

Planning Conditions of Approval

B-02435

Date – April 12, 2017



Community Development Department Development Services

102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • Fax: (928) 204-7124

1. All construction shall adhere to the approved plans.
2. All vents, down spouts, gutters, posts, etc. shall be painted to match the exterior wall or roof color or be in compliance with the color provisions of the Sedona Land Development Code.
3. The exterior wall colors and all roofing materials shall be in compliance with the color provisions of the Sedona Land Development Code and match the submitted color sheet.
4. All exterior mechanical equipment shall be screened or painted to the satisfaction of the Director of Community Development.
5. All exterior lighting fixtures shall be in compliance with Sedona Land Development Code, Article 9, Section 911-Outdoor Lighting. The Director shall reserve the right to instruct the applicant to make internal modifications to any exterior light fixtures to reduce light that extends above the horizontal plain or is visible from off the property, on a case-by-case basis as deemed necessary. A night inspection may be required prior to issuance of any Certificate of Occupancy.
6. Materials used for exterior surfaces of all structures shall blend in color, hue and tone with the characteristics of the surrounding natural terrain to avoid high contrast. Metallic surfaces shall be painted or treated to reduce reflections.
7. All cut and fill slopes shall be finished and revegetated with natural rock and plant material in quantities consistent with the area and in a manner that substantially reduces the potential for erosion.
8. All surplus excavated material shall be removed from the property. A dumpster shall be required on-site during the entire construction project.
9. Construction envelope fencing shall remain in place during the entire construction project to control construction access to the site and protect trees that are to remain.