



City of Flagstaff
Substantive
2nd Review

Project Name: **WESTGLEN LAND CONDOMINIUMS**
Print Date: 28-Jan-15
Project Number: **DEV12-022**

Site Address: 1450 W Kaibab Ln

Application No. PSPR20140023

Administrative Completeness Review: COMPLETE

Substantive Review: APPROVED W/ CONDITIONS

In accordance with A.R.S. 9-835(G), the Substantive Review of the application has been completed on Day 21 of the 22-day Substantive Review Timeframe. In accordance with Section 11-20.70.010.B of the Subdivision Code, this application has been recommended for approval and can be scheduled for City Council action. Please address the following Conditions of Approval, Conditions/Requirements for Permitting, and General Recommendations and Comments as part of the City Council submittal.

Conditions of Approval:

Project Mgmt (Planning):

Administrative Completeness Review:

Complete, Brian Kulina, 12/11/2014

Substantive Review:

Corrections Required, Brian Kulina, 12/24/2014

Approved w/ Conditions, Brian Kulina, 01/22/2015

1. Revise the final plat to correct the note regarding the reserved unit numbers for future subdivision (i.e. it states that units 47, 167, 170, and 179 are reserved for futures units but they are shown on the plat).

Community Design/Heritage Presevation:

Administrative Completeness Review:

Complete, Karl Eberhard, 12/11/2014

Substantive Review:

Approved No Conditions/No Comments, Karl Eberhard, 12/24/2014

Fire Dept:

Administrative Completeness Review:

Complete, 12/10/2014, K. Snide

Substantive Review:

Approved No Condition/No Comments, 12/24/2014, K. Snide

Project Review (Building):

Administrative Completeness Review:

Complete, Appr. 12/4/14, mds

Substantive Review:

Approved No Condition/No Comments, 12/24/14, mds

Public Works:

Administrative Completeness Review:

Completed 12/08/2014 - Jim Davis, Complete

Substantive Review:

Completed 12/08/2014 - Jim Davis, No Comments/Approved

Completed 01/16/2015 - Jim Davis, Approved

Utilities:

Administrative Completeness Review:

Completed 12/08/2014 - Jim Davis, Complete

Substantive Review:

Completed 12/08/2014 - Jim Davis, Corrections Required

Completed 01/16/2015 - Jim Davis, Approved

Project Review (Engineering):

Administrative Completeness Review:

Incomplete - 12/15/14 - Gary Miller

Complete - 12/16/14 - Gary Miller

Substantive Review:

Completed 12/30/2014 - Gary Miller, Corrections Required

Completed 01/27/2015 - Gary Miller, Approved w/ Conditions

1. All public improvements required for the subdivision, currently under construction, must be completed, approved and accepted by the City of Flagstaff and ADEQ prior to the recordation of the Final Plat.

Stormwater:

Administrative Completeness Review:

Complete, 12/11/2014, Malcolm Alter

Substantive Review:

Corrections Required, 12/11/2014, Malcolm Alter

Approved w/ Conditions, 01/27/2015, Malcolm Alter

1. Revise note of final plat to ensure that the existing on-site detention facility is identified as being for detention only and that maintenance is the responsibility of the HOA.

Traffic Engineering:

Administrative Completeness Review:

Complete, Reid Miller, 12/11/2014

Substantive Review:

Approved No Condition/No Comments, Reid Miller, 12/24/2014

FMPO:

Administrative Completeness Review:

Complete, Martin Ince, 12/11/2014

Substantive Review:

Approved No Condition/No Comments, Martin Ince, 12/24/2014

Conditions/Requirements for Permitting:

Project Review (Bldg): None

General Recommendations and Comments:

Project Mgmt (Planning): None

Community Design/Heritage Preservation: None

Fire Dept: None

Project Review (Building): None

Public Works: None

Utilities: None

Project Review (Engineering): None

Stormwater: None

Traffic Engineering: None

FMPO: None