

TREWS 102



City of Flagstaff

Community Development Division

211 W. Aspen Ave
 Flagstaff, AZ 86001
 www.flagstaff.az.gov

P: (928) 213-2618
 F: (928) 779-7684

PREZ/PGM

Date Received 9/23/13	Application for Zoning Map Amendment and/or Regional Plan Amendment	File Number DEV12-066
Property Owner(s) Chason Development	Title	Phone 716-833-1000
Mailing Address 105 Affinity Lane		City, State, Zip Buffalo NY 14215
Applicant(s) Mogallon Engineering	Title	Phone 214-0214
Mailing Address P.O. Box 1952		City, State, Zip Flagstaff
Project Representative Steve Goldstein	Title	Phone 480-481-0600
Mailing Address 5111 N Scottsdale Rd. Suite 160		City, State, Zip Scottsdale
Requested Review <input checked="" type="checkbox"/> Zoning Map Amendment <input checked="" type="checkbox"/> Regional Plan Amendment <input type="checkbox"/> Continued		

Site Address 600 W. University Hts Dr	Parcel Number(s) 112-20-013A, 014B, 015B	Subdivision, Tract & Lot Number University Height
Existing Zoning District SC	Proposed Zoning District: HR	Existing Regional Plan Land Use Category Parks
Existing Use Vacant	Proposed Use apartments	
Property Information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Local/National Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Subject property is undeveloped land?	

Requested Urban Growth Boundary Change (If Applicable) HR High Density	State Reason for Request To Build Apartments
Note: Indicate how the change of zone will not be detrimental to the majority of persons or properties in the surrounding area, or to the community in general. If modification to the Regional Plan is requested, clearly state reason(s) for modification. (Attach separate sheets as necessary). Incomplete submittals will not be scheduled.	

Property Owner Signature(required) <i>[Signature]</i>	Date: 9/23/13	Applicant Signature <i>[Signature]</i>	Date: 9/23/13
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For City Use			
Date Filed: 9-24-13	File Number(s): PREZ 20130002	Type of Zoning Map Amendment: <input type="checkbox"/> Small-scale <input type="checkbox"/> Medium-scale <input checked="" type="checkbox"/> Large-scale	
P & Z Hearing Date: 10/23/13	Publication and Posting Date: 10/19/13		
Council Hearing Date:	Publication and Posting Date:		
Fee Receipt Number: 13-0035517	Amount: \$ 4410.12	Date: 2/12/13	

Action by Planning and Zoning Commission:	Action by City Council:
<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
<input type="checkbox"/> Continued	<input type="checkbox"/> Continued

Staff Assignments	Planning KUUNA	Engineering G. MILLER	Fire M. STREET	Public Works/Utilities DAVIS	Stormwater BROWN
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**Trailside - Executive Summary for General Plan Amendment Application
Flagstaff City Code Section 11-10.10.020(E)(1)**

1. Proposed General Plan amendment with a description of the section of the General Plan for which the amendment is requested.

a. A summary of the reason(s) for the request;

The Property is designated as “Parks” in the General Plan, and the applicant is seeking an amendment of the General Plan classification to High Density Residential, so that the property may be developed as multi-family housing with 11% of the units as affordable rental housing. The Section of the General Plan affected is Map 4, the City Land Use Plan, and other subsidiary maps that designate the Property as a park.

b. Identification of supporting key points discussed in the narrative or other submitted studies;

- **Protecting the character of the area by providing for a use which is compatible with the adjacent high density residential uses;**
- **Provision of twelve (12) units of affordable rental housing, in keeping with the Council’s and the General Plan’s policies;**
- **Promotion of the goals of neighborhood livability and walkability by providing for rental units within walking or cycling distance for attendance at Northern Arizona University or patronage of nearby retail shopping areas and restaurants, as well as walking or cycling access to jobs at those establishments;**
- **Creation of housing with a sense of connection to Flagstaff’s natural environment through the use of high quality design, native materials, colors and roof forms that relate to the locale;**
- **Provision of landscape enhancements in the median on West University Heights Drive to beautify the streetscape and increase the attractiveness of the Property as a residential development.**

c. Statement of community benefits to be accrued through the proposed amendment; and

- **Protecting the character of the area by providing for a use which is compatible with the adjacent high density residential uses;**
- **Provision of twelve (12) units of affordable rental housing, in keeping with the Council’s and the General Plan’s policies;**
- **Promotion of the goals of neighborhood livability and walkability by**

providing for rental units within walking or cycling distance for attendance at Northern Arizona University or patronage of nearby retail shopping areas and restaurants, as well as walking or cycling access to jobs at those establishments;

- Creation of housing with a sense of connection to Flagstaff's natural environment through the use of high quality design, native materials, colors and roof forms that relate to the locale;
- Provision of landscape enhancements in the median on West University Heights Drive to beautify the streetscape and increase the attractiveness of the Property as a residential development.

d. An introduction to the applicant's team (owner, developer, and/or representative), including contact information.

The applicant is Trailside MAR LLC of which the members are Mark Chason and a Chason family trust. Mark Chason is the President of The Chason Companies, with headquarters in Buffalo, New York, and has been involved in most aspects of real estate ownership, management and development for over 35 years. The Chason Companies, and its predecessors, have been in the real estate business for more than 90 years in the state of New York, with extensive experience in the development and operation of apartment complexes built under state and federal housing programs. Mr. Chason can be contacted at The Chason Companies, LLC, 105 Kenville Road , Buffalo , New York, 14215.

2. An analysis of the site in terms of its physical characteristics, surrounding uses within 1,000 feet of the subject property, and the existing character of the area.

The Property is an undeveloped parcel located at the corner of West University Heights Drive and Beulah Boulevard in the City of Flagstaff and is bordered by I-40 to the north and northeast, by high density residential uses to the west and southwest of the Property, and by City of Flagstaff property to the east. The easterly portion of the site has had fill placed on it by a previous owner and has no trees located on it. The westerly portion of the site has 100+ Ponderosa Pines located on it. These trees are in a medium condition due too their proximity to University Heights Drive and I-40. The surrounding uses are generally residential with some commercial uses north of I-40 which lead to the residential character of the neighborhood.

3. A land use analysis providing information about the proposed development, plans for any exception parcels, and a land use compatibility analysis. Items to address include:

a. Overall description and need for the proposed amendment;

The Property is an undeveloped parcel located at the corner of West University Heights Drive and Beulah Boulevard in the City of Flagstaff and is bordered by I-40 to the north and northeast, by high density residential uses to the west and

southwest of the Property, and by City of Flagstaff property to the east.

The Property is designated as “Parks” in the General Plan, and the applicant is seeking an amendment of the General Plan classification to High Density Residential, so that the property may be developed as multi-family housing with 11% of the units as affordable rental housing. Since all the privately owned property in the immediate vicinity of the parcel is classified as High Density Residential, the amended General Plan classification would be compatible with the developed uses in the vicinity of the Property.

There are no exception parcels involved with this project.

b. Existing Land Use Plan and Proposed Land Use Plan;

The Property is designated as “Parks” in the General Plan, and the applicant is seeking an amendment of the General Plan classification to High Density Residential, so that the property may be developed as multi-family housing with 11% of the units as affordable rental housing.

c. Proposed residential unit count, density, and anticipated housing mix, if applicable;

This information was provided in a table on the Site Plan and is restated here as follows:

Unit count: 111
Density: 27.61 units per net acre

Housing Mix:

Type	Quantity	Percentage
Carriage (1 bed, 1 bath, garage)	12	11
Studio	9	8
A1 (1 bed, 1 bath)	42	38
B1 (2 bed, 2 bath)	30	27
B2 (2 bed, 2 bath)	18	16

d. Proposed development phasing and timing;

The project will be developed in one phase, beginning in the second quarter of 2014.

e. Existing and proposed internal and external circulation and pedestrian opportunities (include circulation plan);

Under the proposed development, this site would be connected to the adjoining FUTS trail by a pedestrian bridge over a portion of the floodplain. The site is also close to a NAIPTA bus stop on Beulah Boulevard for Route 4 which provides

connectivity with NAU's Mountain Link bus service and direct service to Coconino Community College. For further information, the Site Plan and Landscape Plan, copies of which are attached, depict the internal circulation features and the connection with the FUTS trail.

f. Open space concept plan;

Under Section 10-40.30.030, fifteen percent (15%) of the gross lot area must be devoted to open space. The proposed development will have twenty-five percent (25%), or 1.66 acres, devoted to open space landscape areas. The Landscape Plan, a copy of which is attached, depicts the open space concept plan.

g. Land use buffering techniques, if applicable;

The applicant has proposed landscaping the median on West University Heights Drive North with trees and shrubs to buffer the high density residential uses across that Drive from the Property from the view of the Property, as well as the Property from viewing the other high density uses. Landscaping on the Property, as well as the clubhouse and cabana for the development will provide buffering for the residential units in the development from the street. Carriage house units with residences above garages will be built on the side of the Property that is adjacent to ADOT's right-of-way for I-40 as a method of visual buffering of the highway for the other units.

h. Incompatibility issues and proposed solutions.

The proposed General Plan amendment is to High Density Residential, which is the same designation as that for the surrounding residential areas. Since all the privately owned property in the immediate vicinity of the parcel is classified as High Density Residential, the amended General Plan classification would be compatible with the developed uses in the vicinity of the Property.

**Trailside – Narrative for General Plan Amendment Application
Flagstaff City Code 11-10.10.020(E)(4)**

4. A detailed narrative that shall include at a minimum the following:

a. Project title and date;

The project title and date, which were included on the Site Plan and all other plans previously submitted, is Trailside. January 15, 2013 is the date on the Site Plan.

b. Legal description of the parcel;

The legal description of the property is attached to this Narrative.

c. Site acreage;

The site consists of 4.02 acres.

d. Description of the applicable section of the General Plan for which the amendment is requested;

The Section of the General Plan for which the amendment is requested is Map 4, the City Land Use Plan, and other subsidiary maps that designate the Property as a park.

e. Statement of current zoning and proposed zoning, if applicable;

The Property, 600 – 800 W. University Heights Drive, is presently zoned SC, Suburban Commercial. The applicant seeks a rezoning to HR, High Density Residential.

f. An explanation of why the proposed amendment is necessary and the public benefit that will be realized by the amendment;

The Property, 600 – 800 W. University Heights Drive, is presently zoned SC, Suburban Commercial and the Regional Plan designation is “Parks.” The applicant seeks a rezoning to HR, High Density Residential, and an amendment of the Regional Plan classification to High Density Residential, so that the property may be developed as multi-family housing with 11% of the units as affordable rental housing, which would be compatible with the high density residential uses in the immediate vicinity of the Property.

g. An explanation of how the proposed amendment(s) will affect the vision expressed in the written goals, objectives and policies of the General Plan that are most relevant to the proposed amendment. When a proposed amendment(s) is inconsistent with General Plan goals, objectives and policies, the proposed amendments(s) must include one of the following:

(1) Justification for an exception to the written goals, objectives, and policies.

The requested amendment is for a change in the zoning designation from Suburban Commercial (“SC”) to High Density Residential (“HR”). Under the General Plan, the present designation for the area in which the Property is located is “Parks,” although it is privately owned. This category is affected by funding resources, development patterns, existing development and deficiencies within a given area.

According to Brian Grube, the Interim Director of the Recreation Division, the Property:

“does not meet the geographic location for a west side park as identified in the [new Parks and Recreation Master] plan, which was north of I-40. It also does not meet the minimum size recommendation of 8 acres or greater. There are no funds currently available for purchase of that property.”

It should be noted that the present zoning of Suburban Commercial is also not compatible with the General Plan designation of “Park” for the Property.

The amendment to High Density Residential would bring this parcel into the same Regional Plan classification as the properties in private ownership which are located across West University Heights Drive from the Property on the west and south. The Property is bordered on the north by State land and on the east by City land.

The amendment, by making possible the proposed project on the Property, would meet the following goals of the present General Plan of:

- **Placing development close to public transit (provided by NAIPTA); providing access for pedestrians and bicyclists;**
- **Applying design guidelines that take into consideration the natural and built environment of Flagstaff;**
- **Enhancing a people-oriented neighborhood with existing access to the Flagstaff Urban Trail System, and local shopping and restaurants;**
- **Providing affordable housing; and**
- **Emphasizing infill development which helps increase housing availability in existing residential areas.**

(2) A proposal to modify or eliminate the inconsistent goals, objectives, and policies.

- h. Cumulative impact of the proposal on land use categories within the City based

on the General Plan Land Use map;

The proposed amendment would remove 4.02 acres from the Parks classification in the General Plan Land Use map and reclassifying them as High Density Residential. The applicant does not have access to databases with the information necessary to answer this question otherwise. The applicant does not have the information required to state how this affects percentages of total land in the City classified as Parks or as High Density Residential uses.

i. Cumulative impact of the proposal on the supply of land zoned in the same category within the City;

The Property is zoned Suburban Commercial. The proposed amendment of the zoning map would remove 4.02 acres from the Suburban Commercial category and transfer them to the High Density Residential classification. The applicant does not have access to databases with information necessary to otherwise answer this question. The applicant does not have the information required to state how this affects percentages of total land in the City classified as Suburban Commercial or as High Density Residential uses.

j. Impact on transportation and service needs;

The proposed development is in an area of multifamily housing with fully developed roads, signalized intersections, an existing FUTS trail, and a NAIPTA bus stop on Beulah Boulevard within less than one-quarter mile of the Property. As a multifamily residential infill development of 111 units in an area that is already built out, the applicant does not believe that the proposed development will create significant impacts on current levels of service for police, fire, water, wastewater, and stormwater.

k. Impact and/or benefit to housing which may result from the proposal;

The proposed project will provide 111 units of rental housing, including 12 units of affordable rental housing. According to the Comprehensive Housing Market Analysis, as of July 1, 2011, by the U.S. Department of Housing and Urban Development, the rental vacancy rate was 6.5 percent in 2011 with an estimated demand for the period from July 1, 2011, to July 1, 2014 for 240 rental units ranging in size from studios to two bedroom apartments, with rents from \$800/month to \$1,300/month. The proposed project will provide units with a market rental range from \$700 to \$1,250, and with affordable units ranging from \$675 to \$867.

l. Impact on the implementation of the General Plan Goals and policies resulting from the proposal.

The amendment to High Density Residential would bring this parcel into the same Regional Plan classification as the properties in private ownership which are located across West University Heights Drive from the Property on the west and south. The Property is bordered on the north and northeast by State land and on the east by

City land.

The amendment, by making possible the proposed project on the Property, would meet the following goals of the present General Plan of:

- **Placing development close to public transit (provided by NAIPTA); providing access for pedestrians and bicyclists;**
- **Applying design guidelines that take into consideration the natural and built environment of Flagstaff;**
- **Enhancing a people-oriented neighborhood with existing access to the Flagstaff Urban Trail System, and local shopping and restaurants;**
- **Providing affordable housing; and**
- **Emphasizing infill development which helps increase housing availability in existing residential areas.**

Legal Description for Narrative

CITIZENS PARTICIPATION PLAN
for
REZONING AND REGIONAL LAND USE PLAN AMENDMENT

A REQUEST FROM CHASON COMPANIES FOR A 111 UNIT APARTMENT COMPLEX
LOCATED ON ASSESSOR PARCELS 112-20-013A, 014B, AND 015B, 600 W. UNIVERSITY
HEIGHTS DRIVE

Parcels within 300 feet of the parcel will be notified via a letter and invited to a Citizens Participation Plan meeting. The letters of notification will be mailed by August 28, 2013 and will include a brief description of the project. The letter will inform the neighbors of a community meeting to be held Friday, September 06, 2013, 5:00 pm, at City of Flagstaff Fire Station #6, 3877 S. Lake Mary Road, Flagstaff, AZ.

A description of the project will be presented. A question and answer session will follow. This will allow any neighborhood concerns to be identified and addressed prior to submission to the Planning and Zoning Commission. Concerns raised will be reported to the Community Development Department in a Citizen's Participation Plan report to be submitted with the Rezoning and RLUTP applications.

CITIZENS PARTICIPATION PLAN MEETING
for
REZONING AND REGIONAL LAND USE PLAN AMENDMENT
NOTIFICATION LETTER

A REQUEST FROM CHASON COMPANIES FOR A 111 UNIT APARTMENT COMPLEX
LOCATED ON ASSESSOR PARCELS 112-20-013A, 014B, AND 015B, 600 W. UNIVERSITY
HEIGHTS DRIVE

Chason Companies has submitted to City of Flagstaff a request to rezone 4.02 acres to construct 111 apartments. The three parcels are currently zoned SC, Suburban Commercial. The parcels have a Regional Land Use and Transportation Plan, (RLUTP), designation of Parks. The parcels would be rezoned to HR, High Density Residential zone. The RLUTP designation would be amended to High Density Residential. A Citizen's Participation Meeting is required for the rezoning and RLUTP Amendment. All property owners within 300 feet of the site will be notified and invited to a neighborhood meeting.

The meeting will be held on Friday, September 06, 2013, 5:00 pm, at City of Flagstaff Fire Station #6, 3877 S. Lake Mary Road, Flagstaff, AZ. A description of the project will be presented. A question and answer session will follow. This will allow any neighborhood concerns to be identified and addressed prior to submission to the Planning and Zoning Commission. Concerns raised will be reported to the Community Development Department in a Citizen's Participation Plan report to be submitted with the Rezoning and RLUTP applications.

Questions about this meeting should be directed to Kent Hotsenpiller, Mogollon Engineering and Surveying, 411 W. Santa Fe, Flagstaff. 928-214-0214 phone and email mogollon99@aol.com.

CITIZENS PARTICIPATION PLAN REPORT
for
REZONING AND REGIONAL LAND USE PLAN AMENDMENT

A REQUEST FROM CHASON COMPANIES FOR A 111 UNIT APARTMENT
COMPLEX LOCATED ON ASSESSOR PARCELS 112-20-013A, 014B, AND 015B,
600 W. UNIVERSITY HEIGHTS DRIVE

WHAT: Citizens Participation Plan Meeting
WHEN: Friday, Sept. 06, 2013, 5:00 pm
WHERE: Flagstaff Fire Station # 6 Meeting Room
3877 S. Lake Mary Road
Flagstaff, AZ

Chason Companies has submitted to City of Flagstaff a request to rezone 4.02 acres to construct 111 apartments. The three parcels are currently zoned SC, Suburban Commercial. The parcels have a Regional Land Use and Transportation Plan, (RLUTP), designation of Parks. The parcels would be rezoned to HR, High Density Residential zone. The RLUTP designation would be amended to High Density Residential. A Citizen's Participation Meeting is required for the rezoning and RLUTP Amendment. All property owners within 300 feet of the site, as well as homeowners associations that govern land within 1000 feet of the parcels, have been notified via mail and invited to a neighborhood meeting. A list of notification addresses was submitted to City staff with the site plan submittal.

Notification letters were sent out August 27. A 4' x 4' sign was posted on-site August 27, at 10:00 am. The sign had an information box that contained meeting announcements. The sign was clearly visible from University Heights Drive North and read: (see photo)

CITIZENS PARTICIPATION PLAN MEETING
for
REZONING AND REGIONAL LAND USE PLAN AMENDMENT
NOTIFICATION LETTER

A REQUEST FROM CHASON COMPANIES FOR A 111 UNIT APARTMENT
COMPLEX LOCATED ON ASSESSOR PARCELS 112-20-013A, 014B, AND 015B,
600 W. UNIVERSITY HEIGHTS DRIVE

Friday, September 06, 2013 5:00 pm
City of Flagstaff Fire Station #6, 3877 S. Lake Mary Road, Flagstaff, AZ.

The meeting commenced at 5:00 at Fire Station #6 on Friday, Sept. 6, 2013 in the conference room.

Sixteen people attended the meeting, four representing the developer, two represented the seller of the property and 10 citizens. A site plan, building floor plans and elevations of the proposed buildings mounted on foam core posters were on display. It was explained that the parcels are currently zoned Suburban Commercial and are to be rezoned to HR. Most folks were curious about what the project involved. They broke in to small groups with a representative from the developer for individual questions. Common concerns were traffic impacts to University Heights Drive, trail connections, parking, property values, and water availability. One comment sheet was received, the individual asked about a bridge over Sinclair Wash for pedestrians and bicycles, traffic access to and from University Drive North, snow removal from sidewalks, and weed removal from sidewalks and median for visibility. One couple was interested in first floor units with a garage as a possible rental for themselves. Another citizen was concerned that there were too many rentals in the area as she is having difficulty renting her house out.

Traffic concerns were about the increased traffic to University Heights Drive North, particularly in the morning rush hour. The developer's representatives mentioned that the City's analysis of this project did not find traffic impacts high enough to require a Traffic Impact Analysis. ADOT and the City have done recent improvements to Beulah Blvd., I-40/I-17, Lake Mary Road, and University Heights Drive North to address traffic at current and foreseeable levels for the future for development possible in the immediate area. It was also pointed out that the current zoning of this property, Suburban Commercial could potentially generate more traffic than residential uses.

Many people asked about connections to the FUTS. It was explained that there are two proposed connections from the site to the FUTS. The existing sidewalk along University Heights Drive is in disrepair and the developer will be required to replace/repair certain portions of the sidewalk, which will improve public access to the FUTS.

Parking concerns were voiced. It was explained that the project meets current city parking requirements and many units have a carport or garage. Additionally, the site is within a few hundred feet of a bus line. Concerns were that places have been rented out in the area to students and do not have enough parking for residents or visitors. This leads to parking on adjoining streets and yards.

Several people asked about their property values being affected by the development. It is not known precisely what effect this development would have on existing values. These are rental units so there would not be any competition with the condominiums or nearby single family residences. It would be safe to say that apartments would not have as negative effect as would many allowed commercial uses under the current zoning.

Several expressed concern over water availability. They believe they are under water rationing and wonder how the City can supply more developments with water. It was explained that all developments are analyzed by city staff for water and sewer capacity.

A Water and Sewer Impact Analysis was not required for this project. Water rationing is to promote water conservation, not because the City is running out of water supply. The City is at a Level 2 Water conservation mode all of the time. This only allows landscape watering every other day based on address.

Snow removal was another concern. An individual commented that the condominiums across the street piled their snow on the sidewalk adjoining these parcels. The developer's representatives assured this individual that the development would follow City Ordinances with regard to sidewalk snow removal.

A copy of the Citizens Participation Plan, notification letter, mailing list, assessor maps, meeting sign in sheet, sign picture, meeting photos and comment sheet are attached.

CITIZEN'S PARTICIPATION PLAN
 TRAILSIDE APARTMENTS REZONING AND RLUTP AMENDMENT
 SEPTEMBER 06, 2013

NAME	ADDRESS
Paula + Harold Able	1512 W Univ Hgts Dr N
SKIP NIEMUEC	8585 E HARTFORD DR.
Steven Goldstein	5620 N. Scottsdale Rd S
Kent Hatsenpiller	411 W. Santa Fe
Nick Keupert	3325 Andrew Douglas. Flagstaff
John + Cynthia Lovely	1130 Shullenbarger
Tres Flook	1381 Shullenbarger Flg
Corrien DeRieux	3200 S Litzler Dr
Van Martin Rozell	3330 So. Hillary Way
Wendy Troxler	1472 W. Univ. Hgts Dr. N.
Diana Witherow	2377 S. CN. off View St
Hilton Harris	405 N. Beaver St #7

send P&Z notice
 to: 1400 W. melissa
 Flag 8600 S

CITIZEN'S PARTICIPATION PLAN
TRAILSIDE APARTMENTS REZONING AND RLUTP AMENDMENT
SEPTEMBER 06, 2013

NAME John Lovely

ADDRESS 1130 Shullenbarger, FLG 86005

ISSUES, CONCERNS, AND COMMENTS

^{Bicycle}
Bridge over Sinclair Wash - Foot/Traffic
Traffic Access to/from Clinch Hts. Or N
Snow/ice removal from sidewalks
and center divider - Visibility

CITIZEN'S PARTICIPATION PLAN
TRAILSIDE APARTMENTS REZONING AND RLUTP AMENDMENT
SEPTEMBER 06, 2013

NAME _____

ADDRESS _____

ISSUES, CONCERNS, AND COMMENTS

Traffic, Parking, Snow Removal - condos plow into car
site.
Water Rationing,
rental, rather than buy/own she owns/rents in area
property values

All gone by 5:30
stay still 6:00

Change Zip Code to 86005

3175 SHOSHONE LLC
7581 E LAS PALMAS
PRESCOTT VALLEY, AZ 86314

ACTON WILLIAM B & TAMMY L
8933 LAKE MEADE RANCHEROS
KINGMAN, AZ 86401

AGN DEV CORP PROFIT SHARING
PLAN & TRUST
21750 N 30TH WAY
PHOENIX, AZ 85050

ALONSO PERGENTINO JR & KAREN
DENISE
3200 S LITZLER DR NO 19-224
FLAGSTAFF, AZ 86001

ANDERSON MATTHEW T
3438 E TONTO LN
PHOENIX, AZ 85050

ANDERSON PAUL J JR
5920 E PAKE VIEW RD
CAVE CREEK, AZ 85331

ANDRE-SPRINGER SUZANNE
2025 HOLLY DR
PRESCOTT, AZ 86305

BRANDENBERG JIM & ROSE TRUST
DTD 8-30-12
6410 W PORT AU PRINCE LN
GLENDALE, AZ 85306

BULLARD JIM W & DONNA D
CPWROS
2250 N AMORIE DR
CAMP VERDE, AZ 86322

BURKHALTER SONJA
3200 S LITZLER DR NO 8-232
FLAGSTAFF, AZ 86001

CAIN KAITLIN
3200 S LITZLER DR 7-228
FLAGSTAFF, AZ 86001

CITY OF FLAGSTAFF
211 W ASPEN AVE
FLAGSTAFF, AZ 86001

CLARK JOSEPH V & CHRISTINA E JT ;
CAMPBELL RHIANNON JT
4532 W COMMONWEALTH PL
CHANDLER, AZ 85226

COLLINS JOSHUA DOUGLAS
3200 LITZLER DR 10-140
FLAGSTAFF, AZ 86001

COOPER FRANK L & WINNIE L
CPWROS
4158 E FLOWER CIR
MESA, AZ 85206

DAVIS BRITTAIN K & RACHEL
LEVINE CPWROS
3200 S LITZLER DR APT 11-249
FLAGSTAFF, AZ 86001

DEDMON ERIC JT ; KRYSTLE
FREEMAN JT
3200 S LITZLER DR APT 12 150
FLAGSTAFF, AZ 86001

DENHAM KYLE
3219 S JUSTIN ST
FLAGSTAFF, AZ 86001

DERIEUX NICHOLAS A & CORRIEN
CPWROS
1400 W MELISSA DR
FLAGSTAFF, AZ 86001

DONALDSON RACHEL
4255 E SOLIERE AVE NO 131
FLAGSTAFF, AZ 86004

DOWELL ALAN B & THERESA G
TRUSTEES ; DOWELL T & A FAMILY
TRUST DTD 2-11-05
906 PARKER DR
FLAGSTAFF, AZ 86001

EGAN AMY CHRISTINE JT ; EGAN
MICHAEL J & PAMELLA A JT
3200 S LITZLER DR 11-248
FLAGSTAFF, AZ 86001

EVANS BRYAN M & ELLA M
3264 S LITZLER RD
FLAGSTAFF, AZ 86001

FINE DEBORAH M
3327 S JUSTIN ST
FLAGSTAFF, AZ 86001

FLEMING WILLIAM A & VIOLA
474 PLAT RD
COLGATE, WI 53017

GARCIA JESHUA DAVID G
1685 W SHELLIE DR
FLAGSTAFF, AZ 86001

GARN STEVE L & MELANIE PANLA
20 E CAMINO DE DIANA
GREEN VALLEY, AZ 85614

GERLAK ROBERT J & JANNA M
CPWROS
1150 SCHULTZ PASS RD
FLAGSTAFF, AZ 86001

GINTHER BRYAN D
6018 E ROY ROGERS LN
CAVE CREEK, AZ 85331

GOLDBERG MARC & SYLVIA
TRUSTEES ; GOLDBERG FAMILY
TRUST U/A/D 7-12-06
2510 E ELDER DR
FLAGSTAFF, AZ 86001

GOLOB DEVELOPMENT LLC
PO BOX 1176
PAGE, AZ 86040

GRASSER PAUL R & ANNE M CPWROS
3704 N COLTON RANCH RD
FLAGSTAFF, AZ 86001

GREEN LIGHT INVESTMENTS LLC
2095 N FOXHILL RD
FLAGSTAFF, AZ 86004

HALBIG COLIN M & MARGUERITE D
42210 N STONEMARK DR
ANTHEM, AZ 85086

HARRINGTON TIMOTHY P CPWROS ;
HOWARD SHERRIL R CPWROS
2665 N INDIAN RIDGE DR
TUCSON, AZ 85715

HEAL PROPERTIES LLC
8050 US NAVAL OBSERVATORY RD
FLAGSTAFF, AZ 86001

HEITLAND ANN RAE
8340 CABALLO WY
FLAGSTAFF, AZ 86004

HICKETHIER JERRY L & PAMELA S
TRUSTEES ; HICKETHIER LIV TRUST
DITD 2/13/02
1929 VENTOR CIR
PRESCOTT, AZ 86301

HISER BOB & DONNETTA
1040 ARDREY CIR
FLAGSTAFF, AZ 86001

IMAM SYED AHSAN
3200 S LITZLER DR APT 9-236
FLAGSTAFF, AZ 86001

JACOBS JONATHAN J
3200 LITZLER DR 25-150
FLAGSTAFF, AZ 86001

JDS EST III LLC
907 W SHERRI DR
GILBERT, AZ 85233

JIBRI LLC
10317 WARREN'S WAY
WANAQUE, NJ 07465

KELLAR ROBERT PHILIP & MYONG S
4613 W SELDON LN
GLENDALE, AZ 85302

KING DAVID
PO BOX 1071
FLAGSTAFF, AZ 86002

KINNEY KAREN ELIZABETH
3200 S LITZLER DR NO 9-139
FLAGSTAFF, AZ 86001

LAPENTA ZACHARY T
300 TARPON AVE
SE RIO RANCHO, NM 87124

LEE LANA A
180 WEST GOLD RUSH TRAIL
FLAGSTAFF, AZ 86001

LEE MARGARET M JT ; JANIS
ANTHONY JT
1051 W BEAL RD
FLAGSTAFF, AZ 86001

LIANG-DEMIGUEL BERNADETTE
3200 LITZLER DR 21-134
FLAGSTAFF, AZ 86001

LITZLER LLC
6918 N HIGHLANDS DR
PARADISE VALLEY, AZ 85253

ORR KEVIN C & YVONNE J JT
1200 GORDON DR
KINGMAN, AZ 86409

O'CONNOR BRIGID M
PO BOX 32459
PHOENIX, AZ 85064

NEALE REGINA & VINCENT G JT
23 RUSSEL LN
LAGUNA NIGUEL, CA 92677

NAVARRO TOMAS & ELIZABETH
CPWROS
3115 W PATRICIA LN
YUMA, AZ 85365

NAPIER JOHN D
1263 E STONE RIDGE DR
FLAGSTAFF, AZ 86001

NAGILLER SANDRA J REVOCABLE
TRUST DTD 10-18-12
PO BOX 50052
PARKS, AZ 86018

MYERS CHRISTINA L JT ;
BERGSTRESSER SCOTT K JT
1135 TOVAL TRL
FLAGSTAFF, AZ 86001

MORGAN DONNA M
3298 S DEBBIE ST
FLAGSTAFF, AZ 86001

MILLER FAMILY LIVING TRUST DTD
4-27-10
1616 N PRAIRIE WAY
FLAGSTAFF, AZ 86004

MCVEY STEVE & LINDA CPWROS
7572 E BUTEO DR
SCOTTSDALE, AZ 85255

MCDONALD JOSEPH D & RACHAEL L
3200 SOUTH LITZLER DR
FLAGSTAFF, AZ 86001

MCDERMOTT/ZICKERMAN LLC
310 SO WILLIAMS BLVD #310
TUCSON, AZ 85711

THE VILLAGE AT UNIVERSITY
HEIGHTS OWNERS ASSOCIATION
323 S. RIVER RUN ROAD, #1
FLAGSTAFF, AZ 86001

ZAVALA JOAQUIN & MARIA G
2511 O'BRIEN CIRCLE
CAMARILLO, CA 93010

WITHEROW DIANA HAYES
2377 S CLIFFVIEW ST
FLAGSTAFF, AZ 86001

WINIECKI STEVEN V & SHAWN D
3980 WESTWOOD CIR
FLAGSTAFF, AZ 86001

WELLS THEODORE
430 EAST ST
PITTSFORD, NY 14534

WEDEMEYER ROBERT G & PAULA J
PO BOX 187
JACKSONVILLE, NY 14854

WALTON SCOTT & CARRIE
2705 W CREIGHTON DR
FLAGSTAFF, AZ 86001

WAGNER ROBIN ; WAGNER VICTOR
5240 E MOCKINGBIRD
FLAGSTAFF, AZ 86004

TURNER MATTHEW A
2328 W SILVERTON DR
FLAGSTAFF, AZ 86001

TOWNSEND ERYN D JT ; TOWNSEND
DUANE E & JOAN C JT
112 RYANS LN
MIDWAY, UT 84049

TAYLOR ALLISON
3200 S LITZLER DR 23-242
FLAGSTAFF, AZ 86001

T & A RENTS LLC
7371 W DREAMVIEW TRL
FLAGSTAFF, AZ 86001

SONDGEROTH KENNETH L & SHERRY
L CPWROS
5791 WISHING WELL DR
FORT MOHAVE, AZ 86426

SNOWDEN-SANTI LIVING TRUST DTD
11-25-98
4045 LAUSANNE WAY
FLAGSTAFF, AZ 86004

SMITH MATTHEW V A/K/A ; SMITH
MATT
1456 W UNIVERSITY HTS DR N
FLAGSTAFF, AZ 86001

SINCLAIR SPRINGS TOWNHOMES
ASSOC INC
323 S RIVER RUN NO 1
FLAGSTAFF, AZ 86001

SIMONEAU ROBERT A & MARTHA D
CPWROS
23762 LADRILLO ST
WOODLAND HILLS, CA 91367

SHIELDS THOMAS K & CARRIE A
1501 E LAREDO ST
CHANDLER, AZ 85225

SCOTT ANDREW J
8937 W DALEY LN
PEORIA, AZ 85383

SCHRACHTA JOHN C
3200 S LTIZLER DR 11-148
FLAGSTAFF, AZ 86001

SACKS DARRYL R & CAROL E
REVOCABLE TRUST ; DATED 12/25/00
439 CANNES ST
HENDERSON, NV 89015

ROWLAND BRIAN K & MELODY L
17282 W FETLOCK TRL
SURPRISE, AZ 85387

ROEHM JESICA
3200 S LITZLER DR 12-154
FLAGSTAFF, AZ 86001

ROBINSON PAUL N
PO BOX 237
CAMP VERDE, AZ 86322

ROBERTS ANGELA
700 W UNIVERSITY AVE 6-204
FLAGSTAFF, AZ 86001

RITZ KAREN
7724 W CALAVAR RD
PEORIA, AZ 85381

REETHS D'ANN M
3200 S LITZLER DR 9-239
FLAGSTAFF, AZ 86001

RAGSDALE EVAN C
PO BOX 95
FLAGSTAFF, AZ 86002

PRIEFER DENISE ARMAND
1416 N SUNSET DR
PAYSON, AZ 85541

PERKINS LIVING TRUST DTD 10-1-09
7970 N BADER RD
FLAGSTAFF, AZ 86001





**CITIZENS PARTICIPATION PLAN MEETING
for
REZONING AND REGIONAL LAND USE
PLAN AMENDMENT NOTIFICATION LETTER**

**A REQUEST FROM CHASON COMPANIES
FOR A 111 UNIT APARTMENT COMPLEX
LOCATED ON ASSESSOR PARCELS
112-20-013A, 014B, AND 015B,
600 W. UNIVERSITY HEIGHTS DRIVE**

**Friday, September 06, 2013 5:00 pm
City of Flagstaff Fire Station #6,
3877 S. Lake Mary Road, Flagstaff, AZ.**