



**LETTER OF INTENT  
CONCEPT REVIEW  
JORDAN TOWNHOMES  
A.P.N. 401-58-001A  
2.06 ACRES VACANT LAND  
JANUARY 10, 2022**

**OWNER/DEVELOPER**

Jordan Road Lofts, LLC  
2502 E. River Road, Tucson, AZ. 85718  
Chris Kemmerly  
(520) 615-8900  
[chris@kemmerly.com](mailto:chris@kemmerly.com)

**LAND ACQUISITION & DEVELOPMENT MANAGER**

Miramonte Homes  
102 S. Mikes Pike, Flagstaff, AZ. 86001  
Charity Lee  
(928) 600-3594  
[clee@miramontehomes.com](mailto:clee@miramontehomes.com)

**LANDSCAPE ARCHITECT**

Acuña Coffeen Landscape Architects  
3532 N. Avenida Albor, Tucson, AZ. 85745  
Steve Acuña  
520-441-2754  
[spacuna@msn.com](mailto:spacuna@msn.com)

**LEGAL**

Aspey Watkins and Diesel  
123 N San Francisco St. #300  
Flagstaff, AZ 86001  
Whitney Cunningham  
928-774-1478  
[info@awdlaw.com](mailto:info@awdlaw.com)

**ENGINEERING**

Shephard Wesnitzer, Inc.  
75 Kallof Place  
Sedona, AZ. 86336  
Art Beckwith  
(928) 928-282-1061  
[abeckwith@swiaz.com](mailto:abeckwith@swiaz.com)



CONTENTS

I. ABOUT US..... 5

II. PURPOSE ..... 5

III. DEVELOPMENT PROPOSAL..... 5

    Site..... 5

    Building design ..... 6

    Sustainable development ..... 6

    Impact on Community Character ..... 7

    Landscaping, Buffering and Screening..... 7

    Amenities..... 7

    Access, Connectivity, and Circulation ..... 8

    Parking..... 8

    Exterior lighting ..... 8

    Signs..... 8

    Topographic and flood zone designation ..... 8

    Grading and Drainage..... 8

    Water and Sewer..... 9

    Public services ..... 9

    Trash collection ..... 9

    Public art..... 9

    Project timing ..... 9

IV. NEIGHBORHOOD MEETING & CITIZEN PARTICIPATION PLAN ..... 9

V. COMMUNITY PLAN CONFORMANCE ..... 9

VISION ..... 10

    Environmental stewardship..... 10

    Community connections..... 10

    Improved traffic flow ..... 10

    Walkability ..... 11

    Economic Diversity ..... 11

    Sense of Place ..... 11

LAND USE, HOUSING AND GROWTH ..... 11

LAND USE POLICIES..... 11



CIRCULATION ..... 12

ENVIRONMENT ..... 12

PARK, RECREATION AND OPEN SPACE ..... 13

ECONOMIC DEVELOPMENT ..... 13

COMMUNITY ..... 14



Exhibits:

1. Letter of Intent, Application and other documents
  - 1a. Application
  - 1b. Citizen Participation Plan
  - 1c. Special Warranty Deed
  - 1d. Letters of Serviceability
  
2. Plans
  - 2a. Preliminary Concept Grading and Utilities Plan
  - 2b. Landscaping Plan
  
3. Architectural
  - 3a. Cover Page
  - 3b. Site Plan
  - 3c. Floor Plans
  - 3d. Unit Elevations
  - 3e. Building Plans
  - 3f. Building Elevations
  - 3g. Roof Plans
  - 3h. Color Material Board
  
4. Engineering Reports
  - 4a. Trip Generation Letter
  - 4b. Sewer Design Report
  - 4c. Water Design Report
  - 4d. Concept Drainage Report
  
5. Maps and Survey
  - 5a. Area and Zoning Map
  - 5b. Existing Conditions and Tree Survey Map
  - 5c. Traffic Circulation Map
  - 5d. ALTA Survey





## I. ABOUT US

Since 1992, Miramonte has been building the finest homes and commercial properties across the state of Arizona. From the Sonoran Desert, Sedona and the mountains of Flagstaff, Arizona is a land of stunning diversity. No one understands this better than the Miramonte Companies. Capturing the essence of each environmentally and culturally unique community it serves within the Grand Canyon State has helped transform this Arizona-based regional company into the state's premier privately held homebuilder.

Miramonte stands as a hallmark of craftsmanship, value, and customer focus. Miramonte's portfolio spans the entire range of the building continuum, including high-density, multi-family urban dwellings, semi-custom and first move-up communities, and Miramonte's visually stunning business, office, and warehouse spaces.

Owned by Chris Kemmerly and led by a team of experienced building professionals, Miramonte is a fully integrated builder with unparalleled scope, resources, and capabilities.

## II. PURPOSE

Miramonte is proud to present the Jordan Townhomes Project. This Project is attractive, energy smart and sustainable. It blends with the natural environment, preserves open space, creates a sense of community and a sense of place. It conforms to the existing neighborhood and zoning, is pedestrian friendly, and will enhance the adjacent neighborhood through the construction of a high-quality development. It provides diversity in housing for Sedona and complies with Sedona's Land Development Code, the Design Review, Engineering and Administrative Manual and Sedona's Community Plan. Miramonte looks forward to developing the Jordan Townhomes in beautiful Sedona, Arizona.

## III. DEVELOPMENT PROPOSAL

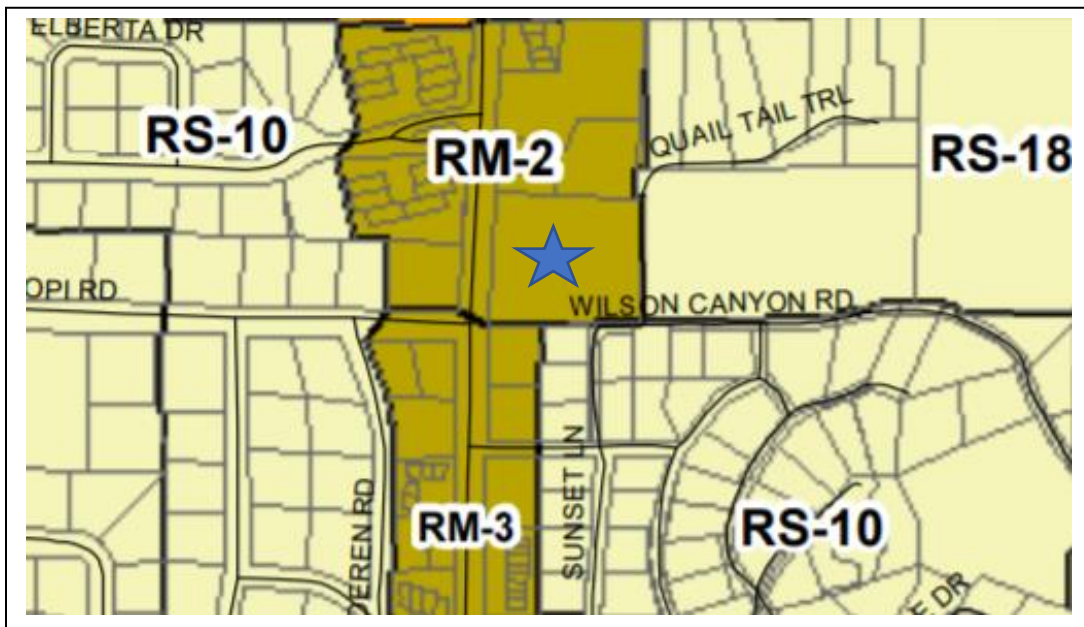
The request of this Letter of Intent and application is for development review, as allowed under Section 8.3 (C)(1)(a)(1) of the Land Development Code. Miramonte's proposal is designed exclusively as long-term rental housing and not short-term lodging or vacation rentals. In this way, the application is designed to meet a specific need of the Sedona community by providing additional rental housing for the City of Sedona. This application provides for a quality community of 22, two-story townhome rentals, designed as one, two and three-bedroom units providing additional housing for the city of Sedona and satisfying the Housing Diversity Goal as identified in the Sedona Community Plan.

## SITE

The property is located on the east side of Jordan Road adjacent to NavaHopi Road in Uptown Sedona in Coconino County, Assessor Parcel Number 401-58-001A. The property is vacant land, approximately 2.06 acres. It is zoned Multi-Family Residential High Density (RM-2) and bordered by three different use designations; Multi Family Medium & High Density (north, west and south) – specifically, RM-2 & RM-3; Single Family Low Density



(north and east) (RS-18); and Single-Family Medium Density (south) (RS-10). Miramonte is not introducing any new use into the neighborhood.



#### BUILDING DESIGN

The development proposal is for 22, two story townhomes, a total of 76 bedrooms. The townhomes range in size from approximately 1,509 SF up to over 2,000 SF. The buildings have been designed to be compatible with the surrounding neighborhood and community and have been situated on the site to provide masses of different heights and planes in conformance with the City of Sedona Land Development Code Section 5.7. The construction will be wood frame, slab-on-grade. The roofs will be flat and will feature parapets in varying heights. The exteriors will be stucco with light reflective values of 3% and 8%. Stone, wood, metal and steel will also be incorporated into the exterior to compliment the surrounding natural environment. Each unit will have its own garage, air conditioner, covered porch, full kitchen, great room and laundry room.

#### SUSTAINABLE DEVELOPMENT

The Jordan Townhomes will be energy smart. All units will be ENERGY STAR certified and include energy efficient features and appliances, including LED interior and exterior lighting and the use of open cell foam insulation in the attics and walls. Low- VOC and formaldehyde free materials will be used for the carpet, cabinets, and paint.

The townhomes will include energy recovery ventilators for air quality which qualifies the units for air quality plus certification and engineered HVAC to ensure efficiency. The Home Energy Rating System (HERS) scores will be below 60 which help to conserve energy and reduce the cost of energy bills. This means that our townhomes will be 40% more efficient than a standard home with estimated annual energy savings of 75%!



All townhomes will also include double heavy duty hidden waste baskets in the kitchen cabinets to promote recycling. Our property manager will also include materials to residents at lease signing on what can and cannot be recycled and provide information on how they can learn more ways to recycle by contacting the City of Sedona Sustainability Program at 928-203-5060 or [mjones@sedonaaz.gov](mailto:mjones@sedonaaz.gov).

The development has been designed to reduce the building coverage and provide additional open space. Only 29% of the site is covered by buildings and 23% covered by parking driveways and sidewalks for a total coverage of 52% which is less than the maximum total coverage allowed of 65%!

#### IMPACT ON COMMUNITY CHARACTER

The character of the existing neighborhood and community is diverse. Existing land uses include full-time residents and part-time residents occupying both single family residential homes as well multi-family dwellings, with nearby lodging/hotels, restaurants, retail other commercial uses/services. Miramonte's application continues the same land use themes that exist in the Uptown area and in the neighborhood of the subject property in particular. Community character is enhanced by providing additional housing choices for locals. This land use is not introducing a use that does not exist in the immediate neighborhood and is compatible in massing, scale and size. Traffic and circulation follow the objectives and goals identified in the Community Plan as outlined herein.

#### LANDSCAPING, BUFFERING AND SCREENING

The Project will preserve 48% percent of the site as open space. The Landscape Plan included in the application is prepared in conformance with Section 5.6 of the Land Development Code and the Community Plan by incorporating native plants and adapted plants to blend the built landscape with the natural landscape. At least 50% of the trees and shrubs will be native to the area, these plants are adapted to the dry climates of northern Arizona and more resistant to our extreme temperatures. The native plants also provide a wildlife habitat for birds and pollinators and are low maintenance. The adaptive plants that have been selected are also acclimated to Sedona's temperatures and are drought tolerant. The landscape will provide an attractive streetscape, buffer and screening between Jordan Road the existing neighborhood and the development. All plants selected will be drought tolerant and will benefit the environment by providing wildlife habitat, clean air, preventing erosion, recharging the groundwater, storm water retention and infiltration, aiding in water pollution, reducing dust, noise, heat and glare.

#### AMENITIES

A dog park will be provided for the residents providing a "Sense of Place" where residents can meet to play with their furry friends at the dog park.



#### ACCESS, CONNECTIVITY, AND CIRCULATION

Access to the Project will be off Jordan Road and Harris Court, a new dedicated public right of way. Jordan Townhomes is ideally located in Uptown Sedona and less than 1/3 mile from nearby restaurants and retail stores. The development is pedestrian friendly, five-foot-wide sidewalks will be installed on the north and south side of Harris Court and ten-foot-wide sidewalks will be installed on the eastside of Jordan Road extending to the north and south property boundary. Sidewalks within the development and on Jordan Road will reduce traffic by encouraging a walkable development and neighborhood, thus promoting active and healthy lifestyles and creating connections with residents and adjacent neighbors.

Shepherd Wesnitzer Engineering has prepared a Trip Generation Letter included with the application detailing the average daily traffic volumes, including AM & PM peak hours. It is anticipated that trips won't exceed 125 per day. A Traffic Impact Analysis will also be performed for the Project in compliance with the City of Sedona.

#### PARKING

The Project was designed to provide each townhome with its own garage and driveway for residents and guest to park, eliminating the need for large expanses of parking, thereby preserving more open space on site.

#### EXTERIOR LIGHTING

Lighting will comply with Section 5.8 of the Land Development Code and be dark sky compliant. Lights will be selected to minimize light pollution and be sensitive to the existing neighborhood and wildlife habitat.

#### SIGNS

If signs are to be installed for the Project, they shall comply to Section 6 of the Land Development Code and will be chosen to enhance the community and appropriately placed within the development.

#### TOPOGRAPHIC AND FLOOD ZONE DESIGNATION

This is a relatively flat terrain, covered with shrubs and native grass. The Project is located in Zone X of the FEMA Flood Insurance Rate Map number 04005C7444G, effective September 3, 2010. Zone X is described as an area determined to be outside the 500-year floodplain.

The site is located within the City of Sedona Floodplain Management Study prepared by the Soil Conservation Service in May 1994. The Project is not located within a 100-year floodplain per this study. There is no urban or rural flood plain located on this site. Refer to the Concept Drainage Report prepared by Shephard Wesnitzer Engineering.

#### GRADING AND DRAINAGE

The proposed drainage improvements will be designed to provide safe and efficient drainage across the project site. The open channels, catch basins, and storm drain structures will be designed to intercept 100% of the estimated 100-year flow for the on and off-site flows.



The Project will be served with an offsite underground detention structure, to be located on the Jordan Estates parcel, Assessor Parcel Number 401-05-004A (the “Jordan Estates”). Jordan Estates will grant a drainage easement for the benefit of the Jordan Townhomes Project. Refer to the Concept Drainage Report prepared by Shephard Wesnitzer Engineering.

#### WATER AND SEWER

A new 8” water line and 8” sewer line will be designed and installed in accordance with the City of Sedona Engineering Design Standards. Refer to the Water Distribution System Design Report prepared by Shephard Wesnitzer Engineering.

#### PUBLIC SERVICES

All public services are available in this area. Emergency vehicles will have direct access to Jordan Townhomes off Jordan Road. Service vehicles will have full mobility within the development a 24’ wide dedicated right-of-way, Harris Court.

#### TRASH COLLECTION

Trash collection will be provided by Taylor Waste, each unit will have its own trash and recycling receptacles. Residents will be provided educational materials on recycling at lease signing.

#### PUBLIC ART

Miramonte will follow the Public Art Requirements as defined in Article 5 Section 5.9 C to either provide a cash contribution to the City of Sedona Art in Public Places Fund or install artwork selected at Miramonte’s discretion and approved by the City.

#### PROJECT TIMING

Once land use entitlements are completed, the intent is to submit construction documents for approval and permitting to the City of Sedona. Once permitted, construction would then commence. The expected time frame for commencement of construction is the second quarter of 2022.

### IV. NEIGHBORHOOD MEETING & CITIZEN PARTICIPATION PLAN

Developer recognizes the need to inform the neighborhood and community of this proposed development. The Citizen Participation Plan is attached as part of this application.

### V. COMMUNITY PLAN CONFORMANCE

The Jordan Townhomes conforms to the Sedona Community Plan as further described below. The Sedona Community Plan identifies outcomes, visions, goals, policies and recommendations for the community. The Community Plan was reviewed for its compatibility with, and benefits provided by Miramonte’s application. Miramonte’s application meets many of the Community Plan outcomes, visions, goals, policies and recommendations, including providing clear benefits to the community. In comparing the Community Plan to Miramonte’s application, there are no conflicting elements between the Plan and this proposed project. Some



sections of the Community Plan are inapplicable to Miramonte's application.

### VISION

The Project satisfies the Vision of the Community Plan by addressing Environmental Stewardship, Community Connections, Improved Traffic Flow, Walkability, Economic Diversity and a Sense of Place.

### ENVIRONMENTAL STEWARDSHIP

- Energy Star certified townhomes.
- Promoting recycling by providing double trash bins for pick up and inside the units and educating tenants.
- Air quality plus certified and engineered HVAC to ensure efficiency.
- The Home Energy Rating System (HERS) scores will be below 60 which help to conserve energy and reduce the cost of electric bills.
- Townhomes will be 40% more efficient than a standard home with estimated annual energy savings of 75%.
- 48% of the site will remain open space.
- Native and adaptive drought tolerant plants chosen in the Landscape Plan.
- Stucco colors of three and eight percent to blend with the natural environment.
- Building with different heights and planes.
- Exterior lighting will be dark sky compliant and comply with Section 5.8 of the Land Development Code.

### COMMUNITY CONNECTIONS

- Dog Park.
- Sidewalks throughout the development and off Jordan Road.

### IMPROVED TRAFFIC FLOW

- Access to the development off Jordan Road.
- 24' wide new right-of-way into the development, Harris Court providing accessibility to residents and service vehicles.
- Sidewalks within the development and along Jordan Road to promote fewer cars and promote walking or bike riding.
- Parking provided at each townhome with either a two car or one car garage and driveway.



#### WALKABILITY

- 5' wide sidewalks throughout the development.
- 10' wide sidewalks on Jordan Road adjacent to the development.

#### ECONOMIC DIVERSITY

- 22 townhome rentals, one, two and three bedrooms, providing diversity in housing for residents in Sedona at different socio-economic levels and incomes.

#### SENSE OF PLACE

- The built environment blends with the natural environment through the use of building materials and colors schemes.
- Natural and adaptive landscaping.
- Sustainable development.
- Dog park to bring neighbors together to create a "Sense of Place".

#### LAND USE, HOUSING AND GROWTH

- Grow only within currently established residential and commercial limits.
  - Ensure harmony between the built and natural environments.
  - Reflect a unique sense of place in architecture and design.
  - Provide public gathering spaces that promote social interaction.
  - Create mixed-use, walkable districts.
  - Encourage diverse and affordable housing options
- ✓ The location of Miramonte's project is infill.
  - ✓ The adjacent land uses range from low density to high density residential. Miramonte's application would not introduce a new use, but instead would adjust boundaries of uses already approved in the neighborhood.
  - ✓ Harmony between the built environment and natural environment.
  - ✓ Open space

#### LAND USE POLICIES

- Approve new housing units only if within the City's current overall limit on the total number of homes that can be built under current zoning.
- ✓ Miramonte's Project is located on an infill lot and the development proposal is under the current zoning and allowed units per acre.
- Establish good communication with community planning groups and public agencies within the Verde





Valley region to address land use, circulation, and other regional issues.

- ✓ Miramonte's Citizen Participation Plan will facilitate communication and input from the constituencies identified in this policy.

## CIRCULATION

The goals of Circulation from the Community Plan include:

- Reduce dependency on single-occupancy vehicles.
- Provide for safe and smooth flow of traffic.
- Coordinate land use and transportation planning and systems.
- Make the most efficient use of the circulation system for long-term, community benefits.
- Limit the building of new roads and streets and make strategic investments in other modes of travel.
- Create a more walkable and bikeable community.

Miramonte's application is supportive of the Circulation goals of the Community Plan.

- ✓ Due to the density and infill location of the subject property, this proposal will likely reduce commuting traffic for workers in Sedona as a result of more centralized housing options for residents, a Community Benefit.
- ✓ Miramonte's application does not require any additional access points off Jordan Road or Highway 89A, a Community Benefit.
- ✓ There will be no new, unplanned roads built as a part of Miramonte's application, which instead will utilize existing built roadways, a Community Benefit.
- ✓ The location of the property and use are supportive of creating a more walkable and bikeable environment. Specific elements of Miramonte's application include bike storage and promotion of healthy modes of transportation including biking and walking to area destinations which are within minutes of this use and location.

## ENVIRONMENT

The Community Plan identifies 5 primary Goals as follows:

- Preserve and protect the natural environment.
- Ensure a sufficient supply of quality water for the future.
- Protect Oak Creek and its riparian habitat.
- Reduce impact of flooding and erosion on the community and environment.
- Promote environmentally responsible building and design.





Miramonte's application is supportive of these goals in the following respects:

- ✓ Landscaping design shall incorporate low water usage materials, being of Community Benefit.
- ✓ Energy Star certified townhomes.
- ✓ Promoting recycling by providing double trash bins for pick up and inside the units and educating tenants.
- ✓ Air quality plus certified and engineered HVAC to ensure efficiency.
- ✓ The Home Energy Rating System (HERS) scores will be below 60 which help to conserve energy and reduce the cost of electric bills.
- ✓ Townhomes will be 40% more efficient than a standard home with estimated annual energy savings of 75%.
- ✓ 48% of the site will remain open space.
- ✓ Native and adaptive drought tolerant plants chosen in the Landscape Plan.
- ✓ Exterior façade and stucco colors of three and eight percent to blend with the natural environment.
- ✓ Building with different heights and planes.
- ✓ Exterior lighting will be dark sky compliant and comply with Section 5.8 of the Land Development Code.

#### PARK, RECREATION AND OPEN SPACE

The Community Plan identifies three goals:

- Protect and preserve natural open space.
  - Ensure the protection of the environment while providing for responsible outdoor recreation.
  - Provide activities and amenities that allow for community interactions and encourage active and healthy lifestyles.
- 
- ✓ The Project will preserve 48% percent of the site as open space.
  - ✓ At least 50% of the trees and shrubs will be native to the area, these plants are adapted to the dry climates of northern Arizona and more resistant to our extreme temperatures.
  - ✓ A dog park will be provided for the residents.
  - ✓ 10' sidewalks promoting a walkable neighborhood.

#### ECONOMIC DEVELOPMENT

This section of the Community Plan identifies five goals for the community.

- Support locally owned businesses.
- Recruit new businesses and organizations representing different business and institutional sectors that



diversify Sedona’s economic base.

- Preserve and enhance Sedona’s tourist based economic sector.
- Incorporate an assets-based framework into the City’s economic development efforts.
- Improve the City’s transportation, information and communication infrastructure to allow business to compete regionally, nationally and globally.

Community Policies identified in this section that are supported by this application:

1. Partner with the private sector to build an economically and environmentally attractive community by utilizing the City’s unique image to promote new investment.
- ✓ Miramonte’s application is supportive of this policy by investing in economical apartment housing that directly supports existing businesses in the community by providing quality housing options providing Community Benefit.
2. Attract high wage employment opportunities and professional based businesses to diversify the City’s economic base and generate positive secondary benefits for the community.
- ✓ Miramonte’s application supports this policy by providing housing options that have historically been underrepresented in Sedona’s housing stock, a Community Benefit.

## COMMUNITY

This section of the Community Plan provides for five distinct goals:

- Cultivate an appreciation and respect for Sedona’s distinctive community character.
- Ensure that the needs and aspirations of the community now and into the future are met through a variety of cultural activities, opportunities and facilities.
- Create increased opportunities for formal and informal social interactions.
- Enhance opportunities for artistic display, engagement and learning.
- Preserve and celebrate the community’s history.

Policies of this section that are supported by this application include the following:

3. Attract and retain creative professionals, businesses, and educational intuitions that contribute to the arts, cultural, and economic vitality of the community.
- ✓ Miramonte’s application provides needed housing options for the creative professionals and businesses sought by the City, for themselves and for their employees, thus contributing to the vitality of the community, a Community Benefit.

**Project Application**

fillable PDF available online at:

[www.sedonaaz.gov/projects](http://www.sedonaaz.gov/projects)**City Of Sedona****Community Development Department**

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • [www.sedonaaz.gov/cd](http://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	Jordan Townhomes		
	Project Address	Jordan Road	Parcel No. (APN)	401-58-001A
	Primary Contact	Charity Lee	Primary Phone	928-600-3594
	Email	clee@miramontehomes.com	Alt. Phone	
	Address	102 S. Mikes Pike	City/State/ZIP	Flagstaff, AZ. 86001
Office Use Only	Application No		Date Received	
	Received by		Fee Paid	

Project Description	The Jordan Townhomes is a multi-family development providing 22 townhomes for rent. The Project is located on approximately 2.06 acres in Uptown Sedona off Jordan Road. The property is zoned Multi-Family Residential High Density (RM-2) and allows for 12 units per acre.
---------------------	---

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	Jordan Road Lofts LLC	Contact Name	Chris Kemmerly
	Project Role	Owner/Developer	Primary Phone	520-268-9120
	Email	chris@kemmerly.com	Alt. Phone	
	Address	2502 E. River Road	City/State/ZIP	Tucson, AZ. 85718
Contact #2	Company	Miramonte Homes	Contact Name	Charity Lee
	Project Role	Agent	Primary Phone	928-600-3594
	Email	clee@miramontehomes.com	Alt. Phone	
	Address	102 S. Mikes Pike	City/State/ZIP	Flagstaff, AZ. 86004
Contact #3	Company	Shephard Westnitzer Engineering	Contact Name	Art Beckwith
	Project Role	Engineer	Primary Phone	928-282-1061
	Email	abeckwith@swiaz.com	Alt. Phone	
	Address	75 Kallof Place	City/State/ZIP	Sedona, AZ. 86336



**Citizen Participation Plan  
Jordan Townhomes  
A.P.N. 401-58-001A  
January 10, 2022**

In connection with our application for design review for the Jordan Townhomes, the applicant, Jordan Road Lofts LLC, (Owner/Developer) has formulated this Citizen Participation Plan and welcomes feedback from the City of Sedona (the “City”) regarding any of the details set forth herein. The information herein is intended to comply with relevant portions of the Land Development Code (the “Code”), Section 8.3 D. Citizen Review Process.

Introduction

Jordan Road Lofts, LLC is proposing to develop a 2.06-acre parcel located off Jordan Road, Sedona, Arizona, Assessor Parcel Number 401-58-001A. The development will consist of twenty-two, two story townhomes consisting of 76 bedrooms.

The property is zoned Multi-Family Residential High Density (RM-2) and allows for 12 units per acre.

Citizen Review Process, Land Development Code, Section 8D.

1. Purpose

The citizen review process is intended to:

- a. Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;
- b. Ensure that citizens and property owners within the community have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and

- c. Facilitate ongoing communication between the applicant, interested citizens, and property owners throughout the application review process.

2. Applicability

- a. Applicant is requesting a public hearing and therefore shall prepare a citizen participation plan. Implementation of the plan shall begin upon submittal of the application.

3. Target Area

- a. Property owners within 600’.
- b. The head of any homeowners’ association, or community/neighborhood appointed representative adjoining the project site; and
- c. Other interested parties who have requested that they be placed on the notification list for a particular project.
- d. The Director may determine that additional notices or areas should be provided.

4. Citizen Participation Plan

The Target Area will be notified via first class mail of the proposed project, a virtual meeting will be scheduled on January 31<sup>st</sup> at 5:00 PM to provide an opportunity for interested parties to learn more about the project, provide suggestions and ask questions.

At the meeting, attendees will sign in, and an introduction and overview of the development will be presented. After the presentation, attendees will have the opportunity to ask questions and provide comments. Developer will invite contribution of comments and concerns to be submitted in advance of the meeting via email and at the meeting via chat features through the online meeting service. Upon collection of the attendees’ written responses, Miramonte will discuss some of the comments received and facilitate an open forum discussion with attendees. Miramonte will provide attendees with contact information to permit follow up discussions with any interested participant.

5. Citizen Participation Report

Pursuant to Code Section 8.3 D. (7) after the meeting a written summary of the meeting will be prepared and submitted to the Community Development Director. The report will include the (i) dates and location of the meeting; (ii) a copy of the notices provided, including dates and number of mailings or deliveries; (iii) a copy of the mailing list and a summary of where residents, property owners, and potentially affected citizens receiving notices, newsletters, or other written materials were located; (v) the number and names of people that participated in the process based on the sign-in sheet.

In addition, Miramonte's report will contain a summary of concerns, issues and problems expressed during the neighborhood meeting, including: (i) the substance of the concerns, issues, and problems raised during the process; (ii) how Miramonte has responded to these comments.

Finally, Miramonte will provide a copy of the written summary to all attendees who recorded their name on the sign-in sheet via e-mail. Miramonte welcomes any feedback from the City regarding its proposed neighborhood meeting plan.

**Exhibits**

Neighborhood Notice Letter

600' Radius Map

Owner Address Labels

Site Address Labels



**Via First Class Mail**

RE: Invitation for Citizen Participation Neighborhood Meeting  
For: Jordan Townhomes  
Property Owner/Developer: Jordan Road Lofts, LLC  
Project Name: Jordan Townhomes  
Property: A.P.N.: 401-58-001A

Dear Neighbors and Interested Parties:

We are pleased to invite you to a virtual Neighborhood Meeting, as an opportunity for you to provide your comments related to the development proposal Jordan Townhomes for the property located off Jordan Road, in Sedona, Arizona, Assessor Parcel Number 401-58-001A.

Jordan Road Lofts, LLC is the owner and developer of the property and proposes to develop 22 townhomes on the 2.06-acre parcel. The property is zoned Multi-Family Residential High Density (RM-2) and allows for 12 units per acre. The proposed development is allowed under the current zoning.

At the meeting, we will share additional documents and information about the project. The meeting structure will include an introduction of the project, optional written contribution from attendees, discussion of attendees' written contribution, and an opportunity for discussion with the various project team members.

**The meeting will be held virtually  
Monday, January 31st, 2022  
at 5:00PM**

To attend the meeting, login to the zoom link.

Topic: Jordan Townhomes

Time: Jan 31, 2022 05:00 PM Arizona

Join Zoom Meeting

<https://us02web.zoom.us/j/85074983525?pwd=ZmdGSmpieTJkM0JIN251TnRVekNRUT09>

Meeting ID: 850 7498 3525

Passcode: 197254

Dial by your location

1-346-248-7799 US

Interested persons may submit their comments/questions in advance of the meeting to, Charity Lee, [clee@miramontehomes.com](mailto:clee@miramontehomes.com), or by mail at Miramonte Homes, 102 S. Mikes Pike, Flagstaff, AZ. 86001. For more information call (928)600-3594.

**For Additional Information Contact:**

Cari Meyer, Planning Manager  
City of Sedona, Community Development Department  
Community Development  
102 Roadrunner Drive  
Sedona, AZ 86336  
[cmeyer@sedonaaz.gov](mailto:cmeyer@sedonaaz.gov)  
(928) 203-5049

The developer and engineering team will be available at the meeting to answer your questions.

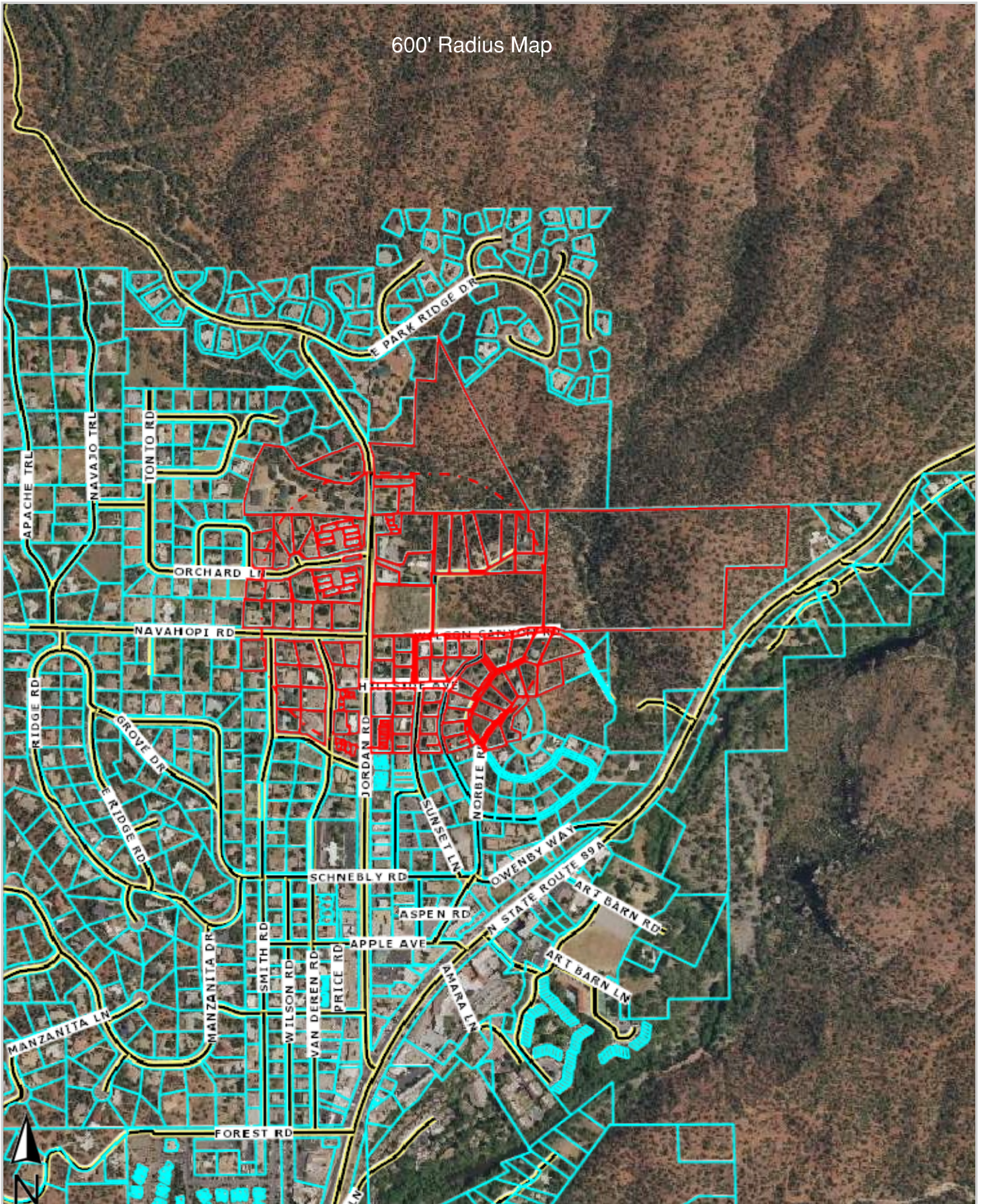
Sincerely,

Charity Lee  
Land Acquisition and Development Manager  
Miramonte Homes  
102 S. Mikes Pike St.  
Flagstaff, Az 86001  
(928)600-3594  
[clee@miramontehomes.com](mailto:clee@miramontehomes.com)

Encl.  
Site Plan Exhibit  
Architectural Drawings



600' Radius Map



**Pioneer Title Agency**  
 COMMITMENT TO SERVICE

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Parcelld	OwnerNm	OwnerNar	SiteAddr	SiteCity	SiteState	SiteZipFull	OwnerAdc	OwnerCity	OwnerSta	OwnerZipl	PlatNm	LandUseStdDsc
401-03-00	Sedona Cit	Sedona Cit	735 Jordar	Sedona	AZ	86336-357102	Roadr Sedona	AZ	86336	86336		Municipal Property
401-03-00	Sedona Cit	Sedona Cit	735 Jordar	Sedona	AZ	86336-357102	Roadr Sedona	AZ	86336	86336		Municipal Property
401-03-00	Spaght Da	Spaght Da	346 Navah	Sedona	AZ	86336-413346	Navah Sedona	AZ	86336-413	86336-413		Mixed Complex
401-03-00	Wilcoxson	Wilcoxson	615 Jordar	Sedona	AZ	86336	PO Box Ff Sedona	AZ	86339-266	86339-266		Quadruplex
401-03-00	Buchanan, Mark & Ka	386 Navah	Sedona	AZ	86336-4135030	E Cal Tucson	AZ	85718-632	85718-632			Sfr
401-03-00	Murphy, Jr	Joseph Mu	410 Navah	Sedona	AZ	86336-401PO Box 71	Sedona	AZ	86339-071	86339-071		Sfr
401-03-01	Crowder-P	Crowder-P	366 Navah	Sedona	AZ	86336-4131084	E Par Sedona	AZ	86336	86336		Sfr
401-05-00	Gilden, Jer	Jerry Gilde	740 Jordar	Sedona	AZ	86336-3561151	Palis: Sedona	AZ	86336	86336		Residential (nec)
401-05-00	Gilden, Jer	Jerry Gilde	740 Jordar	Sedona	AZ	86336-3561151	Palis: Sedona	AZ	86336	86336		Residential (nec)
401-05-00	Holmes Fa	Holmes Fa	650 Jordar	Sedona	AZ	86336-353650	Jordar Sedona	AZ	86336-353	86336-353		Sfr
401-05-00	Kit Flagsta:	Kit Flagsta:	660 Jordar	Sedona	AZ	86336-3534268	E Col Flagstaff	AZ	86004-92C	86004-92C		Duplex
401-05-00	656 Jordar	656 Jordar	656 Jordar	Sedona	AZ	86336-353656	Jordar Sedona	AZ	86336-353	86336-353		Transient Lodging
401-05-00	Recek-Cep	Recek-Cep	690 Quail	Sedona	AZ	86336	PO Box 21 Sedona	AZ	86339-021	86339-021		Residential Lot
401-05-00	Smith Rey,	Smith Rey,	670 Quail	Sedona	AZ	86336	2906 E Wii Phoenix	AZ	85048-851	85048-851		Residential Lot
401-05-00	Blakemore	David & Ju	710 Quail	Sedona	AZ	86336	2885 Sanfr Grandville	MI	49418	49418		Sfr
401-05-00	Winthrop, Viviane	W/ 726 Quail	Sedona	AZ	86336	PO Box 18 Sedona	AZ	86339-18C	86339-18C			Sfr
401-05-00	Scheel, Ke	Kevin & Ar	735 Quail	Sedona	AZ	86336	6046 W Rc Glendale	AZ	85310-571	85310-571		Residential Lot
401-05-00	Tenbroek I	Tenbroek I	744 Quail	Sedona	AZ	86336-4163744	W Hl Ann Arbor	MI	48103-945	48103-945		Sfr
401-05-00	Jordan Roç	Jordan Roç	500 Quail	Sedona	AZ	86336	2502 E Riv Tucson	AZ	85718-65C	85718-65C		Residential Acreage
401-05-00	Gilden, Jer	Jerry Gilde	750 Jordar	Sedona	AZ	86336-3561151	Palis: Sedona	AZ	86336	86336		Sfr
401-05-00	Hartman, (	Carolyn He	755 Quail	Sedona	AZ	86336	618 Camin La Jolla	CA	92037	92037		Sfr
401-05-00	Miller Fam	Miller Fam	760 Quail	Sedona	AZ	86336-416760	Quail Sedona	AZ	86336-416	86336-416		Sfr
401-05-00	Miller Fam	Miller Fam	780 Quail	Sedona	AZ	86336-416375	Redor Long Beach	CA	90814	90814		Residential Lot
401-05-01	Sedona Cit	Sedona Cit		Sedona	AZ	86336	102 Roadr Sedona	AZ	86336	86336		Municipal Property
401-06-00	Spain, Janç	Jane Spain	701 N Stat	Sedona	AZ	86336	PO Box 11, Hobe Sour	FL	33475-114	33475-114		Residential Acreage
401-14-00	Green Hug	Green Hug	598 Jordar	Sedona	AZ	86336-414PO Box 2	Comins	MI	48619-00C	48619-00C		Sfr
401-14-00	Green Hug	Green Hug	296 Hillsid	Sedona	AZ	86336-413PO Box 2	Comins	MI	48619-00C	48619-00C		Sfr
401-14-00	Dybas, Roç	Roger Dyb	210 Hillsid	Sedona	AZ	86336-4133336	N Ra Phoenix	AZ	85014-566	85014-566		Mobile Home Co Op
401-14-00	Jenks, Karl	Karl & Jear	250 Hillsid	Sedona	AZ	86336-413250	Hillsid Sedona	AZ	86336-413	86336-413		Sfr
401-14-00	Lebrun, Pa	Paul Lebru	173 Wilsoi	Sedona	AZ	86336-41C173	Wilsoi Sedona	AZ	86336-41C	86336-41C		Duplex
401-14-00	Connolly N	Connolly N	550 Jordar	Sedona	AZ	86336-4161433	Jesus Santa Bart	CA	93105	93105		Apartment
401-14-02	Schaeffer, Carol	Scha	270 Hillsid	Sedona	AZ	86336-413141	Lake C Sedona	AZ	86336	86336		Sierra Vist: Sfr
401-14-02	Portillo, Eli	Eldemira P	585 Sunse	Sedona	AZ	86336-41125	Cochise Sedona	AZ	86351	86351		Sierra Vist: Sfr

401-14-02	Myers, Dar David Mye 595 Sunset Sedona	AZ	86336-411595	Sunset Sedona	AZ	86336-411Sierra Vist:Sfr
401-14-02	Houck Gar Houck Gar 580 Sunset Sedona	AZ	86336	PO Box 19 Sedona	AZ	86339-191Sierra Vist:Sfr
401-14-02	Chilson Sh Chilson Sh 229 Wilsoi Sedona	AZ	86336-41C229	Wilsoi Sedona	AZ	86336-41C Sierra Vist:Sfr
401-14-02	Theodore Theodore 205 Wilsoi Sedona	AZ	86336-41C643	Oakhu Naperville IL	IL	60540 Sierra Vist:Sfr
401-14-02	Sheehan, LSheehan, L 189 Wilsoi Sedona	AZ	86336-41C189	Wilsoi Sedona	AZ	86336-41C Sierra Vist:Sfr
401-14-02	Robinson, Marrin Rol 530 Circle Sedona	AZ	86336	535 Circle Sedona	AZ	86336 Sierra Vist:Sfr
401-14-03	Cooper, Di Diane Co 545 Circle Sedona	AZ	86336-414PO	Box 68 Sedona	AZ	86339-068 Sierra Vist:Sfr
401-14-03	Gagon Fre:Gagon Fre: 555 Circle Sedona	AZ	86336	3465 E Coi Mesa	AZ	85213-703Sierra Vist:Residential Lot
401-14-03	Gagon Fre:Gagon Fre: 575 Circle Sedona	AZ	86336-4143465	E Coi Mesa	AZ	85213-703Sierra Vist:Sfr
401-14-03	Smith, She Sheila Smi 576 Moun Sedona	AZ	86336-41C2658	N Pe Boise	ID	83702-135Sierra Vist:Sfr
401-14-03	Theroux F: Theroux F: 583 Circle Sedona	AZ	86336-414583	Circle Sedona	AZ	86336-414Sierra Vist:Sfr
401-14-03	Machina, L Lisa Machi 598 Circle Sedona	AZ	86336	1110 E Apl Flagstaff	AZ	86004-176Sierra Vist:Sfr
401-14-03	Kolb Famil Kolb Famil 591 Circle Sedona	AZ	86336-41427035	Dia Rancho Pa CA	CA	90275 Sierra Vist:Sfr
401-14-03	Blakey, Ro Robin Blak 595 Circle Sedona	AZ	86336-414595	Circle Sedona	AZ	86336-414Sierra Vist:Sfr
401-14-03	Kolb Famil Kolb Famil	AZ	86336	27035 Dia Rancho Pa CA	CA	90275 Sierra Vist:Utilities
401-14-03	Wilson, Mi Monty Wil 585 Norbik Sedona	AZ	86336-412385	Van D Sedona	AZ	86336 Sierra Vist:Sfr
401-14-03	Tropshaw Tropshaw 575 Norbik Sedona	AZ	86336-4123134	E Far Mesa	AZ	85213-541Sierra Vist:Sfr
401-14-04	Wilson, Mi Monty & P 565 Norbik Sedona	AZ	86336-412585	Norbik Sedona	AZ	86336 Sierra Vist:Residential Lot
401-14-04	Jka Trust Jka Trust 555 Norbik Sedona	AZ	86336-412600	Norbik Sedona	AZ	86336-412Sierra Vist:Sfr
401-14-04	Block, Rob Robert & T 545 Norbik Sedona	AZ	86336-41282-5995	C Capt Cook HI	HI	96704 Sierra Vist:Sfr
401-14-04	Morgan, G Gary Morg 535 Norbik Sedona	AZ	86336-4121461	Debc Clarkdale	AZ	86324 Sierra Vist:Residential Lot
401-14-04	Sawyer, W William Sa 530 Norbik Sedona	AZ	86336-413530	Norbik Sedona	AZ	86336-413Sierra Vist:Sfr
401-14-07	Wayne, Ac Adam Way 615 Circle Sedona	AZ	86336-416595	Circle Sedona	AZ	86336 Sierra Vist:Residential (nec)
401-14-07	Benchman Allan Benc 605 Circle Sedona	AZ	86336-416605	Circle Sedona	AZ	86336-416Sierra Vist:Sfr
401-14-07	Arizona W Arizona W	AZ	86336	PO Box 29 Phoenix	AZ	85038-90C Utilities
401-14-08	Sunset Mo Sunset Mo 530 Sunset Sedona	AZ	86336-412530	Sunset Sedona	AZ	86336-412Mountain Duplex
401-14-09	Bros Yanni Bros Yanni 540 Sunset Sedona	AZ	86336-412540	Sunset Sedona	AZ	86336-412Mountain Sfr
401-14-09	Tardio, Sal Salvatore 555 Moun Sedona	AZ	86336-411555	Moun Sedona	AZ	86336-411Mountain Sfr
401-14-09	Videloek, P Marilyn Vi 570 Hillsid Sedona	AZ	86336-415570	Hillsid Sedona	AZ	86336-415Mountain Sfr
401-14-10	Thompson Eileen Tho 535 Sunset Sedona	AZ	86336-4112329	Saint Anchorage AK	AK	99517 Mountain Sfr
401-14-10	Barnett, Jil Jill Barnett 545 Sunset Sedona	AZ	86336-411545	Sunset Sedona	AZ	86336-411Mountain Sfr
401-14-10	Juven, Eric Eric Juven 555 Sunset Sedona	AZ	86336-41130	40th Av Moorhead MN	MN	56560 Mountain Sfr
401-14-10	Woodson, Carlon Wo 273 Hillsid Sedona	AZ	86336	320 N Old Cornville	AZ	86325-572Mountain Sfr
401-14-11	Gorman, T Thomas G: 540 Jordar Sedona	AZ	86336-416300	Apach Sedona	AZ	86336 540 Jordar Condominium

401-14-11	Gorman, T Thomas G	540 Jordar Sedona	AZ	86336-416300	Apach Sedona	AZ	86336	540 Jordar Condominium
401-14-11	Gorman, T Thomas G	540 Jordar Sedona	AZ	86336-416300	Apach Sedona	AZ	86336	540 Jordar Condominium
401-14-11	Three Stra	Three Stra 540 Jordar Sedona	AZ	86336-4162336	E Ma Phoenix	AZ	85034-681540	Jordar Condominium
401-14-11	Johnstone, Loretta Jol	540 Jordar Sedona	AZ	86336-4167238	Henc Fort Myer	FL	33908	540 Jordar Condominium
401-14-11	Lee, Diana Lee, Diana	540 Jordar Sedona	AZ	86336-41640	Starvies Sedona	AZ	86351	540 Jordar Condominium
401-14-11	Three Stra	Three Stra 540 Jordar Sedona	AZ	86336-4162336	E Ma Phoenix	AZ	85034-681540	Jordar Condominium
401-14-11	Reeves Fair Reeves	Fai 540 Jordar Sedona	AZ	86336-416278	E Paul Payson	AZ	85541-244540	Jordar Condominium
401-14-12	Service Co	Service Co 540 Jordar Sedona	AZ	86336-416	PO Box 19 Sedona	AZ	86339-19C	540 Jordar Condominium
401-14-12	Schaeffer, Carol Scha	Sedona	AZ	86336	141 Lake L Sedona	AZ	86336	Sierra Vist: Utilties
401-14-12	Portillo, Eli Eldemira P	Sedona	AZ	86336	25 Cochise Sedona	AZ	86351	Sierra Vist: Utilties
401-14-12	Myers, Dar David Mye	595 Sunse Sedona	AZ	86336-411595	Sunse Sedona	AZ	86336-411	Sierra Vist: Utilties
401-14-12	Houck, Gal Gary & An	Sedona	AZ	86336	PO Box 39 Sedona W	AZ	86340-398	Sierra Vist: Utilties
401-14-12	Chilson Sh. Chilson Sh	Sedona	AZ	86336	229 Wilson Sedona	AZ	86336	Sierra Vist: Utilties
401-14-12	Sheahan, I Deborah S	Sedona	AZ	86336	189 Wilson Sedona	AZ	86336	Sierra Vist: Utilties
401-14-13	Robinson, Marrin Rol	Sedona	AZ	86336	535 Circle Sedona	AZ	86336	Sierra Vist: Utilties
401-14-13	Cooper, Di Diane Co	545 Circle Sedona	AZ	86336-414	PO Box 68 Sedona	AZ	86339-068	Sierra Vist: Utilties
401-14-13	Gross, Earl Earl Gross	Sedona	AZ	86336	817 N Ridg Oak Park	IL	60302-143	Sierra Vist: Utilties
401-14-13	Theroux F; Theroux F;	Sedona	AZ	86336	583 Circle Sedona	AZ	86336	Sierra Vist: Utilties
401-14-13	Lammers, Jane Lamn	Sedona	AZ	86336	3848 Flow Fallbrook	CA	92028	Sierra Vist: Utilties
401-14-13	Kolb Famil Kolb Famil	Sedona	AZ	86336	27035 Dia Rancho Pa	CA	90275	Sierra Vist: Utilties
401-14-13	Blakey, Ro Robin Blak	Sedona	AZ	86336	595 Circle Sedona	AZ	86336	Sierra Vist: Utilties
401-14-13	Wilson, Mi, Monty Wil	Sedona	AZ	86336	385 Van D Sedona	AZ	86336	Sierra Vist: Utilties
401-14-14	Kerby, Jos Joseph & L	Sedona	AZ	86336	2711 E Me Gilbert	AZ	85297-752	Sierra Vist: Utilties
401-14-14	Wilson, Mi, Monty & F	565 Norbic Sedona	AZ	86336-412585	Norbic Sedona	AZ	86336	Sierra Vist: Utilties
401-14-14	Red Rock S; Red Rock S;	Sedona	AZ	86336				Sierra Vist: Utilties
401-14-14	Block, Rob Robert & T	Sedona	AZ	86336	82-5995 C Capt Cook	HI	96704	Sierra Vist: Utilties
401-14-14	Morgan, G Gary Morg	Sedona	AZ	86336	1461 Debc Clarkdale	AZ	86324	Sierra Vist: Utilties
401-14-14	Sawyer, W William Sa	Sedona	AZ	86336	530 Norbic Sedona	AZ	86336	Sierra Vist: Utilties
401-15-01	Sedona Lo Sedona Lo	595 Jordar Sedona	AZ	86336-414595	Jordar Sedona	AZ	86336-414	Chimney F Transient Lodging
401-15-01	Whitcomb Jon Whitcc	325 Navah Sedona	AZ	86336-413502	Grana Phoenix	AZ	85003	Chimney F Sfr
401-15-01	Russell Ed; Russell Ed;	575 Jordar Sedona	AZ	86336-414437	B Ave Coronado	CA	92118	Chimney F Quadruplex
401-15-01	Caldwell, F Paula Cald	559 Jordar Sedona	AZ	86336-4135	Palatki C Sedona	AZ	86351-868	Pine Terra Condominium
401-15-01	Pishdad, Si Steven Pis	559 Jordar Sedona	AZ	86336-413559	Jordar Sedona	AZ	86336-413	Pine Terra Condominium
401-15-01	Pishdad, Si Steven Pis;	559 Jordar Sedona	AZ	86336-413559	Jordar Sedona	AZ	86336-413	Pine Terra Condominium

401-15-01	Porumb-V Jodie Poru 559 Jordar Sedona	AZ	86336-413559 Jordar Sedona	AZ	86336-413 Pine Terra Condominium
401-15-01	Caldwell, F Caldwell, F 559 Jordar Sedona	AZ	86336-4135 Palatki C Sedona	AZ	86351 Pine Terra Condominium
401-15-01	Schryer Fa Schryer Fa 540 Van D Sedona	AZ	86336-412 11160 E G Scottsdale AZ		85259-48C Chimney F Sfr
401-15-01	Jordar 541 Jordar 541 Jordar Sedona	AZ	86336-414 1040 Coas La Jolla CA	92037	Chimney F Duplex
401-15-02	Hawkins, / Alice Hawl 318 Capite Sedona	AZ	86336-418 7301 E Olc Flagstaff AZ	86004-44C	Condos At Condominium
401-15-02	Stallings, S Steven & I 318 Capite Sedona	AZ	86336-418 640 N Lisb Chandler AZ	85226-232	Condos At Condominium
401-15-02	Walnut Ca Walnut Ca 318 Capite Sedona	AZ	86336-418 7301 E Olc Flagstaff AZ	86004	Condos At Condominium
401-15-02	Wright, Pe Peter Wrig 318 Capite Sedona	AZ	86336-418 2 F Somer: Bernardsvi NJ	07924	Condos At Condominium
401-15-02	Newlee Fa Newlee Fa 360 Capite Sedona	AZ	86336-415 360 Capita Sedona AZ	86336-415	Chimney F Sfr
401-15-02	Skaneski, J John Skan 559 Van D Sedona	AZ	86336-41C 502 S Flori Tarpon Spi FL	34689	Chimney F Sfr
401-15-03	Rudick, Joe Joel Rudicl 575 Van D Sedona	AZ	86336-41C PO Box 43 Sedona AZ	86340-43C	Chimney F Sfr
401-15-03	Robert, Vii Vinod Rob 355 Navah Sedona	AZ	86336-415 85 Meado Sedona AZ	86336	Chimney F Sfr
401-15-03	Jensen Rev Jensen Rev 590 Smith Sedona	AZ	86336-414 PO Box 5 Sedona AZ	86339-00C	Chimney F Sfr
401-15-03	Rivera, Edl Edwin Rive 580 Smith Sedona	AZ	86336-414 909 Queer Santa Mar CA	93454	Chimney F Sfr
401-15-03	Arbogast-/Arbogast-/560 Smith Sedona	AZ	86336-414 560 Smith Sedona AZ	86336-414	Chimney F Sfr
401-15-03	Cooper, Di Diane Co 500 Smith Sedona	AZ	86336-414 4946 Lasal Bellinghar WA	98229	Chimney F Sfr
401-15-04	Morgan, R Robert Mc 571 Smith Sedona	AZ	86336-413 560 Navah Sedona AZ	86336	Chimney F Sfr
401-15-04	Turner, Jar Jannie Tur 415 Navah Sedona	AZ	86336-40C 3565 N Pa Flagstaff AZ	86004-212	Chimney F Sfr
401-61-00	Meek, Dor Donna Me 340 Orcha Sedona	AZ	86336-355 2145 Sanb Sedona AZ	86336	Orchards Condominium
401-61-00	Helt, Richa Richard & 340 Orcha Sedona	AZ	86336-355 1201 W Ur Flagstaff AZ	86005-852	Orchards Condominium
401-61-00	Avery, Frei Frederick / 340 Orcha Sedona	AZ	86336-355 340 Orcha Sedona AZ	86336-355	Orchards Condominium
401-61-00	Ratkovic S: Ratkovic S: 340 Orcha Sedona	AZ	86336-355 23368 N 7 Scottsdale AZ	85255-508	Orchards Condominium
401-61-00	Turner, Ru Russell Tur 340 Orcha Sedona	AZ	86336-355 713 N Brai La Grange IL	60526-14C	Orchards Condominium
401-61-00	Miller, Kell Kelly Mille 340 Orcha Sedona	AZ	86336-355 340 Orcha Sedona AZ	86336-355	Orchards Condominium
401-61-00	Patricia A I Patricia A I 340 Orcha Sedona	AZ	86336-355 906 Gloucl Lake Forest IL	60045-49C	Orchards Condominium
401-61-00	Fontaine J: Fontaine J: 335 Orcha Sedona	AZ	86336-357 19836 Dav Farmingto MN	55024	Orchards Condominium
401-61-00	Whiteside, Marcia W/ 335 Orcha Sedona	AZ	86336-357 PO Box 13 Sedona AZ	86339-131	Orchards Condominium
401-61-01	Gibson Far Gibson Far 335 Orcha Sedona	AZ	86336-357 335 Orcha Sedona AZ	86336-357	Orchards Condominium
401-61-01	Andrade, / Andrade, / 335 Orcha Sedona	AZ	86336-357 335 Orcha Sedona AZ	86336-357	Orchards Condominium
401-61-01	Andrade, F Patricia Ar 335 Orcha Sedona	AZ	86336-357 335 Orcha Sedona AZ	86336-357	Orchards Condominium
401-61-01	Fridley-Roi: Fridley-Roi: 335 Orcha Sedona	AZ	86336-357 335 Orcha Sedona AZ	86336-357	Orchards Condominium
401-61-01	Conrad Fai Conrad Fai 360 Orcha Sedona	AZ	86336-356 360 Orcha Sedona AZ	86336-356	Orchards C Sfr
401-61-01	Jones, Linc Linda Jone 370 Orcha Sedona	AZ	86336-356 370 Orcha Sedona AZ	86336-356	Orchards C Sfr
401-61-01	Depasqual Catherine 380 Orcha Sedona	AZ	86336-356 380 Orcha Sedona AZ	86336-356	Orchards C Sfr

401-61-01 Barton Bar Barton Bar 390 Orcha Sedona	AZ	86336-356 400 Orcha Sedona	AZ	86336	Orchards (Sfr)
401-61-01 Barton, Ba Barbara Be 400 Orcha Sedona	AZ	86336-353 400 Orcha Sedona	AZ	86336-353	Orchards (Sfr)
401-61-01 Winston V Winston V 20 Elberta Sedona	AZ	86336-353 1358 Nort Mc Lean	VA	22102	Orchards (Sfr)
401-61-02 Spinelli Liv Spinelli Liv 405 Orcha Sedona	AZ	86336-351 2065 Whif Sedona	AZ	86336	Orchards (Sfr)
401-61-02 Clark Fami Clark Fami 389 Orcha Sedona	AZ	86336-357 389 Orcha Sedona	AZ	86336-357	Orchards (Sfr)
401-61-02 Suzuki, No Nobuo & T 359 Orcha Sedona	AZ	86336-357 359 Orcha Sedona	AZ	86336-357	Orchards ( Utilities)
401-61-02 Suzuki, No Nobuo & T 359 Orcha Sedona	AZ	86336-357 359 Orcha Sedona	AZ	86336-357	Orchards (Sfr)
401-61-02 Orchards / Orchards / 655 Jordar Sedona	AZ	86336 335 Orcha Sedona	AZ	86336	Orchards Open Space
401-61-03 Orchards / Orchards / 340 Orcha Sedona	AZ	86336-355 335 Orcha Sedona	AZ	86336	Orchards Residential (nec)
401-61-03 Orchards / Orchards / 335 Orcha Sedona	AZ	86336-357 335 Orcha Sedona	AZ	86336-357	Orchards Open Space
401-65-00 Cseak, Rict Richard Cs 720 Jordar Sedona	AZ	86336-355 1741 S Cla Denver	CO	80210-322	Jordan Ro: Condominium
401-65-00 Ghidoni, D Daniel & K 720 Jordar Sedona	AZ	86336-355 132 Rhode Lyman	ME	04002	Jordan Ro: Condominium
401-65-00 Recek-Cep Recek-Cep 720 Jordar Sedona	AZ	86336-355 720 Jordar Sedona	AZ	86336-355	Jordan Ro: Condominium
401-65-00 Flam Mars Flam Mars 720 Jordar Sedona	AZ	86336-355 5451 N Pa Fresno	CA	93711-282	Jordan Ro: Condominium

Sedona City Of  
102 Roadrunner Dr  
Sedona AZ 86336

Spaght David Lewis Rev Living Trust  
346 Navahopi Rd  
Sedona AZ 86336

Wilcoxson Decedents Family Rev  
Trust  
PO Box Ff  
Sedona AZ 86339

Mark Buchanan  
5030 E Calle Barril  
Tucson AZ 85718

Joseph Murphy  
PO Box 717  
Sedona AZ 86339

Crowder-Pierce Living Trust  
1084 E Park Ridge Dr SW  
Sedona AZ 86336

Jerry Gilden  
1151 Palisades Dr S  
Sedona AZ 86336

Holmes Family Trust  
650 Jordan Rd  
Sedona AZ 86336

Klt Flagstaff LLC  
4268 E Coburn Dr  
Flagstaff AZ 86004

656 Jordan Lane LLC  
656 Jordan Rd  
Sedona AZ 86336

Recek-Cepek Family Trust  
PO Box 216  
Sedona AZ 86339

Smith Reyes Tempe LLC  
2906 E Windsong Dr  
Phoenix AZ 85048

David Blakemore  
2885 Sanford Ave SW No 38002  
Grandville MI 49418

Viviane Winthrop  
PO Box 1803  
Sedona AZ 86339

Kevin Scheel  
6046 W Robin Ln  
Glendale AZ 85310

Tenbroek Mark J Living Trust  
3744 W Huron River Dr  
Ann Arbor MI 48103

Jordan Road Lofts LLC  
2502 E River Rd  
Tucson AZ 85718

Carolyn Hartman  
618 Camino De La Costa  
La Jolla CA 92037

Miller Family Trust  
760 Quail Tail Trl  
Sedona AZ 86336

Miller Family Trust  
375 Redondo Ave  
Long Beach CA 90814

Jane Spain  
PO Box 1149  
Hobe Sound FL 33475

Green Hugh E Trust No 2  
PO Box 2  
Comins MI 48619

Roger Dybas  
3336 N Randolph Rd  
Phoenix AZ 85014

Karl Jenks  
250 Hillside Ave  
Sedona AZ 86336

Paul Lebrun  
173 Wilson Canyon Rd  
Sedona AZ 86336

Connolly Nonexempt Marital Trust  
1433 Jesusita Rd  
Santa Barbara CA 93105

Carol Schaeffer  
141 Lake Dr  
Sedona AZ 86336

Eldemira Portillo  
25 Cochise Dr  
Sedona AZ 86351

David Myers  
595 Sunset Ln  
Sedona AZ 86336

Houck Gary Dale & Anitra Lynn Rev  
Trust  
PO Box 1910  
Sedona AZ 86339



Chilson Sharen L Rev Trust  
229 Wilson Canyon Rd  
Sedona AZ 86336

Theodore Nancy L 2011 Declaration  
Of Trust  
643 Oakhurst Dr  
Naperville IL 60540

Deborah Sheahan  
189 Wilson Canyon Rd  
Sedona AZ 86336

Marrin Robinson  
535 Circle Dr  
Sedona AZ 86336

Diane Cooper  
PO Box 687  
Sedona AZ 86339

Gagon Fred H Jr Fam Livi Trust  
3465 E Contessa St  
Mesa AZ 85213

Sheila Smith  
2658 N Peregrine Pl  
Boise ID 83702

Theroux Family Trust  
583 Circle Dr  
Sedona AZ 86336

Lisa M Machina  
1110 E Appalachian Rd  
Flagstaff AZ 86004

Kolb Family Trust  
27035 Diamondhead Ln  
Rancho Palos Verdes CA 90275

Robin Blakey  
595 Circle Dr  
Sedona AZ 86336

Monty Wilson  
385 Van Deren Rd  
Sedona AZ 86336

Tropshaw Living Trust  
3134 E Fargo Cir  
Mesa AZ 85213

Monty Wilson  
585 Norbie Rd  
Sedona AZ 86336

Jka Trust  
600 Norbie Rd  
Sedona AZ 86336

Robert Block  
82-5995 Coffee Pl  
Capt Cook Kona HI 96704

Gary Morgan  
1461 Deborah Dr  
Clarkdale AZ 86324

William Sawyer  
530 Norbie Rd  
Sedona AZ 86336

Allan Benchman  
605 Circle Dr  
Sedona AZ 86336

Arizona Water Company (Sedona)  
PO Box 29006  
Phoenix AZ 85038

Sunset Mountain LLC  
530 Sunset Ln  
Sedona AZ 86336

Bros Yannick  
540 Sunset Ln  
Sedona AZ 86336

Salvatore Tardio Jr  
555 Mountain View Dr  
Sedona AZ 86336

Marilyn Videlock  
570 Hillside Ave  
Sedona AZ 86336

Eileen Thompson  
2329 Saint Elias Dr  
Anchorage AK 99517

Jill Barnett  
545 Sunset Ln  
Sedona AZ 86336

Eric Juven  
30 40Th Ave S Oak Cir  
Moorhead MN 56560

Carlton Woodson  
320 N Old Pumpphouse Rd  
Cornville AZ 86325

Thomas Gorman  
300 Apache Trl  
Sedona AZ 86336

Three Strands LLC  
2336 E Magnolia St  
Phoenix AZ 85034



Loretta Johnstone  
7238 Hendry Creek Dr  
Fort Myers FL 33908

Diana Lee  
40 Starview Ct  
Sedona AZ 86351

Reeves Family Trust  
278 E Paul Dr  
Payson AZ 85541

Service Contractors Inc  
PO Box 1909  
Sedona AZ 86339

Gary Houck  
PO Box 3982  
Sedona West AZ 86340

Earl Gross  
817 N Ridgeland Ave  
Oak Park IL 60302

Jane Lammers  
3848 Flowerwood Ln  
Fallbrook CA 92028

Joseph Kerby  
2711 E Melrose St  
Gilbert AZ 85297

Red Rock Solutions LLC

Sedona Lodging Inc  
595 Jordan Rd  
Sedona AZ 86336

Jon Whitcomb  
502 Granada Rd  
Phoenix AZ 85003

Russell Edward K & Julie Metha  
Family Trust  
437 B Ave  
Coronado CA 92118

Paula S Caldwell  
5 Palatki Cir  
Sedona AZ 86351

Steven Pishdad  
559 Jordan Rd No 2  
Sedona AZ 86336

Jodie Porumb-Wilson  
559 Jordan Rd No 4  
Sedona AZ 86336

Schryer Family Trust  
11160 E Gold Dust Ave  
Scottsdale AZ 85259

541 Jordan LLC  
1040 Coast Blvd S No 102  
La Jolla CA 92037

Alice Hawkins  
7301 E Old Walnut Canyon Rd  
Flagstaff AZ 86004

Steven Stallings  
640 N Lisbon Ct  
Chandler AZ 85226

Peter Wright  
2 F Somerset Hills Ct  
Bernardsville NJ 07924

Newlee Family Trust  
360 Capital Butte Dr  
Sedona AZ 86336

John Skaneski  
502 S Florida Ave No 145  
Tarpon Springs FL 34689

Joel Rudick  
PO Box 4301  
Sedona AZ 86340

Vinod Robert  
85 Meadow Lark Ln  
Sedona AZ 86336

Jensen Rev Trust  
PO Box 5  
Sedona AZ 86339

Edwin Rivera  
909 Queens Ct  
Santa Maria CA 93454

Arbogast-Athenour Family Trust  
560 Smith Rd  
Sedona AZ 86336

Diane Cooper  
4946 Lasalle Ave  
Bellingham WA 98229

Robert Morgan  
560 Navahopi Rd  
Sedona AZ 86336

Jannie Turner  
3565 N Park Dr  
Flagstaff AZ 86004

Donna Meek  
2145 Sanborn Dr  
Sedona AZ 86336

Richard Helt  
1201 W University Heights Dr S  
Flagstaff AZ 86005

Frederick Avery  
340 Orchards Ln No 3  
Sedona AZ 86336

Ratkovic Sally Ann Rev Trust  
23368 N 74Th Pl  
Scottsdale AZ 85255

Russell Turner  
713 N Brainard Ave  
La Grange Park IL 60526

Kelly Miller  
340 Orchard Ln No 6  
Sedona AZ 86336

Patricia A Falkowski Trust  
906 Gloucester Xing  
Lake Forest IL 60045

Fontaine Janet 2003 Family Trust  
19836 Dawson Ln  
Farmington MN 55024

Marcia Whiteside  
PO Box 1318  
Sedona AZ 86339

Gibson Family Rev Trust  
335 Orchard Ln No 3  
Sedona AZ 86336

Anne Andrade  
335 Orchard Ln No 4  
Sedona AZ 86336

Patricia Andrade  
335 Orchard Ln No 5  
Sedona AZ 86336

Fridley-Roemer 1999 Rev Trust  
335 Orchard Ln No 6  
Sedona AZ 86336

Conrad Family Trust  
360 Orchard Ln  
Sedona AZ 86336

Linda Jones  
370 Orchard Ln  
Sedona AZ 86336

Catherine Depasquale  
380 Orchard Ln  
Sedona AZ 86336

Barton Barbara A Rev Trust  
400 Orchard Ln  
Sedona AZ 86336

Winston Victor Living Trust  
1358 Northwyck Ct  
Mc Lean VA 22102

Spinelli Living Trust  
2065 Whippet Way  
Sedona AZ 86336

Clark Family Living Trust  
389 Orchard Ln  
Sedona AZ 86336

Nobuo Suzuki  
359 Orchard Ln  
Sedona AZ 86336

Richard Cseak Jr  
1741 S Clarkson St  
Denver CO 80210

Daniel Ghidoni  
132 Rhode Island Ave  
Lyman ME 04002

Recek-Cepek Family Living Trust  
720 Jordan Rd #3  
Sedona AZ 86336

Flam Marshall S Rev Trust  
5451 N Parrish Way  
Fresno CA 93711

Current Homeowner  
735 Jordan Rd  
Sedona AZ 86336

Current Homeowner  
346 Navahopi Rd  
Sedona AZ 86336

Current Homeowner  
615 Jordan Rd  
Sedona AZ 86336

Current Homeowner  
386 Navahopi Rd  
Sedona AZ 86336

Current Homeowner  
410 Navahopi Rd  
Sedona AZ 86336

Current Homeowner  
366 Navahopi Rd  
Sedona AZ 86336

Current Homeowner  
740 Jordan Rd  
Sedona AZ 86336

Current Homeowner  
650 Jordan Rd  
Sedona AZ 86336

Current Homeowner  
660 Jordan Rd  
Sedona AZ 86336

Current Homeowner  
656 Jordan Rd  
Sedona AZ 86336

Current Homeowner  
690 Quail Tail Trl  
Sedona AZ 86336

Current Homeowner  
670 Quail Tail Trl  
Sedona AZ 86336

Current Homeowner  
710 Quail Tail Trl  
Sedona AZ 86336

Current Homeowner  
726 Quail Tail Trl  
Sedona AZ 86336

Current Homeowner  
735 Quail Tail Trl  
Sedona AZ 86336

Current Homeowner  
744 Quail Tail Trl  
Sedona AZ 86336

Current Homeowner  
500 Quail Tail Trl  
Sedona AZ 86336

Current Homeowner  
755 Quail Tail Trl  
Sedona AZ 86336

Current Homeowner  
760 Quail Tail Trl  
Sedona AZ 86336

Current Homeowner  
780 Quail Tail Trl  
Sedona AZ 86336

Current Homeowner  
701 N State Route 89A  
Sedona AZ 86336

Current Homeowner  
598 Jordan Rd  
Sedona AZ 86336

Current Homeowner  
210 Hillside Ave  
Sedona AZ 86336

Current Homeowner  
250 Hillside Ave  
Sedona AZ 86336

Current Homeowner  
173 Wilson Canyon Rd  
Sedona AZ 86336

Current Homeowner  
550 Jordan Rd  
Sedona AZ 86336

Current Homeowner  
270 Hillside Ave  
Sedona AZ 86336

Current Homeowner  
585 Sunset Ln  
Sedona AZ 86336

Current Homeowner  
595 Sunset Ln  
Sedona AZ 86336

Current Homeowner  
580 Sunset Ln  
Sedona AZ 86336

Current Homeowner  
229 Wilson Canyon Rd  
Sedona AZ 86336

Current Homeowner  
205 Wilson Canyon Rd  
Sedona AZ 86336

Current Homeowner  
189 Wilson Canyon Rd  
Sedona AZ 86336

Current Homeowner  
530 Circle Dr  
Sedona AZ 86336

Current Homeowner  
545 Circle Dr  
Sedona AZ 86336

Current Homeowner  
555 Circle Dr #0  
Sedona AZ 86336

Current Homeowner  
576 Mountain View Dr  
Sedona AZ 86336

Current Homeowner  
583 Circle Dr  
Sedona AZ 86336

Current Homeowner  
598 Circle Dr  
Sedona AZ 86336

Current Homeowner  
591 Circle Dr  
Sedona AZ 86336

Current Homeowner  
595 Circle Dr  
Sedona AZ 86336

Current Homeowner  
585 Norbie Rd  
Sedona AZ 86336

Current Homeowner  
575 Norbie Rd  
Sedona AZ 86336

Current Homeowner  
565 Norbie Rd  
Sedona AZ 86336

Current Homeowner  
555 Norbie Rd  
Sedona AZ 86336

Current Homeowner  
545 Norbie Rd  
Sedona AZ 86336

Current Homeowner  
535 Norbie Rd  
Sedona AZ 86336

Current Homeowner  
530 Norbie Rd  
Sedona AZ 86336

Current Homeowner  
605 Circle Dr  
Sedona AZ 86336

Current Homeowner  
Sedona AZ 86336

Current Homeowner  
530 Sunset Ln  
Sedona AZ 86336

Current Homeowner  
540 Sunset Ln  
Sedona AZ 86336

Current Homeowner  
555 Mountain View Dr  
Sedona AZ 86336

Current Homeowner  
570 Hillside Ave  
Sedona AZ 86336

Current Homeowner  
535 Sunset Ln  
Sedona AZ 86336

Current Homeowner  
545 Sunset Ln  
Sedona AZ 86336

Current Homeowner  
555 Sunset Ln  
Sedona AZ 86336

Current Homeowner  
273 Hillside Ave  
Sedona AZ 86336

Current Homeowner  
540 Jordan Rd Unit: 1  
Sedona AZ 86336

Current Homeowner  
540 Jordan Rd Unit: 4  
Sedona AZ 86336

Current Homeowner  
540 Jordan Rd Unit: 5  
Sedona AZ 86336

Current Homeowner  
540 Jordan Rd Unit: 6  
Sedona AZ 86336

Current Homeowner  
540 Jordan Rd Unit: 8  
Sedona AZ 86336

Current Homeowner  
540 Jordan Rd  
Sedona AZ 86336

Current Homeowner  
Sedona AZ 86336

Current Homeowner  
Sedona AZ 86336

Current Homeowner  
Sedona AZ 86336

Current Homeowner  
Sedona AZ 86336

Current Homeowner  
Sedona AZ 86336

Current Homeowner  
595 Jordan Rd  
Sedona AZ 86336

Current Homeowner  
325 Navahopi Rd  
Sedona AZ 86336

Current Homeowner  
575 Jordan Rd  
Sedona AZ 86336

Current Homeowner  
559 Jordan Rd Unit: 1  
Sedona AZ 86336

Current Homeowner  
559 Jordan Rd Unit: 2  
Sedona AZ 86336

Current Homeowner  
559 Jordan Rd Unit: 4  
Sedona AZ 86336

Current Homeowner  
540 Van Deren Rd  
Sedona AZ 86336

Current Homeowner  
541 Jordan Rd  
Sedona AZ 86336

Current Homeowner  
318 Capitol Butte Dr Unit: 1  
Sedona AZ 86336

Current Homeowner  
318 Capitol Butte Dr Unit: 2  
Sedona AZ 86336

Current Homeowner  
318 Capitol Butte Dr Unit: 4  
Sedona AZ 86336

Current Homeowner  
360 Capitol Butte Dr  
Sedona AZ 86336

Current Homeowner  
559 Van Deren Rd  
Sedona AZ 86336

Current Homeowner  
575 Van Deren Rd  
Sedona AZ 86336

Current Homeowner  
355 Navahopi Rd  
Sedona AZ 86336

Current Homeowner  
590 Smith Rd  
Sedona AZ 86336

Current Homeowner  
580 Smith Rd  
Sedona AZ 86336

Current Homeowner  
560 Smith Rd  
Sedona AZ 86336

Current Homeowner  
500 Smith Rd  
Sedona AZ 86336

Current Homeowner  
571 Smith Rd  
Sedona AZ 86336

Current Homeowner  
415 Navahopi Rd  
Sedona AZ 86336

Current Homeowner  
340 Orchard Ln Unit: 1  
Sedona AZ 86336

Current Homeowner  
340 Orchard Ln Unit: 2  
Sedona AZ 86336

Current Homeowner  
340 Orchard Ln Unit: 3  
Sedona AZ 86336

Current Homeowner  
340 Orchard Ln Unit: 4  
Sedona AZ 86336

Current Homeowner  
340 Orchard Ln Unit: 5  
Sedona AZ 86336

Current Homeowner  
340 Orchard Ln Unit: 6  
Sedona AZ 86336

Current Homeowner  
340 Orchard Ln Unit: 7  
Sedona AZ 86336

Current Homeowner  
335 Orchard Ln Unit: 1  
Sedona AZ 86336

Current Homeowner  
335 Orchard Ln Unit: 2  
Sedona AZ 86336

Current Homeowner  
335 Orchard Ln Unit: 3  
Sedona AZ 86336

Current Homeowner  
335 Orchard Ln Unit: 4  
Sedona AZ 86336

Current Homeowner  
335 Orchard Ln Unit: 5  
Sedona AZ 86336

Current Homeowner  
335 Orchard Ln Unit: 6  
Sedona AZ 86336

Current Homeowner  
360 Orchard Ln  
Sedona AZ 86336

Current Homeowner  
370 Orchard Ln  
Sedona AZ 86336

Current Homeowner  
380 Orchard Ln  
Sedona AZ 86336

Current Homeowner  
390 Orchard Ln  
Sedona AZ 86336

Current Homeowner  
20 Elberta Dr  
Sedona AZ 86336

Current Homeowner  
405 Orchard Ln  
Sedona AZ 86336

Current Homeowner  
389 Orchard Ln  
Sedona AZ 86336

Current Homeowner  
359 Orchard Ln  
Sedona AZ 86336

Current Homeowner  
720 Jordan Rd Unit: 1  
Sedona AZ 86336

Current Homeowner  
720 Jordan Rd Unit: 2  
Sedona AZ 86336

Current Homeowner  
720 Jordan Rd Unit: 3  
Sedona AZ 86336

Current Homeowner  
720 Jordan Rd Unit: 4  
Sedona AZ 86336

WHEN RECORDED RETURN TO:

Jordan Road Lofts, LLC  
C/O Miramonte Homes  
2502 East River Road  
Tucson, Arizona 85718  
70511816.SLC

### SPECIAL WARRANTY DEED

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, GARRY J. SHUSTER NO. 2 FAMILY LLP, an Arizona limited liability partnership (the "GRANTOR"), having an address of 2200 N. Central Avenue, Suite 105, Phoenix, Arizona 85004, does hereby grant, convey and transfer to JORDAN ROAD LOFTS, LLC, an Arizona limited liability company (the "GRANTEE"), having an address of 2502 East River Road, Tucson, Arizona 85718, the following described property situated in Coconino County, Arizona (the "Property"):

See **Exhibit "A"** attached hereto and incorporated herein by this reference.

SUBJECT TO: current, non-delinquent real property taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities and other matters that may appear of record or that a correct and accurate ALTA survey of the Property would reveal.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED, this 10<sup>th</sup> day of December, 2021.

[Signature Page to SWD – Garry J. Shuster No. 2 Family LLP to Jordan Road Lofts, LLC]

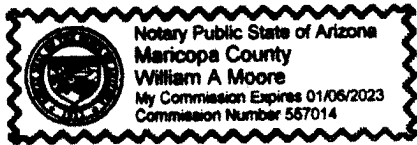
GARRY J. SHUSTER NO. 2 FAMILY LLP, an  
Arizona limited liability partnership

By: Shuster Investments No. 2, LLC, an Arizona limited  
liability company, its General Partner

By: *Brent A Shuster*  
Brent A. Shuster, Manager

STATE OF ARIZONA        )  
  )        ss.  
County of MARICOPA    )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of December, 2021, by Brent A. Shuster, Manager of Shuster Investments No. 2, LLC, an Arizona limited liability company, the General Partner of Garry J. Shuster No. 2 Family LLP, an Arizona limited liability partnership, on behalf of the limited liability partnership.



*William A Moore*  
Notary Public  
My commission expires:



**Exhibit A**

Legal Description of the Property

That parcel shown on "Orchards Reversionary Plat" recorded in Document No. 3845469, and Affidavit of Correction recorded in Document No. 3847364, records of Coconino County, Arizona, being a portion of the Southwest quarter of the Southwest quarter of Section 5, Township 17 North, Range 6 East, Gila & Salt River Base and Meridian, Coconino County, Arizona;

Formerly described of record as:

Lots 1 through 9, inclusive and Tract A, Block 10, STRAWBERRY COURT OF THE ORCHARDS, TRACT NO 1188, as shown on the plat thereof recorded in Case 3, Map 27, records of Coconino County, Arizona.

## ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, AZ 85015-5351 • P.O. BOX 29006, PHOENIX, AZ 85038-9006  
PHONE: (602) 240-6860 • FAX: (602) 240-6874 • TOLL FREE: (800) 533-6023 • www.azwater.com

April 2, 2021

Arthur H. Beckwith, PE.  
75 Kallof Place  
Sedona, AZ 86336

Re: Domestic Water Service to Jordan Lofts - APN Nos. 401-58-001A and 401-05-004A

Dear Mr. Beckwith:

Arizona Water Company (the "Company") certifies that the above-described property is located within its Sedona Certificate of Convenience and Necessity in Sedona, Arizona, and that it will provide water service to the property in accordance with the Company's tariffs and the Arizona Corporation Commission's rules and regulations. It will be the responsibility of the developer to provide the funds to install the necessary water facilities, and the Company assumes no liability to install those facilities if the funds are not advanced by the developer.

The design of the water distribution system must comply with the Company's standard specifications that are on file at the Yavapai County Development Services. Both preliminary and final water system designs must be approved by the Company.

It will also be the responsibility of the developer to meet all the requirements of regulatory agencies having jurisdiction over Arizona subdivisions and of Arizona statutes applicable to subdivided or unsubdivided land, including, but not limited to, requirements relating to a Certificate of Assured Water Supply, as set forth in the Arizona Groundwater Management Act, A.R.S. §45-576.

Please notify the Company if you will be proceeding with development of the property so the Company can prepare the necessary Agreement.

Very truly yours,



Andrew J. Haas, P.E.  
Vice President - Engineering  
developmentservices@azwater.com

gs

---

E-MAIL: [developmentservices@azwater.com](mailto:developmentservices@azwater.com)





Mail:  
102 Roadrunner Dr.  
Sedona, AZ 86336

Site:  
7500 W. SR 89A  
Sedona, AZ 86336

(928) 204-2234  
sedonaaz.gov

FAX (928) 204-7137

Wastewater Department

March 23, 2021

Arthur Beckwith, PE  
Shephard-Wesnitzer, Inc.  
PO Box 3924  
Sedona, AZ 86340

SUBJECT: WILL SERVE SEWER – 630 JORDAN RD & 500 QUAIL TAIL TRAIL  
APN 401-58-001A & 401-05-004A

This letter is in response to your request regarding sewer service availability for the properties referenced above.

These parcels have sewer availability, due to sewer being available adjacent to the point of access to the property, as defined in City Code section 13.15. Currently, both parcels are being billed the sewer standby fee.

However, depending on the scope and impact of the development proposal, adequate capacity may not be available. Available sewer capacity is on a first come-first served basis, and there are no guarantees of sewer capacity for this property until a development proposal is approved.

According to City records APN 401-58-001A (630 Jordan Rd) has services near the southwest corner of the parcel and approximately 18 linear feet east of the manhole located in the intersection of Sunset Lane and Wilson Canyon Road. APN 401-05-004A (500 Quail Tail Trail) has a service approximately 52 linear feet east of the manhole located in the intersection of Wilson Canyon Road and Quail Tail Trail, and 17 feet west of the last manhole in Quail Tail Trail. Field verification of these service lateral locations should be conducted.

In conclusion, sewer service is available on this property and, if adequate capacity is available at the time of development approval, sewer will be served by the city of Sedona. If you have any questions or concerns, please contact me at (928) 203-5069.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roxanne Holland".

Roxanne Holland, PE  
Director of Wastewater

RH:ms

cc: J. Andy Dickey, Director of Public Works/City Engineer (e-copy)  
Hanako Ueda, Assistant Engineer (e-copy)  
Sal Valenzuela, Chief Public Works Inspector (e-copy)  
Marsha Beckwith, Accounting Technician (e-copy)  
Streets file: Jordan Rd, Quail Tail Trail



1250 E. State Route 89A  
Cottonwood, AZ 86326

April 20, 2021

To: Art Beckwith,

Regarding: Jordan Lofts – APN: 401-28-001A and 401-05-004A

The above referenced project is located in Arizona Public Service Company's electric service area. As a matter of fact, this property is already being served by APS. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities. These Schedules are available on-line at [aps.com](http://aps.com).

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

Sincerely,

Patty G

Verde Control Desk  
928 646 8502  
[Verdecontroldesk@apsc.com](mailto:Verdecontroldesk@apsc.com)

Our Purpose: As Arizona stewards, we do what is right for the people and prosperity of our state.

Our Vision: Create a sustainable energy future for Arizona.

Our Mission: Serve our customers with clean, reliable and affordable energy.



CenturyLink Engineering  
500 S Calvary Way  
Cottonwood, AZ 86326

March 24, 2021

Art Beckwith  
Shepard – Wesnitzer, Inc  
75 Kallof Place  
Sedona, AZ 86336

RE: Jordan Lofts  
Sedona, AZ 86336

Art,

The above mentioned property is located in a parcel located in Section 5, Township 17N and Range 6E in Coconino County.

In response to your “Service Availability” request for the above mentioned property, this letter is to acknowledge, the property is within the CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this location are on file with your State Utilities Commission, and may be examined at your CenturyLink Business Office.

Nearest facilities are on the north/west corner of Navahopi Road and Jordan Road

Sincerely,

Armen McNerlin  
Lumen/CenturyLink Engineer  
500 S Calvary Way  
Cottonwood, AZ 86326  
office 928.634.2102  
cell 928.821.4609



April 27, 2021

Arthur H. Beckwith, PE

Shephard Wesnitzer, Inc

**RE: Jordan Lofts Parcel#401-58-001A, 401-05-004A Sedona, AZ**

Thank you for your interest in the use of natural gas for the above location. There is natural gas mains that parallel both of these parcels, please see attached map. Gas can be served by running one or multiple new service lines depending on gas load.

Attached you will find a residential application for gas service, that explains the cost under the General Conditions and what the customer is responsible for. If you have any more questions please contact me at 928-203-1214.

Thank you,  
Taylor Mathe  
Planner

UniSource Energy Services  
500 S Willard Street  
Cottonwood, AZ 86336  
928-203-1295



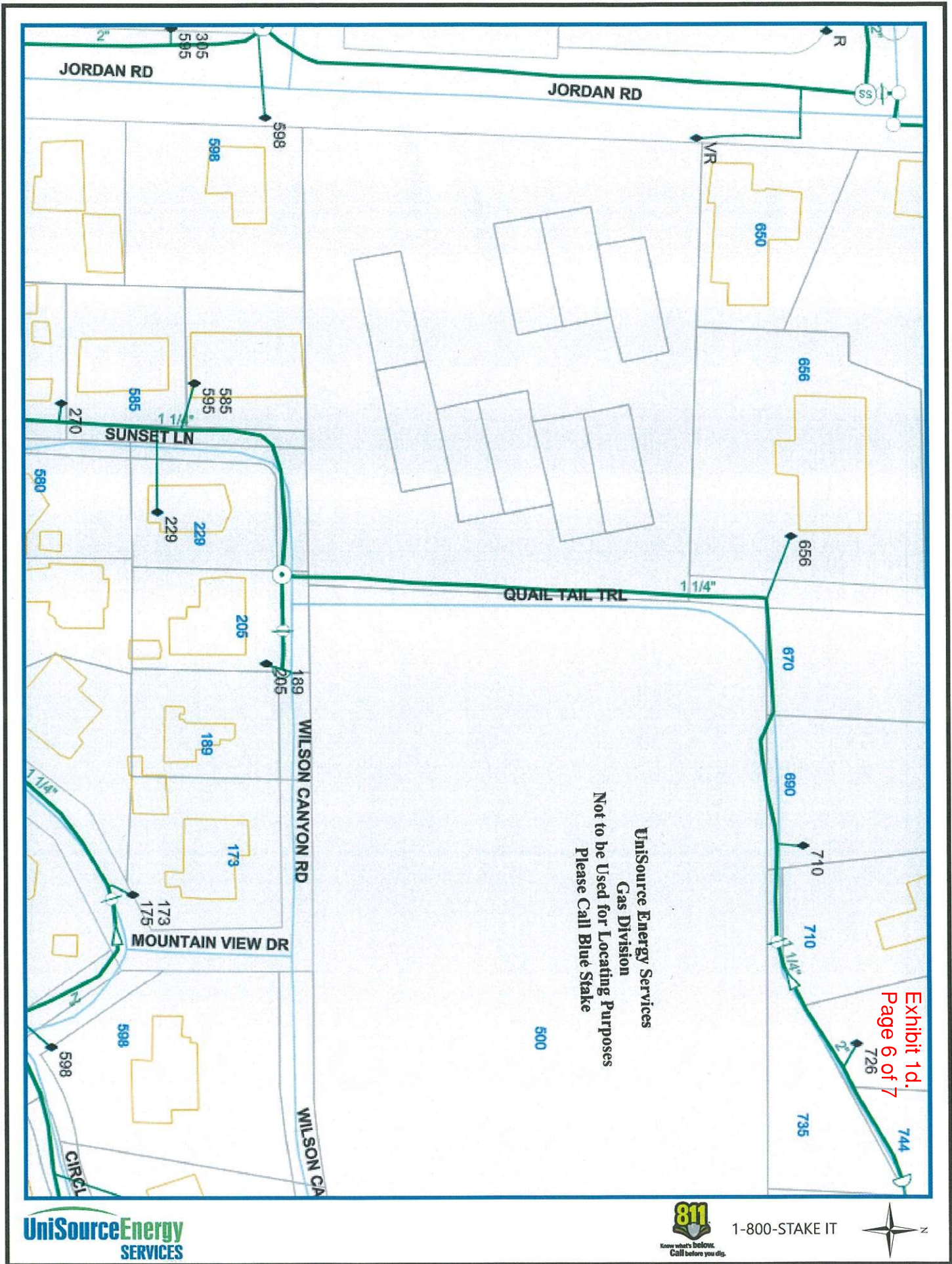


Exhibit 1d.  
 Page 6 of 7







# Taylor Waste

P.O. Box 3218 • Cottonwood, AZ 86326 • (928) 649-2662 • Prescott Valley, AZ • (928) 778-5454 • [www.taylorwaste.com](http://www.taylorwaste.com)

03/24/2021

Exhibit 1d.  
Page 7 of 7

SWI  
75 Kallof Pl  
Sedona, Az 86336

To: Shephard – Wesnitzer, Inc.

Re: Jordan Lofts, Job No. 20206

Thank you for requesting a letter of serviceability from Taylor Waste, Inc.

Taylor Waste can provide waste service for the Jordan Lofts – APN: 401-28-001A, 401-05-004A Section 05, T17N, R6E which are in the City of Sedona, off of Jordan Rd. Taylor Waste, Inc. already services numerous Customers on Jordan Rd and Wilson Canyon Rd.

Please call our office at (928) 649-2662 if you have any further questions.

Sincerely,

Chris Taylor  
Owner/President

***"Service taylored to your needs"***