

# Project Application



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

The following application is for:

- Conceptual Review     
  Final Review     
  Appeal     
  Time Extension  
 Development Review     
  Subdivision     
  Variance  
 Conditional Use Permit     
  Zone Change     
  Major Community Plan Amendment  
 Minor Community Plan Amendment

PROJECT CONTACT:	PAUL DAVIS	Phone:		App. #:	P215-00010
Address:	1425 W. SR 89A	Cell Phone:	928 451 4900	Date Rec'd:	9/10/15
E-mail:	PAUL@BEAVERVINTAGE.COM	Fax:		Rec'd by:	gm
PROJECT NAME:	THAI SPICES	Parcel #:	408-26-018B	Fee Pd:	\$1,500
Project Address/ Location:	1425 W. SR 89A	Acres:	.78	Zoning:	C2

Project Description:	NEW CONSTRUCTION, RESTAURANT
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OWNER NAME:	FOREST LANDS L.L.C.	APPLICANT NAME:	PEARL PARDEE
Address:	1425 W. SR 89A	Company Name:	THAI SPICES NATURAL INC.
Phone:	928 821 3377	Address:	2611 W. SR 89A, SEDONA
Cell Phone:		Phone:	928 282 0599
E-mail:	PEARL@THAISPICES.COM	Cell Phone:	928 821 3377
		E-mail:	PEARL@THAISPICES.COM
ARCHITECT/ ENGINEER:	RICK FROST	AUTHORIZED AGENT/OTHER:	PAUL DAVIS
Company Name:	FROST STRUCTURAL ENG.	Company Name:	
Address:	1678 OAKLAWN DRIVE/C PRESCOTT AZ 86305	Address:	1425 W. SR 89A
E-mail:	RICK.FROST@FROST- STRUCTURAL.COM	E-mail:	PAUL@BEAVERVINTAGE.COM
Phone:	928 776 4931	Phone:	928 451 4900
Cell Phone:	928 710 4931	Cell Phone:	
ID #/Exp. Date:			
City Business License #:			

Forest Lands LLC  
1425 W.SR89A  
Sedona, AZ 86336



To: City of Sedona Planning Staff  
Planning and Zoning Commission

This letter is to serve as an addendum to our original letter of intent for the expired Thai Spices commercial building permit #B-00178

As our intention and goals are unchanged since the penning of the original letter of intent with the exception of details that have been adjusted in the permit process.

These changes are as follows:

- ADOT is no longer allowing/requiring the deceleration lane, and has required the design of the ADA access from the sidewalk be changed. There is now 2 ramps with landings at the northeast corner of the property.
- Day Spa has moved away and Melting Point now occupies the building to the west.
- Drainage maintenance easements have been granted and recorded to the City of Sedona.
- Consideration to the previous P&Z commission as to the buildings angle to the street have been made.
- Yavapai Co. Health Dept. required that the loading dock area be covered. An engineered plan with matching materials was submitted and accepted by city staff.
- Conditions of approval have been met and accepted by city staff.
- All of the requirement of the original permit and applicable codes will be met. What we are requesting is a new permit to replace the one that has expired.

While it was not our intention to allow the permit to expire, due to situations out of our control financing was not available to move the project along.

In addition to a new building permit, we are also requesting a minor land division permit to separate the auto shop parcel from the restaurant. This division will make SBA loan products available to us in order to secure the need financing. All required easements will be in place to serve utility and access needs. This land split is to secure specific SBA financing. It is not our intention to sell off either parcel.

Thank you,  
Pearl Pardee  
Forest Lands LLC

A handwritten signature in blue ink, followed by the date "09-10-15" written in the same ink.