



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

**Tel: 928-282-1154
Fax: 928-282-7124
TDD: 928-282-3113**

May 8, 2013

Dorn Homes
Attn: David Grounds
3950 S. Camino Del Heroe
Green Valley, AZ 85614

RE: PZ13-00007 (CUP) Rimstone/Cor D' Amor Model Home and Subdivision Sales Office by Dorn Homes

Dear Mr. Grounds:

Sedona 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 30, 2013 at 9:30 a.m.** Please be prepared to address the comments and concerns at this meeting, and provide any additional data and materials requested. If plan revisions are required, please bring five (5) sets 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 **Monday, June 10, 2013**. The Citizen Participation Report is also due at this time.

The introductory work session before the Planning and Zoning Commission for this project is scheduled on **Thursday, May 30, 2013 at 3:30 p.m. in the Vultee Conference Room at Sedona City Hall**. Please plan to attend this session during which staff will introduce the project to the Planning and Zoning Commission. The regular work session is scheduled for **Thursday, June 27, 2013, at 3:30 p.m. in the City Council Chambers** and the Planning and Zoning Commission's public hearing is scheduled on **Tuesday, July 2, 2013 at 5:30 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,

David Nicolella, Associate Planner
Department of Community Development

Attachment: Community Development Department Preliminary Review Comments

Community Development Department Preliminary Review Comments
PZ13-00007 (CUP); Rimstone/ Cor D' Amor Subdivision Sales Office by Dorn Homes;
170 and 125 Rimstone Circle

- 1) Please address the following issues/comments in the letter of intent:
 - a) Please specify the amount of time you are requesting for the Conditional Use Permit (i.e. Two (2) years, three (3) years, or five (5) years).
 - b) Please clarify the frequency (i.e. days and times) the Subdivision Sales Office will be open. The letter of intent states "daily"; does that mean seven (7) days a week?
 - c) The site plan submitted with the application (A.1) contains hand written notes explaining: 1) ADA routes; 2) that visitor tours will be by appointment only, and 3) states the visitor tour hours. Please include this information in the revised letter of intent and make the visitor tour hours consistent. The site plan (A.1) states 10:00 a.m. to 5:30 p.m., and the letter of intent states 10:00 a.m. to 5:00 p.m.
 - d) Provide information on the number of on-site parking spaces available and if there is any option for additional parking.
 - i) Parking space requirements for a model home/ sales office are not listed in the Sedona Land Development Code. Therefore, the parking requirement shall be determined by the Director on the basis of requirements for similar uses (SLDC 912.03 D). When using a Furniture/appliance store as a similar use, one parking space for every 750 square feet of gross floor area is required.
 - e) Provide information on the size and location of any proposed off-premise signage.
- 2) Provide a to-scale "Location Map" depicting the number of lots Dorn Homes will be developing or has the potential to develop.
- 3) Provide a to-scale "Access Map" showing how you will direct the public to the subdivision sales office located at 170 Rimstone Circle.
 - a) Submit information on the location, number, type and size of signage used to direct the public to the subdivision sales office.



DEPARTMENT OF COMMUNITY DEVELOPMENT
Current Planning Division

104 Road Runner Drive
Sedona, Arizona 86336

Tel: (928) 282-1154
Fax: (928) 204-7124
TDD: (928) 282-3113

- APPLICATION FOR:
[] Development Review
[] Subdivision
[X] Conditional Use Permit
[] Time Extension
[] Conceptual Review
[] Zone Change
[] Variance
[] Appeal

Property Owner: Diamond Ventures Opportunity Fund I, LLC % Diamond Ven
Address: 2200 E River Rd., Ste. 115 Tucson, AZ 85718
Telephone: 520.577.0200 Fax: E-mail: bkolt@diamondven.com

Applicant: Dorn Homes Inc.
Address: 3950 S. Camino Del Heroe Green Valley AZ 85614
Telephone: 520.648.3758 Fax: E-mail: ssavage@dornhomes.com

Authorized Agent (if applicable):
Address:
Telephone: Fax: E-mail:

Project Name: Rimstone model Home
Project Address/Location: 170 Rimstone Circle, and 125 Rimstone Circle
Description: Model home-Sales

Signature: Sherry Savage Date: 3-21-13
Print Name: Sherry Savage 928-445-9427

For Staff Use Only
Taken By: Curi Application #: PZ-13-00007
Date Filed: 3/25/13 Filing Fee: \$1,500
Hearing Date: Zoning:
Parcel #: 408-11-558 Acreage:

DNR
PENDING



April 28, 2013

David Nicolella
City of Sedona
102 Roadrunner Dr.
Sedona, AZ 86336

Re: Rimstone Lot 27 Model Home Temporary Sales Office
Conditional Use Permit

Dear David,

Dorn Homes is proposing a temporary model home sales office at 170 RimStone Circle to support our effort and that of the local Sedona home builders to sell lots and homes in Rimstone. The model home will be used for residential lot and home sales. We typically build a model home, sell it to an investor, and lease the home back for a specific period of time. In this case, the home is currently in escrow with an investor and it is her intention to occupy the home in 19 months. We would like to add lot 31 as our NEXT Model home location to occupy once we vacate lot 27 in approx. 19 months. We will build the same home on 31 that we built on lot 27 and it will also conform to all of the ADA and other requirements that are placed on lot 27.

During the period that we use the home as a sales office/model home we propose to have it open from 10 am to 5 pm daily. We will usually have one to three people working in the home during business hours. We estimate the model home will allow us to sell approximately 12 home sites per year.

Our projected sell out date in Rimstone is May of 2016 and substantial build out by May 2017. This ultimate success will be partially dependent on the economy.

408 Citizen Review Process

We agree to fully cooperate with the Citizen's Review Process. We will follow the requirements for participation as outlined in Section 408 of the Sedona Land Development Code

402.06 Questions

The following is our response to the 402.06 Questions.

B. Our proposed use will have no detrimental affect to our property or any neighboring properties. Additionally, we will not damage the property and we will create no smoke, odor, dust, vibration, or illumination.

We will create no hazards to persons or property from possible explosions, contamination, fire, or flood.

We are very confident we will not have a negative impact on the surrounding areas resulting from the minimal traffic that our sales office will generate. We estimate we will have approximately 10 to 25 visitors per week on average to the sales office. This estimate is based on the historical and recent visitors we receive in other sales offices in other parts of the state of Arizona.

C. We feel our proposed use is compatible with the types of use permitted in the surrounding areas. Our sales office will help us convert the empty home sites to future homes that are characteristic to Sedona. We are using the sales office to execute the vision of building out the community as it is zoned, and to finish a community the developer and the City of Sedona will be proud of.

D. Our proposed use will comply with the applicable provisions of the code.

E. I do not feel E is applicable. We are not expanding something or changing its use, other than operating a temporary sales office in the model home.

David, from all of us at Dorn Homes, thank you for your patience and support with this effort. Please don't hesitate to call or email me with any additional information you or the City require with this application. My email address is dave@dornhomes.com

Sincerely,

David Grounds
President
Dorn Homes, Inc.

Vicinity Map

Parcel
#408-11-558 &
#408-11-562
Rimstone Sales
Office

- Parcel
#408-11-558 &
#408-11-562
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline

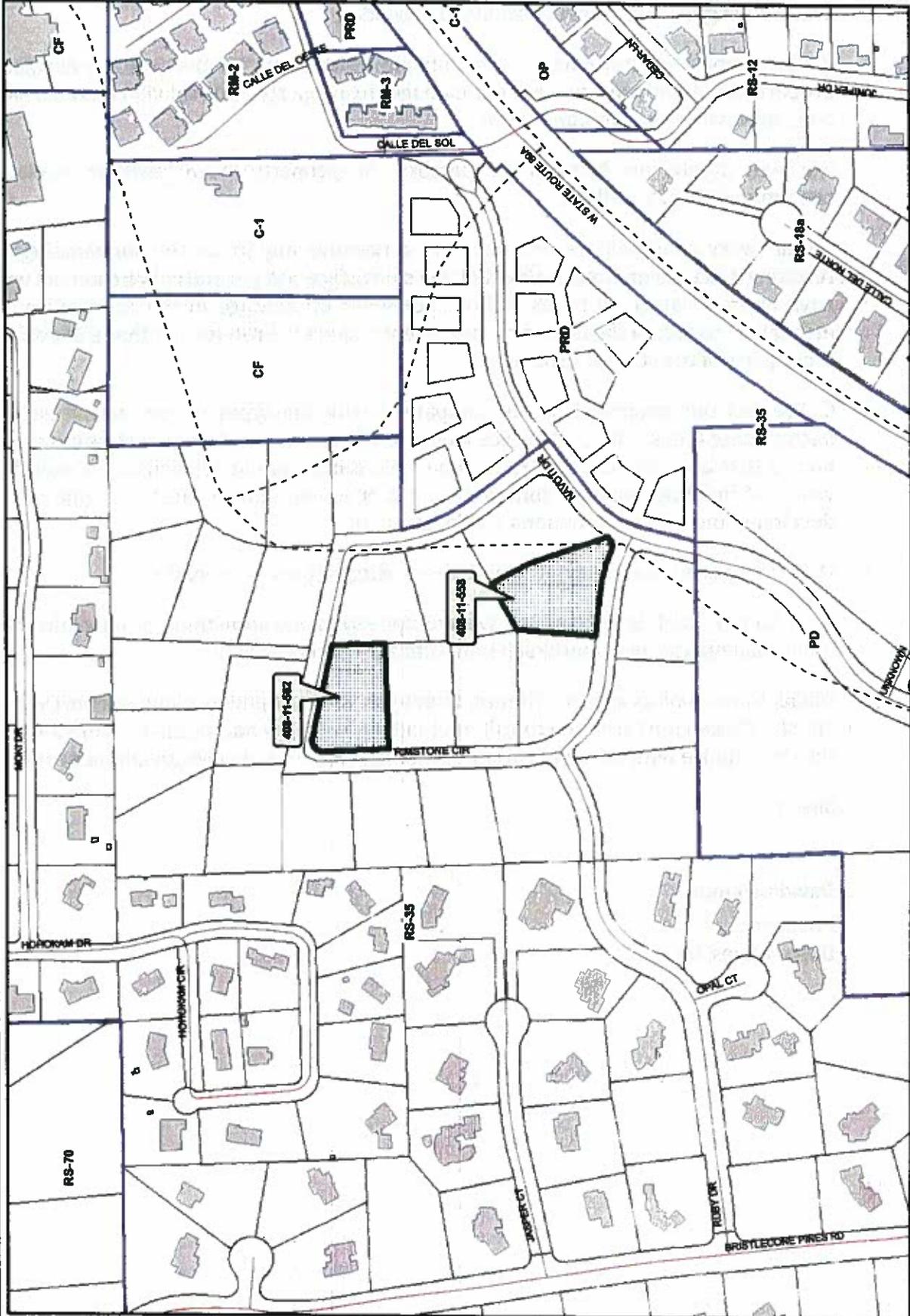


0 80 160 Feet

City Index



CITY OF RIMSTONE
1100 W. STATE ROUTE 20A
RIMSTONE, ALABAMA 35151
205-336-1100
www.rimstoneal.gov



Vicinity Map



ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Excavation	100	sq yd	15.00	1500.00
2	Foundation	100	sq ft	10.00	1000.00
3	Concrete	100	cu yd	120.00	12000.00
4	Rebar	100	lb	0.10	10.00
5	Formwork	100	sq ft	2.00	200.00
6	Backfill	100	cu yd	10.00	1000.00
7	Gravel	100	cu yd	15.00	1500.00
8	Asphalt	100	sq yd	20.00	2000.00
9	Paint	100	gal	1.00	100.00
10	Roofing	100	sq ft	5.00	500.00
11	Insulation	100	sq ft	1.00	100.00
12	Windows	100	unit	10.00	1000.00
13	Doors	100	unit	10.00	1000.00
14	Plumbing	100	unit	10.00	1000.00
15	Electrical	100	unit	10.00	1000.00
16	Mechanical	100	unit	10.00	1000.00
17	Interior Finishes	100	sq ft	1.00	100.00
18	Exterior Finishes	100	sq ft	1.00	100.00
19	Site Work	100	unit	1.00	100.00
20	Permits	100	unit	1.00	100.00
21	Professional Fees	100	unit	1.00	100.00
22	Contingency	100	unit	1.00	100.00
23	Subtotal				30000.00
24	Taxes				3000.00
25	Total				33000.00

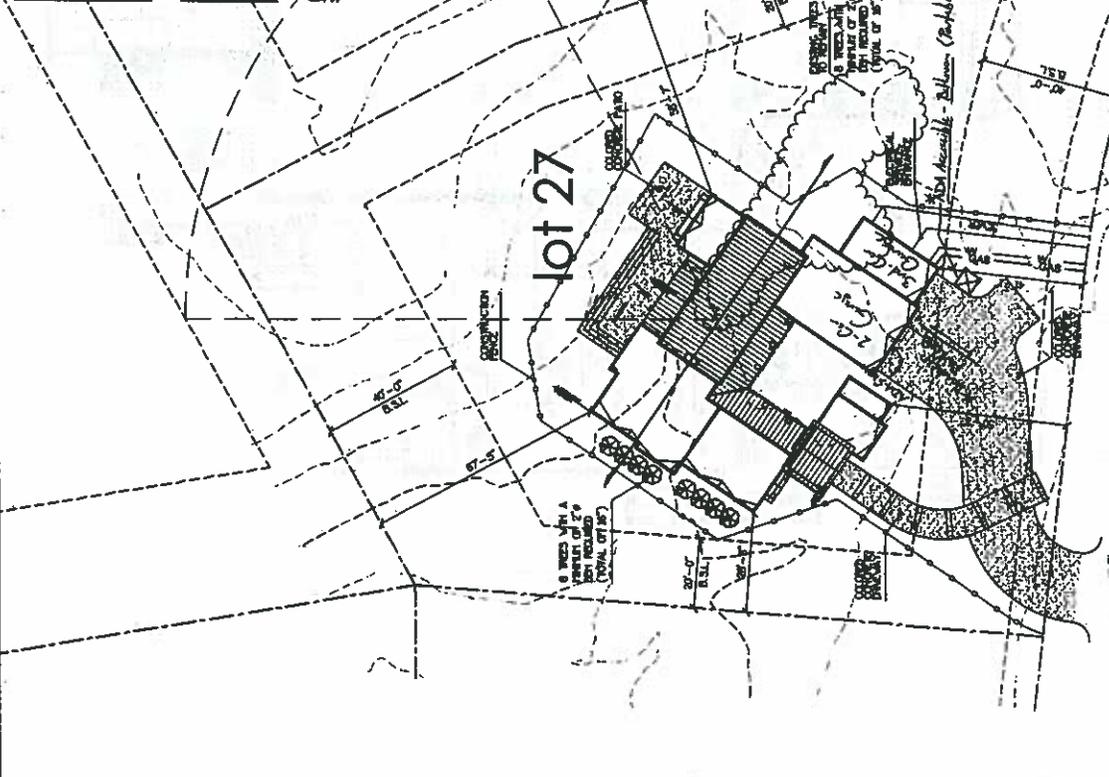
DL window + door schedule

SCALE: 1/2" = 1'-0"

NO.	SYMBOL	DESCRIPTION	QTY	UNIT
1	DL 1	6'0" x 6'0" Double Hung	1	unit
2	DL 2	6'0" x 6'0" Single Hung	1	unit
3	DL 3	6'0" x 6'0" Transom	1	unit
4	DL 4	6'0" x 6'0" Storm Door	1	unit
5	DL 5	6'0" x 6'0" Sliding Glass Door	1	unit
6	DL 6	6'0" x 6'0" Storm Door	1	unit
7	DL 7	6'0" x 6'0" Storm Door	1	unit
8	DL 8	6'0" x 6'0" Storm Door	1	unit
9	DL 9	6'0" x 6'0" Storm Door	1	unit
10	DL 10	6'0" x 6'0" Storm Door	1	unit
11	DL 11	6'0" x 6'0" Storm Door	1	unit
12	DL 12	6'0" x 6'0" Storm Door	1	unit
13	DL 13	6'0" x 6'0" Storm Door	1	unit
14	DL 14	6'0" x 6'0" Storm Door	1	unit
15	DL 15	6'0" x 6'0" Storm Door	1	unit
16	DL 16	6'0" x 6'0" Storm Door	1	unit
17	DL 17	6'0" x 6'0" Storm Door	1	unit
18	DL 18	6'0" x 6'0" Storm Door	1	unit
19	DL 19	6'0" x 6'0" Storm Door	1	unit
20	DL 20	6'0" x 6'0" Storm Door	1	unit
21	DL 21	6'0" x 6'0" Storm Door	1	unit
22	DL 22	6'0" x 6'0" Storm Door	1	unit
23	DL 23	6'0" x 6'0" Storm Door	1	unit
24	DL 24	6'0" x 6'0" Storm Door	1	unit
25	DL 25	6'0" x 6'0" Storm Door	1	unit
26	DL 26	6'0" x 6'0" Storm Door	1	unit
27	DL 27	6'0" x 6'0" Storm Door	1	unit
28	DL 28	6'0" x 6'0" Storm Door	1	unit
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33	DL 33	6'0" x 6'0" Storm Door	1	unit
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36	DL 36	6'0" x 6'0" Storm Door	1	unit
37	DL 37	6'0" x 6'0" Storm Door	1	unit
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44	DL 44	6'0" x 6'0" Storm Door	1	unit
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46	DL 46	6'0" x 6'0" Storm Door	1	unit
47	DL 47	6'0" x 6'0" Storm Door	1	unit
48	DL 48	6'0" x 6'0" Storm Door	1	unit
49	DL 49	6'0" x 6'0" Storm Door	1	unit
50	DL 50	6'0" x 6'0" Storm Door	1	unit

NOTES:
 1. CONTRACTOR VERIFY SURFACING THESE BE APPLIED
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Notes: R: ADA Accessible work into
 1. The proposed site office will be for parking of a designated parking space in front of the garage through the garage and into the house. The actual work is shown in detail on the Floor Plan.
 2. Visitors will be allowed to leave the site at any time between the hours of 10:00 to 5:30. All inquiries will be set by appointment only.
 3. If an individual visitor or visitor let the site staff they they'll need parking space when setting the appointment. The site staff will walk from the garage around the driveway to the visitor arrives at the site.



architectural site plan
 SCALE: 1/8" = 1'-0"

site section
 SCALE: 1/8" = 1'-0"

CURRENT CODES

- International Residential Code (IRC) - 2006
- International Building Code (IBC) - 2006
- International Electrical Code (IEC) - 2005
- International Plumbing Code (IPC) - 2006
- International Mechanical Code (IMC) - 2006
- International Energy Conservation Code (IECC) - 2006
- International Fire Code - 2006
- Seaside Zoning Ordinance - Current

WALL SCHEDULE

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	1/2" Gypsum Board	100	sq ft	0.50	50.00
2	1/2" Gypsum Board	100	sq ft	0.50	50.00
3	1/2" Gypsum Board	100	sq ft	0.50	50.00
4	1/2" Gypsum Board	100	sq ft	0.50	50.00
5	1/2" Gypsum Board	100	sq ft	0.50	50.00
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50	1/2" Gypsum Board	100	sq ft	0.50	50.00

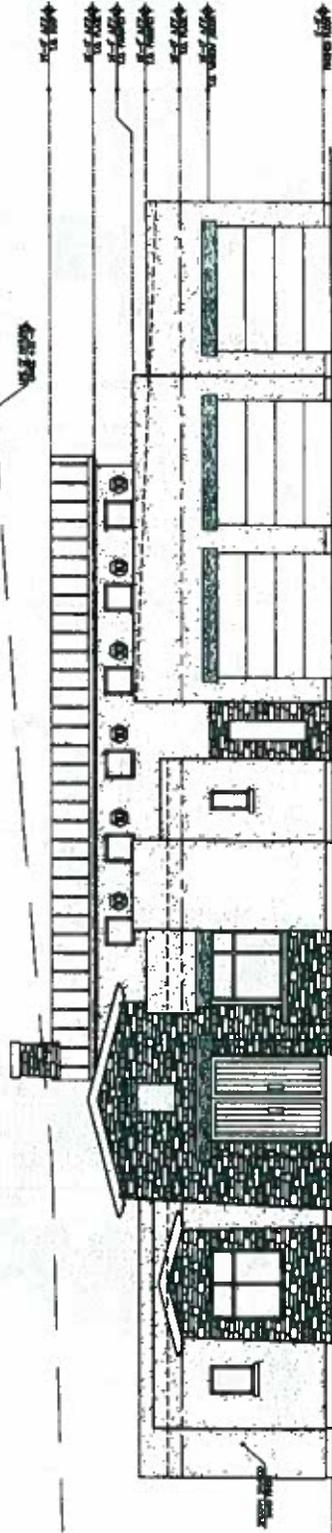
AREA ANALYSIS

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Excavation	100	sq yd	15.00	1500.00
2	Foundation	100	sq ft	10.00	1000.00
3	Concrete	100	cu yd	120.00	12000.00
4	Rebar	100	lb	0.10	10.00
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22	Contingency	100	unit	1.00	100.00
23	Subtotal				30000.00
24	Taxes				3000.00
25	Total				33000.00

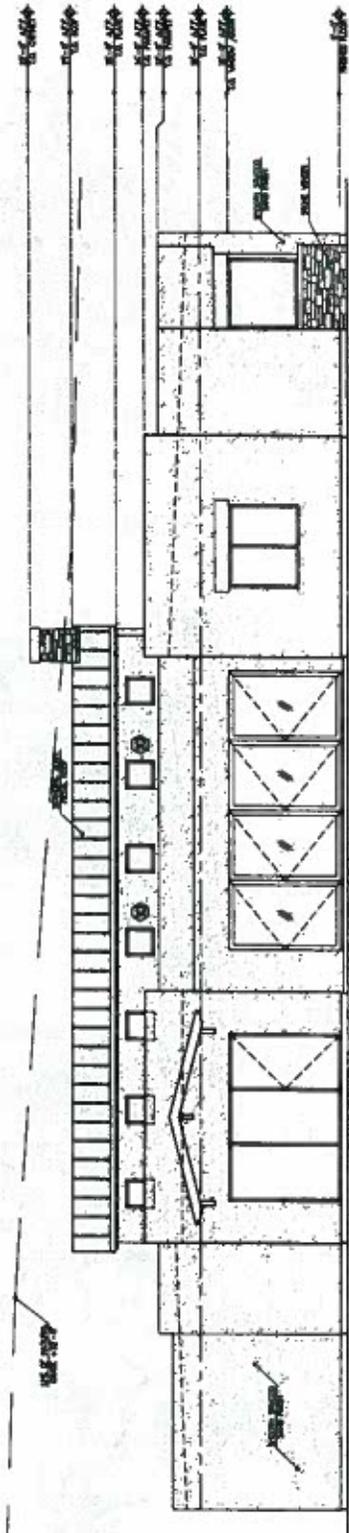


ANTIGUA
 SITE PLAN
 A.1

170 Ringline Dr.



front elevation
SCALE 1/8"=1'-0"



rear elevation
SCALE 1/8"=1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	04/12/11
2	ISSUED FOR PERMITS	04/12/11
3	ISSUED FOR PERMITS	04/12/11
4	ISSUED FOR PERMITS	04/12/11



ANTIGUA
ELEVATIONS A.5

(14727) RD.P.S.H.D.

Custom Landscape Plan

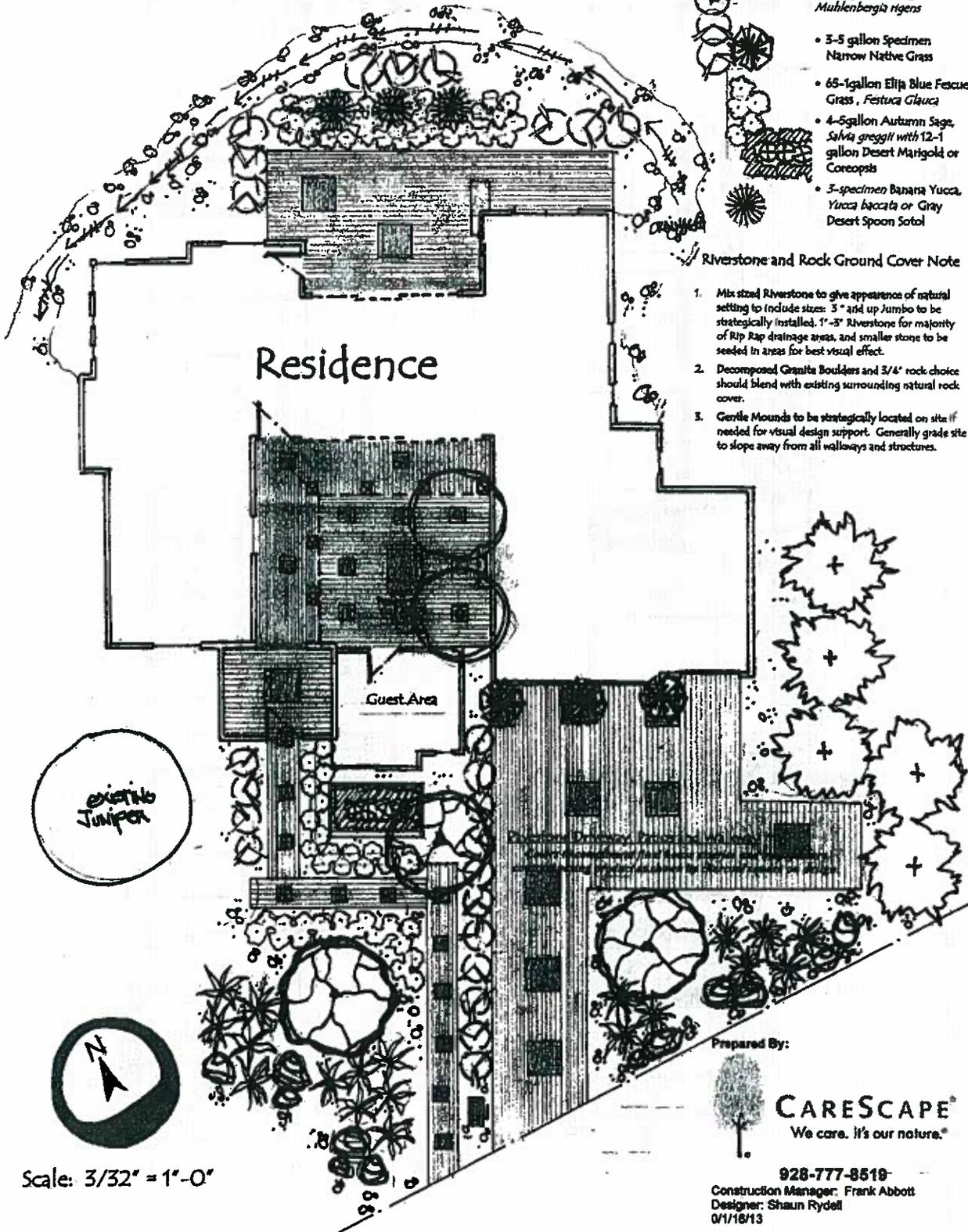
Lot 27, ANTIGUA—Dorn Homes
 Sedona, Arizona

PLANT LEGEND

- 2-specimen Locust "Purple Robe, *Robinia x ambigua*
- 5-24": Arizona Cypress, *Cupressus arizonica*
- 3-24" Box Velvet Mesquite *Prosopis velutina*
- 19-5 gallon Red Yucca *Hesperaloe parviflora*
- 24-5 gallon Deergrass, *Muhlenbergia rigens*
- 3-5 gallon Specimen Narrow Native Grass
- 65-1gallon Elija Blue Fescue Grass, *Festuca Glauca*
- 4-5gallon Autumn Sage, *Salvia greggii* with 12-1 gallon Desert Marigold or Coreopsis
- 3-specimen Banana Yucca, *Yucca baccata* or Gray Desert Spoon Sotol

Riverstone and Rock Ground Cover Note

1. Mix sized Riverstone to give appearance of natural setting to include sizes: 3" and up Jumbo to be strategically installed. 1"-3" Riverstone for majority of Rip Rap drainage areas, and smaller stone to be seeded in areas for best visual effect.
2. Decomposed Granite Boulders and 3/4" rock choice should blend with existing surrounding natural rock cover.
3. Gentle Mounds to be strategically located on site if needed for visual design support. Generally grade site to slope away from all walkways and structures.



EXISTING JUNIPER



Scale: 3/32" = 1'-0"

Prepared By:



CARESCAPE®
 We care. it's our nature.®

928-777-8518
 Construction Manager: Frank Abbott
 Designer: Shaun Rydell
 01/18/13

DIAMOND VENTURES

3-19-2013

Diamond Ventures Opportunity Fund I, LLC
C/o Diamond Ventures, Inc.
2200 E. River Rd., Suite 115
Tucson, AZ 85718

To Whom It May Concern:

Diamond Ventures is the managing entity for the Diamond Ventures Opportunity Fund I, LLC. Please consider this authorization for Dorn Homes to operate a new home sales model located at 170 RimStone Circle, Sedona Az. 86336.
Please contact me should you have any question.

William H. Kelley, CFO



Bill Kelley
Diamond Ventures Inc.



Legal Description

Parcel: 408-11-558

Areas: 42 West Sedona

**Owner: Diamond Ventures Opportunity Fund I, LLC.
C/O Diamond Ventures, Inc.**

**Address: 2200 E River Rd., Suite 115
Tucson, AZ. 85718**

**Legal Description: Rimstone lot 27 .93AC sec 15-17-5E
M&P 56/86-92**

MODEL
HOMES



OLDORNS
HOMES

Sales by
mc&associates



