

ADDENDUM
LETTER OF INTENT FOR PROPOSED DEVELOPMENT
PROJECT NAME: SUNSET LOFTS (submitted on September 6th, 2022,
No. PZ21-00018 (DEV))



June 21, 2023

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

Dear Ms. Meyer,

This Letter of Intent is an addendum to the previously approved Letter of Intent (PZ21-00018 (DEV)). It includes design changes made to the roof structure of each building. The changes were made to provide the Client with better construction cost efficiency, open space usability and ease of installation of roof mounted mechanical units as compared to ground mounted units.

PARCEL #: 408-26-030C
PROJECT ADDRESS: 220 Sunset Drive
Sedona, AZ 86336
EXISTING PROJECT ZONING: CO & RM-2
PROPOSED PROJECT TYPE: MULTI-FAMILY AFFORDABLE HOUSING in CO Zoning (per Development agreement dated 03.02.2022)

LDC REQUIREMENTS AND COMPLIANCE:

- **Building Height:**
The City of Sedona will forgo any restrictions based off the R-2 zoning on the site and will only enforce CO zoning requirements for the entire site based on the Development Agreement.
The project proposes a 5'-0" increase in height from 22'-0" to 27'-0" based on compliance LDC 2.24 Table 2.9 (Alternate Height Standards for Wall Plane Relief and Reduced LRV). Our minimum LRV value for our entire project is 21%. With this we achieve +10 "Credit Point value", that equates to 5'-0" height increase.

Hope that you find the above in order. Please contact us, should you have any questions.

Sincerely,

Caroline Lobo | Principal

