



City of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

PZ24-00004 (SUB) Navajo Lofts

Planning Comments – 2nd Review, September 10, 2024

Reviewer: Cari Meyer, Planning Manager

cmeyer@sedonaaz.gov, (928) 203-5049

1. Comprehensive Review

- a) The application has been submitted for comprehensive review. The following comments identify areas where information is missing, does not comply with City codes, or areas of suggested changes to bring the project into greater compliance with City goals.
- b) A public hearing date has not been scheduled for this project. A hearing date will be set after the applicant has had a chance to review the comments provided and either responds with resubmitted plans or requests that the project move forward without changes.
- 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. Overall Submittal

- a) In the following comments, Staff has made every attempt to comprehensively outline the deficiencies and clearly explain where more information is needed. Additional comments may be generated once the plans are resubmitted. The applicant and their representatives should carefully review all applicable code sections and ensure the plans submitted clearly show compliance. Please contact staff with any questions.

3. Citizen Participation Plan (LDC Section 8.3.D)

- a) Provide a Citizen Participation Plan. The Citizen Participation Report must be provided prior to scheduling the public hearing for this project.
 - i) *Provide a Citizen Participation Report. See LDC Section 8.3.D for required contents.*

4. Preliminary Plat

- a) Sheet 2: Line weights on the plat do not match line weights in the legend.
 - i) *Comment remains. The differences in the line weights in the legend are not reflected accurately on the plat. In addition, increase the sizes of the "S"s and "W"s that indicate sewer vs. water lines so that they are legible.*
- b) In comparing the plat to the approved building permit plans, the approved units do not appear to match the wall dimensions shown on the plat. There are a number of small discrepancies. Ensure the plat matches the approved plans unless revisions have been approved. At a minimum, review the following and adjust as needed:
 - i) Units A & C, Garages: Garage/Exterior Walls are slightly different on plans vs. plat.

-
- (1) *Comment remains. Unit C has a job in the back of the garage that is not shown on the plat. In addition, the garages for Units C & D are shown at 19'11" deep on the building plan and 17.41' deep on the plat. If the garage depth is being changed from the approved plans, a permit revision is required. Please note a minimum of 18' depth is required for the garage.*
- ii) The Manual (Section 1.3.D), Condominium and Condominium Conversions contains the requirements for condo plats. The following do not appear to be shown. Modify plat to include all required elements:
- (1) Firewall construction, if required by the Department;
- (a) *Comment Remains. Please contact the City's Building Division to determine if the current approved method of construction (approved as apartment units under common ownership) will be acceptable if the condominium conversion is approved and the units are owned separately.*
- (b) *Contact: Dave Zellner, Chief Building Official, dzeller@sedonaaz.gov; (928) 203-5097. Please note that Dave's last day with the City will be October 18. If you are reaching out after this date, please let us know so we can provide updated contact information.*
- c) *Correct the name of Cantabile Street (not Canabile Street)*



Public Works Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 204-7111 • Fax: (928) 282-5348;

Hanako Ueda, EIT (928) 203-5024

PZ24-00004 (SUB)

Navajo Lofts (Condo Conversion)

09/09/24

Engineering Comments

Please address all comments for the Preliminary Plat:

1. Rather than omitting any reference to drainage easements, please clearly indicate which Tracts are for drainage purposes and describe maintenance responsibilities.