

# Project Application

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**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 type="checkbox"/> Comprehensive Review   | <input type="checkbox"/> Appeal                 | <input type="checkbox"/> Time Extension     |
| <input type="checkbox"/> Community Plan Amendment | <input type="checkbox"/> Development Review     | <input checked="" 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	Bower's Final Plat		
	Project Address	471 Forest Road	Parcel No. (APN)	401-38-012
	Primary Contact	Sefton Engineering	Primary Phone	928-202-3999
	Email	dn@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat Dr	City/State/ZIP	86336
Office Use Only	Application No		Date Received	
	Received by		Fee Paid	

Project Description	Request for Subdivision approval to subdivide approximately 2.65 acres into a 4-unit single family subdivision. The parcel/proposed subdivision also contains a portion of the Forest Road extension being constructed by the City of Sedona
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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.

Contact #1	Company	Sefton Engineering	Contact Name	David Nicolella
	Project Role	Authorized Agent	Primary Phone	928-202-3999
	Email	dn@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat Dr	City/State/ZIP	86336
Contact #2	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Contact #3	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	

## Exhibit A: Conditions of Approval

PZ21-00020 (SUB)

Bowers Subdivision



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • [www.sedonaaz.gov](http://www.sedonaaz.gov)

*As recommended for approval by Planning and Zoning Commission, March 19, 2024*

*As approved by City Council, April 23, 2024*

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the Preliminary Plat dated January 4, 2024, letter of intent dated January 4, 2024, and all other supporting documents, as reviewed, modified and approved by the Planning and Zoning Commission and City Council.
2. Preliminary Plat approval shall expire 24 months from the date approved by the City Council, subject to the following:
  - i) It shall be the responsibility of the applicant to monitor elapsed time. (LDC Section 8.5.A(3)h.3)
3. Prior to City Council consideration of the Final Plat, the applicant shall satisfy the following conditions:
  - i) The Final Plat shall meet all requirements of Land Development Code (LDC) and the Design Review, Engineering, and Administrative Manual (Manual).
  - ii) Sewer line easements for all existing and new sewer lines shall be shown on the Final Plat.
  - iii) Drainage easements shall be provided to the satisfaction of the City Engineer and shall meet the minimum dimensions of the LDC and Manual.
  - iv) Provide the appropriate dedication language on the Plat. The dedication language shall be capitalized.
  - v) The Final Plat shall designate the location of any proposed subdivision sign and/or cluster mailbox, if proposed.
  - vi) The applicant shall submit a Final Grading and Drainage Report for review and approval by the City Engineer.
  - vii) Provide a Sewer Design Report.
  - viii) All requirements from the Sedona Fire District shall be met.
4. Prior to recording the Final Plat, the following shall be filed with the City Clerk (LDC Section 8.5.B(3)d.2):
  - i) The letter of agreement with serving utilities; and
  - ii) Financial assurance, cash, or letter of credit in an amount specified by the City Engineer and in a form acceptable to the City Attorney pursuant to LDC Section 8.5.B(3)d.3.
5. Prior to issuance of a grading or building permit, the following documents and details shall be provided to the City for review and approval:
  - i) Assurance bonds are required for all subdivision construction projects.
  - ii) Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of Manual Chapter 3.1.
  - iii) Provide the Final Drainage Report.

- 
6. Upon completion of the infrastructure for the project and prior to release of the required financial assurances, staff shall verify that all construction is in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission and the City Council, and the following conditions have been met:
    - i) All on-site improvements shall substantially conform to the plans on which the grading permit was issued.
    - ii) All new and existing utility lines shall be provided through underground installation.
    - iii) All requirements of the Sedona Fire District shall have been satisfied.
  7. Within thirty days of approval of the Preliminary Plat, the property owner of record of the subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Preliminary Plat approval.

## Exhibit B: Legal Description

### LEGAL DESCRIPTION

#### PARCEL NO. 1:

That part of the Northwest quarter of the Southeast quarter of Section 7, Township 17 North, Range 6 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

BEGINNING at a point on the East line of the Northwest quarter of the Southeast quarter of said Section 7 bearing South 1°02'31" East a distance of 300.00 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of said Section 7;

THENCE South 1°02'31" East, along the East line of the Northwest quarter of the Southeast quarter of said Section 7, a distance of 353.32 feet;

THENCE South 89°21'19" West, a distance of 328.17 feet;

THENCE North 1°02'31" West, a distance of 352.86 feet;

THENCE North 89°16'33" East, a distance of 328.18 feet to the POINT OF BEGINNING.

#### PARCEL NO. 2: DOES NOT REACH SUBJECT PROPERTY.

An easement for roadway and utilities, as created by instrument recorded in Docket 709, page 295, records of Coconino County, Arizona, over that part of the Northeast quarter of the Southeast quarter of Section 7, Township 17 North, Range 6 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

The North 20 feet of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 7, Township 17 North, Range 6 East, Gila and Salt River Base and Meridian, Coconino County, Arizona;

EXCEPT the East 500 feet thereof.

#### PARCEL NO. 3: DOES NOT REACH SUBJECT PROPERTY.

An easement for ingress, egress and public utilities, as created by instrument recorded in Docket 1506, page 116, records of Coconino County, Arizona, over that part of the Northeast quarter of the Southeast quarter of Section 7, Township 17 North, Range 6 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

A strip of ground lying 8 feet East of and coincident with the following line:

BEGINNING at the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 7;

THENCE South 01°02'31" East (Basis of Bearings is a deed recorded in 753, records of Coconino County, Arizona), a distance of 300.00 feet to the Northeast corner of a parcel as described in deed recorded in Docket 753, page 744-746, records of Coconino County, Arizona and the terminus of this line.

#### PARCEL NO. 4:

An easement for road and utility purposes, as reserved in instrument recorded in Docket 709, page 308, records of Coconino County, Arizona, over that part of the Northwest quarter of the Southeast quarter of Section 7, Township 17 North, Range 6 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

The East 25 feet of the North 300 feet of the following described property;

BEGINNING at the Southeast corner of the Northeast quarter of the Northwest quarter of the Southeast quarter of said Section 7;

THENCE along the South line of said Northeast quarter of the Northwest quarter of the Southeast quarter and the East half of the Northwest quarter of the Northwest quarter of the Southeast quarter, South 89°21'19" West a distance of 669.81 feet to the Northerly right-of-way line, 200 feet wide, of State Highway 89A;

THENCE along said right-of-way line, North 70°57'51" West (Highway bearing North 70°50'00" West), a distance of 317.85 feet to the West line of the East half of the Northwest quarter of the Northwest quarter of the Southeast quarter;

THENCE along said West line, North 0°49'37" West, a distance of 544.92 feet to the Southwest corner of Manzanita Hills Unit II;

THENCE along the South line of the said Manzanita Hills Units I and II, North 89°16'33" East, a distance of 966.30 feet to the Northeast corner of the Northeast quarter of the Northwest quarter of the Southeast quarter;

THENCE along the East line of the Northeast quarter of the Northwest quarter of the Southeast quarter, South 1°02'31" East, a distance of 653.32 feet to the POINT OF BEGINNING;

EXCEPT that part of said easement which was abandoned by instrument recorded in Docket 1506, page 110, records of Coconino County, Arizona

When recorded, mail to:

City Clerk  
City of Sedona  
102 Roadrunner Road  
Sedona, Arizona 86326

**DEVELOPMENT AGREEMENT**  
between the City of Sedona  
and  
741 Forest Road, LLC

THIS DEVELOPMENT AGREEMENT (“Agreement”) is entered into this 30<sup>th</sup> day of September, 2022, by and between the City of Sedona, an Arizona municipal corporation (“City”), and 741 Forest Road, LLC, an Arizona limited liability company (“Landowner”). The City and Landowner are the only Parties to this Agreement, and may be referred to herein individually as a “Party” or collectively as the “Parties.”

**RECITALS**

A. The City is extending Forest Road from its current terminus to Highway 89A (the “Project”) in order to address traffic congestion, install utility improvements, address safety needs, and provide other benefits to the City and its residents.

B. The Project is expected to generate a large amount of excavation material, some of which is required to support the roadway, and the City anticipates high costs related to transportation and disposal offsite of excess excavation material, if necessary. The City also anticipates that transportation of excavation material will have a major impact on traffic congestion and control, and impose significant added wear and tear on the City streets.

C. Landowner is the owner of real property located at 741 Forest Road, Sedona, Arizona, which is more specifically described in *Exhibit “A”* (the “Property”). The roadway being installed as part of the Forest Road Extension Project (“Roadway”) will traverse the Property and as a result of the City’s taking, will divide the Remaining Property into two segments.

D. The City desires to place materials from the Project as backfill on the lower segment of the Remaining Property to support the Roadway. Such placement of backfill material, in the estimated amount of 20,000 cubic yards, would enhance the Roadway stability and visual impacts, reduce the City’s costs related to transportation and disposal, and mitigate other anticipated consequences such as traffic, wear-and-tear, and the need to find a storage location(s) for the excavation materials.

E. Landowner does not oppose construction of the Project, which will increase the accessibility to the proposed Roadway in the lower segment of the Remaining Property. Landowner desires to accept placement of backfill materials from the Project on the lower segment of the Remaining Property subject to and in accordance with the approved grading plan, which may assist in the reduction of any adverse impact and improve accessibility to the Roadway.

SHEET INDEX

- 1 FINAL PLAT COVER SHEET
- 2 FINAL PLAT
- 3 LOT AREA

# BOWERS FINAL PLAT

A SUBDIVISION OF PARCEL LOCATED WITHIN THE NW¼ OF THE SE¼ OF OF SECTION 7, 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 401-38-012 CONTAINING ±2.68 ACRES ZONED SINGLE FAMILY RESIDENTIAL (RS-18)

**DECLARATION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

741 FOREST ROAD, LLC, A LIMITED LIABILITY CORPORATION ("TRUSTEE"), HAS SUBDIVIDED UNDER THE NAME OF "BOWERS SUBDIVISION", A PORTION OF THENW¼ OF THE SE¼ OF OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, WITHIN THE CITY OF SEDONA, COCONINO COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "BOWERS SUBDIVISION" ("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.

FURTHER THE "TRUSTEE" HEREBY GRANTS TO THE CITY OF SEDONA, A MUNICIPAL CORPORATION, LICENSE TO ACCESS UPON THE ESTABLISHED EASEMENTS 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.

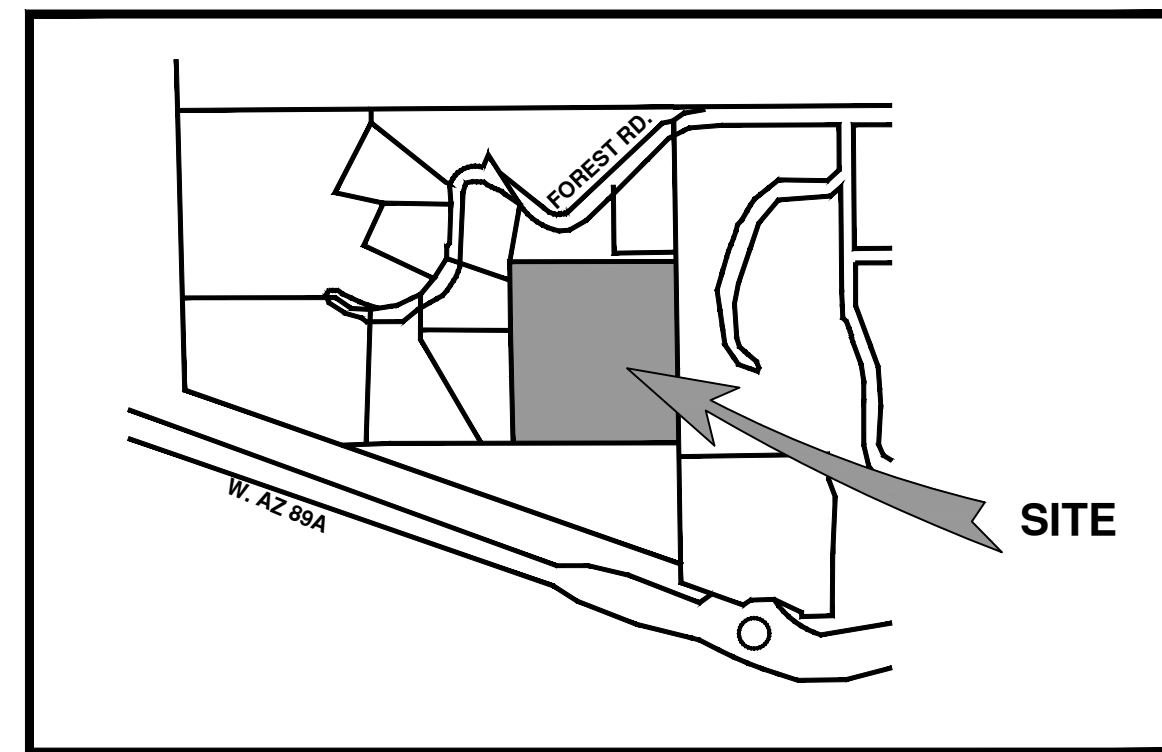
BY: \_\_\_\_\_  
TRUST OFFICER

STATE OF ARIZONA )  
                                  SS  
COUNTY OF COCONINO )

SUBSCRIBED AND SWORN BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

BY: \_\_\_\_\_, MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC



VICINITY MAP  
NOT TO SCALE



**LEGAL DESCRIPTION**

PARCEL A: (LOT 1 & LOT 2)  
BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, BEARING SOUTH 01° 02' 31" EAST, A DISTANCE OF 300.00 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 TO THE POINT BEGINNING

THENCE SOUTH 1 DEGREES, 14 MINUTES, 53.45 SECONDS EAST, A DISTANCE OF 224.86 FEET;  
THENCE SOUTH 89 DEGREES, 59 MINUTES, 59.93 SECONDS WEST, A DISTANCE OF 17.11 FEET;  
THENCE NORTHWESTERLY THROUGH A CONCAVE CURVE WITH A LENGTH OF 125.71 FEET, A RADIUS OF 123.50 FEET, A DELTA OF 58 DEGREES, 19 MINUTES, 08 SECONDS;  
THENCE SOUTH 74 DEGREES, 50 MINUTES, 06.85 SECONDS EAST, A DISTANCE OF 58.94 FEET;  
THENCE SOUTH 74 DEGREES, 50 MINUTES, 06.85 SECONDS WEST, A DISTANCE OF 63.60 FEET;  
THENCE NORTHWESTERLY THROUGH A CONVEX CURVE WITH A LENGTH OF 137.54 FEET, A RADIUS OF 96.50 FEET, A DELTA OF 81 DEGREES, 39 MINUTES, 56 SECONDS;  
THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS EAST, A DISTANCE OF 214.09 FEET;  
THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS EAST, A DISTANCE OF 77.58 FEET TO THE POINT OF BEGINNING.

PARCEL B: (LOT 3 & LOT 4)  
BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, BEARING SOUTH 01° 02' 31" EAST, A DISTANCE OF 300.00 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7

THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS WEST, A DISTANCE OF 77.58 FEET;  
THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS WEST, A DISTANCE OF 214.09 FEET;  
THENCE SOUTH 03 DEGREES, 37 MINUTES, 02.29 SECONDS EAST, A DISTANCE OF 106.35 FEET;  
THENCE SOUTHEASTERLY THROUGH A CONCAVE CURVE WITH A LENGTH OF 63.77 FEET, A RADIUS OF 130 FEET, A DELTA OF 28 DEGREES, 06 MINUTES, 16 SECONDS;  
THENCE SOUTH 74 DEGREES, 50 MINUTES, 06.85 SECONDS EAST, A DISTANCE OF 76.71 FEET;  
THENCE SOUTH 74 DEGREES, 50 MINUTES, 06.85 SECONDS EAST, A DISTANCE OF 50.50 FEET;  
THENCE SOUTHEASTERLY THROUGH A SEMICIRCULAR CURVE WITH A LENGTH OF 258.30 FEET, A RADIUS OF 90 FEET, A DELTA OF 164 DEGREES, 26 MINUTES, 30 SECONDS;  
THENCE SOUTH 89 DEGREES, 43 MINUTES, 32.79 SECONDS WEST, A DISTANCE OF 94.42 FEET;  
THENCE SOUTH 89 DEGREES, 43 MINUTES, 32.22 SECONDS WEST, A DISTANCE OF 100.36 FEET;  
THENCE NORTH 50 DEGREES, 23 MINUTES, 23.11 SECONDS WEST, A DISTANCE OF 241.98 FEET;  
THENCE NORTH 89 DEGREES, 54 MINUTES, 56.85 SECONDS EAST, A DISTANCE OF 43.37 FEET;  
THENCE NORTH 03 DEGREES, 37 MINUTES, 02.29 SECONDS EAST, A DISTANCE OF 106.35 FEET;  
THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS EAST, A DISTANCE OF 214.09 FEET;  
THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS EAST, A DISTANCE OF 77.58 FEET TO THE POINT OF BEGINNING.

**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, PAVEMENT, HORIZONTAL IMPROVEMENTS OR OTHER DRAINAGE CHANNEL MATERIALS OR SUITABLE LANDSCAPING THAT DOES NOT INTERFERE WITH THE INTENDED PURPOSE OF THE EASEMENT.
3. FRONT PROPERTY LINES FOR LOTS 1 & 2 ARE THE BACK OF THE CURB AND FOR LOTS 3 AND 4 IS THE RIGHT OF WAY.
4. ALL FRONT BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT OF WAY.
5. 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 "LS-----" AT EACH NEW LOT CORNER OR MISSING CORNER. ADDITIONALLY, LOT CORNERS LOCATED IN THE ROADWAY ASPHALT SHALL BE SET WITH 3" ALUMINUM CAPS INSCRIBED WITH "CITY OF SEDONA - LS-----".
6. THE FOUND MONUMENTS SHOWN HEREON ARE FROM THE NOTES OF THE ACTUAL FIELD SURVEY CONDUCTED BY \_\_\_\_\_ RLS # \_\_\_\_\_ ON \_\_\_\_\_
7. ALL RECORDED EASEMENTS ARE SHOWN AS PART OF THESE DOCUMENTS.
8. 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.
9. THE LAND BEING SUBDIVIDED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

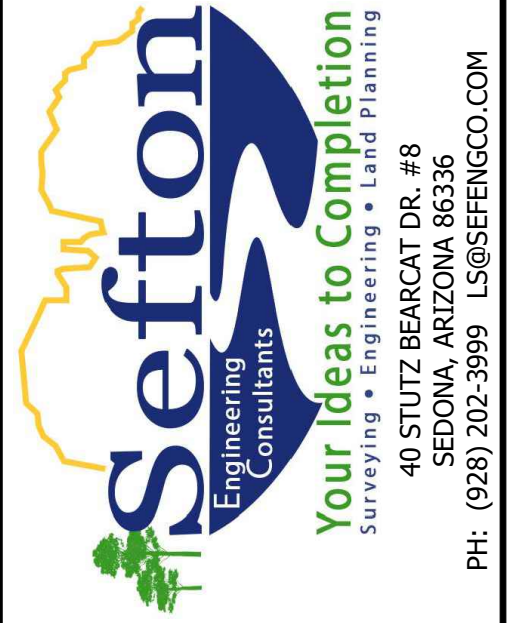
**BASIS OF BEARINGS**

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 ON THIS \_\_\_\_\_ DATE.

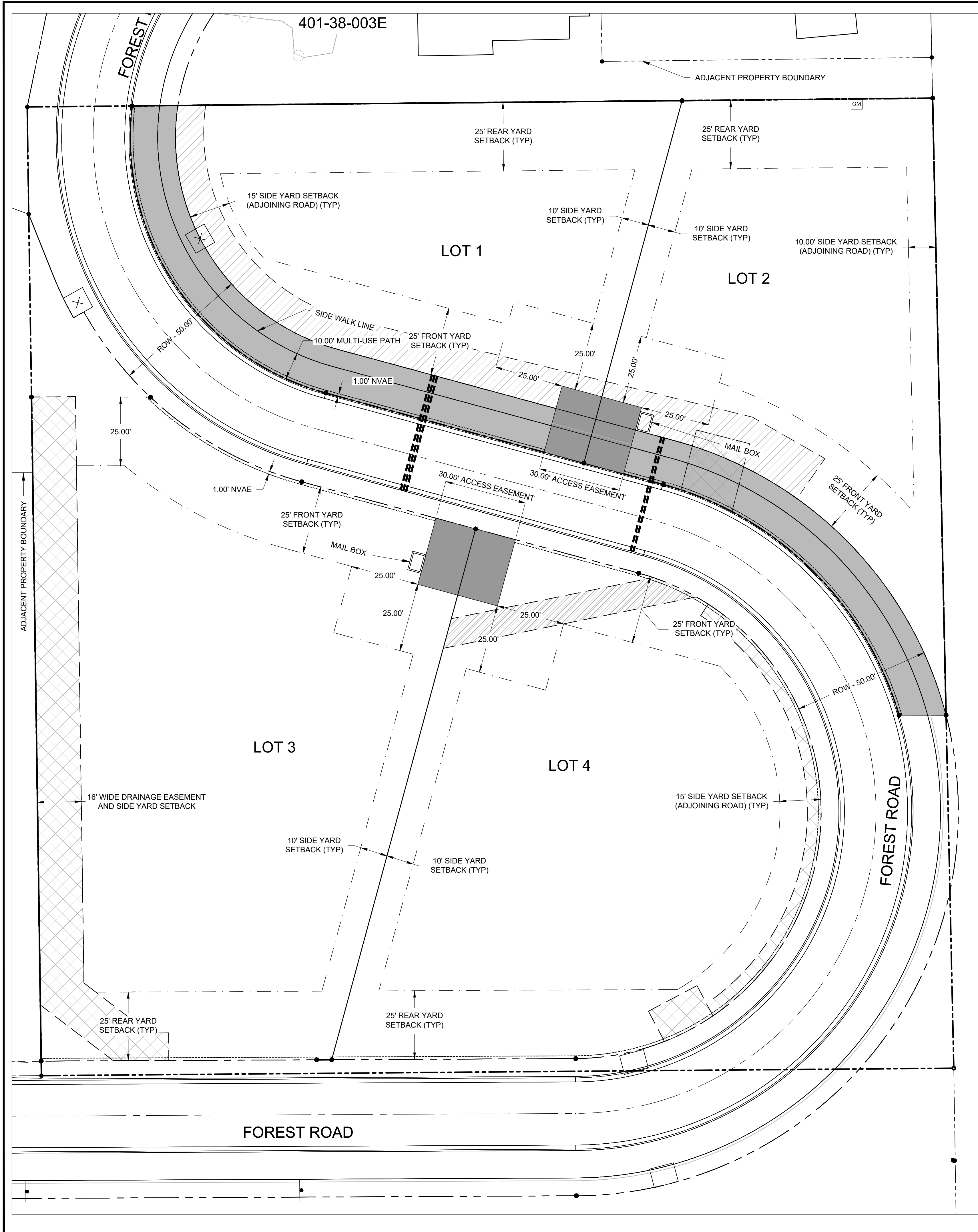
\_\_\_\_\_  
TIM HAMMES



FINAL PLAT COVER SHEET  
**BOWERS SUBDIVISION PZ21-00020**  
 SEDONA, AZ

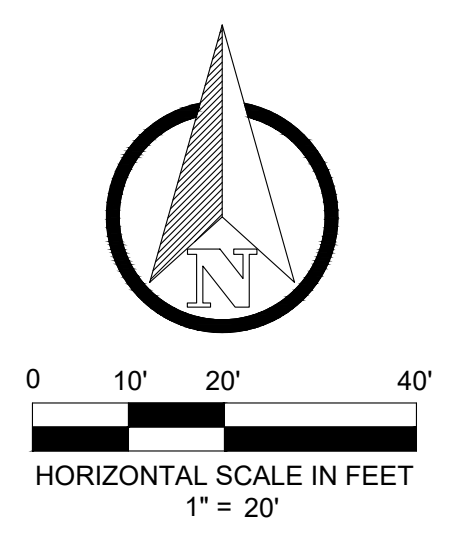
SHEET TITLE:	FINAL PLAT COVER SHEET
PROJECT TITLE:	BOWERS SUBDIVISION PZ21-00020
DRAWN BY:	SS
SCALE:	NTS
DATE:	05/18/2024
PROJECT NO:	220219
SHEET NO.:	V-1

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**BOWERS SUBDIVISION**  
 A SUBDIVISION OF PARCEL LOCATED WITHIN THE NW¼ OF THE SE¼ OF SECTION 7,  
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 CITY OF SEDONA, COCONINO COUNTY, ARIZONA ORIGINAL ASSESSORS PARCEL NUMBER  
 401-38-012 CONTAINING ±2.68 ACRES  
 ZONED SINGLE FAMILY RESIDENTIAL (RS-18)

- LEGEND**
- PROPOSED EASEMENT LINE
  - PARCEL BOUNDARY
  - INTERIOR LOT LINE
  - ADJACENT PROPERTY LINE
  - SETBACK LINE
  - NON VEHICULAR ACCESS EASEMENT LINES
  - ROAD CENTER LINE
  - RIGHT OF WAY
  - DRAINAGE EASEMENT
  - SLOPE EASEMENT
  - 10' PRIVATE SEWER LINE EASEMENT
  - NVAE: NON-VEHICULAR ACCESS EASEMENT
  - CALCULATED POINT ON EASEMENT



FINAL PLAT

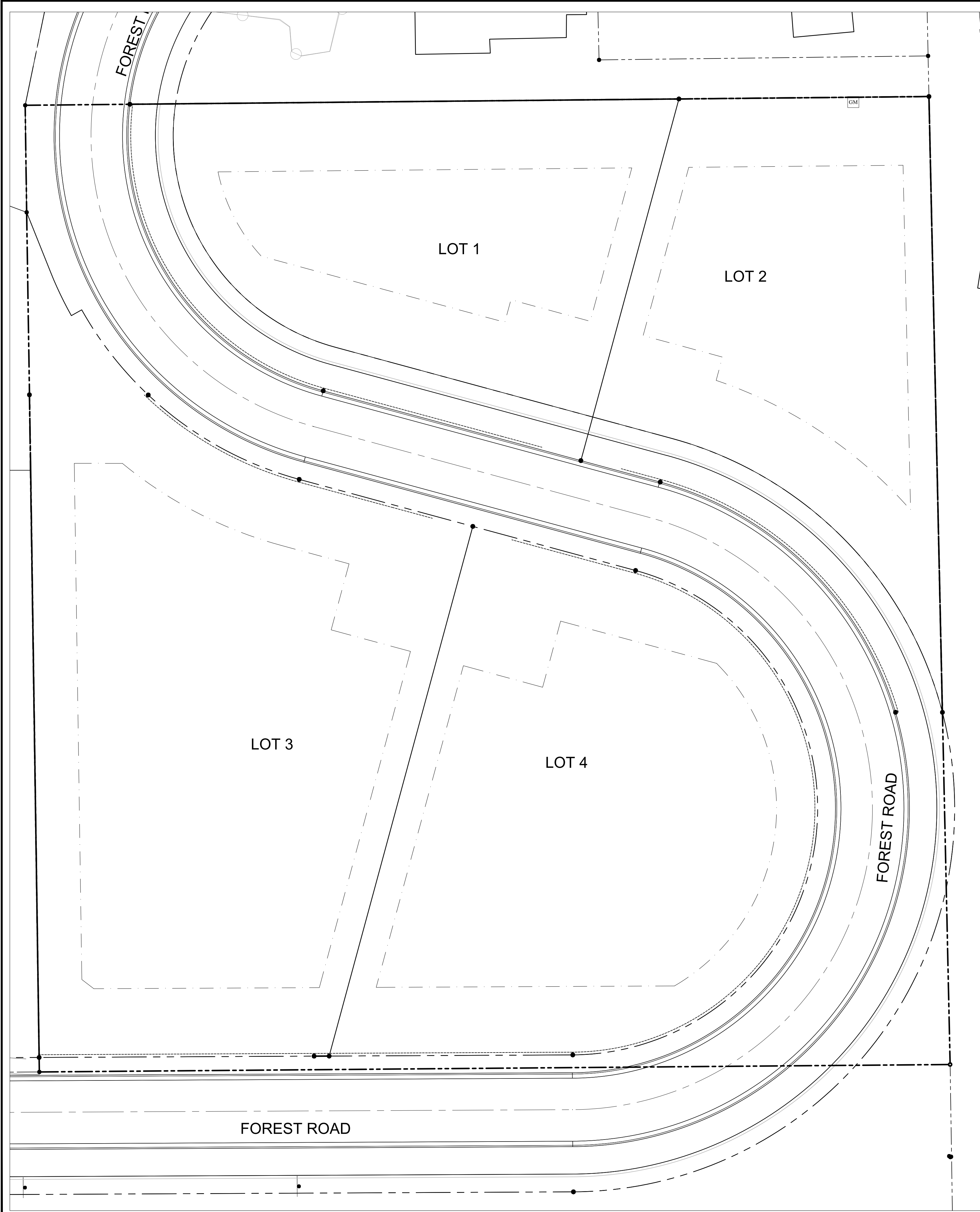
**BOWERS SUBDIVISION PZ21-00020**

SEDONA, AZ

SHEET TITLE:	FINAL PLAT
PROJECT TITLE:	<b>BOWERS SUBDIVISION PZ21-00020</b>
DRAWN BY:	SS
SCALE:	1" = 20'
DATE:	05/18/2024
PROJECT NO:	220219
SHEET NO.	

**V-2**

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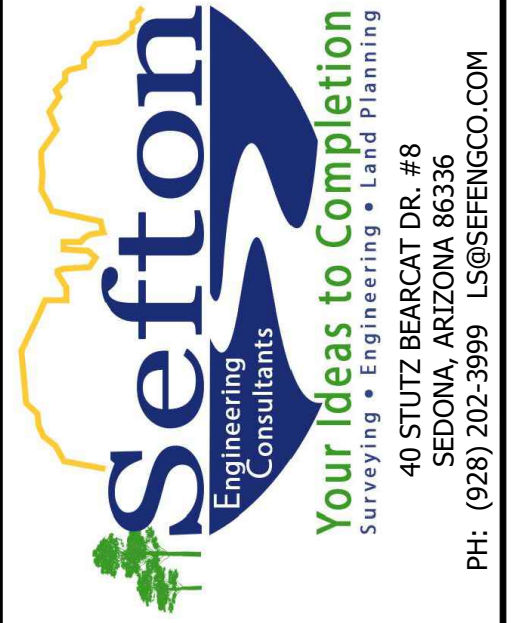
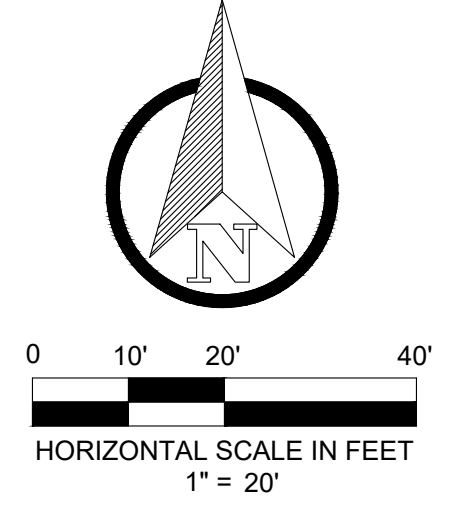


# BOWERS SUBDIVISION

A SUBDIVISION OF PARCEL LOCATED WITHIN THE NW¼ OF THE SE¼ OF SECTION 7,  
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CITY OF SEDONA, COCONINO COUNTY, ARIZONA ORIGINAL ASSESSORS PARCEL NUMBER  
401-38-012 CONTAINING ±2.68 ACRES  
ZONED SINGLE FAMILY RESIDENTIAL (RS-18)

LOT AREAS			
LOT	GROSS	EXCLUDING NVAE	BUILDING ENVELOPE
1	19245.47	19011.14	6198.15
2	19256.60	19100.47	7949.13
3	30084.24	29848.05	17789.34
4	24563.35	24156.14	14602.77

- LEGEND**
- PROPOSED EASEMENT LINE
  - PARCEL BOUNDARY
  - INTERIOR LOT LINE
  - ADJACENT PROPERTY LINE
  - SETBACK LINE
  - NON VEHICULAR ACCESS EASEMENT LINES
  - ROAD CENTER LINE
  - RIGHT OF WAY
  - EASEMENT
  - CALCULATED POINT ON EASEMENT



LOT AREAS

**BOWERS SUBDIVISION PZ21-00020**

SEDONA, AZ

DRAWN BY:	SS
SCALE:	1" = 20'
DATE:	05/18/2024
PROJECT NO:	220219
SHEET NO.	

V-3

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SHEET INDEX

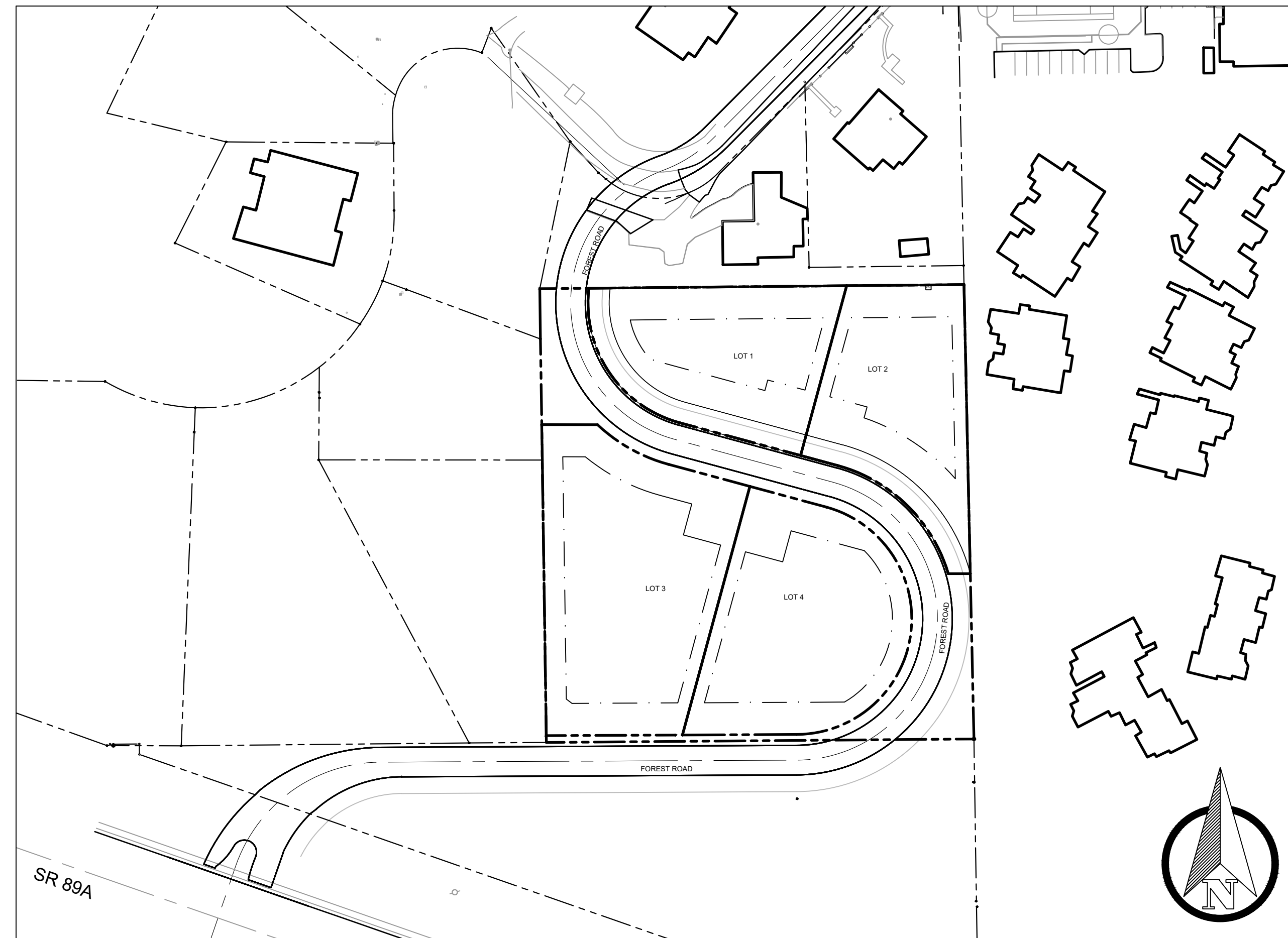
- V-1 BOWERS UTILITY CONNECTIONS
- V-2 SEWER HOOK UP LOCATIONS
- V-3 WATER HOOK UP LOCATIONS
- V-4 GAS HOOK UP LOCATIONS
- V-5 APS HOOK UP LOCATIONS
- V-6 COMMUNICATION HOOK UP LOCATIONS

# BOWERS UTILITIES

A SUBDIVISION OF PARCEL LOCATED WITHIN THE NW¼ OF THE SE¼ OF OF SECTION 7, 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 401-38-012 CONTAINING ±2.68 ACRES  
 ZONED SINGLE FAMILY RESIDENTIAL (RS-18)

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
- OPTIMUM INTERNET SERVICE.  
2370 W SR 89A SEDONA
- GAS: UNISOURCE ENERGY SERVICES  
UNS GAS, INC.  
P.O. BOX 80078  
PRESCOTT, AZ 86304-8078
- SOLID WASTE COLLECTION: PATRIOT DISPOSAL  
211 SMITH ROAD  
SEDONA, AZ 86336

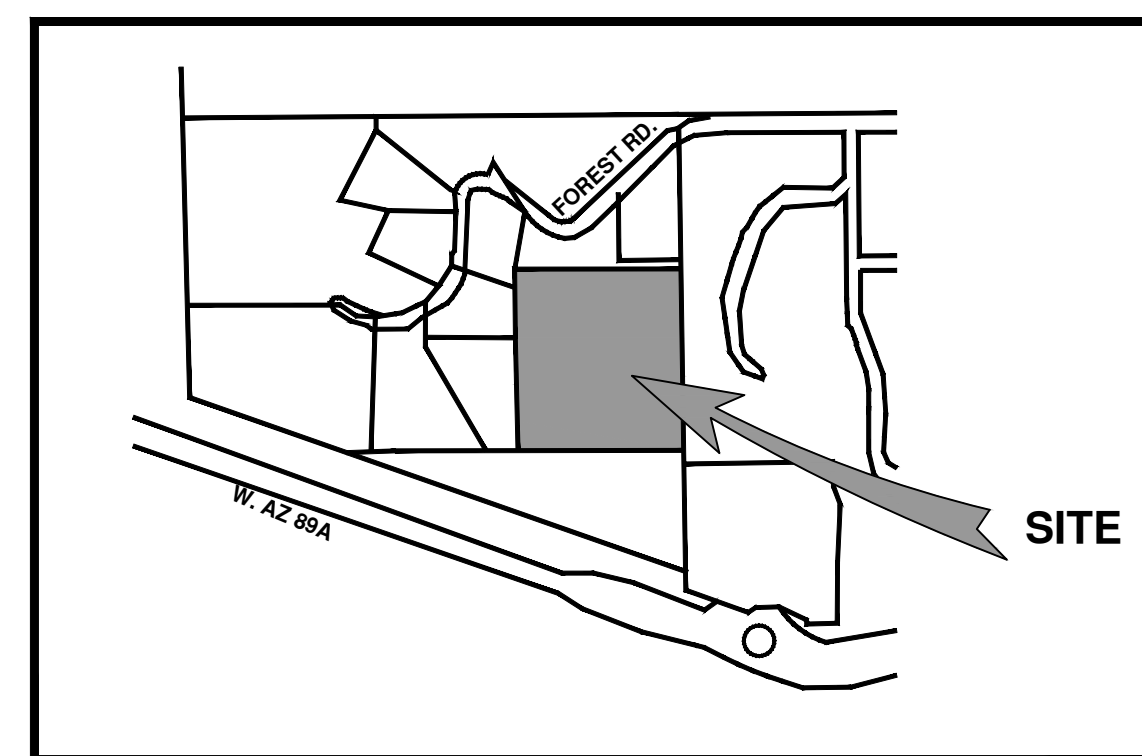


OWNER/DEVELOPER  
CONTACT INFORMATION

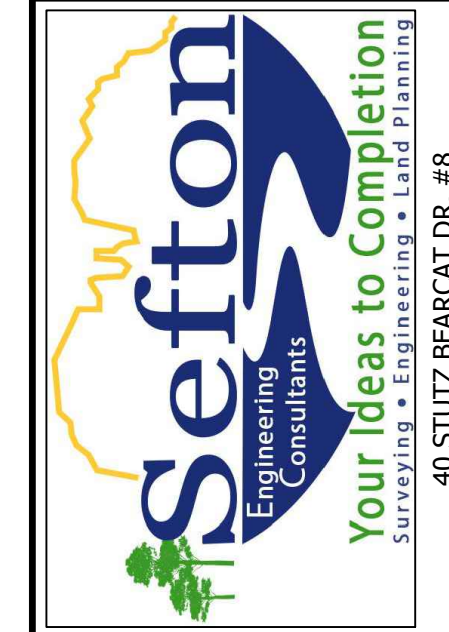
741 FOREST ROAD, LLC  
 PO Box 3068,  
 Sedona, AZ - 86336  
 Phone No. - 310 849 0812  
 email - davidhbowers@hotmail.com

ENGINEERING INFORMATION

SEFTON ENGINEERING  
 CONSULTANTS  
 40 STUTZ BEARCAT DR.  
 SEDONA, ARIZONA 86336  
 PHONE: (928) 202-3999  
 LUKE A. SEFTON, P.E. 37322  
 TIMOTHY HUSKETT, P.E. 58609



VICINITY MAP  
 NOT TO SCALE



**BOWERS UTILITY CONNECTIONS**

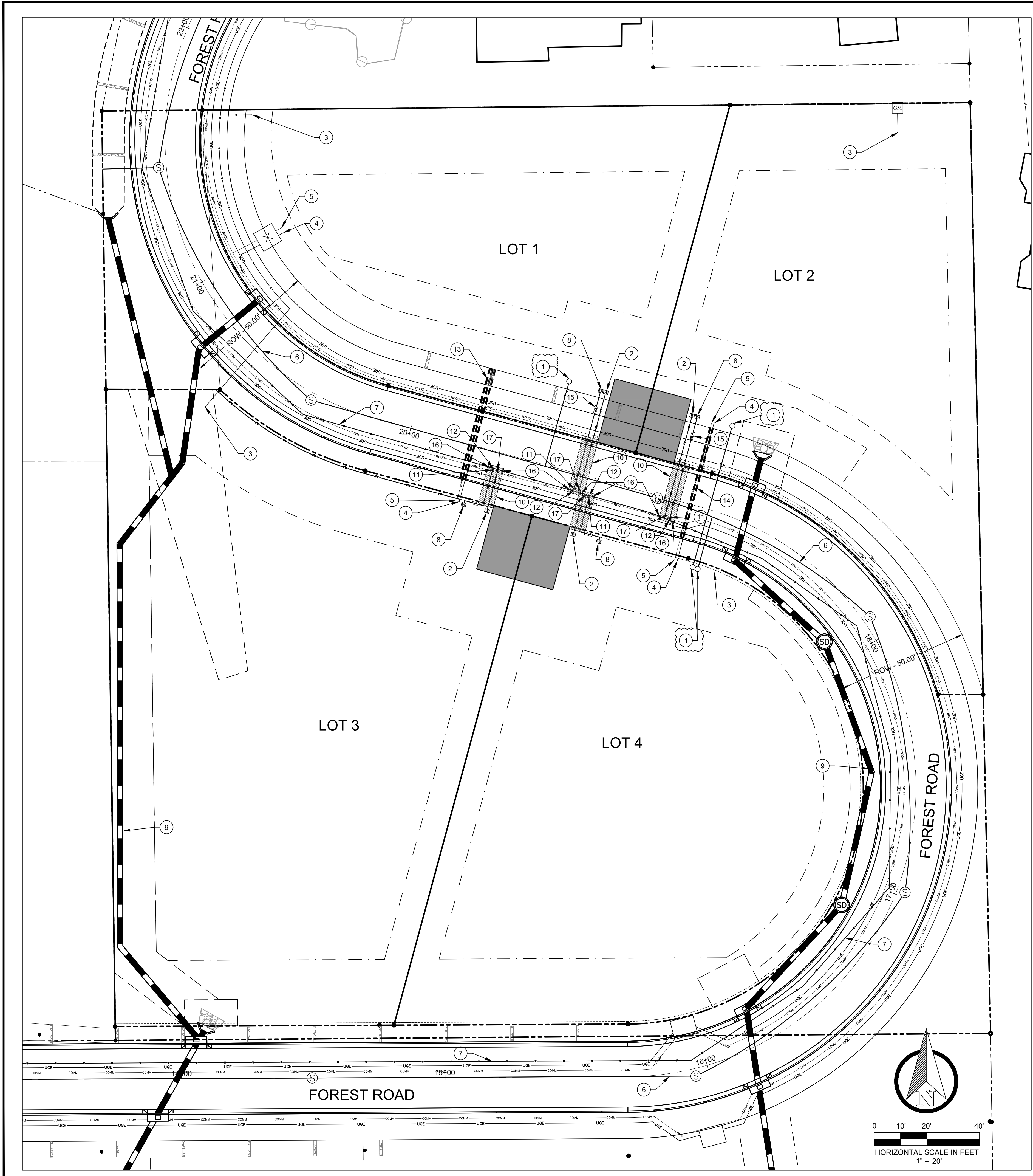
**BOWERS SUBDIVISION PZ21-00020**

**SEDONA, AZ**

SHEET TITLE:	BOWERS UTILITY CONNECTIONS
PROJECT TITLE:	BOWERS SUBDIVISION PZ21-00020
DRAWN BY:	SSS
SCALE:	NTS
DATE:	05/18/2024
PROJECT NO:	220219
SHEET NO.	V-1



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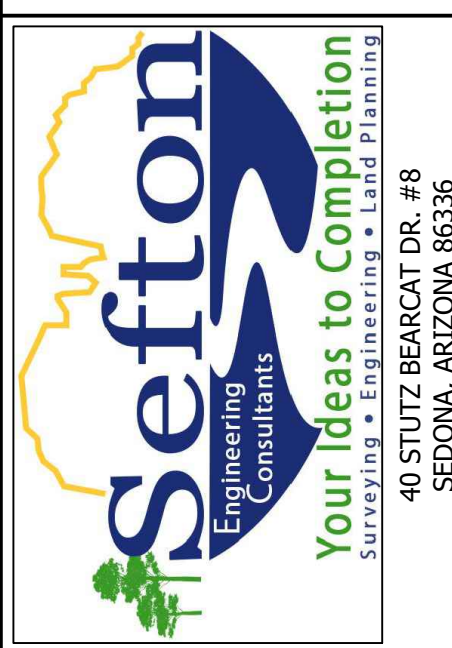
PROPOSED STORM SEWER LINE —S—S—	PROPOSED GAS LINE —G—
PROPOSED 16" DIP WATER SERVICE —W—	ROAD CENTERLINE —+—+—
PROPOSED 8" SANITARY SERVICE —8"SS—	PARCEL BOUNDARY & RIGHT-OF-WAY LINE —- - - - -
PROPOSED EASEMENT LINE —E—E—	PROPOSED LOT LINE —L—L—
BUILDING SETBACK LINE —B—B—	PROPOSED 6" SANITARY SERVICE —6"SS—
PROPOSED 2" WATER SERVICE —2"W—	PROPOSED 6" FIRE LINE SERVICE —6"W—

**KEY NOTES: (PRIVATE)**

- 1 6" SEWER SERVICE LINE WITH CLEANOUT
- 2 INSTALL 2" SOFT TYPE "K" COPPER PIPE DOMESTIC WATER SERVICE AND 2" METER. METER NEED TO BE 2' OFF PROPERTY LINE. (PER AWC STD DTL E-9-11-1, SEE SHEET V-6) ADD 3" SLEEVE ON SERVICES. (FROM TIE IN POINT TO METER AWC SCOPE OF WORK)
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- 3 GAS SERVICE LINE
- 4 UNDERGROUND ELECTRIC SERVICE
- 5 COMMUNICATION LINE
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- 9 PROPOSED STORM SEWER LINE



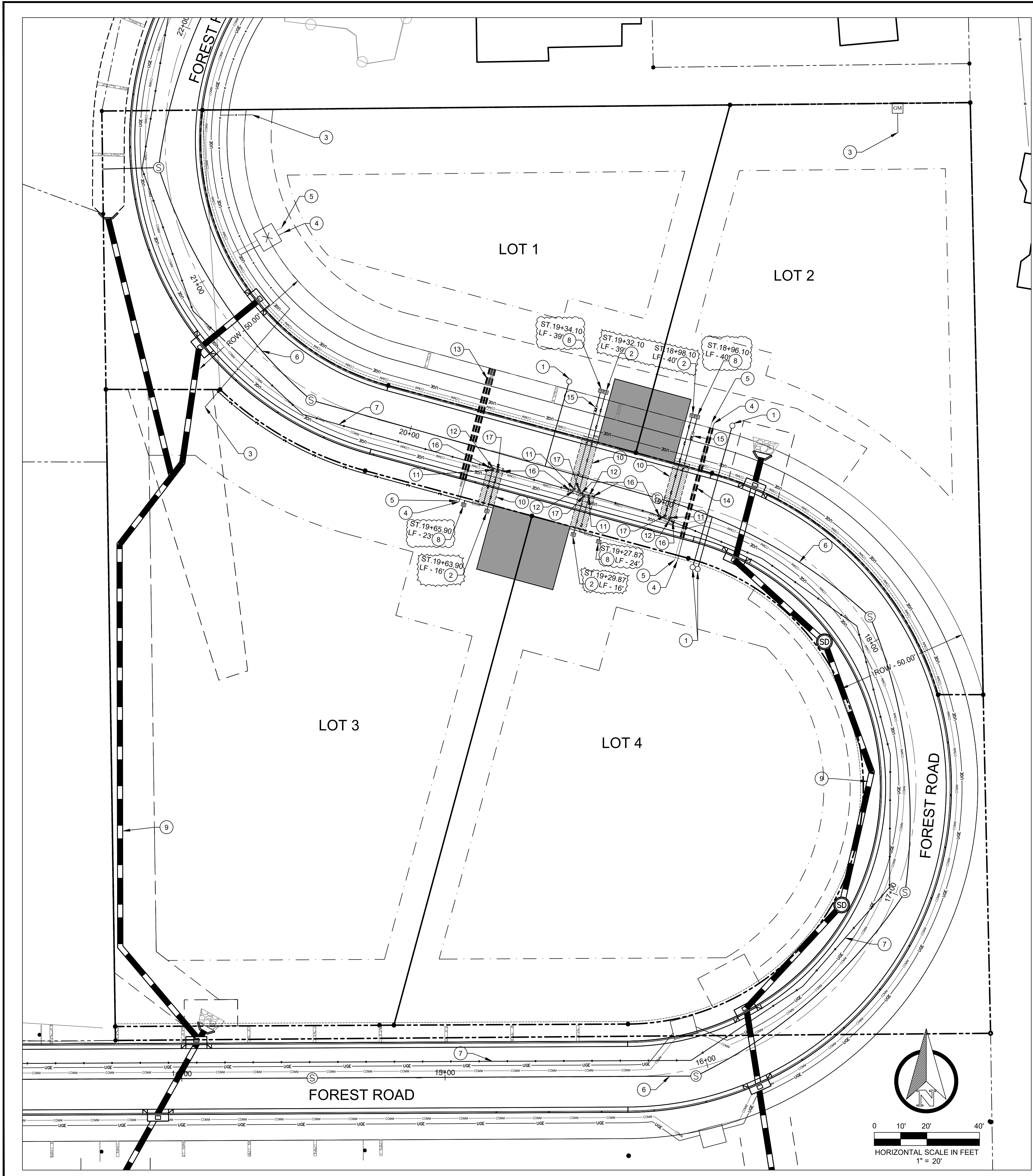
**SEWER HOOK UP LOCATIONS**

**BOWERS SUBDIVISION PZ21-00020**

**SEDONA, AZ**

SHEET TITLE:	SSS
PROJECT TITLE:	1" = 20'
DRAWN BY:	05/18/2024
SCALE:	220219
DATE:	
PROJECT NO.:	
SHEET NO.:	<b>V-2</b>

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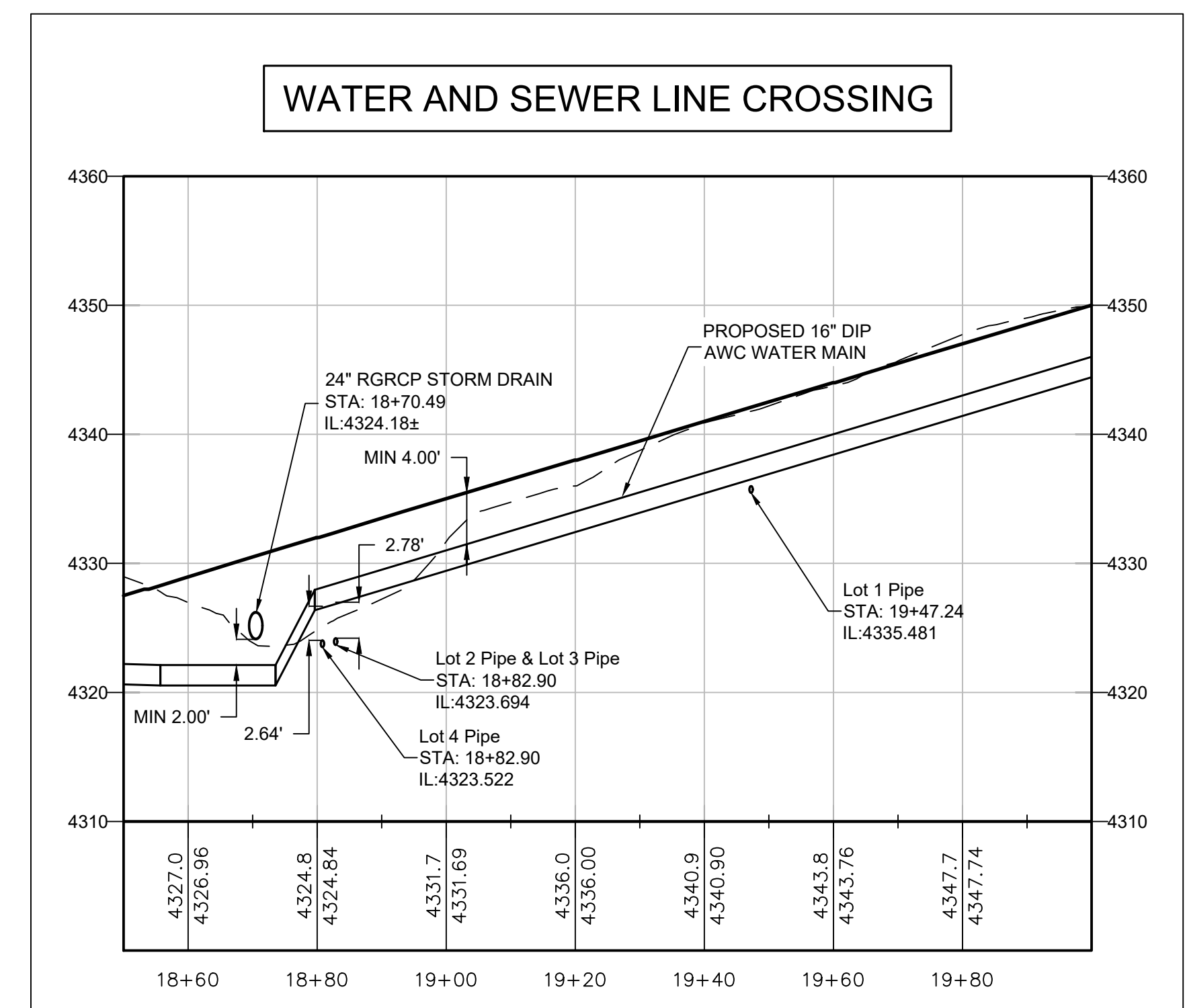
PROPOSED STORM SEWER LINE	PROPOSED GAS LINE
PROPOSED 16" DIP WATER SERVICE	ROAD CENTERLINE
PROPOSED 8" SANITARY SERVICE	PARCEL BOUNDARY & RIGHT-OF-WAY LINE
PROPOSED EASEMENT LINE	PROPOSED LOT LINE
BUILDING SETBACK LINE	PROPOSED 6" SANITARY SERVICE
PROPOSED 2" WATER SERVICE	PROPOSED 6" FIRE LINE SERVICE

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**KEY NOTES: (PUBLIC)**

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- 5 COMMUNICATION LINE
- 6 8" SANITARY SEWER MAIN
- 7 PROPOSED 16" DIP AWC WATER MAIN MUST BE IN SERVICE PRIOR TO SERVICE INSTALLATION (AWC SCOPE OF WORK)
- 9 PROPOSED STORM SEWER LINE



**WATER HOOK UP LOCATIONS**

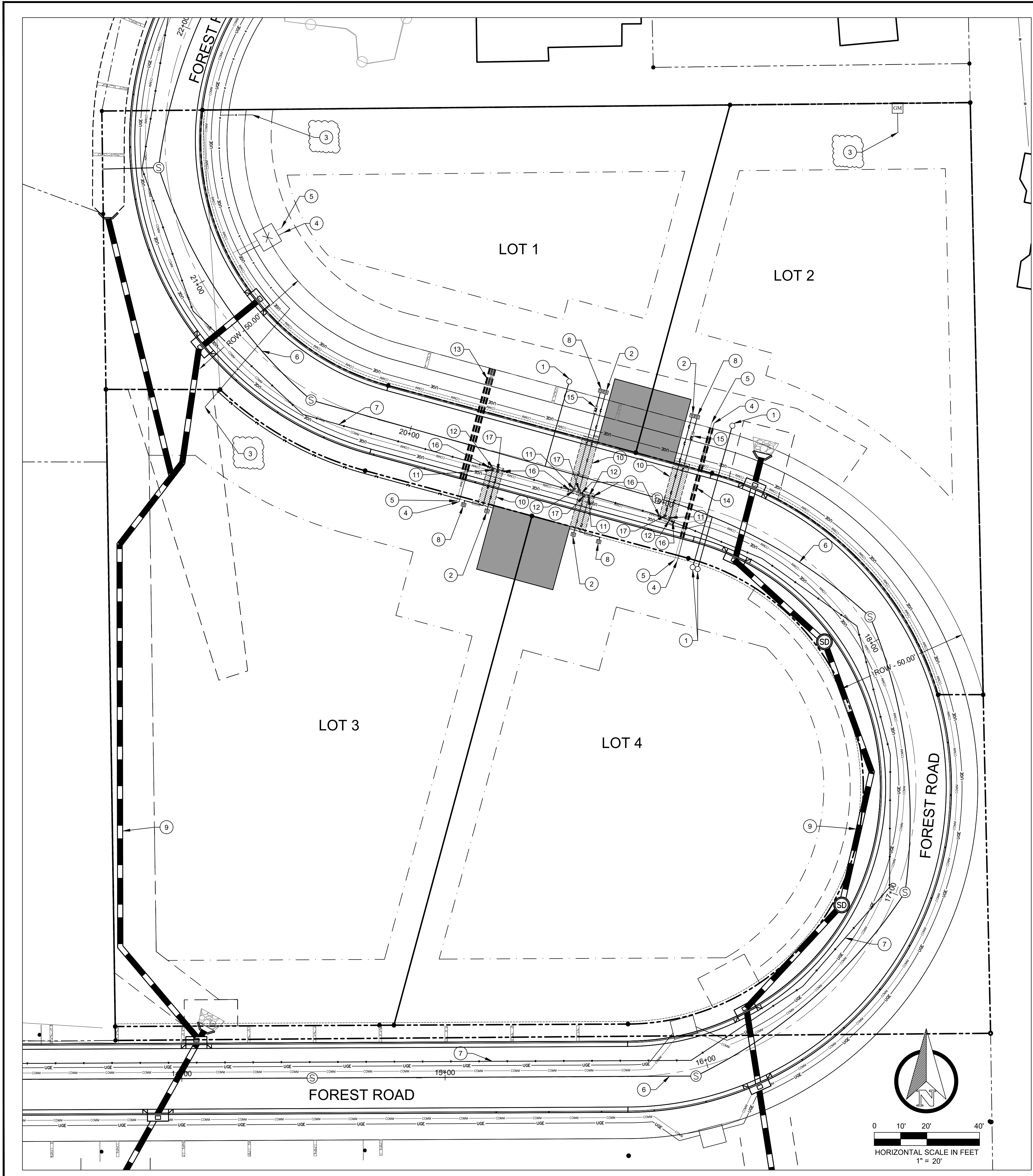
**BOWERS SUBDIVISION PZ21-00020**

**SEDONA, AZ**

SHEET TITLE:	
PROJECT TITLE:	
DRAWN BY:	SSS
SCALE:	1" = 20'
DATE:	05/18/2024
PROJECT NO.:	220219
SHEET NO.:	

V-3

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**LINETYPE LEGEND**

PROPOSED STORM SEWER LINE — 9 —	PROPOSED GAS LINE — G —
PROPOSED 16" DIP WATER SERVICE — W —	ROAD CENTERLINE — — — — —
PROPOSED 8" SANITARY SERVICE — 8"SS —	PARCEL BOUNDARY & RIGHT-OF-WAY LINE — — — — —
PROPOSED EASEMENT LINE — — — — —	PROPOSED LOT LINE — — — — —
BUILDING SETBACK LINE — — — — —	PROPOSED 6" SANITARY SERVICE — 6"SS —
PROPOSED 2" WATER SERVICE — 2"W —	PROPOSED 6" FIRE LINE SERVICE — 6"W —

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- ⑤ COMMUNICATION LINE
- ⑥ 8" SANITARY SEWER MAIN
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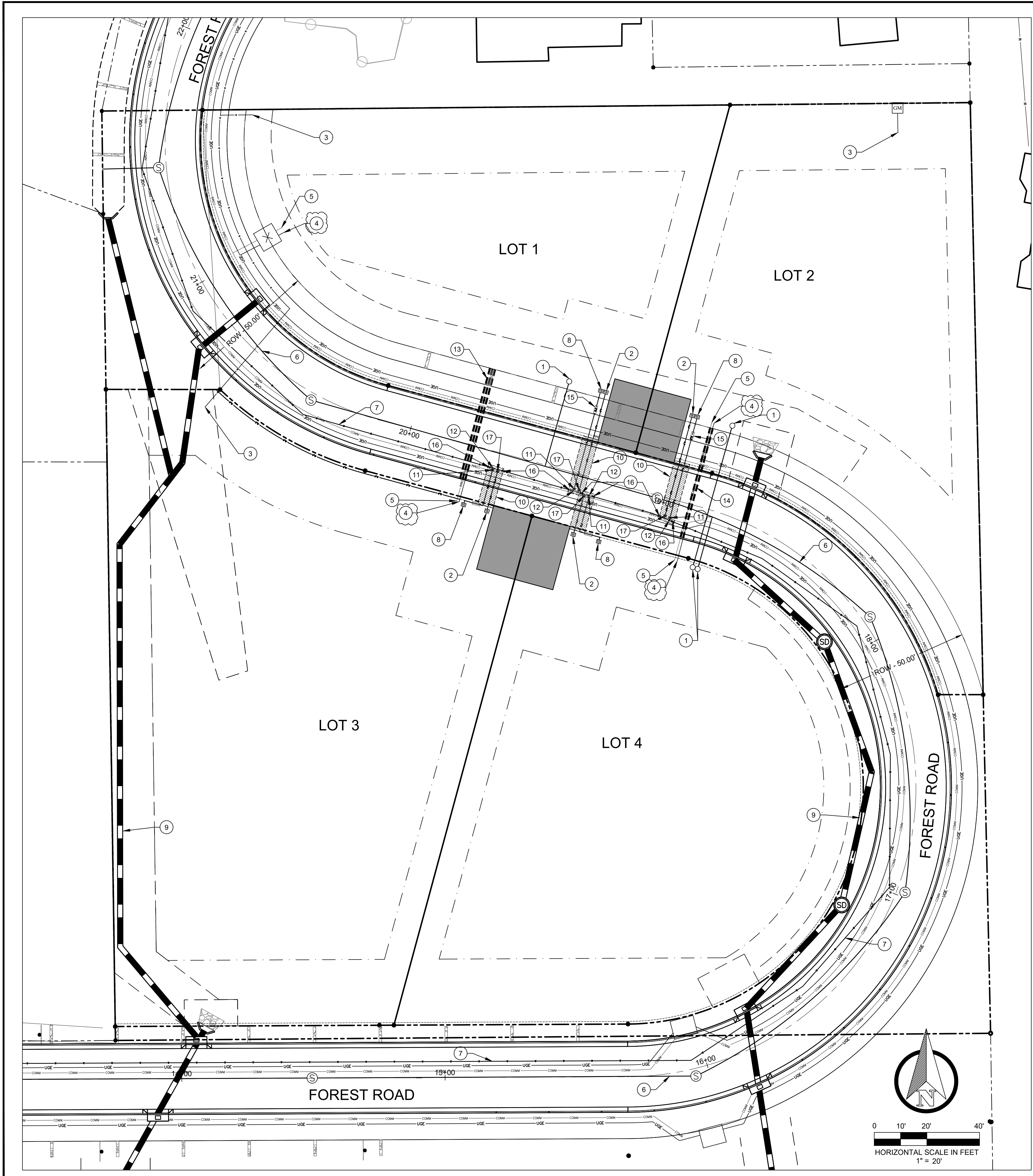
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SHEET TITLE: GAS HOOK UP LOCATIONS  
 PROJECT TITLE: **BOWERS SUBDIVISION PZ21-00020**  
 SEDONA, AZ

DRAWN BY:	SSS
SCALE:	1" = 20'
DATE:	05/18/2024
PROJECT NO:	220219
SHEET NO.	

**V-4**

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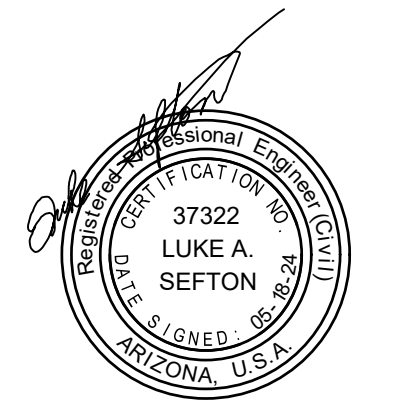
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PROPOSED 16" DIP WATER SERVICE — W —	ROAD CENTERLINE — —
PROPOSED 8" SANITARY SERVICE — 8"SS —	PARCEL BOUNDARY & RIGHT-OF-WAY LINE — —
PROPOSED EASEMENT LINE — —	PROPOSED LOT LINE — —
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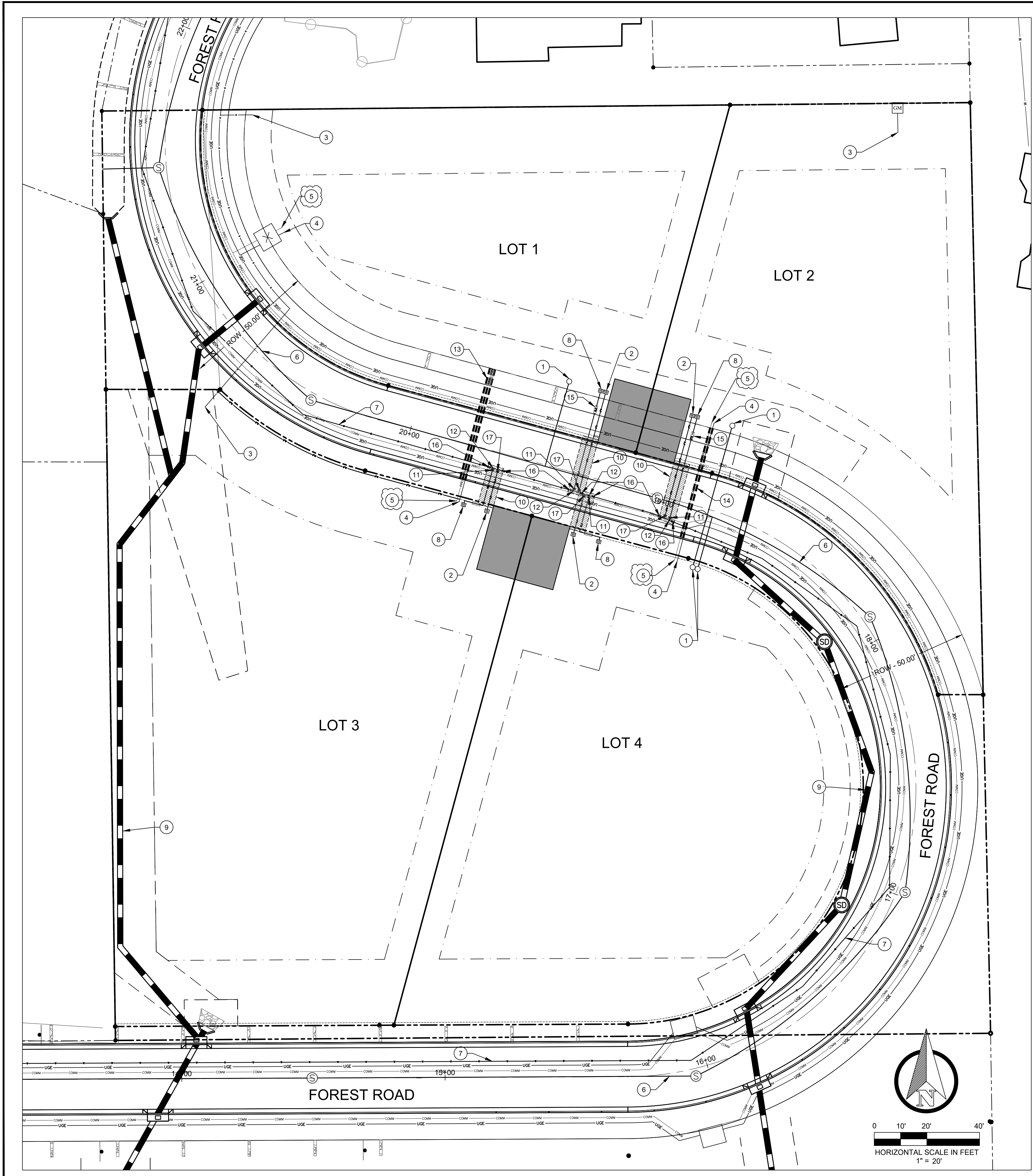
APS HOOK UP LOCATIONS

**BOWERS SUBDIVISION PZ21-00020**

SEDONA, AZ

SHEET TITLE:	APS HOOK UP LOCATIONS
PROJECT TITLE:	<b>BOWERS SUBDIVISION PZ21-00020</b>
DRAWN BY:	SSS
SCALE:	1" = 20'
DATE:	05/18/2024
PROJECT NO:	220219
SHEET NO.	<b>V-5</b>

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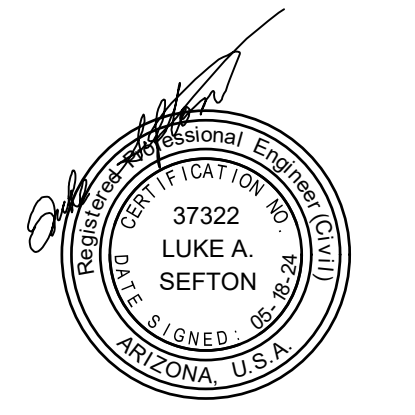
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COMMUNICATION HOOK UP LOCATIONS

**BOWERS SUBDIVISION PZ21-00020**

SEDONA, AZ

SHEET TITLE:	COMMUNICATION HOOK UP LOCATIONS
PROJECT TITLE:	BOWERS SUBDIVISION PZ21-00020
DRAWN BY:	SSS
SCALE:	1" = 20'
DATE:	05/18/2024
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SHEET NO.	V-6

**V-6**

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