

1.0 Conceptual Review Application Form

Project Application

fillable PDF available online at:
www.sedonaaz.gov/projects



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • 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 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			
	Project Address		Parcel No. (APN)	
	Primary Contact		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Office Use Only	<i>Application No</i>		<i>Date Received</i>	
	<i>Received by</i>		<i>Fee Paid</i>	

Project Description	
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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		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
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	

Axys Capital Total Return Fund, LLC
c/o Timothy A. Birch
1900 St James Place, Suite 300
Houston, Texas 77056

November 11, 2024

City of Sedona
Community Development Department
c/o Cari Meyer, Planning Manager
102 Roadrunner Drive
Sedona, AZ 86336

Re: Letter of Authorization to make an application for concept review, design review, and building permits for APNs 401-08-002A; 401-08-006A; 401-09-001A; 401-09-001B; 401-09-001C; 401-13-059

Dear Sedona Community Development Department,

Axys Capital Total Return Fund, LLC, a Delaware limited liability company (“Axys”), the owner of the real property commonly known as Coconino County APNs 401-08-002A; 401-08-006A; 401-09-001A; 401-09-001B; 401-09-001C; 401-13-059, hereby authorize Dutchman’s Cove LLC, an Arizona limited liability company, and its team to apply and sign on my behalf for the purpose of concept review application, development review application, and building permit application for the subject property.

Sincerely,
AXYS CAPITAL TOTAL RETURN FUND LLC, a
Delaware limited liability company

Michael Zislis

[Michael Zislis \(Nov 11, 2024 13:37 EST\)](#)

By: Michael Zislis
Its: Manager

1.1 Letter of Intent

Snell & Wilmer

ONE EAST WASHINGTON STREET
SUITE 2700
PHOENIX, AZ 85004-2556
602.382.6000 P
602.382.6070 F

Noel J. Griemsmann AICP
(602) 382-6824
ngriemsmann@swlaw.com

November 13, 2024

BY HAND

Cari Meyer
Planning Manager
Community Development Department
City of Sedona
102 Roadrunner Drive, Building 104
Sedona, AZ 86336

Re: Letter of Intent for the Ambiente Creekside Project Concept Review Application

Dear Cari:

Enclosed with this letter, please find the Concept Review application for the proposed development of Ambiente Creekside, an assemblage of six (6) properties totaling approximately 19.36 acres located between State Route 89A and the Oak Creek at the Art Barn Road alignment as shown on Exhibit A (the “Site”).

The Site, now largely vacant, previously supported a mix of hospitality and recreational uses, including The Dutchman’s Cove restaurant—a two-story, 100-125 seat dining establishment that operated until a fire in 1983—and Hawkeye Travel Trailer Park, which offered 25-30 campsites until closing around 2002. Remaining structures include a house, a vacant one-story office from the trailer park era, and the historic Jordan Wellhouse, which will be preserved as part of the redevelopment. Those uses have been discontinued for some time and the Site is ready for redevelopment to the benefit of its owners as well as the broader Sedona community. The proposed project aims to revitalize the property, honoring its heritage while aligning with contemporary land-use and business objectives.

The Site is bifurcated by Oak Creek, with the more developable portion of the property being the land located on the west side of the creek. At this time the property on the east side will be retained in an undeveloped condition due to challenges with access and a desire to preserve this important natural feature to the extent practical while still providing for a reasonable redevelopment opportunity for the Site.

Cari Meyer
November 13, 2024
Page 2

Beyond the unique terrain and visual importance of the property, further complicating site planning and design efforts, the Site is subject to a Binding Waiver of Enforcement (Exhibit B) which permits the Site to be developed as a “Lodging, Fewer than Seven Units” land use (the land use allowed by right prior to the 2023 amendment to the Zoning Code) which provides for six (6) lodging units (“rooms” or “keys”) per parcel. Therefore, the redevelopment proposal, as a hospitality use, must be designed to allow for the retention of the six (6) base parcels while providing for a uniform, integrated resort experience. This Concept Plan achieves these goals.

Because of the above requirements of the prior Zoning Code, the project is set to be developed on the six (6) parcels zoned as “CO” Commercial District (Section 2.14) on the west side of Oak Creek. Previously, the Site was designated under the “PD” Planned Development District (Section 2.21), which has since been reverted to its former “CO” designation. This reversion resulted in split zoning across the parcels, with “CO” zoning on the west side of Oak Creek and “RS-35” Large Lot Single-Family Residential zoning to the east. These lot lines need to be adjusted to accommodate the proposed Concept Plan. We have been informed that, due to a 2023 Zoning Code amendment, lot line adjustments are no longer permitted on “split-zoned” parcels (parcels where there are more than one zoning district classification).

Given this recent code change, Dutchman’s Cove, LLC, intends to request a waiver of enforcement from the City Council to authorize a lot line adjustment in alignment with the project site plan. While this waiver request is in process, our client respectfully requests that City staff note “lot line adjustment not permitted due to split zoning” (or similar comment) in the conceptual project review comments and proceed with evaluating the remaining aspects of the concept review application so that timely comments can be issued while the exact nature of the necessary lot adjustment process is clarified by the City Attorney’s office.

The proposed Concept Plan is for a redevelopment proposal for a 36-lodging unit (totaling 29,600 sqft) resort that will include an arrival building (7,000 sqft), restaurant/bar (21,000 sqft), fitness center (2,600 sqft), an owner’s quarters (7,600 sqft), and health spa (15,000 sqft) (“Resort”). The Resort is supported by a maintenance building (5,000 sqft) and 155 surface valet parking spaces all generally located as per the conceptual site plan enclosed with this application.

The Resort is designed to accommodate primary access via the roundabout at Owenby Way, with secondary access provided via the Art Barn Road alignment. Parking is located on the western side of the property, which due to existing structures along 89A, as well as topography of the Site, will limit visibility of these areas from the public, particularly along 89A.

Arrival along the main north/south access road provides a public face to guests, with non-room uses provided along this axis (including the arrival building, health spa and restaurant). The resort room units are buffered by these more active spaces and are placed to either be creek side or are internal and centrally located to focus on landscaping/hardscaping areas where creek views are not available.

Snell & Wilmer

Cari Meyer
November 13, 2024
Page 3

The resort units themselves are primarily two (2) stories in height (27' at the maximum or less) and are 750 square feet in size. They feature first floor active space, a balcony/patio and the bed/sleeping area located in a loft like setting on the second floor. Six (6) units are single story (19' maximum or less) and there are two (2) "penthouse" units of 2,500 sqft above the arrival building (at a max height of 27').

The programming and expected customer is similar to those that frequent the current Ambiente, with a site design that will forward goals of conservation and sustainability, providing a visually pleasing environment both as to the natural setting as well as via elevations and physical improvements to the Site, while providing its guests with the best in hospitality.

We look forward to your review and comments on the enclosed Concept Plan package. In the interim, please advise if you have any questions or need any additional information.

Respectfully submitted,

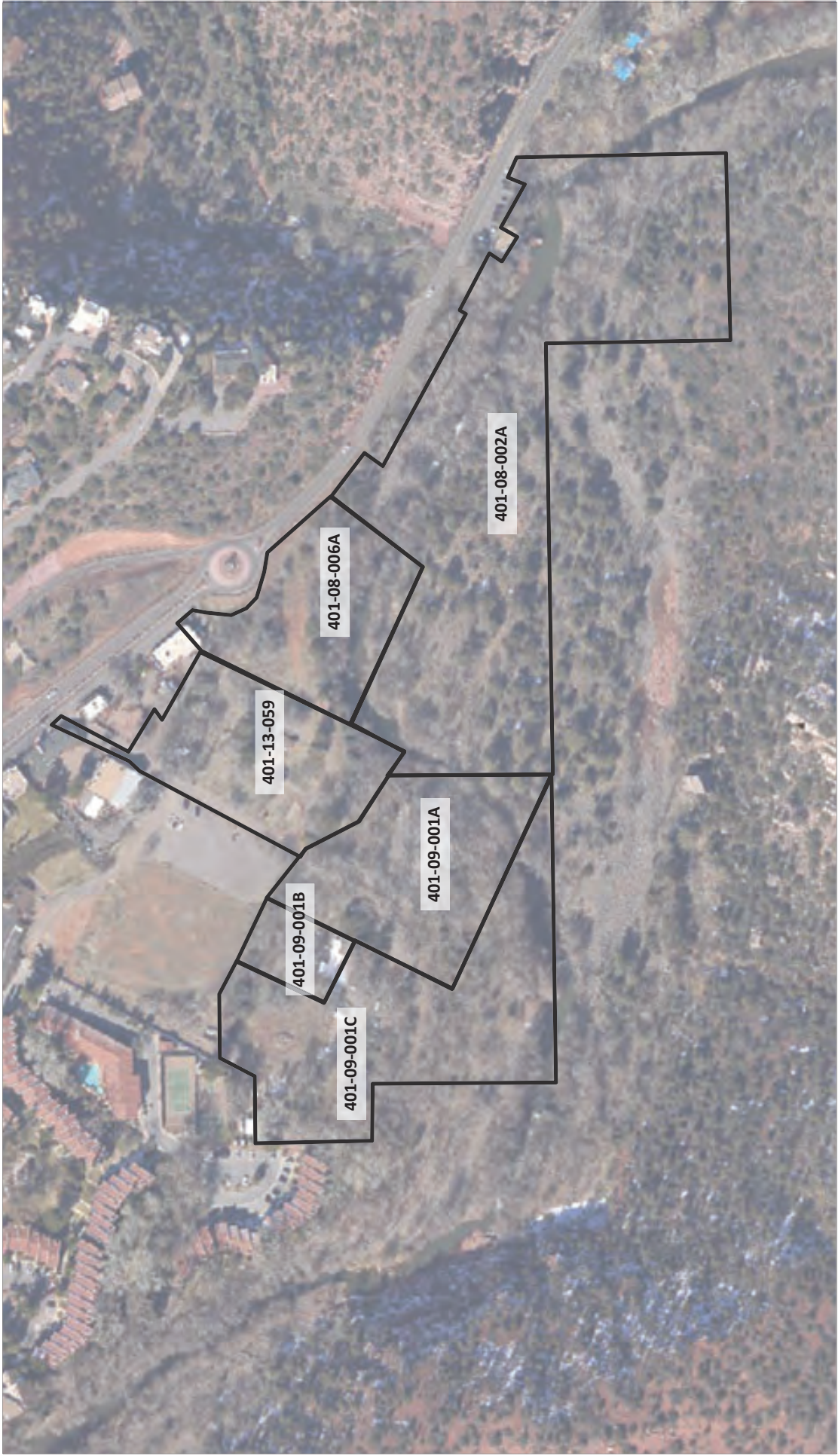
Snell & Wilmer



Noel J. Griemsmann AICP
Sr Urban Planner

Enclosures

Exhibit A



SNELL & WILMER
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1 East Washington Street, Suite 2700, Phoenix, AZ 85004



NOT TO SCALE

Parcel Map

Exhibit: A

5301 N State Rte 89A, Sedona,
Address: AZ 86336

Date: 10/30/2024

Exhibit B

WHEN RECORDED, MAIL TO:

Sedona City Clerk
City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336

BINDING WAIVER OF ENFORCEMENT

THIS **BINDING** WAIVER OF ENFORCEMENT (this “Waiver”) is granted by the City of Sedona, an Arizona municipal corporation (the “City”).

RECITALS:

- A. On April 25, 2023, the Sedona City Council adopted a land use law, Ordinance 2023-03, which made various amendments to the Sedona Land Development Code.
- B. The respective owners of the following parcels in Sedona (collectively the “ Properties”) owned the Properties on the date Ordinance 2023-03 took effect:

	Coconino County APN	Property Owner	Address
1.	The portion of 401-08-002A commercially zoned (west of the center of Oak Creek)	Axys Capital Total Return Fund, LLC	586 N SR 89A Sedona, AZ 86336
2.	The portion of 401-08-006A commercially zoned (west of the center of Oak Creek)	Axys Capital Total Return Fund, LLC	520 N SR 89A Sedona, AZ 86336
3.	The portion of 401-09-001A commercially zoned (west of the center of Oak Creek)	Axys Capital Total Return Fund, LLC	400 Art Barn Road Sedona, AZ 86336
4.	401-09-001B	Axys Capital Total Return Fund, LLC	181 Art Barn Road Sedona, AZ 86336
5.	The portion of 401-09-001C commercially zoned (west of the center of Oak Creek)	Axys Capital Total Return Fund, LLC	40 Art Barn Road Sedona, AZ 86336
6.	The portion of 401-13-059 commercially zoned (west of the center of Oak Creek)	Axys Capital Total Return Fund, LLC	40 Art Barn Road Sedona, AZ 86336
7.	401-14-015	Axys Capital Total Return Fund, LLC	129 Owenby Way Sedona, AZ 86336
8.	401-14-016	Axys Capital Total Return Fund, LLC	115 Owenby Way Sedona, AZ 86336
9.	401-14-017	Axys Capital Total Return Fund, LLC	100 Owenby Way Sedona, AZ 86336

- C. Arizona Revised Statutes §12-1134 (“Prop 207”) allows a property owner to seek just compensation when a city adopts a land use law that reduces the property owner’s existing rights to use, divide, sell, or possess private real property and such action reduces the fair market value of the property.
- D. On August 26, 2024, the owner of the Properties filed with the City a request for just compensation pursuant to Prop 207.
- E. In response to a claim for just compensation under Prop 207, a city may issue to the property owner a binding waiver of enforcement of the land use law on the owner’s specific parcels.

NOW, THEREFORE, the City of Sedona does hereby declare as follows:

- 1) Incorporation of Recitals. The recitals stated above are true and correct and are incorporated herein.
- 2) Properties Binding Waiver of Enforcement. That the amendment to the Sedona Land Development Code removing “Lodging, Fewer than Seven Units” from Sedona Land Development Code Section 3.2.E Table of Allowed Uses for Commercial and Mixed-Use zoning districts adopted by Ordinance 2023-03 shall not be enforced nor applicable to the entirety, or any portion of the Properties.
- 3) Recordation. This Binding Waiver of Enforcement shall be adopted by Resolution of the Sedona City Council and shall be recorded in its entirety in the Official Records of Coconino County, Arizona.
- 4) Covenants Running with Land; Inurement. The covenants, conditions, terms, and provisions of this Waiver relating to use of the Properties shall run with the Properties.
- 5) Governing Law. This Waiver, and all rights and obligations created hereby, shall be determined and governed by the laws of the State of Arizona.

IN WITNESS WHEREOF, this Waiver is approved by the Sedona City Council through the adoption of Resolution 2024- 21.

City of Sedona




Mayor

Attest:



City Clerk

Approved as to Form:



City Attorney

RESOLUTION NO. 2024-21

A RESOLUTION OF THE SEDONA CITY COUNCIL APPROVING A BINDING WAIVER OF ENFORCEMENT FOR CERTAIN PROPERTIES WITHIN THE CORPORATE LIMITS OF THE CITY OF SEDONA

RECITALS:

WHEREAS, on April 25, 2023, the Sedona City Council adopted Ordinance 2023-03, which, among other changes, removed "Lodging, Fewer than Seven Units" from Sedona Land Development Code Section 3.2.E Table of Allowed Uses for Commercial and Mixed-Use zoning districts; and

WHEREAS, the owner identified in Exhibit A, attached hereto, owned its respective parcels of land ("Properties") when Ordinance 2023-03 took effect; and

WHEREAS, Arizona Revised Statutes §12-1134 ("Prop 207") allows a property owner to seek just compensation when a city adopts a land use law that reduces the property owner's existing rights to use, divide, sell, or possess private real property and such action reduces the fair market value of the property; and

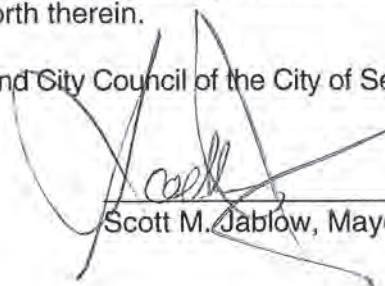
WHEREAS, the property owner identified in Exhibit A filed a claim for just compensation under Prop 207, asserting that the amendment to the Sedona Land Development Code removing "Lodging, Fewer than Seven Units" from Sedona Land Development Code Section 3.2.E Table of Allowed Uses for Commercial and Mixed-Use zoning districts reduced its rights to use the Properties and thereby reduced the fair market value of the Properties; and

WHEREAS, in response to a claim for just compensation under Prop 207, the City may issue to the property owner a binding waiver of enforcement of the land use law on the owner's specific parcels.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA AS FOLLOWS:

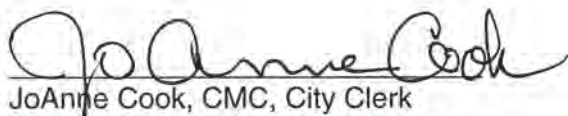
SECTION 1. That the Binding Waiver of Enforcement, which is attached hereto as Exhibit A, is hereby approved and the Mayor is authorized to execute the Binding Waiver of Enforcement, partially waiving enforcement of Ordinance 2023-03 as set forth therein.

APPROVED AND ADOPTED by the Mayor and City Council of the City of Sedona, Arizona this 12th day of September, 2024.




Scott M. Jablow, Mayor

ATTEST:


JoAnne Cook, CMC, City Clerk

APPROVED AS TO FORM:



Kurt W. Christianson, City Attorney

1.2 Project Program Description



November 13, 2024

**Dutchman's Cove LLC
Ambiente Sedona ~ Creekside Expansion
520 N State Route 89A
Sedona Arizona 86336**

Subject: Development of Ambiente Creekside – A Sustainable Luxury Expansion

This letter is to inform you of our intention to develop a new property, Ambiente Creekside, as an extension of the award-winning, internationally recognized, and locally owned luxury hotel, Ambiente A Landscape Hotel in Sedona, Arizona.

Ambiente Sedona has been celebrated for its sustainable building practices and exceptional guest services, all set against the breathtaking natural beauty of Sedona. The recent acquisition of a historic Creekside property, formerly owned by the Stevenson family, presents an extraordinary opportunity to expand our current offerings and further elevate the guest experience.

While the development plan presented to City Council on August 7, 2024 allows for up to 50 keys on the new Creekside property, after careful consideration and multiple site evaluations, the Stevenson family has decided to limit the development to 36 keys. This decision reflects our commitment to preserving the integrity of the landscape while delivering an even higher level of luxury to our guests.

Ambiente Creekside will offer a distinctive yet complementary experience to the original Ambiente Sedona, enabling visitors to enjoy two related but unique properties during their stay. This expansion will provide guests with the choice of two levels of luxury within the same visit or the option to experience only one property, tailored to their preferences.

Community Engagement:

The Stevenson Family has proactively engaged with surrounding businesses and residents and will continue to prioritize community involvement throughout the development process. We have already initiated discussions with key stakeholders, including Arroyo Robles owner Randy McGrane, Loma Casi owners Alex Brigham and Gardner Cole, Julie Richards of the Sedona Art Center, and Uptown residents such as Gabriel Browne and others. We also have extended our outreach to other Uptown residents and businesses to ensure a collaborative approach as we move forward with this project. Please see attached letters from fellow uptown residents and long time Sedona Business Owners, Linda Goldenstein and Wendy Lippman.

Sense of Place and Uptown Image:

As the gateway to Sedona and the entrance to Oak Creek Canyon, Ambiente Creekside embodies the spirit and natural beauty of this remarkable landscape. Ambiente Red Rocks is already known for its sustainable architecture and commitment to luxury, Ambiente has also been featured in numerous publications for its deep respect for Sedona's environment. Every detail, from artistic signage to thoughtfully crafted lighting, reflects the property's harmony with the land. This level of care speaks to our shared pride as Sedona locals, creating a destination that resonates with a sense of place, belonging, and reverence for our community's unique character. Ambiente Creekside will serve not only as a luxury retreat but as an iconic testament to Sedona's identity—welcoming all who enter the canyon and city to experience its timeless beauty.

Parking & Traffic Management:

We understand the concerns surrounding traffic and parking, particularly given the scrutiny during the development of the current Ambiente location on Cooks Hill. To address these concerns, we implemented a courtesy car service for our guests, offering transportation within a three-mile radius. This service has been overwhelmingly successful, with approximately 75% of our guests utilizing the shuttle for visits to hiking trails, shopping areas, and dining venues. Not only has this improved the overall guest experience, but it has also significantly reduced the number of vehicles in heavily congested areas.

At Ambiente Creekside, we will continue this courtesy car service, ensuring our guests have a seamless and stress-free experience. Additionally, we anticipate that many visitors to the new Creekside location will be walk-in guests from other nearby hotels, seeking to dine at our restaurant or visit the spa. Given that the property will feature only 36 keys and cater exclusively to adults, we expect minimal additional traffic in the area.

We've designed two on-site parking areas to fully accommodate both staff and guest needs. The employee lot offers 100 spaces, while 57 public spaces are available for visitors to the Spa and Dutchman's Cove Restaurant. Our goal is to prevent any reliance on City public parking, preserving those spaces for other visitors to Sedona. Anticipating that half of our restaurant and spa guests will arrive by foot, including visitors from nearby resorts and Uptown shoppers, we believe the 57 dedicated spaces will be sufficient to meet demand while supporting the City's focus on pedestrian-friendly traffic.

Public Benefits:

Our goal is to maintain excellence in our development while minimizing the impact on local residents and the natural landscape. We believe that Ambiente Creekside can serve as a model for thoughtful, sustainable growth within the Uptown area, aligning with the broader vision for Sedona's future. With that being said, we have decided on a few projects that we believe will be not only a public benefit but an icon of long-time locals giving back to our community. These projects include a public Creek Walk at the beginning of Oak Creek from uptown Sedona and the preservation and promotion of the Historic Pumphouse. Please see below for descriptions of these.

Proposed Entrance for the Oak Creek Public Creek Walk

In alignment with the City of Sedona's vision for a Creek Walk, we are excited to propose an inviting entrance pathway to Oak Creek. Our initial work includes creating a walkway from our property line at the end of Art Barn Lane that transitions into a stabilized granite trail, leading down to the historic 1939 George Jordan Wellhouse and onto the national forest. This carefully designed entrance will feature interpretive displays about the wellhouse's history, creating a scenic and educational experience for the community.

To support a sustainable, long-term vision for the entire Creek Walk, we are working in collaboration with the City of Sedona, Friends of the Verde River, the Sedona Red Rock Trail Fund, and the U.S. Forest Service. While we are focusing on the entrance to the Creek Walk, completing the trail will require city coordination with nearby landowners to fully realize this public amenity. We look forward to setting a strong foundation that benefits both locals and visitors while supporting Sedona's natural and cultural heritage.

Preservation of the Historic Sedona 1939 George Jordan Wellhouse

As longtime Sedona locals with deep-rooted family ties to this area, preserving the history of our property is especially meaningful to us. Our goal is to honor Sedona's heritage by offering locals and visitors alike a unique opportunity to explore the story behind this land. Central to this effort is the historic 1939 George Jordan Wellhouse, located at 40 Art Barn Lane, which will be accessible along the shaded pathway along the trail leading to Oak Creek. By creating this immersive experience, we hope to foster a deeper appreciation for Sedona's past while enhancing its natural beauty

Employee housing

Understanding Sedona's housing shortage for local employees, we are planning four (4) on-site housing units as living quarters for team members facing housing challenges. To further support them, we anticipate providing the accommodations rent-free for a transition period, enabling them to save toward securing permanent housing within the Verde Valley. We believe this initiative is a meaningful way to assist our employees in establishing stability while contributing to alleviating the housing shortage until more options become available.

Sustainable Tourism:

Ambiente A Landscape Hotel has been a leader in promoting sustainable tourism in Northern Arizona. Continuing this commitment, our new expansion at Ambiente Creekside will follow the same principles. By choosing to develop only 36 keys instead of the 50 keys as previously presented to City Council on August 7, 2024, we aim to minimize environmental impact while maximizing positive effects on the local economy.

Our guests, who typically stay for an average of three days, are environmentally conscious and choose our eco-friendly property with land preservation in mind. They come to enjoy Sedona's natural beauty while ensuring their visit leaves a minimal footprint on the environment and the community.

Vision Statement:

The Stevenson Family has been a part of the Sedona community since 1969, with deep roots and a long-standing commitment to preserving the unique beauty of this area. This Creekside property holds special significance for us, having been owned by John Stevenson, Mike's father, from 1966 to 1983. It was also the site of the Dutchman's Cove Restaurant, a family-run establishment that Mike and Kathy helped build and where they raised their children for a time.

Given its deep connection to our family history, we are dedicated to ensuring that this property is used in a way that honors its past while prioritizing preservation. As locals for over 50 years, we understand the importance of welcoming visitors to experience the natural beauty of Sedona while educating them on the need to protect this land. Our vision is to create a space that allows guests to enjoy Sedona's splendor responsibly, ensuring it remains a treasured place for generations to come.

Ambiente Creekside: Elevating Sedona as a World-Class Destination

As proud owners of Ambiente Sedona, we have already set a high standard for luxury accommodations, attracting discerning guests who are not only affluent but also deeply committed to sustainable tourism. Our guests are distinguished by their appreciation for Sedona's natural beauty and their willingness to invest in experiences that reflect both luxury and environmental responsibility.

Atriums: A New Pinnacle of Luxury

At Ambiente Creekside, we are excited to introduce a new collection of Atriums that will elevate the level of luxury even further, reinforcing Sedona's status as a world-class destination. These accommodations will be offered in two distinct classes: one mirroring the elegance of the Atriums at Ambiente Sedona, and the other featuring an innovative two-story design. The latter will boast expansive floor-to-ceiling windows, extending from the lower-level living room to the loft-style bedroom above, offering breathtaking views and an immersive connection to the surrounding landscape. This architectural masterpiece will not only enhance the guest experience but also significantly contribute to Sedona's local economy.

Reviving a Historic Gem: Dutchman's Cove Restaurant

Our family is deeply committed to honoring Sedona's rich history, and we see the revival of the Dutchman's Cove Restaurant as a meaningful way to do so. This historic eatery, beloved by Sedona locals from 1969 until its untimely demise in 1983, holds a special place in our family's history. Reviving Dutchman's Cove is not just about recreating a restaurant; it's about breathing new life into a cherished piece of Sedona's past. Our vision is to create a dining experience that pays homage to its legacy, offering a serene and picturesque setting by Oak Creek where both guests and locals can enjoy the tranquility and beauty of Sedona. The restaurant will be open to the public, providing a nostalgic yet contemporary culinary experience that celebrates Sedona's history.

The Spa: A New Standard for Wellness

While Ambiente Sedona's boutique spa has already garnered major awards, we recognize that our guests expect an even higher level of wellness amenities, especially given the premium room rates. For Ambiente Creekside, we plan to introduce an expansive, state-of-the-art spa that will cater to both our guests and outside patrons. This new spa will be a significant enhancement to the Uptown area, which currently lacks a high-end wellness destination of this caliber. We anticipate that the spa's prime location, within walking distance from other Uptown hotels, will make it a popular choice for visitors seeking a rejuvenating escape in Sedona.

Design Ethos: Merging Modern Minimalism with Nature's Beauty

The design ethos of Ambiente Creekside will closely mirror the modern and minimalistic approach that has become synonymous with Ambiente Sedona. However, at Creekside, we will take inspiration from the natural surroundings, leaning heavily into the tranquil atmosphere of the creek. The exteriors will feature dark shou sugi ban wood, a traditional Japanese technique that not only enhances the aesthetic but also adds durability. This will be complemented by creek stone accents, seamlessly blending the structures with the natural environment.

Our focus is to create an immersive experience where the boundary between indoors and outdoors is beautifully blurred. Each private Atrium will serve as a personal nature theater, offering unparalleled views of the stunning landscape, all within the embrace of luxurious surroundings. The interiors will be thoughtfully designed to reflect the serenity and beauty of the outdoors, allowing guests to feel deeply connected to the natural world while enjoying the comfort and elegance of their accommodations.

As an adults-only property, Ambiente Creekside will continue the tradition of offering a quiet, serene environment, making it an ideal destination for those celebrating special moments in their lives. Whether it's an anniversary, birthday, proposal, honeymoon, or babymoon, we have become a beloved choice for such occasions, and we anticipate that this legacy will thrive at Creekside. Our design will cater to those seeking a peaceful, intimate escape, surrounded by the beauty of Sedona's natural wonders.

Local Awards - Dark Sky Award ~ Keep Sedona Beautiful

Keep Sedona Beautiful (KSB) - honored Ambiente in 2023 with an Award of Excellence for Dark Sky Lighting.

International List of Awards ~ Ambiente

MICHELIN Guide - [Two-Keys](#)

Sunset Magazine - [Travel Awards: Nature Lovers Lodging](#)

Modern Luxury Scottsdale - The 2024 Travel Awards (Print)

Arizona Travel Awards - [Best Hotel 2024](#)

US News & World Report - [Best Sedona Hotels 2024](#)

Elle Magazine - [Best Spas of 2024](#)

AFAR - [Best Hotels 2024](#)

Town & Country - [Best New Hotels 2023](#)

Conde Nast Traveler - [2023 Hot List](#)

Our Family's Connection to Sedona and the Legacy of Dutchman's Cove

Our family's story in Sedona began in 1958, when my father, Mike Stevenson, visited the area with his grandparents and fell in love with the beauty and spirit of Oak Creek and its surroundings. In 1966, my grandfather, John Stevenson, deepened that connection by purchasing 8 acres of land at the bottom of Art Barn Road in uptown Sedona. He soon developed Dutchman's Cove, a beloved Creekside restaurant named after the popular swimming hole in Oak Creek.

In 1969, after my father completed his military service, he returned to Sedona with my mother, Kathy, and my sister, Colleen, who was only six months old at the time. Together, they joined my grandfather to help finish building Dutchman's Cove, with my father serving as the restaurant's groundskeeper by day and as the cook and bartender by night, while my mother worked as a server.

I was born on that very property in 1970, and we lived in a trailer just behind my grandfather's house. Our family's roots grew deeper as my father continued to shape the land, building rock walls, a large rock fountain, and other features that stand to this day as lasting symbols of his hard

work and vision. Close by, on an additional 3 acres, was the Hawkeye Trailer Park—a welcoming spot along the creek for travelers to camp and experience Sedona’s natural beauty.

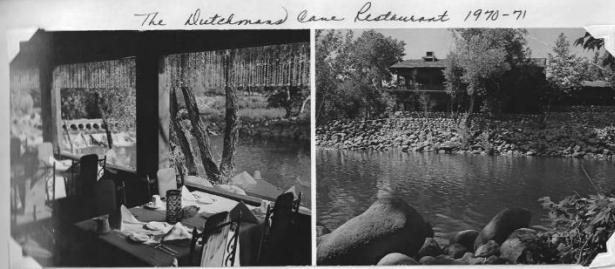
This land holds a special place in our hearts and carries the legacy of Dutchman’s Cove, which served as a gathering place for locals and visitors alike. As we look to the future, our intention is to honor this legacy by preserving the spirit and history of this cherished place.

Family History of the Property

1911 – John Stevenson (father of Mike Stevenson) & family move to Arizona

1966 - John purchased the property

Constructed the Dutchman’s Cove Restaurant



Same scene as above left.

7

Family History of the Property

- 1969 – Mike Stevenson & family move to the property
- 6 month-old Colleen
- Jennifer born 1 year later

DISNEYLAND COOK JOINS DUTCHMAN'S COVE

Mike Stevenson started cooking summers, eleven years ago at Disneyland, when he was 14, and has cooked in most of the restaurants there.

He and his wife Kathy of Costa Mesa moved to Sedona in mid-January to share with his parents, the John Stevensons, the ownership and management of Dutchman's Cove Restaurant on the creek. Mike will do the cook-

Dutchmans Cove Cocktail Lounge

Mike Stevenson - your friendly mixologist

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1.3 Project Data Table

PROJECT INFORMATION:

ADDRESS: 520 N. State Route 89A
Sedona, Arizona 86336
APN: 401-08-006A
OWNER: Adobe Jack LLC
ZONING: CO

SITE AREA:

OVERALL PROJECT SITE AREA: 842,980 S.F. (19.35 ACRES)

PARCEL SITE AREA:

PARCEL 1:	123,880 S.F. (2.84 ACRES)
PARCEL 2:	49,269 S.F. (1.13 ACRES)
PARCEL 3:	59,934 S.F. (1.38 ACRES)
PARCEL 4:	82,400 S.F. (1.89 ACRES)
PARCEL 5:	94,126 S.F. (2.16 ACRES)
PARCEL 6:	433,371 S.F. (9.95 ACRES)

BUILDING LOT COVERAGE:

MAX PERMITTED LOT COVERAGE: 60% IMPERVIOUS / 80% TOTAL

LOT COVERAGE PER PARCEL:

PARCEL 1:	11.5% BUILDING
PARCEL 2:	7.3% BUILDING
PARCEL 3:	6.0% BUILDING
PARCEL 4:	19.7% BUILDING
PARCEL 5:	14.8% BUILDING
PARCEL 6:	0.8% BUILDING

BUILDING AREA CALCULATIONS:

TOTAL BUILDING AREA: 87,800 S.F.

INDIVIDUAL BUILDING AREA:

ATRIUMS (LODGING):

2-STORY:	750 S.F. X 28 UNITS = 21,000 S.F.
1-STORY:	600 S.F. X 6 UNITS = 3,600 S.F.
PENTHOUSE:	2500 S.F. X 2 UNITS = 5,000 S.F.
TOTAL LODGING AREA:	36 UNITS = 29,600 S.F.

ARRIVAL BUILDING:	7,000 S.F.
RESTAURANT / BAR:	21,000 S.F.
FITNESS CENTER/ORANGERIE:	2,600 S.F.
OWNERS' QUARTERS:	7,600 S.F.
HEALTH SPA:	15,000 S.F.
MAINTENANCE BUILDING:	5,000 S.F.

LODGING UNIT DENSITY:

MAX LODGING UNITS PER PARCEL: 6

LODGING UNITS PROVIDED:

PARCEL 1:	6
PARCEL 2:	6
PARCEL 3:	6
PARCEL 4:	6
PARCEL 5:	6
PARCEL 6:	6

BUILDING HEIGHT:

MAX PERMITTED HEIGHT: 27' ABOVE NATURAL GRADE WITH ALT. STANDARDS
40' TOTAL AT LOWEST ADJACENT BUILDING EXTERIOR

MAX PROPOSED BUILDING HEIGHTS:

SPA BUILDING:	27' TO RIDGE
ATRIUM (1-STORY):	19' MAX (FIN. FLR. 5' ABOVE NATURAL GRADE)
ATRIUM (2-STORY):	27' MAX (FIN. FLR. 1.5" ABOVE NAT. GRADE)
RESTAURANT BUILDING:	27' (DOES NOT INCLUDE SKYLIGHT)
ARRIVAL BUILDING:	27' TO RIDGE
OWNERS QUARTERS:	27' TO RIDGE

PARKING:

REQUIRED PARKING: 135 SPACES
PROVIDED PARKING: 155 SPACES

REQUIRED PARKING PER USE:

ATRIUMS (LODGING):	1 SPACES PER UNIT + 10% = 40 SPACES
HEALTH SPA (50/50):	25 SPACES (1 SPACE PER 300 S.F.)
RESTAURANT (50/50):	18 SPACES (1 SPACE PER 100 S.F.)
OUTDOOR SEATING (50/50):	8 SPACES (1 SPACE PER 100 S.F.)
BAR/LOUNGE (50/50):	4 SPACES (1 SPACE PER 250 S.F.)
STAFF PARKING:	40 SPACES

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