

LETTER OF INTENT

SUPER-8 HOTEL BALCONY ADDITION

1. Location:

Located in West Sedona at 2545 State Route 89A the project consists of a three story hotel and ancillary functions such as a separate lobby, pool and meeting room. No additional enclosed area will be incorporated. The desire is to upgrade the existing facility and offer the patrons a higher quality experience.

2. Drainage Way Design:

Drainage patterns are existing and will remain the same.

3. Building Placement and Orientation:

The existing structure is oriented with its long axis running East and West, no revisions will be made.

4. Linkage and Circulation:

The Hotel's main entrance is a lighted intersection of AZ-89a and Andante Drive. The site also has access to Stutz Bearcat Dr. adjacent to the restaurant and behind the South side of the Hotel. This drive is proposed to be modified to a one way drive toward the East to allow the remodeling of the South side facade. This drive will be posted and marked as one way.

5. Parking:

The modification to the South side parking created the loss of seven cars which were added back in a new parking area on the west side of the property. The revision to 45 degree one way parking design created new landscaped areas adjacent to the South property line. The balance of the onsite parking is shared between the Hotel and Restaurant. This arrangement has created no problems to date. Existing and new parking is calculated as follows.

Hotel: 66 rooms = $66+10 = 76$

Meeting Room:	2,486/175 = 14
Restaurant:	3,442/100 = 34
Restaurant Patio:	945/200 = 5
Total	129
Parking Provided:	96
	(-33)

The revised Site Plan has provided a location for 34 additional parking should it become necessary.

6. Exterior Lighting:

Where possible lighting will be lowered and revised to be more compliant with the Outdoor Lighting code.

7. Signage:

With the deletion of the Super-8 affiliation the name will be changed and the project signage will be revised to be in accordance with the sign ordinance.

8. Building Equipment and Services:

Loading and refuse enclosures are existing and will remain. Mechanical equipment is existing and ground mounted within an enclosure.

9. Fences and Walls:

All existing fences and walls to remain such as mechanical enclosure and pool fence. New sandblasted masonry screen walls will be added on the ground floor. A new 6 foot fence matching the existing fence along the South property line will be constructed where presently there is none.

10. Architectural Character and Building Form:

The existing Hotel Building is proposed to be remodeled with the addition of steel framed balconies and grey glass guardrails on the North and South sides. The existing tile mansard will be removed and on the ground floor sandblasted masonry patio screen walls will be added. The colors proposed incorporate the colors of adjacent nearby rock outcroppings. Steel to be painted in simulated Corten rusted steel paint and the stucco painted in two tones relating to the lighter parts of the red cliffs, all new colors shall meet or exceed the Light Reflection Values required. The exposed steel balconies and colors are designed to bring an updated and upscaled image to the outdated existing structure.

11. Landscape:

The landscape is existing around the site and additional new landscape will be added adjacent to the building where the balcony structures occur. Adjacent to the 45 degree parking new planter areas were created to help buffer the adjacent properties.

12. Article 9 SLDC:

No additional interior square footing has been added and all yards and setbacks to remain with the exception of the new balconies on the South elevation.

13. Section 401.06 LDC:

This project is not new building only the remodel of an existing building.