



DEPARTMENT OF COMMUNITY DEVELOPMENT

Current Planning Division

**104 Road Runner Drive
Sedona, Arizona 86336**

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cmeyer@sedonaaz.gov**

April 11, 2013

Southwestern Environmental Consultants, Inc. (SEC)
ATTN: Luke Sefton
825 Cove Parkway
Cottonwood, AZ 86326

RE: PZ 13-00006, Conceptual SUB, ZC, & DEV (Wyndham)

Dear Mr. Sefton:

Department of Community Development Staff have completed a preliminary review of the submitted materials for the above referenced project. Comments from this preliminary review are attached and are presented in no particular order of importance.

Any other ideas or comments and copies of comments and concerns provided by other reviewing agencies on this application will be provided to you at the Project Review meeting. The Project Review meeting for your proposal will be held in the Department of Community Development Conference Room at 104 Roadrunner Drive on **Thursday, May 2, 2013 at 9:30 a.m.** Please be prepared to address my comments and concerns at this meeting, and provide any additional data and materials requested. If plan revisions are required, please bring one set of revised site plans for discussion. Additional sets to be included in the Planning and Zoning Commission packet, modified as necessary, must be submitted by **May 13, 2013**. The Citizen Participation report is also due at this time.

The introductory work session for this project is also scheduled on **Thursday, May 2, 2013 at 3:30 p.m. in the Vultee Conference Room**. Please plan to attend this session during which you will introduce the project to the Planning and Zoning Commission. The regular work session is scheduled for **Thursday, May 30, 2013 at 3:30 p.m. in the Vultee Conference Room** and the Planning and Zoning Commission's public hearing is scheduled on **Tuesday, June 4, 2013 at 3:30 p.m. in the City Council Chambers**. You or your designated agent must attend all of these meetings. An agenda will be provided to you with a copy of the staff report when it is distributed to the Commission prior to the public hearing.

If you have any questions or comments on this matter, or require any additional information, please call me at the numbers provided above.

Sincerely,

Cari Meyer, Associate Planner
Department of Community Development

Attachments:

1. Community Development Department Preliminary Review Comments
2. Excerpts from Sedona Land Development Code

Community Development Department Preliminary Review Comments; April 11, 2013
PZ13-00006 (Conceptual SUB, ZC, & DEV); Wyndham; 1700 Kestrel Circle

- 1) Please address the following issues/comments regarding the letter of intent:
 - a) You may want to separate the letter of intent into sections to address the various aspects of this project: Major Plat Amendment, Amendments to Planned Development, and Development Review.
 - b) Please provide a summary of the areas of the Plat Map that would need to be changed/amended in order to proceed with the proposed development.
 - c) Throughout the letter of intent and in the letter submitted by Wyndham, there are statements that 95% of the people coming to the sales office are already staying on site. Please provide details on how this percentage would be monitored/maintained.
 - d) Please include details on how long it is anticipated that Wyndham will use the proposed sales office and what the applicant's intent is for the sales office after Wyndham vacates the space. The applicant had mentioned to Staff that if Wyndham were to vacate the space, he may want the option to rent out the space to another entity.
 - e) Please address how garbage and recycling will be handled.
 - f) Please include a parking summary. The summary should include the number of spaces that were required for the original apartments that were approved for this building pad and the number of spaces that would be required for the new building. If the new building requires more parking than the original apartments, you will need to show how the extra parking is provided.
 - g) The Letter of Intent refers to buildings that have been constructed and are in the process of getting permits for construction. Please identify these buildings using the same identifiers as the Final Plat (A1, A2, etc.).
- 2) Please address the following items regarding the operation of the Wyndham sales office:
 - a) The Wyndham letter states that there are approximately 10 tour arrivals per day. Please elaborate on what consists of a "tour." How many people are on each tour, how long the tours last, where the tours go, what a tour consists of, etc.
- 3) Only the existing plat map was submitted with the application. If there are significant changes to the approved plat map, you may be required to submit a revised plat map as a part of the conceptual review.
- 4) Please review the following sections of the Land Development Code and make changes necessary to ensure that the proposed project is in compliance:

While this is a conceptual review, you need to be aware of the Land Development Code requirements and ensure that your development will comply with all requirements.

 - a) Section 903.03: Height and Massing – Commercial, Public, and Semi-Public Buildings and Structures
 - i) B. Required Massing: The building is required to have 3 separate masses in elevation view and 3 separate masses in plan view. In plan view, the largest single mass cannot contain more than 60% of the total building footprint and the largest 2 masses together cannot contain more than 80% of the total building footprint. Each of the masses must have a footprint of at least 150 square feet. Each mass in plan view must be set off from other masses by at least 6 feet. (See illustrations and more explanation in Land Development Code.) The conceptual plans and elevations submitted appear to not comply with this requirement.

- ii) C. Unrelieved Building Plane: No exterior wall of a building shall have an unrelieved building plane that exceeds 800 square feet in area. Please indicate the size of all unrelieved building planes. It appears that one of the walls on the east elevation may exceed this limit.
- b) Section 910: Landscaping
 - i) The Letter of Intent states that all landscaping is existing. Please provide a landscape plan showing all existing vegetation to ensure compliance with current codes and plans approved with the original Development Review approval.
- 5) Please address the following concerns/comments regarding the site plan:
 - a) Please show the location of trash and recycling containers and screening methods.
 - b) Please provide a roof plan/roof ridges and elevations to allow for proper review for compliance with height regulations.
 - c) The site plan includes a location for a "Future Sign." Sign plans will be required at the next stage of review.
 - d) The parking summary only includes the interval ownership units and the apartments. Please modify the parking summary to take the proposed building and its parking requirements into account.
- 6) The Community Development Department has the following general comments:
 - a) Please address impacts from the changes to the Plat Map and Planned Development will be mitigated, including the loss of 12 apartment units and the introduction of a commercial use in the area that has been designated as residential.
 - i) Staff would suggest looking into redesigning the un-built buildings so that the total number of apartment units in the project are maintained.
 - ii) You may want to explore ways to offset the loss of the apartment units, such as affordable housing.
 - iii) You should look into ways to minimize the impact of the commercial use in the residential areas or ways to mitigate the impacts.
 - b) The original Planned Development was designed to have the sales office along the highway, then progressing to time shares, multi-family units, and single family residences, in order to provide buffering between the new development and the single family homes outside of the Planned Development. This progression would be altered with the addition of a sales office in the middle of the multi-family area.
 - i) Please address the proposed methods, if any, which will be used to minimize this impact.
- 7) Please address the following items related to the Development Agreement that was entered into with the City as a part of the original approval.
 - a) Recitals, D: "...The recreational amenities associated with the time-share portion of the development will be shared with the multi-family and single family residences."
 - i) Based on the Development Agreement, there should not be a need to construct additional recreational amenities (gym, recreation center, pool, spa, BBQ area, etc.) for the multi-family portion of the project.
- 8) Please carefully review the attached sections of the Sedona Land Development Code related to Planned Developments, Amendments to Planned Developments, Subdivisions, and Amendments to Subdivisions. Please ensure that all items that are required by these sections of the code are addressed and clearly identified in the submittal materials.

SEDONA WYNDHAM APARTMENTS, LLC (SWA)
5800 Uplander Way, Suite 100
Culver City, CA 90230
Manager, Ernie A. Farhat

Letter of Intent
for 1700 Kestrel Circle, Sedona, Arizona 86336

SWA, LLC is the owner of approximately 3.9 acres of land contained within the 22 acre Master Planned Development, commonly known as Wyndham Vacation Resorts (single-family, multi-family apartments, and interval ownership facilities in a mixed-use planned development, approved in 1998 and originally known as Fairfield Communities, Inc).

The original planned development was to be constructed in two phases. The first phase, with a Sales Office, a Club House/Recreation Center, nine (9) Time Share buildings and a 12-unit apartment building, were all completed in 2006. The plans for construction of the 54 additional apartment units approved for Phase Two are currently being implemented. Building Plans for the 12-unit apartment building at 1900 Kestrel Circle are in Plan Check with the City of Sedona, and we anticipate construction to start early this summer. The first 12-unit apartment building that was constructed in Phase One has been renovated and is now operating, and leasing activities are underway.

The 16 single family homes, which were also approved in the original planned development, are currently under construction by a local developer. Our project will have no impact on these homes as they are located on a public street on the outskirts of our project area. In fact, our project would actually provide the benefit of reducing the number of golf carts on all of the service roads in the area.

This Letter of Intent is for a new building to be located at 1700 Kestrel Circle and adjacent to the Wyndham Club House and pool. SWA, LLC is requesting a Zoning Change to allow for a Recreation Center, Property Management Office and relocation of the Wyndham Resorts Time Share Office. The approved Building PD at 1700 Kestrel Circle is approximately 7,500 square feet and was designed for a two story structure of approximately 12,000 square feet. We propose constructing a single story Recreation Center, of approximately 5,500 square feet, with a Property Management Office, Restrooms, Outdoor Barbecue and Picnic Area, Spa, and a replacement Sales Office for Wyndham Resorts who are the contiguous property owner. Wyndham Resorts can become a tenant without any modification to the existing operational and maintenance agreement which contains a declaration of cross easements between SWA, LLC and Wyndham Vacation Resorts. We propose that the Wyndham Sales Office use expire at the end of the lease term, and the space that was occupied by Wyndham would be reclaimed by SWA, LLC for a Focused Activity Center or Fitness Gym to support the apartment community of 52 units. It is our understanding that our Community Recreation Center, that will service the apartment's tenants, can be approved with minor modifications to the Master Plan. It is important to note that all of the sewers, streets, parking spaces, drainage facilities, curbs, gutters, gas, telephone and electric power services for Planned Development has been completed and approved by the City of Sedona.

The office portion of the community facility of approximately 4,500 square feet, will be occupied by Wyndham Resorts as a replacement for the existing sales office located on SR 89A. It is our understanding that ninety five percent (95%) or more of the people that visit the existing Wyndham Time Share Sales Office stay at the Wyndham Vacation Resorts. We feel that the relocation of Wyndham offices is in keeping with the City of Sedona concept of creating walkable mixed use development. Without this allowed use, Wyndham will have to move their sales office offsite, and visitors and sales people will have to travel back and forth. The point is that a reduction in traffic will occur by relocating the sales office on the contiguous property to the resort. We are also aware that the City recommends that commercial growth be limited to the current permitted zones. The build to suit lease between Wyndham Resorts and the Developer, SWA LLC, will limit the total occupancy of the Wyndham Sales Office at all times.

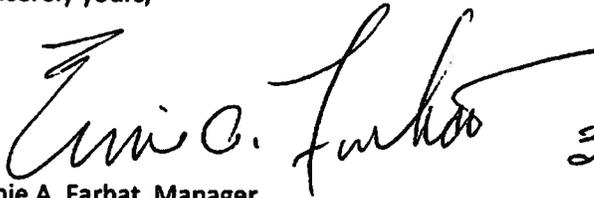
We would like to point out that the property that Wyndham is leasing is approximately 12,000 square feet of office space located on SR 89A. Wyndham only uses approximately 4,500 square feet of the leased property. The owner of the property has recently passed away and the heir would like to sell the property. Wyndham only has approximately 6 months remaining on the lease for this property and is in the process of trying to obtain a longer lease term. The Wyndham Time Share Sales Office needs to be close to the Wyndham Resort Building so that prospective buyers will be able to preview the Wyndham facilities, and 95% of their clients are staying there. While highway frontage is advantageous to the sales office and resort, especially in the beginning, it is no longer a significant factor. If the current lease is not extended and our proposal is not approved by the City of Sedona, then at this point in time, Wyndham will be forced to move their office to another location in Sedona and have 95% their client travel back and forth between the resort and sales office.

In conclusion, our primary objective is to create a compatible alternative land use within our specific Master Planned Development that will be compatible with neighboring properties. The required parking for the proposed Recreational Center and replacement Wyndham Sales Office of one space per 250 Square Feet of office (which is 223) is more than covered by the excess parking contained in the Planned Development boundaries (existing is 239).

Historically, the Sedona community has encouraged mixed use walkable environments. The occupants for the Recreation Center and Apartment Office will walk to the location from their apartment. The replacement Wyndham Time Share Office occupants, 95% which are residing in one of the existing nine (9) Time Share buildings, will also walk to Wyndham replacement Time Share Office. The Wyndham Office will be staffed with approximately 10 people who will have designated parking on Wyndham existing resort property. For ready reference, we have attached a letter from Wyndham Vacation Resorts confirming the occupancy and operational profile of their existing Sales Office. Our proposal is a practical solution to maintaining employment in the community, reducing traffic, and giving us the facilities we need to operate our apartment complex. We also support the current City of Sedona Policy of creating Master Planned Community for controlled growth. We have enclosed elevations of the proposed building (the subject of this Letter of Intent) that will be constructed.

We have outlined the Development Review Applications checklist in the attached Exhibit "A", because all of the infrastructures for the Master Planned Development has already been completed. The Building PD has already been rough graded and the landscaping is in place. All new structures must be built in compliance with the existing architectural style and conformity with Wyndham's buildings. The new building that we propose to construct will be similar in style as the existing Wyndham Club House.

Sincerely yours,



3-23-2013

Ernie A. Farhat, Manager
Sedona Wyndham apartments, LLC

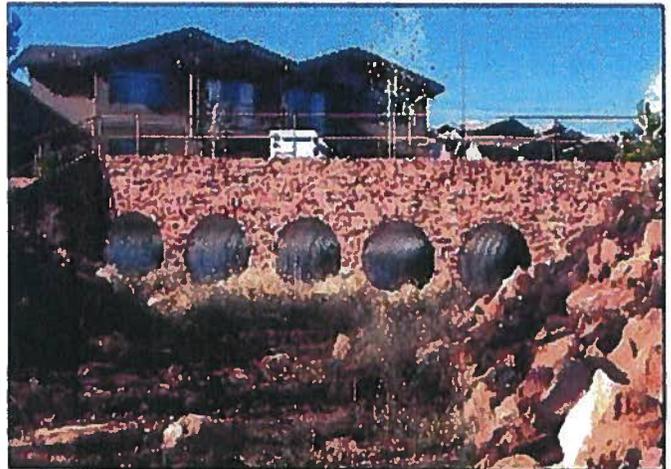
**Exhibit "A" to the Letter of Intent
for 1700 Kestrel Circle, Sedona, Arizona 86336**

DESIGN REVIEW

Site Design

Sensitivity to Natural Features

The proposed site design is in conformance with previous approvals by the City and many of the site features are used in the current Design Review Manual. All additions or renovations will continue to follow and maintain the existing grade and natural topography across the site.

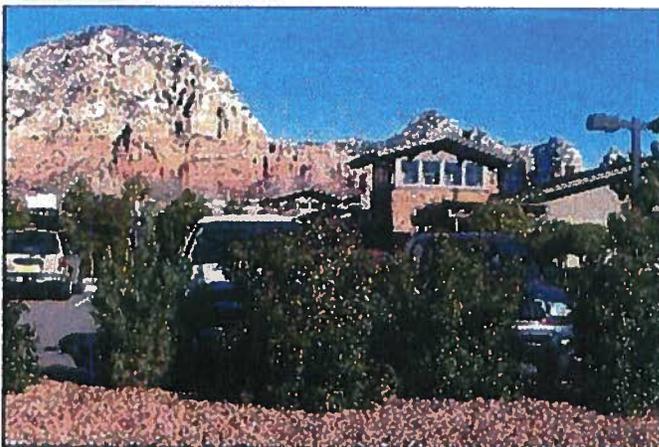


Arrangement of Spaces

The building will have less impact than what is shown on the original Site Plan and will be arranged to blend with existing style.

Viewshed Analysis

The Community Facility/Club/Sales Office will only be one-story with no loss of view shed, based on the original site plan. Because it is only one-story, views from some apartments may actually be enhanced. In accordance with Section 2.2.3 of the Design Review Manual there will be no viewshed or view corridors that will be negatively affected.



Sensitivity to Historical Sites

There are no historical sites or structures on site that would require consideration under Section 2.24. The Architectural Elements presented in this project include a respect for the historic influences that exist in a small town environment. These buildings reflect local material selection and placement.

Drainage Way Design

Drainage Ways / Storm Water Detention Basins

The current PD has a Master Drainage Plan that is now constructed and includes a detention basin and storm water facilities to control site runoff. The construction of this building will not require any changes to the original drainage design.

Soil Erosion and Sedimentation Control

A Storm Water Pollution Prevention Plan (SWPPP) will be included for the site and will remain as a living document during construction to control the quality of the runoff. The design will be in accordance with the City Code, which exceeds the EPA Best Management Practices in Quality and Quantity Control

Building Placement and Orientation

Relationship to Adjacent Development

The Pre-Approved Construction Site will blend in with the surrounding building and the site has no impact to surrounding and existing developments. The overall PD has a Vegetative buffer zone, single family residential, public roadway, apartments and Wyndham's villas on the other site and alongside the Wyndhams existing clubhouse and pool. The new site will have a pathway that connects to existing pathways that will contribute to walkable environment. The recreational courtyard will be in relationship to the rear of the apartments and adjacent to the Wyndham recreational courtyard.

Relationship to the Public Realm

The relationship of this project will continue with the existing building placement and due to the concentration of similar and interdependent uses will have no impact to the public realm.

Corner Sites

As this project is located on parcels which do not include a corner, the considerations mentioned in Section 2.4.3 does not apply.

View Considerations

This is a previously approved developed property and the view corridors have been previously protected. We will continue to emphasize protecting existing views. The new building will be smaller than then the originally planned building and some apartment tenants may see an improvement in their view.

Relationship to Topography and Vegetation

The Site is an in fill lot and has been disturbed. The site is higher on the North and West side and slopes down to the South and East side of the Property

Climate Considerations

Climate and energy conservation has been incorporated in a number of ways, providing adequate roof overhangs and patio covers, and adding to landscaping in such a way that it provides additional shade and wind shelter. We will utilize high efficiency mechanical units (i.e. HVAC) following Section 3.7 of the Design Review Manual. The building will be orientated similar to the existing and future buildings. The existing parking islands are landscaped. The recreation building will be located in the contiguous apartments planned area to provide an overall local district that will create a sense of community. The apartment tenants will have the experience of a gym, spa, barbeque area and gathering room in their back yard.

Linkage and Circulation

Vehicular and Pedestrian Connections

The relocation of the existing Wyndham sales office will eliminate vehicular and golf cart travel on site and the adjacent public road. Pedestrians will now have an easy walking distance to rooms, clubhouse, and the new sales office. Pathways between the sales offices will connect to existing trails.

Parking

Parking Area Design and Landscaping

Landscaping, parking curb and gutter and all infrastructure is completed and exceed City requirements as shown on existing Site Plan.

Parking Structures

Completed and shown on existing Site Plan

Exterior Lighting

General

Exterior lighting will be in conformance to City standards and ordinances and match existing low-key lighting.

Parking Area

Landscaping and parking are completed and exceed City requirements as shown on existing Site Plan.

Signage

Design

All signage is intended to comply with City ordinances and will be similar to existing in material and form.

Building Equipment and Services

Service Areas, Loading Zones and Refuse Enclosures

Support Services will be consolidated through the existing agreements between the Apartment Owner, and Wyndham Resorts.

Mechanical and Electrical Equipment

Per Section 907.01A of the Land Development Code, all electrical service equipment will be painted to match the surrounding wall colors. Electrical service equipment will be placed on the side or rear walls in accordance with APS requirements.

Architectural Character and Building Form

Architectural Character and Style

Will comply with existing Contemporary Southwest and Bungalow Style through the expressive use of wood, stone, and earth tone colors.

Proportion and Scale of Project

The proposed building is in keeping with proportions of existing buildings and neighboring properties.

Landscape

Landscaping will be in accordance with Master Plan and City Ordinance and designed to blend with currently existing features, including Utah Junipers and Pinion Pines.

Discuss How the Application Meets the Approval Criteria Listed in Section 401.06 of the Land Development Code

A. Does the application comply with all of the applicable provisions of this Code and all other ordinances?

Conceptually, yes.

B. Has the applicant made a substantial, good faith attempt to comply with the design standards set forth in Article 10 SLDC, Design Review Manual?

Conceptually, yes.

C. Are the proposed uses in general conformance with the applicable goals, objectives and recommendations described in the Sedona Community Plan and adopted specific plans as manifested in the Land Development Code and Design Review Manual? The allowance of the Sales office use at this location will be specifically provided on a limited basis to address the overall need of the site. The recreation building will foster a sense of community and providing fellowship of visitors and residents. This will support the adjacent apartments and provides appropriate use in support of the immediate area for a concentrated mixed use that promotes greater neighborhood use.

D. Does the proposed development reasonably attempt to address concerns cited by participating reviewing agencies with jurisdiction in the areas of public health and safety? The original PD made significant improvements to the area including Shelby Drive and will be in compliance.

E. Does the proposed development reasonably attempt to integrate into the natural environment with minimal disturbance to view corridors, existing native vegetation and/or established landscaping, the natural topography of the site, natural drainage ways, known wildlife habitats, rock outcrops, and other natural features? This is a previously disturbed site that was prepared for as a building site. The new building will comply with the overall master plan and may increase the view corridor for the apartments.

F. Does the proposed development reasonably attempt to integrate into, and become compatible with, the built form of surrounding properties and existing developments with regard to building height and character, landscaping, signage, building materials, historical structures or features, landscaping, exterior lighting and pedestrian and vehicular circulation? This site has specific guidelines that were originally approved by the City that include all of the above. Specific agreements were written for coordination of all the above between Wyndham Resort and SWA, LLC (Owner of the apartments project).

G. Are the proposed vehicular ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and solid waste collection facilities reasonably designed to promote public safety and convenience? The location of the building next to Wyndham's recreation building will allow convenient parking and centrally located to existing pathways. This building will also have central and secure mailboxes for the apartment residences.

H. Is pedestrian and bicycle circulation facilitated, where reasonably feasible and possible, both on and off site, through interconnected passages, pathways and plazas that are designed to promote public safety and convenience?

Yes, the Building Site was approved when the PD was approved.

I. Does the proposed development provide legally compliant facilities for people with disabilities? The building will be ADA compliant.

J. Has the applicant made a good faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project?

Yes. We have been working with Wyndham Resorts and they are the contiguous and immediate property owner.

Discuss how the Public Art Requirement, (Section 1802 of the Land Development Code) Will Be Met

The ordinance states “developers of any new commercial, professional office, lodging or timeshare projects that exceed 5,000 square feet gross floor area, or expansions of existing structures greater than 2,500 square foot gross floor area, are required to contribute toward public artwork.”

The proposed project has an expansion of approximately 5,500 square feet, of which 4,500 square feet will be used by the Wyndham Resort Replacement Sales office for the term of the lease between Wyndham Resorts and SWA, LLC.

March 22, 2013

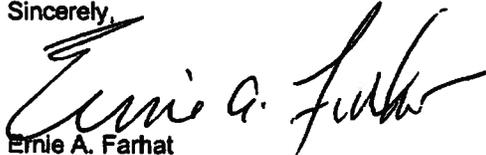
Planning and Zoning Commission
City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336

Re: Zone Change to allow for New Recreation Building and relocation of Time Share Office for Sedona
Wyndham Apartments, LLC.

To Whom It May Concern:

This letter is to give Southwestern Environmental Consultants, Inc. (SEC), Luke A. Sefton, P.E., authorization to act as Agent on my project, Sedona Wyndam Apartments, LLC, located on Coconino County APN 408-28-362 A. The project is located at 1700 Kestrel Circle, Sedona, Arizona, 86336.

Sincerely,



Ernie A. Farhat
5840 Uplander Way #100
Culver City, CA 90230

Telephone: (310) 645-8700

Cell: (310) 645-4540

**Design Guidelines
&
Standards**

Design Guidelines & Standards

Architectural Intent

The Architectural intent is to create an environment which is sensitive to the nature of the site and visually compatible with existing vegetation and new plantings. All buildings to be compatible with the architectural styles of Sedona.

Architectural Style

An Architectural style, which we are proposing and view to be compatible with Sedona, combines characteristics of the "Craftsman" style and "Southwestern" stuccoed architecture, being itself derived from the results of our ancestors building their dwellings with adobe, stone, and other earthen "mass" materials. Stone, a long standing traditional building material in Sedona, will be used to express the base of buildings and their connection with the earth, and will be used in a variety of site features such as walls, gates, and signage.

The existence of the forests and availability of wood materials invites an expressive use of wood, which the "Craftsman" style is principally about. The roof and associated structures will express this material. Site trellising, railings, gates and carport structures will also express the use of wood building members.

Roofing material will be concrete shake, expressive of the "look" of wood shakes, but employing the practicality and longevity of concrete in our environmental conditions. Color selections will be varied and muted Sedona earth tones.

The stucco portions of buildings, which include the wall openings (i.e. doors, windows) will express the "look" of the former use of "mass" materials. Windows will be set in from the exterior wall face to express wall thickness. Visible headers over doors and windows will be used to express that particular feature of "massive architecture".

A flagstone, representative of local colors will be used throughout the project in a somewhat "rustic" expression for building bases, connecting buildings to the earth, site walls, some walkways, and other landscaping features. The colors of buildings will be carefully coordinated to be in accord with the particular stone used. Field verification, by actually painting sample walls with colors chosen will be required.

The "Craftsman" expressions of the use of wood will be prevalent on the commercial building complex. The existing building is in many ways of this same architectural style.

Building Massing and Form

Time Share and Apartment Buildings

All of these buildings are two story, with approximately 5540 SF on each level, which will contain 4 or 5 one, two and three bedroom dwelling units on each level. Each building is composed of two halves, connected at the middle by a second story walkway trellis structure. Building halves are "butterflied" around their middles and are at different pad elevations to accommodate the site conditions and to modify the perceptual length and scale of the buildings. To be referred to as "building cluster".

Each building has a front entry side and view / patio side. Buildings are located and oriented to maximize the view from each building. The view directions are determined to be north and east.

This orientation dictates that the "entry" side is, in some cases, on the opposite side from the parking, and in these cases an entry walkway is provided between the two halves of each building. This feature helps reduce the perceptual size of each building.

All buildings are articulated in massing to express the scale of the individual dwelling units. The massing is achieved by wall and gabled roof configuration.

Buildings are reduced in perceptual scale, as well, by the use of finish materials. The upper gable ends are horizontal siding to articulate the building's roof portion. Stucco is the building's predominant body material, and a lower stone veneer will provide a base portion to each building.

The colors proposed for these buildings are darker colors, to further reduce the perceptual building presence and scale. (The lightest value selected is 28.5 RV - most colors range 16% to 22 %. (See attached color schedule)

Commercial Building at Highway 89A

This building is to be remodeled and new a portion added to provide sales and services offices for the Fairfield project. A tower is proposed to give a center of mass and identify the buildings entry location. Gable-ended building masses, are already on the existing building and will be further used. This will continue the image of the entire Fairfield project as well.

The existing building, which now relies on convenient front door parking, will be reconfigured to provide pedestrian passage from the new rear building parking through the middle of the existing building. This pedestrian passage will be identified by a tower and a lower courtyard tower, aligned with trellising over the walk beginning at the rear parking.

An abundance of landscaping will be provided, especially in the front to enhance the aesthetic of the presence on the Highway. The Art in Public Places Program will also be incorporated.

The same darker building colors, as described for the other project buildings will be employed to minimize the building presence and provide project integrity throughout.

Single Family Dwellings

16 lots provided for individual custom home design. Construction within the defined envelope will limit the building location to control open space.

The Architectural theme will be consistent with the development and governed by C C & R's and Design Guidelines.

FAIRFIELD - SEDONA

Alternate Standards

Building	Maximum Structure Height * / Point value	Largest Unrelieved Building Plane / Point value	Benjamin-Moore # ** / LRV % / Point value	Net Point value
<u>Time Share Buildings</u>				
T-1	21'-6" / +1	400 sq ft / +5	BM 999 / 17.9 / +7	+13
T-2	21'-6" / +1	400 sq ft / +5	BM 1020 / 26.1 / +4	+10
T-3	23'-0" / -2	400 sq ft / +5	BM 992 / 27.7 / +3	+6
T-4	22'-6" / -1	400 sq ft / +5	BM 992 / 27.7 / +3	+7
T-5	22'-0" / 0	400 sq ft / +5	BM 999 / 17.9 / +7	+12
T-6	22'-0" / -0	400 sq ft / +5	BM 1013 / 22.2 / +5	+10
T-7	24'-6" / -5	400 sq ft / +5	BM 1020 / 26.1 / +4	+4
T-8	24'-0" / -4	400 sq ft / +5	BM 992 / 27.7 / +3	+4
T-9	25'-6" / -7	400 sq ft / +5	BM 1020 / 26.1 / +4	+2
<u>Apartment Buildings</u>				
A-1	21'-6" / +1	400 sq ft / +5	BM 992 / 27.7 / +3	+9
A-2	22'-0" / 0	400 sq ft / +5	BM 1013 / 22.2 / +5	+10
A-3	23'-0" / -2	400 sq ft / +5	BM 1020 / 26.1 / +4	+7
A-4	22'-6" / -1	400 sq ft / +5	BM 999 / 17.9 / +7	+11
A-5	23'-0" / -2	400 sq ft / +5	BM 992 / 27.7 / +3	+6
A-6	22'-0" / 0	400 sq ft / +5	BM 1020 / 26.1 / +4	+9
<u>Other Buildings</u>				
Check-in	(no alternate standards required)		BM 999 / 17.9 / +7	+7
Recreation	(no alternate standards required)		BM 999 / 17.9 / +7	+7
Commercial	(no alternate standards required)		BM 999 / 17.9 / +7	+7
Maintenance	(no alternate standards required)		BM 999 / 17.9 / +7	+7

Notes

* Maximum building height herein is the height measured from existing grade to 5 feet below the roof ridge at that point, per Alternate Standards guidelines.

** Lightest Building color, of two-color scheme.

Fairfield , Sedona Building Color Schemes

- 1 Upper Body
- 2 Lower Body , Upper Siding ,
Fascia , Window Trim

Scheme A

1 B / M # 1013
Lrv 22.2

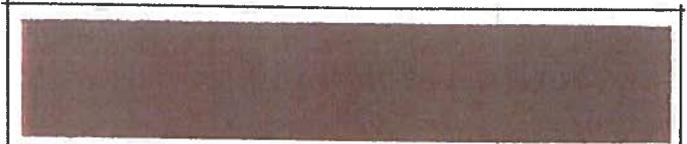


2 B / M # 1015
Lrv 13.1



Scheme B

1 B / M # 1020
Lrv 26.1



2 B / M # 1022
Lrv 16.3



Scheme C

1 B / M # 999
Lrv 17.9

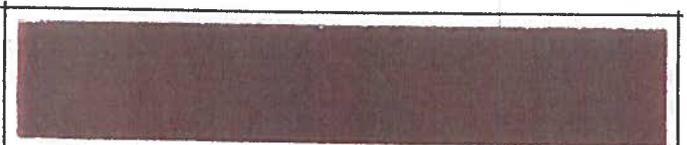


2 B / M # 1000
Lrv 12.1



Scheme D

1 B / M # 992
Lrv 27.7



2 B / M # 994
Lrv 14.4



B / M = Benjamin-Moore

Lrv = Light reflectance value

Note : color copying is limited in how accurately it can depict the color referred to.
Please see actual color chips for exact colors.

Site Development

Site Development

Natural physical features of the site consists of gently undulating ground forms containing scattered clumps of locally occurring juniper trees, pinon pine trees and native woody shrubs. There are occasional occurrences of exposed rock outcroppings appearing mostly in the drainage swale on the northwest corner of the site.

Although none of the site features occur in unique or dramatic form, effort was taken throughout the planning and design phase to preserve as much of the natural site characteristics as possible. Roads and building sites were located to save the maximum number of trees as possible and minimize cuts, fills and unnecessary excavation.

Survey of the existing resource of site trees has been done and has been utilized for specific building locations. Consideration of views for each building is also a principal guide for building orientation. Even at the expense of locating convenient entries.

The single family units are placed as a buffer zone next to adjoining single family neighborhoods. The larger apartment and time share buildings are placed towards the center of the site and to the north, adjoining the commercial zone and to the east facing the higher density neighborhoods.

Building density has been kept to a minimum, as compared to that allowed by the previous zone type (RHM-10). The Planned Development (PD) zone will provide landscape and open space between buildings for quality residential living.

Landscape Development

Introduction

The proposed landscape development is intended to achieve the following goals and objectives:

- strengthen and enhance the existing natural environment by utilizing native and native appearing plant material
- utilize the existing trees as key elements of the landscape
- provide appropriate response to concerns for energy and water conservation

Functional Requirements:

- provide screening and buffering around the perimeter of the property, around the parking areas, between buildings, around mechanical equipment and in other locations as required, including areas currently lacking in vegetative cover.
- restore areas damaged by construction of roadways, parking areas and structures
- provide shade
- assist in reducing soil erosion

Aesthetic Requirements:

- provide general beautification and visual interest through the use of vegetative forms, shapes and colors
- provide aesthetic enhancement to the buildings by creating screening and breaking the building massing to soften buildings and allow them to settle into their settings

Description

The majority of plant materials proposed for this project are classified as non-native but are native in appearance and visually appropriate within a native setting. The use of introduced native plants on the project will be limited primarily to ceanothus, cliffrose, fenderbush, manzanita, yuccas, Arizona cypress, pinon pine and desert willow. The limited use of introduced native plants on this project is due to the following:

- native plants are slow growing and take long periods of time to achieve the desired height and size useable for screening, buffering and foundation planting
- selection and availability of native plants is often limited and available only from suppliers long distance away
- higher prices and shipping charges for native plants may be prohibitive and limit their use
- seasonal color and year round visual interest in native plants is limited

The non-native plants selected for this project are native appearing, grow much faster than natives and offer greater profusion's and varieties of seasonal color and year round interest. Although non-native plants require slightly more water than native plants, water-use can be kept at minimum through proper planting and mulching techniques and the proper use of an automatic underground drip irrigation system

Supplemental Features

All landscaped and disturbed areas will be top-dressed with minimum 1 1/2" depth of crushed red rock over two applications of herbicide for weed control. Earth berms, landscape boulders and dry-stack stone retaining walls will also be incorporated to provide visual interest. All plant materials will be provided with an automatic underground drip irrigation system with moisture sensors, to reduce water consumption.

Signage

Signage

Introduction

A comprehensive signage development program will be utilized throughout this project. This program will standardize the location and design, i.e. size, form, and materials of all signs to maintain a consistent signage theme to this specific project.

Description:

Signs will be classified in the following manner:

- **Major Entry Signs:**
Will identify the project at its primary and secondary entry points.
- **Control / Direction Signs:**
Will control traffic flow and lead users to desired locations, recreation areas, check-in registration points, guest units and business locations.
- **Interpretive Signs:**
Identifies and describes physical or historical features of the site for the user's information and knowledge. These signs are typically used along trails, pathways and in common areas to describe plant life, wildlife and geology and visible rock formation.
- **Identification Signs:**

Major Entry Signs

Major entry signs at the Shelby Drive and Whippet Way entrances will consist of large sandstone slab sign faces incorporated within the red rock entry walls located at each entrance. Each single face tan - buff sandstone slab stone face will be approximately 5' high and 7' wide. The standard script Fairfield logo fabricated from metal or wood painted dark grey green will be mounted on the left side of the sign face. Additional letters identifying the project name (not yet determined) will be in a "roman" or "gothic" style, painted in a complimentary color to the logo and mounted on the lower right hand corner of the sign face.

The sign faces and adjoining red rock walls will be complimented with boulders and earth berms creating elevated planting beds containing extensive landscaping. This landscaping will be used to hide the soft wash lighting fixture which will provide the external illumination.

The major project identification sign and its surrounding created environment, at the 89A entrance, will be similar to the signs described above with the exception that the sandstone slab sign face will not be enclosed by red rock walls. The selectively shaped two sided sign face will be enclosed on the south end by elevated boulder groupings emerging from a larger raised earth platform 16" - 20" above the natural grade. The approximately 6' high 9' wide sign face will be surrounded by elevated planting beds containing extensive landscape used to hide the light fixture and thus provide a soft wash illumination on both sign faces.

Direction Signs

The directional signs and surrounding created environments will be a down sized version of the project identification sign on Highway 89A. The sandstone sign face will be approximately 2 1/2 feet high and 4 1/2 feet wide.

Interpretive Signs

These signs will provide general information about the natural features of the site i.e., vegetation, geology, and popular area land forms visible from the site. The 24" high by 32" wide wood sandblasted and/or painted sign faces will be ground mounted and externally illuminated with low ground mounted luminaries hidden among surrounding landscape features.

Identification Signs

Wall mounted wood or masonry identification signs will not exceed 20" by 36" and will be externally illuminated by ancillary wall or ground mounted fixtures.

See sheet 11 of landscape plans for Sign Design drawings.

Site Lighting

Site Lighting

Introduction

A comprehensive site lighting program will be utilized throughout this project. This lighting program will standardize the location and design, i.e. type, size, color and form of the site lighting to maintain a consistent theme. The primary purpose of the site lighting is to provide safety and security where required throughout the site. The secondary purpose of the site lighting is to enhance the esthetic quality of specific areas of the site, i.e. entrance areas and common outdoor use-areas. All lights will be shielded to protect the night sky and cast light downward.

Parking Area Lighting:

Will be used to enhance visibility for guests, allowing them to walk safely through the parking areas at night..

Lighting elements will be located in anodized bronze boxes (to cast light downward) mounted on anodized bronze aluminum light standards not exceeding 12 ft. in height. (see insert)

(Refer to the parking area lights in Shugrues West Restaurant parking area as a representative example of the type, location and spacing of parking lights proposed for this project.)

Sidewalk / Pathway Light:

Will be used along sidewalks and pathways to provide visibility for guests and enable them to walk safely on the walkways and pathways in darkened conditions.

Sidewalk / pathway lights shall consist of a luminaries enclosed in a conical shield mounted on an upright shaft with a locking swivel device allowing the light to be fixed in a downward position providing a soft wash of light over a selected area of walking surface. Maximum height of the light is 18". The light shaft and shield shall be furnished in non-reflective black.

Installation of the sidewalk / pathway lights shall include the light fixture and shaft in conjunction with landscape, shrubs, boulders and/or earth berms designed to hide the light fixture from view. The primary objective of this specialized installation, when the light is on: is to allow the viewer to be aware of the illumination while not being able to see the source of the illumination. Installation will occur in locations as required, to provide a continuous link of illumination along the walking surface.

Accent / Sign Light:

Will be used to illuminate site signs, building names / numbers wall mounted signs, retaining / courtyard wall surfaces and key landscape features.

Accent / Sign lights shall be the same light fixture and shaft as the Sidewalk / Pathway light with the exception that the light fixture is positioned in a slightly upward position rather than downward to provide a soft wash of light on the area or object to be illuminated.

As with the Sidewalk / Pathway lights, installation shall include the light fixture in conjunction with landscape shrubs, boulders and/or earth berms designed to hide the light fixture from view. The purpose of the installation is to allow the viewer to be aware of the illumination and the object being illuminated while not seeing the source of illumination. Installation of the light fixture shall occur in conjunction with site and wall mounted signs and landscape features designed to be illuminated.

Building Lighting:

Exterior decorative lighting selection for all buildings have been inspired by the Arts and Crafts Movement. These lights produce soft ambient lighting that is screened by the opaque honey amber glass.

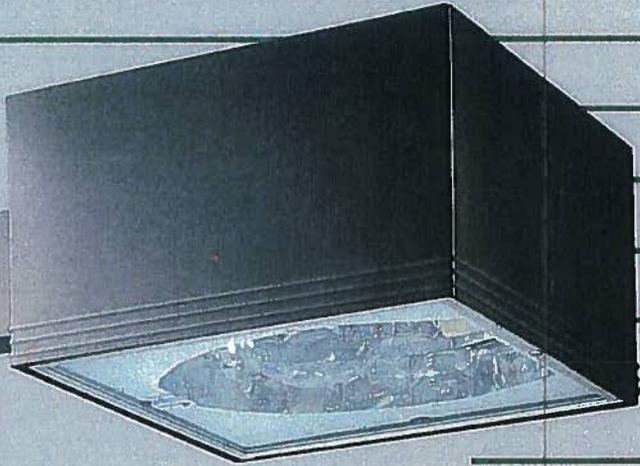
Building will have a combination of hanging and wall mounted fixtures. (see insert)

Operation

Since this is a lodging / residential project, all light will be controlled by photo cells allowing continuous operation of lights throughout the night.

E M C O

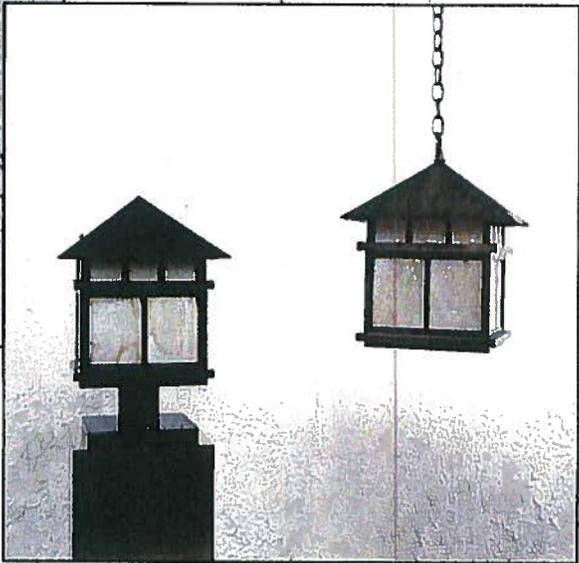
ECOLUME



950 SERIES



#952, CV, OWG



#954, BNZ, HG

#956, AB, IRR

	WIDTH	HEIGHT	EXTENSION FROM WALL	LAMP TYPE	MAXIMUM WATTAGE
① 951	13"	17½"	6½"	2 c	60
① 952	12"	14"	6½"	2 c	60
② 954	12"	14"	—	1 med	100
③ 956	12"	16"	—	1 med	100

SOLID BRASS CONSTRUCTION

Custom sizes and finishes available

AVAILABLE IN ENERGY-SAVING COMPACT FLUORESCENT

See page 17 for glass and finishes

PACIFIC SOURCES
architectural lighting 

WYNDHAM
WORLDWIDE

Joe Malone RRP
VP of Sales and Marketing
Cell: 508-415-4116
Joe.Malone@wyn.com

March 22, 2013

Cari Meyer
Associate Planner
City of Sedona
104 Road Runner Drive
Sedona, Arizona 86336

RE: Operational definition of current activities for Wyndham Vacation Ownership sales office currently located at 2445 Highway 89-A.

Dear Cari:

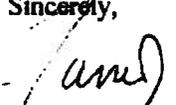
As you are aware Mr. Farhat has filed a letter of intent with the City to obtain a minor modification and a zone change to the plan development that our company operates as Wyndham Vacation Ownership ("WVO") time share resort along with our sales office in Sedona, Arizona.

Our current sales office is located at 2445 W. SR 89-A, West Sedona, Arizona. We are currently operating out of approximately 4,400 square feet and we have an average of 10 employees during normal operating periods. Over 95% of the visitors who arrive at the sales office are from WVO's existing time share property. The parking for these visitors is not on the premises where the sales office is located but we provide transportation from the time share resort by using golf carts. The other 5% of the visitors come from off site. Based on our computer generated records we have approximately 10 tour arrivals per day. Our tours are scheduled for 9:00am, 11:30 am and 1:30 pm 7 days per week.

We are requesting that Mr. Farhat construct a building of 4,000 – 5,000 square feet which would be located at 1700 Kestrel Circle which is contiguous to our current Recreation Center and would decrease traffic. Should Wyndham vacate the property in the future, then 100% of the use would revert to the Recreation Center and property management office.

If you have any questions, please feel free to contact me at the number listed above.

Sincerely,


Joe Malone RRP
VP of Sales and Marketing
Wyndham Vacation Ownership

Cc: Audree Juhlin, Assistant Community Development Director



SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

March 25, 2013

Planning and Zoning Commission
City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336

Re: Review of Fairfield's PD Original Traffic Study

Traffic Component

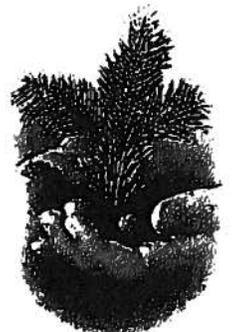
Background

The development currently known as *Wyndham Sedona Resort* (formerly *Fairfield Communities, Inc.*) originally consisted of 22 acres, which included a 2 acre parcel with a fronting at 2445 W. Highway SR 89A, Sedona. Planned Development (PD) zoning was approved by the City of Sedona for the overall project plan in 1998.

The original plan anticipated that total build-out would be achieved by 2002. Today Phase 1 has been completed and Phase 2 development is underway.

The original interval ownership units provided for lockout suites, which at the time were thought to increase flexibility and occupancy rates. However, over the years, it has been found that their actual use have become virtually nonexistent.

In 2005, Wyndham remodeled an existing 11,736 sq. ft. building for a sales office and restaurant complex on the 2 acres fronting on SR 89A. Currently only 4,400 sq. ft. is utilized. Also, as the resort has matured, the nature of the sales effort has decreased. Today, 95% of the sales customers are temporary guests (renters) of the resort.



Growth is inevitable...it's planning that makes the difference.

CORPORATE OFFICE ■ 20 STUTZ BEARCAT DR. #6. SEDONA, AZ 86336 ■ (928) 282-7787 (800) 264-7787 FAX (928) 282-0731
825 COVE PARKWAY, SUITE A, COTTONWOOD, ARIZONA 86326 ■ (928) 634-5889 (800) 264-7787 FAX: (928) 634-2222

The primary change being applied for consists of moving the sales office from the current facility on the 2 acre parcel on SR 89A to a 4,500 sq. ft. suite in a new community center for the apartment parcel. This new building would occupy about 5,500 sq. ft. of the preapproved 7,500 sq. ft. building pad called for in the original design.

Based on the original plan, a traffic impact study was performed in 1998 by *Huitt-Zollars*. This comprehensive study investigated trip generation, distribution and assignment. It also performed existing traffic counts at the SR 89A-Shelby Road intersection, modeled build-out traffic flow at this intersection, and compared existing versus build-out levels of service.

The original 1998 study assumed 72 interval ownership units, all having lockout suites, 56 apartment units and 16 single family attached units. It also assumed 4 employees in the resort sales office.

This restudy assumes 72 interval ownership units without lockout suites, since they're no longer used as such. Also, the number of apartment units was reduced by 2, leaving 54 units intact. The single family attached use assumed in the original study was in error. The original PD approval was based on single family detached use, which is assumed in this restudy. Finally, the sales staff has been increased by 6 employees, bringing the total number of employees to 10. However, the area of the sales office would decrease under this application from 11,736 sq. ft. to 4,500 sq. ft.

The purpose of this restudy of the 1998 Traffic Impact Study is to discover and document any additional impacts that the above described changes might have to the trip generation of the project.

Revised Trip Generation

The basis of this restudy is the latest edition of ITE's *Trip Generation Manual, 9th Edition*, which was issued in 2012. ITE updates and revises its trip generation manual periodically. Trip generation factors are adjusted to reflect additional data and studies that become available since the previous edition. Therefore, it's important to use the latest edition in order to capture the most accurate analysis for the project. The 1998 study would have utilized the 5th edition, issued in 1991. A number of significant revisions have occurred over the twenty-one year interval between the 5th and the 9th editions.

In this restudy, the Single Family Detached category (ITE Land Code 210) was substituted for the Single Family Attached category (Code 230).

The general Apartment category (Code 220) was found to be slightly more conservative than the Low-Rise Apartment category (Code 221). Therefore, the general Apartment category was utilized in this restudy.

The average day, AM peak hour and PM peak hour factors were utilized for the Interval Ownership category (Code 265). However, the percentages in and out were not available for this category. In it's place the distribution for the Resort Hotel Rooms (Code 330) was utilized. The owner reports that the nature of the resort sales effort has evolved over the years. Currently, 95% of new sales are coming from temporary guests renting time at the resort. These customers are walking from their units across the lot to the sales office. These trips to the sales office do not involve vehicle trips entering and exiting the property driveways. This is known as internal capture and does not count toward traffic impacts to the adjacent street or to the neighborhood.

Traffic Impact of Revisions

The results of this restudy are shown in Table 1 below. As expected, the total traffic impact of both the changes requested under this submittal and the recalculation of trips based on the latest ITE guidelines result in significant reductions for all criteria normally studied, compared to the 1998 report. Especially significant are the 31% and 23% reductions in AM and PM peak hour trips, respectively, since peak hour trips have the greatest impact on neighborhood congestion.

Table 1 - Revised Average & Peak Hour Project Trip Generation

Land Use	ITE Code	Count / Unit Type	Driveway Trips Generated (Internal Capture Not Included)						
			Average Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Single Family Detached	210	16	9	3	12	10	6	16	
		Dwel. Units	152	3	9	12	10	6	16
Apartments	220	54	6	22	28	21	12	33	
		Dwel. Units	359	6	22	28	21	12	33
Interval Ownership (1)	265	72	25	10	35	23	31	54	
		Dwel. Units	722	25	10	35	23	31	54
New Wyndham Sales Office (2)	715	4.5	3	0	0	0	0	0	
		1,000 sf	3	0	0	0	0	0	0
SR 89A Commercial Pad	715	11.736	137	19	2	21	3	17	20
		1,000 sf	137	19	2	21	3	17	20
Revised Totals			1,373	53	43	96	57	66	123
1998 Study Totals			1,529	54	86	140	83	113	160
% Change			-10%	-2%	-50%	-31%	-31%	-42%	-23%

 = ITE Trip Generation Factors (9th Edition)
 (Assumed that the peak hour of generator falls within timeframe of the peak hour of adjacent street, 7:00 to 9:00 AM, 4:00 to 6:00 PM)

Note 1: In and out distribution percentages were not available for ITE Code 265. Therefore, the distribution for Resort Hotel Rooms (Code 330) was used.

Note 2: Trip totals were adjusted to account for 95% internal capture.

Conclusions

This restudy has shown that the changes sought under this application will not increase traffic congestion, neither in the adjacent street nor in the neighborhood. In fact, due to evolution of the project, the overall traffic impact has been shown to be significantly less compared to what was projected in the 1998 study.

If you have any questions or need further information, please feel free to contact me at 282-7787.

Sincerely,



Luke Sefton, P.E.

Executive Vice President

**AVILARCHITECTS
INC.**

PHONE
310.480.7643
FAX
310.480.7543
2000 PICO BLVD.
SUITE 10
SANTA MONICA
CA 90405

ISSUE

MARCH 18, 2013

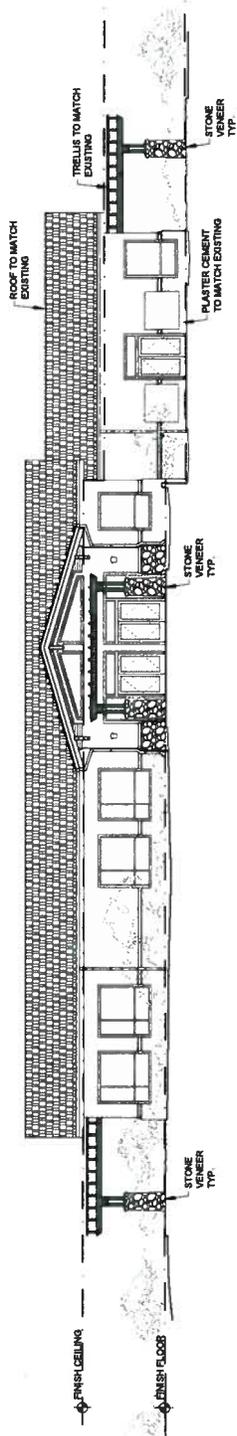
SECONA HYPERHAM
APARTMENTS, LLC

CLIENT
SALUD INVESTMENTS
6840 LAUREL WAY
CULVER CITY, CA 90230

PROJECT ADDRESS:
1700 AVENUE 100
LOS ANGELES, CA 90048

ELEVATIONS

A3.1



WEST ELEVATION
1/8" = 1'-0"

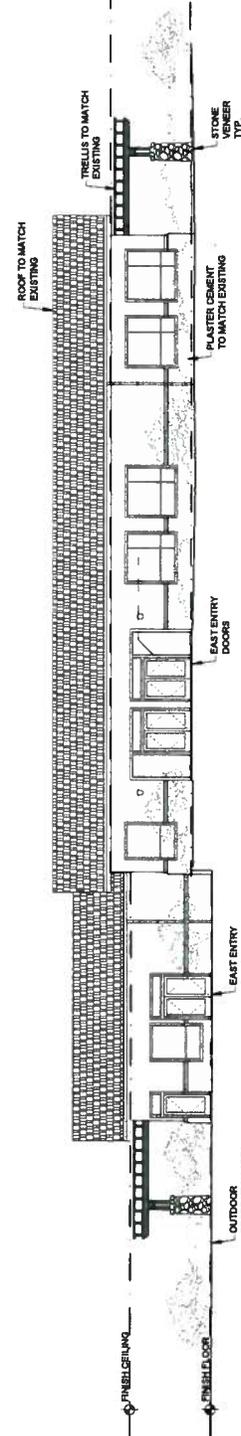
2



EXISTING MAIN ENTRY FOR REFERENCE



LANDSCAPE COLORS, ROOF MATERIAL



EAST ELEVATION
1/8" = 1'-0"

2

63 / 25-1

**REVISED AMENDED FINAL PLAT
(AMENDMENT TO TRACT "A")
WYNDHAM VACATION RESORTS SEDONA**

A PORTION OF SECTIONS 11 & 14,
T.17N., R.5E., G. & S.R.M.,
YAVAPAI COUNTY, ARIZONA.
ASSESSOR PARCELS 408-28-362 AND 408-28-375B
CASE NO. SUB 2009-6

APPROVALS

COMMUNITY DEVELOPMENT DEPARTMENT
DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: 2-22-10
DATE: 2-26-10

CITY COUNCIL
MAYOR
CITY CLERK
DATE: 2/22/10
DATE: 2/25/10

OWNER / DEVELOPER:
WYNDHAM VACATION RESORTS, INC.
8427 SOUTHPARK CIRCLE - 4TH FLOOR TAX
DEPARTMENT
ORLANDO, FL 32819

LAND SURVEYORS / LAND PLANNERS / ENGINEERS:
SEC, INC.
20 STUTZ BEARCAT DRIVE #6
SEDONA, ARIZONA 86336
(928) 282-7787 FAX (928) 282-0731
REGISTRATION NUMBERS: RLS 40829, P.E. 37322

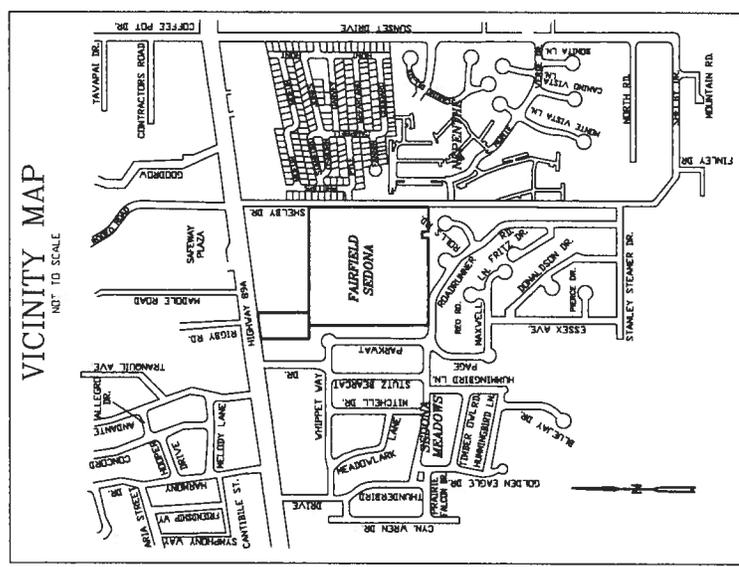
CERTIFICATION
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS DONE
UNDER MY DIRECT SUPERVISION AND THE MEASUREMENTS AS SHOWN
ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



UNTURNED COPY

NO. 2010-4316976
FILED AND RECORDED AT REQUEST OF
S.E.C., Inc.
March 2, 2010
AT 2:00 P.M. IN OFFICE OF
BOOK 3 MAPS + PLATS
PAGE 25-1
RECORDED IN YAVAPAI COUNTY ARIZONA
ANA WAYMAN-TRULLIO
County Recorder
In the presence of
Deputy Recorder

WYNDHAM VACATION RESORTS TRACT "A"
AMENDED REVISED PLAT
SECTIONS 11 & 14
T.17N., R.5E.
SHEET 1 OF 2



36x 24

ACKNOWLEDGEMENT

IN WITNESS WHEREOF,
THAT WYNDHAM VACATION RESORTS, INC. AS OWNER AND DECLARANT
PERSONALLY APPEAR AND ACKNOWLEDGE HERSELF AS GENERAL COUNSEL OF WYNDHAM
VACATION RESORTS, INC. AND HER AUTHORITY TO SIGN AND FILE THIS INSTRUMENT
THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING HIS NAME, AS GENERAL
COUNSEL.



STATE OF FLORIDA
COUNTY OF ORANGE
ON THIS 19th DAY OF February 2010, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DID
PERSONALLY APPEAR AND ACKNOWLEDGE HERSELF AS GENERAL COUNSEL OF WYNDHAM
VACATION RESORTS, INC. AND HER AUTHORITY TO SIGN AND FILE THIS INSTRUMENT
THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING HIS NAME, AS GENERAL
COUNSEL.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.
SIGNATURE
MY COMMISSION EXPIRES 12/12/2010

NOTE

THIS PLAT SUBJECT TO ALL DEDICATIONS, DIMENSIONS, RESERVATIONS,
RESTRICTIONS AND CONDITIONS SHOWN ON PLATS FOR FINAL PLAT FAIRFIELD
SEDONA AS RECORDED IN BOOK 38 OF MAPS AND PLATS, PAGES 42-43, AND ON
SEDONA AS RECORDED IN BOOK 40 OF MAPS AND PLATS, PAGES 40-41, AND ON
AND PLATS, PAGES 13-16, AND ON REVISED AMENDED FINAL PLAT FAIRFIELD
SEDONA AS RECORDED IN BOOK 45 OF MAPS AND PLATS, PAGES 33-34 ALL IN
APPROVAL FROM THE CITY OF SEDONA RECORDER'S OFFICE. ALSO SUBJECT TO CONDITIONS OF
REFERENCED PLATS.

CLASS II DRAINAGE EASEMENT:
EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AND THE PROPERTY
OWNERS OF THIS SUBDIVISION FOR DRAINAGE PURPOSES AS SHOWN
ON THE PLAT. THESE ARE CLASS II DRAINAGE EASEMENTS. THE
DRAINAGE EASEMENTS IN THE SAME CONDITION AS IT WAS WHEN THE
DRAINAGE EASEMENTS WERE FIRST CREATED AND SHALL REMAIN IN THE
LOCATION INDICATED AT THE TIME OF THE APPROVAL OF THIS PLAT
RECORDING (UNLESS APPROVED BY THE CITY OF SEDONA).

THESE WATERCOURSES WILL REQUIRE PERIODIC MAINTENANCE TO CONVEY
ON-SITE OR OFF-SITE DISCHARGES. THE PROPERTY OWNERS SHALL
MAINTAIN THE DRAINAGE EASEMENTS AND SHALL BE RESPONSIBLE FOR
THEY HAS BUILT UP SINCE THE ORIGINAL APPROVAL OF THE FINAL PLAT.
IF THE DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED, THE
CITY OF SEDONA WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY
DAMAGE TO THE PROPERTY OR TO THE SITE. THE PROPERTY OWNERS
AND MAINTAIN THE DRAINAGE EASEMENTS AND SHALL BE RESPONSIBLE
TO DO THE MAINTENANCE. THE PROPERTY OWNERS WILL BE HELD
SHOULD COURT ACTION BE NECESSARY TO COLLECT THESE BILLS. THE
AND COURT COSTS.

NOTARY PUBLIC, STATE OF FLORIDA, COMMISSION NO. 12121001, EXPIRES 12/12/2010. I HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN THE STATE OF FLORIDA AND AM CURRENTLY LICENSED TO PERFORM NOTARY PUBLIC SERVICES IN THE COUNTY OF ORANGE, FLORIDA.

