

GAMMAGE & BURNHAM

A PROFESSIONAL LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

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OF COUNSEL:

December 12, 2008

WRITER'S DIRECT LINE

(602) 256-4422

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[REDACTED]

Re: Thunder Mountain Ranch / Goltermann Family Property

Dear [REDACTED]:

Over the last several months, we have been continuing our efforts to process a development application for a 3.68 acre site located at the northeast corner of Dry Creek Road and Thunder Mountain Road. A copy of our site plan is enclosed with this letter. The purpose of this letter is to update you on the status of our application and to let you know of the upcoming Planning and Zoning Commission hearing. We submitted our formal application to the City in October. The City has now informed us that the City Planning and Zoning Commission hearing is set for Tuesday, **January 6, 2009 at 5:30 PM**. This hearing will be held at the Sedona City Hall Council Chambers located at 102 Roadrunner Drive.

Thank you for your continued interest in our project. Please feel free to contact Jenifer Corey, the Land Use Planner in our office working on this proposal, at 602-256-4402, or me at the number indicated above. Please have a safe and enjoyable holiday season.

Sincerely,

GAMMAGE & BURNHAM

By



Stephen W. Anderson

SWA/jfc
Enclosure

PRELIMINARY SITE PLAN / PLAT THUNDER MOUNTAIN RANCH II, PHASE 2 TREE SURVEY, TOPOGRAPHY & FEATURES

OVER LOT 126 & LOT 127 THUNDER MOUNTAIN RANCH 2, AS RECORDED IN BOOK 33 OF MAPS AND PLATS PAGES 17-20, LOCATED IN A PORTION OF THE NW/4 OF THE SE1/4 OF SECTION 10, T17N, R5E, GILA AND SALT RIVER MERIDIAN IN THE CITY OF SEDONA, YAVAPAI COUNTY, ARIZONA ASSESSOR PARCELS 408-48-130 AND 408-48-131 CONTAINING 3.68 ACRES ZONING = PRD



BENCHMARK
ALL ELEVATION SYSTEMS MEASUREMENTS WERE MADE ON CITY OF SEDONA SECTION 10 ON ONE CORNER MARK NO. 17-1-141-1 OF CORNER OF CENTERLINE AND 200 FT +/- SOUTH OF THE CENTERLINE OF CENTERLINE ROAD

FILED AND RECORDED AT RECORDER'S OFFICE
SEC, Inc.
 22101Y RECORDED 1/8
 5/20/24 10:00 AM
 17-1-141-1

THUNDER MOUNTAIN RANCH (UNIT 2, PHASE 2)			
PRELIMINARY SITE PLAN / PLAT		SECTION 10	
T17N		R5E	
DATE		SHEET	
5/20/24		3 OF 1	
SCALE		DATE	
1" = 30'		5/20/24	

PRELIMINARY
 RECORDED
 DEPARTMENT OF RECORDS
 COUNTY OF YAVAPAI, ARIZONA

CONTOUR INTERVAL = 1'
 SCALE 1" = 30'

0' 15' 30' 45'

EXISTING SITE FEATURES

- INDICATES SERVICE VALVE
- INDICATES SERVICE PIPE
- INDICATES WATER METER
- INDICATES SHOWER RISER
- INDICATES GAS RISER
- INDICATES GAS BOX
- INDICATES GAS KILNER
- INDICATES WATER VALVE
- INDICATES EXISTING FIRE HYDRANT
- INDICATES BALBOARD TILES
- INDICATES STORM MANHOLE
- INDICATES IRRIGATION CONTROL VALVE
- INDICATES GATE
- INDICATES MARKED VINE TRNCE
- INDICATES EXISTING PAVEMENT
- INDICATES EXISTING TYPED CURB/VALE

PROPOSED FEATURES

- ASPHALT PAVEMENT

THIS PLAT DOES NOT SHOW LOCATIONS OF ALL EXISTING UTILITIES. THE PROPERTY OWNER SHALL OBTAIN A UTILITY SEARCH FROM THE APPROPRIATE AGENCIES AND RECORD THE RESULTS TO REVEAL THE LOCATION AND NATURE OF SAME.