

Project Application

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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

Exterior Lighting Application
 Commercial and Multi-Family
 See LDC Section 5.8: Exterior Lighting



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Community Development Department
 102 Roadrunner Drive Sedona, AZ 86336
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Applicant and Permit Information

Applicant Name:	SERGIO VALENCIA	Permit #:	
Phone:	602-875-6221	Date Rec'd:	
Email Address:	sergio.valencia@kontexture.com	Initials:	
Action/Staff Initials:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:	

Site Identification

Property Address/Location:	10 NAVAJO DR.
Parcel Number	408-24-536B
Business Name (if applicable):	

Lumen Information

Gross acres of entire site:	5.12 AC	Acres for Public Right-of-Way:	0.62 AC
Net Acreage of Site:	4.50 AC	x 70,000 = Total initial lumens permitted*	315,000

**Total outdoor light output shall not exceed 70,000 initial lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Design goals should be the lowest level of lumens necessary to meet the lighting requirements of the site. Partially shielded light fixtures are limited to a maximum of 3,850 initial lumens per net acre and are counted towards the 70,000 initial lumens per net acre cap.*

Type of Shielding and Lumens Proposed (See Lumen Calculation Table – page 2)

Lumens: Fully Shielded Fixtures:	109,500 LUMENS
Lumens: Partially Shielded Fixtures:	N/A
Total Lumens Proposed:	109,500 LUMENS

Applicant Signature

Signature:		Date:	09/16/2021
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Exterior Lighting Application
Commercial and Multi-Family
 See LDC Section 5.8: Exterior Lighting

Lighting Inventory and Lumen Calculation Table

- Include a Site Plan identifying all lighting fixtures, keyed to the inventory table.
- Include all new/proposed lighting and all existing lighting.
- Include any lighting proposed for external illumination of signs.
- Attach cut sheets or manufacturer’s product description for all lights. If not available for existing fixtures, include photographs of the fixtures and any additional information to demonstrate compliance with code requirements.
- Attach additional sheets if necessary

Lighting Classes (See LDC Section 5.8.D(1) for a complete explanation):

- Class 1: High Activity Areas
- Class 2: Security and Public Safety
- Class 3: Decorative and Accent

Correlated Color Temperature(CCT)/Kelvin Rating: A maximum of 4,000K is permitted for all lighting; Class 2 Lighting is limited to a maximum of 2,700K

Shielding:

- F: Fully Shielded: Required for most lighting
- P: Partially Shielded: Limited to 3,850 lumens per acre
- U: Unshielded: Only permitted for existing, legal nonconforming lighting

Site Plan: Attached Provided with plans (Sheet _____)

Plan Key (ID)*	New or Existing (N or E)	Lighting Class (1, 2, or 3)	CCT/Kelvin Rating	Shielding (F, P, or U)	Initial Lumens	No. of Units	Total Lumens
A	N	2	2,700	F	450	3	1,350
A	N	3	1,900	F	600	54	32,400
B	N	2	2,700	F	450	2	900
B	N	3	1,900	F	600	77	46,200
C	N	2	2,700	F	450	2	900
C	N	3	1,900	F	600	42	25,200
D	N	2	2,700	F	450	3	1,350
D	N	3	1,900	F	600	2	1,200
Total Lumens Proposed:							109,500

*Plan key identification in first column must correspond to labeling on site plan

C

ARIA STREET

NAVAJO DRIVE

B

D

TYP. PARKING LIGHT AT 12' HEIGHT. SEE CUT SHEET ATTACHED.

TYP. OUTDOOR LIGHT AT 8' HEIGHT. SEE CUT SHEET ATTACHED.

TYP. PARKING LIGHT AT 12' HEIGHT. SEE CUT SHEET ATTACHED.

TYP. OUTDOOR LIGHT AT 8' HEIGHT. SEE CUT SHEET ATTACHED.

TYP. PARKING LIGHT AT 12' HEIGHT. SEE CUT SHEET ATTACHED.

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TYP. PARKING LIGHT AT 12' HEIGHT. SEE CUT SHEET ATTACHED.

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TYP. PARKING LIGHT AT 12' HEIGHT. SEE CUT SHEET ATTACHED.

120'-0"

A

5' HIGH ALUMINUM FENCE TYP.
5' HEIGHT. CMU WALL FENCE FOR POOL EQUIPMENT, GRILL AND PICNIC TABLE. TYP.

5' HEIGHT. ALUMINUM FENCE GATE. TYP.

12'-0" SETBACK

RETAINING WALL

OFFICES

POOL

8'-0" SIDEWALK

26'-0" DRIVEWAY

408-24-338

408-24-339



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 $\frac{1}{2}$ inch 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 $\frac{1}{2}$ inch 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;

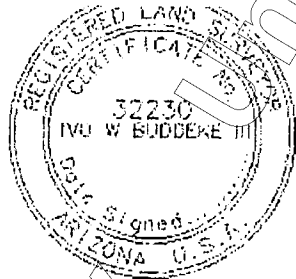
Thence South 07°56'28" East 16.00 feet to a set ½ inch rebar with aluminum cap LS 32230;

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 ■



Ivo

dated 7/11/19

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