

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](http://www.sedonaaz.gov/projects)



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

Project Information	Project Name	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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**Community Development Department**  
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 (928) 282-1154 • [www.sedonaaz.gov/cd](http://www.sedonaaz.gov/cd)

**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:	190,322
Lumens: Partially Shielded Fixtures:	0
Total Lumens Proposed:	190,322

**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 \_\_\_\_\_ )

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

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

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**GRAND TOTAL = 190,322**