



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

PZ21-00014 (SUB) Chapel View

Terrace Final Plat

Planning

Comments, June

13, 2023

1. General Comments

- a) The application has been submitted for final plat. The following comments must be addressed prior to scheduling the final plat for City Council approval.
- b) Contact the following Staff members if you have any questions regarding what will be required:
 - i) Cari Meyer, Planning Manager, cmeyer@sedonaaz.gov, (928) 203-5049, for questions regarding development standards, submittal requirements, and the review process.
- c) The following comments reference sections of the Land Development Code (LDC) and Design Review, Engineering, and Administrative Manual (Manual). These documents are available for review at the following links:
 - i) LDC: <https://sedona.municipal.codes/SLDC>
 - ii) Manual: <https://www.sedonaaz.gov/home/showdocument?id=38278>

2. Letter of Intent (LOI)

- a) The LOI refers to the December 14, 2022 Planning Commission hearing. This was a City Council hearing. The Planning and Zoning Commission hearing was on October 18, 2022.
 - [Cover letter revised with correct City Council hearing date](#)

3. Final Plat

- a) Update all dates to current year.
 - [Dates updated to 2023](#)
- b) Coconino County lists "Passion II LLC" as the owner of the property. Update all references to property owner and developer.
 - [Changed to Passion II LLC](#)
- c) The setback line along the north side of Lot 6 is shown at 20 feet. This would be considered an exterior side yard and require a setback of 15 feet. Is there a reason why this is shown at 20 feet?
 - [Changed to 15-feet](#)
- d) Clarify why Lots 1, 2, and 3 are shown with a 30 foot rear setback. A 25 foot rear setback is required.

- Changed to 25-feet

e) City Council's approval of the Preliminary Plat allowed the sidewalk along the south side of the property to be replaced with a pathway up to the emergency access easement. While a shaded area is shown on the plat, it is not included in the legend and no details (width, surfacing materials, etc.) are provided. Clarify if that is what is shown and add to legend/provide details.

- Done

f) Provide the following information on the Final Plat, in accordance with the requirements of the Manual:

i) Manual Section 1.3.C(5)d: Locations of all adjoining subdivisions with recorded date, name, book and page number noted, or if unrecorded or undivided, so marked.

- Done

4. Preliminary Plat Conditions of Approval

a) As a condition of approval, the attached Proposition 207 Waiver and Agreement to Conditions of Approval is required to be signed and notarized by the property owner.

- Provided



Public Works Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 204-7111 • Fax: (928) 282-5348;
Hanako Ueda, EIT (928) 203-5024

PZ21-00014 (SUB)
Chapel View Terrace (Final Plat)
6/12/2023

Engineering Comments

- a. Each of 2 separate corners of the subdivision traverse shall be tied by course and distance to separate section corners or quarter section corners
 - Done
- b. Plat Notes #11: "The land being subdivided hereon IS not within a special flood hazard area"
 - Done
- c. Dedication: Is Passion LLC or Rife Development subdividing?
 - i. Ensure you are comfortable with the dedication language.
 - Done
- d. Please show location of all adjoining subdivisions with recorded date, name, book and page number noted, or if unrecorded or undivided
 - Done
- e. Please show DG shading on the legend.
 - Done
- f. Please change dates to 2023.
 - Done
- g. Provide ADEQ Water & Wastewater construction approvals.
 - Provided
- h. Construction plans (may be addressed during grading permit):
 - i. Address catch basin conflict with the shared-use path near Skyline. (Cover plate & drop grade scupper recommended to avoid relocation)
 - Done
 - ii. Please show a ramp at Skyline Dr for the shared-use path extension.
 - Done

Prior to Issuance of Building Permit:

- Infrastructure within the ADOT ROW must be approved by ADOT.
- Financial assurances are required for all subdivision construction projects.
- Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of DREAM Chapter 3.1.
- An AZPDES Construction Activity General Permit (CGP) must be submitted to ADEQ
- Provide the Final Drainage Report.
- Applicant shall follow the City of Sedona Land Development Code in its entirety.
- Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (DREAM 3.1). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.

SHEET INDEX

- 1 FINAL PLAT COVER SHEET
- 2 FINAL PLAT

CHAPEL VIEW TERRACE FINAL PLAT

A SUBDIVISION OF PARCEL B, AS RECORDED IN INSTRUMENT #3686479 & INSTRUMENT #3807829, COCONINO COUNTY RECORDERS OFFICE LOCATED WITHIN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE

GILA AND SALT RIVER BASE AND MERIDIAN,
 WITHIN THE CITY OF SEDONA, COCONINO COUNTY, ARIZONA
 ORIGINAL ASSESSORS PARCEL NUMBER 401-34-033B
 CONTAINING ±3.29 ACRES
 ZONED SINGLE FAMILY RESIDENTIAL (RS-18)
 CASE NO. PZ21-00014 (SUB)

DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT PASSION II, LLC, A LIMITED LIABILITY CORPORATION ("TRUSTEE"), HAS SUBDIVIDED UNDER THE NAME OF "CHAPEL VIEW TERRACE", A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "CHAPEL VIEW TERRACE" ("THE PLAT"). "TRUSTEE" HEREBY DECLARES THAT "THE PLAT" SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS, AND THAT EACH SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN HEREON.

"TRUSTEE" HEREBY DECLARES THAT THE EASEMENTS SHOWN UPON THIS PLAT SHALL BE ESTABLISHED AND RESERVED IN ACCORDANCE WITH THE NOTATION ON SAID PLAT AND SHALL PROVIDE TO THE PUBLIC THE USE THEREOF FOREVER FOR INGRESS, EGRESS PURPOSES AND FOR INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITY LINES AND FACILITIES, INCLUDING WITHOUT LIMITATION, WATER, SANITARY SEWER, ELECTRIC, NATURAL GAS, TELEPHONE, CABLE SERVICES, WATERCOURSES AND/OR DRAINAGE FACILITIES. THE "TRUSTEE" ALSO DECLARES THAT THE STREETS CONSTRUCTED AND LOCATED WITHIN THE SUBJECT EASEMENTS PROVIDING ACCESS TO, FROM AND THROUGHOUT THE SUBDIVISION SHALL REMAIN PRIVATE, AND ARE NOT DEDICATED TO THE PUBLIC BUT ARE RESERVED FOR THE USE, ENJOYMENT AND BENEFIT OF THE ADJACENT OWNERS; THE MAINTENANCE OF THE SAID STREET WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS WITHIN THE SUBDIVISION.

FURTHER THE "TRUSTEE" HEREBY GRANTS TO THE CITY OF SEDONA, A MUNICIPAL CORPORATION, LICENSE TO ACCESS UPON THE ESTABLISHED EASEMENT AND STREETS PROVIDED AS DESCRIBED HEREON, FOR THE PURPOSE OF PERIODIC INSPECTION AND MAINTENANCE OF THE WATERCOURSES AND/OR DRAINAGE FACILITIES. THE MAINTENANCE OF THE DRAINAGE EASEMENTS AND FACILITIES SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS WITHIN THE SUBDIVISION.

IN WITNESS WHEREOF:

"TRUSTEE" HAS CAUSED THIS PLAT TO BE DULY EXECUTED AS OF THIS _____ DAY OF _____, 2024.

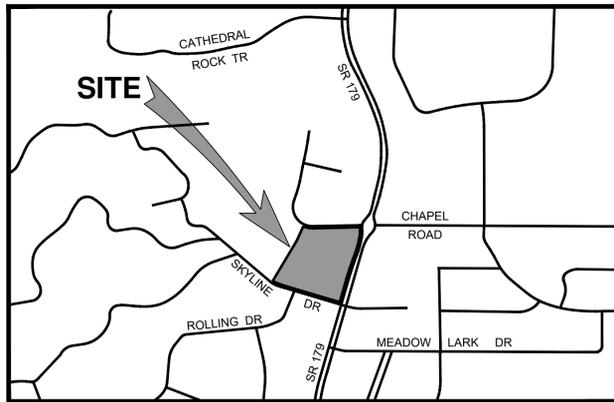
BY: _____
 TRUST OFFICER

STATE OF ARIZONA)
 COUNTY OF COCONINO)

SUBSCRIBED AND SWORN BEFORE ME ON THIS _____ DAY OF _____, 2024

BY: _____, MY COMMISSION EXPIRES _____

NOTARY PUBLIC



VICINITY MAP
 NOT TO SCALE

UTILITY COMPANIES

ELECTRIC: ARIZONA PUBLIC SERVICE COMPANY
 P.O. BOX 53920, STE. 9996
 PHOENIX, ARIZONA 85072-3920

WATER: ARIZONA WATER COMPANY
 3805 N. BLACK CANYON HIGHWAY
 PHOENIX, AZ 8505-5351

SEWER: CITY OF SEDONA
 PUBLIC WORKS DEPARTMENT
 102 ROADRUNNER DRIVE
 SEDONA, AZ 86336

CABLE/PHONE: CENTURYLINK
 CENTURYLINK ENGINEERING
 500 S. CALVARY WAY
 COTTONWOOD, AZ 86326

SUDDENLINK
 65 COFFEEPOT DRIVE STE. A
 SEDONA, ARIZONA 86336

GAS: UNISOURCE ENERGY SERVICES
 U.S. GAS, INC.
 P.O. BOX 80078
 PRESCOTT, AZ 86304-8078

SOLID WASTE COLLECTION: COLLECTION: PATRIOT DISPOSAL
 211 SMITH ROAD
 SEDONA, AZ 86336

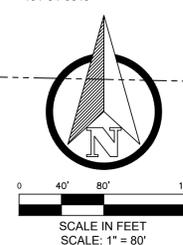
DEVELOPER CONTACT INFORMATION

CHRIS RIFE
 PASSION II LLC
 1300 W WATERLOO ROAD
 EDMOND, OK 73025
 (480) 734-3999

PARCEL ZONING RS-18

SINGLE FAMILY RESIDENCE
 MIN LOT SIZE = 18,000 SQ. FT.

LOTS 1 - 6
 SMALLEST LOT = 21,423 S.F. (0.49 AC)
 LARGEST LOT = 27,205 S.F. (0.62 AC)
 AVERAGE LOT SIZE = 23,878 S.F. (0.55 AC)



CERTIFICATE OF APPROVALS

SEDONA COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR _____ DATE _____

SEDONA FIRE DISTRICT

FIRE MARSHAL _____ DATE _____

SEDONA PUBLIC WORKS DEPARTMENT

CITY ENGINEER _____ DATE _____

SEDONA CITY COUNCIL

MAYOR OF SEDONA _____ DATE _____

CITY CLERK _____ DATE _____

PLAT NOTES

1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER ANY UTILITY EASEMENT EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, OR SUITABLE LANDSCAPING THAT DOES NOT INTERFERE WITH THE INTENDED PURPOSE OF THE EASEMENT.
2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE DRAINAGE EASEMENT EXCEPT STONE, GRAVEL, OR OTHER DRAINAGE CHANNEL MATERIALS OR SUITABLE LANDSCAPING THAT DOES NOT INTERFERE WITH THE INTENDED PURPOSE OF THE EASEMENT.
3. ALL STREETS PLATTED HEREON ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE CITY OF SEDONA. STREET MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS.
4. VISIBILITY EASEMENTS SHOWN ON THE SUBDIVISION LAND DEVELOPMENT PLANS SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS ON BOTH SIDES OF ENTRANCE ROAD. VEGETATION WITHIN SHALL BE PRUNED AND MAINTAINED AT A HEIGHT LESS THAN 2' TREE BRANCHES LOWER THAN 6' WITHIN THE TRIANGLES SHALL ALSO BE PRUNED.
5. FRONT PROPERTY LINES FOR LOTS 1 - 6 ARE THE CENTER LINE OF THE INGRESS/EGRESS EASEMENT.
6. ALL FRONT BUILDING SETBACKS SHALL BE MEASURED FROM THE EDGE OF THE INGRESS/EGRESS EASEMENT.
7. LOT CORNERS WITHIN THE SUBDIVISION SHALL BE SET WITHIN 90 DAYS OF THE APPROVAL AND RECORDATION OF THE FINAL PLAT AND WILL BE MONUMENTED IN ACCORDANCE WITH THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS BY THE REGISTERED LAND SURVEYOR OF RECORD. THE MONUMENTS SHALL BE 1/2" REBARS SET WITH PLASTIC CAPS INSCRIBED WITH "LS29263" AT EACH NEW LOT CORNER OR MISSING CORNER. ADDITIONALLY, LOT CORNERS LOCATED IN THE ROADWAY ASPHALT SHALL BE SET WITH COTTON SPINDLE WITH TAG "LS 29263".
8. THE FOUND MONUMENTS SHOWN HEREON ARE FROM THE NOTES OF THE ACTUAL FIELD SURVEY CONDUCTED BY TIMOTHY L. HAMMES RLS #29263 ON FEBRUARY 23, 2022.
9. ALL RECORDED EASEMENTS ARE SHOWN AS PART OF THESE DOCUMENTS.
10. THE WORD "CERTIFICATION" AS SHOWN HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS DEPICTED ON THIS PLAT AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
11. THE LAND BEING SUBDIVIDED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
12. THE 15' UTILITY EASEMENT WITHIN LOT 6 IS PROVIDED FOR THE INSTALLATION OF A PRIVATE SANITARY SEWER SERVICE LINE AND A GAS SERVICE LINE BETWEEN APN 401-34-033A AND THE SEWER MAIN WITHIN CHAPEL ROAD.

ADJACENT UNSUBDIVIDED LOT NOTES

1. NORTH - MYSTIC HILLS 08/05/1992, BOOK 01495 PAGE 555
2. EAST - STATE HIGHWAY 179
3. SOUTH AND WEST ARE INDIVIDUAL LOTS THAT ARE NOT PART OF A SUBDIVISION.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS SOUTH 89 DEGREES, 10 MINUTES, 00 SECONDS, EAST (PER B.L.M. PLAT) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST G.&S.R.M., COCONINO COUNTY, ARIZONA.

LAND SURVEYOR CERTIFICATION

THIS FINAL PLAT AND SURVEY ON WHICH IT IS BASED WHERE CONDUCTED UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP IS PUBLISHED SUBJECT TO ALL CONDITIONS, RESERVATIONS AND RESTRICTIONS OF THE PUBLIC RECORD.

TIMOTHY L. HAMMES RLS #29263 _____ DATE _____



SEFTON ENGINEERING CONSULTANTS

40 STUTZ BEARCAT DR.
 SEDONA, ARIZONA 86336
 PH: (928) 202-3999
 FAX: (888) 229-2970
 LS@SEFENGCO.COM

FINAL PLAT COVER SHEET

CHAPEL VIEW TERRACE

10 SKY LINE DRIVE, SEDONA, ARIZONA

SHEET TITLE:
 PROJECT TITLE:

DRAWN BY: RJB

SCALE: AS NOTED

DATE: 7/12/2023

PROJECT NO: 210305

SHEET NO.

1 OF 2

© 2019, Sefton Engineering Consultants LLC, All Rights Reserved. This document is protected under the United States Copyright Act. No part may be reproduced in any form or by any means or stored in a database or retrieval system, without the prior written permission of Sefton Engineering Consultants, LLC. These plans/documents have been prepared using technical knowledge that would be applied by other qualified registrants who practice the same profession in the same area and at the same time. Efforts have been made to be as accurate as possible. However, plans/documents could contain unintentional technical inaccuracies, typographical errors or omissions. Users of these plans/documents should understand that it is highly probable that errors and omissions will occur in any plan/document preparation process, the user shall notify the preparer for clarification.

CHAPEL VIEW TERRACE FINAL PLAT

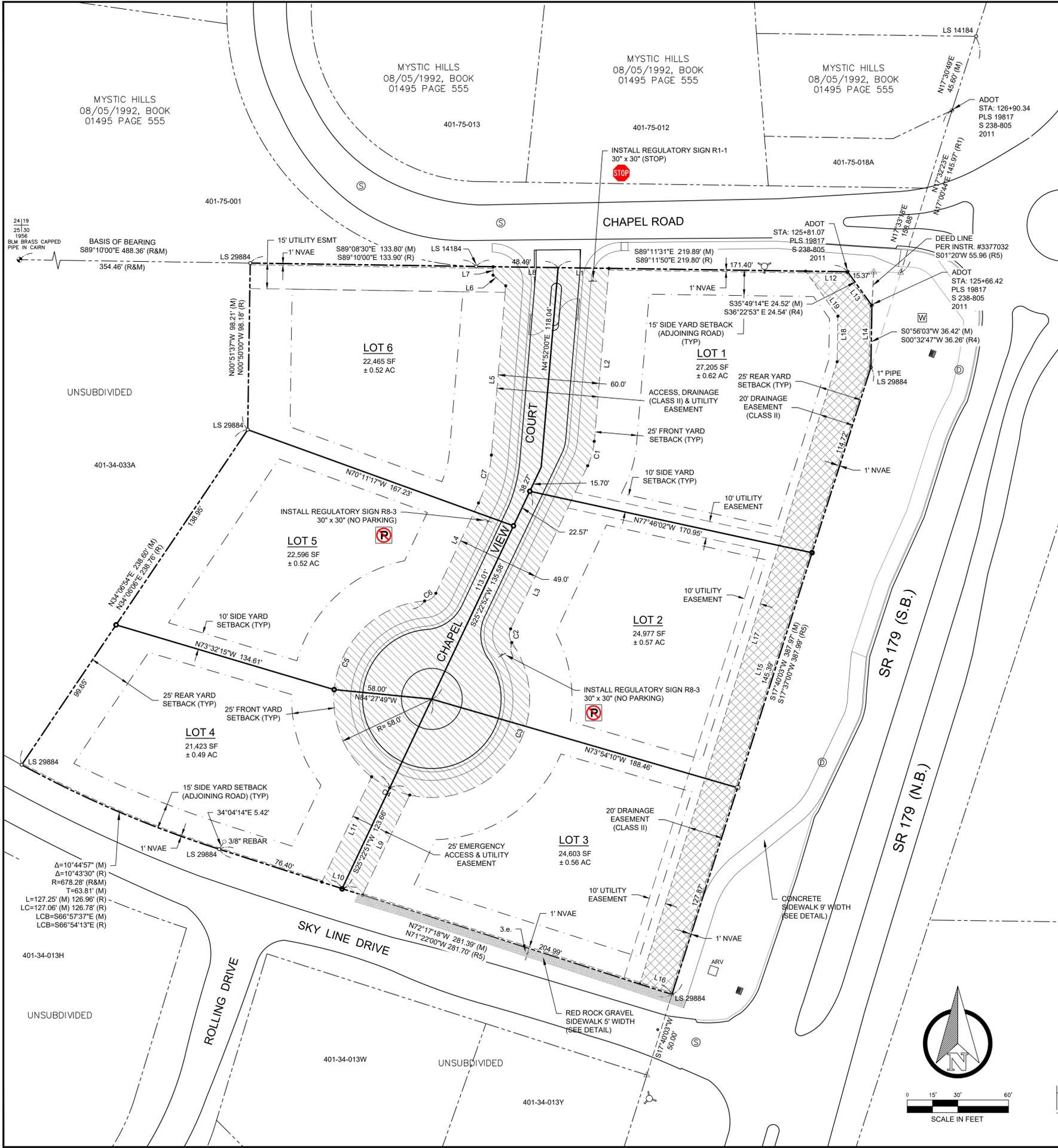
A SUBDIVISION OF PARCEL B, AS RECORDED IN INSTRUMENT #3686479 & INSTRUMENT #3807829, COCONINO COUNTY RECORDERS OFFICE LOCATED WITHIN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, WITHIN THE CITY OF SEDONA, COCONINO COUNTY, ARIZONA ORIGINAL ASSESSORS PARCEL NUMBER 401-34-033B CONTAINING ±3.29 ACRES ZONED SINGLE FAMILY RESIDENTIAL (RS-18) CASE NO. PZ21-00014 (SUB)



SEFTON ENGINEERING CONSULTANTS
40 STUTZ BEARCAT DR.
SEDONA, ARIZONA 86336
PH: (928) 202-3999
FAX: (888) 229-2970
LS@SEFCO.COM

CHAPEL VIEW TERRACE
10 SKY LINE DRIVE, SEDONA, ARIZONA

SHEET TITLE: FINAL PLAT
PROJECT TITLE: CHAPEL VIEW TERRACE
DRAWN BY: RJB
SCALE: 1" = 30'
DATE: 7/12/2023
PROJECT NO: 210305
SHEET NO. 2 OF 2



ACCESS, UTILITY & DRAINAGE EASEMENTS CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LEN
C1	15.038'	42.00'	20.5144	S15° 07' 26"W	14.96'
C2	8.45'	8.00'	60.5000	S04° 52' 08"E	8.06'
C3	139.75'	58.00'	138.0538	S33° 54' 29"W	108.31'
C4	25.198'	58.00'	24.8917	N64° 37' 09"W	25.00'
C5	139.75'	58.00'	138.0544	N16° 51' 14"E	108.32'
C6	8.45'	8.00'	60.5000	N55° 37' 52"E	8.06'
C7	29.36'	82.00'	20.5144	N15° 07' 26"E	29.20'

ACCESS, UTILITY & DRAINAGE EASEMENTS LINE TABLE

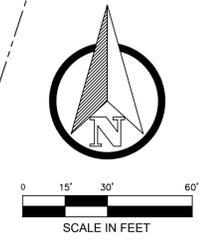
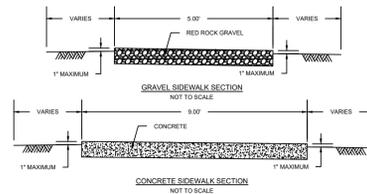
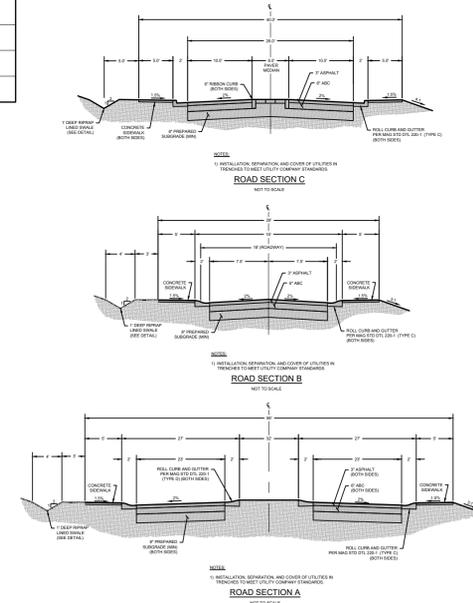
LINE #	LENGTH	DIRECTION
L1	30.08'	S89° 11' 31"E
L2	102.31'	S04° 52' 00"W
L3	106.36'	S25° 22' 52"W
L4	58.87'	N25° 22' 52"E
L5	100.18'	N04° 52' 00"E
L6	9.78'	N50° 15' 36"W
L7	5.00'	N00° 48' 10"E
L8	38.47'	S89° 11' 31"E
L9	65.34'	S25° 22' 51"W
L10	25.23'	N72° 17' 18"W
L11	68.71'	N25° 22' 51"E
L12	24.92'	S89° 11' 31"E
L13	24.52'	S35° 49' 14"E
L14	36.42'	S00° 56' 03"W
L15	387.97'	S17° 40' 03"W
L16	20.00'	N72° 17' 18"W
L17	385.01'	N17° 40' 03"E
L18	26.83'	N00° 56' 03"E
L19	32.74'	N35° 49' 14"W

LOT AREAS

LOT	GROSS	NET*	BUILDING
1	27,205	23,228	12,449
2	24,977	20,590	10,987
3	24,603	20,872	10,492
4	21,423	18,527	9,949
5	22,596	18,006	9,244
6	22,465	18,000	8,988

* NET AREA REFERS TO THE GROSS LOT AREA LESS THE ACCESS UTILITY & DRAINAGE EASEMENT AREA.

- LEGEND**
- ⊙ EXISTING SANITARY MANHOLE
 - ⊕ EXISTING WATER METER
 - ⊕ EXISTING WATER VALVE
 - ⊕ EXISTING GAS SERVICE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING APS TRANSFORMER
- EASEMENT LINE**
- SUBDIVISION PERIMETER PROPERTY LINE
 - INTERIOR LOT LINE
 - ADJACENT PROPERTY LINE
- RED ROCK GRAVEL**
- ACCESS, DRAINAGE & UTILITY EASEMENT
 - DRAINAGE EASEMENT
- NVAE: NON-VEHICULAR ACCESS EASEMENT**
- ⊕ CALCULATED CORNER
 - ⊕ ADOT ALUMINUM CAP
 - ⊕ CORNER FOUND AS INDICATED
 - ⊕ LOT CORNER TO BE SET LS 29263
 - ⊕ CENTERLINE MONUMENTS TO BE SET
 - ⊕ CALCULATED POINT ON EASEMENT
 - (R) RECORD PER INSTRUMENT #3686479, COCONINO COUNTY RECORDER
 - (R1) RECORD PER CASE 5, MAP 49A, COCONINO COUNTY RECORDER
 - (R2) RECORD PER BOOK 5 OF MAPS & PLATS, MAP 90 YAVAPAI COUNTY RECORDER
 - (R3) RECORD PER BOOK 24, PAGE 15, COCONINO COUNTY RECORDER
 - (R4) RECORD PER ADOT DRAWING #D-13-T-457 S.R. 179, FEDERAL ID NO. S 238-805 SHEET P-14
 - (R5) RECORD PER INSTRUMENT #3377032, COCONINO COUNTY RECORDER
 - (R6) RECORD PER INSTRUMENT #3686479, COCONINO COUNTY RECORDER



2419
25130
1956
BLM BRASS CAPPED
PIPE IN GARN
BASIS OF BEARING
S89°10'00"E 488.36' (R&M)

Δ=10°44'57" (M)
Δ=10°43'30" (R)
R=678.28' (R&M)
T=63.81' (M)
L=127.25' (M) 128.98' (R)
LC=127.08' (M) 128.78' (R)
LCB=S66°57'37"E (M)
LCB=S66°54'13"E (R)

© 2019, Sefton Engineering Consultants LLC, All Rights Reserved. This document is protected under the United States Copyright Act. No part may be reproduced in any form or by any means or stored in a database or retrieval system, without the prior written permission of Sefton Engineering Consultants, LLC. These plans/documents have been prepared using technical knowledge that would be applied by other qualified registrants who practice the same profession in the same area and at the same time. Efforts have been made to be as accurate as possible. However, plans/documents could contain unintentional technical inaccuracies, typographical errors or omissions. Users of these plans/documents should understand that it is highly probable that errors and omissions will occur in any plan/document preparation process, the user should notify appropriate for clarification.



WATER SERVICE AGREEMENT

INSTRUCTIONS:

A letter shall be obtained and submitted with the application for approval of the subdivision from responsible officials of the water system indicating that an agreement has been reached to supply water to each individual lot in the subdivision. (AAC R18-5-406 B)

WATER SERVICE AGREEMENT

An unconditional agreement which is effective this date has been made between the owners of:

Project or Subdivision Name: Chapel View Terrace
Address: 10 Sky Line Drive, Sedona

and

Public Water System (PWS) Provider or Municipality: Arizona Water Company
Address: 3805 N. Black Canyon Hwy
Phoenix 85015

Public Water System (PWS) Number: 03-003

The undersigned hereby agrees to inspect this project during construction to assure compliance with plans and specifications approved by the Arizona Department of Environmental Quality and upon completion shall be responsible for maintenance and operation of the system:

Public Water Supply Provider or Municipality Contact: Andrew Haas, P.E.
Title: Vice President - Engineering

Signature: Andrew f. Haas Date: 4/2/2024

ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, AZ 85015-5351 • P.O. BOX 29006, PHOENIX, AZ 85038-9006
PHONE: (602) 240-6860 • FAX: (602) 240-6874 • TOLL FREE: (800) 533-6023 • www.azwater.com

April 2, 2024

David Nicollela
Sefton Engineering Consultants
40 Stutz Bearcat Drive
Sedona, AZ 86336

PROJECT: NAME / DESCRIPTION Chapel View Terrace	
SYSTEM: Sedona	
CONTRACT NO.:	
P.E. NO.: 2191	W.A. NO.:

Dear Mr. McDougall:

Arizona Water Company (the "Company") has completed its review of, and approves, your detailed plans, specifications and cost estimates to construct the water facilities for the Project. Enclosed are your copies of the approved plans.

You must now submit the detailed plans and specifications to the Arizona Department of Environmental Quality for its required Approval to Construct the water facilities. Following your receipt of the Approval to Construct, please forward a copy to the Company so the Company can submit it with the Agreement, including all attachments, to the Arizona Corporation Commission which must approve the Agreement before it can become effective.

If you have questions, please call or write the undersigned.

Very truly yours,



Garrett Anthony
Development Coordinator I
developmentservices@azwater.com

gra
Enclosures

E-MAIL: developmentservices@azwater.com

KATIE M. HOBBS
Governor



THOMAS BUSCHATZKE
Director

ARIZONA DEPARTMENT of WATER RESOURCES
1110 West Washington Street, Suite 310
Phoenix, Arizona 85007
602.771.8500
azwater.gov

April 22, 2024

Via Electronic Mail to: dn@sefengco.com

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

Water Report No. 53-701408.0000
Subdivision Name: Chapel View Terrace Final Plat
Owner: Passion II, LLC, an Oklahoma limited liability company
Number of lots: 6
County: Coconino
Cadastral: T17N R6E Section 30

Annual Water Demand: 6.38 acre-feet
Water provided by: Unknown
Water Type: Groundwater
Current water depth: N/A
Estimated 100-year depth: N/A
Current decline rate: N/A
Basin: Verde Valley

Dear Mr. Nicolella:

Pursuant to A.R.S. § 45-108, the Department of Water Resources has reviewed the available information pertaining to the water supply for the above-referenced subdivision. This letter constitutes the Department's report on the subdivision's water supply as required by A.R.S. § 45-108(A).

The adequacy of the 100-year water supply was reviewed by the Department regarding physical, legal, and continuous availability, water quality, and financial capability. No information has been provided to the Department that indicates that the applicant has satisfied the adequate water supply requirements as set forth in A.A.C. R12-15-701 et seq. Therefore, the Department of Water Resources finds the water supply to be **inadequate** to meet the subdivision's projected needs.

Pursuant to A.R.S. §32-2181(F) a summary of the Department's report for those with an inadequate water supply shall be included in all promotional material and contracts for the sale of lots in the subdivision. We suggest the following synopsis:

“Chapel View Terrace Final Plat water distribution method is unknown. The developer has chosen not to demonstrate a 100-year adequate water supply. The applicant has not demonstrated that the criteria for physical, legal, and continuous availability, water quality, and financial capability have been met. Therefore, the Department must find the water supply to be inadequate. For additional information please contact the Office of Assured and Adequate Water Supply at 602-771-8599.”

The developer, pursuant to A.R.S. §32-2181(F), may suggest a different summary of this report, but it must contain the above elements and/or the Department's findings.

This letter is being forwarded to the Arizona Department of Real Estate as required by A.R.S. § 45-108. This law requires the developer to hold the recordation of the subdivision's plat until receipt of the Department's report on the subdivision's water supply. By copy of this report, the Coconino County Recorder is also being officially notified of the developer's compliance with the law.

Pursuant to A.R.S. § 41-1092.03, the Department is notifying you that the Director's determination and decision to issue this Water Report is an appealable agency action. You are entitled to appeal this action. If you wish to appeal this action, you must file a written appeal within thirty (30) days from receipt of this letter. A summary of the appeal process and an appeal form is included with this letter, should you elect to pursue this option.

If you have any questions, please contact the Office of Assured & Adequate Water Supply at 602-771-8599.

Sincerely,

David L McKay

David L. McKay, Manager
Recharge, Assured & Adequate Water Supply Programs

DLM/yg

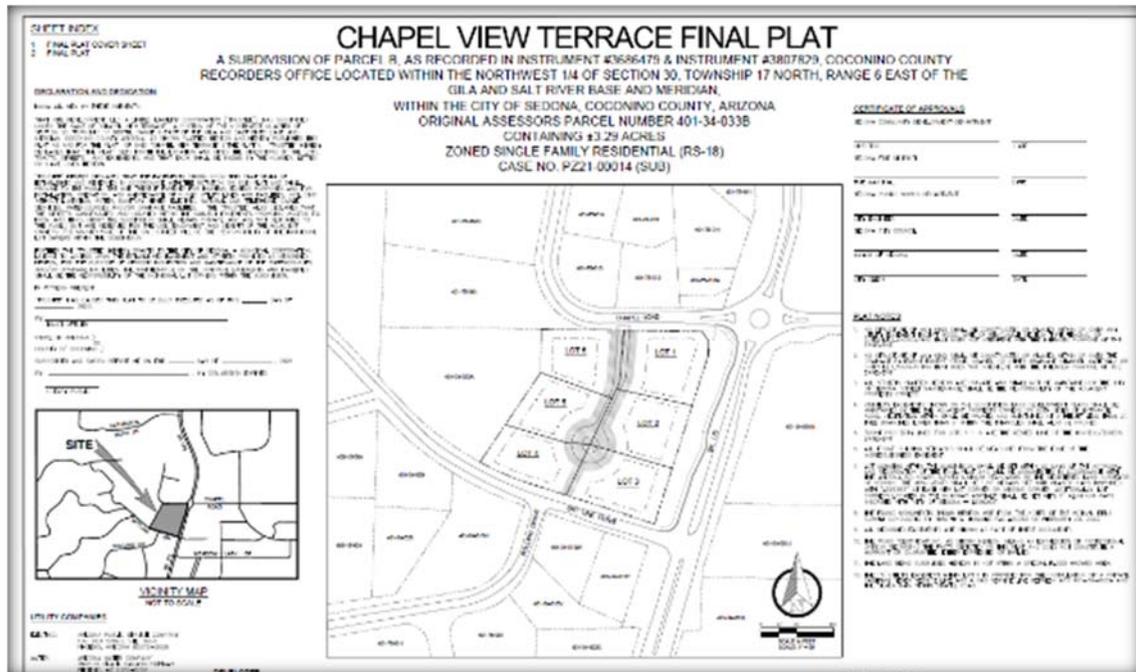
cc: Via electronic mail:

Coconino County Planning and Zoning
Coconino County Recorder
Arizona Department of Real Estate
Arizona Department of Environmental Quality



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



July 11, 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 13th 2022 City Council 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 ~ www.SeftonEngineeringCompany.com

In affiliation with:

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



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

Sincerely,

David Nicoella

Sefton Engineering's Land Planner
dn@sefengco.com

Sefton Engineering Project No.: 210305

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

In affiliation with:

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

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This agreement regarding Waiver of Rights and Remedies under A.R.S. § 12-1134 ("Agreement") is made between PASSION II LLC (Owner) and the City of Sedona, Arizona, (City) regarding the following properties:

The Property as described in Case Number PZ21-00014 (SUB) comprising Coconino County Assessor's Parcel Number 401-34-033B.

The Owner agrees and consents to all the conditions imposed by the Sedona Planning & Zoning Commission and City Council regarding Chapel View Terrace at 10 SKY LINE DRIVE in Sedona, Arizona, Case #PZ21-00014 (SUB).

By signing this Agreement, the Owner acknowledges that Owner waives any right to claim diminution in value or claim for just compensation for diminution in value under A.R.S. §12-1134 related to the SUBDIVISION as a result of the Sedona Planning & Zoning Commission's and City Council's approval of PZ21-00014 (SUB).

This Agreement, any exhibits attached hereto, and any addendum, constitute the entire understanding and agreement of the Owner and the City and shall supersede all prior agreements or understandings between the Owner and City regarding the above-referenced property. This Agreement may not be modified or amended except by written agreement by the Owner and City.

This Agreement is entered into in Arizona and will be construed and interpreted under the laws of the State of Arizona.

This Agreement runs with the land and is binding upon all present and future owners of the above-referenced property.

This Agreement is subject to the cancellation provisions of A.R.S. § 38-511.

The Owners warrant and represent that they are the owners of fee title to the above-referenced properties, and that no other person has an ownership

interest in the property. The persons who sign on behalf of Owners personally warrant and guarantee to the City they have the legal power to bind Owners to this Agreement.

Dated this 10th day of July, 2023.

By: [Signature]
Property Owner

State of <u>ARIZONA</u>)	
County of <u>MARICOPA</u>)	
SUBSCRIBED AND SWORN to before me this <u>10th</u> day of <u>July</u> , 2023, by	
<u>JEFF DAVIS</u> _____, owners.	
Property owner name(s)	
My commission expires:	<u>[Signature]</u> Notary Public
<u>02/06/2024</u>	

CITY of Sedona Arizona, an Arizona Municipal Corporation

By: _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



CONSTRUCTION AUTHORIZATION
FOR A SEWAGE COLLECTION SYSTEM
TYPE 4.01 GENERAL PERMIT

Permittee Information					
Name:	City of Sedona		County:	Coconino	
Address:	102 Roadrunner Dr Sedona, AZ 86336		Project Name:	Chapel View Terrace Sewer Main Connection	
			ADEQ File No.:	20230283	
			LTF #:	99603	
Project Type(s)		Project Location: The site is located SW Corner of SR 179 and Chapel View Dr.			
<input checked="" type="checkbox"/> Gravity		Project Description: Construction of approximately 452 LF of 8-inch gravity sewer line, 4 manholes, and related appurtenances.			
<input type="checkbox"/> Lift Station					
<input type="checkbox"/> Force Main					
<input type="checkbox"/> Other:					
Design Documents Approved for Construction		WWTP Name:	City of Sedona Wastewater Reclamation		
Document	Date	Treatment Facility Permitted Design Flow:	2.0 MGD	APP Number:	P-102298
Notice of Intent to Discharge	7/13/23	System Capacity Affirmation Date:	6/15/23	Sewage Collection System Capacity Affirmation Date:	6/15/23
Site Plan	3/8/23	Location of Downstream End of System Proposed Herein:			
Design Plan	3/8/23	Township:	17N	Range:	6E
Design Report	3/7/23	Latitude:	34° 49' 55.06" N		
Operation & Maintenance Manual	<input type="checkbox"/> Draft <input checked="" type="checkbox"/> Final	Longitude:	-111° 46' 41.08" W		
Other Document(s):		Important: This Construction Authorization (CA) permit will expire on August 15, 2025.			
Construction Authorization: This Construction Authorization is issued in accordance with Arizona Administrative Code (A.A.C.) Title 18, Chapter 9, Article 3, Part A, Section A301. The applicant is authorized to construct the facility at the location specified herein under terms and conditions of the requested general permit and applicable requirements of Arizona Revised Statutes Title 49, Chapter 2, and A.A.C. Title 18, Chapter 9. The applicant has two years from the approval date of this document to complete construction and submit the applicable verification documents specified in A.A.C. R18-9-E301(E). Construction shall conform with the approved design documents.					
 <small>DocuSigned by:</small> Randall Matas		Deputy Director, Water Quality Division		8/15/2023	
		Title		Date	

Reviewer: ASB

CC: David Nicolella

Land Planner

Sefton Engineering Consultants

dn@sefengco.com

UPDATED JULY 2020