



1250 E. State Route 89A
Cottonwood, AZ 86326

Feb 8, 2020

Sefton Engineering Consultants,

Address: West side of Schnebly Hill Rd

- 401-11-001C
- 401-11-002F
- 401-12-016C
- 401-18-001A
- 401-18-031B
- 401-18-002C
- 401-18-031G
- 401-18-031D

The above referenced project is located in Arizona Public Service Company's electric service area. As a matter of fact, this property is already being served by APS. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities. These Schedules are available on-line at aps.com.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

Sincerely,

Patty G

Verde Control Desk
928 646 8502
Verdecontroldesk@apsc.com

Our Purpose: As Arizona stewards, we do what is right for the people and prosperity of our state.

Our Vision: Create a sustainable energy future for Arizona.

Our Mission: Serve our customers with clean, reliable and affordable energy.

ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, AZ 85015-3351 • P.O. BOX 28006, PHOENIX, AZ 85038-9006
PHONE: (602) 240-6860 • FAX: (602) 240-6874 • TOLL FREE: (800) 533-6023 • www.azwater.com

March 15, 2021

Luke Sefton, P.E.
Sefton Engineering Consultants
40 Stutz Bearcat Dr.
Sedona, AZ 86336

Re: Domestic Water Service to Multiple Parcels SR179 and Schnebly Hill

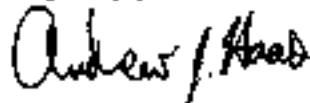
Dear Mr. Sefton:

Arizona Water Company (the "Company") certifies that the above-described property is located within its Certificate of Convenience and Necessity in Sedona, Arizona, and that it will provide water service to the property in accordance with the Company's tariffs and the Arizona Corporation Commission's rules and regulations. It will be the responsibility of the developer to provide the funds to install the necessary water facilities, and the Company assumes no liability to install those facilities if the funds are not advanced by the developer.

The design of the water distribution system must comply with the Company's standard specifications that are on file at the Arizona Department of Environmental Quality. Both preliminary and final water system designs must be approved by the Company.

It will also be the responsibility of the developer to meet all the requirements of regulatory agencies having jurisdiction over Arizona subdivisions and of Arizona statutes applicable to subdivided or unsubdivided land, including, but not limited to, requirements relating to a Certificate of Assured Water Supply, as set forth in the Arizona Groundwater Management Act, A.R.S. §45-576.

Very truly yours,



Andrew J. Haas, P.E.
Vice President - Engineering
engineering@azwater.com

sla

E-MAIL: engineering@azwater.com

WATER SERVICE TO MULTIPLE PARCELS - WILL BE PROVIDED TO MULTIPLE PARCELS ON 179 & SCHNEBLY HILLS IN THE CITY OF SEDONA, AZ. SEE THE ATTACHED DRAWINGS FOR ALL NECESSARY DETAILS. SEE THE ATTACHED DRAWINGS FOR ALL NECESSARY DETAILS. SEE THE ATTACHED DRAWINGS FOR ALL NECESSARY DETAILS.

3/15/21
AKB/JP
E-3-1-1



SERVICEABILITY LETTER



Robert Lane, Public Lands
Charles Subise, E.I.T.
Nicolella, Planner

Luke Sefton, PE, CFM
Tim Huskett, PE, CFM
Cheryl Baker, Office Manager
Christopher Henry, E.I.T.
Leonard Filner, Planner

January 29, 2021

John Snickers
Arizona Water Company

65 Coffee Pot Dr. Suite 7
Sedona, Arizona 86336

Re: Letter of Serviceability for the following Parcels, located within the City of Sedona's Jurisdiction

- 401-11-001C
- 401-11-002F
- 401-12-016C
- 401-18-001A
- 401-18-031B
- 401-18-002C
- 401-18-031G
- 401-18-031D

Dear John,

Sefton Engineering Consultants is planning to submit plans to the City of Sedona for the development of a 100 plus unit resort for the above referenced parcels. As you are aware, a Letter of Serviceability is required from Arizona Water Company. At your earliest convenience, will you please provide a Letter of Serviceability confirming that the above referenced project is in Arizona Water Company's service area?

The above referenced parcel numbers are located on the west side of Schnebly Hill Road approximately 100 feet north of State Route 179 Roundabout, within the City of Sedona's limits. A vicinity map is attached.

Thank you in advance for your assistance.

SEND TO:

Vicinity Map

40 Stutz General Dr., Sedona, Arizona 86336 - Phone: (928) 202-1099
Email: info@sefton.com - www.seftonengineering.com

In affiliation with:
Heritage Land Surveying & Mapping, Inc. with offices in Sedona, Camp Verde & Colorado



Your Ideas to Completion
Surveying • Engineering • Land Planning

Robert Lino, Public Lands

Christine Baline, E.I.T.

Christina Nicoletta, Planner

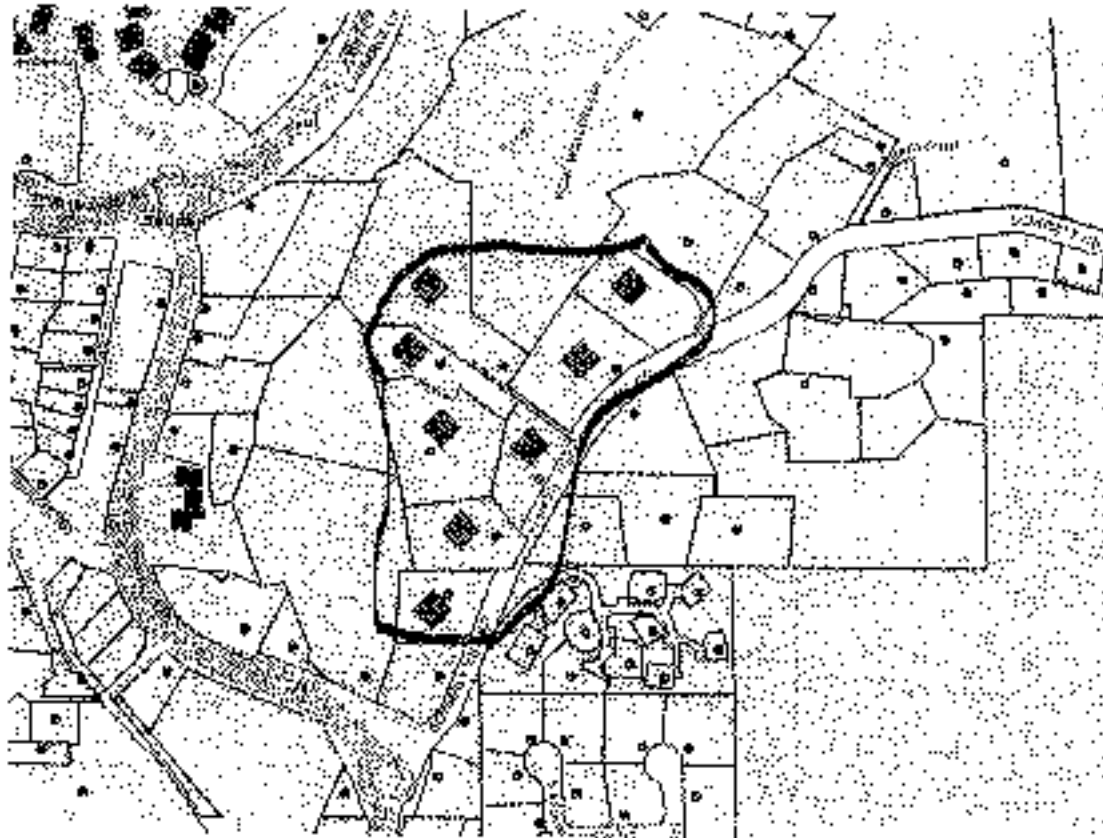
Luke Sefton, PE, CFM

Tim Huskett, PE, CFM

Cheri Baker, Office Manager

Christopher Henry, E.I.T.

Leonard Flueter, Planner



Sincerely,

Luke Sefton, PE, CFM

TEL: (928) 202-3999, Cell (928) 646-3494, Email: ls@SeftonCo.com

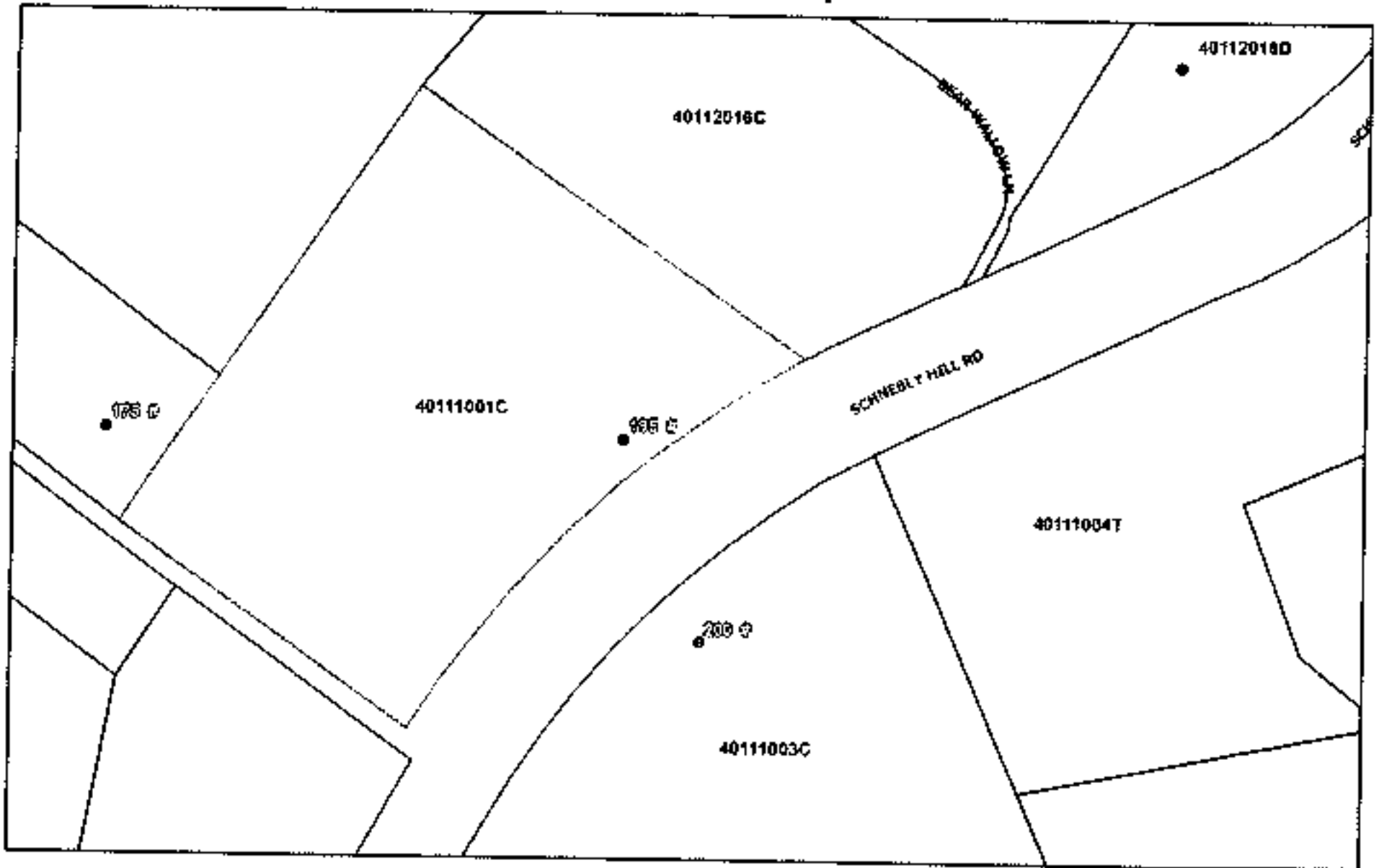
40 Stutz Bearent Dr., Sedona, Arizona 86346 • Phone: (928) 202-3999

Email: info@seftonco.com • www.SeftonEngineeringCompany.com

In affiliation with:

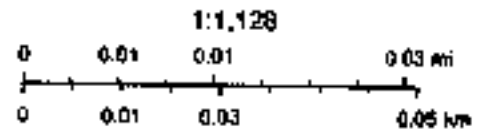
Heritage Land Surveying & Mapping, Inc. with offices in Sedona, Camp Verde & Cottonwood

Parcel Viewer Map

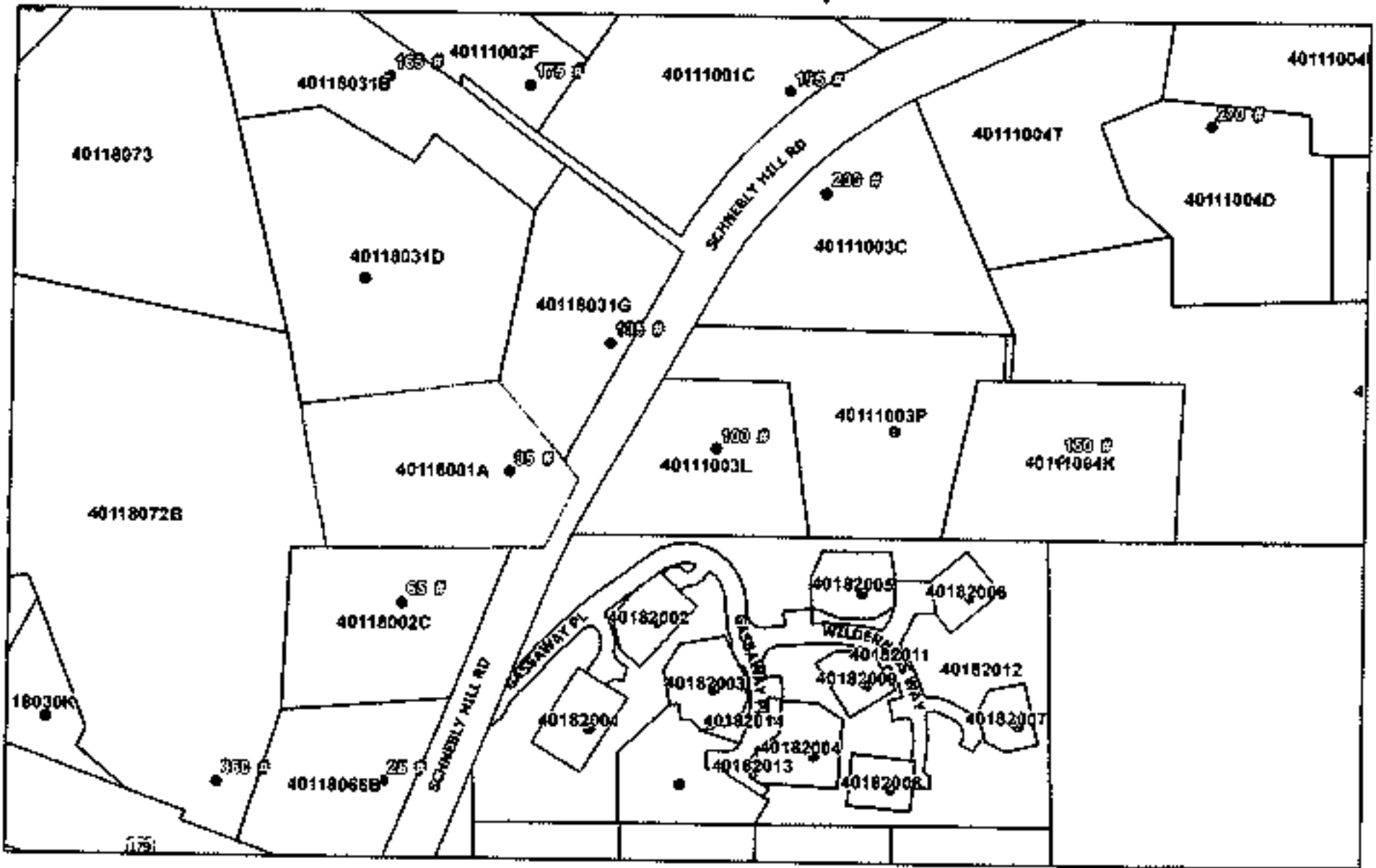


2/11/2021, 3:32:38 PM

- County Boundary
- Cocoino County Parcels Land Ownership
- Municipal Boundaries
- Addresses
- Private
- Primary

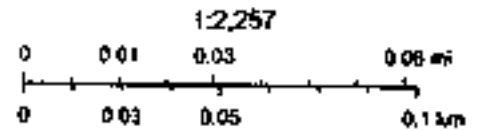


Parcel Viewer Map

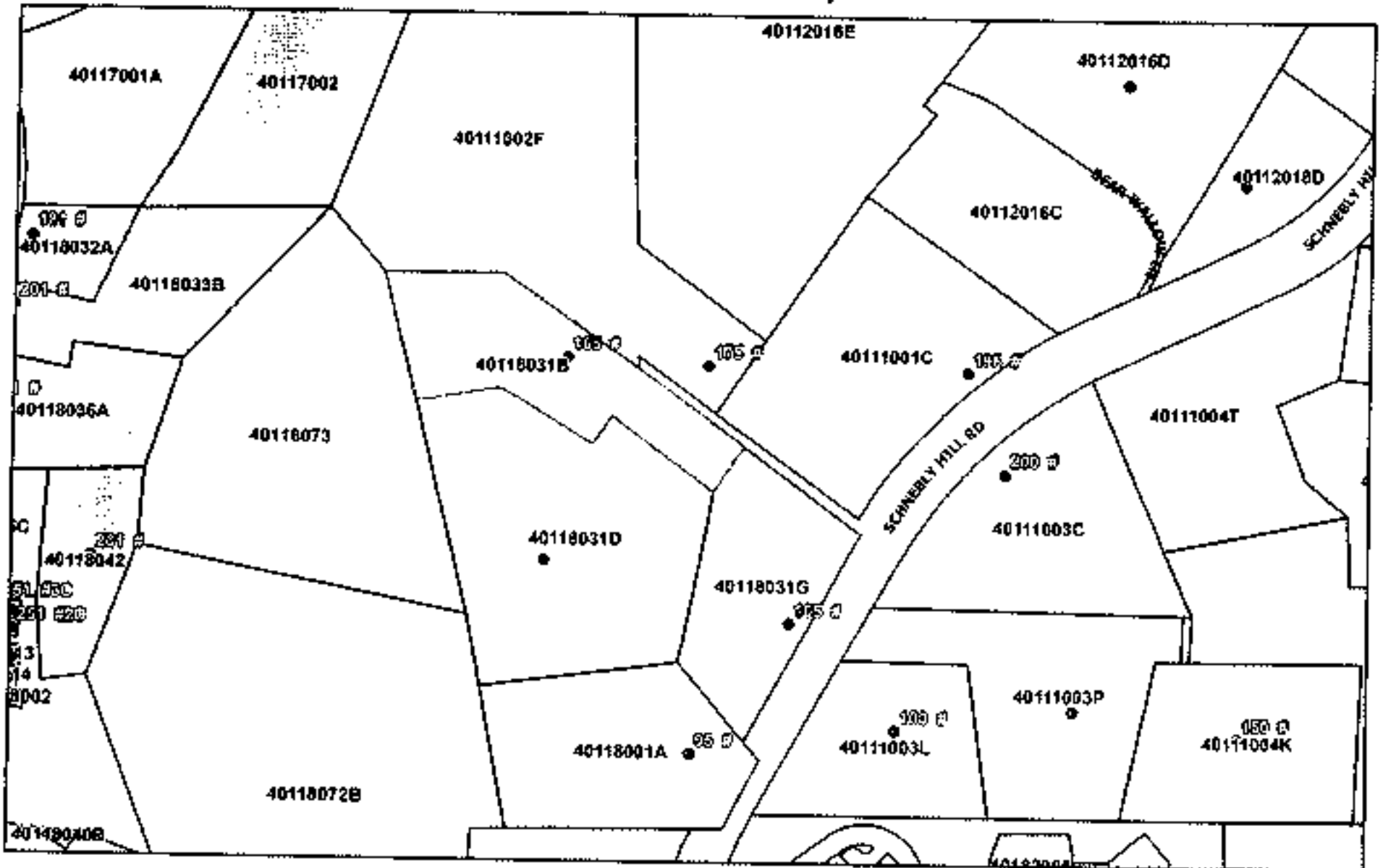


2/11/2021, 3:46:47 PM

- County Boundary
- Municipal Boundaries
- Coconino County Parcels
- National Forest
- Addresses
- Primary
- Land Ownership
- Private







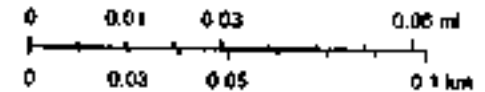
Parcel Viewer Map



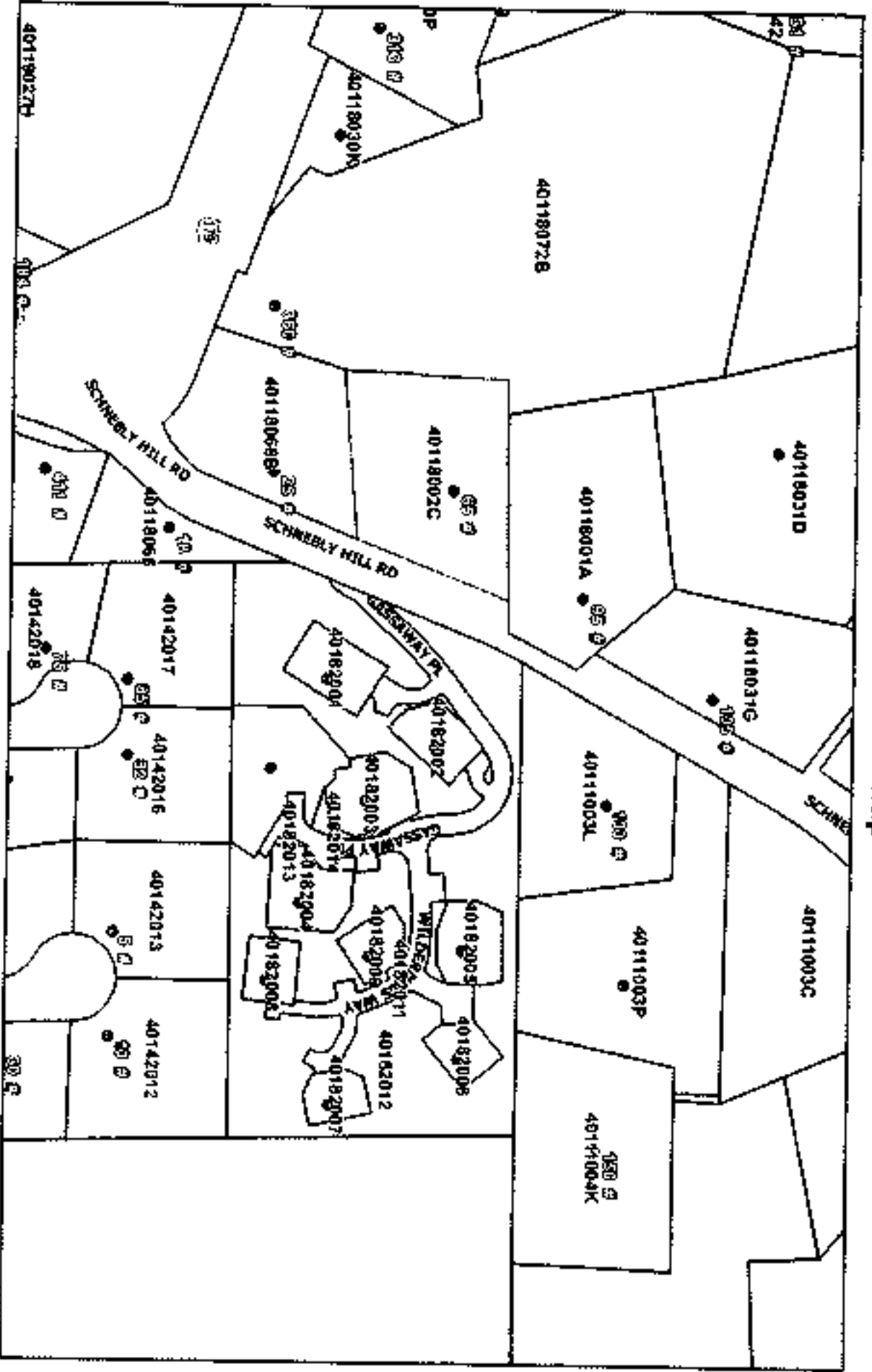
2/11/2021, 3:51:53 PM

1:2,257

-  County Boundary
-  Municipal Boundaries
-  Primary
-  Coconino County Parcels Land Ownership
- Addresses
- National Forest
- Private

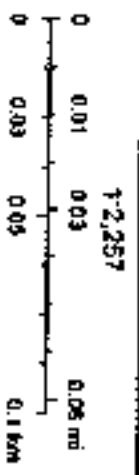


Parcel Viewer Map

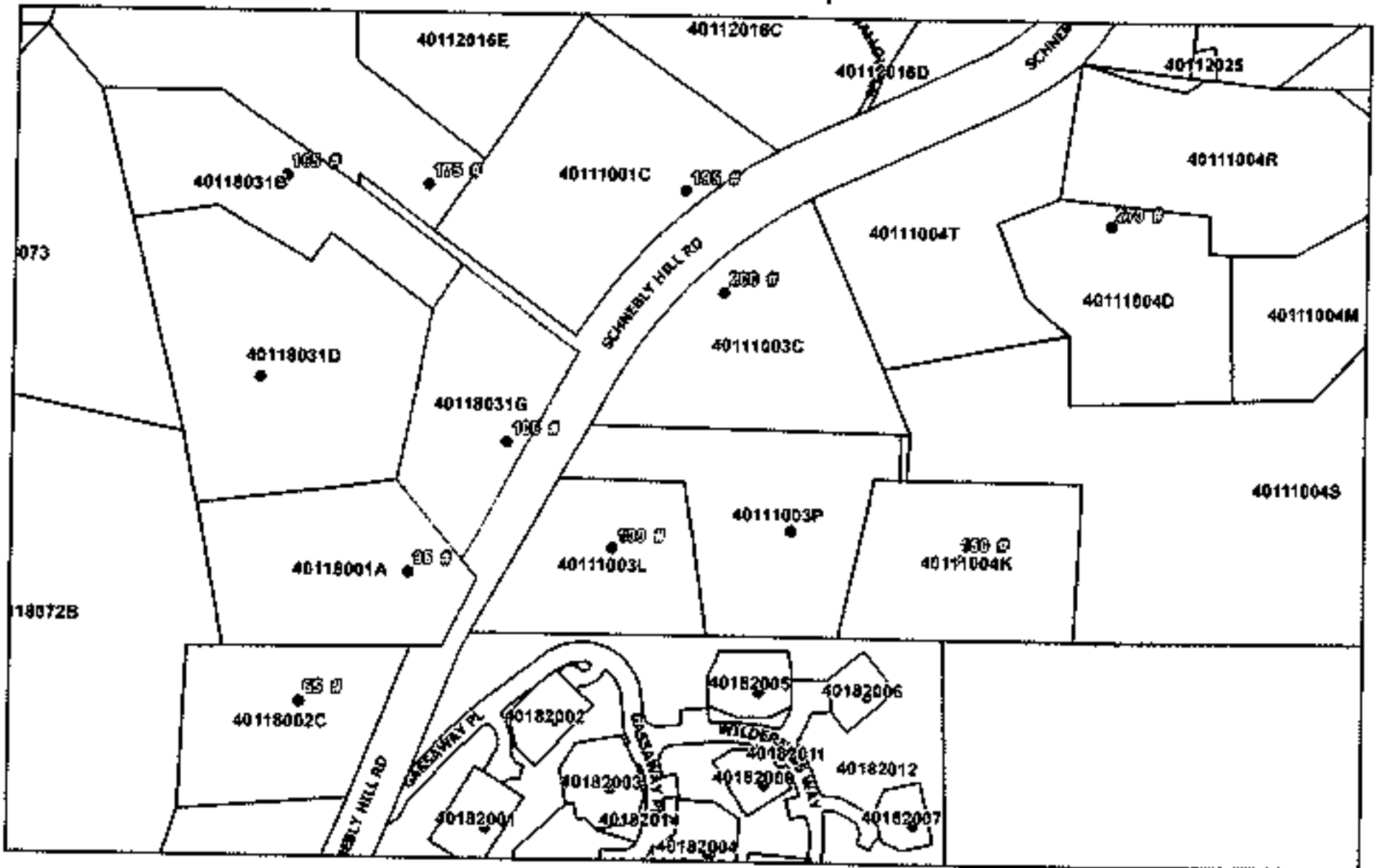


2/11/2021, 3:53:53 PM

- County Boundary
- Municipal Boundaries
- Coordinating County Parcels
- Land Ownership
- National Forest
- Private
- Primary Addresses



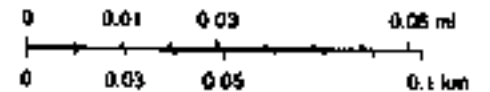
Parcel Viewer Map



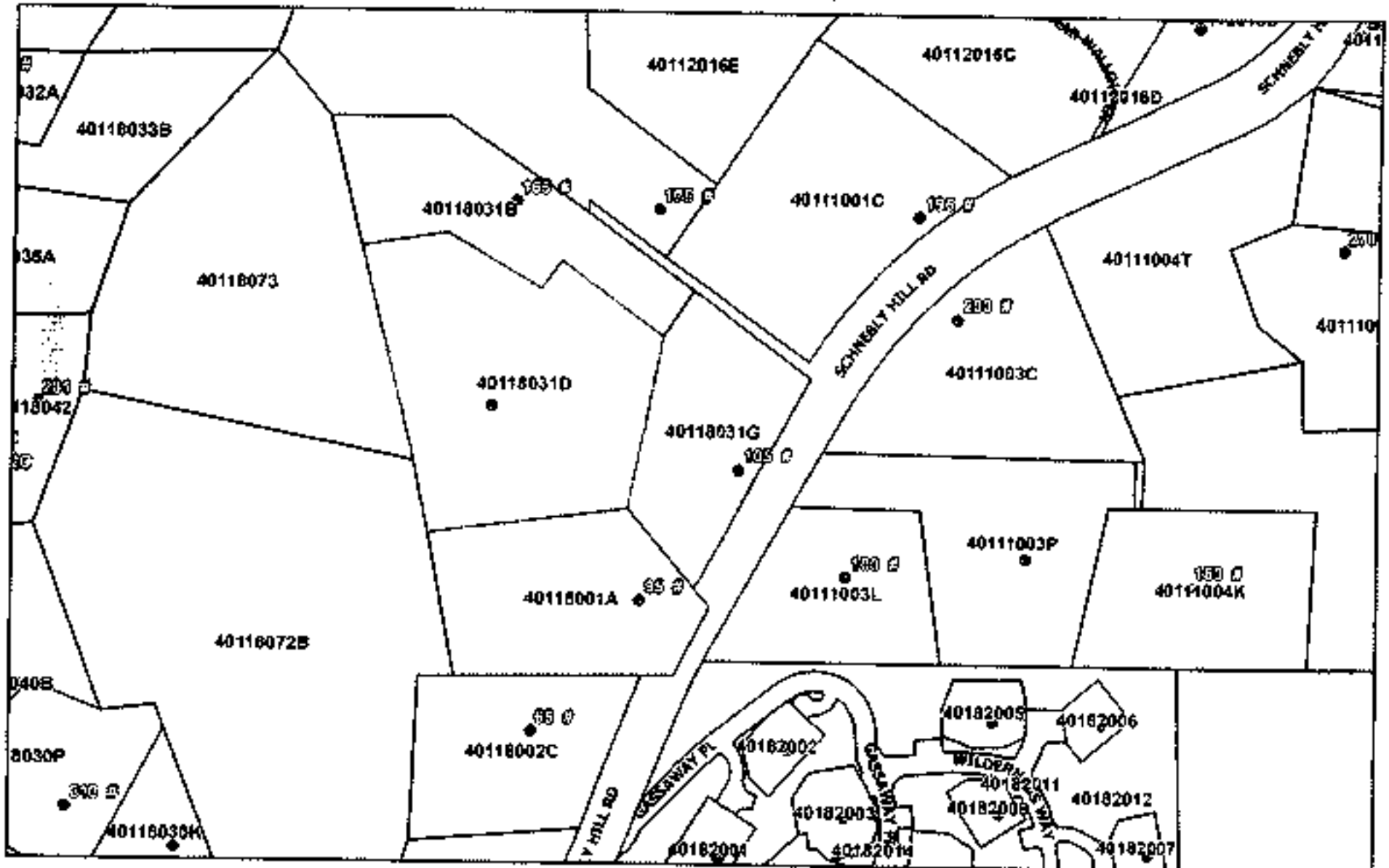
2/11/2021, 3:55:34 PM

1:2,257

- County Boundary
- Municipal Boundaries
- Coconino County Parcels
- Land Ownership
- Addresses
- Primary
- National Forest
- Private



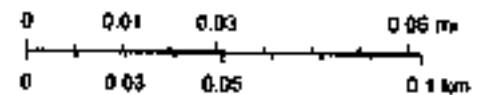
Parcel Viewer Map

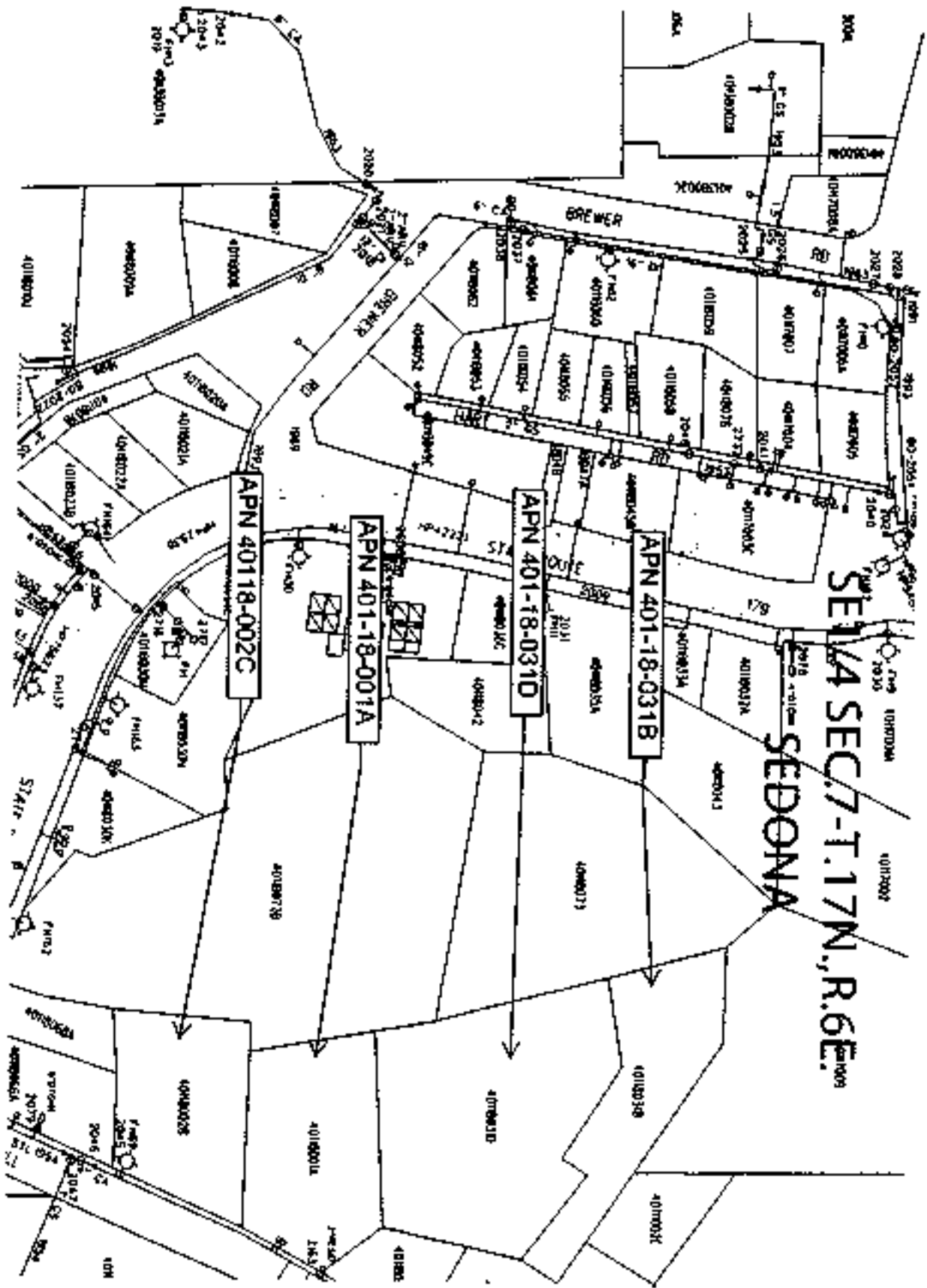


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1:2,257

- County Boundary
- Municipal Boundaries
- Coconino County Parcels
- Addresses
 - Primary
 - Private
- National Forest
- Land Ownership





SEVIA SEC 7-T. 17N., R. 6E.

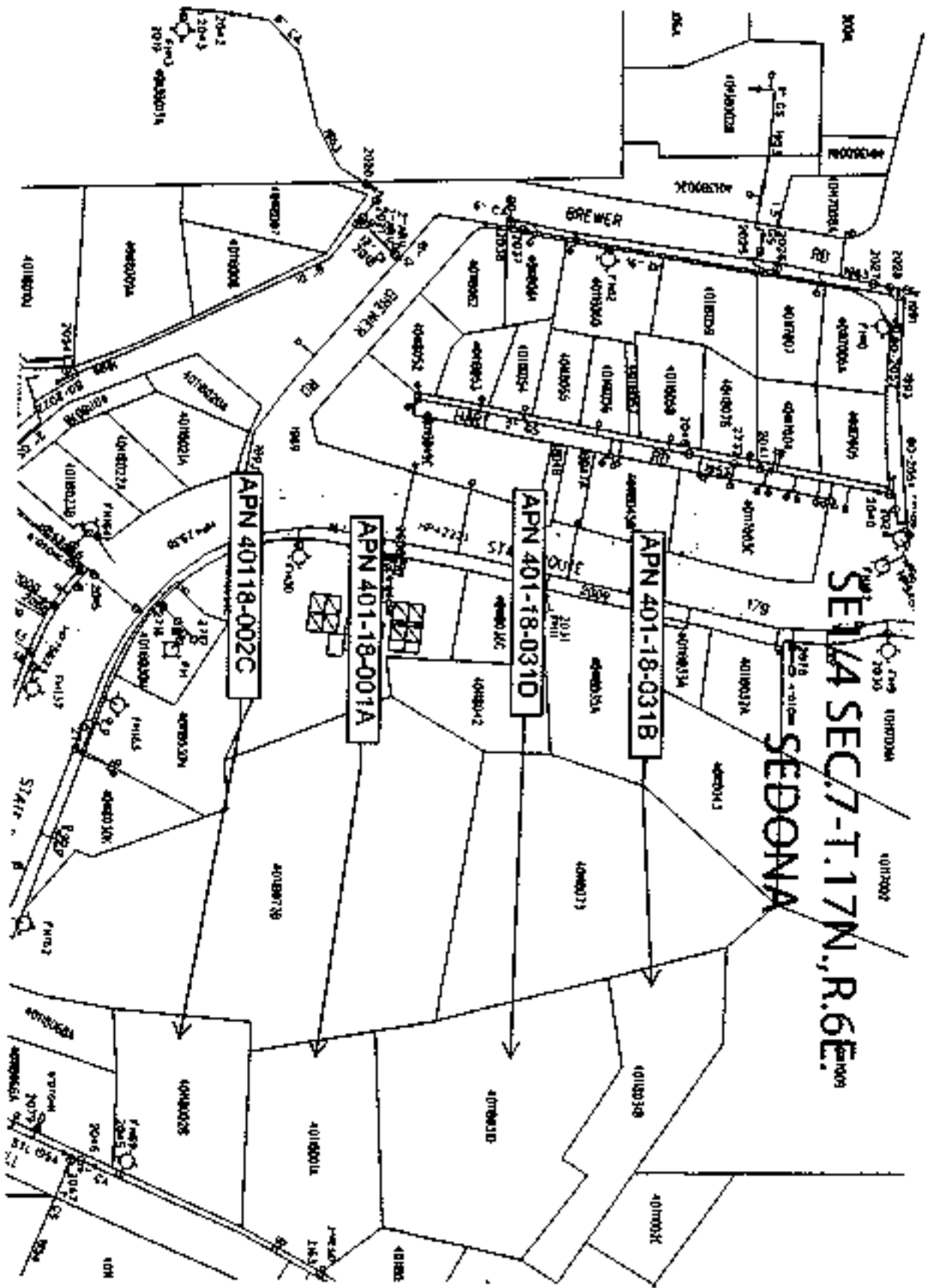
SEDONA

APN 401-18-031B

APN 401-18-031D

APN 401-18-001A

APN 401-18-002C



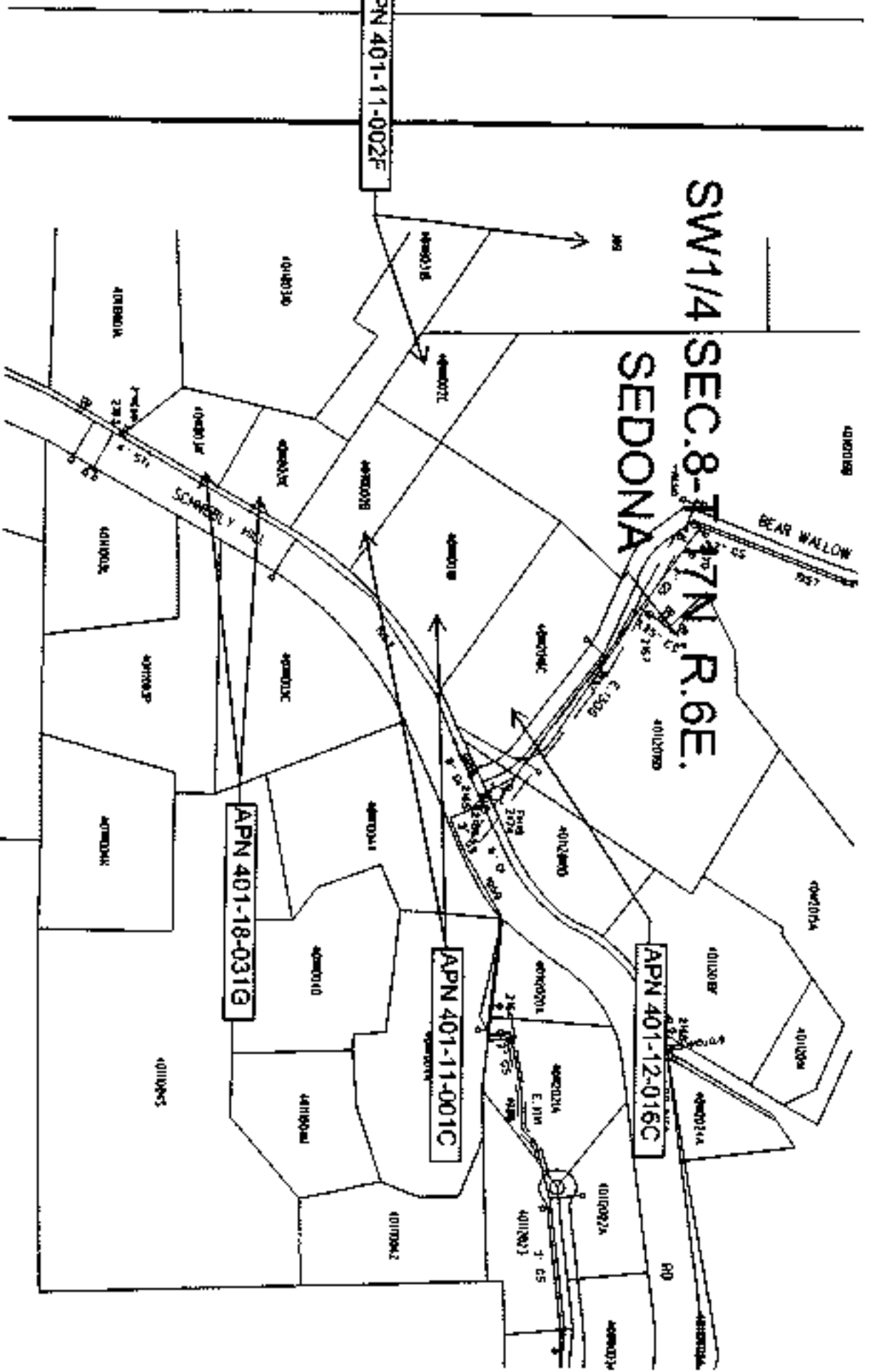
SW1/4 SEC. 8-T17N R. 6E. SEDONA

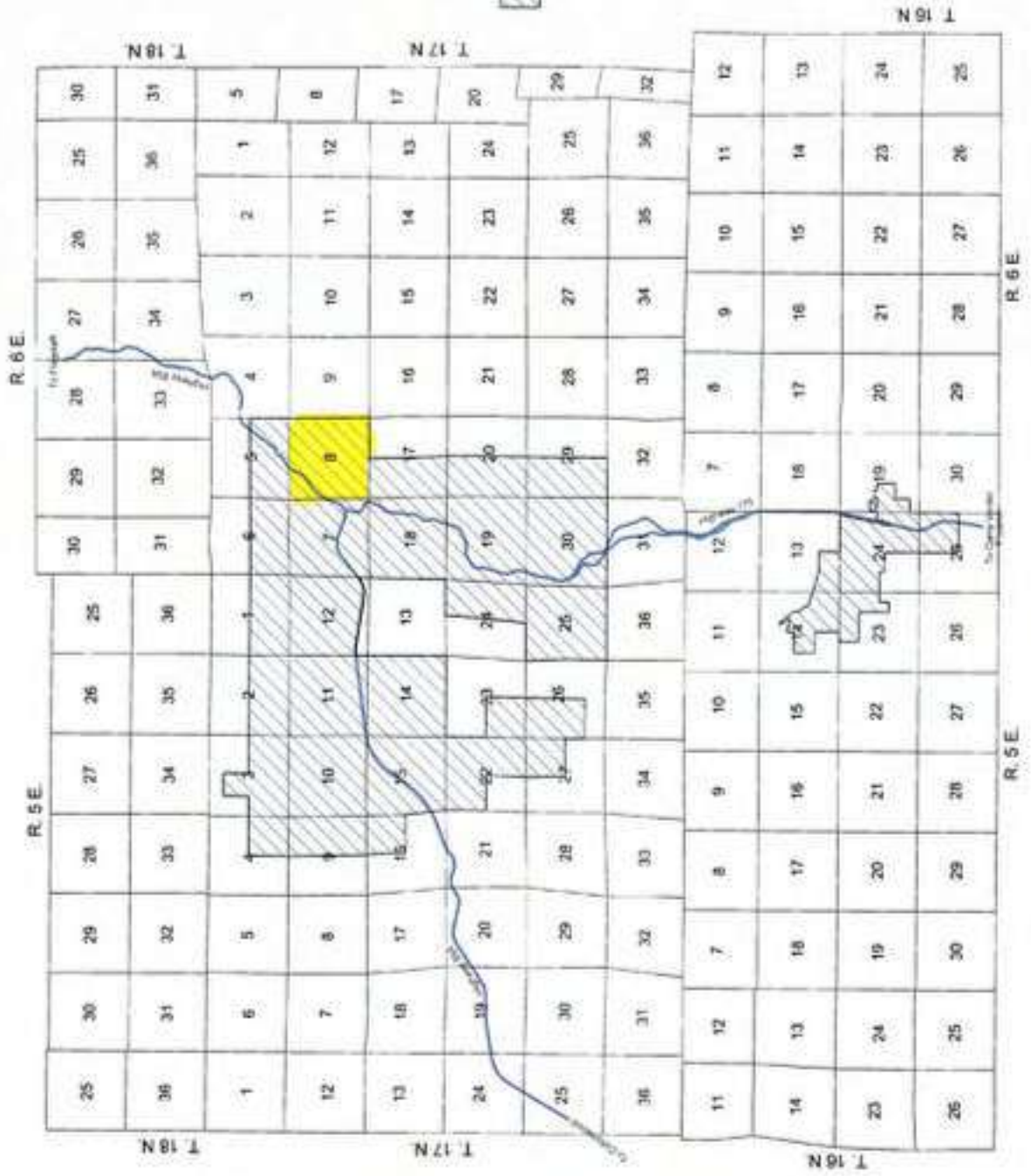
APN 401-11-002F

APN 401-18-031G

APN 401-11-001C

APN 401-12-016C





Areas Covered By Present CCR

Section	Owner Name	Acres
1
2
3
4
5
6
7
8
9
10
11
12
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34
35
36

ARIZONA WATER COMPANY
 PREPARED BY: [Name]
 SEDONA, ARIZONA
 DATE: [Date]



CenturyLink™

CenturyLink Engineering
135 W. Orion St. 1st Floor
Tempe, AZ 85283
BICS@Centurylink.com

February 22, 2021

Mr. David Nicolella
Sefton Engineering Consultants
40 Stutz Bearcat Drive
Sedona, AZ 86336

RE: Sedona Oak Creek Resort

Mr. Nicolella,

The above mentioned project is located in a parcel of land located in Section 8, Township 17N and Range 6E in Yavapai County.

In response to your "Service Availability" request for the above mentioned development located at the west side of Schnebly Hill Road north of SR179 in Sedona, Arizona, this letter is to acknowledge that this subject property is within CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this area are on file with your State Utilities Commission, and may be examined at your local CenturyLink Business Office.

Sincerely,

Kathy Hadrich

Kathy Hadrich
Sr. Manager Local Network Implementation
5025 N. Black Canyon Hwy
Phoenix, AZ 85015
602-630-5480
kathrine.hadrich@centurylink.com

David Nicolella

From: Marsha Beckwith <MBeckwith@sedonaaz.gov>
Sent: Monday, February 1, 2021 10:32 AM
To: David Nicolella
Subject: Re: "Will Serve Letters: from the City of Sedona Wastewater Department"

Hi David,

I hope the email will be acceptable.

You had requested serviceability for the following parcels:

401-11-001C	401-18-031B
401-11-002F	401-18-002C
401-12-016C	401-18-031G
401-18-001A	401-18-031D

Yes, all the properties are either lots with standby fees or they are already connected to the City sewer.

If you have any questions, please let me know.

Thank you



Marsha Beckwith
Account Technician I

Finance Dept.
102 Roadrunner Dr.
Sedona, AZ 86336
mbeckwith@sedonaaz.gov
(928) 204-7185

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

From: David Nicolella <DN@sefengco.com>
Sent: Friday, January 29, 2021 10:17 AM
To: Mike Atwater <Matwater@sedonaaz.gov>
Cc: Wastewater Billing <WastewaterBilling@sedonaaz.gov>
Subject: "Will Serve Letters: from the City of Sedona Wastewater Department"

Good Morning Mike,

I am trying to update Sefton Engineering Consultants contact information for "Will serve Letters". At the present time we send letters, via snail mail, to: City of Sedona – Finance - 102 Road Runner Dr. Sedona, Az 86336. (see attached)

Is that the best contact? Can you let me know if there is the better contact and if I can use email instead of snail mail?

March 5, 2021

Mr. Nicoletta,

We, Patriot Disposal Inc. can service the locations that you have mentioned off of Schnebly Hill Rd Sedona, Arizona. If anyone has any questions, please do not hesitate to contact our office.

Jim Ritzer

Customer Service Manager

928-203-9995

928-775-9000

custserve@patriotdisposal.com





Taylor Waste

P.O. Box 3218 • Cottonwood, AZ 86326 • (928) 649-2662 • Prescott Valley, AZ • (928) 778-5454 • www.taylorwaste.com

03/22/2021

Sefton Engineering Consultants
40 Stutz Bearcat Dr
Sedona, Az 86336

To: Sefton Engineering

Re: Parcels – 401-11-001C, 401-11-002E, 401-12-016C, 401-18-001A,
401-18-031B, 401-18-002C, 401-18-031G, 401-18-031D in the City of
Sedona, Arizona

Thank you for requesting a letter of serviceability from Taylor Waste, Inc.

Taylor Waste can provide waste service for the above parcels on the west side of Schnebly Hill Rd and 100 feet north of the State Route 179 roundabout. Taylor Waste, Inc. already services Customers on Schnebly Hill Rd and State Route 179.

Please call our office at (928) 649-2662 if you have any further questions.

Sincerely,

Chris Taylor
Owner/President

"Service taylored to your needs"

David Nicolella

From: TMathe@uesaz.com
Sent: Thursday, February 11, 2021 9:42 AM
To: David Nicolella
Subject: FW: Unisource "Will Serve Letter" Contact Status
Attachments: Schnebly Hill Rd. Gas.PDF

David,

My name is Taylor Mathe, I am the planner for the Verde Valley District. I looked over your parcels regarding your new resort off Schnebly Hill Rd. and currently we do have a few vacant risers on your parcels. There is a main currently on Schnebly Hill Rd and Bear Wallow that can serve your parcels, except for 401-11-002F and 401-18-031B those will need a main extension or you will have to pipe out to Schnebly. There is a cost for new services if you don't use any of the existing risers and a cost for any mainline extensions. In order to give you any estimate we will need meter locations and BTU loads.

Any questions feel free to contact me, my numbers are below.

Thank you.

Taylor Mathe

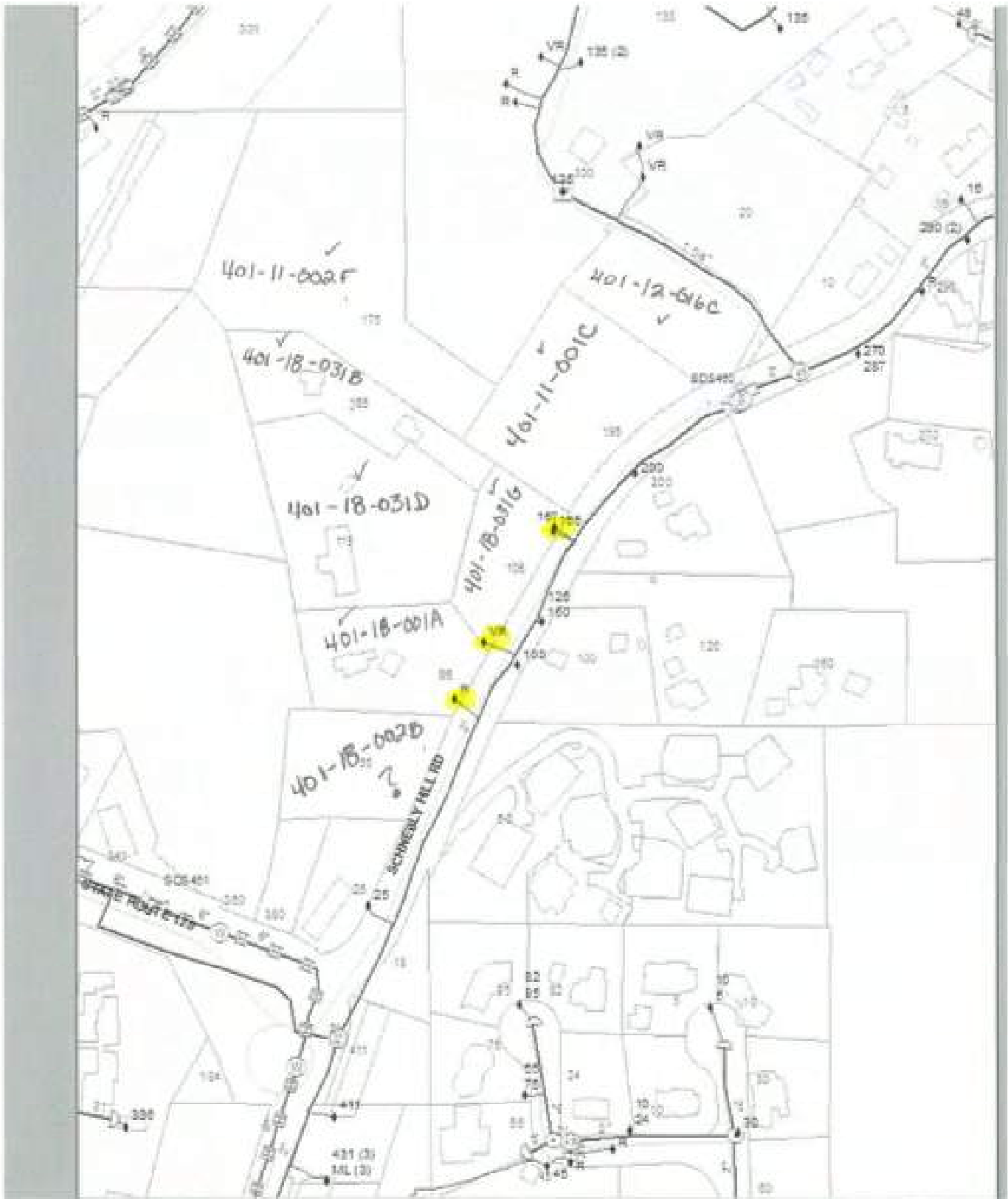
Planner- Verde District
500 S Willard Street
Cottonwood, AZ 86326
Office: 928-203-1214
Cell: 928-300-2728
tmathe@uesaz.com

From: Fanning, Monette <MFanning@uesaz.com>
Sent: Wednesday, February 10, 2021 3:51 PM
To: Mathe, Taylor <TMathe@uesaz.com>
Subject: FW: Unisource "Will Serve Letter" Contact Status

From: David Nicolella <DN@sefengco.com>
Sent: Wednesday, February 10, 2021 3:38 PM
To: Fanning, Monette <MFanning@uesaz.com>; Hector Riojas <hriojas@uesaz.com>; Irene Freeman <IFreeman@uesaz.com>
Subject: [EXTERNAL E-Mail]FW: Unisource "Will Serve Letter" Contact Status

*** UNS WARNING - EXTERNAL EMAIL ***

Do NOT open attachments or click links that you are not expecting.



UniSource Energy Services
Gas Division
Not to be Used for Locating Purposes
Please Call Blue Stake