

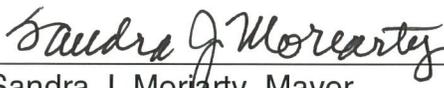
**RESOLUTION NO. 2016-32  
ELEVATIONS AT FOOTHILLS SOUTH  
ZONE CHANGE  
PZ 16-00004 (ZC)**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA,  
ARIZONA, ESTABLISHING AS A PUBLIC RECORD THE TERMS OF PROPOSED  
REZONING OF YAVAPAI COUNTY ASSESSOR PARCEL NUMBER 408-11-243A  
CONTAINING APPROXIMATELY 4.43 ACRES FROM OP (OFFICE PROFESSIONAL)  
TO RS-18a (SINGLE-FAMILY RESIDENTIAL).**

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA that the provisions set forth and the area to be rezoned and attached hereto and incorporated herein as Exhibit A entitled "PZ 16-00004 Elevations at Foothills South, Zoning Map, Legal Description and Conditions of Approval" constitutes a public record to be adopted by reference pursuant to A.R.S. § 9-802 into Ordinance No. 2016-08.

At least one (1) paper copy and one (1) electronic copy of this public record shall be kept in the office of the City Clerk for public use and inspection.

APPROVED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona this 26<sup>th</sup> day of October, 2016.

  
\_\_\_\_\_  
Sandra J. Moriarty, Mayor

ATTEST:

  
\_\_\_\_\_  
Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Robert L. Pickels, Jr., City Attorney



**City Of Sedona Community Development Department**

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

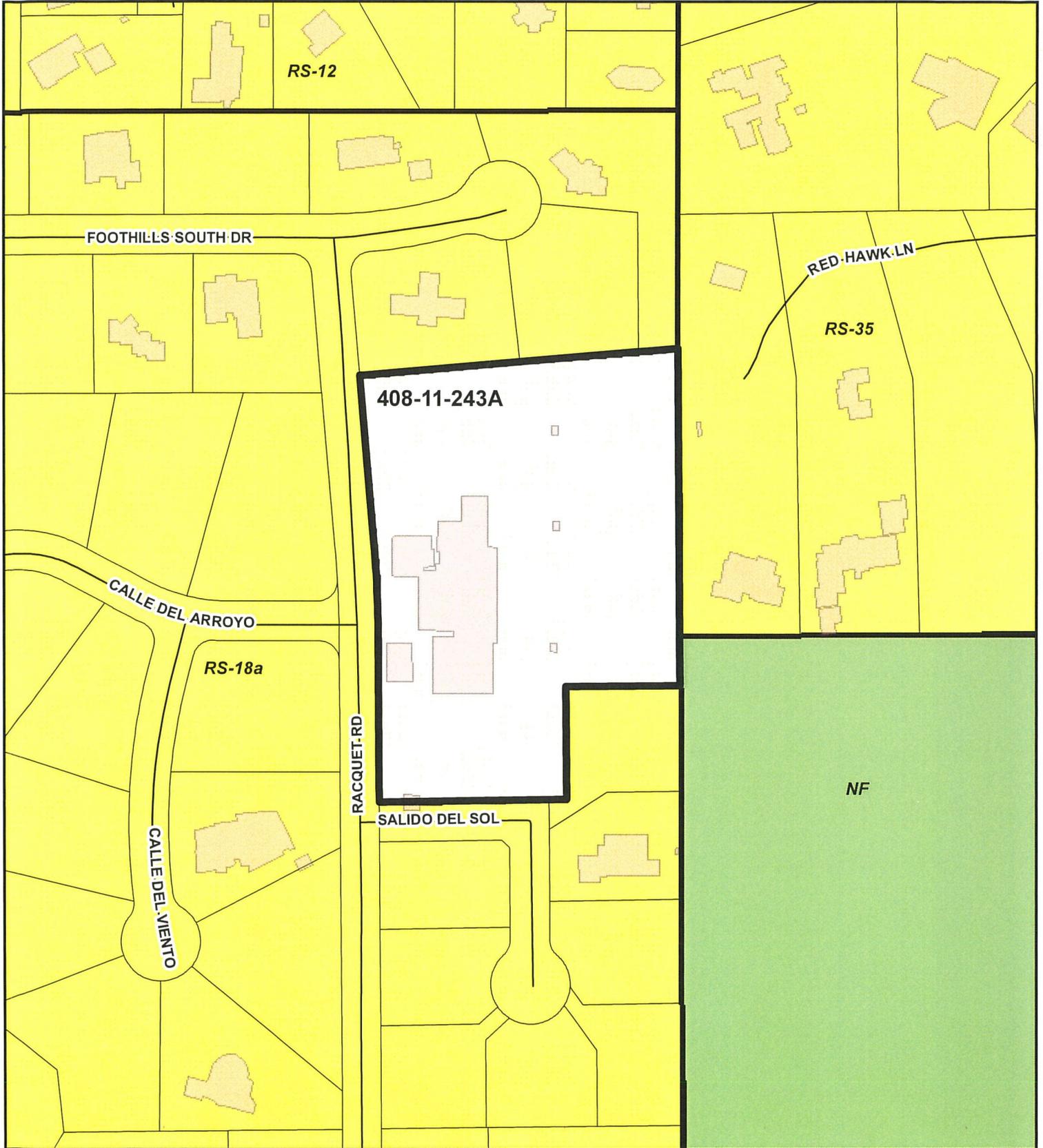
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**Exhibit A**

**PZ 16-00004 Elevations at Foothills South, Zoning Map, Legal Description and Conditions of Approval**

**Exhibit A**  
**PZ 16-00004 Elevations at Foothills South**

**Zoning Map**  
**Zone Change Request: OP (Office Professional) to RS-18a (Single-Family Residential)**



**Zoning Districts**

-  RS-12 *Single Family Residential*
-  RS-18a *Single Family Residential*
-  RS-35 *Single Family Residential*
-  NF *National Forest*

-  Parcel #408-11-243A
-  Parcel Boundary
-  Building Footprint
-  Street Centerline



0 70 140 Feet

This map is designed to provide as-is information only. The data is not accurate to engineering or surveying standards. The City of Sedona is not liable or responsible for loss or damages arising from the data contained on this map.  
 GIS, City of Sedona. 10/04/2016  
[g/projects/cd/staff/mikeraber/foothillssouth/mxds](http://g/projects/cd/staff/mikeraber/foothillssouth/mxds)

**STEWART TITLE & TRUST OF PHOENIX  
NON-INSURED**

2015-0044276 QCD  
eRecorded in Yavapai County, AZ Page 1 of 3  
Leslie M. Hoffman Recorder 09/15/2015 04:52:49 PM  
STEWART TITLE & TRUST - BILTMORE Fees: \$15.00

**When Recorded, Return To:**

Thomas J. Salerno, Esq.  
Stinson Leonard Street, LLP  
1850 N. Central Ave., Suite 2100  
Phoenix, AZ 85004

05501-3384

**QUIT CLAIM DEED**

Team Ventana, LLC, ("**Grantor**"), hereby quit claims to Elevations at Foothills South LLC. ("**Grantee**"), all right, title and interest in that certain real property situated in the County of Yavapai, State of Arizona, commonly referred to as 100 Racquet Road, Sedona, AZ 86336 (Assessor's Parcel Number: 408-11-243A) and further described as follows:

**SEE EXHIBIT "A" ATTACHED**

Grantor does hereby convey, release, and quitclaim all of the Grantor's rights, title, and interest in and to the above-described property and premises to the Grantee, and to the Grantee's heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

**EXEMPT** from the Affidavit of Value Requirements by virtue of A.R.S. § 11-1134(~~5~~)/ A5

Dated: September 15, 2015

**Grantor:**

**Team Ventana, LLC,**  
a Nevada limited liability company

  
By: Lawrence A. Eversull, Sr.

Its: Manager

**[BALANCE OF PAGE INTENTIONALLY LEFT BLANK]**

STATE OF ARIZONA        )  
                                          ) ss.  
County of Maricopa        )

The foregoing Quit Claim Deed was acknowledged before me this 26<sup>th</sup> day of August, 2015, by Lawrence A. Eversull, Sr., Manager on behalf of Team Ventana, LLC, a Nevada limited liability company.

  
Notary Public

My Commission Expires: 3/31/2016



FELICIA KAUFMAN  
Notary Public—Arizona  
Maricopa County  
Expires on 03/31/2016

**Exhibit "A"**

**(Legal Description)**

Tract "A" of the Foothills South, Unit One Amended, according to the plat of record in Book 19 of Maps, Pages 18-19, records of Yavapai County, Arizona located in the Southeast Quarter of Section 15, Township 17 North, Range 5 East of the Gila, Salt River Base and Meridian, Yavapai County, Arizona;

Excepting from said Tract "A" the following described portion thereof;

Beginning at a ½ inch rebar with no identification found at the Southeast corner of said Tract "A";

Thence South 89 degrees, 23 minutes, 39 seconds West (South 89 degrees, 18 minutes, 38 seconds West record) a distance of 380.17 (381.20 record) feet to a ½ inch rebar with no identification found at the Southwest corner of said Tract "A";

Thence North 00 degrees, 22 minutes, 48 seconds West (North 00 degrees, 21 minutes, 00 seconds West record) a distance of 410.62 feet along the West line of said Tract "A";

Thence North 89 degrees, 01 minutes, 26 seconds East, a distance of 237.38 feet;

Thence North 00 degrees, 36 minutes, 38 seconds West, a distance of 141.72 feet;

Thence North 89 degrees, 30 minutes, 46 seconds East, a distance of 144.16 feet to the East line of said Tract "A";

Thence South 00 degrees, 21 minutes, 11 seconds East (South 00 degrees, 21 minutes, 00 seconds East record) a distance of 553.56 feet to the Point of Beginning;

The Basis of Bearings for this descriptions is South 89 degrees, 39 minutes, 00 seconds East (per B.L.M. Plat) along the North line of the Northwest Quarter of Section 14, Township 17 North, Range 4 East as monumented by B.L.M. Brass capped pipes.

**Conditions of Approval**  
PZ16-00004 (Major CPA, ZC)  
Elevations at Foothills South



**City of Sedona**  
**Community Development Department**  
102 Roadrunner Drive Sedona, AZ 86336  
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1. Within thirty days of approval of the Community Plan Amendment and Zone Change, the property owner of record of subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. § 12-1134 related to the granting of this Community Plan Amendment and Zone Change.
2. The Subdivision Plat for this property shall contain a trail connection from the subdivision streets to National Forest land. This condition shall be null and void if the USFS and the Foothills Owners Association do not approve the connection.