

September 12, 2011

Mr. Rio Robson  
1476 Highway 179  
Sedona, AZ 86336

**RE: YOUR QUESTION REGARDING MODIFICATION OF CUP 92-3**

Dear Rio:

This letter is in response to your question regarding the modification of CUP 92-3 relating to the Son Silver West Gallery. You have asked whether you would be permitted to modify CUP 92-3 to allow for a new coffee shop and other accessory structures on the Son Silver West Gallery property.

The Son Silver West Gallery is located in a single-family residential zoning district and is considered a legal nonconforming use. On September 15, 1992, the City of Sedona approved a conditional use permit (CUP 92-3), which allowed for the expansion of the Son Silver West Gallery. At that time, legal nonconforming uses were allowed to expand subject to approval of a conditional use permit.

Subsequent to the approval of CUP 92-3, the City of Sedona changed the nonconforming use section of the Land Development Code (LDC) and no longer allowed the expansion of legal nonconforming uses through the approval of a conditional use permit. Article 1204 of the LDC states: *"A legal nonconforming use may continue only in the manner and to the extent that it existed at the time of such enactment, amendment, or annexation, subject to the following provisions."* One of those provisions, Section 1204.01 of the LDC, states: *"No expansion shall be made of any nonconforming use unless such expansion conforms to the regulations specified for the district in which it is located. In cases where the nonconforming use occupies a building, structure, or any portion of a site, expanding the use into an additional building or land area is prohibited."* Another provision of the LDC, Section 1204.04, further states: *"A nonconforming use shall not be changed to a different nonconforming use."*

It is my interpretation of the Land Development Code that you would not be allowed to modify CUP 92-3 to introduce new uses, such as a coffee shop, or construct new accessory structures because to do so would be a change of a legal nonconforming use inconsistent with the provisions of the LDC noted above. A Community Plan amendment and a rezoning to a commercial zoning district would be required in order to operate a coffee shop and construct new accessory structures on the Son Silver West Gallery property.



102 Roadrunner Drive  
Sedona, Arizona 86336  
TDD (928) 204-7102  
[www.SedonaAZ.gov](http://www.SedonaAZ.gov)

May 24, 2011

Mr. Rio Robson  
Son Silver West  
1476 Highway 179  
Sedona, AZ 86336

**RE: ILLEGAL USE OF ASSESSOR'S PARCEL NUMBER 401-31-011**

Dear Rio:

I received your voice mail today and thought it would be easier to respond in writing so you get clear direction and so there are no misunderstandings on how you will need to proceed.

All of the asphalt on this property, except the driveway access from SR 179 connecting to the existing parking lot for Son Silver West, will need to be removed. Based on my inspection, you created a few paved parking spaces and these will need to be physically removed by June 24<sup>th</sup>. Please contact Jim Windham at 204-7114 and he will meet you on-site and review with you what needs to be removed from the property to bring you into compliance.

We have just begun our citywide Community Plan Update process. During this process, we will focus on specific areas of Sedona and I would anticipate that the SR 179 corridor would be a topic of discussion. I would suggest that you become involved in this process if you propose to redesignate your property for commercial or parking use. I would suggest you contact Mike Raber at 204-7106 or [mraber@sedonaaz.gov](mailto:mraber@sedonaaz.gov) to get on our mailing list for future Community Plan Update meetings.

Please feel free to contact me at 204-7123 if you have any questions.

Sincerely,

John O'Brien, Director  
Community Development Department

Cc: Jim Windham  
Mike Raber

**From:** John O'Brien  
**To:** Rio Robson  
**Date:** 10/5/2011 1:20 PM  
**Subject:** Re: Illegal Sign Walker

**CC:** John Egan

No problem, Rio. Just to clarify, sign walkers are not illegal, but you need to get a permit from our office and abide by the restrictions....one of which is not doing the sign walking in the ADOT right-of-way. If you want to do this in the future, just stop by and John Egan from our office can review and approve your permit application.

Thanks.

John

John O'Brien, Director  
Community Development Department  
928-204-7123

>>> "Rio Robson" <[Rio@sonsilverwest.com](mailto:Rio@sonsilverwest.com)> 10/5/2011 11:59 AM >>>  
Dear John,

Thank you for your e-mail

I was unaware that a sign walker was illegal I have seeing it done at other places and thought it would be a good idea. It wont happen again.

Thank you  
Rio

----- Original Message -----

From: "John O'Brien" <[JO'Brien@sedonaaz.gov](mailto:JO'Brien@sedonaaz.gov)>  
To: <[rio@sonsilverwest.com](mailto:rio@sonsilverwest.com)>  
Cc: "John Egan" <[JEgan@sedonaaz.gov](mailto:JEgan@sedonaaz.gov)>  
Sent: Tuesday, October 04, 2011 11:56 AM  
Subject: Illegal Sign Walker

Hi Rio,

A staff member observed an illegal sign walker in the ADOT right-of-way in front of Son Silver West on Sunday, October 2, 2011. You need to obtain a sign walker permit from the City of Sedona to do this activity. Sign walkers are not allowed in the ADOT right-of-way. If you wish to continue

with a sign walker, please contact John Egan (copied above) and obtain the required permit and abide by all of the restrictions and regulations.

Please contact me or John if you have any questions.

John

John O'Brien, Director  
Community Development Department  
928-204-7123

May 19, 2011

Mr. Rio Robson  
Son Silver West  
1476 Highway 179  
Sedona, AZ 86336

**RE: ILLEGAL USE OF ASSESSOR'S PARCEL NUMBER 401-31-011**

Dear Rio:

This letter is to inform you that you are currently illegally using Assessor's Parcel Number 401-31-011 as a parking lot and outside sales, display and storage of merchandise and equipment associated with the adjacent Son Silver West retail business. The property in question is residentially zoned and does not currently allow your unauthorized expanded use.

I have enclosed a May 2, 2008 letter I sent to you that outlined the steps that are necessary to develop this property as permanent parking for Son Silver West.

Please be advised that you have until June 24, 2011 to remove all parking on this property, including all concrete parking stops. In addition, all display items including, but not limited to, sculpture, construction materials and a covered wagon must also be removed. Failure to remove these items and cease the illegal use on this property by June 24, 2011 will result in formal code enforcement action.

Please feel free to contact me at 204-7123 if you have any questions.

Sincerely,

John O'Brien, Director  
Community Development Department

Cc: Jim Windham  
John Egan  
Nick Gioello

Encl.

You, or any person aggrieved by my interpretation and decision has the right to appeal this interpretation to the City's Board of Adjustment, pursuant to Section 404.10 of the LDC. Section 404.10 requires that any such appeal be in writing, clearly state the reasons for the appeal, and include a fee of \$150. Any appeal must be filed in the Community Development Department offices within 15 days of the date of this letter. In the event of an appeal, I will submit the matter for public hearing before the City's Board of Adjustment.

Please feel free to contact me at 928-204-7123 if you have any questions.

Sincerely,

John O'Brien, Director  
Community Development Department

Cc: Mike Goimarac, City Attorney  
Ron Ramsey, Assistant City Attorney  
Nick Gioello, Senior Planner  
Beth Escobar, Associate Planner



May 2, 2008

Mr. Rio Robson  
Son Silver West  
1476 Highway 179  
Sedona, AZ 86336

RE: Temporary use of your southern lot, 401-31-011 and permanent parking lot project

Dear Rio,

This letter regards your proposal to work with Southwest Asphalt and Paving (SAP) to turn your southern lot, 401-31-011 into a temporary staging area for the SR 179 construction project, and your future plans to develop this property as a permanent parking lot for Son Silver West customers.

Southwest Asphalt and Paving may use 401-31-011 as a temporary staging area for the SR 179 construction project provided the property is not used for fuel storage and no trees are removed.

You also propose to develop 401-31-011 into a permanent parking lot for Son Silver West customers. To do so will require approval of a major amendment to the Sedona Community Plan and approval of a rezoning. The City of Sedona will be updating the entire Community Plan starting in 2009. This is expected to be an 18-24 month process. The public would then vote on the Community Plan update sometime in 2011. During the update process, City staff plans to initiate discussion with the entire community regarding acceptable future land uses along the SR 179 corridor, including the Son Silver West property and 401-31-011.

You always have the option to file for a major amendment to the Community Plan and rezoning of 401-31-012A separately from the citywide update. In accordance with Arizona State Law, major amendments to the Community Plan are considered once per year and our next deadline to file an application would be in April of 2009. The Planning and Zoning Commission and City Council would consider the major amendment applications in the summer and fall of 2009. Your zone change application could also be filed at the same time as the major amendment. The filing fee for major amendments is \$1800 plus your share of the public noticing costs, which would run approximately \$8000. Public noticing costs are shared equally amongst all applicants filing for major amendments.

The City prefers to undertake the "future land use discussion" of the entire SR 179 corridor as part of our next citywide Community Plan update rather than take in and process individual requests from each property owner along the corridor. City staff's preference is that you wait for the citywide update so we can look at this issue comprehensively and let the entire community decide the future land uses for the SR 179 corridor. However, if you want to propose a major amendment to the Community Plan on your own, this is your prerogative. In pursuing a major amendment on your own, please understand the Community Development staff would be hard pressed to recommend approval of this individual request given that the citywide update is just around the corner. We prefer to look at the entire corridor comprehensively, rather than on a per property basis.

I hope this gives you the information you need. Please feel free to contact me at 204-7123 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "John O'Brien", with a stylized flourish at the end.

John O'Brien, Director  
Community Development Department

Cc: Jodie Filardo, Economic Planner  
Michael Raber, Senior Long Range Planner



12/29/2005

Arizona Corporation Commission  
State of Arizona Public Access System

10:47 AM

<b>Corporate Inquiry</b>	
<b>File Number:</b> -0211911-7	<b>Check Corporate Status</b>
<b>Corp. Name:</b> SON SILVER WEST GALLERY, INC.	

**Domestic Address**

1476 HIGHWAY 179
SEDONA, AZ 86336

**Statutory Agent Information**

<b>Agent Name:</b> LINDA ROSE ROBSON
<b>Agent Mailing/Physical Address:</b>
1476 HIGHWAY 179
SEDONA, AZ 86336
<b>Agent Status:</b> APPOINTED 01/26/1989
<b>Agent Last Updated:</b>

**Officer and Director Information**

<b>Name:</b>	LINDA ROSE ROBSON
<b>Title:</b>	PRESIDENT/CEO
<b>Address:</b>	1476 HWY 179
	SEDONA, AZ 85336
<b>Date Assigned:</b> 01/26/1981	<b>Last Updated:</b> 11/05/2002
<b>Name:</b>	WILLIAM ROBSON
<b>Title:</b>	SECRETARY
<b>Address:</b>	1476 HWY 179
	SEDONA, AZ 86336

<b>Date Assigned:</b> 01/26/1981	<b>Last Updated:</b> 07/30/2005

### Additional Corporate Information

	<b>Corporation Type:</b> PROFIT
<b>Incorporation Date:</b> 01/26/1989	<b>Corporate Life Period:</b> PERPETUAL
<b>Domicile:</b> ARIZONA	<b>County:</b> COCONINO
<b>Approval Date:</b> 02/14/1989	<b>Original Publish Date:</b> 03/31/1989
<b>Business Type:</b> RETAIL SALES	

### Annual Reports

<b>Next Annual Report Due:</b> 05/26/2006	<a href="#">FORMS For Annual Reports To Be Printed And Filed &lt;&lt; Click Here</a>
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	<a href="#">E-FILE An Annual Report Online &lt;&lt; Click Here</a>
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File Year	File Month	Date Received	Reason Returned	Date Returned	Extension
2005	05	05/18/2005			
2004	05	03/08/2004			
2003	05	04/04/2003			
2002	05	05/23/2002			
2001	05	05/14/2001			
2000	05	05/11/2000			
1999	05	09/23/1999			
1998	05	10/09/1998			
1996	12	06/16/1997			
1995	12	05/14/1996			
1994	12	07/31/1995			
1993	12	04/13/1994	CERTIFICATE OF DISCLOSURE	07/25/1995	
1992	12	05/18/1993			
1991	12	04/14/1992			
1990	12	09/11/1991			
1989	12	09/10/1990			





401-31-012A





**STATE OF ARIZONA  
CORPORATION COMMISSION  
CORPORATION ANNUAL REPORT  
& CERTIFICATE OF DISCLOSURE**

AZ Corp. Commission



01219008

DUE ON OR BEFORE 05/26/2005

FY04-05

FILING FEE \$45.00

The following information is required by A.R.S. §§10-1022 & 10-11022 for all corporations organized pursuant to Arizona Revised Statutes, Title 10. The Commission's authority to prescribe this form is A.R.S. §§10-121.A & 10-3121.A. YOUR REPORT MUST BE SUBMITTED ON THIS ORIGINAL FORM. Make changes or corrections where necessary. Information for the report should reflect the current status of the corporation. See instructions on page 4 for proper format.

1. -0211911-7  
SON SILVER WEST GALLERY, INC.  
1476 HIGHWAY 179  
SEDONA, AZ 86336

Fed ID-087012946

RECEIVED

MAY 18 2005

Business Phone: 928-282-3580

(Business phone is optional)

State of Domicile: ARIZONA

Type of Corporation: PROFIT

ARIZONA CORP. COMMISSION  
CORPORATIONS DIVISION

2. Statutory Agent: LINDA ROSE ROBBSON  
Mailing Address: 1476 HIGHWAY 179  
City, State, Zip: SEDONA, AZ 86336

Physical Address, if Different:

Physical Address:

City, State, Zip:

ACC USE ONLY

Fee \$ 45.00

Penalty \$

Restate \$

Expedit \$

Rescind \$

Use this box only if appointing a new Statutory Agent

If appointing a new statutory agent, the new agent MUST consent to that appointment by signing below.

(Individual or We, [corporation or limited liability company] having been designated the new Statutory Agent, do hereby consent to the appointment and my removal or resignation pursuant to law.

Signature of new Statutory Agent

Printed Name of new Statutory Agent

3. Secondary Address: 1003463

(Foreign Corporations are  
not required to complete  
this section.)

4. Check the one category below which best describes the CHARACTER OF BUSINESS of your corporation.

**BUSINESS CORPORATIONS**

- 1. Accounting
- 2. Advertising
- 3. Amusement
- 4. Agriculture
- 5. Architecture
- 6. Banking/Finance
- 7. Business Consulting
- 8. Construction
- 9. Contractor
- 10. Creative/Collection
- 11. Education
- 12. Engineering
- 13. Entertainment
- 14. General Consulting
- 15. Health Care
- 16. Hotel/Motel
- 17. Import/Export
- 18. Insurance
- 19. Legal Services
- 20. Manufacturing
- 21. Mining
- 22. News Media
- 23. Pharmaceutical
- 24. Publishing/Printing
- 25. Real Estate/Leasehold
- 26. Real Estate
- 27. Restaurant/Bar
- 28. Retail Store
- 29. Science/Research
- 30. Sports/Sporting Events
- 31. Technology (Computers)
- 32. Technology (General)
- 33. Telecommunications
- 34. Tourism/Convention Services
- 35. Transportation
- 36. Utilities
- 37. Veterinary/Medical/Animal Care
- 38. Other

**NON-PROFIT CORPORATIONS**

- 1. Charitable
- 2. Charitable
- 3. Educational
- 4. Club
- 5. Public
- 6. Religious
- 7. Social
- 8. Literary
- 9. Cultural
- 10. Athletic
- 11. Science/Research
- 12. Hospital/Health Care
- 13. Agricultural
- 14. Animal Husbandry
- 15. Homeowner's Association
- 16. Professional, commercial, industrial or trade association
- 17. Other

-0211911-7 SON SILVER WEST GALLERY, INC.

Page 2

**5. CAPITALIZATION:** (Business Corporations and Business Trusts are **REQUIRED** to complete this section.)

Business trusts must indicate the number of transferable certificates held by trustees evidencing their beneficial interest in the trust estate. Please Print or Type Clearly.

5a. Please examine the corporation's original Articles of Incorporation for the amount of shares authorized.

Number of Shares/Certificates Authorized	Class	Series Within Class (if any)
<u>500</u>	<u>corp</u>	

5b. Review all corporation amendments to determine if the original number of shares has changed. Examine the corporation's minutes for the number of shares issued.

Number of Shares/Certificates Issued	Class	Series Within Class (if any)
<u>500</u>	<u>corp</u>	

**6. SHAREHOLDERS:** (Business Corporations and Business Trusts are **REQUIRED** to complete this section.)

List shareholders holding more than 20% of any class of shares issued by the corporation, or having more than a 20% beneficial interest in the corporation. Please Type or Print Clearly.

Name: L.R. Robson      Name: W.B. Robson  
 NONE ☐      Name: W.B. Robson      Name: \_\_\_\_\_

**7. OFFICERS** Please Type or Print Clearly. You Must List at Least One.

Name: <u>Linda R. Robson</u>	Name: <u>W.B. Robson</u>
Title: <u>president ceo</u>	Title: <u>vice president</u>
Address: <u>1476 Highway 179</u> <u>1-26-81 Sedona, AZ 86336</u>	Address: <u>1476 Hwy 179</u> <u>Sedona, AZ 86336</u>
Date taking office: <u>1-26-81</u>	Date taking office: <u>1-26-81</u>
Name: <u>W.B. Robson</u>	Name: <u>W.B. Robson</u>
Title: <u>secretary</u>	Title: <u>Treasurer</u>
Address: <u>1476 Hwy 179</u> <u>Sedona, AZ 86336</u>	Address: <u>1476 Hwy 179</u> <u>Sedona, AZ 86336</u>
Date taking office: <u>1-26-81</u>	Date taking office: <u>1-26-81</u>

**8. DIRECTORS** Please Type or Print Clearly. You Must List at Least One.

Name: <u>L.R. Robson</u>	Name: _____
Address: <u>1476 Hwy 179</u> <u>Sedona, AZ 86336</u>	Address: _____
Date taking office: <u>1-26-81</u>	Date taking office: _____
Name: _____	Name: _____
Address: _____	Address: _____
Date taking office: _____	Date taking office: _____

Please Enter Corporation Name: Gen Silver West Gallery, Inc. File number 10021911-7 Page 3**9. FINANCIAL DISCLOSURE (A.R.S. §10-11622.A.8)**Nonprofit corporations must attach a financial statement (e.g. income/expense statement, balance sheet including assets, liabilities). All other forms of corporations are exempt from filing a financial disclosure.**9A. MEMBERS (A.R.S. § 10-11622.A.6)**

Only Nonprofit Corporations must answer this question.

This corporation **DOES** ☐ **DOES NOT** ☐ have members.**10. CERTIFICATE OF DISCLOSURE (A.R.S. §§10-1622.A.8 & 10-11622.A.7)**

Has ANY person serving either by election or appointment as an officer, director, trustee, incorporator and/or person controlling or holding more than 10% of the issued and outstanding common shares or 10% of any other proprietary, beneficial or membership interest in the corporation been (Underlined portion pertains to business corporations only)

1. Convicted of a felony involving a transaction in securities, consumer fraud or antitrust in any state or federal jurisdiction within the seven year period immediately preceding the execution of this certificate?
2. Convicted of a felony, the essential elements of which consisted of fraud, misrepresentation, theft by false pretenses or restraint of trade or monopoly in any state or federal jurisdiction within the seven year period immediately preceding execution of this certificate?
3. Or are subject to an injunction, judgment, decree or permanent order of any state or federal court entered within the seven year period immediately preceding execution of this certificate where such injunction, judgment, decree or permanent order involved the violation of:
  - (a) fraud or registration provisions of the securities laws of that jurisdiction, or
  - (b) the consumer fraud laws of that jurisdiction, or
  - (c) the antitrust or restraint of trade laws of that jurisdiction?

One box must be marked: YES ☐ NO ☒If "YES", the following information must be submitted as an attachment to this report for each person subject to one or more of the actions stated in items 1. through 3. above.

- |   |  |
|---|--|
| 1. Full name and prior names used.                          | 5. Date and location of birth.   |
| 2. Full birth name.   | 6. Social Security Number.   |
| 3. Present home address.                                    | 7. The nature and description of each conviction or judicial action;                                   |
| 4. Prior addresses (for immediate preceding 7 year period). | the date and location; the court and public agency involved, and the file or cause number of the case. |

**11. STATEMENT OF BANKRUPTCY, RECEIVERSHIP or CHARTER REVOCATION (A.R.S. §§10-202.D.2, 10-3202.D.2, 10-1623 & 10-11623)**

A) Has the corporation filed a petition for bankruptcy or appointed a receiver?

One box must be marked: YES ☐ NO ☒

B) Has any person serving as an officer, director, trustee or incorporator of the corporation served in any such capacity OR held or controlled over 20% of the issued and outstanding common shares or 20% of any other proprietary, beneficial or membership interest in any other corporation which has been placed in bankruptcy, receivership or had its charter revoked, or administratively or judicially dissolved by any state or jurisdiction?

(Underlined portion pertains to business corporations only)

One box must be marked: YES ☐ NO ☒If "YES" to A and/or B, the following information must be submitted as an attachment to this report for each person subject to the statement above.

1. stockholder)
2. The state in which each corporation was a) incorporated b) transacted business.
3. The dates of corporate operation.
4. If any involved person (listed in #1) has been involved in any other bankruptcy proceeding within the past year, the name and address of each corporation.
5. Date, Case number and Court where the bankruptcy was filed or receiver appointed.
6. Name and address of court appointed receiver.

**12. SIGNATURES: Annual Reports must be signed and dated by at least one duly authorized officer or they will be rejected.**

I declare, under penalty of law that all corporate income tax returns required by Title 43 of the Arizona Revised Statutes have been filed with the Arizona Department of Revenue. I further declare under penalty of law that I (we) have examined this report and the certificate, including any attachments, and to the best of my (our) knowledge and belief they are true, correct and complete.

Name Linda Rose Robson Date 05-12-05 Name William B Robson Date 05-12-05Signature Linda Rose Robson Signature William B RobsonTitle president Title vice-president

(Signator(s) must be duly authorized corporate officer(s) listed in section 7 of this report.)



# ARIZONA DEPARTMENT OF TRANSPORTATION

## HIGHWAYS DIVISION - Flagstaff District

1801 South Milton Road - Flagstaff, Arizona 86001-6387



FIFE SYMINGTON  
Governor

LARRY S. BONINE  
Director

THOMAS G. SCHMITT  
State Engineer

January 30, 1996

Mr. Bill Robson  
Son Silver West Gallery  
1476 Highway 179  
Sedona AZ 86336

Dear Mr. Robson,

My January 16th letter to you granted your request for an extension of time to correct defects in paving done by your contractor. This extension was granted contingent upon the elimination of parking and closure of the gate by you. Parking in the ADOT right of way continues to be a potential hazard. I am therefore resinding the extension and notifying you that ADOT will remove the paving and re-establish the drainage ditch as soon as it can be scheduled. You will be billed for all of the costs to do this work.

Sincerely,

*John Varming*  
John Varming  
Permit Supervisor

c: Ervin L Boren  
Tom Shafer  
John Wesnitzer

Post-it® Fax Note 7671		Date 01-30	# of pages 1
To TOM SHAFER		From JOHN VARMINING	
Co./Dept.		Co.	
Phone #		Phone # 729 755-3	
Fax # 282-7751		Fax #	

FYI



# ARIZONA DEPARTMENT OF TRANSPORTATION

## HIGHWAYS DIVISION - Flagstaff District

1801 South Milton Road - Flagstaff, Arizona 86001-6387

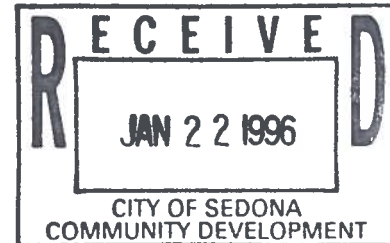


FIFE SYMINGTON  
Governor

THOMAS G. SCHMITT  
State Engineer

LARRY S. BONINE  
Director

January 16, 1996



Mr. Bill Robson  
Son Silver West Gallery  
1476 Highway 179  
Sedona, Arizona 86336

Dear Mr. Robson,

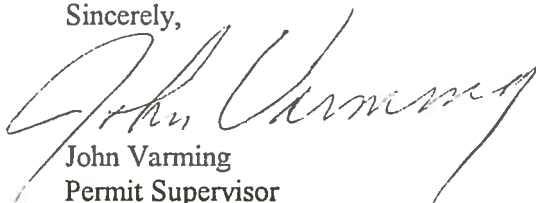
I have received your letters dated December 19, 1995 and January 6, 1996 requesting an extension of time to correct the defects in the asphalt paving placed by Luk-con Construction for you. This work was done under the authority of ADOT Encroachment Permit # 59955, but does not meet the requirements of the permit. The new paving combined with the open gate serves as an attractive and convenient parking area for your customers. This parking is contrary to state law and the provisions of encroachment permit.

The immediate elimination of Son Silver West Gallery customer parking within the highway right of way is imperative. The granting of the time extension is dependent upon the satisfactory elimination of the parking problem including keeping the gate closed.

The time to correct all defects and deficiencies is extended to April 15, 1996. All anticipated changes from the approved plans, which are part of the original permit, must be reviewed and approved by ADOT prior to the commencement of the work. The conditions mentioned in my previous letter shall also be addressed in this time period.

ADOT reserves the right to remove any part of these facilities if it is determined that they are hazardous to the highway users.

Sincerely,

  
John Varming  
Permit Supervisor

c: Ervin L Boren  
City of Sedona  
John Wesnitzer





# ARIZONA DEPARTMENT OF TRANSPORTATION

## HIGHWAYS DIVISION - Flagstaff District

1801 South Milton Road - Flagstaff, Arizona 86001-6387



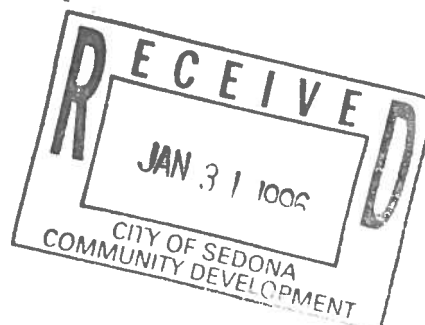
FIFE SYMINGTON  
Governor

THOMAS G. SCHMITT  
State Engineer

LARRY S. BONINE  
Director

January 30, 1996

Mr. Bill Robson  
Son Silver West Gallery  
1476 Highway 179  
Sedona AZ 86336



Dear Mr. Robson,

My January 16th letter to you granted your request for an extension of time to correct defects in paving done by your contractor. This extension was granted contingent upon the elimination of parking and closure of the gate by you. Parking in the ADOT right of way continues to be a potential hazard. I am therefore resinding the extension and notifying you that ADOT will remove the paving and re-establish the drainage ditch as soon as it can be scheduled. You will be billed for all of the costs to do this work.

Sincerely,

*John Varming*  
John Varming  
Permit Supervisor

c: Ervin L Boren  
Tom Shafer  
John Wesnitzer

Post-it® Fax Note	7671	Date	01-30	# of pages	1
To	TOM SHAFER		From	JOHN VARMINING	
Co./Dept.			Co.		
Phone #			Phone #	779 7553	
Fax #	282-7751		Fax #		

FYI



# ARIZONA DEPARTMENT OF TRANSPORTATION

HIGHWAYS DIVISION - Flagstaff District

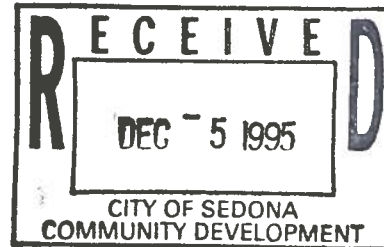
1801 South Milton Road - Flagstaff, Arizona 86001-6387



FIFE SYMINGTON  
Governor

THOMAS G. SCHMITT  
State Engineer

LARRY S. BONINE  
Director



November 29, 1995

Bill and Linda Rose Robson  
Son Silver West Gallery Inc.  
1476 Highway 179  
Sedona AZ 86336

Dear Mr. and Mrs. Robson

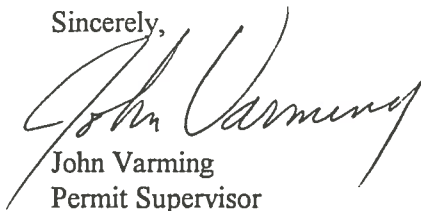
I am contacting you regarding the recent construction of asphalt paving within the State Highway Right of Way in front of Sun Silver West Gallery. We previously discussed this situation by telephone and I want to formally address the status of these improvements.

The plans that you submitted with the permit application are part of the approved permit. These plans were not followed during the construction of the pavement widening, consequently the paving encroaches into the drainageway. This will cause the runoff to remain on the roadway creating a potential hazard. The thickness of the new pavement is 2 1/2 inches. The minimum thickness requirement is 4 inches. Your contractor did not sawcut the edge of the existing AC pavement to provide a vertical edge for the new paving to bond to. The one inch lip where the new pavement was layed on the existing pavement will hamper snow removal and presents a hazard to the snowplow and operator.

Since the new pavement has been placed there have been numerous vehicles parked on it. This contributes to the congestion of the area and does not meet the safety standards. The construction of your parking lot was supposed to accommodate your customer's vehicles and eliminate parking within the ADOT highway right of way.

You have 30 days to bring the improvements up the requirements of the permit or remove said improvements. If the deficiencies are not corrected within this time ADOT will remove the paving and bill you for the costs. The 30 days begins upon receipt of this letter. Call me at (520) 779-7553 if you have any questions.

Sincerely,

  
John Varming  
Permit Supervisor

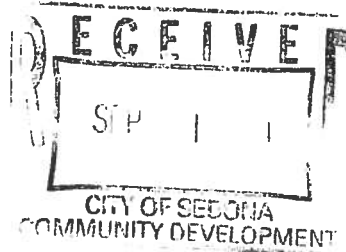
certified mail

c: John O'Brien  
Ervin L. Boren

Son Silver West

listld  
9/7/94  
EG

L. Jarmin Roach & Karl A. Copas  
155 Arrow Drive  
Sedona, Arizona 86336



September 1, 1994

TO: Planning and Zoning Commission  
City of Sedona

It is obvious to those of us in the immediate vicinity of the Lot #45, in Upper Broken Arrow, (please see attached Plot Plan. This property has no address posted), that the owner (?Mr Robson of Son Silver West) is using this for commercial purposes.

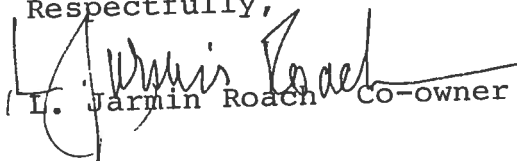
One can see by looking into the property that the house is being used for inventory storage and the front yard has been turned into an employee parking lot servicing no less than 8 vehicles daily. Automobiles, campers vans and delivery trucks are in the lot daily and vans and trucks are stored there nightly (at least 2-3 every nite) It is obvious that no one is living there.

We fear that, because this property abuts the Son Silver West lot line at the rear that expansion is only inevitable in his desperate attempt to enlarge the business.

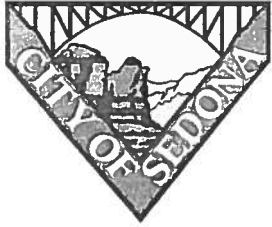
Additionally in reviewing the submitted/approved landscape plans for Son Silver West Conditional Use Permit granting, it is obvious that the berms and size of plantings do not meet the submitted drawings. Is this being monitored by the city?

Thank you for looking into the appropriatness of the above.

Respectfully,



L. Jarmin Roach Co-owner of 155 Arrow Drive



2940 Southwest Drive  
P.O. Box 30002  
Sedona, Arizona 86336  
(602) 282-3113  
T DD (602) 282-3113  
FAX (602) 282-7207

February 11, 1993

Mr. Bill Robson  
1476 Highway 179  
Sedona, AZ 86336

RE: Case number CUP 92-3 - Son Silver West Gallery

Dear Bill:

On September 15, 1992, the Planning and Zoning Commission approved the above-referenced case subject to compliance with several conditions of approval. Condition #4 stipulated that required ADOT improvements to Hwy. 179 and the required parking lot improvements be completed by September 15, 1993. Condition #6 required that the outside display area be screened. Condition #8 required that the existing mercury vapor light located in the display area be changed to a sodium type and appropriately shielded.

It appears that no progress is being made toward compliance with these or any of the 12 required conditions associated with case number CUP 92-3. Please keep me informed as to when you intend to comply with the conditions of the CUP. Non-compliance with the conditions could result in suspension and revocation of the CUP. I can be reached at 282-1154 if you would like to discuss this matter.

Sincerely,

John P. O'Brien, Associate Planner  
Department of Community Development



2940 Southwest  
P.O. Box 30002  
Sedona, Arizona 86336  
(602) 282-3113  
FAX (602) 282-7207

RECEIVED  
MAR 11 1992  
CITY OF SEDONA  
POLICE DEPARTMENT

CITY OF SEDONA  
DEPARTMENT OF COMMUNITY DEVELOPMENT

PLAT/SITE PLAN REVIEW

TO: POLICE DEPT - BOB IRISH  
DANA SCHMIDT

3-11-92

ATTN: PLANS REVIEWER

FROM: JOHN P. O'BRIEN, ASSOCIATE PLANNER

CASE #: CUP 92-3

PROJECT: SON SILVER WEST

ASSESSOR'S PARCEL NUMBERS: 401-31-012 AND 013

Attached please find the following for your review and comments:

- ① SITE PLAN
- ② LETTER OF INTENT

Please comment in the space provided on the attached sheet, or attach a separate sheet, or write on the Plan itself and return all notes and comments with this sheet to:

Department of Community Development  
Post Office Box 30002  
2940 Southwest Drive  
Sedona, Arizona 86336

Please return all comments to this Department no later than MARCH 31, 1992; or initial in the "No Comment" space provided below. This item is tentatively scheduled before the Planning and Zoning Commission on MAY 5, 1992. If no response is received by the due date the lack of response will indicate no objection to the proposal.

NO COMMENT: \_\_\_\_\_

COMMENTS:

ATTACHED

REVIEWER:

NAME:

B. Irish

TITLE:

C. O. P.

DATE:

3-13-92

208.07     Findings. The following Findings shall be made before granting a Conditional Use Permit:

- A.     That the proposed location of the Conditional Use is in accord with the objectives of this Ordinance and the purpose of the zone in which the site is located.
- B.     That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
- C.     That the proposed conditional use will comply with each of the applicable provisions of this Ordinance.

208.08     Effective Date of the Use Permit. The decision of the Planning and Zoning Commission shall be final fifteen (15) days from the date of the decision and upon receipt by the City of a signed agreement to the Conditions of Approval, unless prior to the expiration of said fifteen (15) day period an appeal has been filed with the City.

208.09     Appeal to the City Council. A decision of the Planning and Zoning Commission may be appealed within fifteen (15) days to the City Council by the Applicant, a member of the City Council, or any other person.

208.10     Determination by the City Council. The City Council shall hold a Public Hearing on a Conditional Use Permit if an appeal has been filed within the prescribed fifteen (15) day appeal period. The decision of the Council shall be final.





PETITION

WE, the undersigned, express our support for the issuance of a conditional use permit by the City of Sedona to Mr. and Mrs. Rose and Bill Robson for continued operation of the Son-Silver West Gallery. I believe the gallery has been a tasteful and appropriate part of Sedona's Southwestern arts community and business community. I understand that the issuance of the permit will allow for the continued operation of the Gallery and the improvement of the parking at the Gallery.

CRISPIN McVALLY

Address

1156 HWY 179,  
SEDONA AZ.

SAM & ANN MEREDITH

Address

Box 138A  
OXFORD, MD 21654

Address

RICHARD PORTER  
GUILFORD CT 06437

Address

JOAN CLARA  
GUILFORD CT 06437

Address

Marceline F. Badermann  
706 Locke Rd Modesto CA 95355

Address

Michelle Austin  
1100 E. Orangeburg #16 Modesto CA 95351

Address

Stephen R. Stobinski  
378 Box Rd, Sedona, AZ

Address

Address

Address

**CONDITIONS OF APPROVAL AS APPROVED BY THE  
PLANNING AND ZONING COMMISSION FOR CASE NUMBER CUP 92-3  
SON SILVER WEST GALLERY**

1. Uses and physical improvements on the subject property shall not exceed those as characterized in the staff report dated September 15, 1992, and as approved by the Planning and Zoning Commission (alternate site plan #2).
2. The applicant shall be responsible for the provision of Highway 179 improvements as specifically required by the Arizona Department of Transportation.
- X 3. Encroachment permits shall be obtained from ADOT for all Highway 179 improvements.
4. All ADOT required improvements to Highway 179 shall be completed to the specifications of ADOT and improvements to the new on-site parking area to the specifications of the City Engineer within one year of conditional use permit approval.
5. Prior to grading permit issuance, grading and drainage plans for the proposed changes to the drainage path on the property shall be approved by the City Engineer.
6. The outside sales/display area shall be screened by a six-foot high fence/ocotillo cactus to the satisfaction of the Director of Community Development.
7. The parking lot directional sign shall be installed in accordance with the City's Sign Regulations and shall be consistent with the design theme of the other wood signs at the gallery.
8. The existing mercury vapor light located in the display area shall be changed to a sodium type and shielded so the illumination is confined to the subject property boundaries.
9. All other exterior outside lighting shall be shielded to the specifications of the Director of Community Development.
10. Adequate screening of the parking lot along the southern boundary of the subject property shall be provided to the specifications of the Director of Community Development.
11. Existing trees located within the proposed parking area shall be maintained and incorporated into the new parking lot. In the event such trees do not survive due to vehicular compaction, replacement with trees of a comparable size and type shall be required.
12. Individual parcels shall be combined into a single parcel and maintained under common ownership for purposes of operation and maintenance of the authorized uses.

3580

6-1-94-

ROBSON  
SUN JUNE 1994

### COMBO BERMING / FENCING

- #6 = SCREENING OF DISPLAY AREA WITH TYPE SPLIT RAIL FENCE + WIRE. TO SATISFACTION OF ~~THE~~ DOGR.

- NEED DETAIL LANDSCAPE PLAN ALONG FRONTAGE AREA.

- #10 - BERMING / LANDSCAPING TO SCREEN.

#8 - WHEN PKG. LOT LIGHTS GET INSTALLED, MERCURY VAPOR LIGHTING GETS ELIMINATED

- PKG LOT T IN FRONT OF ~~LANDSCAPE~~ <sup>PKG LOT</sup> COMPOSE

PHASE I - LANDSCAPE SCREENING - JULY 1

PHASE II A - <sup>EARTH ONLY</sup> BERMING IN FRONT OF DISPLAY AREA - AUG 1  
EARTHEN BERM.

PHASE ~~II~~ <sup>II B</sup> - VEGETATION / LANDSCAPING - OCT 1

PARKING LOT LIGHTING - AUG 1 -

+ ELIMINATE MERC VAPOR LIGHTING

START CONSTRUCTION BY

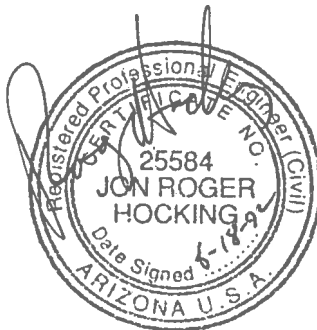
APRIL 1, 95

COMPLETE BY JULY 1, 95

TRAFFIC IMPACT ANALYSIS  
REPORT  
SON SILVER WEST GALLERY INC.  
SEDONA, ARIZONA

Prepared by  
Shephard-Wesnitzer, Inc.  
P.O. Box 3924  
West Sedona, AZ 86340

August 11, 1992



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Parking Lot Expansion Plan	



## SON SILVER WEST GALLERY

### TRAFFIC IMPACT ANALYSIS

#### 1. Introduction and Summary

##### Purpose:

This traffic impact analysis was conducted by Shephard-Wesnitzer Inc. to assess the existing traffic conditions at the Son Silver West Gallery site and to propose improvements to mitigate the identified traffic operations and parking problems. The gallery is located on State Route 179 immediately east of Arrow Drive and approximately 1.4 miles east of the S.R.179/U.S. 89A intersection, within the City limits of Sedona.

Traffic problems relating to this site are caused primarily by an unstructured parking program which allows vehicles to randomly enter and exit along S.R. 179 Highway frontage. This unstructured entrance/egress condition creates unsafe traffic movements into the existing parking area, as well as uncontrolled exiting movements including "backing" into traffic.

Issues addressed in this analysis include an estimate of the traffic volumes associated with the entrance, evaluation of the physical characteristics of the entrance and recommendation for improving existing conditions.

EXECUTIVE SUMMARY:

The site being considered in this analysis is located immediately east of Arrow Drive on S.R. 179 within the City limits of Sedona. The nearest signalized intersection is the S.R. 179/U.S. 89A junction approximately 1.4 miles west of the site. The property consists of 0.8 acres, and includes the following present uses;

One single family residence	1950 sq. ft.
Retail Store	2250 sq. ft.
Pottery Shop	1300 sq. ft.
Storage Buildings	590 sq. ft.
Parking spaces	8 (existing)

Access to the site presently allows for vehicles to enter or exit along the "retail store" area which consists of approximately 130 linear feet of S.R. 179 frontage. There has also been a driveway constructed, approximately 150 feet east of the "retail" area, which provides access to an "adjacent" parking area. This condition, although it has not caused an inordinate number of traffic accidents, is being reviewed in order to establish a legal access permit from ADOT. It is anticipated that improvements to traffic operations will result from the modifications recommended in this analysis, and that the general safety of the location will also be improved.

Included in this report is a graphical analysis of the site including proposed improvements to on-site parking and improved access points for providing for more controlled ingress and egress. Also included in the appendix is a summary of the accident report for milepost 312.

Traffic Impact Analysis  
August 11, 1992  
Page 3

## 2. Proposed Development

There are no proposed changes to the existing uses of the subject site. The property will remain as a joint use -- residential and commercial with no net loss of outside display areas.

This traffic analysis does propose modifications to the on-site parking features and the entrance conditions on S.R. 179. A site plan identifying the location of the parcel and illustrating the proposed parking and entrance improvements is included in the Appendix.

The proposed improvements will be constructed after approvals from ADOT and the City of Sedona are obtained.



### 3. Study Area Conditions

The study area begins at the Arrow Drive/S.R. 179 intersection and extends easterly past the Son Silver West Gallery facilities, located on the west side of S.R. 179. Peak hour volumes entering and leaving the site are not expected to exceed 100; thus category "I" for small developments as identified by the ADOT Traffic Study guidelines is appropriate.

No changes in land use are anticipated which would add to the current peak traffic volumes accessing the site. Traffic volumes on S.R. 179 in the study area were 12,200 AADT per 1989 ADOT traffic counter, as reported in the Sedona Area Transportation Study. Applying a 5% growth factor would result in a current AADT of 12,810 vehicles per day.

#### 4. Analysis of Existing Conditions

##### Physical Characteristics:

The physical conditions of S.R. 179 in the study area are as follows:

- 2 lanes - 12' ( $\pm$ ) wide each - asphalt surface
- 2 way traffic
- 690' sight distance northerly from site
- 550' sight distance southerly from site

Access at the site is presently provided by uncontrolled ingress and egress to S.R. 179 along the 130 linear foot of retail area highway frontage and an adjacent drive-way approximately 150' south of the retail area. There is presently space available for 8 parking spaces in front of the "retail" area and room for approximately 12 parking spaces in the adjacent area, according to a plan which the proprietor previously provided.

Vehicles making a left turn movement into the site, and vehicles "backing" out onto S.R. 179 create unsafe conditions. Sight distances north and south on S.R. 179 are 690 feet and 560 feet respectively.

### 5. Projected Traffic

#### Traffic Volumes:

As stated previously, the current traffic volumes on S.R. 179 in the study area are estimated to be 12,810 AADT. The existing uses on the site do not create any unusual peaking characteristics. Furthermore the relative small volume of trips generated by the existing uses will not substantially effect the level of service on S.R. 179 nor will a traffic signal be warranted.

Estimated traffic volumes accessing the site are as follows:

<u>Traffic Generator</u>	<u>Number of Units</u>	<u>Daily Traffic Per Unit</u>	<u>Total AADT</u>	<u>Estimated Per Peak Hour Trips</u>
Single Family Dwelling	1	9.55	10	1
Retail Store/ Art Gallery	2,250 sq.ft.	42.0 trips per 1000 sq.ft.	95	14
Pattern Shop (Manufacturer)	1,300 sq.ft.	3.85 trips per 1000 sq.ft.	5	1
			110 AADT	16 Veh/Hr

## 6. Traffic Improvements Analysis

There are no signalized intersections within the study area. Arrow Drive is a city street and is located two to three hundred feet north of the "retail area". Arrow drive is controlled by a oneway stop sign (on Arrow Drive) at its intersection with S.R. 179.

### Site Access:

The pertinent issues relating to site access are the safety considerations of vehicles turning into the site along the entire retail highway frontage area and vehicles backing onto S.R. 179.

To improve on the site access conditions, it is proposed to provide the following modifications.

Eliminate long term parking spaces along the front of the retail area and thus eliminate random entering and backing onto S.R. 179.

Provide a "one-way" entrance in front of the Gallery with provisions for "short-term" parking for deliveries and for loading merchandise.

Rearrange the outside display area to provide no net loss of display area.

Provide a stop sign at the exit location.

7. Conclusions and Recommendations

It is concluded based on this traffic analysis that the current traffic operations problems at Son Silver West Gallery can be mitigated by providing the recommended physical improvements as follows:

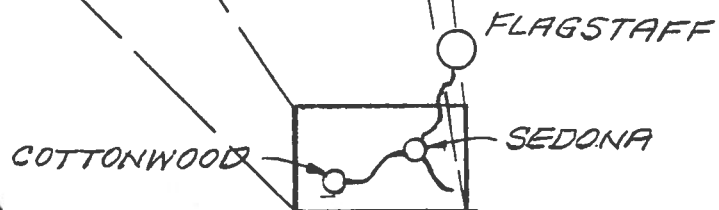
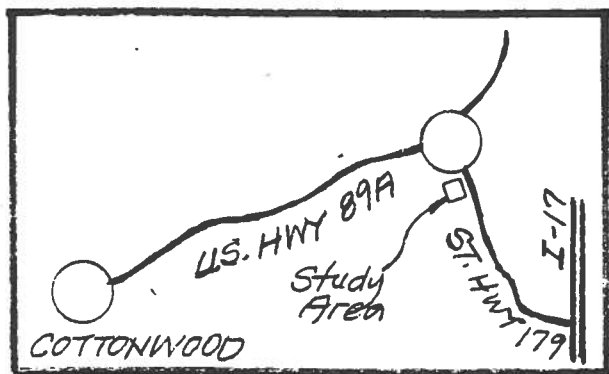
Construct a new entrance as shown on the attached site plan.

Provide "short-term" parking in front of the Gallery

Rearrange on-site parking as illustrated on the enclosed site plan.

Provide a stop sign at the exit location.

**APPENDIX**



SITE LOCATION

**Table 1: Accident Reports for the Son Silver West Area  
12/11/89 to 3/3/91**

<b>Accident Report #</b>	<b>Date</b>	<b>Location</b>	<b>Direction</b>	<b>Type of Accident</b>	<b>Cause</b>	<b>Related to Hwy Geometr at Son Silv West</b>
89-4780	12-11-89	SR 179 mp312 in front of Son Silver West	SB	Private Hit & Run	Under the Influence	NO
90-1923	3-24-90	Arrow Drive & SR 179	NB	Rear End	Inattention	YES
90-3853	6-04-90	Not actually auto accident. Tire fell off vehicle.				NO
90-3928	6-07-90	SR 179 mp312.2	NB	Rear End	Inattention	NO
90-4864	7-11-90	Private property. Park lot fender bender accident. No report done.				NO
90-6522	9-02-90	SR 179 mp312	NB	Rear End	Inattention	NO
90-8110	10-22-90	SR 179 mp312.7	SB	Rear End	Inattention	NO
90-9489	12-18-90	SR 179 mp312.4	NB	Front End	Inattention	NO
91-1313	3-03-91	Sr 179 mp312 in front of Son Silver West	NB	Rear End	Following to close	YES

\mi\acc-rpt.SSW





2940 Southwest Drive  
P.O. Box 30002  
Sedona, Arizona 86336  
(602) 282-3113  
FAX (602) 282-7207

*Bill*  
~~CONTACT ROSE ROBSON~~  
~~RE: COPY OF~~ *none set up*  
~~STAFF RECORD~~ *MTG*  
*John*  
*KING'S RANSOM*

**AGENDA  
CITY OF SEDONA  
PLANNING AND ZONING COMMISSION**

*SITE VISIT.*

A study session for Commission members and staff will be held on **Thursday, September 10, 1992, at 3:30 p.m.**, in the City Hall Council Chambers located at 2940 Southwest Drive, Sedona, Arizona.

The purpose of the study session is for Commissioners to convey to staff any questions, comments, concerns or requests for additional information they may have regarding the below-listed agenda items. No formal votes, nor commitments will be made by the Commission at this session. The public is encouraged to attend the study session, however, opportunities for public participation and comments on the agenda items should be reserved for the Planning and Zoning Commission's regularly-scheduled public hearing on those items scheduled for **Tuesday, September 15, 1992, at 5:30 p.m.**

The Order of Business shall be as follows:

1. Verification of Notice, Call to Order, Pledge of Allegiance and Roll Call.
2. Discussion regarding a request for waiver from the full financial assurance provision requirements of Section 4-5.3 and 4-7.1 of the City's subdivision ordinance prior to recordation of final plat for Las Lomas Unit #2.
3. Discussion regarding a request for a conditional use permit (CUP) to allow for the expansion of a non-conforming use (the Son Silver West Gallery) and to allow for outside sales and display items. In addition to the outside sales and display area, the construction of a customer parking lot is also requested. The subject property is located along the west side of Highway 179 approximately two hundred (200') feet south of the Highway 179/Arrow Drive intersection. The subject site is identified as Assessor's Parcel Numbers 401-31-012 and 013.

Applicant: William and Linda Rose Robson  
Son Silver West Gallery

Case Number: CUP 92-3

4. Discussion/possible action regarding a recommendation to City Council relative to the Commission's role in the future review of the proposed adoption of a five-year Capital Improvement Plan for the City of Sedona.
5. Discussion regarding operational aspects relating to the Special Committees for the Ordinance Amendment Program.

February 2, 1990

Mr. Tom Schafer  
Community Development Director  
City of Sedona  
P. O. Box 30002  
Sedona, Arizona 86336

(hand delivered)

Re: **Son Silver West Gallery Land Use**

Dear Mr. Schafer:

In accordance with the request of Mr. and Mrs. Robson, the current owners and operators of the Sun Silver West Gallery, this letter is provided to describe the character of the business which existed at the La Galleria Art Gallery prior to my selling it to Mr. and Mrs. Robson. During my ownership of La Galleria, I also conducted the outdoor display of pottery, chimes, chilies, and southwestern art-and-craft items.

I have been familiar with the Sedona area for in excess of 25 years. The outdoor display area and gallery presently maintained by the Robsons is compatible with that which was done at that location in my previous business.

Sincerely,

Mrs. Ernestine Todd  
Ms. Ernestine Todd  
Previous Owner

cc: John J. Dempsey; Aspey, Watkins & Diesel  
Mr. and Mrs. Robson; Sun Silver West Gallery, Inc.

April 16, 1990

Mr. Tom Schafer  
Community Development Director  
City of Sedona  
P. O. Box 30002  
Sedona, Arizona 86336

Re: Son Silver West Gallery

Dear Mr. Schafer:

In response to a request from Mr. and Mrs. Robson, this letter is provided to describe my impression of the recent history of the gallery business conducted at the Son Silver West location at 1476 Hwy 179, Sedona, Arizona.

For a number of years, commencing from the late 1970's to the present time, the gallery at the Son Silver location has conducted outdoor storage and display of certain arts and crafts materials. In recent years, the gallery has enhanced, by way of landscaping treatment, the outdoor storage area, but the outdoor display has been essentially equivalent or unchanged throughout the period mentioned above.

In addition to being equivalent to the historic land use, I feel it is appropriate to mention that the outdoor display of pottery and crafts items is very compatible with the Sedona community and Southwest.

*Elizabeth Gruber*

KNOW ALL MEN BY THESE PRESENTS: that FRANK E. BRADLEY and ANN BRADLEY, husband and wife, being owners of:

Broken Arrow Subdivision, Tracts 38 to 61 inclusive, a subdivision located in and being a part of the  $S\frac{1}{2}$   $SW\frac{1}{4}$   $SE\frac{1}{4}$  of Section 18 and  $N\frac{1}{2}$   $NW\frac{1}{4}$   $NE\frac{1}{4}$ , of Section 19, Township 17 North, Range 6 East, G&S.R.B.&M., Coconino County, Arizona, according to the plat of record in the office of the County Recorder of Coconino County, Arizona, in Book 2 of Maps, page 71, Official Records of said County and State,

hereby declare the following restrictions shall apply to all tracts in said subdivision:

1. That said Tracts shall be used for single family dwelling house purposes only, excepting business Tracts hereinafter specified.
2. That no dwelling house shall be erected which contains less than 1000 square feet of ground floor area, and no guest house containing less than 750 square feet of ground floor area, exclusive of such part of a building either attached or not, used for a garage, also exclusive of porches or patios; and no residence shall be built more than two stories in height; nor more than one (1) residence and 1 guest house be built on one (1) Tract. Construction of all houses to be masonry, flagstone, adobe, cinder block stuccoed or rock veneered, and all buildings to be completed within six months after construction is started.
3. The lines of the walls nearest the front property line of any dwelling house or any garage incident thereto, built on any Tract or portion thereof, shall be not less than 10 feet from the front property line, and the side walls thereof shall not be closer than 5 feet from the side property line, and not closer than 10 feet from the side property line if such property line is on a street, excepting however, any garage detached from the main building, which may be placed on either side or back property line.
4. No building or structure or house or trailer of any nature, detached from the main building either temporary or permanent, shall be built, erected, placed or maintained on any Tract, except a garage, limited to a two-car garage with or without servants' quarters attached, but such servants' quarters shall only be used by servants, and further, only by such servants who are employed on the premises where such quarters are located. No garage shall be commenced or erected on any Tract until construction of the main building on such Tract, complying with these restrictions, shall be started or contracted for with a responsible contractor approved by the Grantors. This paragraph shall not apply to any temporary building used for storage or watchman during the progress of construction continuously prosecuted.
5. No part of said Tracts shall be used as a hospital or sanitarium or other place for hire, for the care or entertainment of persons suffering from any disease or disability, whatsoever.
6. No livestock or poultry shall be kept on said Tracts.
7. No business shall be conducted on any residential Tract and no intoxicating liquor shall be sold on residential Tracts. That intoxicating liquor may be sold on business Tracts upon the approval of the Grantors. Improvements on all business Tracts may be constructed up to the front and within 2 feet of Tract line.



8. That no use shall be made of any Tract that will constitute a nuisance, or injure the value of neighboring Tracts and no spite fence or other structure shall ever be erected.

9. The foregoing restrictions and covenants run with the land and shall be binding on all owners of said Tracts and all persons claiming under them until January 1, 1966, at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless by a majority of the then owners of the Tracts, it is agreed to change the said covenants in whole or in part.

10. No outside toilets shall be erected on the premises except during preliminary construction of living accommodations.

11. Trailer houses may be placed on said Tracts if housed in a garage or other similar building, not to be exposed openly and not to be used as a dwelling unit after the dwelling house on said Tracts or Tract is completed.

12. No Tract or Tracts shall be split and no part or parts of a Tract shall be sold.

13. The business district shall be confined to those Tracts numbered 38 to 44 inclusive, fronting on Sedona Rimrock Highway.

If there shall be a violation or threatened or attempted violation of any of said restrictions, it shall be lawful for any other person or persons owning any of said Tracts in this subdivision to prosecute any proceedings at law or in equity against the person of said restrictions, and to either restrain or enjoin such violation or to recover damages or other dues for such violation.

Should any of the restrictions herein contained be held to be invalid or void, such invalidation or voidness of any such restrictions shall in no way affect the validity of the rest of the restrictions.

The foregoing is a copy of the restrictions, conditions and covenants contained in instrument recorded in Book 77 of Official Records, pages 509-512, records of Coconino County, Arizona.



Sedona, Coconino County, Arizona

PLAN MAP

of the

INCORPORATED SUBDIVISION

of

**BROKEN ARROW**

Scale 1"=200'

Revised May 1991  
Compiled by R. A. Lindberg; Feb. 5, 1989

(Broken Arrow Heights)

**BROKEN  
ARROW  
ESTATES**  
(East of Hwy. 179)

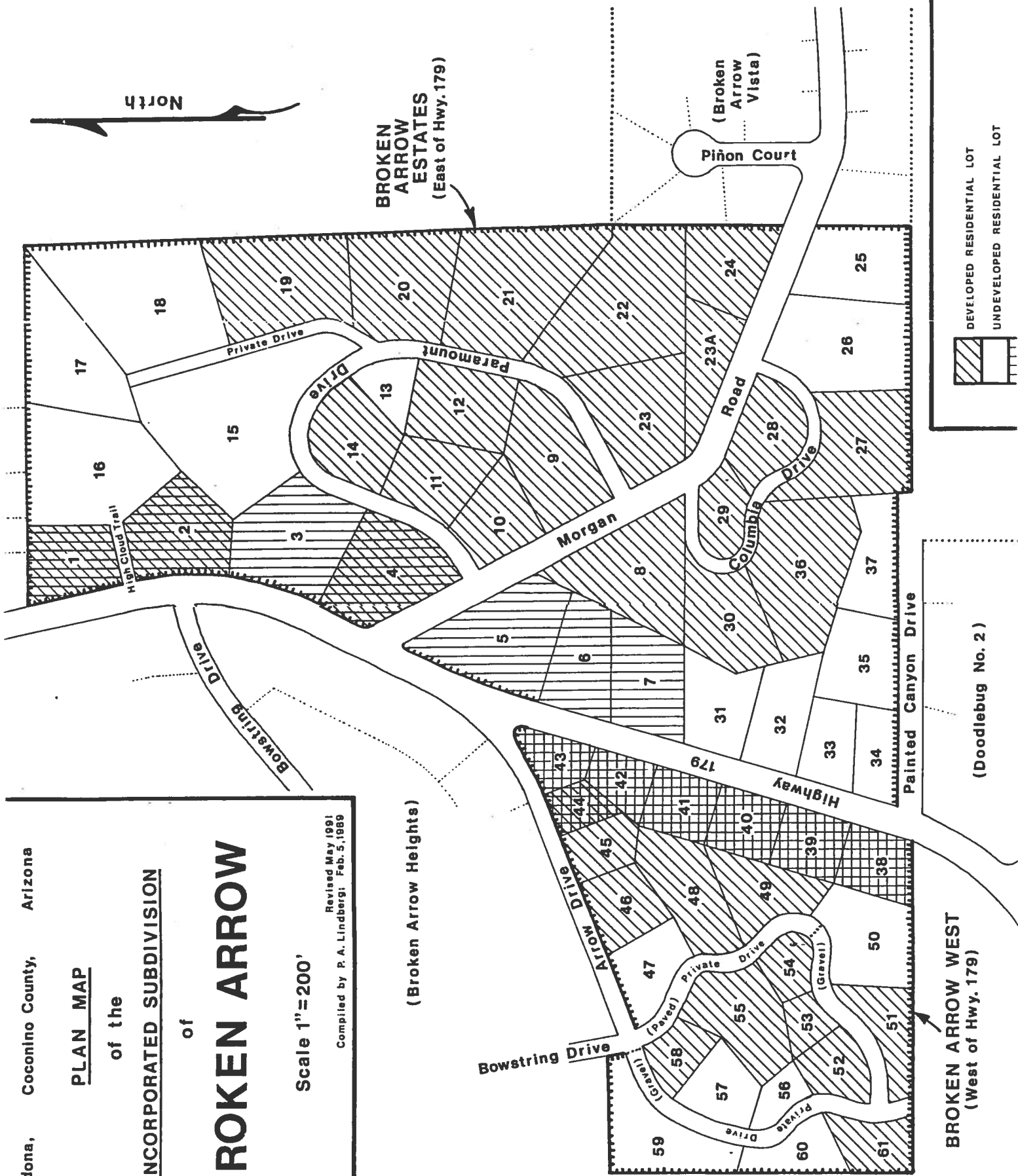
(Broken  
Arrow  
Vista)

Pinon Court

**BROKEN ARROW WEST**  
(West of Hwy. 179)

(Doodlebug No. 2)

DEVELOPED RESIDENTIAL LOT  
UNDEVELOPED RESIDENTIAL LOT





## SOW SILVER WEST

2) ALT. 1 = 5400 \$ + 400 } APPROXIMATE  
ALT. 2 = 5080 \$ + 80 }

6) SCULPTURE RELOCATION - CLOSE TO ARCHE WALL / SHOPS

15) RIGHT OF-WAY WIDTH - 66'

18) PROPERTY OWNERSHIP :

NORTH HALF - 1981

SOUTH HALF - 1987

17) LETTERS / PETITIONS SINCE FEB 1991

### PRO

- 23 LETTERS
- PETITION - 261 SIGNATURES

REASONS :

- ATTRACTIVE BUSINESS
- CREDIT TO SEDONA
- APPROPRIATE PART OF SEDONA'S SOUTHWESTERN ARTS COMMUNITY.

### CON

- 25 LETTERS
- PETITION - 125 SIGNATURES



REASONS :

- TRAFFIC SAFETY CONCERNS
- ART GALLERY - EXPANDED TO COMMERCIAL OPERATION
- PRECEDENT SETTING
- PROLIFERATION OF OUTSIDE DISPLAY/SALES
- NEW PARKING LOT WOULD BE UNSTOCKY
- IMPACT ON ADJACENT RESIDENTIAL AREA

SIM CONFER

ADOT - HOLD TO NO PKG IN FRONT  
AND NO ACCESS IN FRONT OF BLDG.

COULD PUT UP SIGNS - NO PKG - IN AREA ACROSS HWY.





# WORK SESSION.

9-10-92.

DRUGS -  
Gunnville  
MACALLISTER

EXCUSER

✓ EL MUNDO - POD - REQUESTING A REPORT  
ON EL MUNDO

✓ COPY TOM + CITY MANAGER + 3 ABSENT COMMISSIONERS

WAIVER - LAS COMAS - NOTHING ON THIS.

SON SILVER WEST GALLERY.

Bill Perum  
2-3580

WIL PEPPER →

① WHY DO WE BRING UP COMMUNITY PLAN  
GOALS/OBJECTIVES NOW WHEN IN "GAS STATION  
PASCO" WE DID NOT USE IT. - CAN WE  
USE PLAN AS BASIS.

ART 1 ← + 4000<sup>(5400)</sup>  
ART 2 ← + 800<sup>(5080)</sup>

WHAT IS TOTAL SQUARE FOOTAGE OF  
OUTSIDE DISPLAY AREA OF ART 1 + 2.

③ IF INCREASED, WHY SHOULD THE COMMISSION  
ALLOW INCREASE?

④ WHAT IS APPLICANT PROVIDING AS  
COMPROMISE TO GET ADDITIONAL SQ. FTG.

⑤ PURPOSE OF NORTH ENTRY?

⑥ WHERE WILL SCULPTURE BE RELOCATED?

ROSE.

CLOSE TO  
ADEBERMAN





~~8~~ MAKE COPY OF JULY 7 SITE PLAN.

~~8~~

ROD RAWLINS

W

WANTS TO CONSIDER ONE DRIVEWAY.

JO SOBOLOFF

• MAY 1989

• WANTS APPLICANT TO EXPLAIN HOW HE DIDN'T  
KNOW PROP. WAS ASSESSED AS VACANT BY ASSESSOR  
WILL -

• CONDITION THAT CANNOT CHANGE THE  
OUTSIDE DISPLAY UNTIL HWY. 179 IMPROVEMENTS  
ARE DONE?

• ATTORNEY IS REQUESTED FOR REPLY NIGHTS  
MELINDA

JO

• ADST - TO ELIMINATE THE PARKING ON  
OTHER SIDE OF HWY. 179. - ~~REMOVED~~ <sup>PLACE</sup>  
BARRIERS ON SITE.

4 CORRIDOR STUDY

IF OUR TRANS. PLANS CALL FOR  
WIDENING OF HWY. 179, ~~ARE~~ CAN THE  
COMMISSION LOOK AT THIS AS FAR  
AS DENYING USE.

~~12~~

POP -

MELINDA

&





JO SORLLOTT

~~IRRELEVANT~~  
IRRELEVANT

(13)

CAN WE BASE DECISION ON CITY'S POSITION  
THAT SOUTH HALF IS NOT GRAND FATHERS?

JO

• IN VIEW OF HEALTH, SAFETY, WELFARE

\*  
(14)

WICE - COPY 208.07 - FINDINGS FOR  
COMMISSION FOR  
MTA

\*  
(15)

ROD - WHAT IS RIGHT-OF-WAY WIDTH,  
IN AREA? (66')

(16)

NEED TO GET ADOT REP. AT MTA. TUESDAY  
NIGHT.

PREVIOUS APP'S - 20 LETTERS - CON  
2 " " - PRO

5 IN OPP.

81 IN PRO

~ 120 SIGS ON PAVEMENT - CON

(17)

ROD - SUMMARIZE LETTERS PRO VS CON #,  
+ PETITION SIGNATURES.

(18)

ROD - HOW LONG HAS HE OWNED <sup>BOTH</sup> ~~THE~~  
PROPERTIES? DOES HE HAVE A  
KNOWLEDGE OF SIZE

NORTH - 1981

SOUTH - 1987



**Frank Stobinski**  
400 Fox Road  
Sedona, AZ 86336  
(602) 282-4584

August 12, 1992

The City of Sedona  
P.O. Box 30002  
Sedona, AZ 86336

ATTN: Mr. Tom Schafer, Director Community Development

**Sub: Son Silver West Gallery**

Dear Mr. Schafer:

I have lived in Sedona 4 1/2 years and served as president of the Chapel Vista I and II Property Owners Association and am currently on the board of directors. During this 4 1/2 year period, I watched with interest the improvements made by the Son Silver West Gallery which I consider an attractive business place and a credit to Sedona.

Although CV I & II is not near Son Silver West, we were asked to petition against it by Broken Arrow and after reviewing the many years the business was regulated by Coconino County, we cannot understand the present motives to deny a conditional use permit and parking improvement.

I hope you and the City of Sedona will be fair and practical in this matter.

Very Truly Yours,



Frank Stobinski

**Frank Stobinski**  
400 Fox Road  
Sedona, AZ 86336  
(602) 282-4584

September 11, 1992

The City of Sedona  
P.O. Box 30002  
Sedona, AZ 86336

**ATTN: Mr. Tom Schafer, Director Community Development**

**Sub: Son Silver West Gallery**

Dear Mr. Schafer:

Further to my letter of August 12, 1992, copy attached, I decided to sample the local property owners in Chapel Vista I and II who have unanimously signed the enclosed petition supporting "Son Silver West." I also sampled one of the uptown Sedona shops and obtained the same response from the owners and employees. It is my opinion the majority of Sedona property owners will be supportive.

Veronica Winters, owner of the "Happy Wanderer," recommended a book, "Little Town Blues," which describes the growing pains of several western towns including Sedona. I have enclosed the book in case you want to read it. When finished, I can pick it up from your office.

Looking forward to your fair decision.

Very Truly Yours,



Frank Stobinski

PETITION

WE, the undersigned, express our support for the issuance of a conditional use permit by the City of Sedona to Mr. and Mrs. Rose and Bill Robson for continued operation of the Son-Silver West Gallery. I believe the gallery has been a tasteful and appropriate part of Sedona's Southwestern arts community and business community. I understand that the issuance of the permit will allow for the continued operation of the Gallery and the improvement of the parking at the Gallery.

Wilbur E. Dennis  
358 Fox Rd, Sedona AZ  
Address

Bernice B. Irwin  
20 Eagle Lane, Sedona, Az. 86336  
Address

Joseph A. Mendiola  
275 FOX RD Sedona Az 86336  
Address

John A. Cannon  
217 Eagle Lane, Sedona  
Address

Martha L. Bottorff  
64 Eagle Ln. Sedona  
Address Az. 86336

Mary Jane Seward  
212 Eagle Lane  
Address

O. E. Bottorff  
64 Eagle Ln., Sedona, Az.  
Address

Lisa Baer  
236 Eagle Sedona  
Address

F. Thomas Ward Jr.  
150 Eagle Lane, Sedona Az  
Address

Richard W. Zimmis  
30 RUFUS LN. SEDONA  
Address

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Robert J. Stamm  
158 Rufous Lane (Sedona)  
Address

Donald J. Gery  
95 Foy Rd. - Sedona  
Address

Rachel J. Stamm  
158 Rufous Lane (Sedona)  
Address

Veronica Luntz  
170 Gambel Lane Sedona  
Address

G. N. Blaylock  
201 Rufous Lane (Sedona)  
Address

Sam R. Winters  
170 Gambel Ln, Sedona  
Address

Rita Daniels  
201 RUFIOUS LN., SEDONA  
Address

Blaw W. Luke  
61 Rufous Lane, Sedona  
Address

Doris X. Blaylock  
201 RUFIOUS LANE, Sedona  
Address

Donna Luke  
61 Rufous Lane Sedona  
Address

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William V Ward  
265 Cathedral Lane, Sedona  
 Address

Art Ross  
35 Sycamore Canyon Rd.  
 Address Sedona

William B Clark  
53 Gambel Ln Sedona  
 Address

Kay Lb  
385 Fox Rd Sedona  
 Address

Rae Schuster Behm  
P.O. Box 1992 Sedona AZ.  
 Address

Irving A Palmer  
405 Fox Rd, SEDONA, A  
 Address

Arthur G. Johnson  
211 Eagle Lane Sedona  
 Address

Carl F Van Buren  
418 Fox Rd Sedona AZ  
 Address

Laurie Ann Overman  
3161 Fox Rd, Sedona  
 Address

Alvin W. Graf  
411 Fox Road Sedona, AZ  
 Address

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Fred Grabowski  
130 Castle Rock Rd.  
 Address

Timothy M. Mott  
1100 S. 13th St.  
 Address

WARD SEHLEE  
130 E. Roja  
 Address  
PO BOX 573 SEDONA AZ

Tom Knowlton  
2850 Valley Vista Dr.  
 Address  
Sedona, Ariz.

JK  
220 Sage Dr. 282-6158  
 Address

Al Bailey  
2317 Penn Trail Cottonwood  
 Address

Mike Barker  
40 West Valley Drive  
 Address

Kenneth L. Keen  
50 Juniper St. W.C.  
 Address

Christine Leick  
245 Roca Roja Rd.  
 Address  
Sedona AZ 8633

STEVENS  
505 Bell Rock Rd.  
 Address



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Mary S. Winkler  
PO Box 1692  
 Address Sedona Az 86336

Address  
TOM WORK  
1384 EASTERN DR  
COTONWOOD AZ

Address  
Linda Dullam  
559 Crestview  
Cambridge, Calif. 93010

Address

Christine Hefflinger  
444 N Gila Springs #2107  
 Address Chandler AZ 85026

Phillip Mroz  
9310 W 89th St O.P. KS 66212  
 Address

Brent Schmidman  
80 Alpine Village, Mountain Center, CA.  
 Address 92561

Ally  
11025 S. 51st ST. Phoenix AZ 85044  
 Address

Dan J. ...  
1155 E. ...  
 Address Sanville Ca 94526

Marianne Sasso  
165 E. ...  
 Address Laurel, CA 94526

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[Signature]  
550 Deer Base Dr  
Address

[Signature] Sedona  
50 Gumpier St  
Address

[Signature] Sedona  
585 Bell Rock Road  
Address

[Signature] #1441  
75 Canyon Blvd  
Address

[Signature]  
90 PALO VERDE CIRCLE  
Address  
VOC

[Signature]  
Star Rt. 2 Box 882  
Address

[Signature]  
105 SEDONA ST  
Address

[Signature]  
170 Gainsight Hills Dr  
Address

[Signature]  
P.O. Box 2192 Sedona  
Address

[Signature]  
130 White River Rd #19 VOC  
Address

PETITION

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Judith N Montross  
160 Quartz VOC  
Address

Norma Snider  
130 Castle Rock Rd. #56, VOC  
Address

Frank R. Albinicki  
400 Fox Road, Sedona  
Address

Frank P. Lee  
160 Arrowhead VOC-  
Address

Monica Gray  
10 Paramount Rd  
Address

Sharon J. Brown  
45 Rols  
Address

Penny Sordahl  
162 Ridge Trail  
Address

Polanda Skene  
45 Rols Rd  
Address

Olive W. Morrison  
352 Becker Beyond  
Address

Nathan Thompson  
1156 Hwy 179 #24  
Address

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Edmund Milla  
7307 E WETHERSFIELD  
 Address SCTL, 85260

Quasa Smith  
95 Cactus Dr  
 Address  
 Sedona, Az 86336

Mauk Wilson  
95 Cactus Dr  
 Address  
 Sedona AZ 86336

Bette Vermey  
1217 Inca Lane  
 Address  
 Henderson, NV 89015

GEORGE MAYER  
PO BOX 4235 U. SEDONA AZ 86340  
 Address

Rene D. Bergman  
16651 NE 190 St.  
 Address Woodinville, Wa. 98072

DR. FRANK D HARRIS  
17254 N. WHITE CLOUD CIR.  
 Address  
 SURPRISE, AZ 85374

Kate Thorne  
149 Gambel Lane  
 Address  
 Sedona 86336

Camille Williams  
120 N. Mesa - Mesa, AZ  
 Address  
 85213.

John M. McGill  
5491 Villavieja, Mendocino  
 Address  
 Ca 95028

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Betty Anderson  
120 N. Real Vista, Mesa  
 Address 85213

Marilyn McHugh  
2010 Five Mile Road  
 Address Buffalo, NY 14226

Lee & Helen Gerstner  
PO Box 246 Camp Verde, Az. 863  
 Address

Paul McGowan  
60 Dorking Rd. Rochester, NY.  
 Address 14610

Mrs.  
 Gerald  
 Evelyn  
 Christa

den Besten  
Putlandstraat 40B  
 Address Rotterdam  
The Netherlands

John L. Cerne  
4434 Toccoa Hills Circle  
 Address Glendale Az 85308

Cordelia Rodriguez  
5 Aleria  
 Address Laguna Niguel Ca 92677

Michael Bad  
5 Aleria Laguna Niguel, Ca  
 Address 92677

Tonia Rockman  
129 Vista Monte-Falmes, Ca 92261  
 Address

Paul H. H.  
5255 10th Ave. S.D.  
 Address MRV. MN. 55417

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Dorcas Hendrix  
89 Linda Vista, Sedona, Az.  
 Address 86336.

H. G. Wilkinson  
72 Gold Green Aldham England  
 Address

A. E. Wilson  
72 Gold Green, England  
 Address

Jack Galvin  
5201 E. WALTANN LAD  
 Address SCOTTSDALE AZ

Robert M. Marshall  
2851 S. Centre City Pkwy,  
 Address Escondido, CA. 92025

Klaus H. Lichner  
41 ARROW DR. SEDONA 86336  
 Address

Gordon J. Wilkinson  
7006-160 E. Jensen St  
 Address MESA, ARIZ, 85207

Harold Carder  
7140 N. 15th St. Phoenix Az  
 Address 850.

Elliott, Frank  
60 x 10061, Sedona Az  
 Address

Leon B. Lewis  
100 Castle Rock Rd x Sedona, Az  
 Address

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Jean Lewis  
122 Castle Rock Road  
Address Sedona, Az.

James J. Bennett  
P.O. Box 10473 Sedona, Az.  
Address

DAVID J. Gustin  
P.O. Box 316 Sedona, AZ.  
Address

Joe Kapral  
155 Canyon Diablo  
Address Sedona

Shirley Kapral  
155 Canyon Diablo  
Address Sedona, Az. 86336

Theodore R. J. Bar  
4909 E Shaw Butte Dr  
Address Scottsdale, Az 85254.

Alice Evans  
16th Hoover Lane Sedona, AZ  
Address

Paula Purvill  
79 Shadow Mountain Dr. Sedona  
Address

Randy Ruffy  
11075 W. Roca Grants Pass Or  
Address 97520

Aaron M. Vail  
715 N. Main  
Address Lapeer, MI 48446

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Samko Shriver

Star Rte #2 Box 856 Sedona  
Address

Ron Greene

5999 Watanaga BC14 DR E  
Port ORCHARD, Wa 98366  
Address

Josh Jones

3010 Snowcap Flag  
Address AZ

Edward J. Jones

390 Grefenw Dr W  
Address

Pembroke Dr N 33024

Joe Miller

15020 Greenleaf St - 91116  
Address

Jara McShown

2702 Neckman's Ln.  
Address Coopersburg, PA 18036

Barbara Ward

5016 Conway Ct  
Address Indep. mo 64055

Steve & Kim Schmuck

17 Crystal Rock Ct.  
Address German town, MD 208

Steve & Maggie Beveridge

15902 E. Lehigh Cir  
Aurora, Co 80013  
Address

Phyllis Hansen

1615 Laurel Ave  
Address Los Angeles CA 90046



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ROD SNAPP

POB. ZLOO3 SED. AZ. 86336  
Address

5015224 SEDONA

55 CATHEDRAL ROCK DRIVE, SEDONA  
Address 86336

George & Marcia Carbone  
80 Concho Dr., Sedona, Az 86336  
Address

Pamela Rix Miller  
55 Cathedral Rock Dr #11  
Address Sedona, AZ 86336

Richard E. Campbell  
55 CATHEDRAL ROCK DRIVE, #21  
Sedona, AZ 86336  
Address

Nobel Kuntze  
55 Cathedral Rock Dr #5  
Address Sedona, az. 86336

Allen J. Brown  
345 Highway 89A, #2  
Sedona, Az. 86336  
Address

CHARLES J. MANNING  
55 Cathedral Rock Dr #10  
Address

Beth & John J. Fisher  
55 Cathedral Rock Dr #15  
Address Sedona, 86336  
J.

William J. Fisher  
55 Cathedral Rock Dr #15  
Address

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Rube Oht  
290 Red Butte RR  
 Address Sedona, AZ 86336

DAN SKOKAN  
Newton, IA.  
 Address \_\_\_\_\_

HELEN M. COLE  
8202 N. MOCKINGBIRD LANE  
 Address PARADISE VALLEY, AZ 85253

Raulena Francis  
V.O.C.  
 Address \_\_\_\_\_

Nancy DeForest SARAH DAVID CABANAS  
5205 Denise  
 Address \_\_\_\_\_

Jan Tanner  
Deer Pass Ranch  
 Address Sedona AZ -

Jean Martin  
734 E. Lay St.  
 Address Wray, Co 80758

Barbara Frey  
15852 N. 51st St.  
 Address Scottsdale, AZ 85254

[Signature]  
1 Sandalwood Dr.  
 Address Livingston, NJ.

Christopher D. Dancer  
3026 W. Bathing the Id  
 Address Phx AZ 85017

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7 Britt Burns

310 Manzanita DR  
Address Sedona 86336

David H. Bill DDS

2475 Homestead Rd. Sedona  
Address

Ralph A. Rustenquist

P.O. Box 2974, Sedona  
Address 86336

David Kenner

985 Cedar Rd Sedona 86336  
Address

Jack Seely

190 Northview Rd Sedona  
Address AZ 86336

J. McEggy MD.

75 Kallaf Pl.  
Address Sedona, AZ 86336

Ted Moon

735 Alvarado  
Address Cottonwood, AZ 86324

Tom Felix

P.O. Box 10512 Sedona 863  
Address

Grace Kiser

P.O. Box 278  
Address CHINO VALLEY OR 97001

Shannon McCabe

7832 Wimmer Rd.  
Address Bethlehem P.A. 18015

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RICHARD HILLYER  
412 CLARK ST. #2, JEROME  
 Address

Judah Alexander  
1420 Foreport Loop Bldg N.Y. 11239  
 Address

Jo Berger  
180 Juniper Drive  
 Address  
Sedona, AZ 86336

Kim Amann  
292 Old Nyack Tpke. Spring Valley, NY 10977  
 Address

Meilan Cooke  
PO BOX 358 SEDONA AZ  
 Address  
 86336

Karen + Robert Lator  
1526 Kirkwood Rd Baltimore, MD  
 Address  
 21207

MURIEL H. KORZUN  
14000 CASTLE BLVD. SILVER SPRING, MD 20901  
 Address

Roger + Vera Pfeiffer  
2265 N Arena Vista  
 Address  
Tucson, AZ 85715

Susan Bishop  
113 Wilson St Sedona  
 Address  
 86336

David + Carol Denton  
341 Valley View Drive  
 Address  
Paradise, Ca. 95969

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Joey Best  
P.O. Box 3569  
Address

Sedona, AZ 86340  
Address

Irene Craft  
140 Cathedral Rock Dr  
Address Sedona AZ 86336

John D. Dalton  
73 Chapel Rd  
Address Sedona, AZ 86336

Address

Ken A. Rutledge  
300 Hohokam, Sedona  
Address

Ruth Menden  
1214 Patsonia Key West  
Address

Dick Holborow  
205 San Patricio Dr.  
Address Sedona, AZ 86336

Margaret Riley  
45 Morningdale, Sedona  
Address

Jan J. Arnold  
P.O. Box 962  
Rimrock AZ 86335  
Address

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Alyce E. Quinn  
360 Concord Dr.  
 Address Sedona AZ 86336

Phyllis J. J. J.  
331 BOWSTICK TR.  
 Address SEDONA, AZ 86336

Mark  
17331 Brinsman Ave.  
 Address 10000th Canyon

Joey Best-Best Video  
BOX 3569  
 Address Sedona 86336

M. F. Z. H. H.  
802 N. 96th ST MESA  
 Address AZ 85207

CHRISTOPHER KIRK  
1210 BALDWIN RD. LAPEER MI 48446  
 Address

MARK LEEGINS  
833 PARK DRIVE - SEDONA 86336  
 Address

Anne Nahon + Alain VIVIER  
15 RUE du MAINE 75014  
 Address Paris France

JOHN BRODERICK  
1151 E. RIZ PRIMAIRE 23552  
 Address

SILVIO & KATHERY GAUCI  
25255 COLLARE  
 Address DEARBORN HS, MI 48125

# PETITION

WE, the undersigned, express our support for the issuance of a conditional use permit by the City of Sedona to Mr. and Mrs. Rose and Bill Robson for continued operation of the Son-Silver West Gallery. I believe the gallery has been a tasteful and appropriate part of Sedona's Southwestern arts community and business community. I understand that the issuance of the permit will allow for the continued operation of the Gallery and the improvement of the parking at the Gallery.

Yola Kasey  
P.O. Box 76  
Address Sedona, AZ 86336

Johnny Marche  
135 BEAR WALLOW LN. #50  
Address SEDONA, AZ. 86336

Barbara DeVol  
P.O. Box 896 Sedona, AZ 86336  
Address

Stephen E. DeVil  
P.O. Box 894 Sedona, AZ 86336  
Address

Edna Kanger  
135 Bear Wallow Ln. #51  
Address SEDONA, AZ 86336

Arthur M. Kanger  
P.O. Box 3060  
Address  
SEDONA AZ 86340

Address

Arthur Kanger  
180 LIVINGSTON LN  
Address SEDONA AZ 86336

Rebecca Webb  
2149 Ruby Rd, East Lansing MI 488  
Address

Linda Yoak  
2016 A Palomar Airport Rd  
Address CARLSBAD CA 92008

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Maria de la Peque  
5959 W. Greenway Rd #247  
 Address Glen Dale, AZ 85306

Mr. & Mrs. Ken Bellarico  
9140 E. EVANS DR  
 Address SCOTTSDALE AZ 85260

DAN RASMUSSEN  
164 Wikip Meadows Dr.  
 Address SANTA ROSA Calif. 95403

JOE O'CONNOR  
747 N. COUNTRY CLUB  
 Address YUCCA AZ. 85901

Mary Beatty  
78 S. Charles St.  
 Address Sedona 86336

Jim and Janet Hartley  
5119 CAUWOTA  
 Address ENCINO 91434 ca.

James Scott  
13033 Ridgely Drive  
 Address Minnetonka Mn 55305

Margaret & A. Little  
Edward Street (Sedona)  
 Address Homewood

\_\_\_\_\_  
 Address \_\_\_\_\_

\_\_\_\_\_  
 Address \_\_\_\_\_



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Deanne Cousins  
Box 934 Sedona, Az 86336  
 Address

Hertude Cartwright  
Sedona Shadown, Sedona, Az  
 Address

M. J. Baerell  
P.O. Box 2582 Sedona AZ 86336  
 Address

\_\_\_\_\_  
 Address

Delbert D. Day  
6 Bell Rock Drive Sedona  
86336  
 Address

\_\_\_\_\_  
 Address

W. L. Loe  
P.O. Box 934 Sedona  
 Address

\_\_\_\_\_  
 Address

Ernest E. Cousins  
Box 934 Sedona, Az 86336  
 Address

\_\_\_\_\_  
 Address

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Francis L. Hamilton  
246 Eagle Lane, Sedona 86336  
Address

\_\_\_\_\_  
\_\_\_\_\_  
Address

Jane Hamilton  
246 Eagle Lane  
Address

\_\_\_\_\_  
\_\_\_\_\_  
Address

Mulla O'Gannon  
225 Rufous Ln  
Address

\_\_\_\_\_  
\_\_\_\_\_  
Address

Geraldine L. Roman  
200 Rufous, Sedona, AZ.  
Address

\_\_\_\_\_  
\_\_\_\_\_  
Address

\_\_\_\_\_  
\_\_\_\_\_  
Address

\_\_\_\_\_  
\_\_\_\_\_  
Address

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The Tom Churchill family  
545 River Cliff Road  
 Address Sedona 86336

Just & Laurie Reynolds  
4340 Sunset Hwy Rd  
 Address Sedona 86336

Bob & Anne Carole  
3957 Blue Water Rd, Traverse City, MI  
 Address 49684

Mr. & Mrs. John Series  
55 Brims Mesa Road  
 Address Sedona, Az. 86336

Address

Address

Address

Address

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Georgia M. Harris  
Los Oblegados  
 Address 160 Portal Lane  
Sedona, Az

Angela Bonnell  
8523 S. Stanley Pl  
Tempe AZ 85284  
 Address beautif. Full shop !! 11B.

Potterico  
Joe D. Benoit  
9098 Oldenwood Ln.  
Exton, PA 19341  
 Address

Paula Carmen  
55 Cathedral Rock Dr #46  
 Address Sedona 86336

Lina Sanchez  
251 Hwy 179, #B3  
 Address Sedona 86336

Kris McFarland  
105 E. Camino Viejo  
 Address Sedona 86333

Concetta A. Ruff  
2195 Camel Rd  
 Address Sedona Az 86336

James E. Ruff  
15441 Lull St Ct  
 Address Thank You!

Address

Isabel Gonzalez, CM  
P.O. Box 3241 W. Sedona  
 Address

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Bill York  
2226 MORNING SUN CT. A WENAUCA 92024  
Address

Marlene Young  
1041 Hunter St, Ramona, Ca 92065  
Address

Wm. P. Dwyer  
P.O. Box 5608  
Sedona, Az 86336  
Address

\_\_\_\_\_  
Address

Paula S. Bano  
P.O. Box 2456  
Address  
Page az 86040

\_\_\_\_\_  
Address

Ruth A. Jennings  
3615-21 Victor Bell  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

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CHAD B. SWASEY

PO Box #644 SEDONA  
Address

David J. Collins  
100 MEADOWBROOK Rd  
SARATOGA SPRINGS, N.Y. 12866  
Address

KIM WAGNER  
8424 MESA RIDGE RD.  
SANTEE,  
CALIF. 92107  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

LEA MOORE

PO Box #644 SEDONA  
Address

Helen R. Bell  
957 Rt 67  
Address Ballston Spa N  
12020

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

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James P. McAllister  
Box 645, Sedona, AZ  
 Address

Elizabeth G. Ossig  
1580 W. HWY 89A #5 Sedona AZ  
 Address

Vinny Mallon  
1663 Skyview Cir Cottonwood  
 Address

R.W. McLean  
P.O. Box 12254 Sedona AZ  
 Address

James P. McAllister  
P.O. Box 12254 Sedona AZ  
 Address

James P. McAllister  
Box 645, Sedona, AZ  
 Address

40 SOLDIERS PASS RD  
 Address SEDONA

Clare James  
40 Soldiers Pass Rd  
 Address Sedona

James P. McAllister  
P.O. Box 12254 Sedona AZ  
 Address

Tommy  
P.O. Box 12254  
 Address

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Georgia M. Harris  
Los Oblegados  
 Address 160 Portal Lane  
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8523 S. Stanley Pl  
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 Address beaut. Full shop!!

Potteria  
Joe D. Bennett  
9098 Offshore Ln.  
Exton, PA 19341  
 Address

Paula Carmen  
55 Cathedral Rock Dr #46  
 Address Sedona 86336

Jina Sanchez  
251 Hwy 179, #B3  
 Address Sedona 86336

Kim McAnis  
105 El Camino  
 Address Sedona 86336

Barbara A. Relf  
2195 Carnal Rd  
 Address Sedona Az 86336

Jerry Relf  
15441 Lull St CA  
 Address Thank You!

Address

Chelene Gonzalez CM  
P.O. Box 3248 W. Sedona  
 Address



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Steve Larsen  
STEVE LARSEN  
3035 W. Hwy 89A  
 Address Sedona

Don Scott  
 Address \_\_\_\_\_

Bernie Vondra  
3035 W Hwy 89A  
 Address \_\_\_\_\_

Steve Lessina  
3035 W. Hwy 89A  
 Address \_\_\_\_\_

Steve Matton  
65 Donaldson Dr.  
 Address \_\_\_\_\_

Dan G. Garland  
P.O. Box 851 Sedona, AZ 86336  
 Address \_\_\_\_\_

Mike Knapik  
60 Rantail Rd Sedona  
 Address \_\_\_\_\_

Jeff Frost  
177 Copper Cliffs Sedona  
 Address AZ 86336

Al Brian  
4717 Hightower Ben Ln  
 Address Flagstaff, AZ 86004

Wendy Yamamoto  
105 VVS Rd., Sedona, AZ 86331  
 Address \_\_\_\_\_



2940 Southwest Drive  
P.O. Box 30002  
Sedona, Arizona 86336  
(602) 282-3113  
FAX (602) 282-7207

John

REVISED

1992 SEP 10 PM 2:45

**AGENDA  
CITY OF SEDONA  
PLANNING AND ZONING COMMISSION**

A meeting of the City of Sedona Planning and Zoning Commission will be held on **Tuesday, September 15, 1992, at 5:30 p.m.**, in the City Hall Council Chambers located at 2940 Southwest Drive, Sedona, Arizona.

**The Order of Business shall be as follows:**

1. Verification of Notice, Call to Order, Pledge of Allegiance and Roll Call.
2. Correspondence
3. Approval of Minutes
  - a. May 28, 1992
  - b. June 3, 1992
  - c. June 8, 1992
  - d. June 10, 1992
  - e. June 16, 1992
  - f. June 29, 1992
  - g. June 30, 1992
  - h. July 2, 1992, 2:45 p.m.
  - i. July 2, 1992, 3:00 p.m.
  - j. July 2, 1992, 3:30 p.m.
  - k. July 6, 1992
  - l. July 8, 1992
  - m. July 21, 1992
  - n. July 28, 1992
  - o. August 5, 1992
4. Reports/Announcements from Commission and Staff
5. Public Forum--for items not listed on the agenda--limit of two minutes per presentation.
6. Discussion/possible action regarding a request for waiver from the full financial assurance provision requirements of Section 4-5.3 and 4-7.1 of the City's subdivision ordinance prior to recordation of final plat for Las Lomas Unit #2.



AGENDA ITEM NO. 7 SHALL BE CONDUCTED AS A PUBLIC HEARING

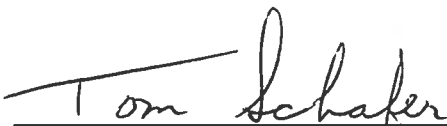
7. Discussion/possible action regarding a request for a conditional use permit (CUP) to allow for the expansion of a non-conforming use (the Son Silver West Gallery) and to allow for outside sales and display items. In addition to the outside sales and display area, the construction of a customer parking lot is also requested. The subject property is located along the west side of Highway 179 approximately two hundred (200') feet south of the Highway 179/Arrow Drive intersection. The subject site is identified as Assessor's Parcel Numbers 401-31-012 and 013.

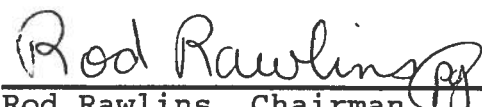
Applicant: William and Linda Rose Robson  
Son Silver West Gallery


Case Number: CUP 92-3

8. Discussion/possible action regarding a recommendation to City Council relative to the Commission's role in the future review of the proposed adoption of a five-year Capital Improvement Plan for the City of Sedona.
9. Discussion/possible action regarding the establishment of a date for annual consideration of amendments to the Sedona Community Plan.
10. Discussion/possible action regarding future meeting dates and agenda items.
11. Adjournment

NOTE: The Planning and Zoning Commission may vote to go into Executive Session on any agenda item, pursuant to A.R.S. 38-431.03 A (3) for discussion and consultation for legal advice with the City Attorney on the matter(s) as set forth in the agenda item.

  
Tom Schafer, Director  
Department of Community Development

  
Rod Rawlins, Chairman  
Planning and Zoning Commission

Posted: 9/10/92 By: 

THE SEDONA CITY COUNCIL CHAMBER IS ACCESSIBLE TO THE HANDICAPPED.  
IN COMPLIANCE WITH FEDERAL "504" AND "ADA" LAWS, THOSE WITH SPECIAL ACCESSIBILITY NEEDS SUCH AS LARGE TYPE FACE PRINT OR OTHER REASONABLE ACCOMMODATIONS, MAY REQUEST THESE AT THE CITY CLERK'S OFFICE.





The Finest in Western and Traditional Art  
and Collectable One of a Kind Gifts

June 8th/1995

Mr. Tom Schaefer  
Director of Community Development  
P.O. Box 76000  
Sedona, Az 86336

Dear Tom,

Thank you for personally visiting the gallery  
on two occasions and commending the extensive  
improvements we have made to Son Silver West.

This letter is intended to explain an  
obstacle we are facing with the completion of  
Hwy 179 project.... Funding.

Two years of construction has been an  
arduous adventure at best. What has made  
this task more difficult is the fact that gross  
sales in the <sup>late</sup> '94 months and early '95 have not  
been what they were in the previous years.



We are in debt due to the total alterations of property and do not have the funds nor the borrowing power at this time to attempt the widening of 179. Commercial and personal loans were pursued to complete phases 3 and 4. We are now basically trying to recoup and stay afloat.

The parking lot lights (\$12,000 pr 5) are due to be installed mid June '95. Also, on 179, directly across from SSU, approximately 300 ft has been already widened at our expense. Area is composed of proper fill dirt in alignment with city and state requirements. Asphaltting is one of the many next steps.

We are respectfully submitting this letter to you, Tom, requesting an extension of valuable time. The expense of this final project is overwhelming for our business to incur in the time frame we agreed.



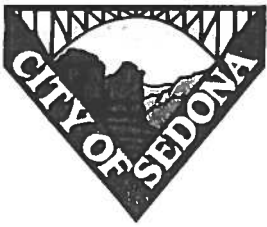


We are asking for a nine to fourteen  
month extension.

Thank you once again for your  
appreciation of our hard work.  
Please advise. ....

Sincerely,  
Linda Rose Robson  
Bill Robson





2940 Southwest Drive  
P.O. Box 30002  
Sedona, Arizona 86336  
(602) 282-3113  
T DD (602) 282-3113  
FAX (602) 282-7207

May 16, 1995

Mr. Bill Robson  
Son Silver West Gallery  
1476 Hwy. 179  
Sedona, AZ 86336

**RE: STATUS OF THE SON SILVER WEST GALLERY EXPANSION**

Dear Bill:

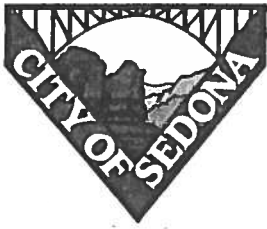
On June 7, 1994, you entered into an agreement with Tom Schafer, now the Assistant City Manager of Operations, relating to case number CUP 92-3 and regarding the timing of completion of required improvements at the Son Silver West Gallery. Per the agreement, the construction of required SR 179 improvements was to have been started no later than April 1, 1995, and be completed no later than July 1, 1995. As of this date, it does not appear that you have commenced construction of the SR 179 improvements. Please be advised that the improvements must be completed by July 1, 1995, or you will be in violation of the conditions of the agreement and the conditions associated with case number CUP 92-3.

Please give me a call at 282-1154 and let me know when you intend to complete the required improvements.

Sincerely,

John O'Brien, Associate Planner  
Department of Community Development





2940 Southwest Drive  
P.O. Box 3000  
Sedona, Arizona 86336  
(602) 282-3113  
T DD (602) 282-3113  
FAX (602) 282-7207

February 22, 1995

Mr. Bill Robson  
Son Silver West Gallery  
1476 Hwy. 179  
Sedona, AZ 86336

**RE: STATUS OF THE SON SILVER WEST GALLERY EXPANSION**

Dear Bill:

On June 7, 1994, you entered into an agreement with Tom Schafer, Director of Community Development, regarding the timing of completion of required improvements at the Son Silver West Gallery. As of this date, all required improvements have been completed with the exception of the elimination of the existing mercury vapor lighting on the property, installation of additional parking lot lighting and the construction of SR 179 improvements. The lighting items were to have been completed by the middle of August, 1994. The SR 179 improvements shall commence no later than April 1, 1995, and be completed no later than July 1, 1995.

Please complete the lighting items as soon as possible and be aware that the SR 179 improvements need to be started by April 1, 1995. Don't hesitate to contact me at 282-1154 if you have any questions.

Sincerely,

John O'Brien, Associate Planner  
Department of Community Development





2940 Southwest D  
P.O. Box 30002  
Sedona, Arizona 86336  
(602) 282-3113  
FAX (602) 282-7207

SUMMARY SHEET  
SON SILVER WEST GALLERY

CASE NUMBER: CUP 92-3

MEETING DATE: September 15, 1992

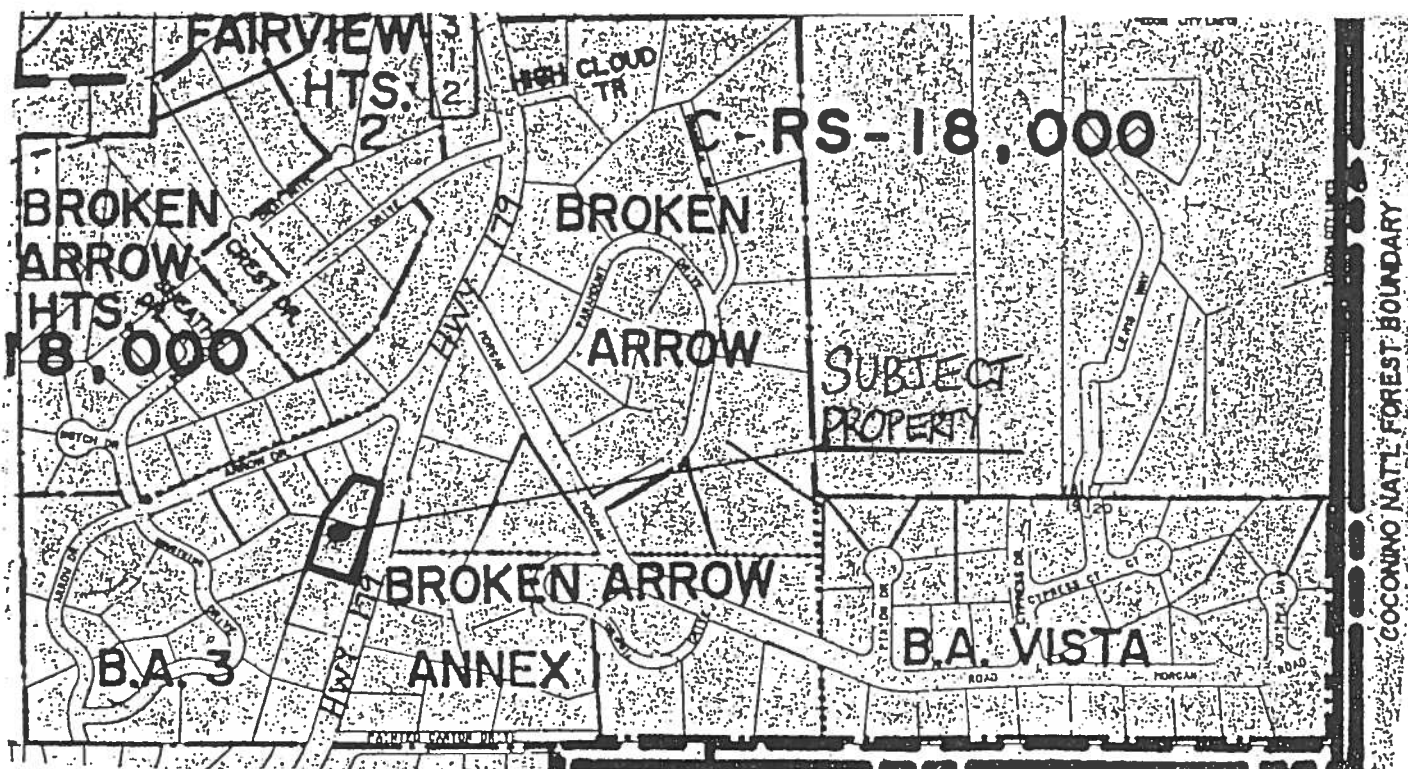
APPLICANT: William and Linda Rose Robson  
Son Silver West Gallery

PROPOSAL: Request for approval of a conditional use permit (CUP) to allow for continued use of an expansion of a nonconforming business in a residential zone. Construction of a 17-space parking lot is also proposed.

LOCATION: Along the west side of Highway 179 approximately two hundred (200) feet south of the Highway 179/Arrow Drive intersection. The subject site is identified as Assessor's Parcel Numbers 401-31-012 and 013.

SITE SIZE: .83 acres

CURRENT ZONING: C-RS-18,000 (Residential: Single-family)







Summary Sheet  
Son Silver West Gallery  
September 15, 1992, Page two

AREA LAND USES

AREA ZONING

North: real estate and dentist offices	C-RS-18,000 (Residential: Single-family)
South: vacant	same
East: vacant	same
West: single-family residences	same

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS





2940 Southwest Ave  
P.O. Box 30002  
Sedona, Arizona 86336  
(602) 282-3113  
FAX (602) 282-7207

### STAFF REPORT

TO: Planning and Zoning Commission  
THROUGH: <sup>T S</sup> Tom Schafer, Director of Community Development  
FROM: John O'Brien, Associate Planner *JOB*  
Department of Community Development  
MEETING DATE: September 15, 1992  
APPLICANTS: William and Linda Rose Robson  
Son Silver West Gallery  
CASE NUMBER: CUP 92-3

### BACKGROUND

The Son Silver West Gallery, located on Highway 179 in Sedona, was originally constructed in 1960 and operated under the name La Galleria. Zoning in Coconino County was initiated in 1964. The subject property was subsequently placed in the C-RS-18,000 (Single-family Residential) zone classification along with other properties in the Broken Arrow Heights subdivision in which it is located. The gallery and its primary structures has thus operated on a legal nonconforming basis since 1964. Since that time the property has undergone several changes including the construction of a pottery shop/kiln building, workshop/storage space and establishment of outside display areas.

The City of Sedona and the current property owners disagree about the legal establishment of the large outside display area associated with the business as well as other associated uses on the southern one-half portion of the subject property.

The applicants contend that the five thousand (5,000) square foot area now used for outside retail display purposes was also similarly used by the previous owner, and thus, also enjoys a nonconforming or "grandfather" status. The applicants have also stated that since 1981, the year they purchased the property, the outside display area has remained essentially unchanged, notwithstanding the landscape improvements performed on site. The applicants assert that they have not enlarged or expanded any of the outside display areas on the property over the past several years.

The City of Sedona disagrees.



Staff Report  
Son Silver West Gallery  
September 15, 1992, Page 2

Coconino County Assessor's office records indicate that the display area property was assessed as vacant land as recently as 1986. The County Planning Department has further indicated that the parcel now used for outside display and sales was not being utilized for display purposes in 1986. After City inspection of the property in May of 1989, the applicant was cited for a Zoning Ordinance violation regarding the expansion of a nonconforming use (the gallery) without compliance with applicable City Ordinance requirements.

This discrepancy of position can only be resolved in one of several ways. One would be to take the issue to court as an enforcement action. Alternately, the property owners can exercise legally available avenues of administrative relief and seek approval at public hearings. The applicant did attempt to exercise this second alternative twice in 1991. A zone change request from C-RS-18,000 to C-CG-10,000 (Commercial-General) and C-P (Parking) was filed in December, 1990, but was withdrawn by the applicant on February 5, 1991, the date the Planning and Zoning Commission was to consider the request. Subsequently, on February 7, 1991, the applicant filed a conditional use permit request to allow for the expansion of a nonconforming use, including the construction of a 12-space parking lot on the southern one-quarter of the site. The request was considered by the Commission on March 5, 1991. Public comment was taken at the hearing and the item was continued to the March 19, 1991, meeting. However, the applicant again withdrew the application the day of the hearing. The reason given for the withdrawal was that the Arizona Department of Transportation was requiring the applicant to construct a left-hand turn lane on Highway 179 for the proposed 12-space parking lot for north-bound traffic. The applicant needed time to evaluate the costs associated with Arizona Department of Transportation's (ADOT's) requirement and also to explore alternatives which might be implemented in lieu of the turn lane.

On March 11, 1992, the applicant again filed a similar conditional use permit request to allow for the expansion of a nonconforming use. This request attempts to bring a long established nonconforming retail use in a single family residential zone and disputed expansions which have occurred in recent years into compliance with current City zoning requirements.

92



On July 7, 1992, the Commission continued case number CUP 92-3 to September 15, 1992, to allow time for the applicant to hire a traffic engineering specialist, conduct a traffic impact study and revise the site plan. On August 18, 1992, the applicant submitted the traffic impact study and two alternative site plans.

Alternative site plan #1 shows a 47-foot wide two-way driveway and three parking spaces in front of the existing building. A 17-space parking lot is shown on the southern one-fourth of the property with one-way traffic flow provided by two curb cuts on Highway 179.

Alternative site plan #2 shows a 30-foot wide one-way drive, with no parking in front of the building. This drive would access the new 17 space lot on the southern one-fourth of the property. The new parking lot would also be accessed the same as site plan #1.

Both plans discuss expansion and shifting of the existing outside display area. Several trees will probably have to be removed if either site plan was implemented.

No Highway 179 improvements are proposed in either case.

#### SITE CHARACTERISTICS

- .83 acres
- physical improvements include:
  - 2,250 square feet of retail space in enclosed buildings
  - 5,000 square feet of outside retail display area
  - 1,950 square foot single family dwelling
  - 1,300 square foot pottery shop with kiln
  - 590 square feet of storage space
  - 750 square foot workshop
  - sculpture (to be relocated)
  - 2 freestanding signs
- current building coverage approximately 17%
- parking located between gallery and Highway 179

#### DEVELOPMENT PROPOSAL

- conditional use permit requested to allow for expansion of nonconforming use
- if approved, would allow for continued use of 5,000 square foot outside sales/display area with minor modifications, and construction of 17-space parking lot on southern one-fourth of property





Access

- Highway 179 for existing and proposed parking areas

Parking

- as previously discussed in report

Grading/Drainage

- grading for new parking lot
- existing minor drainageway culverted and filled

Wastewater Disposal

- no alterations to existing septic system

Signage

- parking lot identification signs only
- unlit, wood construction

Outside Lighting

- existing lighting
  - signage floodlights
  - security floodlights
  - mercury vapor pole in outside display area
- no new lighting proposed

Vegetation/Landscaping

- several existing trees may have to be removed
- no landscaping information provided

Outside Display Area/Screening Requirements

- Section 211.08 (Open Air Business) of Interim Zoning Ordinance requires screening of outside display areas.
- wooden fencing/living and dead ocotillo cactus proposed for screening, similar to existing screening on west boundary of display area



COMMENTS AND CONCERNS

Community Development

- 34 parking spaces are required; 17-20 are provided. Applicant's parking proposal, although not in compliance with Ordinance requirements, represents an improvement over a less than ideal existing situation. Planning and Zoning Commission has authority to waive parking requirements under a CUP approval.
- New parking lot must be screened from the residentially zoned property immediately to the south. Staff suggests fencing and/or landscaping.
- Existing mercury vapor light should be changed to sodium type and properly shielded.
- The new parking lot should be designed around existing trees so that they are minimally affected by the proposed improvements

Engineering Department

- agrees with ADOT regarding the need for improvements to Highway 179
- could support alternative #2 if Highway 179 improvements were included
- could not support alternative #1

Police Department

- numerous left-turn related accidents have occurred at this location caused by northbound Highway 179 traffic turning into existing parking area; addition of new parking area will aggravate existing potentially dangerous left-turn situation
- sight distance from new parking lot to the south on Highway 179 is inadequate

Arizona Department of Transportation (ADOT)

- traffic impact study does not demonstrate the need for three driveways; only one driveway is needed for a development of this size
- widening of Highway 179 to provide a left-hand turn lane for north-bound traffic and a deceleration lane for southbound traffic is strongly recommended

relation to the proposed development



### ANALYSIS

Staff's review focused on:

#### Compliance with Ordinance and Reviewing Agency Requirements

The proposal is not in compliance with the Parking Ordinance, but does provide substantially more on-site parking than what currently exists. However, access to the parking area is a major safety concern of City staff and ADOT.

#### Consistency with Community Plan

Consistent as follows:

- designated as commercial on land use map
- compatible with existing topography, vegetation and scenic vistas
- retain and encourage commercial uses which respect existing positive characteristics of the city and its natural environment, and are compatible with adjacent uses

Inconsistent as follows:

- as proposed, adequate site access mitigation measures (left-turn lane and restricted access) have not been provided to the satisfaction of City staff and ADOT

#### Compliance with Conditional Use Permit Requirements

Conditional use permit is required for expansions of nonconforming uses and outside sales/display areas. If adequately conditioned to address safety concerns of City staff and ADOT, staff does not find the CUP request inconsistent with findings set forth in Section 208.07 of the Interim Zoning Ordinance.

### RECOMMENDATION

The current use of the southern one-half of the subject property, specifically the 5,000 square foot outside sales/display area has been the subject of City zoning enforcement actions for approximately three years. In the spirit of trying to achieve voluntary compliance with ordinance requirements wherever possible, City staff has exercised great patience and tolerance with the owners of Son Silver West to achieve a reasonable solution to the alleged violations alternative to Court enforcement.



# 1 - My Sister

The applicant is pursuing an avenue of administrative relief (CUP request) which, if approved, would allow for the continued use of the disputed display area and the construction of a new parking area. Staff supports this approach contingent upon the provision of access to the site in a manner that addresses the safety concerns of the City Engineering and Police Departments, as well as the requirements of the Arizona Department of Transportation. Staff therefore recommends approval of case number CUP 92-3 (site plan #2) based on substantial compliance with Ordinance requirements, applicable sections of the Community Plan and conditional use permit findings and subject to the following conditions of approval:

- New 2.
1. Highway 179 shall be improved as specifically required by the Arizona Department of Transportation.
  2. Encroachment permits shall be obtained from ADOT for all Highway 179 improvements.
  3. All ADOT required improvements to Highway 179 shall be completed to the specifications of ADOT and improvements to the new on-site parking area to the specifications of the City Engineer within one year of conditional use permit approval. The new parking area shall not be utilized for customer or employee parking until all above referenced improvements are satisfactorily completed.
  4. Prior to grading permit issuance, grading and drainage plans for the proposed changes to the drainage path on the property shall be approved by the City Engineer.
  5. The outside sales/display area shall be ~~completely enclosed~~ <sup>Screened</sup> and screened by a six-foot high fence/ocotillo cactus to the satisfaction of the Director of Community Development.
  6. The parking lot directional sign shall be installed in accordance with the City's Sign Regulations and shall be consistent with the design theme of the other wood signs at the gallery.
  7. The existing mercury vapor light located in the display area shall be changed to a sodium type and shielded so the illumination is confined to the subject property boundaries.
  8. All other exterior outside lighting shall be shielded to the specifications of the Director of Community Development.





- 10<sup>th</sup>. Adequate screening of the parking lot along the southern boundary of the subject property shall be provided to the specifications of the Director of Community Development.
- 11 10. Existing trees located within the proposed parking area shall ~~not be removed and shall be~~ incorporated into the new parking lot. *be maintained and*

*In the event such trees do not survive due to vehicular compaction, replacement with trees of a comparable size and type shall be required.*

~~12. THE INDIVIDUAL PARCELS~~  
AFFECT

12. SEE TOM'S CONDITION ON COMBINATION OF PARCELS



Sedona, Coconino County, Arizona

PLAN MAP  
of the  
INCORPORATED SUBDIVISION  
**BROKEN ARROW**

Scale 1"=200'

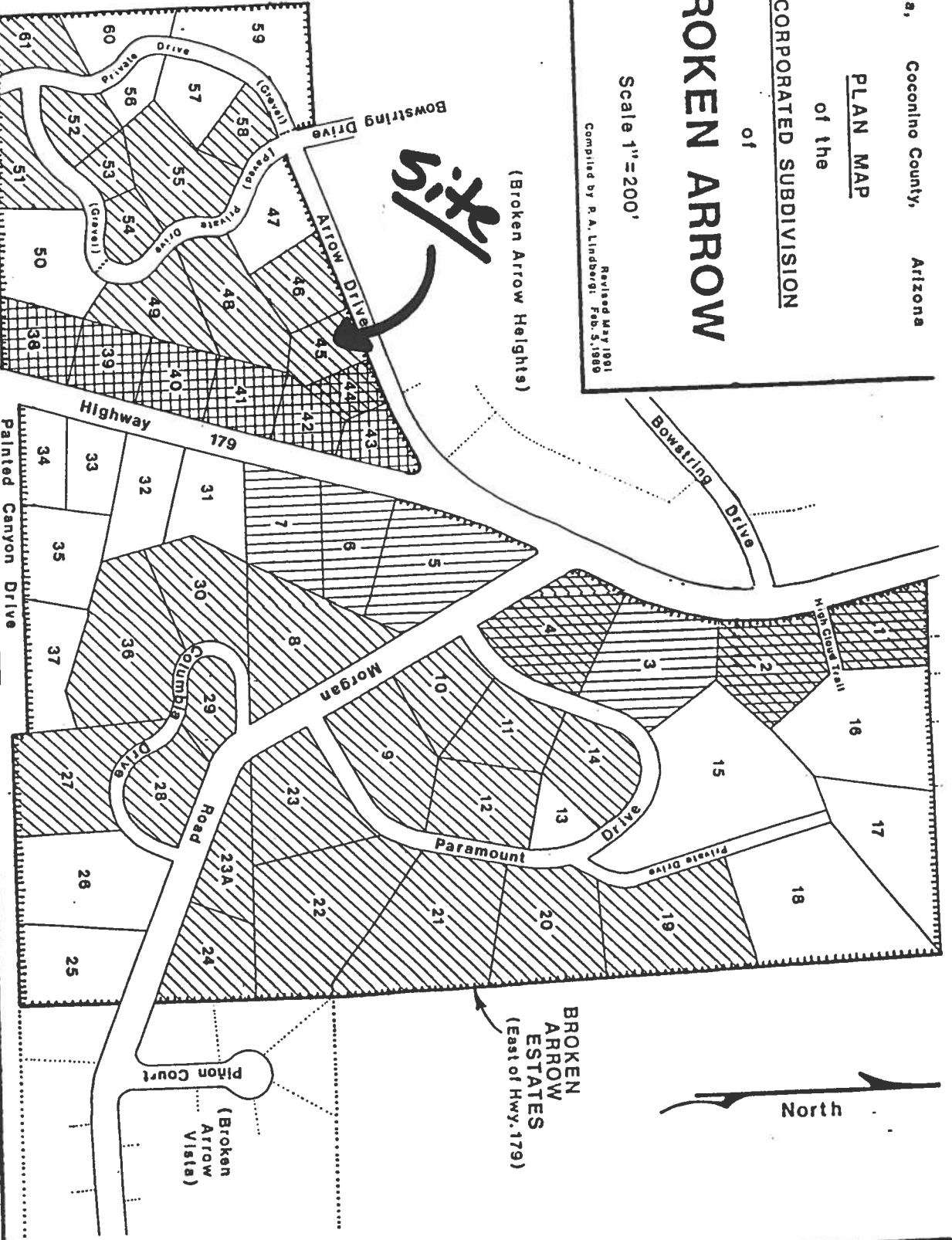
Revised May 1981  
Compiled by R. A. Lindberg Feb. 5, 1989

(Broken Arrow Heights)

5:31  
N

BROKEN ARROW WEST  
(West of Hwy. 179)

(Doodlebug No. 2)



North

DEVELOPED RESIDENTIAL LOT  
UNDEVELOPED RESIDENTIAL LOT  
RESIDENTIAL LOTS (1-7) One-Room Business Allowable  
BUSINESS LOTS (30-44)





2940 Southwest Drive  
P.O. Box 30002  
Sedona, Arizona 86339  
(602) 282-3113  
T DD (602) 282-3113  
FAX (602) 282-7207

## AGREEMENT

This document sets forth the terms and conditions of an agreement between the City of Sedona and the owners of the Son Silver West Gallery.

WHEREAS, Son Silver West Gallery, located at 1476 Hwy. 179 in Sedona, Arizona is a nonconforming business use in a C-RS-18,000 zone (Single Family Residential); and

WHEREAS, the nonconforming aspects of said use were expanded in 1989 without benefit of approval of a conditional use permit, as required by Section 204.01 of the City of Sedona Interim Zoning Ordinance; and

WHEREAS, an "after the fact" conditional use permit was approved by the Planning and Zoning Commission for the City of Sedona on September 15, 1992; and

WHEREAS, in association with the granting of the conditional use permit, certain conditions of approval were acknowledged and agreed to by the owners of Son Silver West Gallery, Mr. and Mrs. Bill Robson, on October 20, 1992; and

WHEREAS, certain site improvements associated with said approval were not completed, as required by ordinance, within one year from the date of the conditional use permit approval; and

WHEREAS, the owners of Son Silver West Gallery, Mr. and Mrs. Bill Robson, have requested additional time in which to complete said improvements;

Now, therefore, the following **AGREEMENT** represents the terms and conditions under which the noted improvements are to be provided.

### **Parking lot screening and landscaping (condition 10 of the Planning and Zoning Commission's approval on September 15, 1992)**

- The south and east sides of the parking lot shall be screened with earthen berms and landscaped to the satisfaction of the Director of Community Development no later than July 1, 1994.

### **Mercury vapor lighting (condition 8)**

- All mercury vapor lighting shall be eliminated no later than August 1, 1994.



#### Other lighting (condition 9)

- Parking lot lighting shall be installed no later than August 1, 1994. All lighting shall be shielded to the satisfaction of the Director of Community Development no later than August 15, 1994.

#### Display area screening (condition 6)

- Earthen berms shall be provided along the east side of the newly established display area in front of the gallery adjacent to Hwy. 179 to the satisfaction of the Director of Community Development no later than August 1, 1994.
- Screen landscaping shall be provided within the earthen bermed area along the east side of the newly established display area in front of the gallery adjacent to Hwy. 179 to the satisfaction of the Director of Community Development no later than October 1, 1994.
- Additional visual screening of all outside display areas by use of a combination of earthen berming, landscaping and rustic fencing shall be completed to the satisfaction of the Director of Community Development no later than October 1, 1994.

#### Improvements to Hwy. 179 (condition 4)

- All required improvements to Hwy. 179 shall commence no later than April 1, 1995, shall be diligently pursued and shall be completed no later than July 1, 1995.

In consideration of the fact that this agreement assumes public use of the newly established parking lot area on the south side of the property prior to the completion of Hwy. 179 improvements as required by the Arizona Department of Transportation, the owners hereby agree to hold harmless and indemnify the City of Sedona against all costs, damages, penalties, expenses and fees (including court costs and attorney's fees), from any and all liability claims that may result from, arise out of or relate to vehicular use of the site ingress/egress prior to completion of such improvements.

The agreement is hereby entered into as of June 7 1994  
by parties so authorized as signed below

Tom Schafer  
Director of Community Development  
City of Sedona

(2)

Son Silver West Gallery  
Son Silver West Gallery  
Judith Rose / Robert  
William B. Corbrow





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The agreement is hereby entered into as of \_\_\_\_\_ 1994  
by parties so authorized as signed below

\_\_\_\_\_  
City of Sedona

\_\_\_\_\_  
Son Silver West Gallery





2940 Southwe Drive  
P.O. Box 3000  
Sedona, Arizona 86336  
(602) 282-3113  
FAX (602) 282-7207

FAX TRANSMITTAL FORM  
(602) 282-7207

TO: MELINDA GARRAHAN  
COMPANY: MAGNUM, HALL, STARR, WARREN  
FAX NUMBER: 602-773-1312 PHONE NUMBER: 602-779-6951  
FROM: JOHN O'BRIEN  
DEPARTMENT: CITY OF SEDONA

Number of pages including this cover sheet: 3  
DATE: 6-6-94 TIME: 4:40 P.M.

IF YOU DO NOT RECEIVE THE FULL NUMBER OF PAGES, PLEASE CONTACT US AT (602) 282-3113.

COMMENTS: MELINDA - I HAVE REVISED THE SON  
SILVER WEST AGMT BASED ON YOUR COMMENTS. PLEASE  
LET ME KNOW IF THIS IS OK. CAN I PROCEED WITH  
THE FINAL FORM. THANKS.

John



## Transmit Confirmation Report

No. : 012  
Receiver : MANGUM  
Transmitter : CITY OF SEDONA  
Date : Jun 06'94 16:38  
Time : 01'57  
Mode : Norm  
Pages : 03  
Result : OK





**HILB, ROGAL AND HAMILTON COMPANY OF ARIZONA**

1515 E. Cedar Ave.  
Suite C-2

P.O. Box 3390

Flagstaff, AZ 86003-3390

(602) 774-0606

FAX (602) 773-1931

With other offices  
located at:

1121 North El Dorado

Suite E-300

P.O. Box 12688

Tucson, Arizona 85732

(602) 722-2400

FAX (602) 298-6887

2020 North Central  
Suite 400

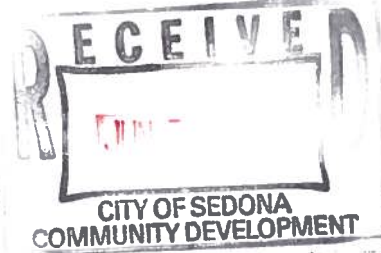
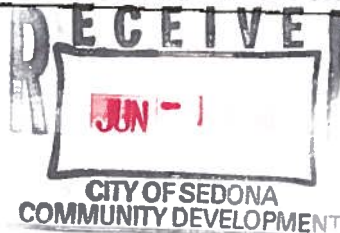
P.O. Box 13058

Phoenix, AZ 85002-3058

(602) 258-4444

FAX (602) 271-9441

May 30, 1994



Son Silver West Gallery  
Bill & Rose Robson  
1476 HWY 179  
Sedona, AZ 86336

Dear Rose:

Let me attempt to answer your questions regarding the potential hazard created as a result of your new parking lot and the ingress-egress situation to it from highway 179.

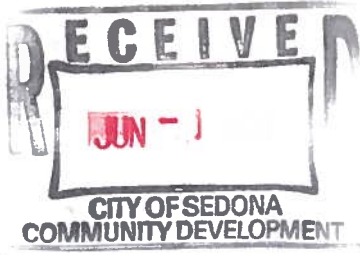
The insurance policy we carry for you will provide defense and respond to your legal liability. In general and from my experience, this legal liability would be limited to your owned premises and premises which were directly under your care, custody and control.

Yours Very Truly,

A handwritten signature in cursive script that reads 'Robert C. Spackeen'.

Robert C. Spackeen





The Finest in Western and Traditional Art  
and Collectable One of a Kind Gifts

May 28, 1994

To: Arizona Department of Transportation

From: Son Silver West, Inc.

Regarding: PARKING LOT CONSTRUCTION and ROAD WIDENING

We wrote to you several months ago to notify you of our need to get an extension on our permit for construction. We did not hear from you and we subsequently wish to bring you up to date on the status of the project and of our recent conversations with the City of Sedona.

The construction of the parking lot is finished with landscaping, fencing and lighting being scheduled during the next several weeks. We recently met with Tom Schaffer from the City to discuss the road widening and turn lane scheduling. Due to extreme cost overruns on this entire project and a 30% reduction in our business during the construction, our funds are critically low. It would be impossible for us to complete the road widening until spring of 95.

The City and Creek Mesa development are supposed to do road widening directly contiguous to our project and it would be advantageous to all of us and would minimize the effect on traffic if we all did the remainder of the road widening at the same time. This would also create uniformity in how it all looks as well. Tom Schaffer has agreed in principle to this concept. We would appreciate your letting us know your thoughts on this matter.

Best Regards,  
Son Silver West

1476 Highway 179 Sedona, Arizona 86336 602-282-3580  
34055 North Scottsdale Road #D-4 Scottsdale, Arizona 85262 602-488-2220



## SON SILVER WEST

- ADOT IMPROVEMENTS - LEFT TURN LANE
- OUTSIDE SALES / DISPLAY AREA SCREENING - SIX FOOT HIGH FENCE / OCOTILLO CACTUS.
- PARKING LOT DIRECTIONAL SIGN SHALL BE CONSISTENT W/ DESIGN THEME OF OTHER WOOD SIGNS AT THE GALLERY.
- EXISTING MERCURY VAPOR LIGHTING SHALL BE ELIMINATED.
- NEW ~~SE~~ HIGH PRESSURE SODIUM LIGHTING SHALL BE INSTALLED - PROPERLY SHIELDED SO ILLUMINATION IS CONFINED TO S.P. BOUNDARIES.
- ALL OTHER EXTERIOR LIGHTING SHALL BE PROPERLY SHIELDED.
- ADEQUATE SCREENING OF PKG. LOT ALONG SOUTH BOUNDARY OF S.P. TO DOC'D. SATISFACTION.
- EXISTING TREES LOCATED WITHIN PKG LOT SHALL BE MAINTAINED AND INCORP. INTO NEW PKG LOT, IF TREES DO NOT SURVIVE, REPLACEMENT TREES OF A COMPARABLE SIZE + TYPE SHALL BE REQUIRED.
- INDIVIDUAL PARCELS COMBINED INTO SINGLE PARCEL + MAINTAINED UNDER COMMON OWNERSHIP FOR PURPOSES OF OPERATION AND MAINTENANCE OF AUTHORIZED USES.







## MEMORANDUM

**DATE:** July 6, 1993

**TO:** John O'Brien  
Associate Planner

**FROM:** Tom L. Pender  
Associate Engineer *TLP*

**DISTRIBUTION:** Max Bacon, Chief Building Inspector  
John Wesnitzer, P.E. Shephard & Wesnitzer  
Jim Confer, ADOT  
Stephen Swanson, P.E., City Engineer

**SUBJECT:** Son Silver West Improvement Plans



Review of the Improvement plans has produced the following comments:

1. Does ADOT want a deceleration lane for southbound SR 179?
2. Replace the end section at the north side of the driveway with a catch basin.
3. Revise the typical section to incorporate a thickened edge and bring the shoulder up level with the elevation of the edge of pavement.
4. Replace the 2 foot wide paved shoulders on the plan view with 4' wide shoulders.
5. Note on the plan view south of the driveway indicating painted stripes should also indicate whether they are new or existing.
6. Does the 4:1 side slope on the east side of SR 179 fit within the right-of-way.
7. What is talking place with the existing parking in front of the facility?
8. This project must be monitored by a Civil Engineer registered in the state of Arizona.
9. Asbuilt drawing of the constructed improvements must be provided to ADOT and the City prior to final acceptance.
10. What is the paving section for the parking area? Place a section on the plans.
11. Where is the walkway from the parking area to the facilities.
12. Place bumper blocks at all parking areas.
13. Replace the northeast and southwest parking stalls in the center parking area with curbed islands with 15 foot radii this will allow SU30 (Motor-homes) maneuvering room.
14. Where is the oversized vehicle parking?
15. Provide a drainage report indicating the adequacy of the proposed stormdrain under the parking area.





# LETTER OF TRANSMITTAL



CITY OF SEDONA  
P.O. Box 30002  
Sedona, AZ 86336  
(602) 282-3113  
FAX (602) 282-7207

Date: 6-29-93	Job #:
Attention: TOM PENDER	
RE: HWY. 179 IMPROVEMENTS	
+ NEW PARKING PLAN FOR	
SON SILVER WEST	

TO: ENG. DEPT.  
TOM PENDER

We are sending you ☒ attached ☐ under separate cover via \_\_\_\_\_ the following items:

- ☐ shop drawings    ☐ prints    ☐ plans    ☐ specifications  
☐ copy of letter    ☐ change order    ☐ \_\_\_\_\_

Copies	Date	No.	Description
		1	HWY 179 PAVING / STRIPING PLAN
		1	PARKING / GRADING PLAN

These are transmitted as checked below:

- ☒ For approval    ☐ For checking    ☐ Approved as submitted  
☐ For your use    ☐ As requested    ☐ Approved as noted  
☒ For review and comment    ☐ Returned for corrections  
☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19\_\_

REMARKS: TOM - I WOULD LIKE TO EXPEDITE THIS SO WE  
CAN GET THIS PROJECT GOING. ADOT IS BEING SENT  
THE PLANS ALSO. PLEASE REVIEW + APPROVE ASAP.  
THANKS!

Copy(s) to: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: John W. B. Merri  
Department: 6-29-93

- SCREENING - FENCING OF STG. + PKG.
- NEED TO REVIEW BLDG. ELEVATIONS
- NEED ENTIRE PLAN OF PROPERTY ~~TO~~  
(PKG + NEW STG.)  
IN FRONT.
- ALL VEGETATION MUST BE RETAINED

SON SILVER 63093

**FRANK STOBINSKI**  
400 FOX ROAD  
SEDONA, AZ 86336  
PHONE: (602) 282-4854 • FAX: (602) 282-5423



The City of Sedona  
P.O. Box 30002  
Sedona, AZ 86339

ATTN: Mr. Tom Schafer, Director Community Development

**Sub: Son Silver West Gallery**

Dear Mr. Schafer:

We understand the City of Sedona placed "No Parking" posts obstructing any emergency or other use of a roadside parking area opposite the Son Silver West Gallery on Rte. 179.

It is my opinion any roadside parking on this heavily travelled tourist road is a big advantage to those who need it as an emergency pullover or a stop to admire the view, take a photograph or reorientate travel directions, and particularly provides a place for slow-moving traffic such as a backhoe, motorhome, etc., to pull over and allow the backed up traffic to pass.

The "No Parking" posts just add one more hazard to a very busy road.

Very Truly Yours,

A handwritten signature in cursive script that reads 'Frank Stobinski'.

Frank Stobinski





# ARIZONA DEPARTMENT OF TRANSPORTATION

## HIGHWAYS DIVISION - District 4

1801 South Milton Road - Flagstaff, Arizona 86001-6387



FIFE SYMINGTON  
Governor

GARY K. ROBINSON  
State Engineer

TOM WARNE  
Acting Director

February 25, 1993

John Wesnitzer  
Shephard-Wesnitzer, Inc.  
P. O. Box 3924  
West Sedona, AZ 86340



Dear Mr. Wesnitzer,

This letter is to confirm the following points of the conversation we had here at the A.D.O.T. offices on February 18, 1993 regarding the parking and driveway situation for Son Silver West Gallery:

1. The TIA did not demonstrate a need for three driveways into this development. At most, we would look at only one driveway into the parking lot and a one-way (entrance only) service driveway in front.
2. A 40' (maximum) driveway is standard for this type of commercial development. If the City requires curb, gutter, and sidewalk, a depressed curb driveway would be required by A.D.O.T.
3. If there is no curb, gutter, and sidewalk, A.D.O.T. would allow a driveway with radii. However, while 20' is the minimum required radius, 30' is preferred.
4. The sixteen month accident analysis in Table 1 of the T.I.A. illustrates, and the body of the study admits, there is a safety problem for vehicles turning into the development. This can only be mitigated by widening SR 179 to provide a left turn bay for NB left turning movements and a deceleration lane for SB right turning movements. This action would be required as part of an access permit.

If you have any questions, please call me at 774-1491, ext. 520.

Sincerely,

  
\_\_\_\_\_  
Jim Confer  
Area Operations Technician

JC:mm

c: John O'Brien - City of Sedona  
File

Q - S



2940 Southwest Drive  
P.O. Box 30002  
Sedona, Arizona 86336  
(602) 282-3113  
T DD (602) 282-3113  
FAX (602) 282-7207



September 21, 1992

William and Linda Rose Robson  
Son Silver West Gallery  
1476 Highway 179  
Sedona, AZ 86336

RE: Case number CUP 92-3

Dear Mr. and Mrs. Robson:

On September 15, 1992, the Planning and Zoning Commission approved case number CUP 92-3 subject to the attached conditions of approval.

As the applicant in the above matter, your signature is required at the bottom of this letter confirming your agreement to comply with the attached conditions. Please sign and date in the space provided and return this letter and the conditions to the Department of Community Development as soon as possible.

Sincerely,

*John P. O'Brien*

John P. O'Brien, Associate Planner  
Department of Community Development

Enclosure

CONFIRMATION

*[Signature]*

Applicant

*October 20, 1992*

Date





**CONDITIONS OF APPROVAL AS APPROVED BY THE  
PLANNING AND ZONING COMMISSION FOR CASE NUMBER CUP 92-3  
SON SILVER WEST GALLERY**

1. Uses and physical improvements on the subject property shall not exceed those as characterized in the staff report dated September 15, 1992, and as approved by the Planning and Zoning Commission (alternate site plan #2).
2. The applicant shall be responsible for the provision of Highway 179 improvements as specifically required by the Arizona Department of Transportation.
3. Encroachment permits shall be obtained from ADOT for all Highway 179 improvements.
4. All ADOT required improvements to Highway 179 shall be completed to the specifications of ADOT and improvements to the new on-site parking area to the specifications of the City Engineer within one year of conditional use permit approval.
5. Prior to grading permit issuance, grading and drainage plans for the proposed changes to the drainage path on the property shall be approved by the City Engineer.
6. The outside sales/display area shall be screened by a six-foot high fence/ocotillo cactus to the satisfaction of the Director of Community Development.
7. The parking lot directional sign shall be installed in accordance with the City's Sign Regulations and shall be consistent with the design theme of the other wood signs at the gallery.
8. The existing mercury vapor light located in the display area shall be changed to a sodium type and shielded so the illumination is confined to the subject property boundaries.
9. All other exterior outside lighting shall be shielded to the specifications of the Director of Community Development.
10. Adequate screening of the parking lot along the southern boundary of the subject property shall be provided to the specifications of the Director of Community Development.
11. Existing trees located within the proposed parking area shall be maintained and incorporated into the new parking lot. In the event such trees do not survive due to vehicular compaction, replacement with trees of a comparable size and type shall be required.
12. Individual parcels shall be combined into a single parcel and maintained under common ownership for purposes of operation and maintenance of the authorized uses.



VOTE:

SIX VOTES IN FAVOR, ~~NONE~~ OPPOSED -- MOTION UNANIMOUSLY  
CARRIED.

\*AGENDA ITEM NUMBER SEVEN WAS CONDUCTED AS A PUBLIC HEARING\*

7. DISCUSSION/POSSIBLE ACTION REGARDING A REQUEST FOR A  
CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR THE EXPANSION OF A  
NON-CONFORMING USE (THE SON SILVER WEST GALLERY) AND TO ALLOW  
FOR OUTSIDE SALES AND DISPLAY ITEMS. IN ADDITION TO THE  
OUTSIDE SALES AND DISPLAY AREA, THE CONSTRUCTION OF A CUSTOMER  
PARKING LOT IS ALSO REQUESTED.

Applicant: William and Linda Rose Robson  
Son Silver West Gallery

Case Number: CUP 92-3

THE SUBJECT PROPERTY IS LOCATED ALONG THE WEST SIDE OF SR 179  
APPROXIMATELY TWO HUNDRED (200') FEET SOUTH OF THE SR 179/  
ARROW DRIVE INTERSECTION. THE SUBJECT SITE IS IDENTIFIED AS  
ASSESSOR'S PARCEL NUMBERS 401-31-012 AND 013.

Vice-Chair McAllister declared a Conflict of Interest and left  
the dais.

Staff's Presentation

Staff -- Mr. O'Brien:

- Summarized the request, as well as the background, history, and previous levels of review, as outlined in Staff's Report to the Commission dated September 15, 1992 (attached to original minutes).
- Staff addressed comments and concerns of the Commission from the Commissions Study Session of September 10, 1992.
- Staff recommended approval.
- Two alternative site plans have been submitted for consideration.

Discussion -- Commission and Staff:

- Current parking requirements won't be met if alternate #2 is completely adhered to.
- Staff felt the property was being made less deficient and closer to compliance.



- Previous public comment, pro and con, since 1991, has been substantial and should be considered.
  - Pro: 3 letters and a petition with 260 signatures, substantially non-resident signatures (attached to original minutes).
  - Con: 22 letters from residents and a petition with 120 resident signatures (attached to original minutes).
- Correct Staff Report, change applicable wording to Broken Arrow instead of Broken Arrow Heights.
- Discussion regarding:
  - The relationship of parking to the usable space.
  - ADOT's role in the approval process relative to the jurisdiction of the Commission.

Staff:

- Staff recommendations could be changed by the Commission.

City Attorney:

- Would be concerned if a property was conditioned so that it couldn't perform because of being caught between two jurisdictions.

Discussion -- Commission and Staff:

- ADOT has jurisdiction over the state highway.
  - ADOT's position has not changed since the Commission's last hearing on July 7th.
  - Letter from ADOT dated August 26, 1992 (attached to original minutes).
  - A left-turn lane isn't required, but is strongly encouraged.
- Discussion regarding the relationship between parking needs and retail square footage needs.
  - The Commission could waive or enforce parking requirements.
- Explanation of Staff's methodology used to determine parking specifications and recommendations.



-- Ramifications of the ratios used.

- Concern expressed regarding the calculation of square footage based on the outside display area relative to the site plan distributed this evening for Commission consideration.
- Further concern regarding the discrepancies between the maps, the current proposals, and the dates on the various plans.

-- No indication of changes has been made from the Commission's previous hearing.

- Staff's report contains no reference to the existing parking and graveled area occurring across the street.

-- The area isn't a legally established parking area.

#### Applicant's Presentation

##### Mr. Jack Dempsey, Applicant's Attorney:

- The issue isn't expansion; it's preservation. Nothing will be expanded under the Conditional Use Permit.
- Issues of expansion and the closure of a business are not being considered. A lot of misunderstanding follows the project. The Commission isn't conducting a full public hearing.
- Explanation of CC&R provisions relative to use of the subject property.

-- Designated as business lots in 1955.

- Explanation of the history of the business, the perception surrounding the history, and previous procedural approvals granted by the County and City.
- Concerned with the timing of the requirements by the City relative to ADOT improvements.
- Re-zoning versus a Conditional Use Permit.

##### Discussion -- Commission and Mr. Dempsey:

- Three hundred plus signatures were obtained on a petition supporting issuance of a Conditional Use Permit.
- Expansion of the property, if any, took place in the 1960's and 1960's, prior to Incorporation.





- Coconino County Assessor records erroneously show the property as vacant in 1986.
- Discussion and explanation regarding the City's code enforcement efforts relative to the subject property.
- In 1989 the City issued a citation for expansion.
- The request for a Conditional Use Permit would grant administrative relief.
- Neither the plat nor the CC&R's have been amended since their recordation in 1955.
- Concern expressed regarding the existing family residence and the possibility of it being converted to additional commercial space.

Mr. Bill Robson, Applicant and Owner:

- The existing residence will always be a home; there will be no retail conversion.

**THE PUBLIC HEARING WAS OPENED.**

Frank Stobinski, 400 Fox Road -- Sedona, Arizona:

- Supported the Applicant's request.
- Employee of Son Silver West and resident of the City. The request should be approved for the sake of the employees working for the Applicants.

Stephen Stobinski, 378 Fox Road -- Sedona, Arizona:

- Supported the Applicant's request.
- Five year resident of the City; felt the subject property looked great.
- Suggested the Commission be fair and support the local business. Sales Tax revenues are generated by business.

Diane Harvey, 1355 Lee Mountain Road -- Sedona, Arizona:

- Registered written support for the Applicant's request; didn't orally address the Commission.



Chuck Bemas, 1569 East Ramar -- Riviera, Arizona:

- Questioned the Commission on the ongoing SR 179 Corridor Study relative to property owned adjacent to the subject property.

**Recorder's Note:** Steve Swanson, City Engineer, updated Mr. Bemas on the nature and results to date of the Study; further contacts for information were given.

Fred Dolinter (card not submitted for reference), Hohokom Circle -- Sedona, Arizona:

- Supported the Applicant's request.
- Fifteen year resident of Sedona.
- The gallery has been operating since 1977 and has been improved since the Robson's ownership.
- The gallery isn't the only SR 179 existing business.

Marc Avery, 930 Jordan Road -- Sedona, Arizona:

- Registered written support for the Applicant's request; didn't orally address the Commission.

Robert Shields (card not submitted for reference), Cathedral area -- Sedona, Arizona:

- Supported the Applicant's request.

Maleese Black, 324 Bowstring Drive -- Sedona, Arizona:

- Opposed to the request.
- Member of the Broken Arrow Homeowner's Association.
- The subdivision's developer didn't look to the future in designing and designating the lots as a business nature.
  - Correct the wrongs of the past, allow improvement to move forward.
- Existing traffic hazards and concerns are substantially greater than stated.
- The City should wait for completion of the SR 179 Corridor Study before making further traffic commitments to the area.



- The La Galleria had no outdoor display.

Bertha Longtin, 335 Bowstring Drive -- Sedona, Arizona:

- Registered written opposition for the Applicant's request; didn't orally address the Commission.

Katheryn Shrode, 238 Paramount, PO Box 1949 -- Sedona, Arizona:

- Opposed to the request.
- Expressed concern regarding the appearance of the subject property, existing traffic hazards, access issues, and increased traffic problems.

Bob Wilson, 38 Badger Drive -- Sedona, Arizona:

- Favored the Applicant's request.
- The Mexican appearance of the gallery looks nice.
- Suggested a fence be erected if the Commission endorsed alternate #2.
- Problems should be solved on the basis of existing problems of today; not the past.
- The property's history is irrelevant.
- Additional parking areas should be provided.

THE PUBLIC HEARING WAS CLOSED.

MOTION:

COMMISSIONER PEPPER MOVED THE COMMISSION ADJOURN TO AN EXECUTIVE SESSION TO OBTAIN LEGAL ADVICE AFTER A TEN-MINUTE RECESS. SECOND BY COMMISSIONER ROBERTS.

VOTE:

FIVE VOTES IN FAVOR, NONE OPPOSED -- MOTION UNANIMOUSLY CARRIED.

Recorder's Note: After a ten-minute recess, at about 8:00 p.m., the Commission adjourned to an Executive Session in the Director's Office, Department of Community Development.

The Commission returned to open session at 8:30 p.m.



City Attorney:

- Met in Executive Session to discuss concerns of the Commission and possible methods of mitigation through revisions to Staff recommended Conditions of Approval as well as additional Conditions.
- Under penalty of law, discussions during an Executive Session are confidential.

Discussion -- Commission:

- Suggestion that the Applicant consider lowering the park requirements by decreasing the outdoor display space and converting existing indoor residential space instead.
- Discussion regarding the ownership of the subject property, specifically the different owners of two individual lots, and the terms of the agreement allowing display.
  - The Applicant was willing to commit to never selling the subject property.
  - The use of the property runs with the land.
- Discussion regarding designation of the subject property in the Community Plan.
  - Existing commercial uses are intended to be reflected.
- The Applicant's rezoning application was withdrawn because increased commercial activities was not the intent.
- Issuance of a Conditional Use Permit shouldn't be construed as a municipal endorsement of commercial sprawling.
- Conditional Use Permits don't reflect changes in zoning or the Community Plan.
- Discussion regarding Staff's interpretation of Community Plan provisions relative to land-use boundaries.
- Discussion regarding the terms and provisions of the CC&R's.
  - The City cannot enforce CC&R's.





**MOTION:**

**COMMISSIONER ROBERTS MOVED APPROVAL OF CASE NUMBER CUP 92-3, SITE PLAN #2, BASED ON SUBSTANTIAL COMPLIANCE WITH ORDINANCE REQUIREMENTS, APPLICABLE SECTIONS OF THE COMMUNITY PLAN, AND CONDITIONAL USE PERMIT FINDINGS AND SUBJECT TO THE CONDITIONS OF APPROVAL AS AMENDED (amendments are shown below).**

**Add a new Condition #1 and re-number accordingly. Number 1 to read:**

- 1. Uses and physical improvements on the subject property shall not exceed those as characterized in Staff's Report dated September 15, 1992 and as shown on the site plan, and as reviewed and approved by the Planning and Zoning Commission.**

**Re-number original #1 to #2, and change to read:**

- 2. The Applicant shall be responsible for Highway 179 improvements as specifically required by the Arizona Department of Transportation.**

**Re-number original #3 to #4, and delete the last sentence, to read:**

- 4. All ADOT required improvements to Highway 179 shall be completed to the specifications of ADOT and improvements to the new on-site parking area to the specifications of the City Engineer within one year of Conditional Use Permit approval.**

**Re-number original #5 to #6, and change to read:**

- 6. The outside sales/display area shall be screened by a six-foot high fence/ocotillo cactus to the satisfaction of the Director of Community Development.**

**Re-number original #10 to #11, and change to read:**

- 11. Existing trees located within the proposed parking area shall be maintained and incorporated into the new parking lot. In the event a tree doesn't survive due to vehicular compaction, replacement with trees of a comparable size and height shall be required.**

**Add a new condition, to read:**

- 12. Individual parcels shall be combined into one parcel.**

**SECOND BY COMMISSIONER GUNNING.**



ROLL CALL VOTE:

FOUR VOTES IN FAVOR, ONE (SOBOLOFF) OPPOSED -- MOTION CARRIED.

Discussion:

- Though the Conditional Use Permit isn't an ideal solution to existing problems, the Commission should use its energies productively.

Vice-Chair McAllister returned to the dais.

\*. REPORTS/ANNOUNCEMENTS -- REPORT FROM THE DIRECTOR ON APPEAL TO CITY COUNCIL REGARDING EL MUNDO MAGICO GALLERY (Continued from Agenda Item #4).

Staff -- Mr. Schafer:

- Requested by Chairman Rawlins, September 10, 1992 memo (attached to original minutes) to answer questions relative to the determination by the Commission, and subsequent appeal to the Council, that a Public Hearing would be required for design review approval.

**Recorder's Note:** Bulleted questions were posed by the Chairman in his memorandum -- Staff's response to the questions follow.

- Article 17, Commission's Rules and Procedures. What instrument was being appealed?
  - No instrument was appealed; an action was appealed.
  - The Commission has the authority under design review provisions to decide whether a public hearing should be required or whether Staff should handle smaller projects.
  - The Ordinance provides for appeal of any decision on design review applications.
- Why was the Commission not advised of the appeal?
  - It's never been Staff's practice to advise of pending appeals.
  - Staff focus is on the party to whom the appeal is made to.
  - Staff could provide courtesy notification in the future.



2. DISCUSSION REGARDING A REQUEST FOR A WAIVER FROM THE FULL FINANCIAL ASSURANCE PROVISION REQUIREMENTS OF SECTION 4-5.3 AND 4-7.1 OF THE CITY'S SUBDIVISION ORDINANCE PRIOR TO RECORDATION OF THE FINAL PLAT FOR LAS LOMAS UNIT #2.

Staff -- Mr. O'Brien:

- Staff's report indicates the project is to be built in three phases, the original intent of the Applicant. The Applicant has submitted a letter changing the development to two phases.
- Staff should consider recommending an amendment to the Ordinance.
  - Amendments to the Subdivision regulations will be considered by the Commission (date not yet known). Suggestions will be incorporated into Staff recommendations.

3. DISCUSSION REGARDING A REQUEST FOR A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR THE EXPANSION OF A NON-CONFORMING USE (THE SON SILVER WEST GALLERY) AND TO ALLOW FOR OUTSIDE SALES AND DISPLAY ITEMS. IN ADDITION TO THE OUTSIDE SALES AND DISPLAY AREA, THE CONSTRUCTION OF A CUSTOMER PARKING LOT IS ALSO REQUESTED.

Applicant: William and Linda Rose Robson  
Son Silver West Gallery

Case Number: CUP 92-3

THE SUBJECT PROPERTY IS LOCATED ALONG THE WEST SIDE OF SR 179 APPROXIMATELY TWO HUNDRED (200') FEET SOUTH OF THE SR 179/ARROW DRIVE INTERSECTION. THE SUBJECT SITE IS IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 401-31-012 AND 013.



Commission -- Questions, Comments, Concerns, and Requests for Additional Information.

- Request for information relative to use of Community Plan provisions as a basis for granting/denying the CUP request.
  - The Commission was advised by legal counsel during its consideration of the gas station previously that consistency with Community Plan goals couldn't be used as a basis for denial.
  - Question: What's the purpose of listing consistency with the Plan in Staff's Report?
  - Question: What's meant by "applicable Sections of the Community Plan"?
- The City Manager stated at last Tuesday's Council meeting, relative to the proposed Carroll Canyon exchange, that consistency with the Plan could be used as a basis for a denial.
  - Concern/Question: The message is mixed; what can the Commission use the Plan for? What can't the Plan be used for?
  - Agendize the issue for a work session, direction is needed, The question has a direct bearing on the agenda item.
- Concern: There is no reference to the proposed extension of the outside display area in Staff's report. The proposal is shown on both site diagrams.
  - Questions: Why isn't the extension referenced? Why should the Commission allow for an increase in outside sales? Is the Applicant offering a compromise?
- The City, rather than go to Court, is recommending the granting of a Conditional Use Permit -- but the expansion isn't explained.
  - Question: What's the Applicant offering in exchange for the City giving permission to use what's previously been considered illegal?





- Concern expressed regarding the resulting square footage between what exists and what's proposed.
  - Question: What is the total square footage of the sales area from diagrams 1 and 2, with the changes?
- Access.
  - Question: What's the purpose of the additional driveway to the north,? Consider landscaping and a walkway instead -- there's no parking proposed.
  - Question: What's going to happen to the sculpture, where will it be relocated?
- Discussion regarding and clarification request on access-related issues relative to ADOT and Commission responsibilities and jurisdictions.
- Request for Staff's report and background materials from the Commission's July 7th hearing, related to the current agenda item, be distributed.
- The Commission previously voted to continue the agenda item so a traffic study could be completed.
  - The study has been completed by the Applicant though the study didn't propose any highway improvements; ADOT is requesting a left-turn lane be provided.
  - Staff isn't supportive of the request without completion of ADOT required improvements.
  - Question: Shouldn't traffic related issues be concluded with ADOT before further Commission consideration?
- Why are three curb-cuts proposed? One seems to be sufficient. The Applicant should consider an alternate with one curb-cut.
- Request for information relative to the outcome of the citation received by the Applicants, from the City, in 1989, for zoning violations.
  - The action is still pending; no resolution.



- Traffic impacts are related to health, safety, and welfare issues which are the Commission's concern.
  - Staff could re-consider its recommendation -- unfavorable until after completion of highway improvements relative to health, safety, and welfare.
- Question and concern expressed regarding the likelihood of the Applicant's not complying with Conditions.
- Request for the Attorney to be present at the Commission's regular meeting.
- Even in total compliance with all Conditions, an element of danger will still exist, according to ADOT and the Police Department. Question for Attorney: Can the Commission use this as a means of denial?
- Question: What's the length of State right-of-way?
- Request for clarification that the property has remained publicly noticed.
  - Previous meeting was continued to a date specific; Staff not required to re-post.
- Question: Can the Commission use testimony from previous proceedings?
- Question: Is the area where trees are proposed for removal the same trees as the Applicant planted to gain previous approval?
- Question: How long has the Applicant owned the property and what's the property's history?

4. ~~DISCUSSION/POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE CITY COUNCIL RELATIVE TO THE COMMISSION'S ROLE IN THE FUTURE REVIEW OF THE PROPOSED ADOPTION OF A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR THE CITY OF SEDONA.~~

- Information will be provided by the Director at the Commission's regular meeting.



**DRAFT**

**MINUTES**

**CITY OF SEDONA  
PLANNING AND ZONING COMMISSION**

**STUDY SESSION**

**Thursday, July 2, 1992 -- 3:30 p.m.  
City Hall Council Chambers -- Sedona, Arizona**

**1. VERIFICATION OF NOTICE, CALL TO ORDER, PLEDGE OF ALLEGIANCE  
AND ROLL CALL.**

Staff verified the meeting had been properly noticed.

The meeting was called to order at 3:39 p.m., followed by the Pledge of Allegiance.

**ROLL CALL**

**Commission:**

Rod Rawlins, Chairman  
Hal Driggs  
Wil Pepper  
Susan Roberts

Floyd McAllister, Vice-Chair  
Bill Gunning  
Josephine Soboloff

**STAFF**

**Department of Community Development:**

Mr. John O'Brien, Associate Planner

**Engineering Department:**

Mr. Tom Pender, Associate Engineer, Development Review

The Chairman explained the procedures and purpose of a Study Session in preparation of the Commission's regularly-scheduled meeting on July 7, 1992.

**2. DISCUSSION REGARDING A REQUEST FOR A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR THE EXPANSION OF A NON-CONFORMING USE (THE SON SILVER WEST GALLERY) AND TO ALLOW FOR OUTSIDE SALES AND DISPLAY ITEMS. IN ADDITION TO THE OUTSIDE SALES AND DISPLAY AREA, THE CONSTRUCTION OF A CUSTOMER PARKING LOT IS ALSO REQUESTED. THE SUBJECT PROPERTY IS LOCATED ALONG THE WEST SIDE OF SR 179 APPROXIMATELY TWO HUNDRED (200') FEET SOUTH OF THE SR 179/ARROW DRIVE INTERSECTION. THE SUBJECT SITE IS IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 401-31-012 AND 013.**



Applicants: William and Linda Rose Robson  
Son Silver West Gallery

Case Number: CUP 92-3

Staff:

- This is the Applicant's third attempt, since last February, to make the City-ruled illegal expansion of a Non-conforming Use legal.
- The Applicant's (through their attorney) are requesting a Continuance for a two-month period to complete a Traffic Study to see if the City's recommendations and ADOT's requirements are warranted. Also to be determined is whether other alternatives are available for mitigating traffic problems.
- Staff would like the issue to be closed; however, Staff, at this time, did not know what the recommendation on the requested Continuance would be.

Commission -- Questions, Comments, Concerns, and Requests for Additional Information:

- The Continuance request was received yesterday morning.
- The Commission doesn't have to grant the Continuance request.
  - Discussion regarding the procedures for Continuance requests and the Commission's options.
- On-going enforcement problems have occurred with the property for three years. The Applicants have withdrawn all previous Applications prior to Commission consideration. Staff's position is that the Applicants proceed to a hearing or go to Court.
- ADOT's requirements were previously made clear to the Applicants.
  - One controlled entrance to the property and a left-hand turn lane at the entrance.





-- The requirement forces the Applicants to move the display area and consolidate parking.

- Discussion regarding the traffic impacts, as a result of ADOT requirements, on the adjacent Century 21 property.
- Petitions and letters were previously submitted to the Commission. Clarify with legal counsel whether the documentation could be carried forward.
- The subject property is not in Broken Arrow Heights; it's located in Broken arrow. Correct Staff's report.
- The Continuance decisions lies with the Commission.
- Discussion and explanation regarding previous levels of review, Code Enforcement action, and Staff interactions with the Applicants.
- Discussion and explanation regarding the load of gravel previously dumped and graded near the subject property.
- The Land-Use Map shows the property designated as commercial. However, the map is in error. The property is zoned residential.
- Opinion expressed that the Commission's ability to waive parking requirements (grant Variances) on CUP's is an error.

-- The Ordinances are contradictory.

3. DISCUSSION REGARDING A REQUEST FOR TIME EXTENSION (TE) OF AN EXISTING CONDITIONAL USE PERMIT (CUP) AND DESIGN REVIEW OVERLAY (DRO) FOR THE PROPOSED COVE RESORT. THE RESORT WAS PREVIOUSLY AUTHORIZED FOR THE CONSTRUCTION OF A TWELVE (12) UNIT LODGE, SEVEN (7) INDIVIDUAL CABINS AND NINETY-FIVE (95) SEAT RESTAURANT. THE SUBJECT PROPERTY, SITUATED IN THE C-CG-10,000 (COMMERCIAL-GENERAL) ZONE, AND IS LOCATED IN UPTOWN SEDONA EAST OF HIGHWAY 89A AT THE END OF ART BARN ROAD. THE SITE IS IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 401-09-001A.

Applicant: Ron Volkman  
Case Number: TE 92-3



**ASPEY  
WATKINS  
& DIESEL  
ATTORNEYS**

123 North Leroux Street  
Flagstaff, Arizona 86001  
(602) 774-1478  
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Sedona Office  
120 Soldier Pass Road  
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(602) 645-9694

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Winslow, Arizona 86047  
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Prescott Office  
101 East Gurley, #208  
Prescott, Arizona 86301  
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Frederick M. Aspey  
Harold L. Watkins\*  
Louis M. Diesel  
Bruce S. Griffen  
Donald H. Bayles, Jr.  
Kaign N. Christy\*  
John J. Dempsey  
Zachary J. Markham  
James E. Ledbetter  
Jane Butler Juarez

\*Also admitted in California

**RECEIVED**

AUG 26 1992



August 24, 1992

Gary W. Kazragis  
Duncan & Kazragis, P.A.  
P.O. Box 3984  
Sedona, Az 86340

Re: State v. Robson (Son Silver West)

Dear Gary:

The following is provided in response to your correspondence dated August 18, 1992.

I appreciate your deferring serving the Complaint, and hopefully this matter will be resolved by the Commission or Council's issuance of a conditional use permit. I can assure you that the Robsons are responsibly attending to this matter in good faith and look forward to the hearing. Over the past several weeks, they have spent several thousand dollars on civil engineering and consulting fees.

I am concerned, however, about your statement that "citizen complaints are growing". In accordance with A.R.S. Section 39-121.01.D., please consider this letter a request that the City identify all such "citizen complaints" including the nature and identity of the complainants.

As I've shared with you, the Robsons have been subject to harrassment by a number of adjacent property owners, including one individual violating the privacy of their backyard and bedroom window with an intrusive, photographic trespass. As indicated, that individual stated that he was acting on behalf of the City Attorney's office. Our client responsibly prepared a police report with respect to that matter.

As will be evident in the Planning and Zoning Commission hearing, the Robsons are committed to being responsible neighbors with respect to the land use. In an effort to ascertain the scope and nature of citizen inquiry, learning of the "citizen complaints" would be helpful before the hearing.



The hearing is scheduled for September 15, Gary, so I would appreciate a prompt response in this regard.

Sincerely,

ASPEY, WATKINS & DIESEL

  
John J. Dempsey

JJD/cs

cc: T. Schaeffer, Planning Director  
M. Garahan, City Attorney  
B. & R. Robson



12/12/2012

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2-25-10.000

B-25

14.7.5

DELIVERIES

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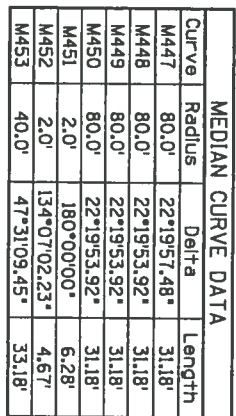
2-5 AL. TRIED  
054- 5113

179 Right = 1842

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SON SILVER WEST





5,789 SF	New Concrete Sidewalk (Std C-05.20)
2,118 LF	New Concrete Curb & Gutter (MAG Std 220, Type A)
1,030 SF	New Concrete Driveway (Detail A)
1 EA	New Bike Exit Ramp (Detail B)
6 SY	New Median Paving (Nose Transition C-05.40)
1 EA	Reset Water Valve Frame & Cover (MAG Std 391-1, Type A)
53 SY	New Bus Bay (Detail G)

**NOTE:** All tapers and dimensions are shown to face of curb.

DESIGN	G&M/SW/E/L/M	06/07
DRAWN	WBE	06/07
CHECKED	SCB	06/07
DNJM/HARRIS	277E E. CAMBRIDGE RD SUITE 200 FARMINGTON CT 06030-8002	
ROUTE	LOCATION	NORTH FOREST BOUNDARY TO CITY OF SEDONA
SR 179		
TRACTS NO. H 3414 03C		PLAN SHEET Sta 738+50 to Sta 744+00
		ARIZONA DEPARTMENT OF TRANSPORTATION INTERMODAL TRANSPORTATION DIVISION ROADWAY DESIGN SERVICES
		
		DWG NO. C-S-56
		OF



REDUCED SIZE  
DO NOT SCALE

MEDIAN CURVE DATA			
Curve	Radius	Delta	Length
M454	1433.62'	4°48'42.91"	120.40'

SIDEWALK CURVE DATA			
Curve	Radius	Delta	Length
S447	25.0	31°12'41.00" Rt	13.62'
S448	25.0	32°05'07.00" Rt	14.00'
S449	50.0	43°37'48.00" Rt	38.07'
S450	50.0	45°48'29.00" Rt	39.98'
S451	75.0	25°11'09.00" Rt	32.97'
S452	50.0	21°30'49.00" Lt	18.77'
S453	50.0	36°54'22.00" Lt	32.21'
S454	373.42	12°43'43.00" Lt	82.96'
S455	309.0	16°23'17.00" Rt	85.81'

F.A.M.A.	STATE	PROJECT NO.	SHEET NO.	TOTAL SHEETS	AS BUILT
9	ARIZ.	179-A-10021B	266	760	

179 CN 310

New Bike Exit Ramp  
See Detail B

New Curb & Gutter  
MAG Std 220, Type A (Typ)

New 10' Sidewalk  
Std C-05-20

New Sidewalk Ramp  
Std C-05-30, Type F

New Sidewalk Ramp  
Std C-05-30, Type F

New Roll Curb & Gutter  
MAG Std 220, Type C

New Conc Truck Apron  
See Detail H

New Sidewalk Ramp  
Std C-05-30 Type D

New R/W

New Bike Entrance Ramp  
See Detail C

New 10' Sidewalk  
Std C-05-20

New Conc Driveway  
See Detail A

### LIST OF QUANTITIES

- 7,540 SF New Concrete Sidewalk (Std C-05-20)
- 2,146 LF New Concrete Curb & Gutter (MAG Std 220, Type A)
- 585 SF New Concrete Driveway (Detail A)
- 2 EA Reset Water Valve Frame & Cover (MAG Std 391-1, Type A)
- 6 EA New Sidewalk Ramp (Std C-05-30, Type A)
- 2 EA New Sidewalk Ramp (Std C-05-30, Type A)
- 2 EA New Bike Entrance Ramp (Detail C)
- 1 EA New Bike Exit Ramp (Detail B)
- 2,389 SF New Concrete Truck Apron (Detail H)
- 4 EA New Sidewalk Ramp (Std C-05-30, Type F)
- 251 LF New Concrete Roll Curb & Gutter (MAG Std 220, Type D)

New Sidewalk Ramp  
Std C-05-30, Type F

New 8' Sidewalk  
Std C-05-20

New Sidewalk Ramp  
Std C-05-30, Type F

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