

ATTENTION

IN-PERSON AUDIENCES AT PLANNING & ZONING COMMISSION MEETINGS HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE

The meetings will continue to be live streamed on the city's website
(<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>)

To participate in the meeting click the following link:

[Join Microsoft Teams Meeting](#)

The public can submit comments that will be read at the dais by a staff member
to CDFrontCounter@flagstaffaz.gov

NOTICE AND AGENDA

**PLANNING & ZONING COMMISSION
WEDNESDAY
October 14, 2020**

**COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.**

1. Call to Order

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

DAVID ZIMMERMAN, CHAIR
MARIE JONES, VICE CHAIR
GAYLENE SOPER
CAROLE MANDINO

P. LLOYD PAUL
DR. ALEX MARTINEZ
ERIC NOLAN

3. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. APPROVAL OF MINUTES

Approval of minutes from the meeting on Wednesday, September 23, 2020.

5. GENERAL BUSINESS

A. Consideration and Approval of Preliminary Plat

PZ-18-000194-04 Miramonte at Butler Preliminary Plat: Miramonte Beaver, LLC requests Preliminary Plat approval for Miramonte at Butler Ave. The subdivision consists of 32 residential condominium units and one ground floor restaurant space, located at 207 S. Beaver St. The condominium plat is on 0.54 acres in the T5 (Transect) Main Street Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation for approval.

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

7. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on 10/9/20, at 12:00 p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this 9TH day of OCTOBER, 2020.

Tammy Bishop, Administrative Specialist



Planning & Zoning Commission

5. A.

Meeting Date: 10/14/2020

From: Genevieve Pearthree, Planning Development Manager

Information

TITLE:

Consideration and Approval of Preliminary Plat

PZ-18-000194-04 Miramonte at Butler Preliminary Plat: Miramonte Beaver, LLC requests Preliminary Plat approval for Miramonte at Butler Ave. The subdivision consists of 32 residential condominium units and one ground floor restaurant space, located at 207 S. Beaver St. The condominium plat is on 0.54 acres in the T5 (Transect) Main Street Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation for approval.

Executive Summary:

Miramonte Beaver, LLC requests Preliminary Plat approval for Miramonte at Butler Ave. The subdivision consists of 32 residential condominium units and one ground floor restaurant space, located at 207 S. Beaver St. The condominium plat is on 0.54 acres in the T5 (Transect) Main Street Zone.

Attachments

Staff Report

Application

Vicinity Map

Preliminary Plat

Landscape Plan

Utility Letters

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

PRELIMINARY PLAT

PZ-18-00194-04

DATE: September 25, 2020
MEETING DATE: October 14, 2020
REPORT BY: Genevieve Pearthree

REQUEST:

Miramonte Beaver, LLC requests Preliminary Plat approval for Miramonte at Butler Ave. The subdivision consists of a 32 residential condominium units and one ground floor restaurant space, located at 207 S. Beaver St. The condominium plat is on 0.54 acres in the T5 (Transect) Main Street Zone.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation for approval.

PRESENT LAND USE:

The site is currently vacant.

PROPOSED LAND USE:

Miramonte at Butler Ave. is a residential condominium subdivision development that consists of 32 dwelling units and one restaurant space located on 0.54 acres. The restaurant is located on the first floor, and the residential units are located on floors 2-5. The site also contains the required surface and garage parking, and landscaping.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map.

North: Single family, duplex, and maybe triplex, developments (Community Commercial—CC Zone)
East: Beaver St.; Single family, duplex, and maybe triplex, developments across the street (CC Zone)
South: Butler Ave.; One AZ Credit Union across the street (CC Zone)
West: Alley; Single family, duplex, and maybe triplex, developments across the alley (High Density Residential – HR Zone)

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

STAFF REVIEW:

I. Project Information

A. Background

The project is a 5-story mixed-use building in the T5 Main Street Zone. Inter-Division Staff (IDS) approved the Site Plan for the development (PZ-18-00194-01) on August 8, 2019, and a Minor Modification to the approved Site Plan on October 21, 2019 (PZ-18-00194-02). Civil plans were approved on April 13, 2020. City approvals were based on conformance with all relevant City Development Standards, as discussed in Section C, below.

The project is being developed according to the standards for the T5 Main Street Zone, the Commercial Block Building Type (10-50.110.180), and the Forecourt (10-50.120.080) and Shopfront (10-50.120.100) Private Frontages. It

contains a 2,704 sq. ft. restaurant space on floor 1, and 32 residential units on floors 2 – 5 (eight units per floor). There are one, two, and three-bedroom residential units, ranging from 722 - 1,279 square feet. The unit mix is:

UNIT DESCRIPTION	NO. OF UNITS
1 Bed/1 Bath	16
2 Bed/2 Bath	12
3 Bed/2 Bath	4
TOTAL	32

B. Type of Plat

This application is for a condominium plat, which takes a multi-unit complex, such as the subject property, and creates the potential for individually owned units. The Preliminary Plat delineates all the elements affiliated with the individual units. In this case, the units are defined as the airspace within each unit (this includes the first floor restaurant space and the 32 residences). The vertical boundaries start at the finish floor elevation (FFE) of each unit and extend to the ceiling of that unit. The horizontal boundaries start at the inside of the walls enclosing each unit. Each unit also has one or two decks associated with it, which are being platted as limited common elements.

All parking spaces on the lot – including those inside the garage and on a surface lot to the north of the building – are being platted as limited common elements, except for ADA-accessible spaces. Three of the spaces are required to be allocated for the restaurant use.

All common areas in the building, including the spaces between walls and floor plates, the trash chute, stairwell, elevator, hallways, the drive aisle between parking spaces in the garage, the ADA space in the garage, and the mechanical rooms, etc., are common elements. All areas outside of the building and the limited common elements are part of Tract A, which is dedicated to the HOA and as a private utility and drainage easement.

II. Required Findings: Conformance with City Development Standards

Staff reviewed and approved the Site Plan, Civil Plans, and Preliminary Plat for this project based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

A. City of Flagstaff Zoning Code

I. T5 Main Street Zone, Apartment Building Type, Shopfront and Forecourt Private Frontage types

The building meets the T5 Main Street standards for building form and placement, including the following:

- Front setback: 2'
- Side setback: 0' min. / 24' max.
- Rear setback: 3'
- Built-to-Line (BTL): at minimum, 80% of the front façade and 60% of the side street façade must be at the BTL, which is 2' from the property line.
- Maximum height: 64' (the building meets this height, but some building elements, like the stairwell and elevator shaft project up to 68', which is allowed)
- Maximum lot coverage: 80% (44% provided)

The applicant elected to use the Commercial Block Building Type (10-50.110.180), which is permitted in the T5 Main Street Zone. The Commercial Block Building Type is a small to large-sized structure, typically attached, that can be used to provide a mix of uses with ground floor commercial, service, or retail uses and upper floor commercial, service, or residential uses. This development meets the Commercial Block Building Type standards for the location of pedestrian access, and the requirement for façade planes longer than 75' to be divided into smaller elements (through horizontal articulation and the strategic application of building façade materials).

The applicant elected to use the Forecourt (10-50.120.080) and Shopfront (10-50.120.100) Private Frontage standards, both of which are allowed on a Commercial Block building. The building meets the Forecourt standards for minimum width and depth, and the Shopfront standards for ground floor transparency, recessed doors, and minimum distance between windows.

II. Pedestrian and Bicycle Circulation Systems

The project is located in a walkable area, with many amenities (NAU, the South Side, and Downtown, for example) located within walking distance. Access to the residential units is through a stairwell and elevator, both of which are accessible from Beaver St. and from the parking garage. The applicant is required to provide, and is providing, two bicycle parking spaces (5% of the required of on-site parking).

III. Parking and Automobile Access

Vehicular access is from Beaver St. and from the alley to the west. Minimum parking requirements for the T5 Main Street Zone are 1 space/1,500 sq. ft. of residential use (19 spaces), and 3 spaces for every 1,000 sq. ft. above the first 2,000 sq. ft. for commercial uses (3 spaces for the restaurant). The project is providing 32 parking spaces.

IV. Landscaping

A conceptual landscape plan was approved at Site Plan, showing substantial conformance with the requirements of parking lot landscaping, street buffer landscaping, building foundation, and peripheral buffer landscaping found within Section 10-50.60 of the Zoning Code. The final landscape plan was approved in the Civil Plans review and is included as an attachment. On-site landscaping requirements for 18 trees (and associated shrubs and groundcover) will be met new vegetation.

B. Title 13: City of Flagstaff Engineering Standards

Staff conducted a public systems analysis as part of Site Plan approval to verify conformance with City Engineering Standards.

i. Traffic/Right-of-Way Impact

The size of the proposed development and anticipated traffic counts did not trigger a Traffic Impact Analysis (TIA), so the requirement for a TIA was waived.

The applicant will construct a new 8' sidewalk along both property frontages (on Beaver and Butler) as part of this project to facilitate pedestrian connectivity in this highly walkable area. The applicant will be dedicating Right of Way along Beaver and Butler to accomplish this, and will be providing street trees according to Engineering Standards. The applicant will also be dedicating Right of Way along the alley on the western side of the project to facilitate vehicular access to the site and bring the alley up to current Engineering Standards (widen and pave it, etc.).

ii. Water and Wastewater Impact

The Water Services Division waived on February 25, 2019 the requirements for a Water and Sewer Impact Analysis (WSIA). City Staff concluded, based on the City water and sewer master model, and previous Impact Studies conducted for the area, that the existing off-site water and sewer infrastructure is adequate for the proposed development. Thus, no off-site water or sewer improvements will be required other than those necessary to serve the development. However, there is currently no infrastructure in the ground on the site to support this development, so all on-site sewer and water systems will have to be designed and built.

iii. Water

The developer will need to tie into the existing 24" water main along Beaver St. It is the developer's responsibility to design and construct all on-site and connecting water infrastructure per the City of Flagstaff Engineering Standards.

iv. Wastewater

The developer will need to tie into the existing 12" sewer main along the western edge of the parcel. It is the developer's responsibility to design and construct all on-site and connecting water infrastructure per the City of Flagstaff Engineering Standards.

v. Stormwater Analysis

A Preliminary Drainage Report was required as part of the Site Plan application. The applicant will be providing water storage containers under the parking lot to meet Stormwater requirements. This project is also located in flood hazard zone AE, so the City provided a Flood Zone Determination on October 24, 2018, which identifies the base flood elevation (BFE). The building is designed so that the finish floor elevation (FFE) is above the BFE.

C. Title 11: General Plans and Subdivisions, Chapter 11-20: Subdivision and Land Split Regulations

i. Preliminary Plat

IDS approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat.

ii. Subdivision Standards and Regulations

IDS also approved the Preliminary Plat based on conformance with relevant standards in Section 11-20.120: Subdivision Design Standards and Requirements. Not all of the standards are applicable to this plat, however, because it is a condominium plat.

ii. Minimum Required Subdivision Improvements

Staff review of the Preliminary Plat along with the impact analyses discussed above identified the required improvements to adjacent streets and pedestrian ways, in conformance with Section 11-20.130: Minimum Required Subdivision Improvements. Civil Engineering Plans are approved, which allows these improvements to commence.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

Recommendation

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation for approval.

Attachments:

- Application
- Preliminary Plat (8 sheets, 24 x 36")
- Landscape Plan (2 sheets, 24 x 36")
- Vicinity Map



City of Flagstaff

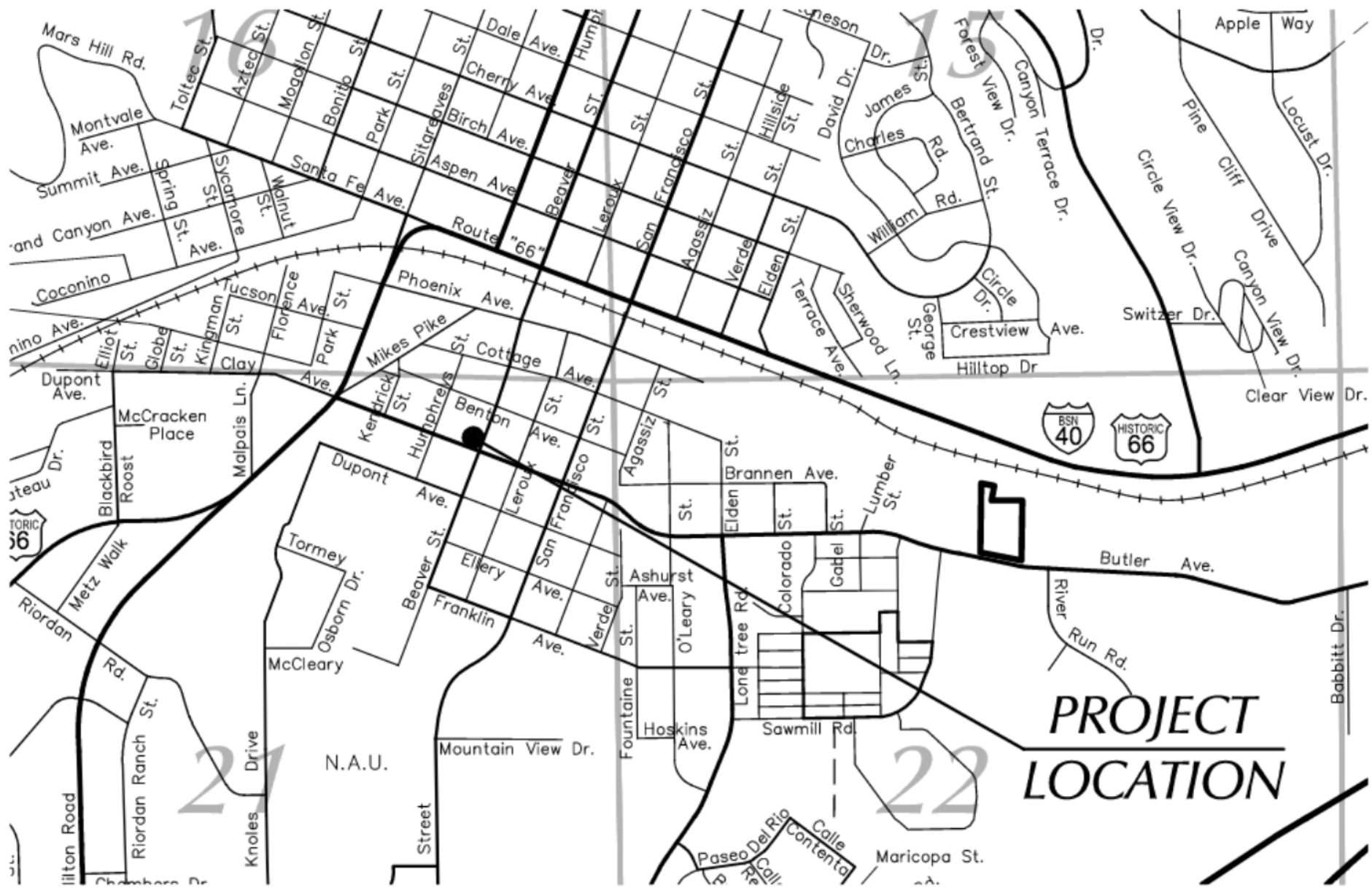
Community Development Division

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

P: (928) 213-2618
F: (928) 213-2609

Date Received July 21, 2010	Application for Subdivision Review		File Number PZ-18-00194-04
Property Owner(s) Miramonte Beaver, LLC			Phone
Mailing Address 2502 E. River Rd.		City, State, Zip Tucson, Az 85718	Email jkemmerly@miramontehomes.com
Applicant(s) Miramonte Beaver, LLC			Phone
Mailing Address 2502 E. River Rd.		City, State, Zip Tucson, Az 85718	Email jkemmerly@miramontehomes.com
Project Representative Jack Kemmerly			Phone 928-774-0028
Mailing Address 102 S. Mikes Pike St.		City, State, Zip Flagstaff, Az 86001	Email jkemmerly@miramontehomes.com
Requested	<input type="checkbox"/> Development Master Plan	<input type="checkbox"/> Conceptual Plat	<input checked="" type="checkbox"/> Preliminary Plat P&Z and Council
Review:	<input type="checkbox"/> Modified Subdivision	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat- Council

Project Name: Miramonte at Butler Avenue		Site Address 207 S. Beaver St.		Parcel Number 103-07-011-A
Proposed Use Mixed Commercial & Residential		Existing Use Vacant		Subdivision, Tract & Lot Number Normal School ADD
Zoning District T5 Main Street		Regional Plan Category Urbana Activity Center	Flood Zone AE	Size of Site (Sq. ft. or Acres) 0.54
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?		
Surrounding Uses	North	South	East	West
(Res, Com, Ind)	Residential/Commercial	NAU. Bank	Residential	Residential
Proposed Use:	Number of Lots	Number of Units	Number of acres per use	Building Square Feet
Residential/Commercial		32	58.9 units/acre	28,950 sf
Please complete a "Subdivision Review Application" and provide an initialed "Application and Information Checklist" form along with the required number of plans and information as appropriate for a Development Master Plan, Conceptual, Preliminary or Final Plat. Incomplete submittals will not be scheduled.				
Property Owner Signature: (required) 		Date: 7/21/20	Applicant Signature: 	Date: 7/21/20
For City Use				
Date Filed: 9/10/20		Case Number (s)		PZ-18-00194-04
P & Z Hearing Date: 10/14/20			Publication and Posting Date: NA	
Council Hearing Date: 11/3/20			Publication and Posting Date: NA	
Fee Receipt Number: REC-2036329		Amount: \$10,035.00		Date: 9/30/20
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	Engineering	Fire	Public Works/Utilities
				Stormwater



**PROJECT
LOCATION**

VICINITY MAP

THE SOUTHERLY 21 FEET OF LOT 5, ALL OF LOTS 6 & 7, AND THE
REMAINDER OF LOTS 8-12 IN BLOCK 118 OF THE NORMAL SCHOOL
ADDITION TO THE CITY OF FLAGSTAFF AND LOCATED IN THE NE 1/4 OF
SECTION 21, TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



CUT = 223 C.Y.
FILL = 8 C.Y.

THERE ARE NO RESOURCES PRESENT ON THE SITE.

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.

THE PREPARATION OF ENGINEERING DRAWINGS FOR THIS SUBDIVISION HAS BEEN PERFORMED BY CIVIL DESIGN & ENGINEERING, INC., 618 E. ROUTE 66, FLAGSTAFF, AZ 86001. CHRISTINE A. LAGUNA (CERTIFICATE NO. 29327)

ALL OFF-SITE FRONTAGE SUBDIVISION IMPROVEMENTS SHALL BE CONSTRUCTED BY THE SUBDIVISION DEVELOPER IN ACCORDANCE WITH THE APPROVED CITY OF FLAGSTAFF PUBLIC AND PRIVATE IMPROVEMENT PLANS FOR MIRAMONTE AT BUTLER AVE., PREPARED BY CIVIL DESIGN AND ENGINEERING, INC., SEALED BY CHRISTINE A. LAGUNA, SEAL DATE 4/13/20

COMMERCIAL NON-ELEVATED SPACE WILL MEET THE PASSIVE DRY FLOOD PROOFING REQUIREMENTS TO (ONE) 1 FOOT ABOVE BASE FLOOD ELEVATION IN ACCORDANCE WITH N.F.I.P. STANDARDS.

ALL RESIDENTIAL UNITS SHALL BE ELEVATED (ONE) 1 FOOT ABOVE THE BASE FLOOD ELEVATION.

RESIDENTIAL AND COMMERCIAL PARKING AREAS THAT ARE LESS THAN (ONE) 1 FOOT BELOW THE BASE FLOOD ELEVATION SHALL BE SECURED PER N.E.I.P. STANDARDS

[illegible]

TRACT "A":

TRACT A: 5.963 S.F. SHALL CONTAIN ALL TREES OUTSIDE OF THE LINES AND THEIR ASSOCIATED LIMITED COMMON ELEMENTS. TRACT A IS HEREBY RESERVED BY MIRAMONTE BEAVER, L.L.C. AS A PRIVATE UTILITY EASEMENT FOR UTILITY SERVICE TO THE FOREST UNDERBORN BY MIRAMONTE BEAVER, IN INSTALLATION AND PRIVATE DRAINAGE OF FOREST PLOTS TO THE UNITS AND SCORPION IRRIGATION SYSTEM AND PRIVATE DRAINAGE EASEMENT.

TRACT A IS DEDICATED HEREON TO THE OWNERS ASSOCIATION

MARTIN CONBOY	
UNISOURCE ENERGY	DATE
MANUEL HERNANDEZ	
CENTURYLINK	DATE
CHAD BROOKS	
ARIZONA PUBLIC SERVICE	DATE
SANFORD YAZZIE	
SUDDENLINK	DATE

PROJECT NAME:	MIRAMONTE AT BUTLER AVE.
PROJECT LOCATION:	207 S. BEAVER ST.
ASSESSORS PARCEL NUMBER:	103-07-011A
TITLE CONVEYED BY INSTRUMENT NO.	363744A (COCONINO COUNTY RECORDER)
TOTAL SQUARE FOOTAGE:	23,668 (PRE R.O.W. DEDICATION)
TOTAL ACREAGE:	0.543234+ (PRE R.O.W. DEDICATION)
TOTAL SQUARE FOOTAGE:	20,216 (POST R.O.W. DEDICATION)
TOTAL ACREAGE:	0.46410+ (POST R.O.W. DEDICATION)
FLOOR AREA RATIO:	1.91 (PRE R.O.W. DEDICATION)
FLOOR AREA RATIO:	1.25 (POST R.O.W. DEDICATION)
MAXIMUM LOT COVERAGE:	60%
PROPOSED ZONING DISTRICT:	TB MAIN STREET
BUILDING TYPE:	COMMERCIAL BLOCK
SPECIFIC TO PRIVATE FRONTAGES:	SHOPFRONT
REGIONAL PLAN DESIGNATION:	URBAN ACTIVITY CENTER
ALLOWED DENSITY PER THE REGIONAL PLAN:	13 PER ACRE MINIMUM
TOTAL NUMBER OF UNITS:	32
DENSITY (UNITS PER ACRE):	58.9
GROSS FLOOR AREA:	46,270 S.F.
NUMBER OF FLOORS:	6
PROPOSED MAX. HEIGHT (PRIMARY):	54'
PROPOSED MAX. HEIGHT (ACCENT):	69'
MAX. HEIGHT (TB MAIN STREET):	5 STORIES
CURRENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL, COMMERCIAL & RESTAURANT
FEMA FLOOD ZONE:	ZONE "AE" (BASE FLOOD ELEVATION = 6897.00')
LOCATED WITHIN THE R.P.O. ZONE:	NO
OWNER/DEVELOPER:	MIRAMONTE HOMES



SURVEY WAS PERFORMED BY APEX LAND SURVEYS,
JOB No. 10-05-18RR, DATED 10/19 & 10/24, 2018
AND IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE.

SHEET NO. 1 OF 8

COF PROJECT #PZ-18-00194



Mogollon
CONCRETE
CORPORATION

MIRAMONTE STATE BUTLER AVENUE
PRELIMINARY PLAT
COVER SHEET and PROJECT INFORMATION

9/9/200
MES# 0004

Mogollon
ENGINEERING
& SURVEYING

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

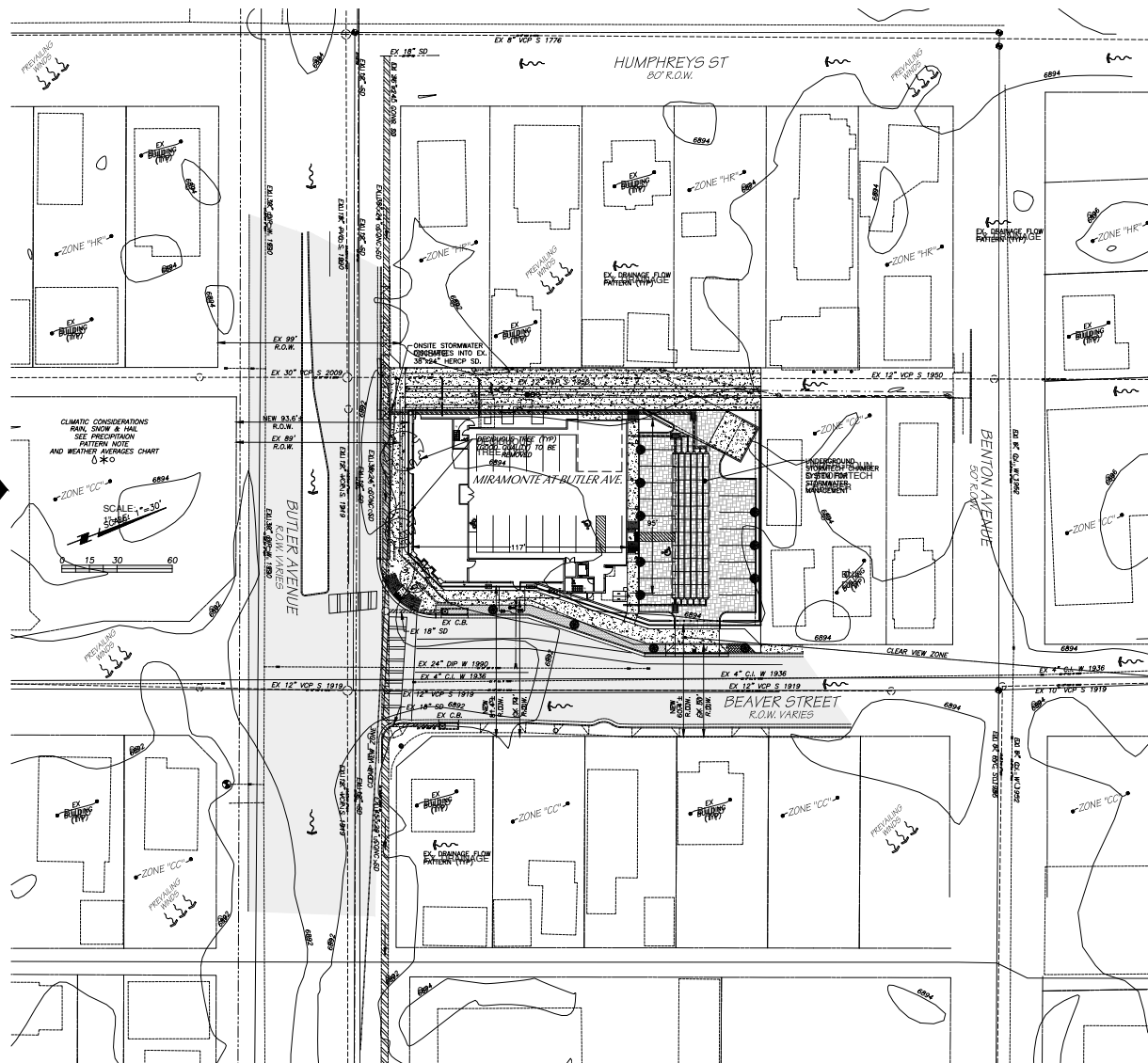
[illegible]

AASHTO: CASE D - INTERSECTIONS WITH TRAFFIC SIGNAL CONTROL BEAVER ST. and BUTLER AVE. INTERSECTION

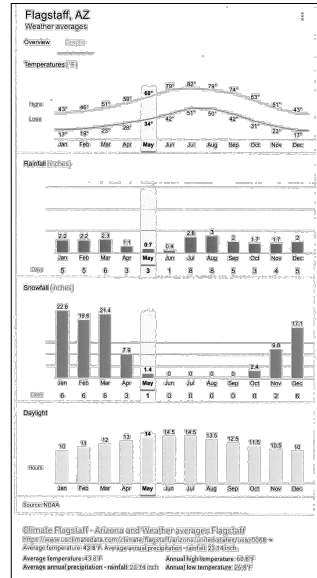
AT SIGNALIZED INTERSECTIONS, THE FIRST VEHICLE STOPPED ON ONE APPROACH SHOULD BE VISIBLE TO THE DRIVER OF THE FIRST VEHICLE STOPPED ON EACH OF THE OTHER APPROACHES. LEFT TURNING VEHICLES SHOULD HAVE SUFFICIENT SIGHT DISTANCE TO SELECT GAPS IN ONCOMING TRAFFIC AND COMPLETE LEFT TURNS. APART FROM THESE SIGHT CONDITIONS, THERE ARE GENERALLY NO OTHER APPROACH OR DEPARTURE SIGHT TRIANGLES NEEDED FOR SIGNALIZED INTERSECTIONS. SIGNALIZATION MAY BE AN APPROPRIATE CRASH COUNTERMEASURE FOR HIGHER VOLUME INTERSECTIONS WITH RESTRICTED SIGHT DISTANCE THAT HAVE EXPERIENCED A PATTERN OF SIGHT-DISTANCE RELATED CRASHES.

CLEAR VIEW ZONES
RIGHT TURN ONTO BUTLER AVE.
POSTED SPEED LIMIT: 35 DESIGN
DESIGN SPEED: 35 MPH MINOR
SECTION WITH 10' MINOR
ROAD TRAVEL WAY CASE B2 RIGHT TURN
CRASH MODIFICATION FACTOR (CMF)
(50)=30.0 (50)=47(35)=360.15 (365)

CLEAR VIEW ZONES
RIGHT TURN ONTO BEAVER ST.
POSTED SPEED LIMIT: 35 DESIGN
DESIGN SPEED: 35 MPH MINOR
SECTION WITH 10' MINOR
ROAD TRAVEL WAY CASE B2 RIGHT TURN
CRASH MODIFICATION FACTOR (CMF)
(50)=30.0 (50)=47(25)=257.25 (260)



WEATHER AVERAGES CHART



SLOPES

THERE ARE NO SLOPES REQUIRED TO BE PROTECTED WITHIN THE PROJECT AREA.

PRECIPITATION PATTERN NOTE

THERE ARE TWO DISTINCT PERIODS OF PRECIPITATION IN FLAGSTAFF. THE FIRST OCCURS DURING THE WINTER MONTHS FROM NOVEMBER THROUGH APRIL WHEN THE JET STREAM CAN BE LOCATED OVER THE STATE ALLOWING PACIFIC STORM SYSTEMS TO MOVE OVERHEAD. THE OTHER DISTINCT PERIOD IS CLASSIFIED AS THE SUMMER RAINY SEASON, OR 'SUMMER MONSOON'. THE MONSOON RAINY PERIOD USUALLY OCCURS DURING JULY AND AUGUST WHEN MOST OF ARIZONA IS SUBJECTED TO WIDESPREAD THUNDERSTORM ACTIVITY. THESE THUNDERSTORMS ARE EXTREMELY VARIABLE IN INTENSITY AND LOCATION AND OCCUR MAINLY BETWEEN THE HOURS OF 11 a.m. AND 6 p.m. SOME OF THESE STORMS CAN REACH SEVERE LEVELS, WITH LARGE HAIL, DAMAGING WINDS, AND OCCASIONALLY EVEN A TORNADO. (EXCERPT FROM THE CITY OF FLAGSTAFF SUSTAINABILITY PROGRAM RECOMMENDATIONS - CLIMATE SECTION - DATED OCTOBER 17, 2012)

SOIL PROPERTIES

SOILS ARE BOLLAR STONY CLAY LOAM, BASED ON INFORMATION PROVIDED BY THE U.S. DEPT. OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE - CUSTOM SOIL RESOURCE REPORT (DATED JAN. 3, 2019)

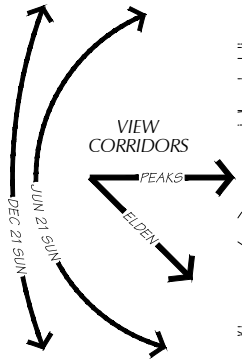
NOTE

THE INFORMATION SHOWN HEREON IS BASED ON BOUNDARY & TOPOGRAPHIC SURVEYS PERFORMED BY APEX LAND SURVEYS, JOB NO. 10-05-18K, DATED 10/19 & 10/24, 2018 AND CITY OF FLAGSTAFF G.I.S. DATA. NO FIELD SURVEY HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC.

SHEET NO. 8 OF 8

COP PROJECT #

P2-18-00194



MOGOLLON ENGINEERING & SURVEYING

411 N. 15th Ave. Flagstaff, AZ 86001

Phone: 928.224.4214

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

MOGOLLON ENGINEERING & SURVEYING

PROJECT NO. 18-044

PROJECT NAME: BEAVER ST. AND BUTLER AVE. INTERSECTION

DATE: 10/19/2018

CREATED BY: JHE

CHECKED BY: JHE

SCALE: 1"=40'

MOGOLLON ENGINEERING & SURVEYING

MOGOLLON ENGINEERING & SURVEYING

MOGOLLON ENGINEERING & SURVEYING

RAINWATER HARVESTING REQUIREMENTS

USE ALL NATIVEDROUGHT TOLERANT PLANTS IN COMPLIANCE WITH
COF LANDSCAPING STANDARDS & UTILIZE PASSIVE RAINWATER HARVESTING.

- NOTES:
1. ROOF RUNOFF COLLECTED IN GUTTERS/DOWNSPOUTS
WILL PASSIVELY IRRIGATE AT-GRADE LANDSCAPING
 2. ALL LANDSCAPING INSTALLED PER CITY OF FLAGSTAFF
LANDSCAPE STANDARDS SECTION 10-50.60

PROJECT INFORMATION

PROJECT NAME: MIRAMONTE AT BUTLER AVENUE
PROJECT LOCATION: 207 SOUTH BEAVER STREET
APNs: 103-07-011, 012B, 012C, 013A, 014B
TOTAL SQUARE FOOTAGE: 23,668 SQUARE FEET
TOTAL ACREAGE: 0.54 ACRES
CURRENT ZONING DISTRICT: T5 MAIN STREET
PROPOSED ZONING DISTRICT: T5 MAIN STREET
TOTAL NUMBER OF RESIDENTIAL: 32 UNITS
DENSITY: 58.9 UNITS/ACRE
HEIGHT: 5 STORIES
CURRENT USE: VACANT
DEVELOPER: MIRAMONTE HOMES
102 S. MIKES PIKE ST.
FLAGSTAFF, AZ 86001
928-774-0028

LANDSCAPE NOTES

1. ALL MAINTENANCE SHALL BE PERFORMED PER FLAGSTAFF CITY CODE
SECTION 10-50.60.080
2. MAINTENANCE SHALL BE PERFORMED ON A MONTHLY BASIS AS FOLLOWS:
A. PRUNING AND CLIPPING FOR PEDESTRIAN VEHICULAR ACCESS.
B. REPLACEMENT OF DEAD AND UNHEALTHY PLANTS WITH PLANTS
OF THE SAME SIZE AND TYPE.
C. REPLACEMENT OF ERODED OR WASHEDOUT D.G. WITH SAME.
D. MAINTENANCE OF IRRIGATION SYSTEM
3. CRUSHED STONE SHALL BE INSTALLED TO A 4" DEPTH
OVER ALL PLANTERS OVER A GEOTEXTILE WEED BARRIER.
RIGHTS OF WAY .
4. ASSURE LANDSCAPE INSTALLATION IS IN ACCORDANCE WITH THE
OF SECTION 13-18-004 OF THE COF ENGINEERING STDS..
5. ALL PLANTS SELECTED ARE NATIVE DROUGHT TOLERANT PER CITY
OF FLAGSTAFF LANDSCAPE CODE.

IRRIGATION NOTES

1. MAINLINE & VALVE LOCATIONS SHOWN FOR CLARITY LOCATE
IN PLANTER AREAS AND WITHIN PROJECT BOUNDARY.
2. ALL MAINLINE SHOWN IS CL200 P.V.C., ALL POLY
SHOWN IS 1/2". INSTALL TRACER WIRE AT ALL MAINLINES.
3. INSTALL ALL PIPE BENEATH WALKS AND PAVING WITHIN A SCH
40 P.V.C. SLEEVE 2 SIZES LARGER THAN IRRIGATION PIPE
(P.V.C. AND POLYETHYLENE (PE)).
4. SEE CIVIL DWG. FOR WATER SOURCE SIZE & LOCATION
PROVIDE METER PER WATER CO. REQS.
5. IRRIGATION DESIGN PRESSURE 30 PSI FOR SYSTEM.
CONTRACTOR SHALL VERIFY EXIST. WATER PRESSURE AT
VALVE & NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
BETWEEN EXISTING & DESIGN PRESSURE PRIOR TO CONTINUING
WORK.
6. ELECTRIC POWER TO THE CONTROLLER IS SUPPLIED BY
ELECTRICAL CONTRACTOR IN LOCATIONS SHOWN.
7. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER SOURCE.
8. EACH CONTROLLER TO BE EQUIPPED WITH RAIN SHUT OFF SENSOR
AND MOISTURE SENSOR.

CALCULATIONS

STREET BUFFER: 472 LF/25 = 0 TREES* (NOT REQUIRED IN T5 MAIN STREET)
4 TREES PROVIDED

PERIPHERAL BUFFER: 134 LF/25 = 0 TREES* (NOT REQUIRED IN T5 MAIN STREET)
6 TREES PROVIDED

BUILDING FOUNDATIONS (PER BLDING): 449 LF/25 = 0 TREES (NOT REQUIRED IN T5 MAIN STREET)
6 TREES PROVIDED

PARKING AREAS: 30 SPACES *30 SF = 940 SF
PER COF CODE TABLE 10-50.60.040.A
940 SF

AREA OF LANDSCAPING REQUIRED:
NORTH BEAVER STREET 119 SF
SOUTH BEAVER STREET 172 SF
DUMPSTER AREA 202 SF
ALLEY 98 SF
AREA OF LANDSCAPING PROVIDED 591 SF

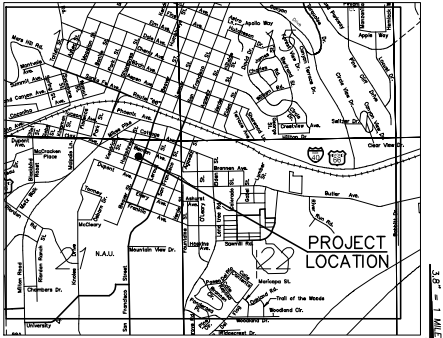
NEW TREES PROVIDED: 16
NEW SHRUBS PROVIDED: 28
NEW GROUND COVER PROVIDED: 19
EXISTING TREES REMOVED: 8

Miramonte at Butler Avenue
Landscape Plan

THE SOUTHERLY 21 FEET OF LOT 5, ALL OF LOTS 6 &
7, AND THE REMAINDER OF LOTS 8-12 IN BLOCK 118 OF THE
REMAINDER OF LOTS 8-12 IN BLOCK 118 OF THE
NORMAL SCHOOL ADDITION TO THE CITY OF FLAGSTAFF
AND LOCATED IN THE NE 1/4 OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 7 EAST,G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

PLANT LIST					
KEY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	QTY.
TREES					
	ACER FREEMANNI	AUTUMN BLAZE MAPLE		6' HT.	2
	CERCIS OCCIDENTALIS	WESTERN REDBUD		6' HT.	7
	FRAXINUS VELUTINA	ARIZONA ASH	NATIVE	15 G.C.	3
	GLEDTISIA TRIACANTHUS 'NERMIS'	HONEY LOCUST		6' HT	6
SHRUBS					
	ARCTOSTAPHYLOS PUNGENS	MANZANITA	NATIVE	1 G.C.	4
	BERBERIS FREMONTII	FREMONT BARBERRY	NATIVE	1 G.C.	7
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER		5 G.C.	16
	MAHONIA AQUIFOLIUM	OREGON GRAPE		5 G.C.	3
GROUND COVERS AND ACCENTS					
	ARABIS CAUCASICA	WALL ROCKCRESS		1 G.C.	6
	CALYOPHUS HARTWEGII	SIERRA SUNDROP		1 G.C.	13

IRRIGATION EQUIPMENT SCHEDULE			
SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT	4 STA. 1
	BACKFLOW PREVENTER	FEBCO 825Y 3/4"	1
	DRIP VALVE ASSEMBLY	RAINBIRD XC2-075-PRF	2
	TREE EMITTER	RAINBIRD XB-10-5	18
	SHRUB EMITTER	RAINBIRD XB-10-5	49



VICINITY MAP
SCALE: 3.8" = 1 MILE

CITY OF FLAGSTAFF LANDSCAPE NOTES

ADJACENT SITE IMPROVEMENTS, PAVEMENT CONSTRUCTION, IRRIGATION
INSTALLATION AND FINISH GRADING SHALL BE COMPLETED PRIOR TO PLANTING
WORK. DO NOT PLANT WHEN CONDITIONS ARE NOT SUITABLE FOR DIGGING,
MIXING, RAINING AND/OR GRADING. PLANTING NEEDS TO OCCUR DURING THE
MONTHS THAT IRRIGATION SYSTEMS ARE IN OPERATION. THEREFORE, PLANTING
MAY OCCUR BETWEEN APRIL 1ST AND SEPTEMBER 30TH.

A. TREE AND SHRUB INSTALLATION.

1. SOIL EXCAVATED FROM THE PLANTING PIT SHALL BE TYPICALLY
CONSIDERED ACCEPTABLE AS BACKFILL MATERIAL FOR PLANTING.
2. ALL CONTAINERS SHALL BE REMOVED PRIOR TO PLANT INSTALLATION
IN A MANNER THAT DOES NOT DISTURB THE POTTED SOIL OR ROOT
BALL.
3. SET THE ROOT BALL ON SIX (6) INCHES OF FIRM PLANTING SOIL
PLUMBS AND IN THE CENTER OF THE PIT WITH THE ROOT BALL CROWN
SLIGHTLY ABOVE THE SAME ELEVATION AS ADJACENT FINISHED
LANDSCAPE GRADES. REMOVE ANY WIRE, TWINE, BURLAP, OR OTHER
MATERIAL FROM THE UPPER ONE-THIRD (1/3) OF THE ROOT BALL OF
BALLED AND BURLAPPED STOCK. WIRE BASKETS AND SYNTHETIC
BURLAP SHALL BE COMPLETELY REMOVED AFTER THE ROOT BALL
HAS BEEN PLACED IN ITS FINAL LOCATION.
4. ONCE PLANT IS SET, PLACE BACKFILL MATERIAL AROUND BASE AND
SIDES OF ROOT BALL AND WORK EACH LAYER TO SETTLE BACKFILL
AND ELIMINATE VOIDS. WHEN BACKFILLING IS TWO-THIRDS (2/3)
COMPLETE, WATER THOROUGHLY. PLACE THE REMAINDER OF THE
(REVISED 10/17) TITLE 13 - PAGE 75
BACKFILL AND REPEAT WATERING UNTIL NO MORE IS ABSORBED.
PLACE THE FINAL LAYER OF BACKFILL AND WATER.
5. ALL DECIDUOUS TREES SHALL BE WRAPPED FROM THE GROUND LINE
UP TO AND INCLUDING THE FIRST PRIMARY CROTCH FORMED BY THE
FIRST MAJOR BRANCH. WRAPPING SHALL BE DONE AFTER THE PLANT
HAS BEEN INSTALLED.
6. TWO (2) TO THREE (3) INCHES OF SPECIFIED MULCH SHALL BE
PLACED IN THE AREA DISTURBED BY EXCAVATION OF THE PLANTING
WELL.

B. GROUND COVER INSTALLATION.

1. PRIOR TO PLANTING ACTIVITIES, COMPLETELY REMOVE EXISTING
WEEDS, INCLUDING ROOTS, IMMEDIATELY PRIOR TO INSTALLATION.
CULTIVATE GROUND COVER AREAS TO A DEPTH OF SIX (6) INCHES
AND GRADE SMOOTHLY AND UNIFORMLY. PLANT GROUND COVER SO THE
ROOT CROWN IS AT OR SLIGHTLY ABOVE THE BED'S FINISH GRADE.
AFTER PLANTING OF GROUND COVER AND PRIOR TO MULCHING, SPREAD
PRE-EMERGENT WEED CONTROL OVER PLANTING BED SOIL SURFACE IN
ACCORDANCE WITH MANUFACTURER'S WRITTEN DIRECTIONS. INSTALL
THE SPECIFIED MULCH TO A DEPTH OF TWO (2) INCHES OVER THE
ENTIRE GROUND COVER BED.

C. LANDSCAPE COMPLETION

1. PRUNE DEAD OR DAMAGED BRANCHES, MAKING ALL CUTS AT BRANCH
COLLAR. MAINTAIN THE NATURAL HABIT, SHAPE AND SPECIFIED
SIZE. REMOVE ALL TAGS, LABELS, AND OTHER MATERIAL. (OPD-
2017-22, REPAIR/REEN, 07/05/2017)

CIVIL ENGINEER

01/09/20

DATE

BY SIGNING THESE PLANS THE ENGINEER OF THE GRADING PLANS CONFIRMS THAT THESE
LANDSCAPE PLANS HAVE BEEN REVIEWED, IS AWARE OF THE SCOPE OF THE PROJECT, AND HAS
IDENTIFIED AND ADDRESSED ANY POTENTIAL CONFLICT BETWEEN THE LANDSCAPING AND GRADING
PLAN.

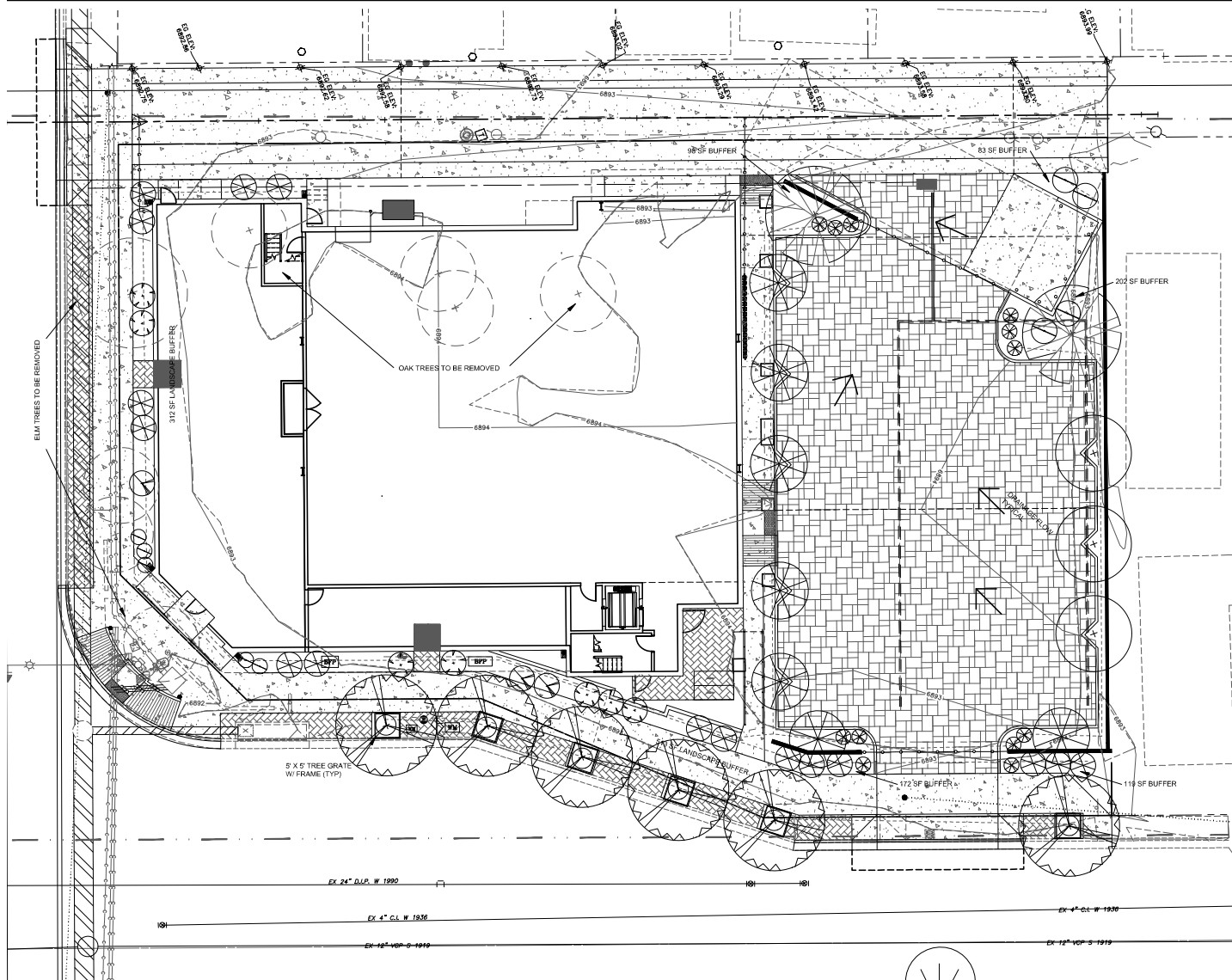


Miramonte at Butler Avenue

LANDSCAPE PLAN COVER SHEET

Acuña Coffeen
Landscape Architects
3532 N. Avenida Albor Tucson, Arizona 85745
(520) 441-2754

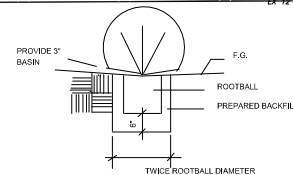
L1 of 3



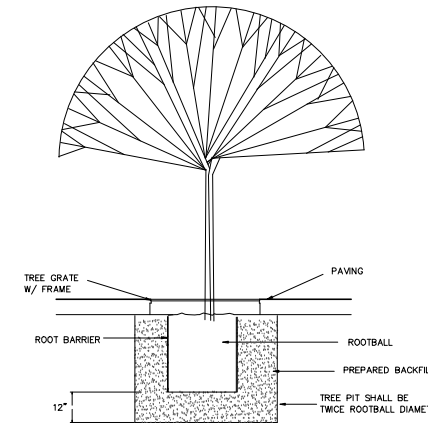
LANDSCAPE PLAN

City of Flagstaff Engineering Civil Plan Approval	
C.O.F Project Manager Dana Cole	Date 04/13/2020
The City approves these plans for concept only. All liability for errors or omissions is the responsibility of the Design Engineer.	

1 SHRUB PLANTING DETAIL



PLANT LIST		
KEY	BOTANICAL NAME	COMMON NAME
TREES		
	ACER FREEMANII	AUTUMN BLAZE MAPLE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	FRAXINUS VELUTINA	ARIZONA ASH
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST
SHRUBS		
	ARCTOSTAPHYLOS PUNGENS	MANZANITA
	BERBERIS FREMONTII	FREMONT BARBERRY
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER
	MAHONIA AQUIFOLIUM	OREGON GRAPE
GROUND COVERS AND ACCENTS		
	ARABIS CAUCASICA	WALL ROCKCRESS
	CALYLOPHUS HARTWEGII	SIERRA SUNDROP



2 TREE PLANTING DETAIL

INSTALL ROOT BARRIER FOR ALL STREET & PARKING LOT TREES. ROOT BARRIER SHALL BE A 24" LINEAR BARRIER AS MANUFACTURED BY DEEP ROOT OR EQUAL. INSTALL ALL FOUR SIDES. TREE GRATES TO BE 5'X5' W/ FRAMES AS MANUFACTURED BY NEENAH FOUNDRY OR EQUAL.



Miramonte at Butler Avenue

LANDSCAPE PLAN

Acuña Coffeen
Landscape Architects
3832 N. Avenida Albor Tucson, Arizona 85745
(520) 641-2784

NO. 12666
STATE OF ARIZONA
LANDSCAPE ARCHITECT
CHAD JOHNSON

L2 of 3



July 22, 2020

Nate Reisner
Arizona Department of Transportation
Northcentral District Development Engineer
1959 S. Woodlands Village Blvd.
Flagstaff, Arizona 86001

PROJECT NAME: Miramonte @ Butler Condominiums
(Preliminary Plat)
PROJECT NUMBER: MES #18294

A.D.O.T. Concept Approval

Attached, please find the Preliminary Plat that **Mogollon Engineering & Surveying, Inc.** has prepared. Per the City of Flagstaff Preliminary Plat requirement, we are hereby informing you, appropriate franchise utility companies, and appropriate agencies of the proposed subdivision.

Please respond to this request for information below and return it to **Mogollon Engineering & Surveying, Inc.** by **August 15, 2020**.

Should you have any questions or need additional information please contact Rob Begley, P.E. or Kent Hotsenpiller, R.L.S. at (928) 214-0214. We appreciate your time concerning the completion of this document.

PLEASE CHECK THE APPROPRIATE BOX:

- ☐ Approved without comments
- ☐ Approved with comments (provide comments below)
- ☐ Not Approved (provide appropriate comments below)

COMMENTS: Not an approving agency outside of ADOT right of way. See further comments
attached. For faster responses in the future send electronic documents.

PLEASE RETURN VIA:

- ☐ Email mogollon99@aol.com
- ☐ Regular Mail: 411 W. Santa Fe, Flagstaff Arizona 86001
- ☐ Hand Deliver: 411 W. Santa Fe, Flagstaff Arizona

SIGNED: Nathan D. Reisner TITLE: Development Eng. DATE: 8/18/202



Infrastructure Delivery and Operations

An Arizona Management System Agency

Douglas A. Ducey, Governor
John S. Halikowski, Director
Dallas Hammit, State Engineer
Steve Boschen, Division Director

August 18, 2020

Kent Hotsenpiller
Mogollon Engineering & Survey, Inc.
411 W. Santa Fe
Flagstaff, AZ 86001

Subject: Miramonte @ Butler Condominiums

Dear Mr. Hotsenpiller:

Continued development impacting the local roadway system will create saturation over time if not mitigated. ADOT does not have a policy in which we can require a developer not encroaching on ADOT's right of way to contribute to infrastructure improvements. In partnership, it is requested that local jurisdictions include a proportional share analysis detailing impact to ADOT jurisdictional roadways to assist in future infrastructure improvements caused by City development benefitting the overall local roadway system.

Sincerely,

Nathan D. Reisner

Nathan Reisner, P.E.
Northcentral District Development Engineer
1801 S. Milton Street
Flagstaff, AZ 86001



Coconino County Flood Control District
Coconino County Community Development
2500 N. Fort Valley Road
Flagstaff, Arizona 86001

July 22, 2020

PROJECT NAME: Miramonte @ Butler Condominiums
(Preliminary Plat)

PROJECT NUMBER: MES #18294

County Flood Control and Community Development Concept Approval

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PLEASE CHECK THE APPROPRIATE BOX:

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- ☐ Approved with comments (provide comments below)
- ☐ Not Approved (provide appropriate comments below)

COMMENTS:

The proposed improvements are in the City of Flagstaff;
therefore, Coconino County does not have jurisdiction.

PLEASE RETURN VIA:

- ☐ Email mogollon99@aol.com
- ☐ Regular Mail: 411 W. Santa Fe, Flagstaff Arizona 86001
- ☐ Hand Deliver: 411 W. Santa Fe, Flagstaff Arizona

SIGNED: 

TITLE: Engineering
Supervisor

DATE: July 28, 2020

SIGNED: Martin Conboy TITLE: Gas Engineering Supervisor DATE: July 22, 2020



July 22, 2020

Megan McCarthy
Arizona Public Service
2200 East Huntington Drive
Flagstaff, Arizona 86004

PROJECT NAME: Miramonte @ Butler Condominiums
(Preliminary Plat)
PROJECT NUMBER: MES #18294

Franchise Utility Company Concept Approval

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☒ Approved with comments (provide comments below)
☐ Not Approved (provide appropriate comments below)

COMMENTS: PLEASE SEE ATTACHED

PLEASE RETURN VIA:

- ☒ Email mogollon99@aol.com
☐ Regular Mail: 411 W. Santa Fe, Flagstaff Arizona 86001
☐ Hand Deliver: 411 W. Santa Fe, Flagstaff Arizona

SIGNED: Chad Brooks TITLE: CUSTOMER PROJECT REP DATE: 8-5-2020



A subsidiary of Pinnacle West Capital Corporation

Station 4423
2200 E Huntington DR
Flagstaff, AZ 86004
www.aps.com

August 5, 2020,

Re: MIRAMONTE @ BUTLER CONDOMINIUMS

MOGOLLON ENGINEERING & SURVEYING INC.
411 W SANTA FE AVE,
FLAGSTAFF, AZ, 86001

Dear Nancy,

Thank you for your recent request for a utility conflict check. Please complete the attached Map Request, and e-mail it to the e-mail address on the form (mapprint@apsc.com). Once APS receives a completed Map Request, you should receive the map or maps by email within 5-7 business days.

The APS maps show facility locations adjacent to or within the property shown on the proposed plans we received from you. Please review these maps for possible conflicts. The utility locations are approximate only and are not reliable for construction purposes. It is important to note that there may be additional conflicts in existence due to recent construction that are not shown on the current maps you receive.

Please be advised that it is the responsibility of the customer to maintain proper clearances and blue stake prior to digging. For actual conditions, please contact the Arizona Blue Stake Center at 602-263-1100.

Also enclosed is APS's General Design Guidelines for Proposed Improvements in APS Transmission ROW Please review this document carefully.

If I can be of further assistance, please do not hesitate to call me at 602-371-5770. Further information is also available on the APS Construction Services at:

www.aps.com/construction

Sincerely,

Chad Brooks

Chad Brooks
Customer Project Representative
Flagstaff Construction

Enclosures



July 22, 2020

United States Postal Service
Address Information Specialist
2400 North Postal Blvd.
Flagstaff, Arizona 86004-9996

PROJECT NAME: Miramonte @ Butler Condominiums
(Preliminary Plat)
PROJECT NUMBER: MES #18294

U.S. Postal Service Concept Approval

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COMMENTS: _____

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- ☐ Hand Deliver: 411 W. Santa Fe, Flagstaff Arizona

SIGNED: _____ **TITLE:** _____ **DATE:** _____



July 22, 2020

Coconino County Health Development
2500 N. Fort Valley Road
Flagstaff, Arizona 86001

PROJECT NAME: Miramonte @ Butler Condominiums
(Preliminary Plat)

PROJECT NUMBER: MES #18294

County Health Department Concept Approval

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COMMENTS: _____

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- ☐ Hand Deliver: 411 W. Santa Fe, Flagstaff Arizona

SIGNED: _____ TITLE: _____ DATE: _____



July 22, 2020

Robert McBride
U.S.D.A. –Natural Resource Conservation Service
1611 S. Plaza Way
Flagstaff, Arizona 86001

PROJECT NAME: Miramonte @ Butler Condominiums
(Preliminary Plat)

PROJECT NUMBER: MES #18294

Soil Conservation Service Concept Approval

Attached, please find the Preliminary Plat that **Mogollon** Engineering & Surveying, Inc. has prepared. Per the City of Flagstaff Preliminary Plat requirement, we are hereby informing you, appropriate franchise utility companies, and appropriate agencies of the proposed subdivision.

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- ☐ Hand Deliver: 411 W. Santa Fe, Flagstaff Arizona

SIGNED: _____ TITLE: _____ DATE: _____



July 22, 2020

Flagstaff Unified School District
3285 East Sparrow Avenue
Flagstaff, Arizona 86004

PROJECT NAME: Miramonte @ Butler Condominiums
(Preliminary Plat)

PROJECT NUMBER: MES #18294

School District Concept Approval

Attached, please find the Preliminary Plat that **Mogollon** Engineering & Surveying, Inc. has prepared. Per the City of Flagstaff Preliminary Plat requirement, we are hereby informing you, appropriate franchise utility companies, and appropriate agencies of the proposed subdivision.

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- ☐ Regular Mail: 411 W. Santa Fe, Flagstaff Arizona 86001
- ☐ Hand Deliver: 411 W. Santa Fe, Flagstaff Arizona

SIGNED: _____ **TITLE:** _____ **DATE:** _____

SIGNED: _____ TITLE: _____ DATE: _____

July 22, 2020

Manny Hernandez
Centurylink
112 N. Beaver Street
Flagstaff, Arizona 86001

PROJECT NAME: Miramonte @ Butler Condominiums
(Preliminary Plat)

PROJECT NUMBER: MES #18294

Franchise Utility Company Concept Approval

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COMMENTS: _____

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- ☐ Regular Mail: 411 W. Santa Fe, Flagstaff Arizona 86001
- ☐ Hand Deliver: 411 W. Santa Fe, Flagstaff Arizona

SIGNED: _____ TITLE: _____ DATE: _____



July 22, 2020

Richard Davis
Suddenlink
1601 S. Plaza Way
Flagstaff, Arizona 86001

PROJECT NAME: Miramonte @ Butler Condominiums
(Preliminary Plat)

PROJECT NUMBER: MES #18294

Franchise Utility Company Concept Approval

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SIGNED: _____ **TITLE:** _____ **DATE:** _____