



# City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

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

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## 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](mailto: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

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**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.





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

FINAL PLAT

# CHAPEL VIEW TERRACE

10 SKY LINE DRIVE, SEDONA, ARIZONA

SHEET TITLE:

DRAWN BY: RJB

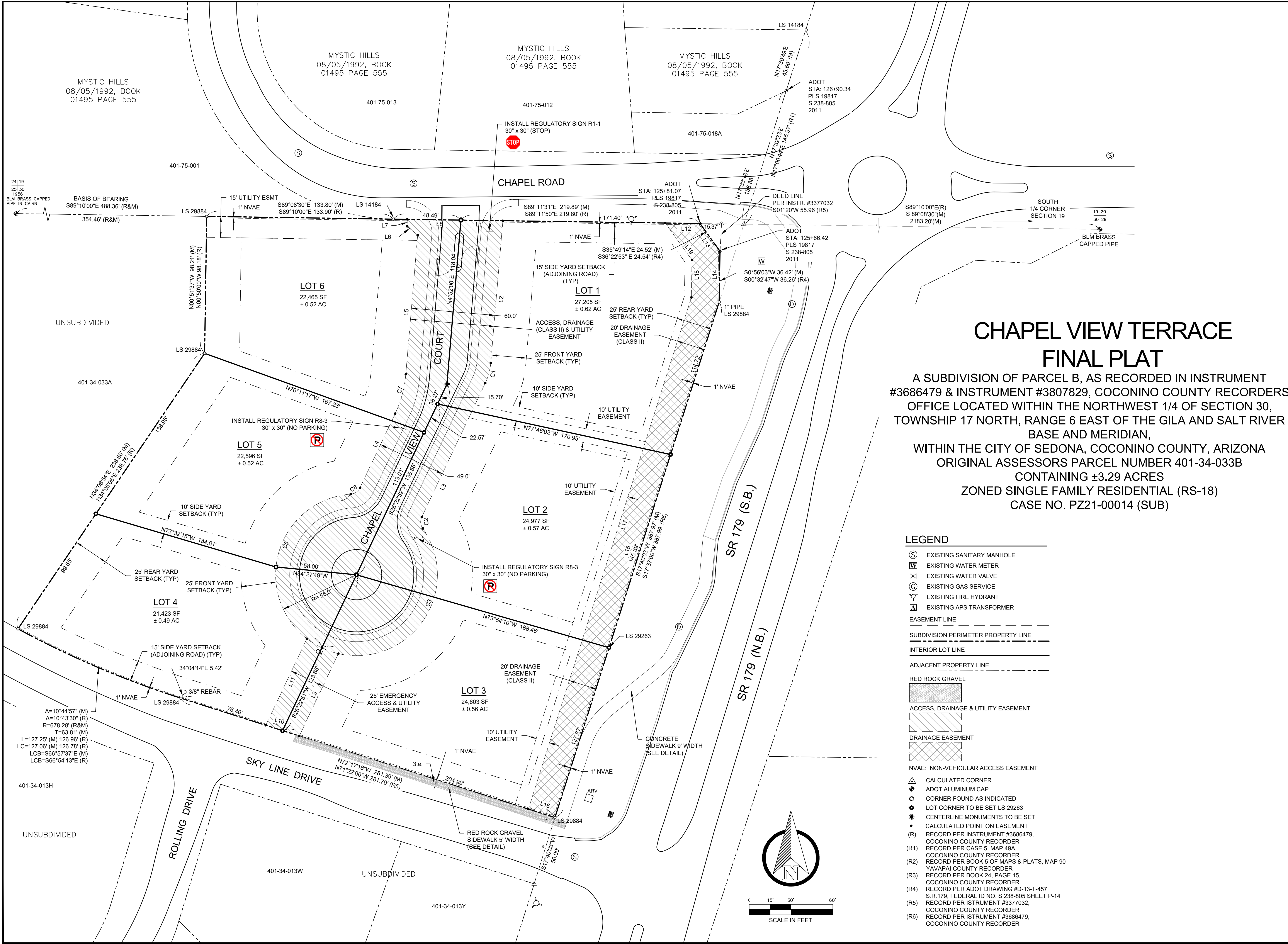
SCALE: 1" = 30'

DATE: 08/01/2024

PROJECT NO: 210305

SHEET NO.

**2 OF 3**

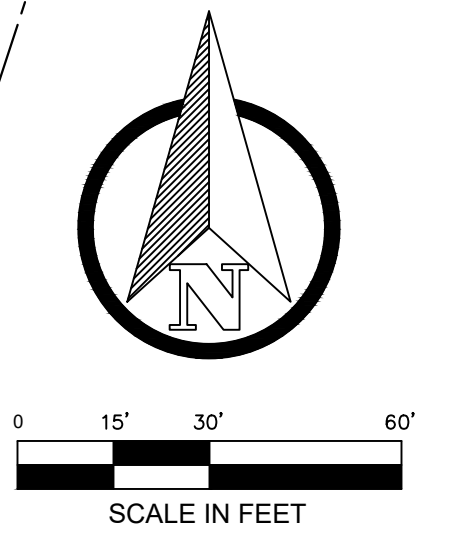


## CHAPEL VIEW TERRACE FINAL PLAT

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)

### 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)

354.46' (R&M)

$\Delta=10^{\circ}44'57''$  (M)  
 $\Delta=10^{\circ}43'30''$  (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)

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**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

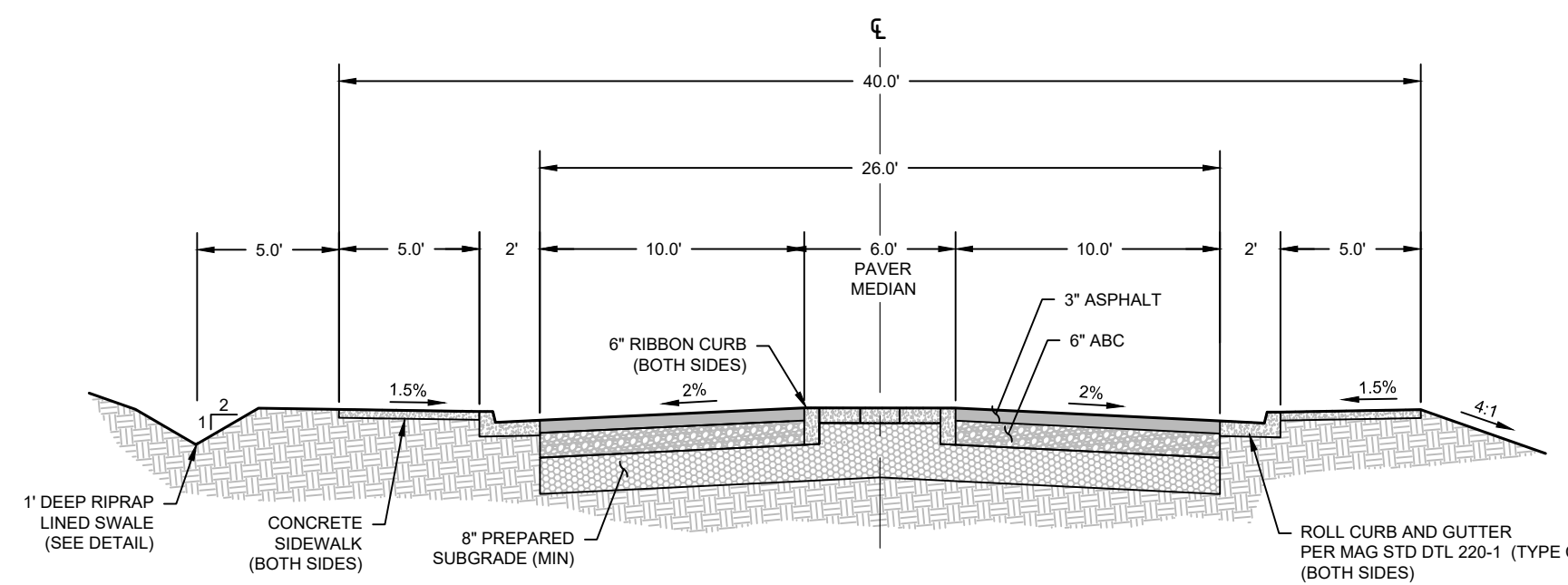
**ACCESS, UTILITY & DRAINAGE EASEMENTS CURVE TABLE**

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'

**LOT AREAS**

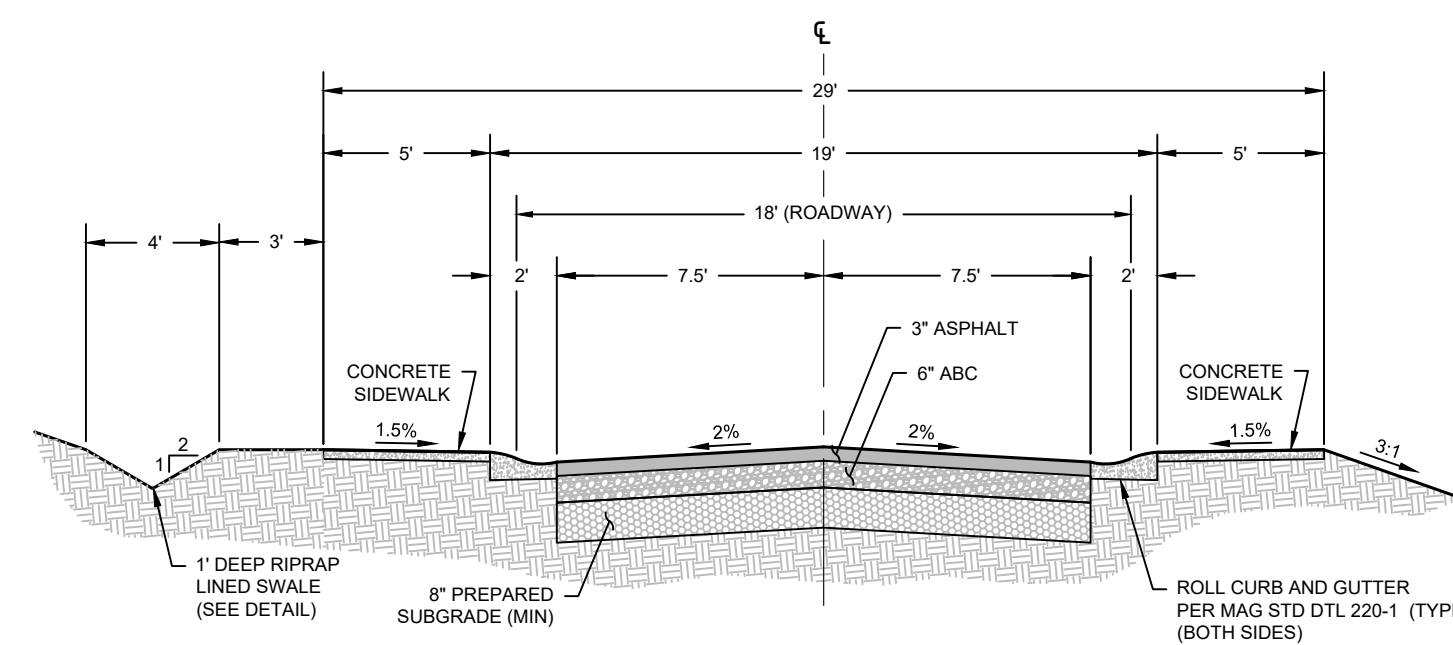
LOT	GROSS	NET *	BUILDING
1	27,205	23,228	12,449
2	24,977	20,590	10,987
3	24,603	20,872	10,492
4	21,423	18,527	9,949
5	22,596	18,006	9,244
6	22,465	18,000	8,988

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



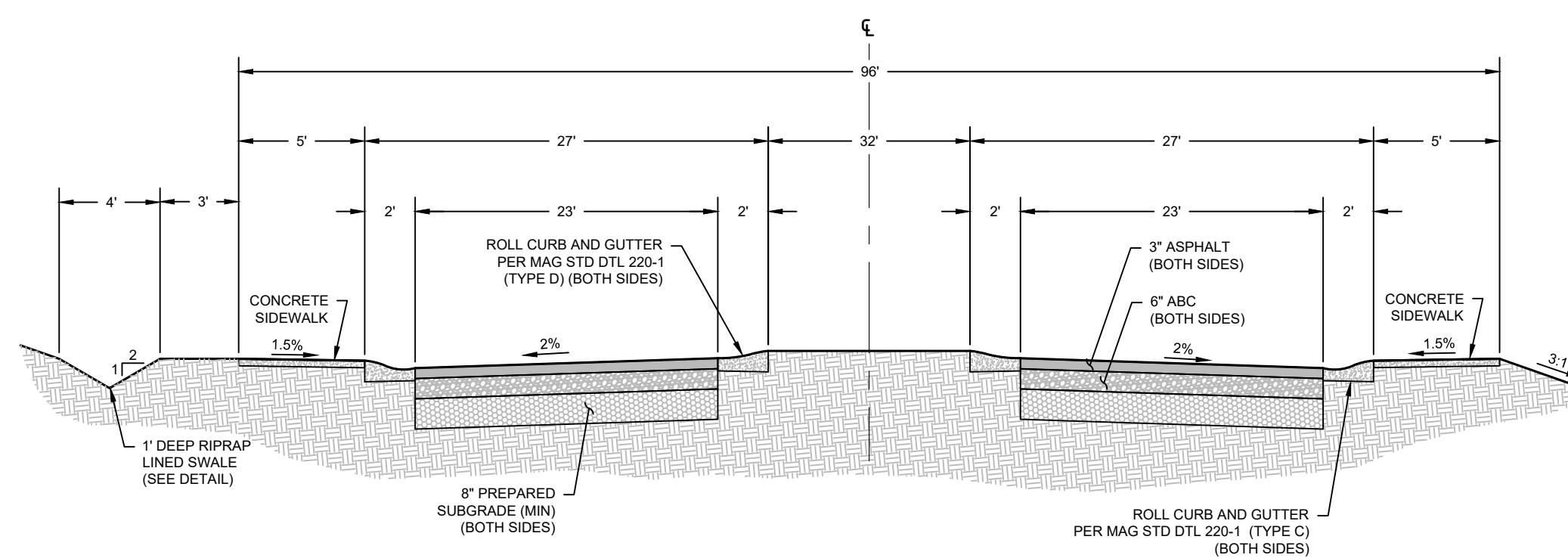
NOTES:  
1) INSTALLATION, SEPARATION, AND COVER OF UTILITIES IN TRENCHES TO MEET UTILITY COMPANY STANDARDS.

**ROAD SECTION C**  
NOT TO SCALE



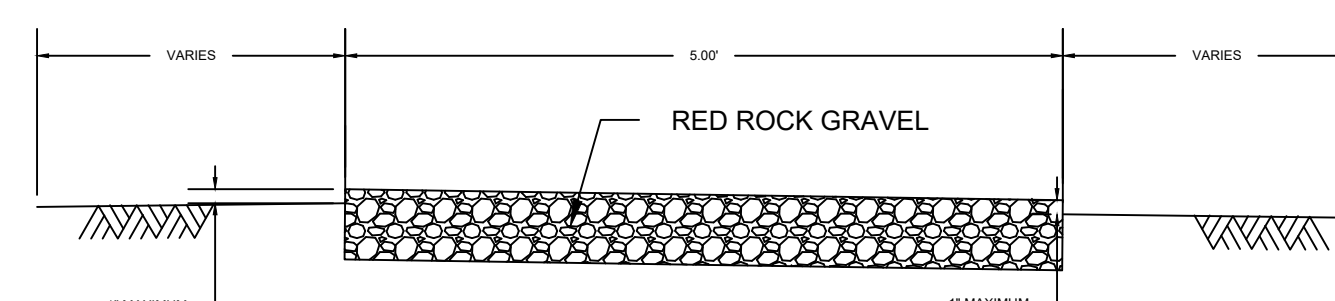
NOTES:  
1) INSTALLATION, SEPARATION, AND COVER OF UTILITIES IN TRENCHES TO MEET UTILITY COMPANY STANDARDS.

**ROAD SECTION B**  
NOT TO SCALE

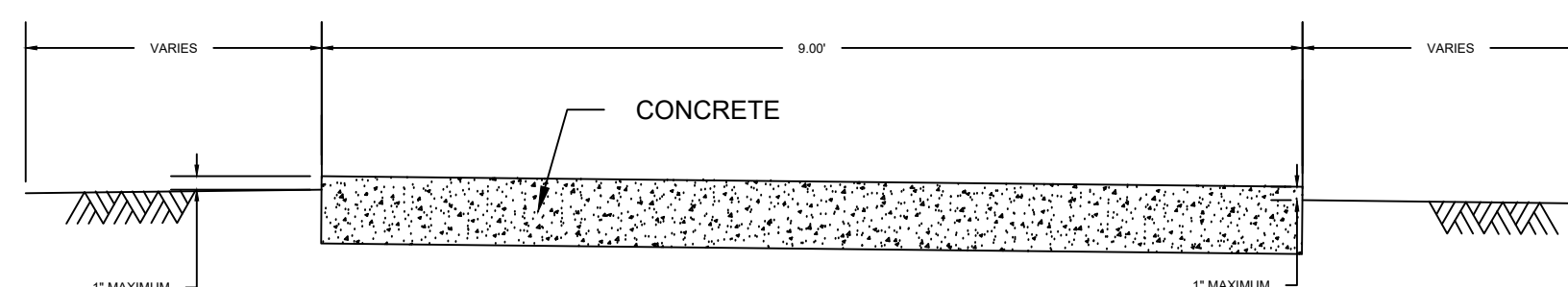


NOTES:  
1) INSTALLATION, SEPARATION, AND COVER OF UTILITIES IN TRENCHES TO MEET UTILITY COMPANY STANDARDS.

**ROAD SECTION A**  
NOT TO SCALE



**GRAVEL SIDEWALK SECTION**  
NOT TO SCALE



**CONCRETE SIDEWALK SECTION**  
NOT TO SCALE

DETAILS

**CHAPEL VIEW TERRACE**

10 SKY LINE DRIVE, SEDONA, ARIZONA

SEFTON ENGINEERING CONSULTANTS

40 STUTZ BEARCAT DR.  
SEDONA, ARIZONA 86336  
PH: (928) 202-3999  
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LS@SEFENCO.COM

SHEET TITLE:

PROJECT TITLE:

DRAWN BY: RJB

SCALE: 1" = 30'

DATE: 08/01/2024

PROJECT NO: 210305

SHEET NO.

**3 OF 3**



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# 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 J. 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](mailto: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](mailto: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

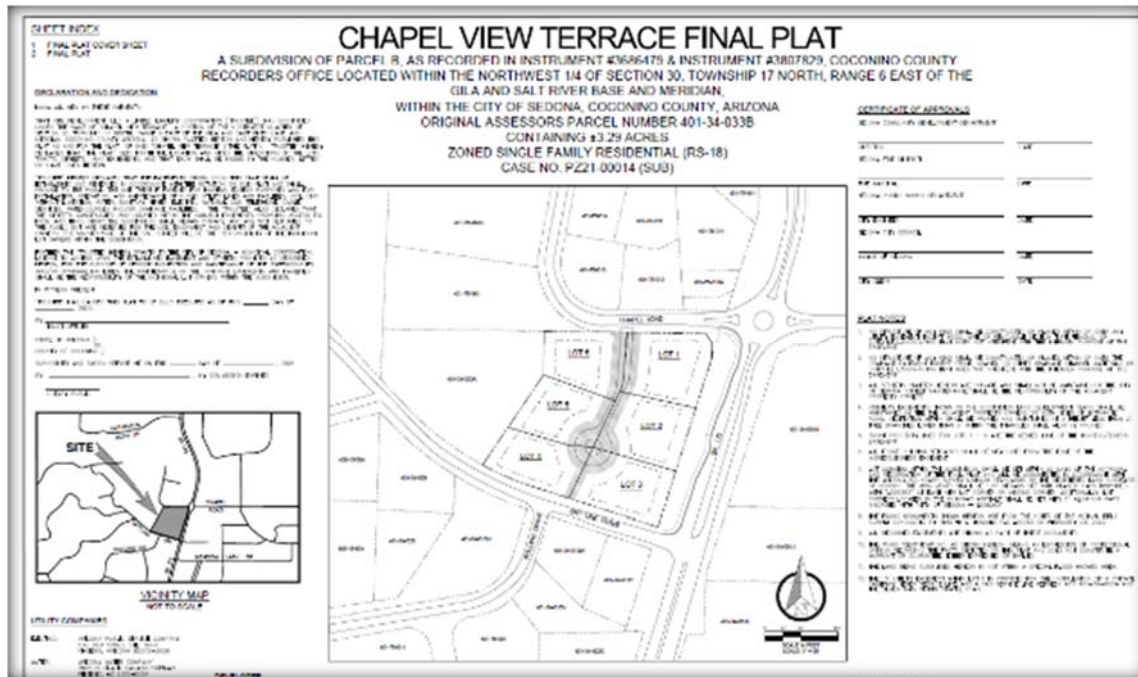
cc: Via electronic mail:

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 13<sup>th</sup> 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](mailto:info@sefengco.com) ~ [www.SeftonEngineeringCompany.com](http://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](mailto:dn@sefengco.com)

Sefton Engineering Project No.: 210305

**40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999**  
**Email: [info@sefengco.com](mailto:info@sefengco.com) ~ [www.SeftonEngineeringCompany.com](http://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	
<b>Project Type(s)</b>		<b>Project Location:</b> The site is located SW Corner of SR 179 and Chapel View Dr.			
<input checked="" type="checkbox"/> Gravity		<b>Project Description:</b> 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:					
<b>Design Documents Approved for Construction</b>		<b>WWTP Name:</b>	City of Sedona Wastewater Reclamation		
<b>Document</b>	<b>Date</b>	<b>Treatment Facility Permitted Design Flow:</b>	2.0 MGD	<b>APP Number:</b>	P-102298
<b>Notice of Intent to Discharge</b>	7/13/23	<b>System Capacity Affirmation Date:</b>	6/15/23	<b>Sewage Collection System Capacity Affirmation Date:</b>	6/15/23
<b>Site Plan</b>	3/8/23	<b>Location of Downstream End of System Proposed Herein:</b>			
<b>Design Plan</b>	3/8/23	Township:	17N	Range:	6E
<b>Design Report</b>	3/7/23	Latitude:	34° 49' 55.06" N		
<b>Operation &amp; Maintenance Manual</b>	<input type="checkbox"/> Draft <input checked="" type="checkbox"/> Final	Longitude:	-111° 46' 41.08" W		
<b>Other Document(s):</b>		<b>Important: This Construction Authorization (CA) permit will expire on August 15, 2025.</b>			
<b>Construction Authorization:</b> 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. <b>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.</b>					
 <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

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UPDATED JULY 2020