizen Participation Report is to provide a summary of the public outreach conducted in conjunction with The Village at Saddlerock Crossing (PZ19-00005) zone change and development review application. The Village at Saddlerock Crossing is a proposed lodging and multi-family residential development on approximately 6.36 acres in West Sedona. The property is located on the south side of the intersection of State Route 89A and Soldiers Pass Road in Sedona, Arizona (the "Property"). The Property is currently vacant land, and the applicant is proposing the development of a pedestrian-oriented mixed-use development featuring a 110-room boutique hotel and a 40-unit multi-family residential development with 28 permanent workforce housing units.

COMMUNITY MEETINGS

A total of four community meetings have been held over the life of this project, which was originally submitted in 2016. The applicant hosted two separate neighborhood meetings for this project under the previous application number (PZ16-00013) on January 17, 2017 and May 2, 2017. Approximately 50 people attended the January meeting and approximately 40 attended the May meeting. Attendees for both meetings consisted largely of neighbors to the south and west of the Property.

The application was resubmitted in 2019 under the current application number (PZ19-00005) and two additional community meetings have been hosted by the development team as outlined below:

Virtual Community Open House Meeting

Date: July 19, 2021

Time: 5:30 pm

Location: Virtual meeting hosted via Zoom

On-Site Community Open House Meeting

Date: December 1, 2021

Time: 4:00 pm

Location: 1250 W. State Route 89A (SEC SR-89A & Saddlerock Circle)
Sedona, AZ 86336

NOTIFICATION

A total of three (3) notice letters have been mailed in conjunction with this application. Each letter has been mailed to all property owners within 300 feet of the subject site, as well as all property owners within the Saddlerock Homes subdivision to the south and west of the site.

- The first notification letter was mailed on **May 10, 2019** to provide residents notice of the application filing and provide an overview of the project. A copy of the mailing is attached at **Tab 1**. Physical mailing labels for this notification were provided by the City of Sedona.
- The second notification was mailed on **July 2, 2021** to provide notice of a virtual community open house meeting to be held on July 19, 2021 at 5:30 pm. The letter encouraged residents to register for the virtual meeting and also provided a link to the project materials posted on the City of Sedona's website. A copy of the mailing notice and mailing labels are attached at **Tab 2**.
- The third notification was mailed on **November 19, 2021** to provide notice of a community open house meeting to be held on-site at the project site on December 1, 2021 at 4:00 pm. The letter included a parking map to provide instructions for parking on-site if attendees were arriving by car. A copy of the notice letter and mailing labels are attached at **Tab 3**.

MEETING SUMMARIES

July 2021 Virtual Meeting

A total of 22 individuals registered for the July 2021 virtual neighborhood meeting, a copy of which is attached at **Tab 4**. The meeting opened with the developer's representatives providing an overview of the site plan and the changes that have occurred since the last time a neighborhood meeting was held. Attendees asked a variety of questions throughout the meeting related to lighting, building heights, construction timeline, elimination of the retail component of the project, resident access to on-site restaurant/bar/pool, and designated hotel contact in the event of issues/complaints once the hotel is operational. The development team responded to and answered all questions posed by the attendees before closing the meeting. A video recording of the meeting is available upon request.

December 2021 On-Site Meeting

A total of six (6) individuals signed in for the November 2021 on-site community meeting, a copy of which is attached at **Tab 5**. Prior to the start of this meeting, the project architect and engineer erected "story poles" around the site to illustrate building heights around the property. The development team and the attendees walked the site to discuss different elements of the project and view the story poles. Questions from attendees included traffic generation (comparison between existing commercial/MF zoning and proposed zoning), resident access to on-site restaurant/bar/pool, parking, vehicular circulation (particularly focused on access to the traffic signal at Soldiers Pass Road and SR-89A). The development team stayed on-site until all questions had been answered and all attendees had departed the premises.

ONGOING OUTREACH

The development team is currently conducting additional outreach to surrounding property owners and businesses to discuss the status of the project and changes that have been made since the previous meetings, gather additional input/feedback/support, and provide information regarding upcoming public hearings. This Citizen Participation Report will be updated accordingly as new information and input becomes available.

TAB 1



May 10, 2019

Re: Zone Change and Development Review application for approximately 6.36 acres located south of the intersection of State Route 89A and Soldiers Pass Road (Case No. PZ19-00005)

Dear Property Owner:

Our office represents The Baney Corporation regarding 6.36 acres of property located south of the intersection State Route 89A and Soldiers Pass Road in the City of Sedona as shown on the enclosed map. As you are likely aware, the property is partially zoned for commercial (CO) and high density residential (RM-2) uses and fronts onto State Route 89 - Sedona's primary transportation corridor. Given its location in the heart of the Soldiers Pass Road Community Focus Area, a walkable, mixed-use development is needed to contribute to the unique community fabric of West Sedona. Accordingly, we recently filed a Zone Change and Development Review application with the City of Sedona proposing to develop the site with a mixed-use development that will include lodging, retail, multi-family residential, and food & beverage uses.

In participation with local architect Stephen Thompson, the Baneys have worked carefully in designing a plan that offers a mix of uses that is both sensitive and appropriate in its relationship with the surrounding area. Moreover, providing a unique and inviting experience for guests, residents, and passersby alike has been a key element of this development proposal since its inception. Ultimately, the vision and design of the site will be compatible with the area and reflective of Sedona's unique built and natural environment.

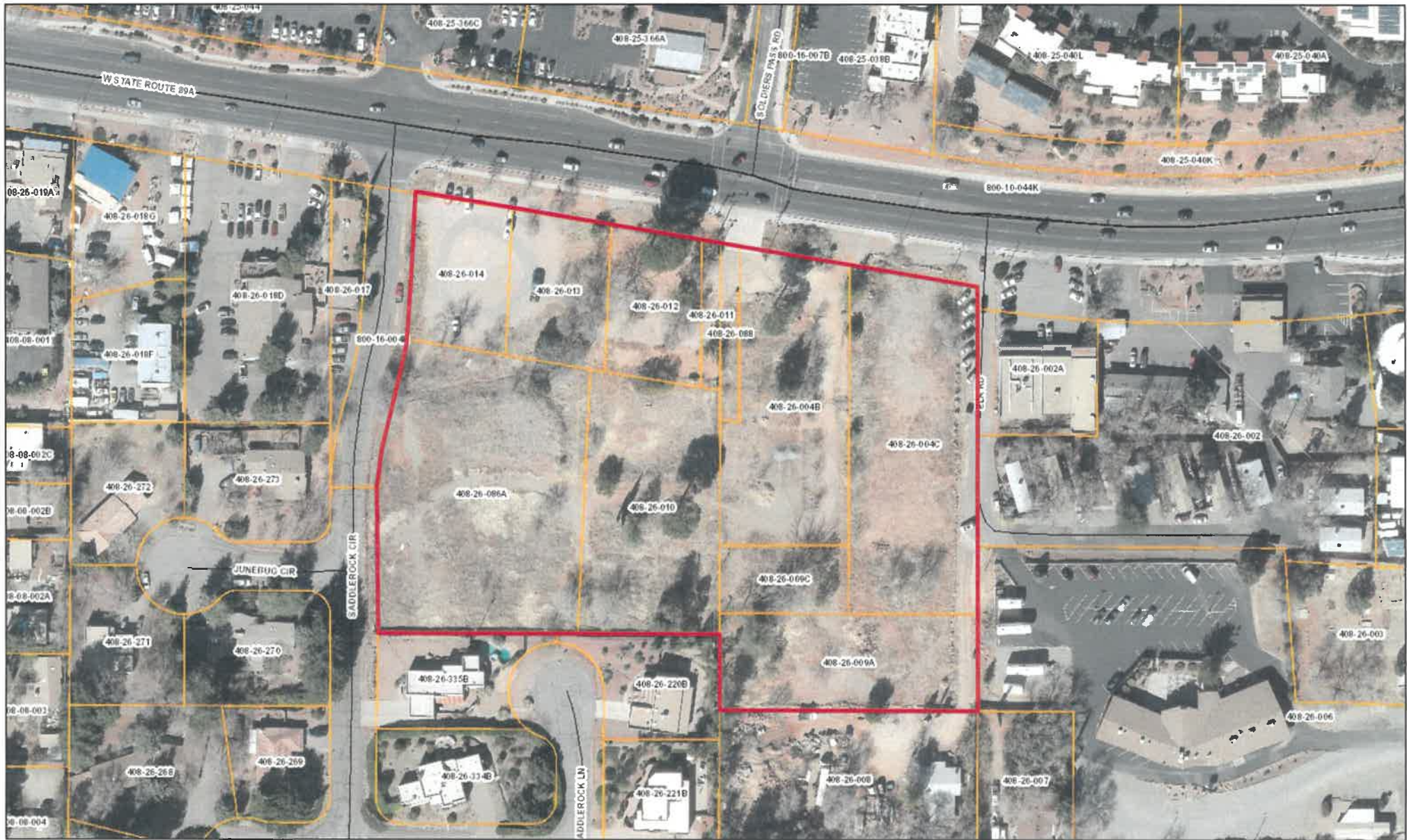
Although development of the site is still in its infancy, we would be delighted to speak with you and obtain your feedback. We intend to host a neighborhood meeting in the near future to meet with you and discuss the project, and you will receive a second letter from us with the details of that meeting. In the meantime, if you have any questions about the project you may reach me at (602) 230-0600 or by e-mail at ben@withey.com. Thank you for your courtesy and consideration.

Sincerely yours,
WITHEY MORRIS PLC

By
Benjamin L. Tate

Enclosure

Aerial Map



State Route 89A & Soldiers Pass Road – Sedona, AZ



TAB 2



July 2, 2021

Re: The Village at Saddlerock Circle - Zone Change and Development Review application for approximately 6.36 acres located south of the intersection of State Route 89A and Soldiers Pass Road

Dear Property Owner:

Our office represents The Baney Corporation regarding 6.36 acres of property located south of the intersection State Route 89A and Soldiers Pass Road in the City of Sedona as shown on the enclosed map. As you are likely aware, the property is partially zoned for commercial (CO) and high density residential (RM-2) uses along State Route 89 - Sedona's primary transportation corridor.

In the time since you last received a letter about this project in 2019, we have been working closely with our development team and the City of Sedona's Community Development Department to make significant changes to the project based on feedback received from the community, City staff, and the City's Planning and Zoning Commission. The product of that input is a stunning mixed-use lodging and multi-family residential project that is compatible with the surrounding community, contextually appropriate, and perfectly suited to the site. The height and intensity have been reduced, the landscaping and design have been enhanced, and the mix of uses has been simplified to create a project that aligns with the City of Sedona's goals and policies for the Soldier's Pass Community Focus Area.

If you have any questions, want to meet the development team, or want to learn more, **we will be hosting a virtual neighborhood open house meeting on Monday, July 19, 2021 from 5:30 pm to 6:30 pm to share and discuss the proposed project.** We will make a live presentation via web conference during which we will describe the project and display project plans and exhibits. After the presentation is complete we will open the meeting to questions from the attendees.

IF YOU WOULD LIKE TO PARTICIPATE: Please email Benjamin Tate at ben@witheymorris.com and request a link to the meeting. The only way you will be able to access the meeting is by the link we will provide you.

You can also visit <https://www.sedonaaz.gov/your-government/departments/community-development/projects-and-proposals/the-village-at-saddlerock-crossing-oxford-hotel> for more information about the proposed project.

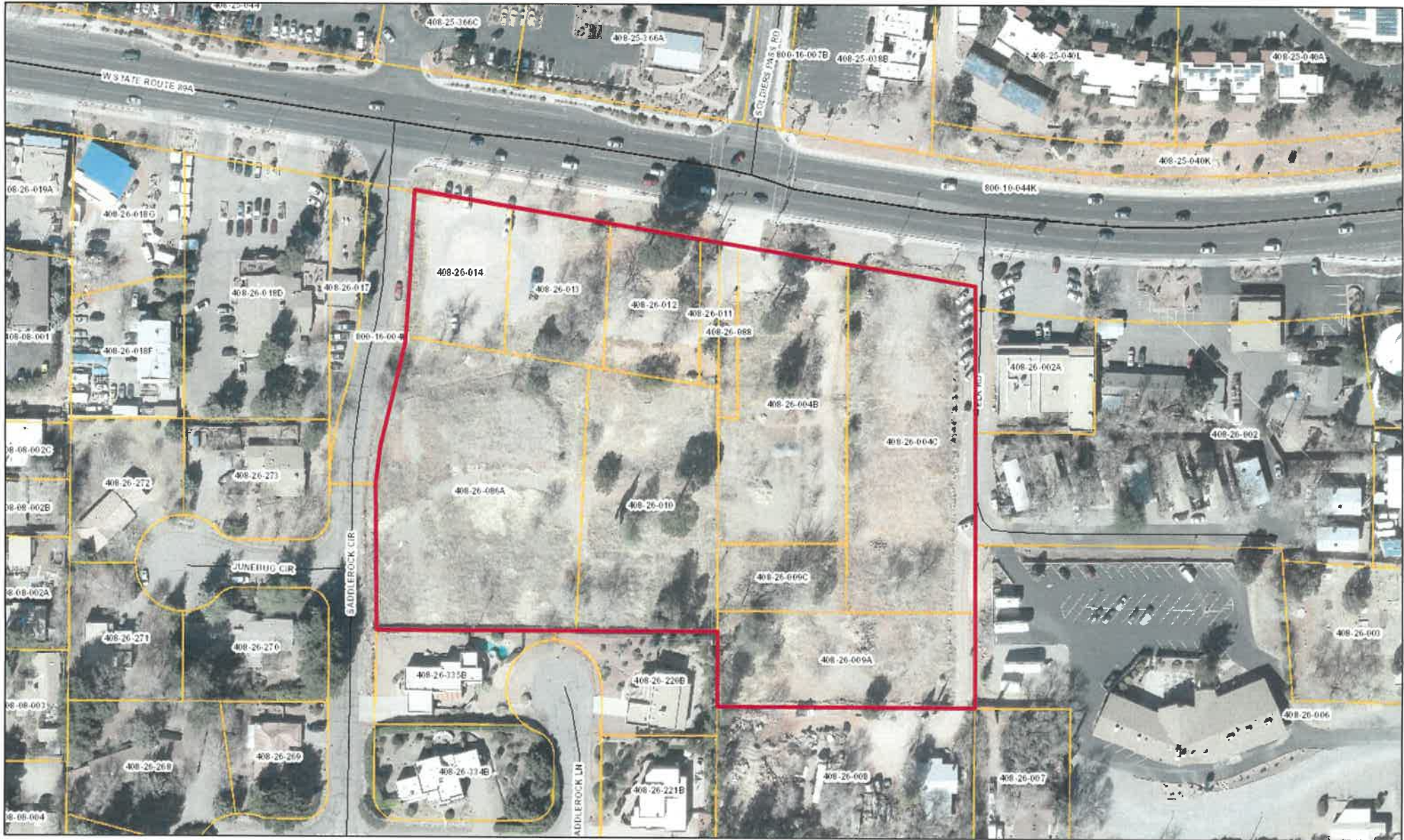
In the meantime, if you have any questions about the project you may reach me at (602) 230-0600 or by e-mail at ben@witheymorris.com. Thank you for your courtesy and consideration.

Sincerely yours,
WITHEY MORRIS PLC

By
Benjamin L. Tate

Enclosure

Aerial Map



State Route 89A & Soldiers Pass Road – Sedona, AZ



ANP PROPERTY DEVELOPMENT LLLP
989 S MAIN ST STE 600
COTTONWOOD, AZ 86326

DILBECK LYNDON R
2101 JERRY ST
CLARKDALE, AZ 86324

LA PASADA INVESTMENT COMPANY LLC
6446 STATE ROUTE 179 STE 207A
SEDONA, AZ 86351

OLD MARKETPLACE INVESTMENT CO LLC
1370 W STATE ROUTE 89A STE 17
SEDONA, AZ 86336

VERDE VALLEY SANCTUARY
195 W STATE ROUTE 89A
SEDONA, AZ 86336

Aronson Eric N & Cynthia K JT
4320 E Melinda Ln
Phoenix, AZ 85050

Baingo Gayle M (BD)
245 Saddlerock Cir
Sedona, AZ 86336

Beckwith Family Trust & Beckwith Arthur H
& Marsha J Ttees
10 Saddlerock Ln
Sedona, AZ 86336

Bialkowski Thomas M & Carol J JT
250 Saddlerock Cir
Sedona, AZ 86336

Bulot Mark W & Christi Johnson Rev Trust
45 Valley View Dr
Sedona, AZ 86336

B P O E OF SEDONA LDG #2291
110 AIRPORT RD
SEDONA, AZ 86336

FOREST LANDS LLC
195 SOLDIERS PASS RD
SEDONA, AZ 86336

LA TIERRA 1146 LLC
1120 W STATE ROUTE 89A STE A-2
SEDONA, AZ 86336

PAYDAR FARSHID
410 ARROYO PINON DR
SEDONA, AZ 86336

Arizona Department of Transportation
205 S 17th Ave Md612e
Phoenix, AZ 85007

Ashbaugh Rex E
300 Saddlerock Cir Apt Cr
Sedona, AZ 86336

Baumann Mildred A (BD)
580 Saddlerock Cir
Sedona, AZ 86336

Benjes Henry H Ili Living Trust & Benjes
Henry Ili Ttee
165 Rockridge Dr
Sedona, AZ 86336

Blackwell Charles D & Mary M JT
10225 Matoca Way
Austin, TX 78726

Cain Living Trust & Cain Arthur B & Sandra
K Ttees
720 E Las Conchas Dr
Cottonwood, AZ 86326

BANK ONE NA
PO BOX 561305
DALLAS, TX 75356

HOLMAN WILLIAM B UI &
301 PALISADES DR S
SEDONA, AZ 86336

LAMBERT PROPERTIES INVESTMENTS LLC
UI &
1370 W STATE ROUTE 89A STE 17
SEDONA, AZ 86336
PHILOMENA S PLACE INC

PO BOX 20053
SEDONA, AZ 86341

Aronson Albert & Laura JT
170 Saddlerock Cir
Sedona, AZ 86336

Assael Arlette E Trust
135 Valley View Dr
Sedona, AZ 86336

Beauchamp Revocable Living Trust &
Beauchamp Thomas & Margaret Ttees
115 Saddlerock Cir
Sedona, AZ 86336

Berry Living Trust
415 Rockridge Dr
Sedona, AZ 86336

Buchanan Family Revocable Trust &
Buchanan J Michael Ttee
30 Forest Cir
Sedona, AZ 86336

Carlson Dixie UI & Hannes Konrad UI &
280 Saddlerock Cir
Sedona, AZ 86336

Carskadden Erba & Kohn Daniel M JT
125 Saddlerock Ln
Sedona, AZ 86336

Clay Family Trust & Clay David C & Renae D Ttees
105 Rockridge Dr
Sedona, AZ 86336

Cruickshanks Jacqueline Earle & Sirotkin Allan RS
4 Little Pond Rd
Middlebury, VT 5753

Del Monaco Family Trust & Del Monaco Michael J & Lana M Ttees
1487 Mcculloch Blvd S
Lake Havasu City, AZ 86406

Dubose Karen
265 Rockridge Dr
Sedona, AZ 86336

Ferrari Daniella (BD)
190 Saddlerock Cir
Sedona, AZ 86336

Friess Julie D
125 Saddlerock Cir
Sedona, AZ 86336

Graham Gary & Kris Trust
310 Rockridge Dr
Sedona, AZ 86336

Henrikson Kjell
305 Saddlerock Cir
Sedona, AZ 86336

Higuera Bernardo
3013 Carolwood Ln
Torrance, CA 90505

Carter Thomas J & Sonya M RS
10 June Bug Cir
Sedona, AZ 86336

Corbin Franklin III UI & Corbin Patricia J UI
6700 W Dorado Dr Unit 16
Littleton, CO 80123

Cv - Oak Creek Water Co No 1
90 Oak Creek Blvd
Sedona, AZ 86336

Dennison Brad E Revocable Trust
PO Box 306
Flagstaff, AZ 86002

Edwards Eric B & Kimberly M RS
515 Saddlerock Cir
Sedona, AZ 86336

Fields-Gruszka Trust & Gruszka Casimir Trustee
30 Sunset Cir
Sedona, AZ 86336

Garten David E & & Bonder Linda E Revocable Trust
3609 Sw 38th Ave
Portland, OR 97221

Hallinan Revocable Trust & Hallinan Paul M & Colleen J Ttees
110 Valley View Dr
Sedona, AZ 86336

Hertzberg Kari Lee Christiansen
290 Rockridge Dr
Sedona, AZ 86336

Hilliard Ellyn B (BD)
90 Valley View Dr
Sedona, AZ 86336

Civish Gayle Trust & Civish Gayle A Ttee
530 Saddlerock Cir
Sedona, AZ 86336

Crowe Leroy A & Theophilus Crista Living Trust
15806 S 1st Ave
Phoenix, AZ 85045

Davis Rosemary C
22 Hummingbird Cir
Sedona, AZ 86336

Depaolo Donald & Ingram Bonnye Fam Trust
99 Country Club Dr
Hayward, CA 94542

Emerdinger Loretta C Ttee & Emerdinger Living Trust
50 Saddlerock Cir
Sedona, AZ 86336

Fitzgerald Michael A
495 Saddlerock Cir
Sedona, AZ 86336

Giberti Bruno Estate of & Giberti Caroline M
125 Rockridge Dr
Sedona, AZ 86336

Hashim Nancy
500 Saddlerock Cir
Sedona, AZ 86336

Hewitt Trust & Hewitt Alan R & Ann S Ttees
PO Box 2663
Rancho Santa Fe, CA 92067

Hughes Franklin T III & Schmidt-Hughes Ulrike RS
185 Saddlerock Cir
Sedona, AZ 86336

Jackson Larry E & Diane L RS

20 Rockridge Dr

Sedona, AZ 86336

Keil Kurt A & Lorraine K JT

815 Rodeo Rd

Sedona, AZ 86336

Laali Hooman

90 Rockridge Dr

Sedona, AZ 86336

Long Living Trust & Long David M & Susan S
Ttees

325 Rockridge Dr

Sedona, AZ 86336

Mcdowell Revocable Living Trust &
Mcdowell Neil Ttee

629 S Anthony St

Anaheim, CA 92804

Miller Max L & Darlene J RS (BD)

375 Saddlerock Cir

Sedona, AZ 86336

Moss Ranney H

25 Sunset Cir

Sedona, AZ 86336

Nowak Family Trust & Nowak Stewart W &

PO Box 377

Sedona, AZ 86339

Peck Donna K

405 Saddlerock Cir

Sedona, AZ 86336

Polenick Living Trust & Polenick Allan J &
Cynthia L Ttees

4161 W Kent Dr

Chandler, AZ 85226

Johnson Helen E Tr The Wife S Trust

PO Box 1131

Cornville, AZ 86325

Ketcham Charles W & Deborah G 2001 Family Trust &
Ketcham Charles Wesley & Deborah Gremer Ttees

2759 Redondo Ave

Santa Rosa Valley, CA 93012

Laurich Mitch A

160 Saddlerock Ln

Sedona, AZ 86336

Mason Russell K & Ann Revocable Trust

177 Stanwich Rd

Greenwich, CT 6830

Mckenzie Mary Ann

4285 Blackstone Ct

Middleton, WI 53562

Montedonico Joseph & Lynne RS

15 June Bug Cir

Sedona, AZ 86336

Murphy Joseph E Family Revocable Trust

PO Box 717

Sedona, AZ 86339

Obradovich Deborah L Trust

421 S Cottage Hill Ave

Elmhurst, IL 60126

Perrin Decedents Trust UI & Perrin
Geraldine S Ttee

45 Sunset Cir

Sedona, AZ 86336

Portnoy Michael & Andrea RS

30 Rawhide Dr

Sedona, AZ 86336

Jones Sharon (BD)

65 Sunset Cir

Sedona, AZ 86336

Kohn Daniel M & Carskadden Erba (Rs)

125 Saddlerock Ln

Sedona, AZ 86336

Lazo Robert A (BD)

50 Valley View Dr

Sedona, AZ 86336

Matthews Paul M & Lynn F JT

35 Rockridge Cir

Sedona, AZ 86336

Miles Anthony & Sharon RS

154 The Courtyard

Boone, NC 28607

Morris Scott Michael & Stephanie Lynn RS

3025 E Mariposa St

Phoenix, AZ 85016

Murtaugh Trust & Murtaugh James D &
Virigina K Ttees

5020 Shadow Canyon Rd

Templeton, CA 93465

Parsons Jeremiah & Dania RS

5 Rockridge Dr

Sedona, AZ 86336

Persson Anders V & Tia L Revocable Living
Trust

2009 Knaab Dr

Bozeman, MT 59715

Post Karen Linda Revoc Living Trust

30 Saddlerock Ln

Sedona, AZ 86336

Rankin Elaine

205 Saddlerock Cir

Sedona, AZ 86336

Rose Terese Robert Trust

PO Box 5910

Avon, CO 81620

Schneider Family Trust & Schneider Harry E
& Christine A Trustees

60 Sunset Cir

Sedona, AZ 86336

Shackleford James D Revoc Trust

4400 N Scottsdale Rd Apt 9-247

Scottsdale, AZ 85251

Slevin Paul & Doreen M JT

70 Saddlerock Ln

Sedona, AZ 86336

Snyder Helen J (BD)

175 Valley View Dr

Sedona, AZ 86336

Steinbrunner John A & Ann M JT

1085 Parkside Dr

Lakewood, OH 44107

Stout Joseph Norman & Stout Bradley
Stickney Trust

240 Rockridge Dr

Sedona, AZ 86336

Talbot Randall L & Julie R Rev Liv Trust &
Talbot Julie Ronning Ttee

75 Valley View Dr

Sedona, AZ 86336

Thompson Sylvia L Trust

470 Saddlerock Cir

Sedona, AZ 86336

Rhode Elizabeth H & Chris W JT UI & Ritter
Susan M Voluntary Tr UI

3227 Calle Del Montana

Sedona, AZ 86336

Runner James F UI & Buriyeva Gulbanu UI

PO Box 3046

Crested Butte, CO 81224

Schrader Mark F

210 Saddlerock Cir

Sedona, AZ 86336

Shah Bhavin Arvindkumar & Payalben
Bhavin RS UI & Shah Ankur & Leena RS UI

79 Shellbark Dr

San Jose, CA 95136

Smith Kevin Arthur & & Kweitel Eva JT

145 Saddlerock Cir

Sedona, AZ 86336

Snyder Helen T Trust UI & Snyder Paul
Richard UI

370 Rockridge Dr

Sedona, AZ 86336

Stephenson Family Trust

61 N Hayden Pkwy

Hudson, OH 44236

Straight Family Trust & Straight Roy F &
Sheryll A Ttees

355 Saddlerock Cir

Sedona, AZ 86336

Thatcher Kali Jean Revoc Living Trust

4137 N Toca Sierra Trl

Flagstaff, AZ 86001

Uzumeckis Eduard M & Yancey Elizabeth A
RS

430 Saddlerock Cir

Sedona, AZ 86336

Rizzi John & Carol E JT

85 Saddlerock Ln

Sedona, AZ 86336

Saddlerock Homes HOA

P.O. Box 251

Sedona, AZ 86339

Seidenkranz Paul J & Rebecca L RS

10826 280th St E

Cannon Falls, MN 55009

Siepser Ellen H Living Trust

112 N Laurel Ave

Los Angeles, CA 90048

Sneed Jon Roger & Sproul Annette Trust

145 Rockridge Dr

Sedona, AZ 86336

St Clair Gregory M & Rebne Claudia A JT

PO Box 1299

Ouray, CO 81427

Stomel Living Trust & Stomel Robert J &

819 Tom Mix Trl

Prescott, AZ 86301

Stuart Barclay U & Carolyn R RS

335 Saddlerock Cir

Sedona, AZ 86336

Thomas Evan

85 Sunset Cir

Sedona, AZ 86336

Vitek Michael & Susan RS

550 Saddlerock Cir

Sedona, AZ 86336

Werner William R & Stubler Fiduciary
Services LLC Guardian/Conservator

PO Box 30100

Flagstaff, AZ 86003

Woolsey Samantha H

643 W Coolidge St

Phoenix, AZ 85013

Zmark Holdings Ltd LLC

5302 E Van Buren St #3038

Phoenix, AZ 85008

West William Ray Family Trust & West
William Ray & Kathleen Elaine Ttees

225 Saddlerock Cir

Sedona, AZ 86336

Yoder Trust-Surviving Spouse's Trust &
Yoder Karen L Ttee

2307 Calle Las Palmas

San Clemente, CA 92672

Wilson William

26033 Cape Dr Unit 504

Laguna Niguel, CA 92677

Zenk Eric W & Laura D Trust

50 Rockridge Dr

Sedona, AZ 86336

KGB PROPERTIES

PO BOX 829

SEDONA, AZ 86339

TAB 3



November 19, 2021

Re: The Village at Saddlerock Circle - Zone Change and Development Review application for approximately 6.36 acres located south of the intersection of State Route 89A and Soldiers Pass Road - PZ19-00005 (ZC, DEV)

Dear Property Owner:

This letter is a follow-up from our July 2021 correspondence regarding 6.36 acres of property located south of the intersection State Route 89A and Soldiers Pass Road in the City of Sedona as shown on the enclosed map (the "Property"). As you may recall from our last letter, we currently have applications under review for Zone Change and Development Review with the City of Sedona for a mixed-use lodging and multi-family residential project on the Property.

Since our last letter in July, we've received input from the community via a virtual neighborhood meeting and technical feedback from City staff to further improve the project. We've made several tweaks, improvements, and refinements to the project plans that we'd like to share with you as we move forward. To continue the dialogue with the community and present the updated plans, we are hosting a neighborhood meeting at the project site per the meeting details below:

Date: December 1, 2021

Time: 4:00 pm

Location: Village at Saddlerock Crossing Project Site
1250 W. State Route 89A (Southeast Corner of SR-89A & Saddlerock Circle)
Sedona, AZ 86336

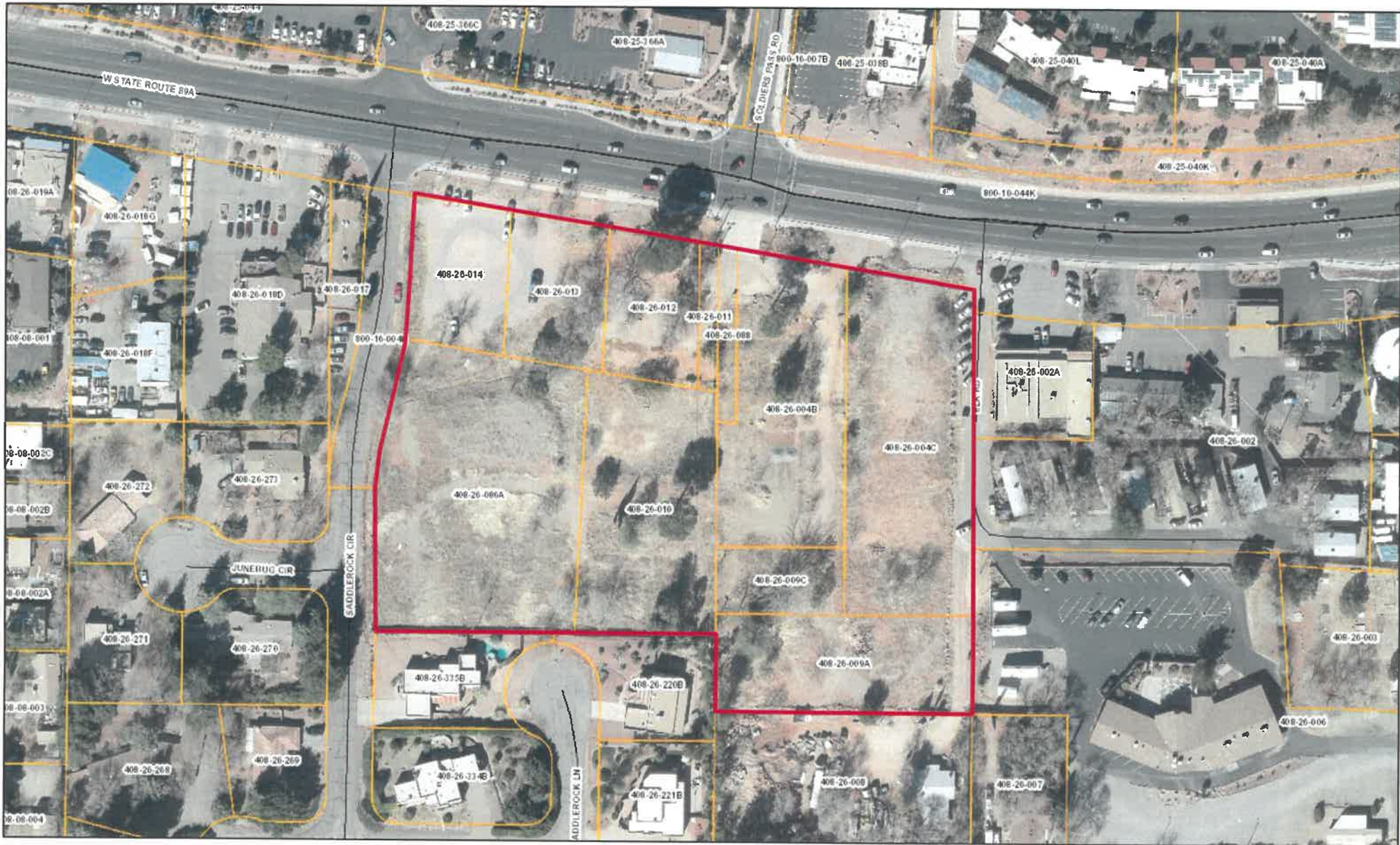
Please park in the dirt lot at the southeast corner of SR-89A and Saddlerock Circle as shown on the enclosed **Parking Map**. If you live nearby and are able, we kindly request that you consider walking given the limited amount of parking on-site. In the meantime, if you have any questions about the project you may reach me at (602) 230-0600 or by e-mail at ben@witheymorris.com. Thank you for your courtesy and consideration.

Sincerely yours,
WITHEY MORRIS PLC

By
Benjamin L. Tate

Enclosure

Aerial Map



State Route 89A & Soldiers Pass Road – Sedona, AZ



Parking Map



SEC SR-89A & Saddlerock Circle – Sedona, AZ



ANP PROPERTY DEVELOPMENT LLLP

989 S MAIN ST STE 600

COTTONWOOD, AZ 86326

DILBECK LYNDON R

2101 JERRY ST

CLARKDALE, AZ 86324

LA PASADA INVESTMENT COMPANY LLC

6446 STATE ROUTE 179 STE 207A

SEDONA, AZ 86351

OLD MARKETPLACE INVESTMENT CO LLC

1370 W STATE ROUTE 89A STE 17

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VERDE VALLEY SANCTUARY

195 W STATE ROUTE 89A

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4320 E Melinda Ln

Phoenix, AZ 85050

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245 Saddlerock Cir

Sedona, AZ 86336

Beckwith Family Trust & Beckwith Arthur H
& Marsha J Ttees

10 Saddlerock Ln

Sedona, AZ 86336

Bialkowski Thomas M & Carol J JT

250 Saddlerock Cir

Sedona, AZ 86336

Bulot Mark W & Christi Johnson Rev Trust

45 Valley View Dr

Sedona, AZ 86336

B P O E OF SEDONA LDG #2291

110 AIRPORT RD

SEDONA, AZ 86336

FOREST LANDS LLC

195 SOLDIERS PASS RD

SEDONA, AZ 86336

LA TIERRA 1146 LLC

1120 W STATE ROUTE 89A STE A-2

SEDONA, AZ 86336

PAYDAR FARSHID

410 ARROYO PINON DR

SEDONA, AZ 86336

Arizona Department of Transportation

205 S 17th Ave Md612e

Phoenix, AZ 85007

Ashbaugh Rex E

300 Saddlerock Cir Apt Cr

Sedona, AZ 86336

Baumann Mildred A (BD)

580 Saddlerock Cir

Sedona, AZ 86336

Benjes Henry H Ili Living Trust & Benjes
Henry Ili Ttee

165 Rockridge Dr

Sedona, AZ 86336

Blackwell Charles D & Mary M JT

10225 Matoca Way

Austin, TX 78726

Cain Living Trust & Cain Arthur B & Sandra
K Ttees

720 E Las Conchas Dr

Cottonwood, AZ 86326

BANK ONE NA

PO BOX 561305

DALLAS, TX 75356

HOLMAN WILLIAM B UI &

301 PALISADES DR S

SEDONA, AZ 86336

LAMBERT PROPERTIES INVESTMENTS LLC
UI &

1370 W STATE ROUTE 89A STE 17

SEDONA, AZ 86336

PHILOMENA S PLACE INC

PO BOX 20053

SEDONA, AZ 86341

Aronson Albert & Laura JT

170 Saddlerock Cir

Sedona, AZ 86336

Assael Arlette E Trust

135 Valley View Dr

Sedona, AZ 86336

Beauchamp Revocable Living Trust &
Beauchamp Thomas & Margaret Ttees

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Buchanan J Michael Ttee

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Dubose Karen

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190 Saddlerock Cir

Sedona, AZ 86336

Friess Julie D

125 Saddlerock Cir

Sedona, AZ 86336

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Torrance, CA 90505

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10 June Bug Cir

Sedona, AZ 86336

Corbin Franklin Ili UI & Corbin Patricia J UI

6700 W Dorado Dr Unit 16

Littleton, CO 80123

Cv - Oak Creek Water Co No 1

90 Oak Creek Blvd

Sedona, AZ 86336

Dennison Brad E Revocable Trust

PO Box 306

Flagstaff, AZ 86002

Edwards Eric B & Kimberly M RS

515 Saddlerock Cir

Sedona, AZ 86336

Fields-Gruszka Trust & Gruszka Casimir Trustee

30 Sunset Cir

Sedona, AZ 86336

Garten David E & & Bonder Linda E Revocable Trust

3609 Sw 38th Ave

Portland, OR 97221

Hallinan Revocable Trust & Hallinan Paul M & Colleen J Ttees

110 Valley View Dr

Sedona, AZ 86336

Hertzberg Kari Lee Christiansen

290 Rockridge Dr

Sedona, AZ 86336

Hilliard Eilyn B (BD)

90 Valley View Dr

Sedona, AZ 86336

Civish Gayle Trust & Civish Gayle A Ttee

530 Saddlerock Cir

Sedona, AZ 86336

Crowe Leroy A & Theophilus Crista Living Trust

15806 S 1st Ave

Phoenix, AZ 85045

Davis Rosemary C

22 Hummingbird Cir

Sedona, AZ 86336

Depaolo Donald & Ingram Bonnye Fam Trust

99 Country Club Dr

Hayward, CA 94542

Emerdinger Loretta C Ttee & Emerdinger Living Trust

50 Saddlerock Cir

Sedona, AZ 86336

Fitzgerald Michael A

495 Saddlerock Cir

Sedona, AZ 86336

Giberti Bruno Estate of & Giberti Caroline M

125 Rockridge Dr

Sedona, AZ 86336

Hashim Nancy

500 Saddlerock Cir

Sedona, AZ 86336

Hewitt Trust & Hewitt Alan R & Ann S Ttees

PO Box 2663

Rancho Santa Fe, CA 92067

Hughes Franklin T Ili & Schmidt-Hughes Ulrike RS

185 Saddlerock Cir

Sedona, AZ 86336

Jackson Larry E & Diane L RS

20 Rockridge Dr

Sedona, AZ 86336

Keil Kurt A & Lorraine K JT

815 Rodeo Rd

Sedona, AZ 86336

Laali Hooman

90 Rockridge Dr

Sedona, AZ 86336

Long Living Trust & Long David M & Susan S
Ttees

325 Rockridge Dr

Sedona, AZ 86336

Mcdowell Revocable Living Trust &
Mcdowell Neil Ttee

629 S Anthony St

Anaheim, CA 92804

Miller Max L & Darlene J RS (BD)

375 Saddlerock Cir

Sedona, AZ 86336

Moss Ranney H

25 Sunset Cir

Sedona, AZ 86336

Nowak Family Trust & Nowak Stewart W &

PO Box 377

Sedona, AZ 86339

Peck Donna K

405 Saddlerock Cir

Sedona, AZ 86336

Polenick Living Trust & Polenick Allan J &
Cynthia L Ttees

4161 W Kent Dr

Chandler, AZ 85226

Johnson Helen E Tr The Wife S Trust

PO Box 1131

Cornville, AZ 86325

Ketcham Charles W & Deborah G 2001 Family Trust &
Ketcham Charles Wesley & Deborah Gremer Ttees

2759 Redondo Ave

Santa Rosa Valley, CA 93012

Laurich Mitch A

160 Saddlerock Ln

Sedona, AZ 86336

Mason Russell K & Ann Revocable Trust

177 Stanwich Rd

Greenwich, CT 6830

Mckenzie Mary Ann

4285 Blackstone Ct

Middleton, WI 53562

Montedonico Joseph & Lynne RS

15 June Bug Cir

Sedona, AZ 86336

Murphy Joseph E Family Revocable Trust

PO Box 717

Sedona, AZ 86339

Obradovich Deborah L Trust

421 S Cottage Hill Ave

Elmhurst, IL 60126

Perrin Decedents Trust UI & Perrin
Geraldine S Ttee

45 Sunset Cir

Sedona, AZ 86336

Portnoy Michael & Andrea RS

30 Rawhide Dr

Sedona, AZ 86336

Jones Sharon (BD)

65 Sunset Cir

Sedona, AZ 86336

Kohn Daniel M & Carskadden Erba (Rs)

125 Saddlerock Ln

Sedona, AZ 86336

Lazo Robert A (BD)

50 Valley View Dr

Sedona, AZ 86336

Matthews Paul M & Lynn F JT

35 Rockridge Cir

Sedona, AZ 86336

Miles Anthony & Sharon RS

154 The Courtyard

Boone, NC 28607

Morris Scott Michael & Stephanie Lynn RS

3025 E Mariposa St

Phoenix, AZ 85016

Murtaugh Trust & Murtaugh James D &
Virigina K Ttees

5020 Shadow Canyon Rd

Templeton, CA 93465

Parsons Jeremiah & Dania RS

5 Rockridge Dr

Sedona, AZ 86336

Persson Anders V & Tia L Revocable Living
Trust

2009 Knaab Dr

Bozeman, MT 59715

Post Karen Linda Revoc Living Trust

30 Saddlerock Ln

Sedona, AZ 86336

Rankin Elaine
205 Saddlerock Cir
Sedona, AZ 86336

Rose Terese Robert Trust
PO Box 5910
Avon, CO 81620

Schneider Family Trust & Schneider Harry E & Christine A Trustees
60 Sunset Cir
Sedona, AZ 86336

Shackleford James D Revoc Trust
4400 N Scottsdale Rd Apt 9-247
Scottsdale, AZ 85251

Slevin Paul & Doreen M JT
70 Saddlerock Ln
Sedona, AZ 86336

Snyder Helen J (BD)
175 Valley View Dr
Sedona, AZ 86336

Steinbrunner John A & Ann M JT
1085 Parkside Dr
Lakewood, OH 44107

Stout Joseph Norman & Stout Bradley Stickney Trust
240 Rockridge Dr
Sedona, AZ 86336

Talbot Randall L & Julie R Rev Liv Trust & Talbot Julie Ronning Ttee
75 Valley View Dr
Sedona, AZ 86336

Thompson Sylvia L Trust
470 Saddlerock Cir
Sedona, AZ 86336

Rhode Elizabeth H & Chris W JT UI & Ritter Susan M Voluntary Tr UI
3227 Calle Del Montana
Sedona, AZ 86336

Runner James F UI & Buriyeva Gulbanu UI
PO Box 3046
Crested Butte, CO 81224

Schrader Mark F
210 Saddlerock Cir
Sedona, AZ 86336

Shah Bhavin Arvindkumar & Payalben Bhavin RS UI & Shah Ankur & Leena RS UI
79 Shellbark Dr
San Jose, CA 95136

Smith Kevin Arthur & & Kweitel Eva JT
145 Saddlerock Cir
Sedona, AZ 86336

Snyder Helen T Trust UI & Snyder Paul Richard UI
370 Rockridge Dr
Sedona, AZ 86336

Stephenson Family Trust
61 N Hayden Pkwy
Hudson, OH 44236

Straight Family Trust & Straight Roy F & Sheryll A Ttees
355 Saddlerock Cir
Sedona, AZ 86336

Thatcher Kali Jean Revoc Living Trust
4137 N Toca Sierra Trl
Flagstaff, AZ 86001

Uzumeckis Eduard M & Yancey Elizabeth A RS
430 Saddlerock Cir
Sedona, AZ 86336

Rizzi John & Carol E JT
85 Saddlerock Ln
Sedona, AZ 86336

Saddlerock Homes HOA
P.O. Box 251
Sedona, AZ 86339

Seidenkranz Paul J & Rebecca L RS
10826 280th St E
Cannon Falls, MN 55009

Siepser Ellen H Living Trust
112 N Laurel Ave
Los Angeles, CA 90048

Sneed Jon Roger & Sproul Annette Trust
145 Rockridge Dr
Sedona, AZ 86336

St Clair Gregory M & Rebne Claudia A JT
PO Box 1299
Ouray, CO 81427

Stomel Living Trust & Stomel Robert J &
819 Tom Mix Trl
Prescott, AZ 86301

Stuart Barclay U & Carolyn R RS
335 Saddlerock Cir
Sedona, AZ 86336

Thomas Evan
85 Sunset Cir
Sedona, AZ 86336

Vitek Michael & Susan RS
550 Saddlerock Cir
Sedona, AZ 86336

Werner William R & Stubler Fiduciary
Services LLC Guardian/Conservator

PO Box 30100

Flagstaff, AZ 86003

Woolsey Samantha H

643 W Coolidge St

Phoenix, AZ 85013

Zmark Holdings Ltd LLC

5302 E Van Buren St #3038

Phoenix, AZ 85008

West William Ray Family Trust & West
William Ray & Kathleen Elaine Ttees

225 Saddlerock Cir

Sedona, AZ 86336

Yoder Trust-Surviving Spouse's Trust &
Yoder Karen L Ttee

2307 Calle Las Palmas

San Clemente, CA 92672

Wilson William

26033 Cape Dr Unit 504

Laguna Niguel, CA 92677

Zenk Eric W & Laura D Trust

50 Rockridge Dr

Sedona, AZ 86336

TAB 4

Donald DePaolo <don.j.depaolo@gmail.com>
jeanine shackelford <jeanine85259@yahoo.com>
Linda Bonder <runwalkhike@gmail.com>
Quail Run <debbie.obradovich@gmail.com>
Julie Talbot <juliertalbot@msn.com>
Karen Yoder <kdmyoder@yahoo.com>
Ellyn Hilliard <ellynhilliard@yahoo.com>
skip@benjes.com
ASirotkin <allan@grcomputing.com>
Eric Zenk <dezenk@yahoo.com>
Mike Fitzgerald <mikefitz08@gmail.com>
Leila Mullins <yoabibi@gmail.com>
David Long <dlong0609@npgcable.com>
mitchlaurich@yahoo.com
Debbie Obradovich <debbie.obradovich@gmail.com>
Marsha Beckwith <mjb4@suddenlink.net>
Karen Michaels <personalalchemy@mac.com>
Ronald N. Rovey <ronrovey@gmail.com>
S Nowak <annamar@suddenlink.net>
Paul Slevin <ipaul@npgcable.com>
Casimir Gruszka <kcg153@yahoo.com>
CHUCK K <ketcham3@gmail.com>

TAB 5

SIGN-IN

THE VILLAGE AT SADDLEROCK CIRCLE
 SOUTH OF SR89A AND SOLDIERS PASS ROAD
 NEIGHBORHOOD OPEN HOUSE MEETING
 DECEMBER 1, 2021 – PROJECT SITE –1250 WEST SR 89A- 4:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. I PAUL SLEVIN	70 SADDLEROCK W	928-203-4000	ypaul@NPGCABLE.com
2. Julie Talbot	75 Valley View Dr	928-282-0806	juliertalbot@msn.com
3. Tom Beauchamp	115 Saddle rock	2394045030	
4. Marsha Beckwith	10 Saddle rock Ln	928-301-8574	mjb4@suddenlink.net
5. Tom & Sonya Carter	10 June bug Circle	417-840-4053	Sonya_crt@yahoo.com
6. Lyn Dilbeck	120 EIK Rd	928 4512397	spiralinglifeforce@live.com
7.			
8.			
9.			
10.			