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Date: 09/25/2024

City of Sedona Planning and Zoning Department
102 Roadrunner Dr.
Sedona, AZ 86336

Dear Members of the Sedona Planning and Zoning Department,

Re: Request for Conditional Use Permit for Blackhawk Coffee Sedona at 901 N State Route 89A

On behalf of Blackhawk Coffee Sedona, I am writing to formally request a Conditional Use Permit (CUP) for the continued operation of our coffee business located at 901 N State Route 89A, Sedona, AZ. Our goal is to provide a welcoming space for both locals and tourists, offering high-quality coffee and artisanal beverages in a relaxed, community-oriented atmosphere.

Business Overview:

Blackhawk Coffee Sedona is a specialty coffee shop operating from a food truck that focuses on using premium ingredients, many of which are locally sourced. We offer a wide variety of coffee products and beverages, and we are committed to creating an inclusive space for customers to connect, relax, and enjoy their experience. In addition to providing high-quality products, we emphasize sustainability, incorporating eco-friendly practices such as using recyclable materials and employing energy-efficient operations.

Proposed Use:

The site for Blackhawk Coffee Sedona is located on a commercial property at 901 N State Route 89A, Sedona, AZ, adjacent to the iconic "Welcome to Sedona" sign. The land is currently underutilized, and our intent is to enhance its appearance and maintain it through regular cleaning, landscaping, and beautification efforts. This highly visible location has quickly become a popular stop for visitors, and our continued operation will contribute to the overall aesthetic and economy of the area.

Traffic and Parking at 901 N State Route 89A:

The property at 901 N State Route 89A is well-suited for the operation of Blackhawk Coffee Sedona in terms of traffic flow and parking. The site benefits from its location along the main highway, offering easy access for both locals and tourists. There is ample space for parking on-site, which has successfully accommodated customer needs without causing any significant traffic or congestion in the surrounding area. Additionally, the location's proximity to the "Welcome to Sedona" sign has made it a convenient and natural stop for visitors, further contributing to the flow of traffic without creating bottlenecks or parking shortages.

Community Impact:

Blackhawk Coffee Sedona has quickly established itself as a local favorite, receiving 25 five-star reviews from satisfied customers who appreciate our dedication to quality and service. In addition, we have received full approval from both the Yavapai and Coconino County Health Departments, ensuring that our operations meet the highest standards of health and safety. We are also fully insured, further demonstrating our commitment to responsible business practices.

In addition to requesting approval for continued operation, we are seeking permission to install electricity at the site to improve service reliability and efficiency. This enhancement will allow us to better serve our customers and further support our business growth.

Local Roots and Commitment:

As a resident of Sedona since 1986, I am deeply connected to the local community and am dedicated to contributing positively to Sedona's culture and economy. Blackhawk Coffee Sedona strives to create a welcoming space that aligns with the values of our local community while also providing an inviting destination for visitors. Our presence enhances Sedona's vibrant culture, offering a spot for people to gather and enjoy the beauty of the area.

Compliance with Sedona's Zoning and Planning Guidelines:

We have reviewed all relevant zoning and planning regulations and believe our proposal aligns with the City of Sedona's vision for sustainable growth and community development. We are committed to working closely with the Planning and Zoning Department to ensure full compliance with all codes and ordinances required for the CUP.

Conclusion:

We believe that Blackhawk Coffee Sedona will continue to be a positive addition to Sedona's commercial landscape, providing a valuable service to both the local community and visitors. Our focus on sustainability, quality, and community engagement makes us a strong candidate for continued operation at 901 N State Route 89A.

We respectfully request approval of our Conditional Use Permit application, including the installation of electricity to our food truck. We look forward to discussing this proposal in more detail and appreciate your time and consideration.

Sincerely,

Nicholle Miller
Owner
Blackhawk Coffee Sedona