

# FINAL PLAT FOR ELDEN TOWNHOMES

A SUBDIVISION OF LOTS 1 & 2, BLOCK 17  
REVISED PLAT OF BRANNEN ADDITION  
BOOK 1, PAGE 42 RECORDS OF COCONINO COUNTY  
LOCATED IN THE NW 1/4 OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.  
FLAGSTAFF, COCONINO COUNTY, ARIZONA

## UTILITY COMPANY ACKNOWLEDGMENT

DUNCAN JAKES (BY LETTER)	5/2/13
UNISOURCE ENERGY	DATE
CAROL WILSON (BY LETTER)	7/16/12
CENTURYLINK	DATE
MELISSA NELSON (BY LETTER)	5/30/12
ARIZONA PUBLIC SERVICE	DATE
RICHARD DAVIS (BY LETTER)	5/8/12
SUDDENLINK	DATE

## LEGEND & ABBREVIATIONS

—————	CENTERLINE (CL or C)
—————	RIGHT OF WAY (R.O.W.)
—————	PROPERTY LINE (PL or P)
—————	PUBLIC UTILITY EASEMENT (PUE)

## PROJECT INFORMATION

PROJECT NAME:	ELDEN TOWNHOMES
PROJECT LOCATION:	307 S. ELDEN ST. FLAGSTAFF, AZ. 86001
APN NUMBER:	104-01-007 & 008
NUMBER OF LOTS:	6
TOTAL ACREAGE:	0.2745±
CURRENT ZONING DISTRICT:	HR/T4N.1
CURRENT USE:	VACANT & RESIDENTIAL
R.L.U.T.P. DESIGNATION:	HIGH DENSITY RESIDENTIAL
PROPOSED USE:	TOWNHOMES
OWNER/DEVELOPER:	LUMBERJACK LODGING, LLC 495 S. RIVER RUN ROAD FLAGSTAFF, ARIZONA 86001

## INDEX TO SHEETS

1	COVER SHEET & PROJECT INFORMATION
2	FINAL PLAT

## CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT, AND THE SURVEY ON WHICH IT IS BASED, WAS PERFORMED BY ME AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

## SUBDIVISION ENGINEERING DRAWING PREPARATION

THE ENGINEERING DRAWING FOR THIS SUBDIVISION WERE PREPARED BY MOGOLLON ENGINEERING & SURVEYING, INC. AND SEALED BY MR. ROBERT C. IMPELLITTER. - REGISTRATION No. 22196.

### DEDICATION:

STATE OF ARIZONA }  
COUNTY OF COCONINO } ss.

KNOW ALL MEN BY THESE PRESENTS: THAT LUMBERJACK LODGING, L.L.C., HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF ELDEN TOWNHOMES, A SUBDIVISION OF LOTS 1 & 2, BLOCK 17 OF THE REVISED PLAT OF BRANNEN ADDITION, BOOK 1, PAGE 42, COCONINO COUNTY RECORDS. LOCATED IN THE NW 1/4 SECTION 22, TOWNSHIP 21 NORTH, RANGE 7 EAST, G. & S.R.M., FLAGSTAFF, COCONINO COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS AND MEASUREMENTS OF THE LOTS AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN TO EACH LOT ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF FLAGSTAFF THE STREETS AND RIGHT OF WAY AS SHOWN ON SAID PLAT. A (2) TWO FOOT WIDE FOOTER EASEMENT IS HEREBY DEDICATED TO LOT 3, BLOCK 17 OF THE REVISED PLAT OF BRANNEN ADDITION, BOOK 1, PAGE 42, COCONINO COUNTY RECORDS. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF: LUMBERJACK LODGING, L.L.C., HAS CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS REPRESENTATIVE, THEREUNTO AUTHORIZED.

DONE AT \_\_\_\_\_, ARIZONA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
DAVID CARPENTER (MEMBER)

### ACKNOWLEDGMENT:

STATE OF ARIZONA }  
COUNTY OF COCONINO } ss.

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, DAVID CARPENTER, MEMBER OF LUMBERJACK LODGING, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED BY SELF TO REPRESENT LUMBERJACK LODGING, L.L.C., AND THAT HE/SHE AS SUCH, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL.

### NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

### OCCUPANCY:

NO CERTIFICATE OF OCCUPANCY FOR ANY RESIDENCE MAY BE ISSUED NOR MAY ANY RESIDENCE ERRECTED IN THIS TRACT BE OCCUPIED UNTIL THE REQUIRED WATER, SEWER, AND ALL OTHER ESSENTIAL UTILITIES ARE INSTALLED AND AN ALL-WEATHER ACCESS ROADWAY TO THE RESIDENCE IS CONSTRUCTED AND APPROVED OR ACCEPTED BY THE CITY ENGINEER.

### NOTES:

EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:

- A. REMOVABLE WOOD, WIRE, OR SECTION-TYPE FENCING
- B. CONSTRUCTION, STRUCTURES, OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

ALL BUILDING CONSTRUCTION, INCLUDING ACCESSORY BUILDINGS, SHALL BE LIMITED TO A SPECIFIC DEVELOPMENT ENVELOPE FOR EACH LOT AS SHOWN HEREON AND THIS BUILDABLE AREA IS LIMITED TO SETBACKS SHOWN.

CONSTRUCTION OF LANDSCAPING WITHIN CLEAR VIEW ZONES IS RESTRICTED PER THE CITY OF FLAGSTAFF ENGINEERING DESIGN & CONSTRUCTION STANDARDS & SPECIFICATIONS FOR NEW INFRASTRUCTURE (2012 EDITION) - SECTION 15-10-006-0002, INTERSECTION SIGHT TRIANGLES, CLEAR VIEW ZONES.

DRIVEWAY SLOPES SHALL BE IN ACCORDANCE WITH CITY OF FLAGSTAFF ORDINANCE NO. 2007-13.

NO FENCING, RE-GRADING, DISTURBANCE OF NATURAL GROUND, PLACEMENT OF FILL OR ANY OTHER OBSTRUCTIONS ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS.

FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED ON SITE WHEN ANY PORTION OF THE FACILITY OR BUILDING IS BEYOND 150 FEET FROM APPROVED FIRE APPARATUS ACCESS ROADWAYS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE SUBSTITUTED FOR MEETING THIS REQUIREMENT WHEN APPROVED BY THE FIRE DEPARTMENT. CONFER WITH THE FLAGSTAFF FIRE DEPARTMENT FIRE PREVENTION OFFICER TO DETERMINE THE SPECIFIC MEANS OF COMPLIANCE.

### CITY OF FLAGSTAFF:

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

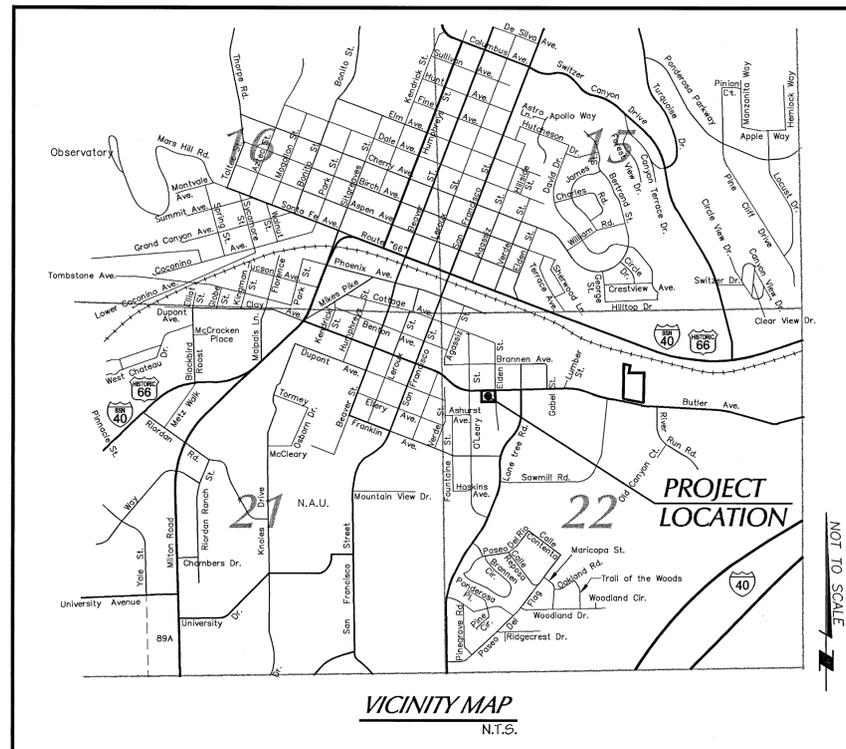
BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE I.D.S. OF THE CITY OF FLAGSTAFF, ARIZONA ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
CHAIRPERSON

BY: \_\_\_\_\_  
CITY ENGINEER



Mogollon ENGINEERING & SURVEYING  
9/24/13  
MES# 1913

Mogollon ENGINEERING & SURVEYING  
ELDEN TOWNHOMES  
FINAL PLAT  
COVER SHEET

Mogollon ENGINEERING & SURVEYING  
PROJECT NO. 11818  
REVISIONS: 9/25/13 CDF comments  
DESIGNED BY: FN-SHEET01.DWG  
DRAWN BY: SC/TWE  
CHECKED BY: KJH  
DATE: 9/24/13  
VERT SCALE: N/A  
HOR SCALE: N/A