

Letter of Intent for Proposed Development**10 Navajo Drive****Project Name: Navajo Lofts****Applicant/Project Owner: Kontexture, LLC. / MKC Holdings, LLC.**April 12th, 2021.

Cari Meyer, Planning Manager
Community Development.
102 Roadrunner Drive.
Sedona, Arizona. 86336-3710

Dear Ms. Meyer:

The purpose of this letter of intent to pursue land use and related approvals for the development of the 4.50 acre (196,020 square feet) property in the City of Sedona, Arizona at 10 Navajo Drive (APN: 408-24-536B), currently owned and operated by MKC Holdings, LLC.

PROJECT SUMMARY

The Project will include (2) two story mixed-use buildings serving the residents. The Project will be comprised of two (2) types of building, total of 30 buildings, 60 units, approximately 68,300 square feet of ground-floor residential space.

EXISTING SITE CONDITIONS

Currently zoned commercial. The site is bordered by Navajo Drive from West to north, Symphony way to East and bordering to a property, with APN: 408-24-536C, to the south. Single family residences are located across East of Navajo drive, North of Aria street and West of Symphony Drive.

PROJECT LAYOUT

The North drive frontage of the Project will be for residential purposes only. The East Navajo drive side of the Project will be entirely residential (two stories at the street level), including private garage entries for every single residential units. The offices, gazebo, parking structure architecture and façade is designed to integrate and blend with the residential component.

Our design will be integrated with the surroundings by having landscaping around the residences that are harmonious with the native fauna, along Navajo Drive.

The residents will enjoy private courtyards and amenities such as outdoor seating, grilling areas and gathering spaces that are easily accessible, while maintaining privacy and security.

PROJECT OBJECTIVES AND BENEFITS

The Project will benefit the City of Sedona in the following ways:

- Add 68,368 sq. ft. of new residential space.
- Provide additional employment opportunities to the area.
- Offer a unique housing alternative to this part of Sedona.
- Include desirable lifestyle and community amenities.
- Allow for a live-work relationship with the surrounding area.
- Provide the community with new residents who will work and shop in the area.

The Project will invigorate the Yavapai County Neighborhood, provide additional housing diversity that complements the eclectic make-up of the neighborhood, create both construction employment opportunities, encourage use of multi-modal transportation options, and activate the streetscape.

PROJECT SPECIFICS

# of Units:	60 Units & 68,400 sq. ft. of residential/housing space
Location:	10 Navajo Drive
Rental Sq. Ft.:	68,400
Sq. Ft. per Unit:	Unit A – 2,009 Unit B – 2,187 Unit C – 1,866 Unit D – 2,115
Start Construction:	Approximately June 2022
Type of Building:	Two-story buildings.
Land Area:	4.50 Acres (169,163 square feet)
Vehicle Parking:	126 vehicle total parking spaces proposed and 5 ADA parking spaces.
Bicycle Parking:	20 bicycle spaces around the property.
Site Access:	Two (2) access thru Navajo Dr. and Aria St.
Open Space:	17,455 sf (8.90%)
Lot Coverage:	69,321 sf (35.33%)

The Project will be accessed from both West of Navajo Drive and North of Aria street, is close to state route 89A and is considered a “Highly Walkable” area.

RESIDENTIAL SPECIFICS

The Project anticipates attracting a mix of residents including urban families, professionals, empty nesters, and active seniors. The units will include high-quality features and amenities.

Unit Mix:	53 two-bedroom	–	88.33%
	7 three-bedroom	–	11.67%

APARTMENT FEATURES:

- Distinctive floors plans
- Professionally designed interiors
- 8’-6” foot ceilings

- Parking Garage
- Quartz or granite countertops
- Upgraded appliances
- In-unit washers and dryers
- Private patio/balcony

COMMUNITY AMENITIES:

- On-site leasing office
- Clubhouse
- Pool and Gazebo.
- Bicycle Racks
- Three private courtyards
- 10' Public trail along south of property

COMPLIANCE WITH EXISTING PLANS

The Project complies with Sedona Land Development Code (LDC) Requirements pertaining to building height, location, orientation, setbacks, massing, articulation, and materials; parking and circulation; and the aesthetics of landscaping, open space, lighting, colors, windows, entrances.

SEDONA LAND DEVELOPMENT REQUIREMENTS**BUILDING HEIGHT**

- The proposed building height of 2 stories complies with the District requirements of not being higher than 22' - 0", meeting the minimum required height and not exceeding the maximum permitted height.
- We comply with the Light Reflectance Value requirement specified on this LDC. The maximum LRV of the proposed colors is 19% of reflectance.

BUILDING LOCATION AND ORIENTATION.

- The primary residential entrances for the Project address both West of Navajo drive and North of Aria street.
- Project walkways connect to public sidewalks, paths, and public trail.

SETBACKS

- Proposed setbacks of 10 feet along the property, also proposing a 5' Landscape setback around the lot.

PARKING AND SERVICE AREAS; CIRCULATION

- The off-street parking and service areas adequately address the City requirements for visual screening, lighting.
- Plentiful bicycle parking is located throughout the Project for resident use, and for temporary visitor bicycle parking.

BUILDING MASSING AND ARTICULATION

- The building mass respects, and compliments views identified on the Views of City of Sedona.
- The residential units have floor elevations that properly respond to the existing grades of the Project's site.

- Visual termination at the top of the building is a cornice element applied to the parapet walls.
- Rooftop equipment is screened by walls.

MATERIALS AND COLORS

- Light Reflectance Value (LRV) percentages meet the Land Development requirements at residential uses.
- High quality, durable, low maintenance exterior building materials are being used.
- Colors and building textures are consistent with surrounding properties and are typical for urban projects.

PROJECT TEAM

This is a joint effort between MKC Holdings, LLC. and Morgan Taylor Homes.

Architect:	Kontexture, LLC.
Civil Engineering:	Landcor Consulting.
Landscape Design:	Killip Land and Planning, LLC.
Structural Engineering:	Arizona Structural Engineering Group.
Mechanical Engineering:	Ardebili Engineering, LLC.

Sincerely,



Daniel Istrate, AIA.
Principal

Project Application

fillable PDF available online at:
www.sedonaaz.gov/projects



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • www.sedonaaz.gov/cd

Application for (check all that apply):

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

Project Information	Project Name	NAVAJO LOFTS		
	Project Address	10 NAVAJO DR. SEDONA, AZ. 86336	Parcel No. (APN)	408-24-536B
	Primary Contact	Sergio Valencia	Primary Phone	602-875-6221
	Email	sergio.valencia@kontexture.com	Alt. Phone	
	Address	3334 N. 20th St.	City/State/ZIP	Phoenix, AZ. 85016
Office Use Only	Application No		Date Received	
	Received by		Fee Paid	

Project Description	THE NAVAJO LOFTS PROJECT WILL CONSIST OF THIRTY (30) NEW DUPLEX BUILDINGS PLACED ON THE PROPERTY LOCATED AT 10 NAVAJO DR. SEDONA, ARIZONA 86336. TWO (2) BUILDING TYPES. BLDG. OPT. 1 WILL CONSIST OF 2,259 SQ. FT. BUILDING OPT. 2 WILL CONSIST OF 2,285 SQ. FT. EACH UNIT WILL HAVE AN ENCLOSED TWO (2) AND ONE (1) CAR GARAGE AND STORAGE.
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Additional Contact Information: Please complete the following for all companies/people authorized to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company	Kontexture, LLC.	Contact Name	Daniel Istrate
	Project Role	Principal	Primary Phone	602.875.6221
	Email	daniel.istrate@kontexture.com	Alt. Phone	
	Address	3334 N. 20th St.	City/State/ZIP	Phoenix, AZ. 85016
Contact #2	Company	MK Company, Inc.	Contact Name	Keith Holben
	Project Role	CEO	Primary Phone	480.998.2803
	Email	kh@mkcompany.com	Alt. Phone	
	Address	15010 N 78th Way. Ste 109	City/State/ZIP	Scottsdale, AZ. 85260
Contact #3	Company	MTH Morgan Taylor Homes	Contact Name	Morgan Fisher
	Project Role	Architectural Manager	Primary Phone	602.622.4664
	Email	morgan@morgantaylorhomes.com	Alt. Phone	
	Address	10045 E. Dynamite Blvd. Ste F200	City/State/ZIP	Scottsdale, AZ. 85262

MKC Holdings, LLC
15010 N. 78th Way, Suite 109
Scottsdale, Arizona 85260

March 24, 2021

Cari Meyer
The City of Sedona
102 Roadrunner Drive
Sedona, Arizona 86336

SUBJECT: Letter of authorization
to make application for design review and building permits
parcel 408-24-536B

I, Keith Holben Manager of MKC Holdings, LLC as owner of the real property hereby authorize Kontexture, LLC and its associates to apply and sign on my behalf for the purpose of development review application and building permit application for the subject property

Should you have any questions, please contact me by phone 480-998-2803 or by email kh@mkcompany.com.



M. Keith Holben

**Recording Requested By:
Empire West Title Agency LLC**

**And When Recorded Mail To:
MKC Holdings, LLC, an Arizona limited liability
company
15010 N. 78th Way, Suite 109
Scottsdale, AZ 85260**

Escrow No.104766EW GM

lot 2

This area reserved for County Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,

Katherine Helen Ludewig, an unmarried woman

do hereby convey to

MKC Holdings, LLC, an Arizona limited liability company

the following described property situated in the County of Yavapai, State of Arizona:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of record.

And I do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated: July 11, 2019

Dated July 11, 2019

Warranty Deed

Escrow No. 104766EW

K. H. Ludewig
Katherine Helen Ludewig

STATE OF Arizona)
County of Maricopa) SS.

On July 15, 2019, before me, the undersigned Notary Public, personally appeared **Katherine Helen Ludewig**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

[Signature]

My Commission Expires:
12/9/22

Notary Public



LEGAL DESCRIPTION

4.5 Acres more or less

EXHIBIT A

A Portion of the Southwest Quarter of the Southwest Quarter (SW1/4, SW1/4) of Section 11, Township 17 North, Range 5 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona lying North of U.S. Highway 89A per ADOT Plan Project S-366-709 Record ADOT={Ra} and Southeast of the SOUTHWEST CENTER SUBDIVISION, Book 17 Maps & Plats, Page 16, Yavapai County Recorder {YCR} Record={R} more particularly described as follows:

COMMENCING FOR REFERENCE at the Southwest corner of said Section 11, a found BLM Brass cap; Thence North $76^{\circ}30'51''$ East 1351.90 feet (N $76^{\circ}47'44''$ E 1351.83 feet Ra, to Station 977+47.98 RHT 63.22 basis of bearings Ra) to a found $\frac{1}{2}$ inch rebar no identification, to which a stainless steel cap LS 32230 was added; Thence North $01^{\circ}10'20''$ West 2.80 feet to a set $\frac{1}{2}$ " rebar with aluminum cap LS 32230 on the north right of way of said Hwy 89A Ra; Thence North $01^{\circ}10'20''$ West 190.79 feet (N $00^{\circ}57'$ W R) to a set $\frac{1}{2}$ inch rebar with aluminum cap LS 32230 and the POINT OF BEGINNING;

Thence continue North $01^{\circ}10'20''$ West 16.10 feet to a found to a found $\frac{1}{2}$ inch rebar with cap LS 29263 at the northwest corner of R1;

Thence North $00^{\circ}54'36''$ West 666.06 feet (N $00^{\circ}57'$ W per Plat HARMONY HILLS SUBDIVISION, Book 9 of Maps & Plats, Page 1, YCR={Rp}, N $00^{\circ}56'$ W R) to a found $\frac{1}{2}$ inch rebar, no identification, to which a stainless steel cap LS 32230 was added;

THENCE South $78^{\circ}00'15''$ West 210.61 feet (S $77^{\circ}54'35''$ W 211.6 R) to a set $\frac{1}{2}$ inch rebar with aluminum cap LS 32230;

Thence, along a non-tangent curve to the left having a radius of 25.00 feet, a central angle of $85^{\circ}56'46''$, a chord bearing South $35^{\circ}14'54''$ West a distance of 34.08 feet, an arc length of 37.50 feet (37.27 feet R) to a found $\frac{1}{2}$ inch rebar with brass tag LS 27253;

Thence, along a non-tangent curve to the right having a radius of 599.37 feet, a central angle of $05^{\circ}30'22''$, a chord bearing South $04^{\circ}30'13''$ East a distance of 57.58 feet, an arc length of 57.60 feet (57.55 feet R) to a found $\frac{1}{2}$ " rebar with cap LS 27253;

Thence South $02^{\circ}03'26''$ East 249.78 feet (S $01^{\circ}59'45''$ E 250.00 feet R) to a found $\frac{1}{2}$ inch rebar with brass tag LS 27253;

Thence, along a non-tangent curve to the right having a radius of 105.00 feet, a central angle of $83^{\circ}47'36''$, a tangent length of 94.20 feet, a chord bearing South $39^{\circ}58'03''$ West a distance of 140.24 feet, an arc length of

Ivo W. Buddeke III, RLS 32230
5280 Bentley Drive, Rimrock, AZ 86335
928-567-1414 email ivorls@gmail.com

LEGAL DESCRIPTION

4.5 Acres more or less

153.56 feet (153.94 feet R) to a found ½ inch rebar with no identification, to which a stainless steel cap LS 32230 was added;

Thence, along a non-tangent curve to the left having a radius of 135.00 feet, a central angle of 90°00'05", a tangent length of 135.00 feet, a chord bearing South 37°02'07" West a distance of 190.92 feet, an arc length of 212.06 feet (212.06 feet R) to a found ½ inch rebar with brass tag LS 27253);

Thence South 07°56'28" East 84.16 feet to a found spike, no identification, to which aluminum tag LS 32230 was added;

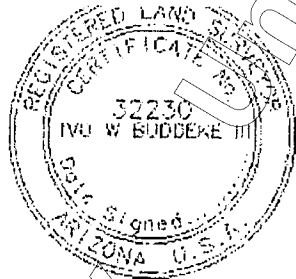
Thence South 07°56'28" East 16.00 feet to a set ½ inch rebar with aluminum cap LS 32230;

Thence North 82°21'06" East 418.06 feet to the POINT OF BEGINNING.

CONTAINING 196,163 square feet +/- or 4.50 acres more or less.

Subject to the all covenants and agreements of record and as shown on that ALTA/NSPS Survey of even date made a part hereto by this reference

■ EXPIRES 03/31/2022 ■



dated 7/11/19

Ivo W. Buddeke III, RLS 32230
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928-567-1414 email ivorls@gmail.com