



# 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

**ANX**

RECEIVED  
JAN 09 2014

## Application for Annexation

File Number  
DEV 14-061

Date Received		File Number	
JAN 09 2014		DEV 14-061	
Property Owner(s)	ATT: MARY RIEK Title Assoc	Phone	Email
W L GORE + ASSOCIATES, INC.		928-699-9937	mriek@wlgore.com
Mailing Address			
1500 N. 4th St., FLAGSTAFF, AZ 86004			
Applicant	Title	Phone	Email
SAME AS OWNER			
Mailing Address			
City, State, Zip			
Project Representative	Title	Phone	Email
Mailing Address			
City, State, Zip			

Site Address	Parcel number(s)	Subdivision, Tract & Lot Number
KILTIE LN.	See Below	
Existing Zoning District	Existing Regional Plan Land Use Category	
COCONINO COUNTY MP-20,000		
Proposed Zoning District	Proposed Regional Plan Land Use Category	
RD (Research/Development)		
Present Use	Proposed Use	
+ HC (Highway Commercial)		

Summarize Reason for Request (Attach additional sheets if necessary):

See Attached Pre-ANNEXATION Development + OVSIZING Agreem - A dated 2-11-2014 PARCELS 116-04-007F; 116-04-0034; 116-04-008E + SUMMARY ATTACHED HERETO.

Note:  
Indicate how the annexation will not be detrimental to the majority of persons or properties in the surrounding area, or to the community in general. If a modification to the Regional Land Use and Transportation Plan or a Zoning Map Amendment is requested, clearly state the reasons for such changes (a separate application is required).

Property Owner Signature	Date	Applicant Signature	Date
<i>[Signature]</i>	1-8-15		

### For City Use

Date Filed: 1/12/2015	Fee Receipt Number: 1003	Amount: 17887	Date: 1-9-15
-----------------------	--------------------------	---------------	--------------

Type of Request:  Annexation  Continued

Publication and Posting Date(s): \_\_\_\_\_ File Number: PSPP 2015 0001

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

Staff Assignments	Planning	Engineering	Files	Stormwater	Utilities/PW
	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

**Application for Annexation of Parcels 116-04-007F; 116-04-0043Y; 116-04-008E (the “Property”)**

**W.L. Gore & Associates, Inc., Applicant**

This application is being made for the reasons set forth in the Preannexation, Development and Oversizing Agreement Between W.L. Gore & Associates, Inc. and City of Flagstaff, dated February 11, 2014, recorded in the Official Records of the County of Coconino, at Instrument No. 3685508 on February 13, 2014, attached hereto (hereinafter referred to as “Preannexation Agreement”).

More particularly, W.L. Gore & Associates, Inc. acknowledges that the annexation of this Property to the City of Flagstaff is beneficial and advantageous to the Owner by zoning the Property RD in order to develop the Property in a manner consistent with the Owner’s abutting Property (which is in the City of Flagstaff boundary). In addition, an approximately Ten (10) acre parcel, shown on Exhibit F hereto, shall be zoned Highway Commercial (HC). These zoning Districts are consistent with the current Coconino County zoning. No change in zoning is anticipated keeping this in a horizontal position between Coconino County and City of Flagstaff zoning.

The land to be annexed in this Application is not subject to the resource protection overlay as set forth in the City of Flagstaff Overlay Zones Map, attached hereto as Exhibit G.

A regional sewer line is contemplated to serve the WL Gore parcels as shown by pink reference on Exhibit G. City sewer right of way will need to be obtained from State Land Department and over the land between Route 66 and Interstate 40.

In addition, the annexation of this Property is beneficial and advantageous to the surrounding Owners and the City of Flagstaff as it will create an economic boost to the City of Flagstaff’s economy by providing high level, good paying jobs.

The Owner and Applicant W.L. Gore & Associates, Inc. intends to develop the property for research and development pursuant to Paragraph C of the Preannexation Agreement, which is consistent with the Flagstaff Area Regional Land Use and Transportation Plan.

See attached

Exhibit A – Preannexation Agreement

Exhibit B and B-1 – Legal description and Exhibit Map of Property (Three copies approved by City)

Exhibit C – Preliminary Concept Plan (10 copies)

Exhibit D – Preliminary Title Report

Exhibit E – Proposed Annexation Map 24’ x 36’ format (1)

Exhibit F and F-1– Legal Description and Map of Parcel to be zoned Highway Commercial (HC)

Exhibit G – City of Flagstaff Overlay Zones Map