

# PINNACLE PINES - UNIT 2

## PHASE ONE - FINAL PLAT

A SUBDIVISION OF TRACT 15, CASE 9, PAGE 78, C.C.R.O.  
A 8 LOT TOWNHOUSE SUBDIVISION ON 18.5868± ACRES  
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 33  
TOWNSHIP 21 NORTH, RANGE 7 EAST, G. & S.R.M.  
FLAGSTAFF, ARIZONA

### DEDICATION:

STATE OF ARIZONA }  
COUNTY OF COCONINO }SS.

KNOW ALL MEN BY THESE PRESENTS: THAT PINNACLE 146, LLC., HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF PINNACLE PINES UNIT 2 - PHASE 1, A SUBDIVISION OF A PORTION OF TRACT "15" OF PINNACLE PINES UNIT 1, CASE 9, PAGE 78, COCONINO COUNTY RECORDERS OFFICE. LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 33, 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 STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES THE TRACTS AND EASEMENT AS SHOWN ON SAID PLAT FOR THE PURPOSES SHOWN.

TRACT "15A" IS HEREBY BEING RETAINED BY THE OWNER DEVELOPER FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF: PINNACLE 146, LLC., 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: \_\_\_\_\_  
BRIAN RHOTON (MANAGING MEMBER)

### ACKNOWLEDGMENT:

STATE OF ARIZONA }  
COUNTY OF COCONINO }SS.

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, BRIAN RHOTON, MANAGING MEMBER OF PINNACLE 146, LLC., WHO ACKNOWLEDGED BY SELF TO REPRESENT PINNACLE 146, LLC., AND THAT HE/SHE AS SUCH, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREBY 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 13-10-006-0002, 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.

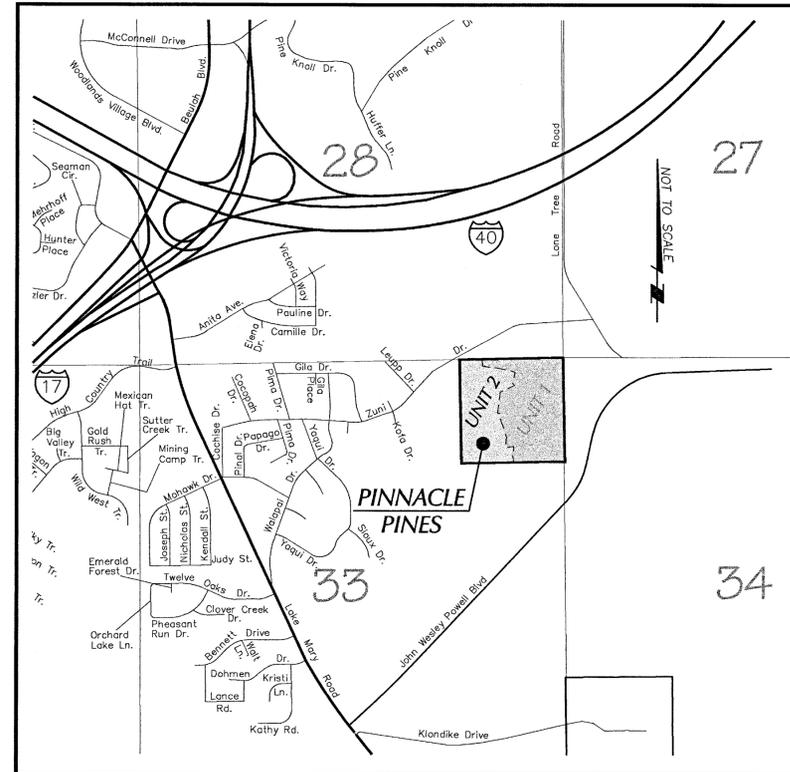
THE PROPERTY OWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY FOR PRIVATE DETENTION FACILITIES AND PRIVATE DRAINAGEWAYS.

THE CITY OF FLAGSTAFF SHALL HAVE THE RIGHT TO PERIODICALLY INSPECT SAID DETENTION FACILITIES TO VERIFY THAT REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY.

ACCESSORY BUILDINGS AND STRUCTURES SHALL EITHER BE CONSTRUCTED WITHIN THE INDIVIDUAL BUILDING ENVELOPES AS SHOWN OR THE INDIVIDUAL OWNER MUST DEMONSTRATE THROUGH A BUILDING PERMIT APPLICATION THAT NO FOREST RESOURCES OR SLOPE RESOURCES GREATER THAN 17% WILL BE REMOVED OR ENCROACHED UPON. ADDITIONALLY, THE BUILDING/STRUCTURE SHALL COMPLY WITH ALL CITY OF FLAGSTAFF REQUIREMENTS REGARDING THE LOCATION, SIZE AND CONSTRUCTION FOR SUCH BUILDING/STRUCTURE.

### ADEQUATE WATER SUPPLY

THE CITY OF FLAGSTAFF PROVIDES WATER (UTILITY) SERVICE PURSUANT TO STATE LAW AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION No. 41-900002.0002. THIS ADEQUATE WATER SUPPLY NOTE HAS BEEN ADDED TO THIS FINAL PLAT AS A REQUIREMENT OF THE CITY OF FLAGSTAFF. MOGOLLON ENGINEERING and SURVEYING, INC. DOES NOT GUARANTEE, WARRANT OR CERTIFY ANY INFORMATION IN THIS APPLICATION No. 41-900002.0002.



VICINITY MAP  
N.T.S.

### INDEX TO SHEETS

- |   |                              |
|---|------------------------------|
| 1 | COVER SHEET                  |
| 2 | OVERALL SUBDIVISION BOUNDARY |
| 3 | INDIVIDUAL LOT BOUNDARIES    |

### 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 CITY ENGINEER AND THE COMMUNITY DEVELOPMENT DIRECTOR, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

BY: \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR

### UTILITY COMPANY ACKNOWLEDGMENT

UNISOURCE ENEREGY SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

CENTURYLINK \_\_\_\_\_ DATE \_\_\_\_\_

ARIZONA PUBLIC SERVICE \_\_\_\_\_ DATE \_\_\_\_\_

SUDDENLINK \_\_\_\_\_ DATE \_\_\_\_\_

### BASIS OF BEARING & BENCHMARK

BASIS OF BEARINGS IS THE EAST LINE OF SECTION 33 - SOUTH 00° 12' 00" WEST PER THE 1965 B.L.M. NOTES.

SUBDIVISION BENCHMARK IS THE NORTHEAST CORNER OF SECTION 33, ELEVATION = 6927.21'.

### TRACT INFORMATION

TRACT "15A" IS BEING RETAINED BY THE OWNER/DEVELOPER FOR FUTURE DEVELOPMENT.

### FEMA FLOOD ZONE

THIS PROJECT IS LOCATED IN FEMA ZONE "X" (NO SHADING)

### CIVIL ENGINEER OF SUBDIVISION

THE PREPARATION OF ENGINEERING DRAWINGS FOR THIS SUBDIVISION HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC., 411 W. SANTA FE AVE., FLAGSTAFF, AZ. 86001 MR. ROBERT C. IMPELLITTER (CERTIFICATE NO. 22196)

### PROJECT INFORMATION

PROJECT NAME: PINNACLE PINES UNIT 2 - PHASE 1  
PROJECT LOCATION: 800 E. STERLING LN. FLAGSTAFF, AZ. 86001  
LATITUDE: N 35° 09' 48.5"  
LONGITUDE: W 111° 39' 01.4"  
ASSESSORS PARCEL NUMBER: 105-20-117  
TOTAL ACREAGE: 18.5868±  
TOTAL LOT ACREAGE: 0.6323±  
NUMBER OF LOTS: 8  
GROSS DENSITY: 12.7 UNITS / ACRE  
ZONING: MR  
R.L.U.T.P. DESIGNATION: MEDIUM DENSITY RESIDENTIAL  
OWNER/DEVELOPER: PINNACLE 146 LLC  
1750 RAILROAD SPRINGS SUITE 100  
FLAGSTAFF, AZ 86001  
BRIAN RHOTON  
928-699-1169



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.

SHEET NO. 1 OF 3

Mogollon ENGINEERING & SURVEYING  
10/16/14  
MES# 19031

PINNACLE PINES - UNIT 2  
PHASE 1  
FINAL PLAT

Mogollon ENGINEERING & SURVEYING  
411 W Santa Fe Avenue, Flagstaff, AZ. 86001  
P.O. Box 1952, Flagstaff, AZ. 86002  
Phone: 928-214-0214 • Fax: 928-913-0015

DATE: 10/16/14  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: NVH  
REVISIONS: 10/16/14 COF comments  
PROJECT NO: 19031  
PL SHEET/DWG: \_\_\_\_\_  
VERT SCALE: N/A  
HOR SCALE: N/A

# PINNACLE PINES - UNIT 2

## PHASE ONE - FINAL PLAT

A SUBDIVISION OF TRACT 15, CASE 9, PAGE 78, C.C.R.O.  
 A 8 LOT TOWNHOUSE SUBDIVISION ON 18.5868± ACRES  
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 FLAGSTAFF, ARIZONA

ZUNI DR. 60' R.O.W.  
 DOCKET 305, PAGE 203  
 E 1/16 CORNER SECTION 33 FOUND 1965 BLM BRASS CAP

FLAGSTAFF LODGE #7  
 FREE & ACCEPTED MASONS  
 APN: 103-26-002D

FLAGSTAFF LODGE #7  
 FREE & ACCEPTED MASONS  
 APN: 103-26-002D

EX. ACCESS & P.U.E.  
 INST. 3327977

NE CORNER SECTION 33 FOUND 1965 BLM BRASS CAP

THE ESTATES AT PINE CANYON - UNIT 1  
 CASE 8, MAP 92

THE ESTATES AT PINE CANYON - UNIT 1  
 CASE 8, MAP 92

U.S.F.S.  
 SUBDIVISION BOUNDARY

PINNACLE PINES - UNIT 2  
 PHASE 1  
 REMAINDER PORTION OF TRACT "15"  
 REDESIGNATED HEREON AS TRACT "15A"  
 17.9546± AC.

EX EASEMENTS PER CASE 9, PAGE 78 C.C.R.O.

PINNACLE PINES - UNIT 2  
 PHASE 1  
 A PORTION OF TRACT "15"  
 CASE 9, PAGE 78 C.C.R.O.  
 0.6323± AC.

PINNACLE PINES - UNIT 2  
 PHASE 1  
 REMAINDER PORTION OF TRACT "15"  
 REDESIGNATED HEREON AS TRACT "15A"  
 17.9546± AC.

TRACT "1"

TRACT "2"

TRACT "1"

PINNACLE PINES - UNIT 1  
 CASE 9, PAGE 78

TRACT "1"

PINNACLE PINES - UNIT 1  
 CASE 9, PAGE 78 C.C.R.O.

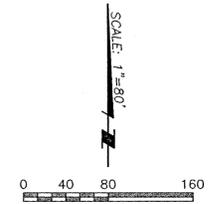
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 CASE 9, PAGE 78 C.C.R.O.

CURVE DATA

#	RADIUS	LENGTH	DELTA	TANGENT
C1	20.00'	29.58'	84°44'51"	18.25'



### ABBREVIATIONS

- B.S.L. BUILDING SETBACK LINE
- G.S.L. GARAGE SETBACK LINE
- C.C.R.O. COCONINO COUNTY RECORDERS OFFICE
- TYP. TYPICAL
- S.F. SQUARE FOOT
- AC. ACRE
- EX. EXISTING
- P.U.E. PUBLIC UTILITY EASEMENT
- APN. ASSESSORS PARCEL NUMBER
- BLM. BUREAU OF LAND MANAGEMENT

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 OR RECORDING

Mogollon ENGINEERING & SURVEYING  
 PROJECT NO. 18081  
 DATE: 10/16/14  
 DESIGNED BY: [blank]  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]

Mogollon ENGINEERING & SURVEYING  
 411 N Santa Fe Avenue, Flagstaff, Az. 86001  
 P.O. Box 182, Flagstaff, Az. 86002  
 Phone: 908-214-0214 • Fax: 908-913-0015

Mogollon ENGINEERING & SURVEYING  
 PROJECT NO. 18081  
 DATE: 10/16/14  
 DESIGNED BY: [blank]  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]

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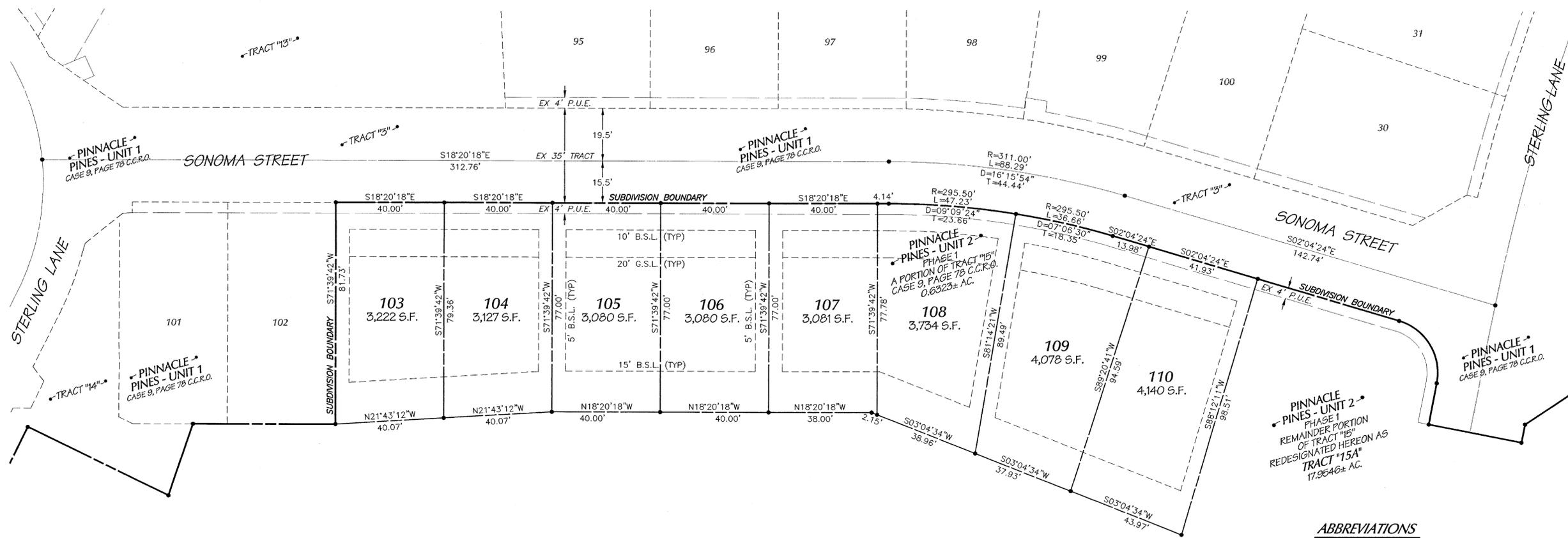
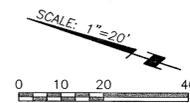
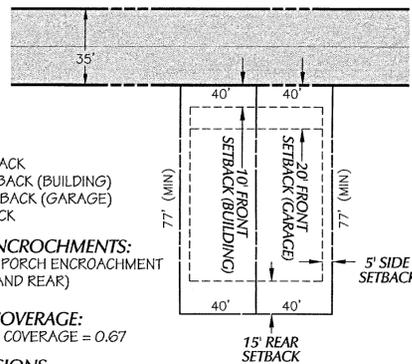
**SETBACKS:**  
 15' REAR SETBACK  
 10' FRONT SETBACK (BUILDING)  
 20' FRONT SETBACK (GARAGE)  
 5' SIDE SETBACK

**SETBACKS ENCROACHMENTS:**  
 5' ALLOWABLE PORCH ENCROACHMENT  
 (BOTH FRONT AND REAR)

**BUILDING COVERAGE:**  
 MAX. BUILDING COVERAGE = 0.67

**LOT DIMENSIONS**  
 LOT WIDTHS/DEPTHS VARY (SEE THIS SHEET). THE 40' LOT  
 WIDTH DIMENSION SHOWN ABOVE IS A MINIMUM LOT WIDTH  
 MEASURED AT THE FRONT AND REAR SETBACK LINES.

**TYPICAL LOT DIMENSIONS**  
 N.T.S.



PINNACLE PINES - UNIT 2 - PHASE 1  
 REMAINDER PORTION OF TRACT "15"  
 REDESIGNATED HEREON AS TRACT "15A"  
 17.9546± AC.

**ABBREVIATIONS**

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- EX. EXISTING
- P.U.E. PUBLIC UTILITY EASEMENT
- APN. ASSESSORS PARCEL NUMBER
- BLM. BUREAU OF LAND MANAGEMENT

Mogollon ENGINEERING & SURVEYING  
 PROJECT NO. 13031  
 DATE: 10/16/14  
 DESIGNED BY: [blank]  
 DRAWN BY: [blank]  
 CHECKED BY: KVV/RDB  
 REVISIONS: 10/16/14 EOP comments  
 VERT SCALE: N/A  
 HOR SCALE: 1"=20'

Mogollon ENGINEERING & SURVEYING  
 411 N Santa Fe Avenue, Flagstaff, Az. 86001  
 P.O. Box 1952, Flagstaff, Az. 86002  
 Phone: 928-214-0214 • Fax: 928-813-0015

PRELIMINARY  
 NOT FOR CONSTRUCTION  
 OR RECORDING  
 EXPIRES: 3/31/17

Mogollon ENGINEERING & SURVEYING  
 PROJECT NO. 13031  
 DATE: 10/16/14  
 DESIGNED BY: [blank]  
 DRAWN BY: [blank]  
 CHECKED BY: KVV/RDB  
 REVISIONS: 10/16/14 EOP comments  
 VERT SCALE: N/A  
 HOR SCALE: 1"=20'