

## **NOTICE AND AGENDA**

To participate in the meeting virtually click the following link:

[Click here to join the meeting](#)

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

The public can submit comments that will be read at the dais by a staff member to [CDPandZCommission@flagstaffaz.gov](mailto:CDPandZCommission@flagstaffaz.gov).

**PLANNING & ZONING COMMISSION  
WEDNESDAY  
JUNE 14, 2023**

**STAFF CONFERENCE ROOM  
211 WEST ASPEN AVENUE  
4:00 P.M.**

**1. Call to Order**

**NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION**

*Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this regular meeting, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).*

**2. Roll Call**

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

MARIE JONES, CHAIR  
CAROLE MANDINO, VICE CHAIR  
MARCHELL CAMP  
DR. RICARDO GUTHRIE

BOB HARRIS, III  
MARY NORTON  
IAN SHARP

**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 the minutes from the regular meeting on Wednesday, May 10, 2023.

**5. PUBLIC HEARING**

**A. PZ-22-00164-01 Ocean Blue Carwash, 1899 S Woodlands Village Boulevard Direct to Ordinance Rezone**

A request from John Reddell Architects for a Direct to Ordinance Zoning Map Amendment of approximately 1.17 acres of real property located at 1899 S Woodlands Village Boulevard from the Light Industrial Open (LI-O) zone with a Resource Protection Overlay (RPO) to the Highway Commercial (HC) zone with an RPO.

**STAFF RECOMMENDED ACTION:**

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Direct to Ordinance Zoning Map Amendment application to the City Council with a recommendation for approval with the following conditions:

1. The subject property must be developed in accordance with the approved site plan. Modifications (other than minor modifications) to the approved site plan may require an amendment to this request within 10 years of the date of the approval. After 10 years the property may be developed under the Zoning Code standards for the Highway Commercial Zone including all permitted and conditional uses and affiliated development standards.
2. The proposed development, and any future redevelopment, shall meet all other requirements of the Zoning Code and other City codes, ordinances, and regulations.
3. In the event the property is rezoned, and the applicant fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classification of LI-O in accordance with A.R.S. § 9-462.01.

**6. General Business**

- A. PZ-21-00126-09:** Northern Arizona Healthcare (NAH) Corporation requests Preliminary Plat approval for the NAH Health Village Phase 1 Block Plat located at 1120 W Purple Sage Trail, a proposed mixed-use development subdivision on 172.62 acres in the Estate Residential, Rural Residential, and Single-family Residential zones.

**STAFF RECOMMENDED ACTION:**

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 of approval subject to conditions.

**7. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS****8. 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 \_\_\_\_\_, at \_\_\_\_\_ a.m./p.m. This notice has been posted on the City's website and can be downloaded at [www.flagstaff.az.gov](http://www.flagstaff.az.gov).

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Alaxandra Pucciarelli, Staff Representative





## Planning & Zoning Commission

5. A.

Meeting Date: 06/14/2023

From: Wesley Welch, Associate Planner

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### Information

#### TITLE:

PZ-22-00164-01 Ocean Blue Carwash, 1899 S Woodlands Village Boulevard Direct to Ordinance Rezone

A request from John Reddell Architects for a Direct to Ordinance Zoning Map Amendment of approximately 1.17 acres of real property located at 1899 S Woodlands Village Boulevard from the Light Industrial Open (LI-O) zone with a Resource Protection Overlay (RPO) to the Highway Commercial (HC) zone with an RPO.

#### STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Direct to Ordinance Zoning Map Amendment application to the City Council with a recommendation for approval with the following conditions:

1. The subject property must be developed in accordance with the approved site plan. Modifications (other than minor modifications) to the approved site plan may require an amendment to this request within 10 years of the date of the approval. After 10 years the property may be developed under the Zoning Code standards for the Highway Commercial Zone including all permitted and conditional uses and affiliated development standards.
2. The proposed development, and any future redevelopment, shall meet all other requirements of the Zoning Code and other City codes, ordinances, and regulations.
3. In the event the property is rezoned, and the applicant fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classification of LI-O in accordance with A.R.S. § 9-462.01.

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### Attachments

Staff Report  
Application  
Project Narrative  
Regional Plan Analysis  
Site Plan  
Elevations  
Landscape Plan

Citizen Participation Plan  
Neighborhood Meeting Minutes

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**PLANNING AND DEVELOPMENT SERVICES REPORT**  
**DIRECT TO ORDINANCE ZONING MAP AMENDMENT**

**PUBLIC HEARING**  
**PZ-22-00164-01**

**DATE:** May 24, 2023  
**MEETING DATE:** June 14, 2023  
**REPORT BY:** Wesley Welch

**REQUEST:**

Direct to Ordinance Zoning Map Amendment requested by John Reddell Architects, on behalf of the property owner Trampus Mansker, of approximately 1.17 acres located at 1899 S Woodlands Village Boulevard from the Light Industrial Open (LI-O) zone with the Resource Protection Overlay (RPO) to the Highway Commercial (HC) zone with the Resource Protection Overlay (RPO).

**STAFF RECOMMENDATION:**

Staff believes that the proposed Zoning Map amendment is in substantial conformance with the required findings and recommends the Planning & Zoning Commission forward the request to the City Council with a recommendation for approval, subject to the following conditions:

1. The subject property must be developed in accordance with the approved site plan. Modifications (other than minor modifications) to the approved site plan may require an amendment to this request within 10 years of the date of the approval. After 10 years the property may be developed under the Zoning Code standards for the Highway Commercial Zone including all permitted and conditional uses and affiliated development standards.
2. The proposed development, and any future redevelopment, shall meet all other requirements of the Zoning Code and other City codes, ordinances, and regulations.
3. In the event the property is rezoned, and the applicant fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classification of LI-O in accordance with A.R.S. § 9-462.01.

**PRESENT LAND USE:**

The subject property ("Property") is approximately a 1.17-acre parcel containing a carwash and lube shop, which are considered legal non-conforming uses in the LI-O zone.

**PROPOSED LAND USE:**

The applicant proposes to remove the lube shop and expand the current carwash use. Any future redevelopment of the site shall conform with the requirements of the HC zone, the Zoning Code and other City codes, ordinances, and regulations.

**NEIGHBORHOOD DEVELOPMENT:**

See the attached area context map.

North: Home Depot, zoned LI-O  
East: Right-of-Way and an Office Complex across the street, zoned LI-O  
South: Right-of-Way and Arizona MVD and Arizona Department of Transportation, zoned HC  
West: Office Complex, zoned LI-O

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**I. Project Introduction**

**A. Background/Introduction**

The applicant, John Reddell Architects, is requesting a Direct to Ordinance Zoning Map Amendment on behalf of the property owner, Trampus Mansker, to rezone approximately 1.17 acres from the LI-O zone with an RPO to the HC zone with an RPO located at 1899 S Woodlands Village Boulevard. This amendment would allow the expansion of an existing use that became legal non-conforming with the adoption of the Zoning Ordinance in 2011. At the time this property was developed, in 2002, the property was zoned Light Industrial (LI) and both a carwash and lube shop were permitted uses.

The subject property is a corner lot located at the intersection of University Avenue and Woodlands Village Boulevard. The existing development fronts University Avenue which is the shorter street frontage on this lot and is sited closest to the interior lot line away from Woodlands Village Boulevard. Primary access to the site is from Woodlands Village Boulevard. Rows of vacuums are located along the Woodlands Village Boulevard frontage. All existing vegetation will be maintained on this site. The applicant proposes to remove the lube shop component (1,568 square feet) of the existing use and expand the carwash by 980 square feet.

In the future, any redevelopment of the site will need to conform to the standards of the HC zone and any regulations of the Flagstaff Zoning Code in place at the time, regarding lighting, site design, architectural design standards, site planning design standards, signage standards, etc. The site was developed before the adoption of the current Zoning Code, any new development will be required to conform with all regulations of the City in place at the time of redevelopment.

**B. Proposed Rezoning and Development Plan**

The applicant, John Reddell Architects, is requesting rezoning approval to permit the expansion of the existing carwash. If the site were to be redeveloped in the future, it would be subject to the Site Plan approval process and would be required to conform with the regulations of the Flagstaff Zoning Code in place at the time.

**Site Plan**

On May 12, 2023, the Inter-Department Staff (IDS) approved the Site Plan and deemed the rezoning application to be complete. If this rezoning is approved, the applicant will need to submit civil plans and building permits.

**A. Zoning – City of Flagstaff Zoning Code**

If this Direct to Ordinance Zoning Map Amendment request is approved, approximately 1.17 acres will be rezoned to the HC zone. Development of the site will be required to comply with the standards of the Zoning Code. This rezoning will not be tied or conditioned to the approved Site Plan. Any future redevelopment of the site shall be allowed as long as it conforms with the standards of the HC zone.

**i. Site Planning Standards**

The site was developed in 2002 prior to the adoption of the current Site Planning Design Standards, which focus on building forward design. The new expansion helps bring the site closer to compliance with these standards. The addition is located primarily on the University Avenue frontage.

The site follows the pattern of development of other parcels in the area. Situated along a commercial corridor, the surrounding sites consist of buildings and their adjacent parking lots. The landscaping standards will be consistent with the landscaping in the surrounding areas.

The proposed addition will remain consistent with the scale of the current structure on the proposed site.

The continuity of the site will remain consistent with the current structure on the site. The materials used will remain consistent with what is currently on the site and blend with the surrounding architecture.

Any future redevelopment would need to conform to the Site Planning Design Standards at the time of development.

**ii. Resource Protection**

There is an RPO zone on the subject site. The Zoning Code requires commercially zoned parcels to protect 30% of the tree resources. A Natural Resource Protection Plan (NRPP) was submitted as part of the site plan application from 2002, which identifies the protected trees on the site. The current site plan submittal does not

show any removal of the protected trees. The applicant will also be providing additional landscaping to the site beyond what is currently required. If this rezoning is approved, staff will ensure compliance with the Zoning Code during Civil Plan review.

Future redevelopment of the site would require that the resources remain protected.

**iii. Open Space & Civic Space**

The proposed use does not require either open space or civic space.

Future redevelopment of the site would be subject to open space and/or civic space regulations if the development meets the applicability standards for requiring open space or civic space.

**iv. Pedestrian and Bicycle Circulation Systems**

There are existing sidewalks along both the University Avenue and Woodlands Village Boulevard frontages. The applicant may be required to update the driveways to meet ADA requirements. This will be determined at Civil Plan review. There is also an existing concrete path that leads from the University Avenue sidewalk to the building. The applicant is providing four new bicycle parking spots.

Future redevelopment would be required to meet the pedestrian and bicycle circulation systems at the time of development.

**v. Compatibility and Architectural Design Standards**

The proposed addition meets the Architectural Design Standards prescribed by code. The entire building will be finished with materials that meet the current architectural design standards, including metal panels, stone veneer, and split-face CMU block of varying colors. The building is designed so that the more visually heavy materials are placed at the bottom of the building. All colors meet the code requirement of having a Light Reflectance Value (LRV) of 50% or less. The majority of the building is preexisting and built prior to the current architectural standards. For this reason, staff did not require full compliance with the articulation standards.

Future redevelopment would be required to meet current Architectural Design Standards at the time of development.

**vi. Landscaping**

The applicant was not required to bring the existing landscaping on the entire site up to current standards, since the proposed addition is less than a 35% increase in gross floor area. However, the site will not only retain its original landscaping but will also provide new additional landscaping.

Future redevelopment would be required to meet current Landscaping standards at the time of redevelopment.

**vii. Outdoor Lighting**

The subject property is located within Lighting Zone 2. An outdoor lighting permit is required to be submitted with the building permit and will be reviewed for compliance with our Dark Sky standards.

Future redevelopment would be required to meet current Outdoor Lighting standards at the time of redevelopment.

**viii. Parking**

Due to the drive-thru nature of the development, the only parking requirements are for employee parking. The code stipulates that 1.5 parking spaces are required per employee. The applicant states that there will

be 3 employees on any given shift, for a total of 5 parking spaces. These spaces are delineated on the site plan.

Future redevelopment would be required to meet the current Parking standards at the time of redevelopment.

ix. **Historic/Cultural Resources**

The Heritage Preservation Officer has determined that no analysis of the site is required.

B. **Public Systems Impact Analysis**

i. **Traffic/Right-of-Way Impact**

No analysis was required. Staff required the applicant to provide information about the number of cars queuing for the carwash to ensure they will not block traffic on Woodlands Village Boulevard.

Any future redevelopment will be reviewed by staff and could possibly require a traffic/right-of-way impact analysis, depending on the intensity of the project.

ii. **Water and Wastewater Impact**

No analysis was required. The applicant states that the new carwash equipment is more efficient than the existing equipment, using less water and recycling the water it does use.

Any future redevelopment will be reviewed by staff and could require a water and wastewater impact analysis, depending on the intensity of the project.

iii. **Stormwater Analysis**

No analysis was required. The development is not proposing any increase to the impervious area, in fact, the new landscaping areas add pervious areas to the site.

Any future redevelopment will be reviewed by staff and could require a stormwater analysis depending on the intensity of the project.

II. **Zoning Map Amendment Findings**

An application for a Zoning Map Amendment shall be submitted to the Planning Director and shall be reviewed and a recommendation prepared. The Planning Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include: an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans; the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment of Zones) of the Zoning Code; and whether the amendment should be granted, granted with conditions to mitigate anticipated impacts caused by the proposed development, or denied.

The following findings will be analyzed specific to the approved site plan and consider if the site were to be redeveloped entirely under the HC zone standards.

Zoning Map Amendments shall be evaluated based on the following findings:

A. **Finding #1:**

The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan and any applicable specific plans. If the application is not consistent with the General Plan, and any other

applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code (Title 11: General Plans and Subdivisions) prior to considering the proposed amendment.

i. **General Plan/Flagstaff Regional Plan (FRP 2030) Process and Analysis Summary**

When staff performs a Regional Plan (the “Plan”) analysis, staff reviews all maps, text, and goals and policies to determine which are the most relevant in relation to the proposed application. The Plan’s Future Growth Illustration on Maps 21 and 22 (same map; one is regional scale and one city scale) and the text of the Plan provide supplemental information for the interpretation of goals and policies. In the case of any conflict between the Future Growth Illustration and the Plan’s goals and policies, the goals and policies will prevail. The Future Growth Illustration has two types of land use designations: “Area Types” describe the place-making context of Urban, Suburban, Rural, or Employment, and “Place Types” such as activity centers, corridors, and neighborhoods provide the framework for the density, intensities, and mix of uses within the area types.

The subject property is designated as Existing Suburban area type and is located near a Suburban Activity Center and within the pedestrian sheds of two Regional Scale Suburban activity centers. Suburban areas are intended to have medium to low densities of people, residences, jobs, and activities; the streets and sidewalks vary in pattern; the area is drivable to access homes and jobs, yet walkable by special pedestrian facilities such as FUTS trails; some services and goods are available to the residents; and the area may have access to public transportation. Regional activity centers are located at the intersection of major roads and have multiple large residential developments. The proposed development meets the components of the activity center and area type by providing an auto-oriented business in a one-story building.

The majority of Suburban Activity Centers and Pedestrian Sheds identified in Regional Plan currently contain HC zoned properties within their boundaries. The Future Growth Illustration Map identifies the intersection of Woodlands Village and University Avenue as “Suburban – Future”. The Regional Plan does not identify Industrial uses to be located within these areas. Future redevelopment regulated by the HC zoning regulations would bring the site into further conformance with the Regional Plan more so than redevelopment regulated by Light Industrial – Open zoning.

ii. **Applicable General Plan Goals and Policies**

As part of its review, staff identified relevant Regional Plan Goals and Policies that could be applied to support or not support the proposed Zoning Map Amendment. The relevant goals and policies can be found below and within the developer’s narrative. The following is a discussion of how the project generally meets or conflicts with goals and policies in each relevant chapter.

a. **Environmental Planning & Conservation (Air Quality, Climate Change and Adaptation, Dark Skies, Ecosystem Health, Environmentally Sensitive Lands, Natural Quiet, Soils, and Wildlife)**

The subject property is not identified as a site with significant or concentrations of natural resources per Maps 7 and 8 within the Regional Plan.

Policy E&C.4.2 aims to develop water use policies that attempt to integrate current best projections of climate change effects on the Colorado Plateau’s water resources and emphasize conservation. The redeveloped site will implement new technology that provides for the reuse of the water along with new efficiency of the water-saving equipment.

Goal E&C.5 aims to preserve dark skies as an unspoiled natural resource and a core element of community character. As part of this redevelopment, the site will need to submit for an outdoor lighting permit and will need to bring the entire site into compliance with the current dark skies lighting code. Any future redevelopment of the site would need to conform to the lighting codes and regulations in place at that time.

Goal E&C.8 aims to maintain areas of natural quiet and reduce noise pollution. The remodel process will remove an existing vacuum turbine exposed along University Avenue and will relocate it to an area within an enclosed structure where the noise pollution will be outfitted with noise suppression equipment.

**b. Water Resources (Water Sources, Water Demand, Stormwater and Watershed Management, and Water Quality)**

As shown on Map 21 and referenced in Policy WR.4.3., “Development requiring public utility services will be located within the Urban Growth Boundary.” The Property is located within the Urban Growth Boundary. There is existing water and sewer infrastructure at the intersection of University Avenue and Woodlands Village Boulevard that can support the proposed addition. By opening this site for any future redevelopment regulated by the HC zone, infill development would be able to connect to current utility services in a dense area without extending the boundaries of the services. This would help to meet Policy WR.6.4 which encourages low-impact development strategies.

The applicant has noted that they are implementing new technology in the carwash that provides for the reuse of the water along with new efficiency of the water-saving equipment that is replacing older equipment that is much less efficient in water use and reuse. This applies to Policy WR.3.3 which aims to integrate sound water conservation and reuse systems into new and updated public facilities.

It is important to note that a Water-Sewer Impact Analysis (WSIA) was not required for this site, however any future redevelopment would be reviewed by staff to determine if a WSIA would be required for the new development.

**c. Energy (Energy Efficiency and Renewable Energy)**

Goal E.1 encourages increasing energy efficiency. The addition to this development will not consume more energy than is currently on the site as this is a proposition for the expansion of a current use. With the removal of the lube shop and the change from a full-service carwash to an express automated carwash, the site will be updated to provide the latest in energy-efficient motors and equipment operations.

**d. Community Character (Scenic Resources and Natural Setting, Heritage Preservation, Community Design, and Arts, Sciences, and Education)**

Policy CC.1.1 aims to conserve ponderosa pines. The current landscaping plan does not remove any of the required preserved trees from the original site plan. Any future redevelopment of the site would be required to preserve the resource protected trees as well.

Goal CC.3 aims to preserve, restore, enhance, and reflect the design traditions of Flagstaff. Specifically, policies CC.3.1 and CC.3.2 discuss the desired design of buildings and their relationship to their context including maintaining and enhancing existing buildings. The new design of the building provides a more diverse mixture of materials and helps to provide a more modern look to the existing structure. Additionally, future redevelopment of the site would be required to adhere to the Zoning Code regulations specifically regarding Site Planning Design Standards and Architectural Design Standards.

**e. Growth Areas & Land Use (Reinvestment, Greenfield, Urban Area, Suburban Area, Rural Area, Employment Area, Special Planning Area, and Activity Centers)**

The proposed development proposes a removal of one use to expand an existing use.

The applicant has met with nearby residents and property owners. The Citizen Participation Report, required as part of the rezoning application and prepared by the architect, outlines the specific details of these efforts. Policy LU.1.11 calls for collaboration between a developer, residents, and property owners in existing neighborhoods where redevelopment and reinvestment are proposed so that they are included, engaged, and informed.



Goal LU.1 promotes an investment in existing neighborhoods and activity centers for the purpose of developing complete and connected places. This works in conjunction with Goal LU.9 which aims to focus reinvestment in urban areas. The proposal to expand the existing use shows a more cohesive development of the site. According to the applicant, the lube shop use is not as utilized. Therefore, expanding the more utilized use will bring more vitality to the site. By allowing any future redevelopment to be developed under HC zone standards, this will allow more commercial, pedestrian-friendly uses. Many of these uses are not allowed under the current industrial zoning.

Policy LU.1.3 promotes reinvestment at the neighborhood scale to include redevelopment of underutilized properties and remodeling of existing buildings and streetscapes. The site will be redeveloped to provide an expansion of a use that is more heavily utilized on the site and future redevelopment regulated by the HC zone will provide the opportunity to bring more commercial uses to the site.

Goal LU.5 encourages compact development principles to achieve efficiencies and open space preservation. If this site were to be redeveloped under the current zoning designation of Light Industrial – Open then it would not meet the policies of this goal especially LU.5.4 which encourages development to be clustered in appropriate to and within the context of each area type: urban, suburban, and rural.

Goal LU.13 aims to increase the variety of housing options and expand opportunities for employment and neighborhood shopping within suburban neighborhoods. If future redevelopment were to occur, then this rezone would increase the allowed commercial uses on the site. Likewise, Goal LU.18 aims to develop well-designed activity centers and corridors with a variety of employment, business, shopping, civic engagement, cultural opportunities, and residential choices. If rezoned to HC, this would increase the commercial uses allowed for any future redevelopment.

**f. Transportation (Mobility and Access, Safe and Efficient Multimodal Transportation, Environmental Considerations, Quality Design, Pedestrian Infrastructure, Bicycle Infrastructure, Transit, Automobile, Passenger Rail and Rail Freight, Air Travel, and Public Support for Transportation)**

Goal T.5 aims to increase the availability and use of pedestrian infrastructure, including FUTS, as a critical element of a safe and livable community. Any redevelopment of this site would be required to provide up-to-date code requirements for pedestrian connections to the surrounding right-of-way.

Goal T.6 aims to provide for bicycling as a safe and efficient means of transportation and the applicant proposes to provide bicycle parking for four bicycles. Any future redevelopment of the site would be required to provide bicycle amenities relative to the size of the development. It is important to note that no Transportation Impact Analysis was required for this site. However, future redevelopment of the site may require an updated analysis of potential traffic impacts.

**g. Neighborhoods, Housing, and Urban Conservation**

Goal NH.1 aims to foster and maintain healthy and diverse urban, suburban, and rural neighborhoods in the Flagstaff region. This redevelopment will help provide a site with updated architectural characteristics and will also provide a more streamlined use allowing for more cars to queue for the carwash. Additionally, any future redevelopment of the site would be required to adhere to current Architectural Design Standards prescribed by code. It is important to note that Industrial uses are not required to adhere to these design standards and would be able to develop the site without a focus on architectural standards.

Goal NH.6 focuses on ensuring redevelopment and infill are compatible and enhance the overall community character. Policy NH.6.1 states that when planning for redevelopment, the needs of existing residents should be addressed as early as possible in the development process. The applicant held a neighborhood meeting and sent letters to surrounding neighbors to inform them of the process. Neither the applicant nor city staff have received any complaints regarding the proposed redevelopment.

**iii. Applicable Specific Plan**

This area of the city is part of the Woodlands Village Specific Plan. The Specific Plan was adopted in 1990, and the initial development of the site was in conformance with the plan. The northernmost areas within the plan were designated as Business Parks. The plan stated that if the designated Business Park uses are not marketable, the Commerce/Commercial uses may be substituted. Additionally, any future redevelopment in the HC zone would be mainly commercial uses. It is important to note that the Woodlands Village Specific Plan excludes residential uses in the Business Park designated area making this site primed for solely commercial uses. The Zoning Map Amendment request is in conformance with the Woodlands Village Specific Plan.

**B. Finding #2**

To meet the finding, the proposed amendment must be determined not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff (the "City") and will add to the public good as described in the General Plan.

Staff believes that the proposed project will not be detrimental to the public health, safety, or welfare so long as it is developed in accordance with all codes and requirements.

**C. Finding #3**

To meet the finding, the affected site must be determined to be physically suitable in terms of design, location, shape, size, and operating characteristics; and the provision of public and emergency vehicle access, public services, and utilities must ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Staff believes that the proposed application meets this finding. The Inter-Division Staff reviewed the application and concluded that the site was suitable for the proposed development. The IDS team based its conclusion on the review of all applicable codes and requirements. No impact analyses were required for this site.

For all future redevelopment, Staff would review the proposed project through the IDS Review Process to ensure it is in conformance with all current codes. If any issues arise that could endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity then further studies and analyses will be required.

**III. Citizen Participation**

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with requests for Zoning Map Amendments. In accordance with Arizona State Statute, notice of the public hearing was provided by placing an ad in the Arizona Daily Sun, posting notices on the property, and mailing a notice to all property owners within 300 feet of the site excluding rights-of-ways.

The applicant held one on-site neighborhood meeting regarding this case on April 10<sup>th</sup> at 6:00 p.m. The architect, the property owners, and one neighboring business owner attended the meeting. The neighboring business owner showed his support for the proposed redevelopment. The second required meeting was waived by the Planning Director. Staff has not received any comments from the public as of the writing of this report.

**Attachments:**

- Application
- Project Narrative
- Regional Plan Analysis
- Site Plan
- Building Elevations
- Landscape Plan
- Citizen Participation Plan
- Neighborhood Meeting Minutes



# 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	Application for <u>Direct to Ordinance</u> Zoning Map Amendment		File Number
Project Name <u>OCEAN BLUE CAR WASH (WOODLANDS)</u>			
Site Address <u>1899 S. WOODLANDS VILLAGE</u>	Parcel Number(s) <u>112-24-001-B</u>	Subdivision & Lot Number	Site Acreage <u>1.17</u>
Existing Zoning District <u>L1-O</u>	Proposed Zoning District <u>Hc</u>	Existing Regional Plan Area and Place Type	
Existing Use <u>CARWASH</u>		Proposed Use <u>CARWASH</u>	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Subject property is undeveloped land?		
Type of Zoning Map Amendment (Small, Medium, Large or Multi-Phase) <u>SMALL</u>			

Property Owner(s) <u>TRAMPUS MANSKER</u>	Phone <u>928.660.1396</u>
Mailing Address <u>2083 E. HARDY LANE CAMP VERDE, AZ 86322</u>	E-mail <u>MANSKER2121@HOTMAIL.COM</u>
Applicant(s) <u>JOHN REDDELL (JOHN REDDELL ARCHITECTS)</u>	Phone <u>602-531-2854</u>
Mailing Address <u>4992 S. 158<sup>TH</sup> ST GILBERT, AZ 85298</u>	E-mail <u>JOHN@REDDELLARCHITECTS.COM</u>
Project Representative(s) <u>JOHN REDDELL (JOHN REDDELL ARCHITECTS)</u>	Phone <u>602.531.2854</u>
Mailing Address <u>4992 S. 158<sup>TH</sup> ST. GILBERT, AZ 85298</u>	E-mail <u>JOHN@REDDELLARCHITECTS.COM</u>

Property Owner Signature (required) 	Date <u>1-23-23</u>	Applicant Signature 	Date <u>1-18-2023</u>
For City Use			
Date Filed:	File Number(s):		
P & Z Hearing Date:	Publication and Posting Date:		
Council Hearing Date:	Publication and Posting Date:		
Fee Receipt Number:	Amount:	Date:	
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 PW/Water Services Stormwater

# John Reddell Architects, Inc.

Architecture Interiors Land Planning

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## Narrative

The site is at 1899 S. Woodland Village Blvd., the existing Woodland Car Wash. We are requesting a Direct to Ordinance Zoning Map Amendment for the existing Woodlands Carwash. The carwash is an existing non-conforming use in LI-O zoning and our request is a change to HC zoning to conform with the existing car wash.

The existing full-service carwash is to be remodeled as to be an exterior express carwash with self-serve vacuums. The existing oil/lube/detail portion of the building is to be demolished with the addition of office at the entry end of the tunnel and addition of 30' of tunnel length at the exit end. There is also an addition of a vacuum room on the building to relocate the exposed vacuum equipment into an interior space. This will remove the noise generation that is outside and eliminate the noise by the location internal in the building. Self-serve pay stations will be located in (3) lanes on the north side of the site turning south into the existing carwash tunnel and exiting at the south end. When exiting the customer has the option to exit the site onto University Avenue at the existing ingress/egress drive or turn left into the self-vacuum lane to vacuum or exit on Woodlands Village Blvd. at the existing ingress/egress drive.

The fire and sanitation access remains the same as the existing thru the site with the trash enclosure remaining as existing.

The building coverage remains the same with the addition of 2767 sf. of landscape area that results in removal of existing asphalt area. The existing retention area all remains in place with existing drainage flow design in place.

The exterior car wash is a way in which to provide the customer the service of a quality machine exterior car wash and their option to free self serve vacuum at a significant savings over a full car wash cost.

The hours of operation for the car wash, which includes the vacuum, will be from 7:00 am to 9:00 pm. All of the equipment is housed within the building structure including the pump motors and vacuum unit which is one central vacuum.

REGIONAL PLAN ANALYSIS  
For  
OCEAN BLUE CARWASH (WOODLANDS)

1899 S. Woodlands Village Blvd.

Prepared for:  
City of Flagstaff  
221 W. Aspen Avenue  
Flagstaff, AZ 86001

Prepared by:  
John Reddell Architects  
4992 S. 158<sup>th</sup> Street  
Gilbert, AZ 85298  
602-531-2854

Prepared Date:  
March 29, 2023

## PROJECT SUMMARY

The site is an existing carwash to be remodeled as to provide an improved service with an updated equipment package for the tunnel wash and free self-serve vacuums.

The carwash was developed originally as an approved use under the then existing zoning, after being in service for a number of years a new zoning district overlay was adopted which left the existing carwash as an existing non-conforming use. The client is in process of purchasing the carwash and remodeling the project bringing in the new technology of the carwash industry that will provide up to date service to the community.

## REGIONAL PLAN ANALYSIS

We are requesting a rezoning as to bring the existing non-conformance use into conformance which a Regional Plan Analysis is required. The following information summarizes the sections of the Regional Plan that were analyzed and the reasons why this project is supported, since this is an existing project that is operational as a carwash various sections do not pertain to the remodel but how it may be developed in the future after the life of the existing use. This analysis will primarily look at the improvements in modernizing the existing use and the change from LI-O to HC zoning in the Suburban Regional Activity Center.

## CHAPTER IV – ENVIRONMENTAL PLANNING AND CONSERVATION

### CLIMATE CHANGE AND ADAPTATION GOALS AND POLICIES

*Goal E&C.4. Integrate available science into policies governing the use and conservation of Flagstaff's natural resources.*

*Policy E&C.4.2 Develop water use policies that attempt to integrate current best projections of climate change effects on the Colorado Plateau's water resources and emphasize conservation.*

We are implementing new technology in the new car wash equipment being installed that provides for the reuse of the water along with the new efficiency of the water saving equipment. This new equipment will be replacing the older equipment that is much less efficient in the water use and reuse.

### DARK SKIES GOALS AND POLICIES

*Goal E&C.5. Preserve dark skies as an unspoiled natural resource, basis for an important economic sector, and core element of community character.*

*Policy E&C.5.3. Continue to enforce dark sky ordinances.*

Existing non-conforming lighting shall be replaced with new lighting and all new site lighting will adhere to the dark skies lighting code.

## ECOSYSTEM HEALTH GOALS AND POLICIES

*Goal E&C.6. Protect, restore and improve ecosystem health and maintain native plant and animal community diversity across all land ownerships in the Flagstaff region.*

*Policy E&C.6.3. Promote protection, conservation, and ecological restoration of the region's diverse ecosystem types and associated animals.*

The remodeled site does not extend beyond its existing foot print area and protects the existing pine and also expands on the internal landscape areas to allow for additional landscaping to be added.

## NATURAL QUIET GOALS AND POLICIES

*Goal E&C.8. Maintain areas of natural quiet and reduce noise pollution.*

*Policy E&C.8.1. Establish location-appropriate sound management tools with measurable criteria.*

In the remodel process we have removed the existing vacuum turbine and motor that is existing exposed on the southside of the property along University Road and we have relocated to an area within the enclosed building structure and provided new technology noise suppression equipment to the vacuum turbine. With these improvements we have removed that noise pollution being exposed.

## CHAPTER VI – WATER RESOURCES

### WATER DEMAND GOALS AND POLICIES

*Goals WR.3. Satisfy current and future human water demands and the needs of the natural environment through sustainable and renewable water resources and strategic conservation measures.*

*Policy WR.3.3. Integrate sound water conservation and reuse systems into new and updated public facilities.*

We are implementing new technology in the new car wash equipment being installed that provides for the reuse of the water along with the new efficiency of the water saving equipment. This new equipment will be replacing the older equipment that is much less efficient in the water use and reuse.

## CHAPTER VII – ENERGY

### EFFICIENT USE OF ENERGY GOALS AND POLICIES

*Goal E.1 Increase energy efficiency.*

*Policy E.1.4. Promote cost-effective, energy-efficient technologies and design in all new and retrofit buildings for residential, commercial, and industrial projects.*



With the remodel of the equipment tunnel we are introducing the latest in energy efficient motors and equipment operations also by adding VFD's (variable frequency drive) to our large motors which allows the maximum efficiency to energy requirement to the starting and use of the large motors. The building mechanical being replaced with new hi efficient equipment.

## CHAPTER IX - GROWTH AREAS & LAND USE

### APPLICABLE TO ALL LAND USES GOALS AND POLICIES

*Goal LU.5. Encourage compact development principals to achieve efficiencies and open space preservation.*

*Policy LU.5.2 Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.*

Remodel of existing use or future redevelopment of the site reuses existing infrastructure and services reducing cost. Conserves environmental resources by promoting infill redevelopment.

### SUBURBAN AREA GOALS AND POLICIES

*Goal LU.13. Increase the variety of housing options and expand opportunities for employment and neighborhood shopping within all suburban neighborhoods and related policies.*

*Policy LU.13.6. Include a mix of uses and access to surrounding neighborhoods in new suburban commercial development.*

If future re-development occurs it would allow the opportunity of mix uses to the to the surrounding neighborhoods

*Policy LU.13.7. Include employment opportunities in all suburban activity centers.*

Existing use includes employment and if future re-development occurs it will offer additional employment opportunities.

### ACTIVITY CENTERS AND COMMERCIAL CORRIDORS GOALS AND POLICIES

*Goal LU.18. Develop well designed activity centers and corridors with a variety of employment, business, shopping, civic engagement, cultural opportunities, and residential choices.*

*Policy LU.18.3. Redevelop underutilized properties, upgrade aging infrastructure, and enhance rights-of-way and public spaces so that existing activity centers and corridors can realize their full potential.*

The remodel will enhance the existing right-of-way by updating the landscape on the perimeter along the street frontages and additional landscape internally

*Policy LU.18.6. Support increased densities within activity centers and corridors.*

If future re-development occurs will allow for the future increased densities within the suburban corridor.

*Policy LU.18.7. Concentrate commercial, retail, services and mixed use within the activity center's commercial core.*

Allows for the continuation of the existing service within the commercial core.

*Policy LU.18.12. Corridors should focus commercial development to the corridor frontage and residential to the back.*

The site and existing building and any future re-development would be on the corridor frontage streets buffering residential behind the frontage.

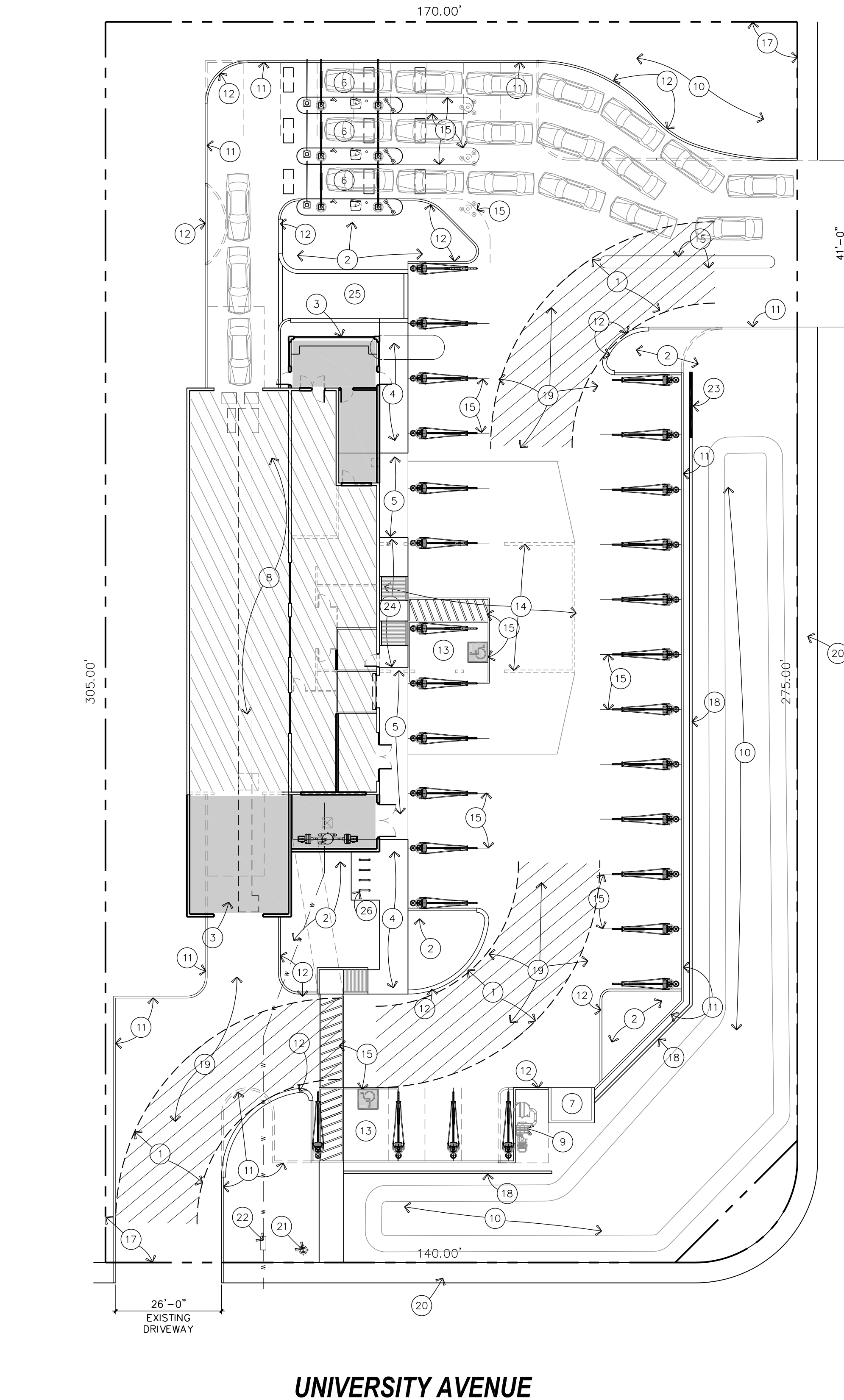
## CHAPTER X – TRANSPORTATION

### BICYCLE INFRASTRUCTURE GOALS AND POLICIES

*Goal T.6. Provide for bicycling as a safe and efficient means of transportation and recreation.*

*Policy T.6.5. Provide short- and long-term bicycle parking where bicyclist want to travel.*

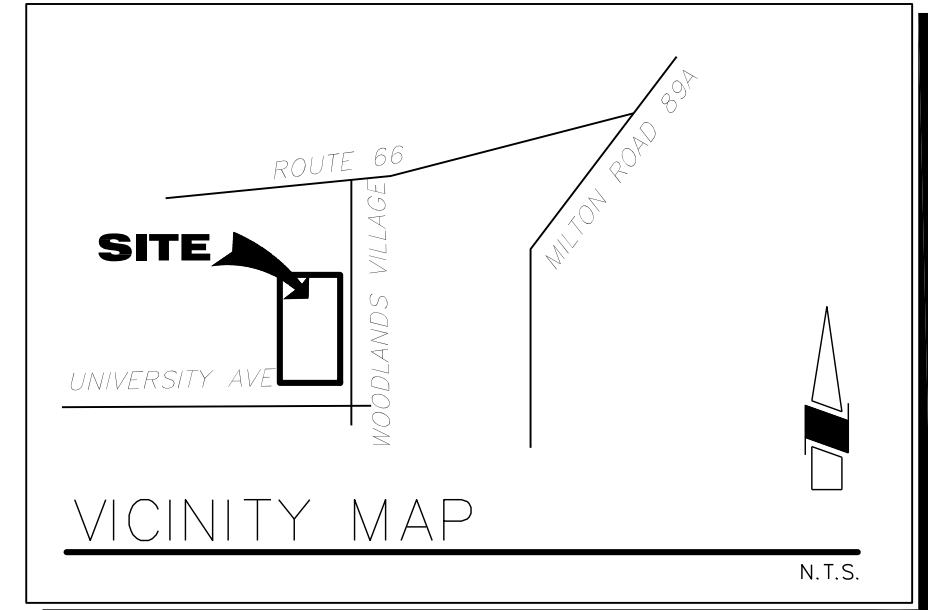
Provide bicycle parking for minimum of (4) bicycles for employees or customers bringing dogs to dog wash.



SITE PLAN

SCALE: 1" = 20'-0"

0' 10' 20' 40'



#### PROJECT DATA:

**OWNER:**  
Iron Line Partners - TRAX, LLC  
1830 E. Jefferson  
Phoenix, AZ 85204  
602-315-8275

**DEVELOPER:**  
OCEAN BLUE CARWASH  
22037 N. 78th Street  
Scottsdale, Az 85255

**ARCHITECT:**  
John Reddell Architects, Inc.  
4992 S. 158TH STREET  
GILBERT, AZ 85298  
(602) 531-2854  
Email: john@reddellarchitects.com  
Contact: John Reddell

**ASSESSOR PARCEL** 112-24-001B  
**EXISTING ZONING** LI-O LIGHT INDUSTRIAL  
**PROPOSED ZONING** HC  
**SITE AREA:** 51,400 SQ. FT.  
**LOT (NET)** (1.17 AC)  
**BUILDING USE** EXTERIOR CARWASH REMODEL

**EXISTING CARWASH BUILDING AREA:**  
LUBE BUILDING DEMO 1,536 S.F.  
REMAINING CARWASH BUILDING 4,500 S.F.  
NEW ADDITION TO CARWASH BUILDING 1,536 S.F.

**TOTAL REMODELED BUILDING S.F.** 6,036 S.F.

**NUMBER OF STORIES** 1  
**FIRE SPRINKLERS** YES

**LANDSCAPE COVERAGE** 18%  
**FAR ALLOWED** 3.0 / **FAR PROVIDED** .117

**LANDSCAPE:**  
EXISTING LANDSCAPE 7,287 S.F.  
DEMOLISHED LANDSCAPE 18,507 S.F.  
DEMOLISHED LANDSCAPE -559 S.F.  
**TOTAL REMAINING** 17,948 S.F.  
**NEW LANDSCAPE** +3,176 S.F.  
**NEW TOTAL LANDSCAPE** 21,124 S.F.

**BUILDING OCCUPANCY** B  
**BUILDING CONSTRUCTION TYPE** V-B AFES  
**MAX. BUILDING HEIGHT:** 60'-0"  
**BUILDING HEIGHT PROVIDED:** 28'-0"

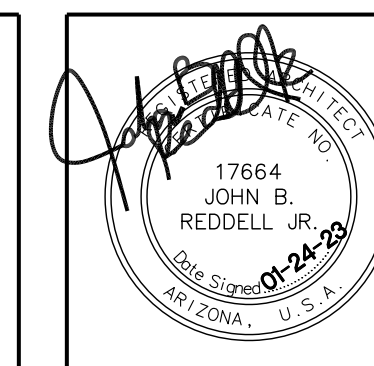
**PARKING:**  
BICYCLE PARKING REQUIRED: 2  
BICYCLE PARKING PROVIDED: 4  
DRIVE THRU STACKING REQUIRED 3x5 = 15  
DRIVE THRU STACKING PROVIDED 3x6 = 18  
INC. 1 ADA

#### SITE PLAN NOTES

1. FIRE TRUCK TURNING RADIUS, 35' INNER WHEEL, 55' OUTER WHEEL
2. NEW LANDSCAPE AREA
3. BUILDING ADDITION
4. NEW CONCRETE SIDEWALK
5. EXISTING SIDEWALK TO REMAIN - DO NOT DISTURB
6. NEW COVERED PAYSTATIONS
7. EXISTING TRASH ENCLOSURE LOCATION TO REMAIN
8. EXISTING BUILDING TO REMAIN
9. EXISTING VACUUM - RELOCATE INTO INTERIOR EQUIP. ROOM
10. EXISTING RETENTION AREA TO REMAIN - DO NOT DISTURB
11. EXISTING CONCRETE CURB TO REMAIN
12. NEW CONCRETE CURB - TO MATCH EXISTING
13. HDOP PARKING W/ 5' ACCESS
14. REMOVE LUBE BAY PORTION OF EXISTING BUILDING
15. PAINTED STRIPING - TYP.
16. NOT USED
17. PROPERTY LINE
18. EXISTING 3'-4" HIGH PARKING SCREEN WALL
19. EXISTING ASPHALT PAVING TO REMAIN
20. EXISTING CONCRETE SIDEWALK TO REMAIN - DO NOT DISTURB
21. EXISTING FIRE HYDRANT LOCATION TO REMAIN
22. EXISTING WATER METER LOCATION - TO REMAIN
23. NEW MAS. SCREEN WALL- MATCH EXISTING
24. NEW CONG. SIDEWALK WITH ADA RAMP
25. BYPASS LANE
26. BICYCLE PARKING

Ocean Blue Express Carwash  
1899 S Woodlands Village Blvd.  
Flagstaff, AZ 86001

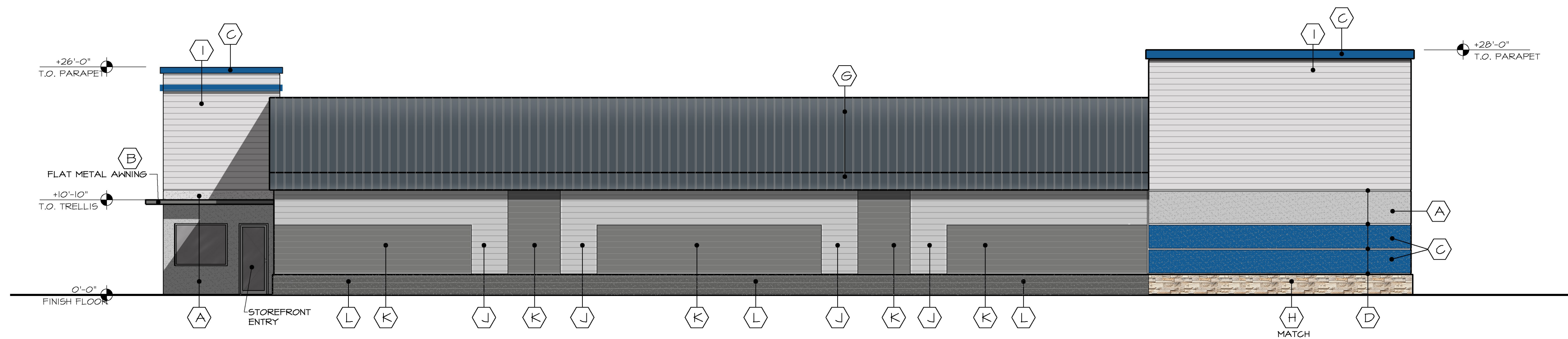
John Reddell Architects, Inc.  
Architecture Interiors Land Planning  
4992 S. 158th Street, Gilbert, Arizona 85298  
602-531-2854 Email: john@reddellarchitects.com



Date: 10/27/22  
Revisions:

A





WEST

MATERIAL		
TYPE	S.F.	%
STUCCO	384	11.4
GLASS	56	1.7
METAL	1060	31.4
STONE	TO	2
MASONRY	1808	53.5
TOTAL	3378	100

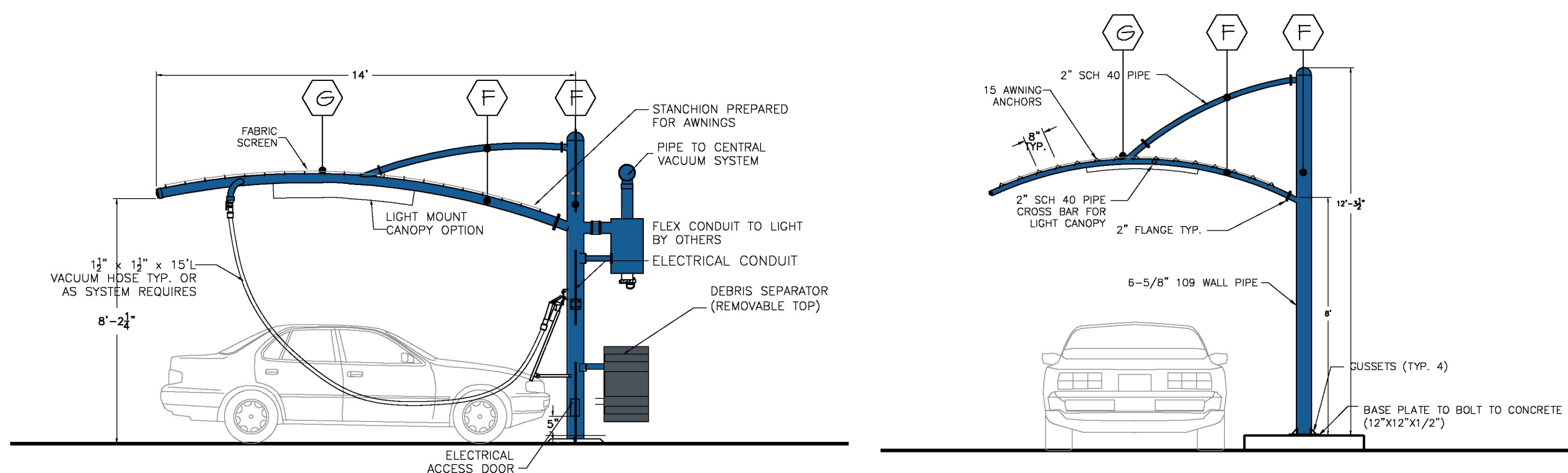


EAST

MATERIAL		
TYPE	S.F.	%
STUCCO	330	9.8
GLASS	204	6
METAL	1150	34
STONE	218	6.2
MASONRY	1414	42
TOTAL	3378	100

## BUILDING ELEVATIONS

1/8"=1'-0"

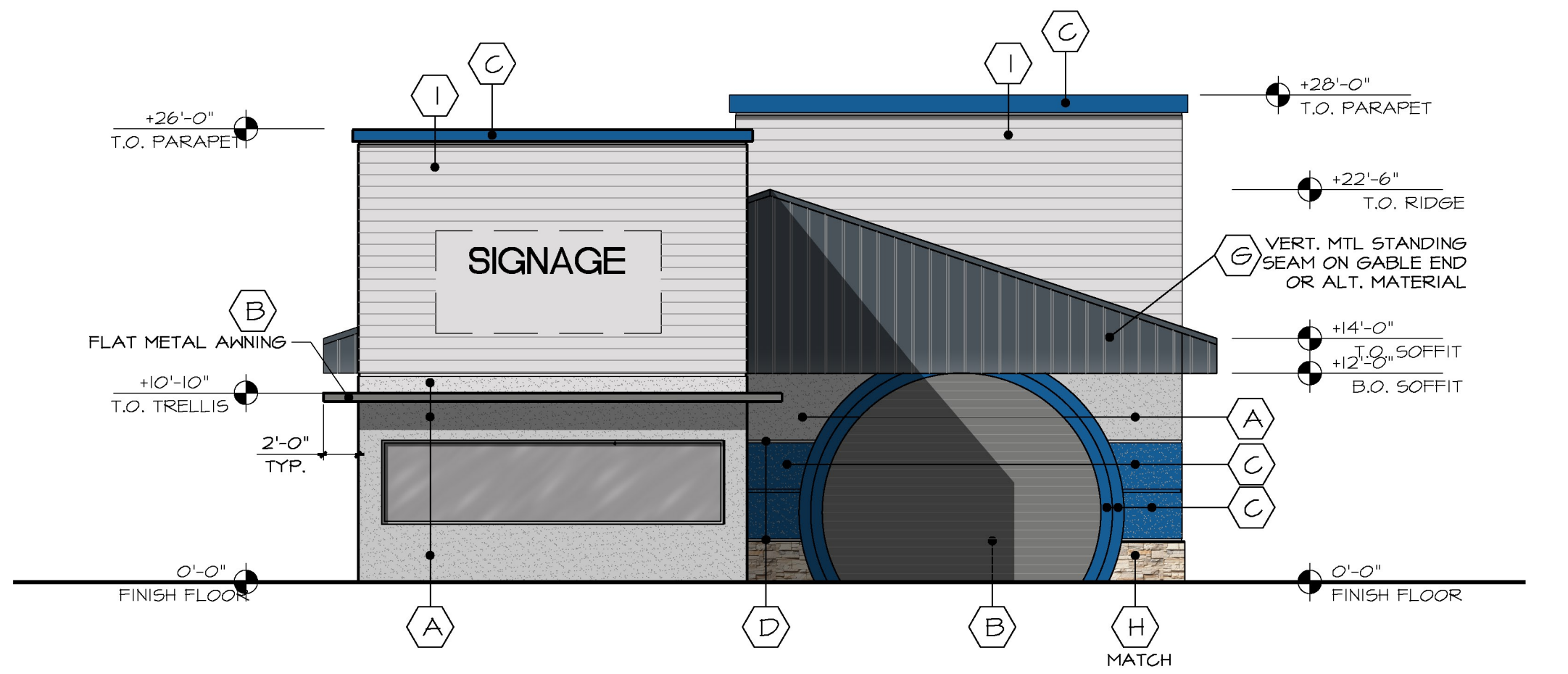


SINGLE STANCHION

EXPRES PAY STATION

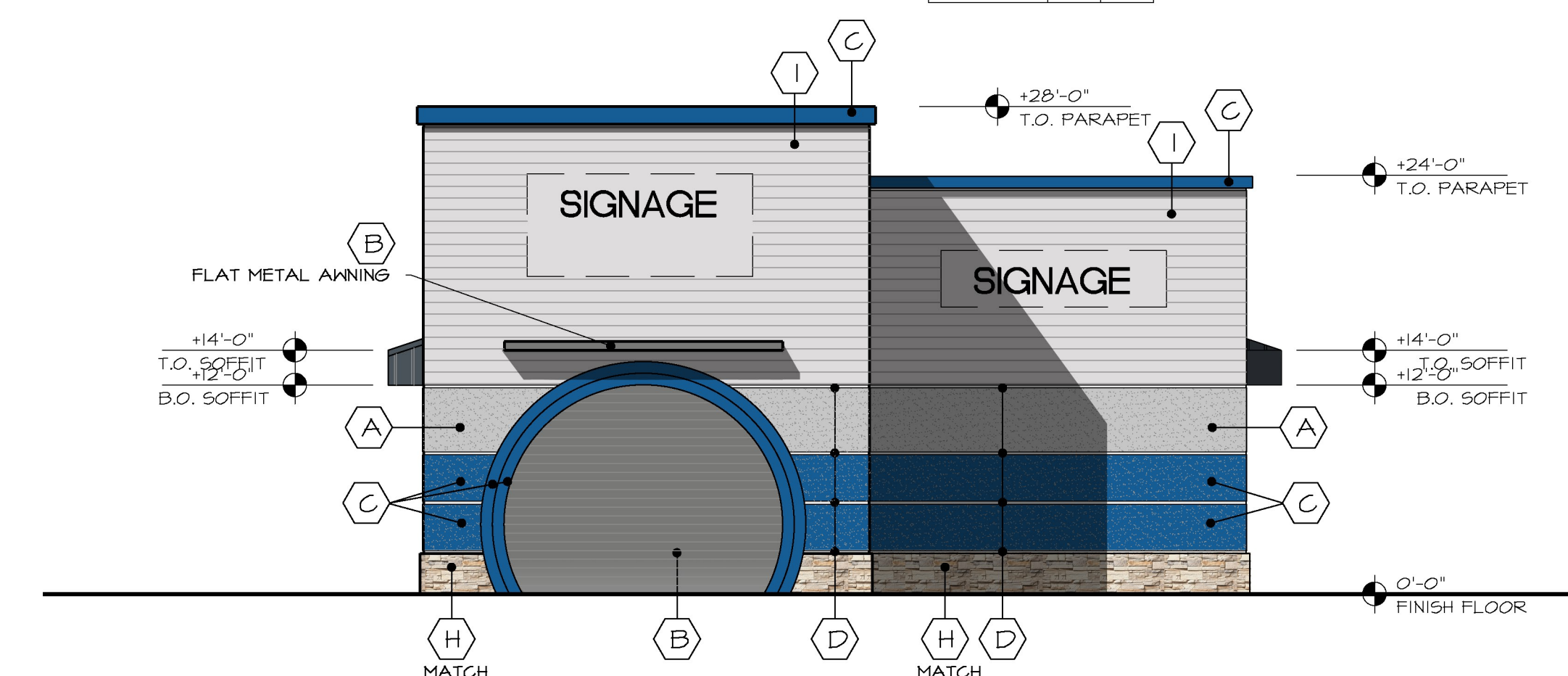
## CANOPY ELEVATIONS

1/4"=1'-0"



NORTH

MATERIAL		
TYPE	S.F.	%
STUCCO	290	23.4
GLASS	49	7.6
METAL	331	27.2
STONE	17	1.4
MASONRY	501	40.4
TOTAL	1240	100



SOUTH

MATERIAL		
TYPE	S.F.	%
STUCCO	336	28
GLASS	0	0
METAL	161	13.5
STONE	TO	5.4
MASONRY	650	52.6
TOTAL	1147	100

## COLOR SCHEDULE

BUILDING STUCCO SYSTEM-SAND FINISH	INTEGRAL DUNK EDWARDS DE 6375 CASTLE ROCK LRV 31	(A)
BUILDING STUCCO SYSTEM-SAND FINISH & COILING DOOR	INTEGRAL DUNK EDWARDS DE 6369 LEGENDARY GRAY LRV 15	(B)
BUILDING STUCCO SYSTEM-SAND FINISH & COILING DOOR	INTEGRAL DUNK EDWARDS DE 5046 LAPIS LRV 10	(C)
FRYE REGLET	NATURAL ALUMINUM	(D)
VACUUM FRAME	POWDER COATED DUNK EDWARDS DE 5046 LAPIS LRV 10	(E)
STANDING SEAM METAL PANEL	ATAS METAL ROOFING DUTCH SEAM CHARCOAL GREY (62) SRI 21	(G)
BUILDING STONE VENEER	EXISTING CULTURED STONE	(H)
8-8-16 STD. CMU PAINTED	PAINTED DUNK EDWARDS DE 6381 SILVER BULLET LRV 44	(I)
EXISTING 8-8-16 CMU PAINTED	PAINTED DUNK EDWARDS DE 6375 CASTLE ROCK LRV 31	(J)
EXISTING 8-8-16 CMU PAINTED	PAINTED DUNK EDWARDS DE 6369 LEGENDARY GRAY LRV 15	(K)
EXISTING 8-8-16 CMU SPLIT FACE-PAINTED	PAINTED DUNK EDWARDS DE 6370 CHARCOAL SMUDGE LRV 11	(L)

NOTE: ALL WINDOW FRAMES SHALL BE NATURAL ALUMINUM W/ CLEAR GLASS

Ocean Blue Express Carwash  
1899 S Woodlands Village Blvd.  
Flagstaff, AZ 86001

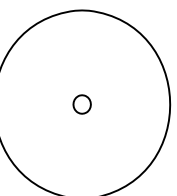
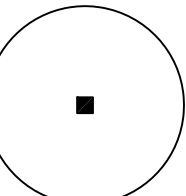
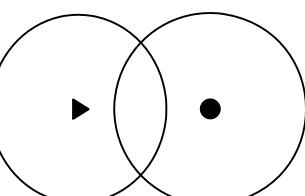
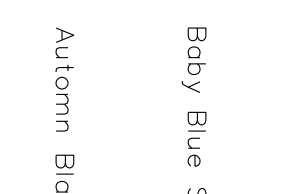


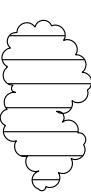
**JohnReddell Architects, Inc.**  
ArchitectuInteriors Land Planning  
4992 S. 158th Street, Gilbert Arizona 85298  
602-531-2854 Email: john@reddellarchitects.com

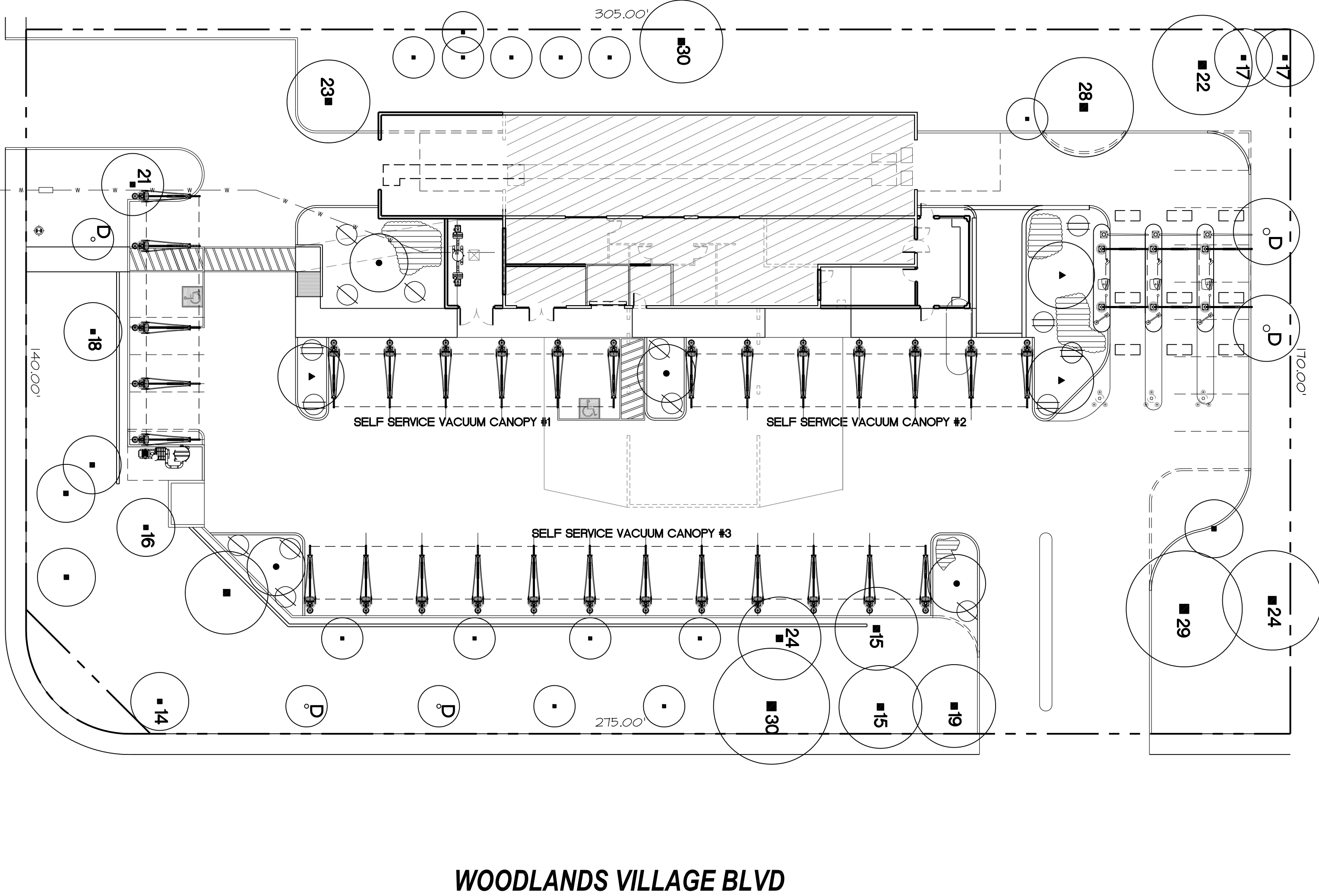
Date: 04/25/23  
Revisions:

C



PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARKS
	Deciduous Tree	Existing	5	
	Ponderosa Pine	Existing	35	
	Bobby Blue Spruce	24" Box	4	7'H x 2.5'W x .75"Cal.
	Autumn Blaze Flowering Prep	24" Box	3	7.5'H x 4'W x 1.5"Cal.
SHRUBS:				
	Snowmound Spirea	5 Gallon	4	
	Royal Burgundy Borbory	5 Gallon	6	
GROUND COVERS:				
	Acacia reddens 'Desert Carpet'	1 Gallon	20	6" O.C. Triangulated



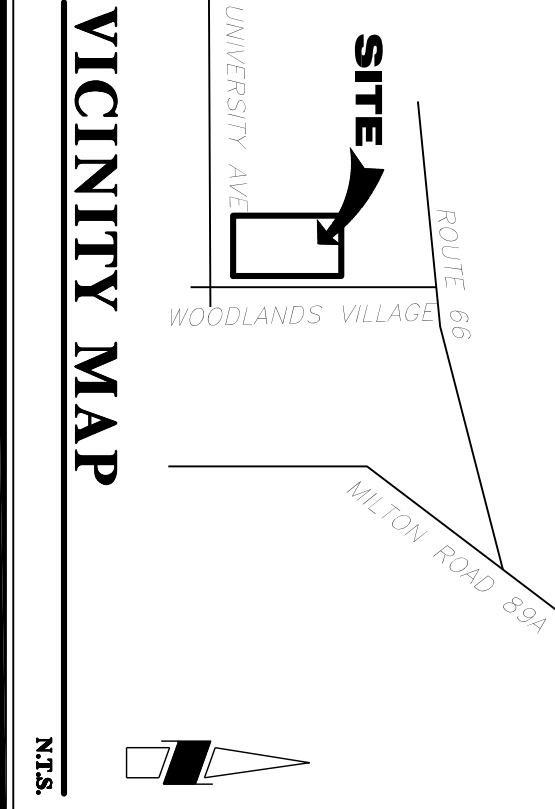
UNIVERSITY AVENUE

WOODLANDS VILLAGE BLVD

EXISTING LANDSCAPE PLAN

SCALE: 1"= 20'-0"

0' 10' 20' 40'



PROJECT DATA:

DEVELOPER: WOODLANDS CARWASH 22031 N 15th Street Scottsdale, AZ 85255	
ARCHITECT: John Reddell Architects, Inc. 4442 S. 158TH STREET SCOTTSDALE, AZ 85255 Email: jpr@reddellarchitects.com Contact: John Reddell	
ZONING	EXTERIOR CARWASH
BUILDING USE	5,400 SQ. FT. (11.7 AC.)
SITE AREA:	112-24'-00"
ASSESSOR PARCEL	
EXISTING CARWASH BUILDING AREA:	1,560 S.F.
LUBE BUILDING DEMO	4,460 S.F.
REMANING CARWASH BUILDING	980 S.F.
NEW ADDITION TO CARWASH BUILDING	
NEW CANOPY AREA:	
PAY STATION CANOPY'S	420 S.F.
VACUUM CANOPY #1	858 S.F.
VACUUM CANOPY #2	1,094 S.F.
VACUUM CANOPY #3	1,094 S.F.
TOTAL CANOPIES	4,194 S.F.
TOTAL BUILDING & CANOPY S.F.	4,634 S.F.
	12%
LANDSCAPE:	
EXISTING LANDSCAPE	18,507 S.F.
DEMOKED LANDSCAPE	-554 S.F.
TOTAL REMAINING	17,943 S.F.
NEW LANDSCAPE	4,316 S.F.
NEW TOTAL LANDSCAPE	21,124 S.F.
BUILDING OCCUPANCY	
BUILDING CONSTRUCTION TYPE	B
	V-B AFES
PARKING:	
PARKING REQUIRED:	
PARKING PROVIDED:	

Ocean Blue Express Carwash

1899 S. Woodlands Village Blvd.

Flagstaff, AZ 86001

John Reddell Architects, Inc.

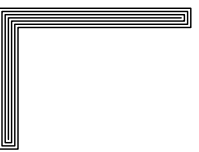
Architecture Interiors Land Planning

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602-531-2854 Email: john@reddellarchitects.com

Date: \_\_\_\_\_

Revisions: \_\_\_\_\_



# John Reddell Architects, Inc.

Architecture Interiors Land Planning

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## **NEIGHBORHOOD MEETING PLAN**

per sections 10-20.30.060 and 10-20.30.070 plan to include the following.

- **Property owners within 300'(list included) and city to provide HOA and Neighborhood Assoc. to notify within 1000' for neighborhood meeting.**
- **Proposed notification by mail (letter included) with site plan and elevation sheets included 10 days prior to meeting.**
- **Meeting shall be open house / workshop for individuals to converse and review plans with design professional and owner.**
- **Each person attending will have direct access to ask questions and provide input on the proposal to the design professional and owner's proposal.**
- **Notification letter (included) for first neighborhood meeting and the second meeting to be scheduled after City review and prior to any public hearing.**
- **Meeting notes and attendance sheet shall be submitted to the Planning Director after each meeting and any clarification of design elements in response to the neighbor's input.**

# John Reddell Architects, Inc.

Architecture Interiors Land Planning

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**OCEAN BLUE (WOODLANDS) CAR WASH  
1899 S. WOODLANDS VILLAGE BLVD.**

## **MINUTES OF NEIGHBORHOOD MEETING 4/10/2023**

The neighborhood meeting was held on site at 1899 S. Woodland Village Blvd in the lobby of the existing carwash at 6:00 pm on Monday the 10<sup>th</sup> of April.

We provided three renderings, site plan and colored elevations at 24 x 36 mounted on boards for easy viewing and discussion. I have included a sign in sheet that has 4 attendees besides myself. There was only one from the public that attended (Steve Jackson) the property owner to the west of the carwash site. We reviewed the project with him and he was very supportive of the remodeled and the rezoning application. He offered his support in anyway that we needed to help get the proposal approved. The other attendees were the current owner and the two purchasing the project. We closed the meeting at 7:00 pm.

We had (1) other inquire by phone call on April 9, 2023 Sunday afternoon to understand the zoning process and request and stated they might show if they had any other questions but did not attend the meeting.



## Planning & Zoning Commission

6. A.

Meeting Date: 06/14/2023

From: Tiffany Antol, Zoning Code Manager

---

### Information

#### TITLE:

**PZ-21-00126-09:** Northern Arizona Healthcare (NAH) Corporation requests Preliminary Plat approval for the NAH Health Village Phase 1 Block Plat located at 1120 W Purple Sage Trail, a proposed mixed-use development subdivision on 172.62 acres in the Estate Residential, Rural Residential, and Single-family Residential zones.

#### STAFF RECOMMENDED ACTION:

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 of approval subject to conditions.

#### Executive Summary:

The applicant proposes to develop the Property as the NAH Health Village centered around approximately 1.15 million square feet of Hospital and Medical Offices, with supporting uses including approximately 315 residential dwelling units as part of a mixed-use development, approximately 230,000 square feet of non-residential uses (retail and lodging), approximately 250,000 square feet of Research and Development uses (light manufacturing), and approximately 31.2 acres of designated Open Space and Civic Space reserved for a wellness retreat and Flagstaff Urban Trail System (FUTS) preservation. The Preliminary Block Plat consists of five Blocks, two tracts for future development, and public rights-of-way.

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### Attachments

Application  
Staff Report  
NAH Preliminary Plat Part 1  
NAH Preliminary Plat Part 2  
Off-site improvements  
Utility Notification Letters  
Approved Engineering Modifications

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# City of Flagstaff

## Community Development Division

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

P: (928) 213-2618

Date Received	Application for Subdivision Review		File Number
Property Owner(s) NORTHERN ARIZONA HEALTHCARE CORP. C/O STEVEN EISS, V.P. FOR CONSTRUCTION		Phone 480-677-5627	
Mailing Address 1200 N. BEAVER ST. FLAGSTAFF, AZ 86001		City, State, Zip	Email steven.eiss@nahealth.com
Applicant(s) NORTHERN ARIZONA HEALTHCARE CORP. C/O STEVEN EISS, V.P. FOR CONSTRUCTION		Phone 480-677-5627	
Mailing Address 1200 N. BEAVER ST. FLAGSTAFF, AZ 86001		City, State, Zip	Email steven.eiss@nahealth.com
Project Representative STEVEN EISS, V.P. FOR CONSTRUCTION		Phone 480-677-5627	
Mailing Address 1200 N. BEAVER ST. FLAGSTAFF, AZ 86001		City, State, Zip	Email steven.eiss@nahealth.com
Requested <input type="checkbox"/> Development Master Plan	<input type="checkbox"/> Conceptual Plat	<input 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: NAH HEALTH VILLAGE		Site Address 1200 W PURPLE SAGE TRAIL	Parcel Number 112-05-001H, 112-05-125, 112-05-126, 112-05-127, 112-05-128, 112-10-001L, 112-10-001V, 112-10-002A, 112-10-004, 112-10-005T, 112-10-006A, 112-10-006B, 112-10-006C, 112-10-032A, 112-10-036, 112-10-037, 116-13-004B
Proposed Use HOSPITAL, R&D, COMMERCIAL, RESIDENTIAL (REFER TO SPECIFIC PLAN)		Existing Use SOME RESIDENTIAL, MOSTLY UNDEVELOPED	Subdivision, Tract & Lot Number N/A
Zoning District EXISTING: RR & ER	Regional Plan Category SUBURBAN ACTIVITY CENTER	Flood Zone X	Size of Site (Sq. ft. or Acres) +/- 172.5 ACRES
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
(Res, Com, Ind)	RES	RES	RES
West	RES		
Proposed Use:	Number of Lots	Number of Units	Number of acres per use
	REFER TO SPECIFIC PLAN		
Building Square Feet			
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. <b>Incomplete submittals will not be scheduled.</b>			
Property Owner Signature: (required)		Date: 12/6/22	Applicant Signature: [Signature] Date: 12/6/22
For City Use			
Date Filed:	Case Number (s)		
P & Z Hearing Date:	Publication and Posting Date:		
Council Hearing Date:	Publication and Posting Date:		
Fee Receipt Number:	Amount:	Date:	
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

# **PLANNING & DEVELOPMENT SERVICES REPORT**

## **PRELIMINARY PLAT**

**PZ-21-00126-09**

**DATE:** May 24, 2023  
**MEETING DATE:** June 14, 2023  
**REPORT BY:** Tiffany Antol, AICP

### **REQUEST:**

Northern Arizona Healthcare (NAH) Corporation requests Preliminary Plat approval for the NAH Health Village Phase 1 Block Plat located at 1120 W Purple Sage Trail, a proposed mixed-use development subdivision on 172.62 acres in the Estate Residential, Rural Residential, and Single-family Residential zones.

### **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 of approval subject to conditions.

### **PRESENT LAND USE:**

The subject property ("Property") is approximately 172.6 acres consisting of 17 separate parcels of land. Most of the site is vacant with a few residential structures. All existing development will be removed if the site is redeveloped as the NAH Health Village. The site has a natural ridge that divides it in half with slopes from the west to the northeast that range from 5-11 percent. There are no floodplains on the Property and the entire site maintains a significant stand of Ponderosa Pines.

### **PROPOSED LAND USE:**

The applicant proposes to develop the Property as the NAH Health Village centered around approximately 1.15 million square feet of Hospital and Medical Offices, with supporting uses including approximately 315 residential dwelling units as part of a mixed-use development, approximately 230,000 square feet of non-residential uses (retail and lodging), approximately 250,000 square feet of Research and Development uses (light manufacturing), and approximately 31.2 acres of designated Open Space and Civic Space reserved for a wellness retreat and Flagstaff Urban Trail System (FUTS) preservation. The Preliminary Block Plat consists of five Blocks, two tracts for future development, and public rights-of-way.

### **NEIGHBORHOOD DEVELOPMENT:**

North: Vacant land zoned Single Family Residential (R1) and the unincorporated community of Mountain Dell  
East: Beulah Boulevard; Interstate 17  
South: Fort Tuthill County Park and City of Flagstaff (COF) owned utility parcel  
West: Rural residential development in the Rural Residential or Estate Residential zones.

### **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.

## **I. Project Information**

### **A. Background and Introduction**

The applicant, NAH Corporation, is requesting Preliminary Plat approval to allow the subdivision of approximately 172.6 acres into five blocks of land, two tracts for future development, and required right-of-way. The project is currently in the entitlement process with portions of the Property proposed to be rezoned to the Highway Commercial (Block E) and Public Facilities (Blocks A, B, and C) zones as part of the first phase of development. The remaining areas (Block D and Tracts Z and ZZ) are proposed to be rezoned through a separate entitlement case. All blocks and tracts within the

proposed Preliminary Plat conform with both the existing zoning requirements as well and the proposed zoning requirements. The plat is intended to be developed in two phases.

The applicant, NAH, is requesting adoption of the Northern Arizona Healthcare Health Village Specific Plan (the “Plan”) to support the future development of approximately 172.6 acres of land for a new regional hospital and ambulatory care center (ACC), surrounded by a Health Village designed as a location for a full range of medical, health, and wellness services mixed with supporting commercial, retail, research, and housing opportunities. This new regional hospital is intended to replace the existing Flagstaff Medical Center (FMC) that has been operating in Flagstaff since 1936. NAH has owned and operated FMC for the past 35 years. FMC currently maintains a 242-bed patient facility and is an Arizona-certified Level 1 Trauma Center. FMC is the only Arizona Level 1 Trauma Center north of Phoenix. The applicant is also requesting rezoning approval to permit the development of the new regional Hospital, ACC, and associated medical offices. The Specific Plan is proposed to be adopted in phases in conjunction with future zoning map amendments.

The Property is bounded by Beulah Boulevard (an existing 2-lane arterial roadway) and I-17 to the east and is partially bisected by Purple Sage Trail which is a private roadway easement that has been improved with asphalt millings. Purple Sage Trail provides access to Fort Tuthill County Park as well as the surrounding residential properties. The Healthcare Village proposes a new circulation system for the planning area including a new arterial roadway that will connect with Woody Mountain Road and two new collector roads. These changes to the arterial and collector transportation system were reviewed at a high level and approved by City Council in a Regional Plan amendment in December 2022. Other internal roadways will be phased as development occurs within the planning area. Development in the planning area is intended to be phased with the Hospital and affiliated medical uses identified as the priority for the development of the site. Most of the required infrastructure improvements are triggered by this first phase of development.

## **II. Required Findings: Conformance with City Development Standards and Regional Plan**

Staff reviewed and approved the Preliminary Plat 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 (Title 10)**

#### **i. Existing Zoning**

The Property is currently zoned a mix of Estate Residential (ER), Rural Residential (RR), and Single-Family Residential (R1). Density calculations are not applied as this subdivision does not intend to create residential lots. Development is intended to occur either within the larger block or each block will be subdivided further to allow for the intended development. The minimum parcel size within the ER and RR zones is one acre and the minimum parcel size in the R1 zone is 6,000 sq. ft. All blocks and tracts created by this subdivision comply with these standards. Because this is a block plat, individual lot envelopes have not been provided.

#### **ii. Proposed Zoning**

A portion of the Property within the proposed subdivision (Blocks A, B, C, and E) is intended to be rezoned to either Public Facilities (PF) or Highway Commercial (HC) within the first phase of development. The remaining land is intended to be rezoned in the second phase of development to either HC or Research and Development (RD). Density standards do not apply to the proposed development in phase 1. Phase 2 includes a mixed-use development which is only limited by the standards of High Occupancy Housing. The PF zone does not have standards for lot size, width, or depth. The HC zone has a minimum lot size of 9,000 square feet with a minimum lot width of 60 feet and lot depth of 100 feet. The RD zone has a minimum lot size of 20,000 square feet with a minimum lot width of 100 and lot depth of 150.

The smallest blocks within the proposed subdivision are Block A (7.1 acres) and Block B (3.1) which are intended to be rezoned to the PF zone and utilized as open space. Block C (20 acres) is also intended to be rezoned to the PF zone but is intended for a civic open space with amenities to serve the hospital patients, staff, and visitors, and also the general public. Block D (15.4 acres) is intended to be rezoned to HC and developed as a mixed-use project with a

minimum of 315 multi-family residential units. Block E (59.1 acres) is also intended to be rezoned to HC to be developed with a new regional hospital and ACC. Tracts Z and ZZ are intended to be rezoned to either Research and Development or Highway Commercial. These two tracts will only be developed once they are adequately served with the infrastructure that is intended to be provided as phase 2 of this development.

### **iii. Natural Resources**

Most of the Property is currently located within the Resource Protection Overlay (RPO). Three of the seventeen parcels included within this plat are not currently within the RPO but will be added if the proposed rezoning case is approved. This project has been evaluated as if all parcels are currently within the RPO. A Resource Protection Plan was provided in conjunction with this Preliminary Plat based on the proposed rezoning. Resources on the site include forest; there are no slopes or floodplains on the site that require protection. The Natural Resource Protection Plan (NRPP) submitted (Page 30 of the Preliminary Plat) indicates that the minimum protection standards would be met using the requirements for the Highway Commercial, Public Facilities, and Research and Development zones, each of which require a minimum of 30% forest resource preservation. The NRPP provided considers the removal of resources for development of each block or tract. This preliminary plat is not approving any site development, so the removal of trees for future development should be excluded from the calculation of this subdivision plat. The existing zoning is residential which requires 50% preservation. The proposed development would not be permitted under the existing zoning. If the rezoning is not approved, the required preservation rate can be obtained with alternative development plans.

Resource calculation standards for forest resources do not apply to the area within the public right-of-way of existing or proposed major or minor arterial roads or to the right-of-way of major utility facilities. Both Beulah Boulevard and Woody Mountain Road are arterial roads and are not included in the calculations for this development. Purple Sage is a minor collector, so the removal of forest resources does apply to the resource calculations and has been accounted for in each adjoining parcel. This is why the open space parcels show a reduction in forest resources where no future development is proposed. It is anticipated that all three blocks that are intended to serve as open space or civic space will be a resource bank for other development parcels. The NRPP anticipates that Blocks D and E and Tract ZZ will fall short of the 30% requirement under the proposed zoning districts. Again, these blocks will not fall short under the existing zoning categories as the calculations consider proposed development that could not be approved without a successful rezoning. Tree resources for each block will be evaluated with each site plan.

### **iv. Historic/Cultural Resources**

A Cultural Resource Report has been prepared by the applicant. The report has been reviewed and approved by the Heritage Preservation Commission with the following condition that the identified stone piers/fence resource and rail alignment be avoided if possible. Most of the features are on the west side of the existing FUTS trail which is proposed to be preserved as part of the overall development plan. The other feature is located outside of this proposed rezoning area but within the larger Specific Plan area. If these features cannot be avoided, the applicant is required to mitigate the loss.

### **v. Parks, Open Space, Pedestrian, and Bicycle Facilities**

The City of Flagstaff Parks and Recreation Master Plan identifies a deficiency of public parks, sports fields, and community recreation facilities (such as the Aquaplex) within the southwestern portion of the city. Parks, Recreation, Open Space and Events (PROSE) staff requested the applicant further the goals of the master plan by providing additional resources that would fulfill these community needs. The applicant has agreed to make the open space areas as designated within the rezoning request open to the public. Additionally, PROSE staff requested that some form of “active” recreation amenity (wellness gym) be added to the Wellness Retreat area operating and maintained by the applicant. The applicant has agreed to provide for an amenity.

None of the proposed zoning districts (Highway Commercial or Public Facilities) require the provision of open space as is typically required for residential developments. The primary purpose of the area zoned Public Facilities is to fill the need for developed open space with the greater Health Village as well as provide a buffer between the

Hospital and adjacent residential development. Section 10-30.60.060.B.1.b of the Zoning Code requires the development of each site over 20,000 square feet or developments with 50 or more dwelling units to provide a total of 5 percent of the gross site to be used as civic space. These civic spaces will be required at the time of site plan approval for each portion of the development.

Most of the Property is undeveloped or consists of limited rural residential development with no existing bicycle or pedestrian transportation improvements other than the existing Sinclair Wash FUTS trail that traverses the Property from north to south. Improvements to support both bicycle and pedestrian transportation will be required internal to the site, surrounding the Property as part of the adjacent roadway improvements, in addition to off-site network improvements.

The Property is proposed to be subdivided into several parcels including a 59.8-acre site that will encompass the Hospital and ACC, a 20-acre wellness retreat, and at least 10 acres of open space adjacent to the Sinclair Wash FUTS trail. The subdivision will include two minor arterial roadways, Beulah Boulevard and Woody Mountain Road, and a major collector roadway (Purple Sage Trail). Currently, portions of Beulah Boulevard and Purple Sage Trail are existing within the subdivision area. Woody Mountain Road is intended to connect with Purple Sage Trail when future development occurs on parcels adjacent to the Project. This area of intersection is currently located outside of the Planning Area. The applicant proposes to end each street with a temporary cul-de-sac until such time as adjacent development is required to extend the roadways. The following is a list of bicycle and pedestrian facilities located within the Planning Area.

- Beulah Boulevard – a minor arterial roadway with a 10-foot concrete FUTS on the west side of the roadway adjacent to the Property with on-street buffered bike lanes. An Engineering Standards modification has been requested to waive the requirements of a sidewalk on the east side of Beulah Boulevard adjacent to I-17 as no properties exist on this side of the roadway. The eastern side of this road would maintain a rural edge with no curb and gutter as is shown on the rural arterial cross section within the Engineering Standards. Staff requested that this edge be completed with curb and gutter but NAH would prefer the rural edge. It may be a condition of the required modification to include curb and gutter.
- Woody Mountain Road – a minor arterial roadway will include two concrete 11-foot multimodal paths with a 5-foot parkway on either side of the roadway. The multimodal path will include a 6-foot sidewalk and a 5-foot directional separated bike lane. No on-street bicycle facilities will be provided.
- Purple Sage Trail (west side of Property) – a major collector that runs along the western portions of the site will include 5-foot sidewalks and 5-foot parkways on both sides of the roadway and on-street bike lanes. A bicycle/pedestrian street crossing will be provided at Getaway Trail to access the Sinclair Wash FUTS trail and adjacent residential neighborhoods.
- Purple Sage Trail (south side of Property) – a major collector that runs east and west along the southern edge of the Property will include a 16-foot concrete multimodal path and 5-foot parkway on the north side of the road adjacent to the Property just east of the parking garage entrance (about mid-block) continuing to the intersection of Purple Sage Trail and Beulah Boulevard. A bicycle/pedestrian street crossing at the parking garage driveway will be provided. The south side of the road will have an 11-foot multipurpose path from Beulah Boulevard to the crossing. From the crossing going west, there will be a 10-foot FUTS trail along the Fort Tuthill property connecting with the Sinclair Wash Trail. This portion of Purple Sage Trail will not have on-street bike lanes.

## **B. City of Flagstaff Subdivision Standards (Title 11)**

### **i. Preliminary Plat**

Inter-Department Staff (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.

**a. Lot Design**

The proposed subdivision meets the standards for lot design:

- Meet the minimum lot width, depth, and size requirements of the Zoning Code.
- Be designed appropriately for the location and character of the proposed development, street improvements, and underlying topography.
- All lots shall be lawfully built upon and be developable (lots are designed in a way so that development can meet all relevant development standards).
- Buildable area (building envelope) shall be located away from the crest of ridge lines.
- Buildable area shall be determined by setback requirements and the location of natural topographic features.

**b. Street Design**

The proposed subdivision meets the standards for street design:

- Meet the street cross-section standards (Engineering Standards) for the type of street proposed.
- Street design is appropriate for underlying topography and in relation to existing streets. Where feasible, streets shall be placed on top of ridges to minimize the extent of grading and reduce the visual impact of development.

**c. Easement Design**

The proposed subdivision meets the standards for easement design:

- Easements shall be provided and dedicated where deemed necessary for specific purposes (the plat will dedicate a public utility easement and a drainage easement).
- Drainage easements shall substantially follow the line of any existing watercourse that traverses the land.

**d. Block Design**

The proposed subdivision meets the standards for block design:

- Blocks in non-transect zones shall not normally exceed 1,200 feet in length measured from the property lines, except in hillside developments or where a subdivision of one-half acre lots or larger justify or require a variation from this requirement, or where there are unusual conditions of the property being subdivided.

**iii. Minimum Required Subdivision Improvements**

The subdivider is required to improve all streets, pedestrian ways, and easements in the subdivision and adjacent to it as required to serve the subdivision. Staff review of the Preliminary Plat along with the impact analyses discussed in the Engineering Standards section below identified the required improvements in conformance with Section 11-20.130: Minimum Required Subdivision Improvements. These improvements will formally be approved with Civil Engineering Plans review, which will occur after Preliminary Plat approval by City Council.

**C. City of Flagstaff Engineering Standards (Title 13)**

As part of the Preliminary Plat Block Plat review, Staff conducted a public systems analysis to confirm preliminary compliance with Engineering Standards. Following Preliminary Plat approval, the applicant shall submit and receive approval for Civil Engineering Plans for the subdivision prior to review and approval of the Final Plat. Approval of the Civil Engineering Plans will be contingent on the plat meeting City Engineering Standards.

**i. Access and Traffic**

A full project Traffic Impact Analysis (TIA) was prepared for the NAH Health Village by CivTech, Inc. to demonstrate the anticipated traffic volumes generated from the proposed Health Village over a twenty plus year horizon. This TIA studies years 2025, 2030, and 2045.

- Horizon Year 2025 includes the Hospital, ACC, medical offices, hotel, restaurants, retail/shopping, and conference center. These proposed uses in 2025 are expected to generate a total of 26,982 daily trips; with

3,005 a.m. peak hour trips, 2,673 midday peak hour trips, and 2,133 p.m. peak hour trips. These numbers have been reduced by anticipated internal capture (trips that travel from one on-site land use to another). There were three different internal capture reductions calculated; one for trips from one zone to another zone, one for trips that stay within one zone, and one for medical land uses to other medical land uses.

- Horizon Year 2030 includes all uses from 2025 plus multi-family residential units, hotel, restaurants, retail/shopping, medical offices, a laboratory, and a research center. The expected trip generation in 2030 is 37,640 daily trips; with 3,673 a.m. peak hour trips, 3,640 midday peak hour trips, and 2,904 p.m. peak hour trips (including anticipated internal capture).
- Horizon Year 2045 (full project build out) includes all uses from 2025 and 2030 plus additional medical offices, hotel, and research office. The expected trip generation in 2045 is 53,190 daily trips; with 5,031 a.m. peak hour trips, 4,998 midday peak hour trips, and 3,824 p.m. peak hour trips (including anticipated internal capture).

For comparison purposes, in 2019, Butler Avenue just east of Sawmill Road had a total of 27,710 daily trips, with 2,110 a.m. peak hour trips and 2,498 p.m. peak hour trips. Currently, Beulah Boulevard has a total of 3,823 daily trips. In 2025, with the NAH project, Beulah Boulevard would have approximately 17,677 daily trips.

Due to time pressures and the complexity of the TIA, NAH agreed to break their entitlement cases into two phases. Phase 1 consists of the application currently under review focusing on the Hospital and ACC in addition to the open space and civic space components of the development. The larger TIA including the surrounding Health Village uses has been put on hold until after the Phase 1 entitlements have been resolved. The full project TIA was utilized to determine the future right-of-way needs within this proposed subdivision. There are several instances where future improvements will require additional improvements to the road network requiring sufficient right-of-way to be provided with this plat. A Phase 1 TIA – Confined Scope 2027 Study Year was approved on March 30, 2023, and provided the required on-site and off-site transportation mitigation requirements. These improvements are described below.

NAH is responsible for all transportation improvements as set forth in the TIA approved with conditions and as shown on the plat including but not limited to curb, gutter, sidewalks, pedestrian ways, multi-modal paths, FUTS trails, bicycle ways, medians, and turn lanes. On-site improvements include all property frontage improvements along Beulah Boulevard, Woody Mountain Boulevard, and Purple Sage Trail. The following improvements are included within this subdivision:

- A Signalized intersection is required for Beulah Blvd and Woody Mountain Rd.
- A Stop-Controlled intersection for Beulah Blvd and the Main Entrance (Intersection B) of the Hospital and ACC. The intersection is to be constructed to include underground utilities for a future signal and to be constructed with correct approach grades and signal ramp slopes. An Engineering Standards modification has been approved for the approach grades at this intersection.
- Re-alignment of Purple Sage Trail constructed to minor collector standards with modifications for enhanced bicycle and pedestrian facilities in accordance with the Active Transportation Master Plan.
- A Signalized intersection at Beulah Blvd and the re-aligned Purple Sage Trail to include construction at the correct grades for a future underpass at I-17.
- Improvements to the intersection of Beulah Blvd and Infantry Rd (current Purple Sage Trail) to include underground utilities for a future signal and to be constructed with correct approach grades and signal ramp slopes.
- Improvements to the Cosmic Ray Tunnel on Sheep Crossing Trail to accommodate the widening of Beulah Blvd.
- Internal intersection improvements as determined by the TIA.

The applicant has provided plans for the off-site transportation improvements that will be completed in conjunction with the development of this subdivision. These plans are preliminary in nature and do not reflect final civil plans that require additional detail and review prior to the initiation of construction. The following improvements are included in the off-site transportation improvements:

- Widening Beulah Blvd from University Heights Drive N/Lake Mary Road to JW Powell Blvd to a 4-lane cross section with 10-foot FUTS and 5-foot parkway on the west side, buffered bicycle lanes, a median, drainage improvements, and curb and gutter on the east side.
- Improvements to the following intersections:
  - Beulah Blvd and Woodlands Village Blvd
  - Beulah Blvd and University Heights Dr N/Lake Mary Rd
  - Beulah Blvd and University Heights Dr S
  - Beulah Blvd and Mountain Dell Rd
  - Beulah Blvd and Fairgrounds Rd
  - Roundabout at Beulah Blvd and JW Powell Blvd
  - Roundabout at JW Powell Blvd and the I-17 southbound ramps
  - JW Powell Blvd and the I-17 northbound ramps

## **ii. Water and Wastewater**

A Water and Sewer Impact Analysis (WSIA) was completed on February 9, 2022, and amended by letter on December 5, 2022. The proposed development is located within the City of Flagstaff urban growth boundary and can be served by City water and sewer utilities. Currently there is no infrastructure in the ground on-site to support this development, so all on-site sewer and water systems will have to be designed and built. Off-site improvements are discussed in more detail below. It is the developer's responsibility to design and construct all on-site, off-site, and connecting water infrastructure per the City of Flagstaff Engineering Standards.

### **Water**

Required water infrastructure includes a proposed 16" water main extended through the project site. This waterline will create a loop from a well on the Fort Tuthill property to the existing 12" main located at the intersection of Litzler Drive and University Heights Drive South. The City may elect to construct the 16" main up to the original connection location identified in the WSIA at the intersection of Lake Mary Road and Beulah Boulevard. If the City chooses for the connection to be made at Lake Mary Road, it will pay the difference in cost for the construction of the water line between the two connection points. This extension is approximately 9,000 linear feet.

The Property lies within the City of Flagstaff zone 'B' water pressure system limits and meets the minimum pressure requirements stated in the City of Flagstaff Engineering Standards. High pressures have been noted on site which requires the developer to install pressure reducing valves after the meter when noted. The waterlines to be constructed within the site shall feed off the proposed 16" main that connects to the Fort Tuthill Extension at junction J-171 and to the 12" line at University Heights Drive South. All water mains constructed within the project limits shall be looped and meet all City of Flagstaff, AWWA, ADWR, and ADEQ standards. It is the applicant's responsibility to design, acquire adequate right-of-way, and construct all off-site and connecting water infrastructure in accordance with all applicable City, State, and federal rules and regulations.

The applicant must also construct a water storage tank and the associated waterlines to connect it to the Zone 'B' system. The tank shall store a minimum net volume of 685,000 gallons and must be placed at an elevation that will provide adequate pressure for the zone 'B' system. The City of Flagstaff has confirmed that there is sufficient storage capacity for the Ambulatory Care Center (ACC), but anything constructed after the ACC will require the tank to be constructed prior to certificate of occupancy. The City of Flagstaff has agreed to acquire the appropriate land rights necessary to place the tank(s) and convey the water from the tanks(s) to the public distribution system. In the event the City is unable to obtain the necessary land rights, the applicant will be responsible for finding an appropriate location for the 685,000-gallon water tank prior to any certificate of occupancy beyond the ACC. The City of Flagstaff is currently evaluating an upsize of the tank to approximately 2 million gallons. If requested by the City, the applicant will construct an upsized water tank. Any additional costs affiliated with the upsized storage will be reimbursed by the City beyond the required 685,000 gallons.



### **Wastewater**

The main sewer service for this project is the completed 18" sewer extension from Fort Tuthill to University Heights. The County paid for the cost to complete this infrastructure improvement and has elected to participate in the reimbursement agreement. The applicant will be required to reimburse the County the cost of their proportionate share as determined in the reimbursement agreement. The applicant will be required to build the minimum 8" sewer lines to connect to the new 18" main.

### **iii. Stormwater**

A completed Drainage Impact Analysis and Preliminary Drainage Report for the NAH Health Village has been submitted and reviewed by Stormwater Staff. In lieu of a downstream analysis, the project has elected to store the volumetric flow difference between the pre-development conditions and the post-development conditions on-site.

### **iv. Approved Engineering Standard Modifications**

The following modification approvals are attached to this staff report for the Commission's review.

#### **13-10-004-0001 Dead End Streets**

A request for a modification from the code requirement to not construct the edge treatment, including curb, gutter, and sidewalk, for the temporary turn arounds at Woody Mountain Road and Purple Sage Trail.

#### **13-10-010 Driveways**

A request for a modification from the minimum driveway spacing of 150 feet on both Woody Mountain Road and Purple Sage Trail.

#### **13-10-011-01 Functional Classification/Design Criteria**

A request for a modification to allow the driveway entrances with a larger curb radius similar to intersections to reduce damage to the infrastructure. This design is currently maintained at the existing hospital entrance on Beaver Street.

#### **13-10-006-0001.H**

A request for a modification to increase the grade approaching intersections along Beulah Boulevard from 2% to 3%.

### **v. Phasing of Improvements**

The NAH Health Village Block Plat on-site improvements will be developed in two phases. All off-site improvements will be completed as part of Phase 1 of development. The following is a breakdown of the proposed phases:

#### **Phase 1**

The first phase of the development focuses on Blocks C and E which includes the Wellness Retreat, Hospital, ACC, and affiliated medical offices. The Phase 1 Block Plat will include the creation of Blocks A, B, C, D, and E. Block D is the only block created that won't be developed in the first phase. This block is included in the second phase of entitlements. Phase 1 Block Plat roadway infrastructure includes the relocation/realignment of Purple Sage Trail built to major collector standards, the construction of Woody Mountain Road (a minor arterial), and the reconstruction of Beulah Boulevard to minor arterial standards. Both Purple Sage Trail and Woody Mountain Road will terminate in temporary cul-de-sacs. An engineering modification has been approved to allow these temporary cul-de-sacs to be constructed without edge improvements including curb, gutter, and sidewalks. NAH will construct the required utilities within the roadways to provide service to the individual blocks shown on the plat as discussed above. Phase 1 development will include all retention basins to provide full volume mitigation of the proposed improvements, as well as accommodating for the widening of Beulah Boulevard and the install of all storm drain infrastructure within the roadways to convey stormwater runoff.

#### **Phase 2**

Additional work will be required on the full scope TIA prior to the second of phase of development of the NAH Health Village. Required mitigation will be addressed through a separate development agreement. In order to permit the future development of Tracts Z and ZZ, a private lift station and pressure sewer line will need to be construction along Purple Sage Trail outside of the public right-of-way to provide service to these tracts. Additional utility lines will need to be extended through Tract Z which will be determined through the site planning or future subdivision of this tract.

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**REQUIRED FINDINGS:**

The Planning and Zoning Commission shall find the 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 of approval subject to the following conditions:

1. The final plats for each phase shall be in substantial conformance with the preliminary plat. Each phase shall meet all requirements independently.
2. Internal vehicle and pedestrian connections between Blocks must be provided to the greatest extent feasible with special attention to connections from each Block to the designated open space/civic space areas.
3. Permanent public pedestrian easements on all pathways shall be provided and shown on all final plats.
4. All existing easement and right-of-way in conflict with the proposed subdivision shall be abandoned prior to final plat.
5. An avigation easement shall be provided and shown on all final plats.

**Attachments:**

- Application
- Preliminary Plat, including the Natural Resource Protection Plan (30 sheets, 24" x 36")
- Off-site Improvements
- Utility notification letters
- Approved Engineering Standard Modifications



CITY OF FLAGSTAFF APPROVALS

CITY OF FLAGSTAFF  
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY  
THE COUNCIL OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, ON THE \_\_\_\_ DAY OF  
\_\_\_\_\_, 2022.

BY: \_\_\_\_\_ MAYOR

ATTEST: \_\_\_\_\_ CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY  
THE CITY OF FLAGSTAFF PLANNING DIRECTOR AND CITY ENGINEER, ON THE \_\_\_\_ DAY OF  
\_\_\_\_\_, 2022.

BY: \_\_\_\_\_ PLANNING  
DIRECTOR

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

ADEQUATE WATER SUPPLY NOTE

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.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

CHAD BROOKS (BY LETTER) 01/04/2023  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

UNISOURCE ENERGY SERVICES

MARTIN CONBOY (BY LETTER) 01/04/2023  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CENTURYLINK

KEVIN S. WAGNER (BY LETTER) 12/28/2022  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ALTICE USA

SANFORD YAZZIE (BY LETTER) 12/13/2022  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

UTILITY COMPANY CONTACTS

APS  
CONTACT: CHAD BROOKS  
2200 E. HUNTINGTON  
FLAGSTAFF, AZ 86004  
CHAD.BROOKS@APS.COM  
PHONE: (928) 773-6440

UNISOURCE ENERGY SERVICES  
CONTACT: MARTIN CONBOY  
2901 W SHAMRELL BLVD #110  
FLAGSTAFF, AZ 86001  
MCONBOY@UESAZ.COM  
PHONE: (928) 226-2269

CENTURYLINK/LUMEN  
CONTACT: MANUEL HERNANDEZ  
112 NORTH BEAVER STREET  
FLAGSTAFF, AZ 86001  
MANUEL.HERNANDEZ4@LUMEN.COM  
PHONE: (928) 779-4935

ALTICE USA  
CONTACT: SANFORD YAZZIE  
1601 SOUTH PLAZA WAY  
FLAGSTAFF, AZ 86001  
SANFORD.YAZZIE@ALTICEUSA.COM  
PHONE: (928) 266-0672

PROJECT SITE COVERAGE/BUILDING INFORMATION

BLOCK	LAND USE AREA	EXISTING ZONING	PROPOSED ZONING	PROPOSED DEVELOPMENT OPTIONS	GROSS ACERAGE	NET ACERAGE	DU/AC	FAR
A	1a	ESTATE RESIDENTIAL (ER)	PUBLIC FACILITY (PF)	OPEN SPACE	8.5	7.1	-	-
B	1a	ESTATE RESIDENTIAL (ER)	PUBLIC FACILITY (PF)	OPEN SPACE	4.2	3.1	-	-
C	1b	ESTATE RESIDENTIAL (ER) & RURAL RESIDENTIAL (RR)	PUBLIC FACILITY (PF)	WELLNESS AREA	22.6	20.0	-	-
D	2a	ESTATE RESIDENTIAL (ER)	HIGHWAY COMMERCIAL (HC)	MIXED USE	17.4	15.4	20	0.67
E	2b	ESTATE RESIDENTIAL (ER) & RURAL RESIDENTIAL (RR)	HIGHWAY COMMERCIAL (HC)	MEDICAL CENTER	63.2	59.1	-	0.49
ROW	-	-	-	-	-	15.1	-	-

NOTE:REFER TO THE SPECIFIC PLAN FOR ADDITIONAL ZONING DETAILS.

PARCELS TO BE REZONED

66.85 ACRES TO BE REZONED FROM  
ESTATE RESIDENTIAL (ER)

88.17 ACRES TO BE REZONED  
FROM RURAL RESIDENTIAL (RR)

SUBDIVISION GROSS ACERAGE = 172.62 ACRES

TOTAL PROPOSED ROW = 15.10 ACRES

SUBDIVISION NET ACERAGE = 157.52 ACRES

IMPERVIOUS AREA

PRE-DEVELOPMENT IMPERVIOUS AREA = 1.9 ACRES  
POST-DEVELOPMENT IMPERVIOUS AREA = 11.64 ACRES

EARTHWORK SUMMARY

UNADJUSTED CUT: 32,200 CY

UNADJUSTED FILL: 8,900 CY

PROJECT ENGINEER:

SHEPHARD-WESNITZER, INC.  
CONTACT: GUILLERMO E. CORTES  
110 WEST DALE AVE  
FLAGSTAFF, AZ 86001  
(928) 973-0354

PROJECT ARCHITECT:

HKS  
CONTACT: JOHN NIZIOLEK  
821 NORTH CENTRAL AVE  
PHOENIX, AZ 85004  
(602) 218-38100

PROJECT LANDSCAPE ARCHITECT:

NORRIS DESIGN  
CONTACT: ALAN BEAUDOIN  
901 EAST MADISON ST  
PHOENIX, AZ 85034  
(602) 254-9600

PROJECT ATTORNEY:

ASPEY, WATKINS & DIESEL PLLC  
CONTACT: WHITNEY CUNNINGHAM  
123 NORTH SAN FRANCISCO ST, SUITE 300  
(928) 774-1478

PROJECT OWNER/DEVELOPER:

NORTHERN ARIZONA HEALTHCARE CORPORATION  
CONTACT: STEVEN EISS  
1200 NORTH BEAVER ST  
FLAGSTAFF, AZ 86001  
(928) 973-8800

PROPERTY INFORMATION:

APNs: 112-05-001H,  
112-05-125,  
112-05-126,  
112-05-127,  
112-05-128,  
112-10-001L,  
112-10-001V,  
112-10-002A,  
112-10-004,  
112-10-005T,  
112-10-006A,  
112-10-006B,  
112-10-006C,  
112-10-032A,  
112-10-036,  
112-10-037,  
116-13-004B

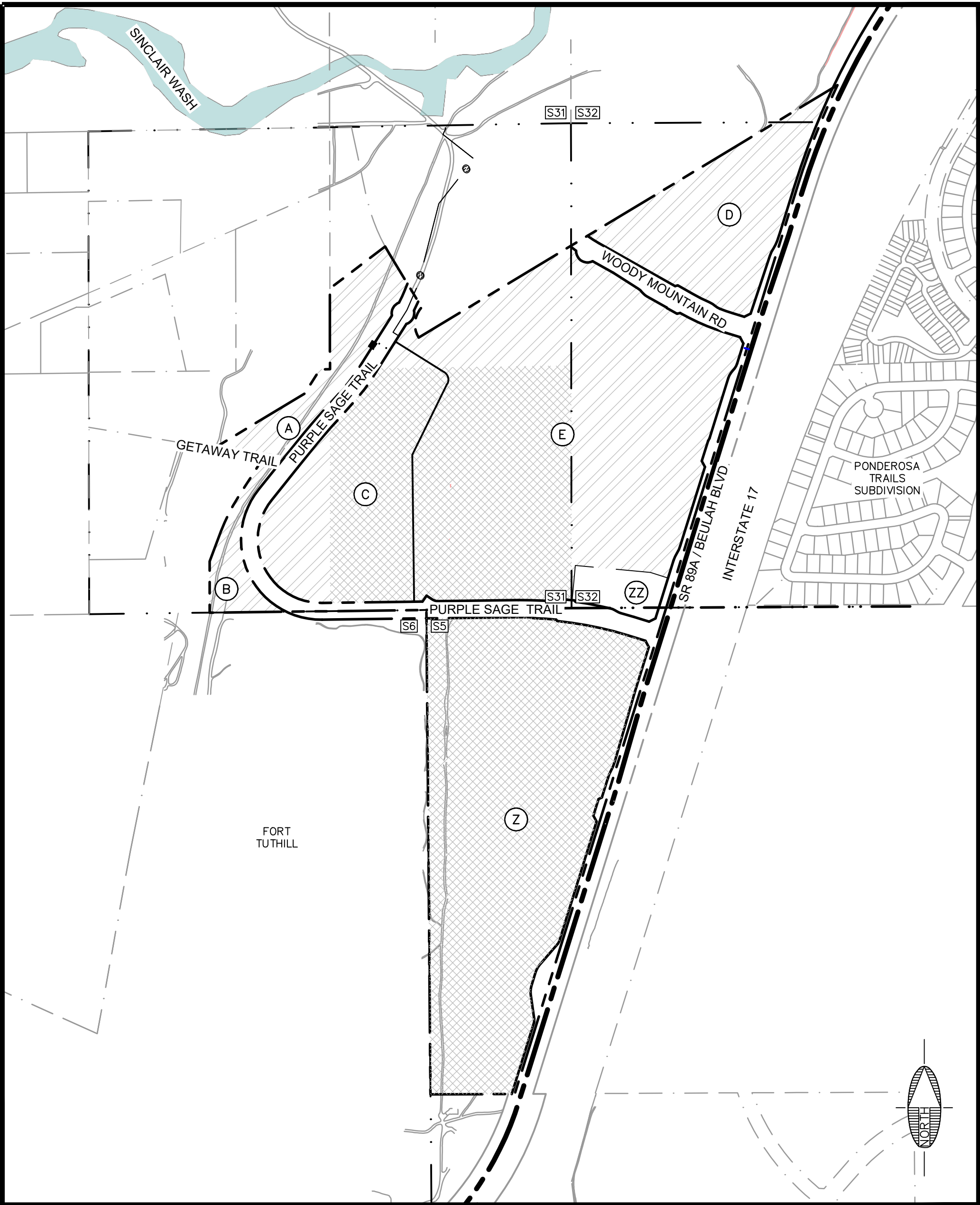
TOTAL PROJECT AREA: ±172.62 ACRES

CITY OF FLAGSTAFF CURRENT ZONING: RURAL RESIDENTIAL (RR),  
ESTATE RESIDENTIAL (ER), AND SINGLE-FAMILY RESIDENTIAL (R1)

PROPOSED ZONING: HIGHWAY COMMERCIAL (HC) AND PUBLIC  
FACILITY (PF)

PRELIMINARY BLOCK PLAT  
NORTHERN ARIZONA  
HEALTHCARE HEALTH VILLAGE  
FLAGSTAFF, ARIZONA

LOCATED IN SECTIONS 5, 31, AND 32, TOWNSHIP 21  
NORTH, RANGE 7 EAST, GILA AND SALT RIVER  
MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



VICINITY MAP  
N.T.S.

SHEET INDEX		
SHT NO.	DWG NO.	DESCRIPTION
1	CVR	COVER SHEET
2	EM01	ENCUMBRANCE MAP
3	OM01	EXISTING OVERVIEW MAP
4	OM02	PROPOSED OVERVIEW MAP
5	DT01	TYPICAL STREET SECTIONS
6	BP01	OVERALL BLOCK PLAT
7	BP02	PRELIMINARY BLOCK PLAT (1)
8	BP03	PRELIMINARY BLOCK PLAT (2)
9	BP04	PRELIMINARY BLOCK PLAT (3)
10	DU01	GRADING, DRAINAGE & UTILITY PLAN (1)
11	DU02	GRADING, DRAINAGE & UTILITY PLAN (2)
12	DU03	GRADING, DRAINAGE & UTILITY PLAN (3)
13	CT01	CLEAR VIEW ZONES (1)
14	CT02	CLEAR VIEW ZONES (2)
15	CT03	CLEAR VIEW ZONES (3)
16	PP01	PLAN AND PROFILE - BEAULAH BLVD (1)
17	PP02	PLAN AND PROFILE - BEAULAH BLVD (2)
18	PP03	PLAN AND PROFILE - BEAULAH BLVD (3)
19	PP04	PLAN AND PROFILE - BEAULAH BLVD (4)
20	PP05	PLAN AND PROFILE - BEAULAH BLVD (5)
21	PP06	PLAN AND PROFILE - BEAULAH BLVD (6)
22	PP07	PLAN AND PROFILE - BEAULAH BLVD (7)
23	PP08	PLAN AND PROFILE - PURPLE SAGE TRAIL (1)
24	PP09	PLAN AND PROFILE - PURPLE SAGE TRAIL (2)
25	PP10	PLAN AND PROFILE - PURPLE SAGE TRAIL (3)
26	PP11	PLAN AND PROFILE - PURPLE SAGE TRAIL (4)
27	PP12	PLAN AND PROFILE - PURPLE SAGE TRAIL (5)
28	PP13	PLAN AND PROFILE - WOODY MOUNTAIN RD (1)
29	PP14	PLAN AND PROFILE - WOODY MOUNTAIN RD (2)
30	NRPP	PRELIMINARY NATURAL RESOURCE PROTECTION PLAN

WATER AND SEWER IMPACT ANALYSIS

THE PRELIMINARY BLOCK PLAT IS IN COMPLIANCE WITH THE RECOMMENDATIONS SET FORTH IN THE PUBLIC W.S.I.A. PREPARED BY THE CITY OF  
FLAGSTAFF UTILITIES DEPARTMENT DATED FEBRUARY 9, 2022.

RESOURCE PRESERVATION

MOST OF THE PROJECT FALLS WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE AND THERE ARE RESOURCES WITHIN  
THE PROJECT THAT REQUIRE PRESERVATION. A PORTION OF APN 112-05-125 & APN 112-10-001M DOES NOT FALL WITHIN THE CITY OF  
FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE; HOWEVER, THE CITY HAS REQUESTED THAT THE PROPERTY BE REZONED TO THE  
RESOURCE PROTECTION OVERLAY IN ORDER TO PRESERVE THE TREE RESOURCES ON THE SITE.

FEMA DESIGNATION

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6812G, 04005C6814G, 04005C6816G, AND 04005C6818G EFFECTIVE  
SEPTEMBER 2, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SOURCE OF PROJECT INFORMATION

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY ALTA/ACSM LAND TITLE SURVEYS BY EXTREME MEASURES LAND SURVEYS, INC.,  
DATED NOVEMBER 30, 2018 AND FEBRUARY 23, 2020. TOPOGRAPHIC INFORMATION PROVIDED BY AERIAL SURVEY PERFORMED BY COOPER  
AERIAL SURVEYS CO. DATED SEPTEMBER 13, 2021. UTILITY INFORMATION PROVIDED BY MCCARTHY DATED SEPTEMBER 16, 2021.

OPEN SPACE NOTE

THE PROJECT SITE WILL INCLUDE OPEN SPACE AREAS THROUGHOUT. THESE ONSITE AMENITIES WILL BE FURTHER DETERMINED DURING THE SITE  
PLAN REVIEW.

BASIS OF BEARING

NORTH 89-40-43 EAST, 1858.35' FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND  
SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89A, ACCORDING TO AN ALTA  
SURVEY PREPARED BY EXTREME MEASURES LAND SURVEYS, INC. DATED NOVEMBER 30, 2018, INSTRUMENT NUMBER 3860697, OFFICIAL  
RECORDS OF COCONINO COUNTY, ARIZONA.

LEGAL DESCRIPTIONS

APNs 112-05-125, 112-05-126, 112-05-001H, 112-10-001L, 112-10-001V AND 112-10-006B INCLUSIVE, A PORTION OF APN 112-10-032A,  
AND APNs 112-05-128, 112-05-127, 112-10-006A, 112-10-006C AND 112-10-005T AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY  
PREPARED BY EXTREME MEASURES LAND SURVEYS, INC. DATED NOVEMBER 30, 2018, AND AS DESCRIBED IN INSTRUMENT NUMBER 3860697,  
OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

APN 112-10-002A AS DESCRIBED IN INSTRUMENT NUMBER 3858587, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

TOGETHER WITH THAT PARCEL OF LAND AS DESCRIBED IN DOCKET 892, PAGE 812, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

APN 112-10-004 AS DESCRIBED IN INSTRUMENT NUMBER 3678851, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

APNs 112-10-036 AND 112-10-037 AS DESCRIBED IN INSTRUMENT NUMBER 3918038, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

APN 116-13-004B AS DESCRIBED IN INSTRUMENT NUMBER 3889592, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

GENERAL NOTES

- BLOCK SETBACKS PER THE NAH HEALTH VILLAGE SPECIFIC PLAN.
- BUILDING INFORMATION PER THE NAH HEALTH VILLAGE SPECIFIC  
PLAN.
- LANDSCAPE BUFFERS PER THE CITY OF FLAGSTAFF ZONING CODE.
- SUBJECT PROPERTY LIES WITHIN THE AIRPORT INFLUENCE AREA  
PER ORDINANCE NO. 1964 AS DESCRIBED IN DOC 2060, PAGE  
978, AND WILL DEDICATE AN AVIGATION EASEMENT PER CITY OF  
FLAGSTAFF ZONING CODE 10-20.40.020 C. AVIGATION EASEMENT  
SHALL INCLUDE AIR SPACE FROM 350 FEET ABOVE THE SURFACE  
LEVEL OF THE PROPERTIES TO AN INFINITE HEIGHT ABOVE THE  
PROPERTIES.

CERTIFICATE OF LAND SURVEYOR

I HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS  
DONE UNDER MY DIRECT SUPERVISION AND IS TRUE AND  
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Aaron D. Borling, RLS 48756

C.O.F. Project # PZ-21-00126

FLAGSTAFF  
ARIZONA

NAH HEALTH VILLAGE

COVER SHEET

JOB NO: 21045  
DATE: MAY 23  
SCALE: AS SHOWN  
DRAWN: JEE  
DESIGN: CNP  
CHECKED: GEC

110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.swi.coz.com

Shephard Wesnitzer, Inc.

REVISIONS

BY

DATE

NO.

DESCRIPTION

Call at least two full working days  
before you begin excavation.

ARIZONA811  
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-546-1111 (Toll-Free)

DRAWING NO.  
CVR

SHT NO. 1 OF 30



PLOTTED: May 23, 2023 - 3:05pm

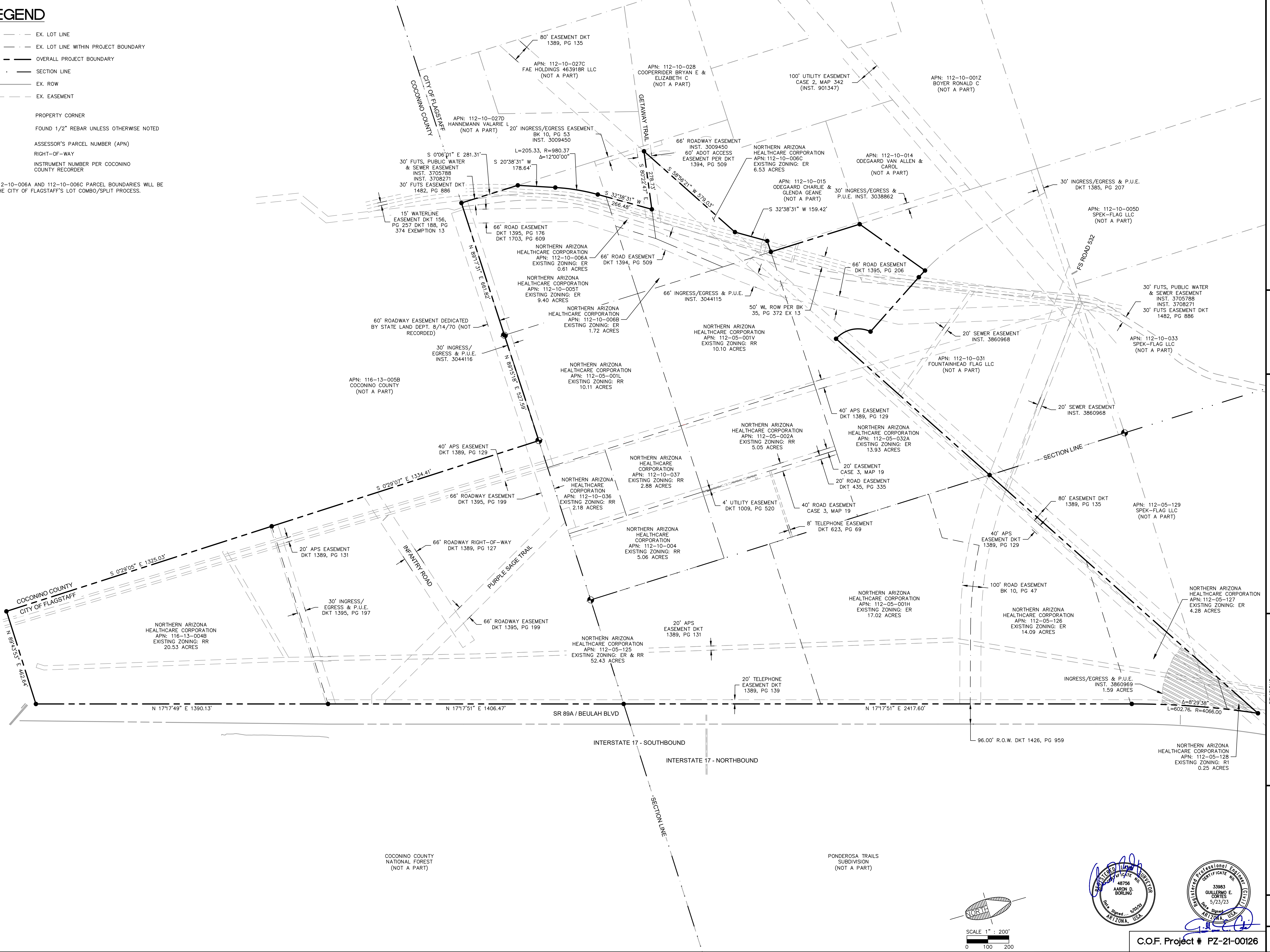
FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - ENCUMBRANCE MAP.DWG JERIKSSON

## LEGEND

	EX. LOT LINE
	EX. LOT LINE WITHIN PROJECT BOUNDARY
	OVERALL PROJECT BOUNDARY
	SECTION LINE
	EX. ROW
	EX. EASEMENT
	PROPERTY CORNER
	FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
401-XX-XXX	ASSESSOR'S PARCEL NUMBER (APN)
ROW	RIGHT-OF-WAY
#000000	INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER

### NOTES:

- APNs 112-10-005T, 112-10-006A AND 112-10-006C PARCEL BOUNDARIES WILL BE ADJUSTED THROUGH THE CITY OF FLAGSTAFF'S LOT COMBO/SPLIT PROCESS.



				NAH HEALTH VILLAGE		ARIZONA	
				ENCUMBRANCE MAP			
				DATE:	MAY 23		
				SCALE:	AS SHOWN		
				DRAWN:	JEE		
				DESIGN:	ONP		
				CHECKED:	GEC		
				110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com			
				Shephard / Wesnitzer, Inc.			
NO.		DESCRIPTION	DATE	BY			
					</		



401-XX-XXX  
ROW  
#000000

NOTES:  
1. APNs 112-10-005T, 112-10-006A AND 112-10-006C PARCEL BOUNDARIES WILL BE ADJUSTED THROUGH THE CITY OF FLAGSTAFF'S LOT COMBO/SPLIT PROCESS.

## LEGEND

- EX. LOT LINE
- EX. LOT LINE WITHIN PROJECT BOUNDARY
- OVERALL PROJECT BOUNDARY
- SECTION LINE
- EX. ROW
- EX. EASEMENT
- EX. EASEMENT TO BE REMOVED

PROPERTY CORNER

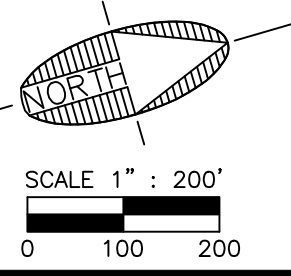
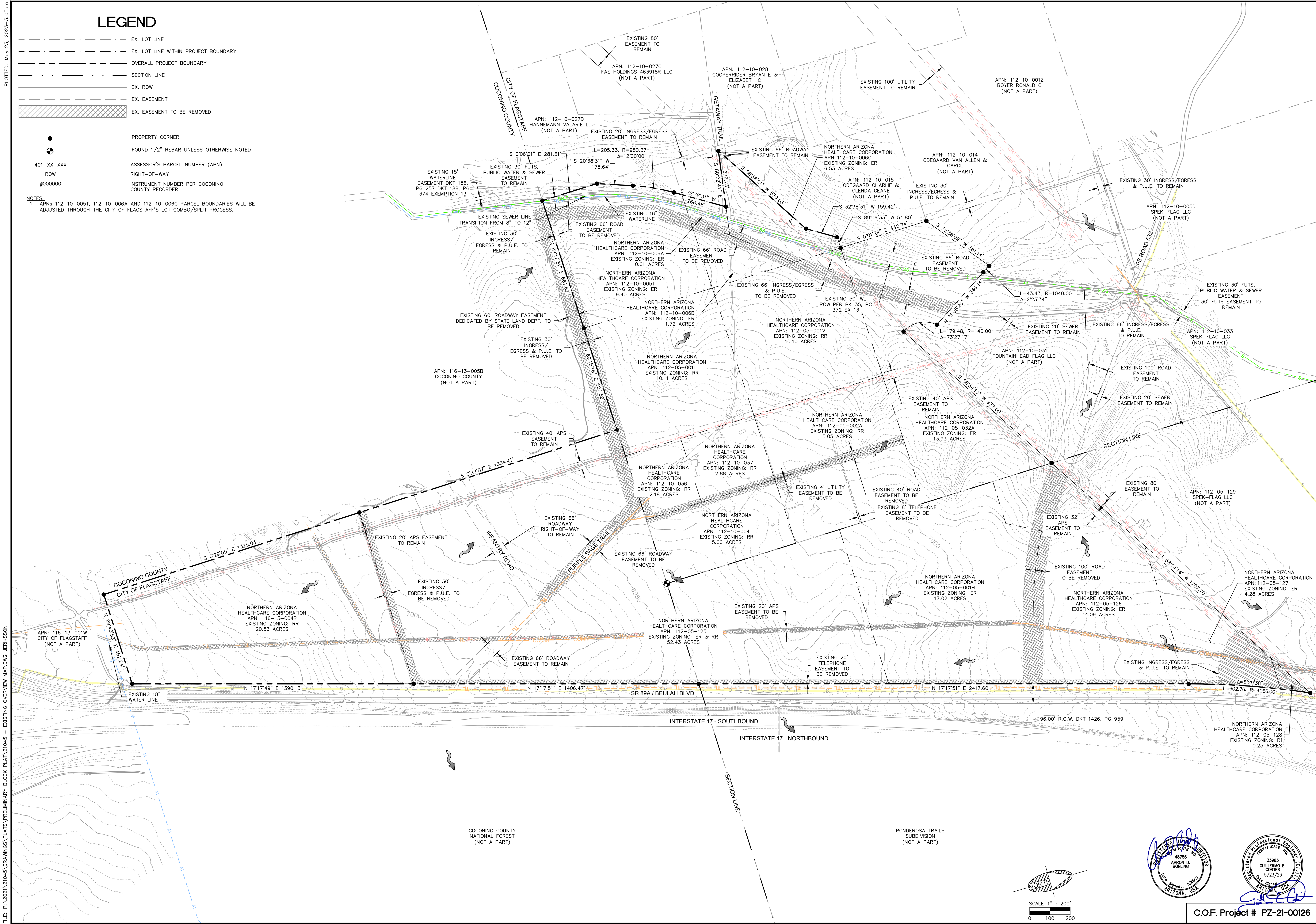
FOUND 1/2" REBAR UNLESS OTHERWISE NOTED

ASSESSOR'S PARCEL NUMBER (APN)

RIGHT-OF-WAY

INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER

FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - EXISTING OVERVIEW MAP.DWG JERIKSSON



C.O.F. Project # PZ-21-00126

FLAGSTAFF  
ARIZONA

NAH HEALTH VILLAGE

21045  
MAY 23  
AS SHOWN  
JEE  
ONP  
GEC

110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.swi.coz.com

Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.  
  
Arizona Blue Stakes, Inc.  
Dial 8-1-1 or 1-800-546-4111 (Toll-Free)

DRAWING NO.  
**OM01**

SHT NO. 3 OF 30



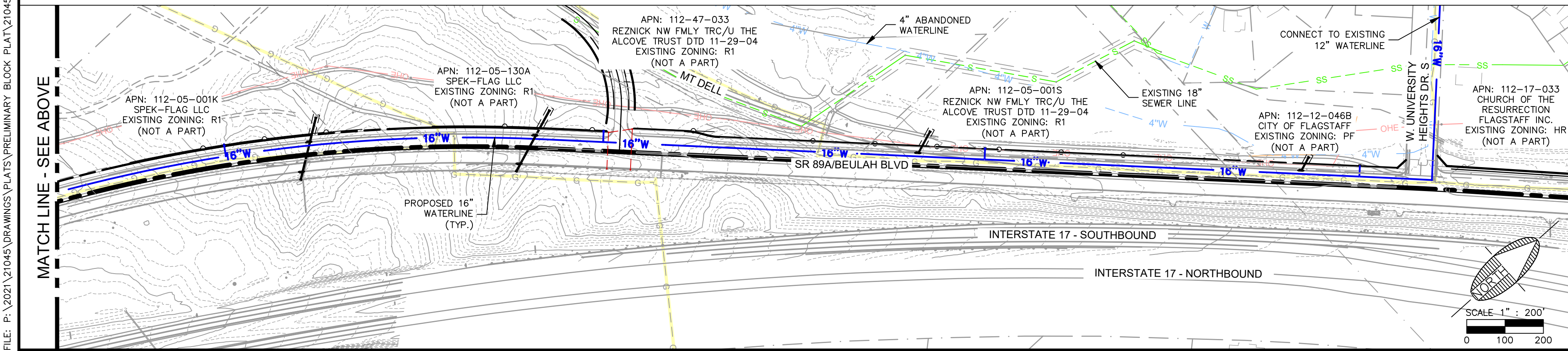
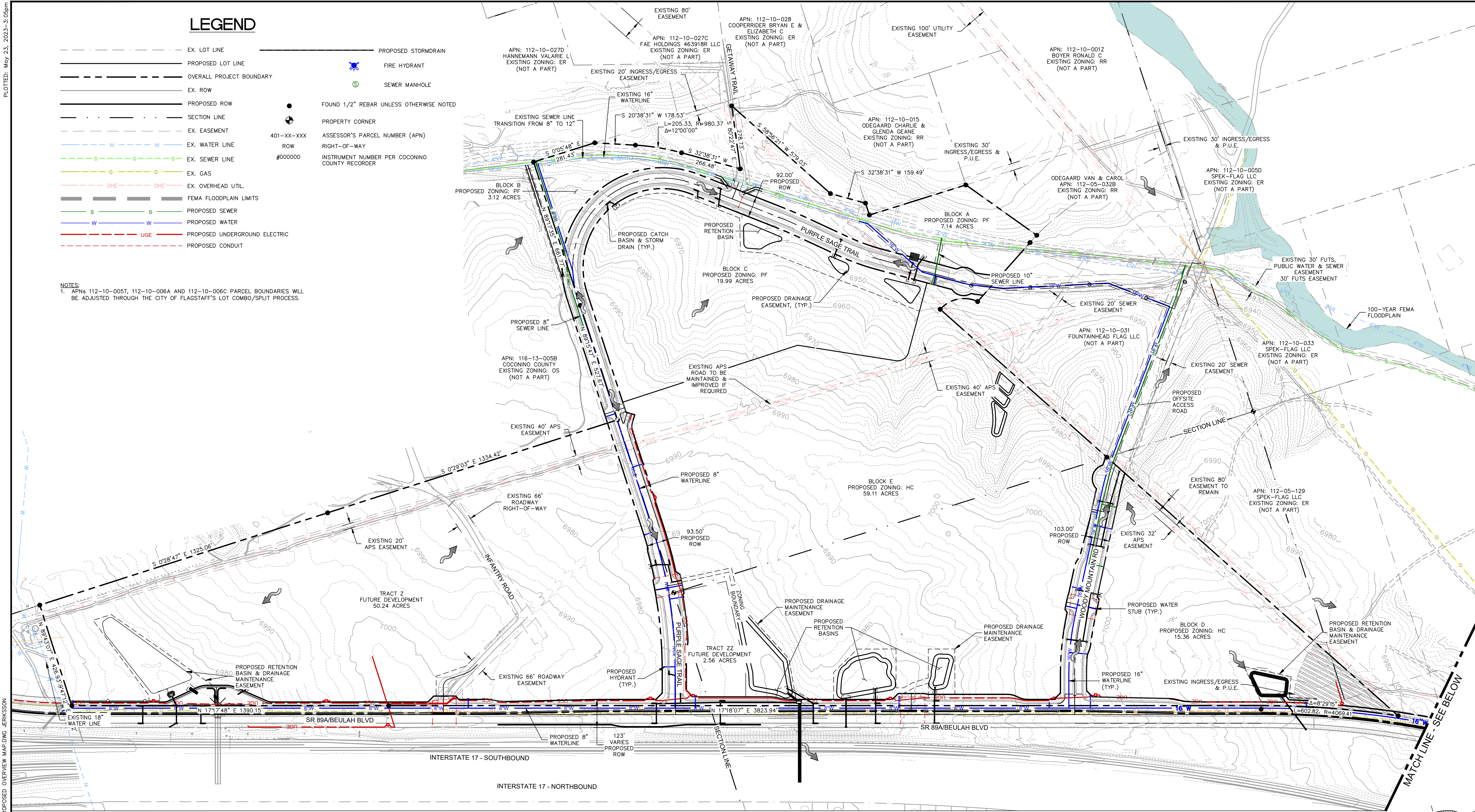
PLOTTED: May 23, 2023 - 3:05pm

FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - PROPOSED OVERVIEW MAP.DWG ERIKSSON

# LEGEND

- EX. LOT LINE
- PROPOSED LOT LINE
- OVERALL PROJECT BOUNDARY
- EX. ROW
- PROPOSED ROW
- SECTION LINE
- EX. EASEMENT
- EX. WATER LINE
- EX. SEWER LINE
- EX. GAS
- EX. OVERHEAD UTIL.
- FEMA FLOODPLAIN LIMITS
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED CONDUIT
- PROPOSED STORMDRAIN
- FIRE HYDRANT
- SEWER MANHOLE
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- PROPERTY CORNER
- ASSESSOR'S PARCEL NUMBER (APN)
- RIGHT-OF-WAY
- INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER

NOTES:  
1. APNs 112-10-005T, 112-10-006A AND 112-10-006C PARCEL BOUNDARIES WILL BE ADJUSTED THROUGH THE CITY OF FLAGSTAFF'S LOT COMBO/SPLIT PROCESS.



FLAGSTAFF  
ARIZONA

NAH HEALTH VILLAGE

PROPOSED OVERVIEW MAP

JOB NO:	21045
DATE:	MAY 23
SCALE:	AS SHOWN
DRAWN:	JEE
DESIGN:	ONP
CHECKED:	GEC

110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.swicaz.com

SWI

Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.

ARIZONA 801  
Arizona Blue Stakes, Inc.  
Dist 8-1-1 or 1-800-514K-11 (722-5348)

REGISTERED PROFESSIONAL ENGINEER  
33983  
GUILLERMO L. CORTES  
5/23/23  
ARIZONA, USA

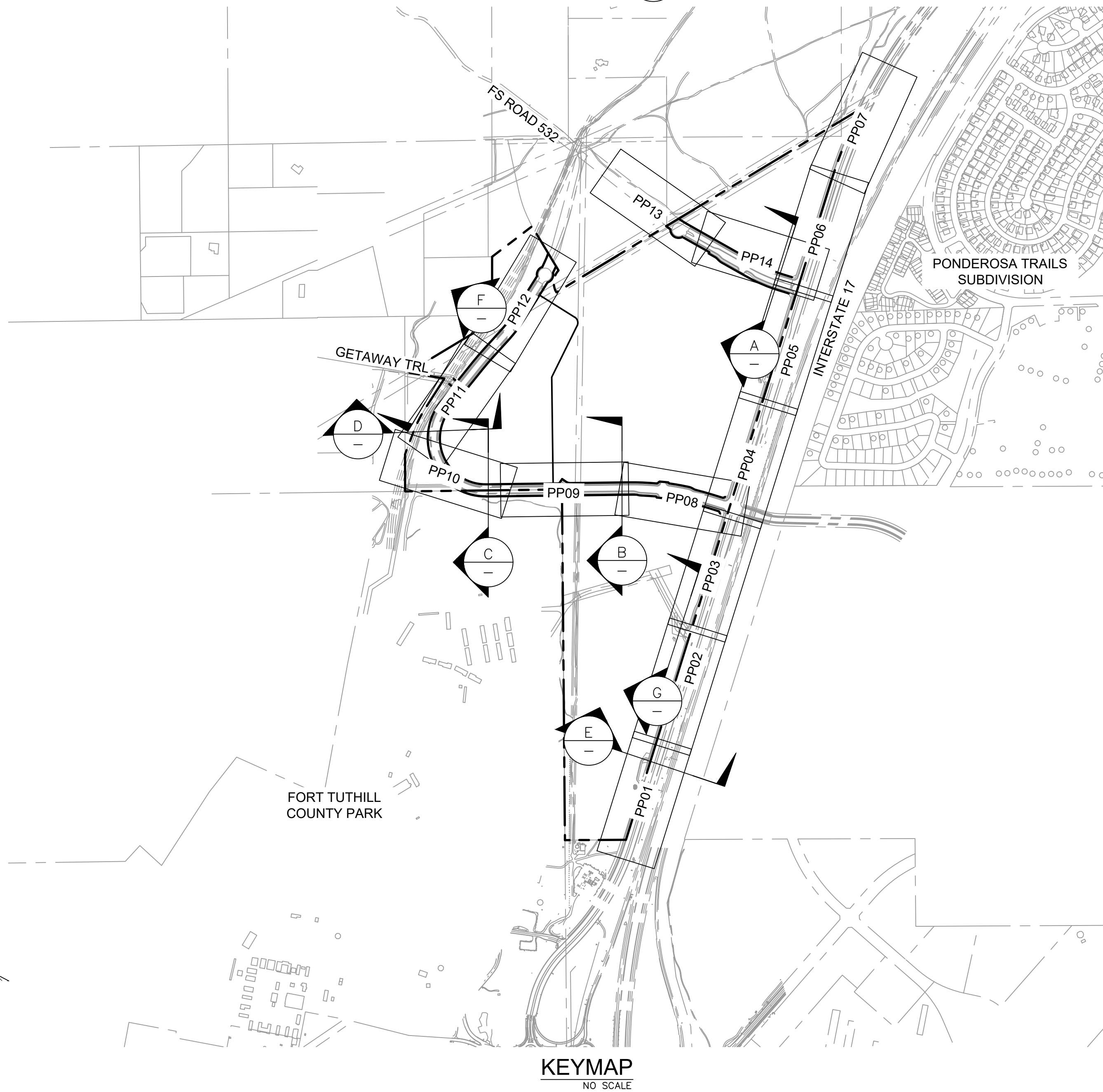
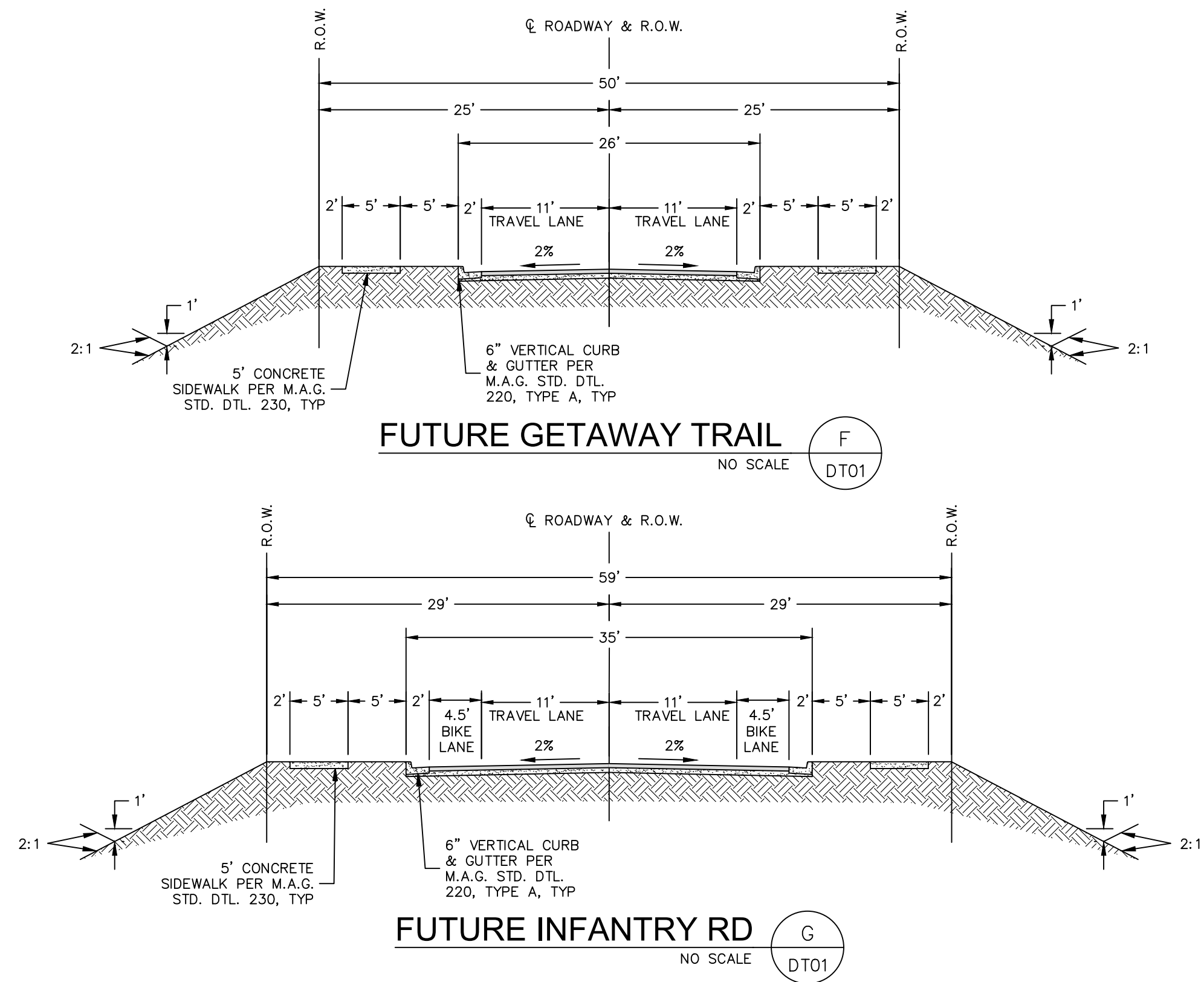
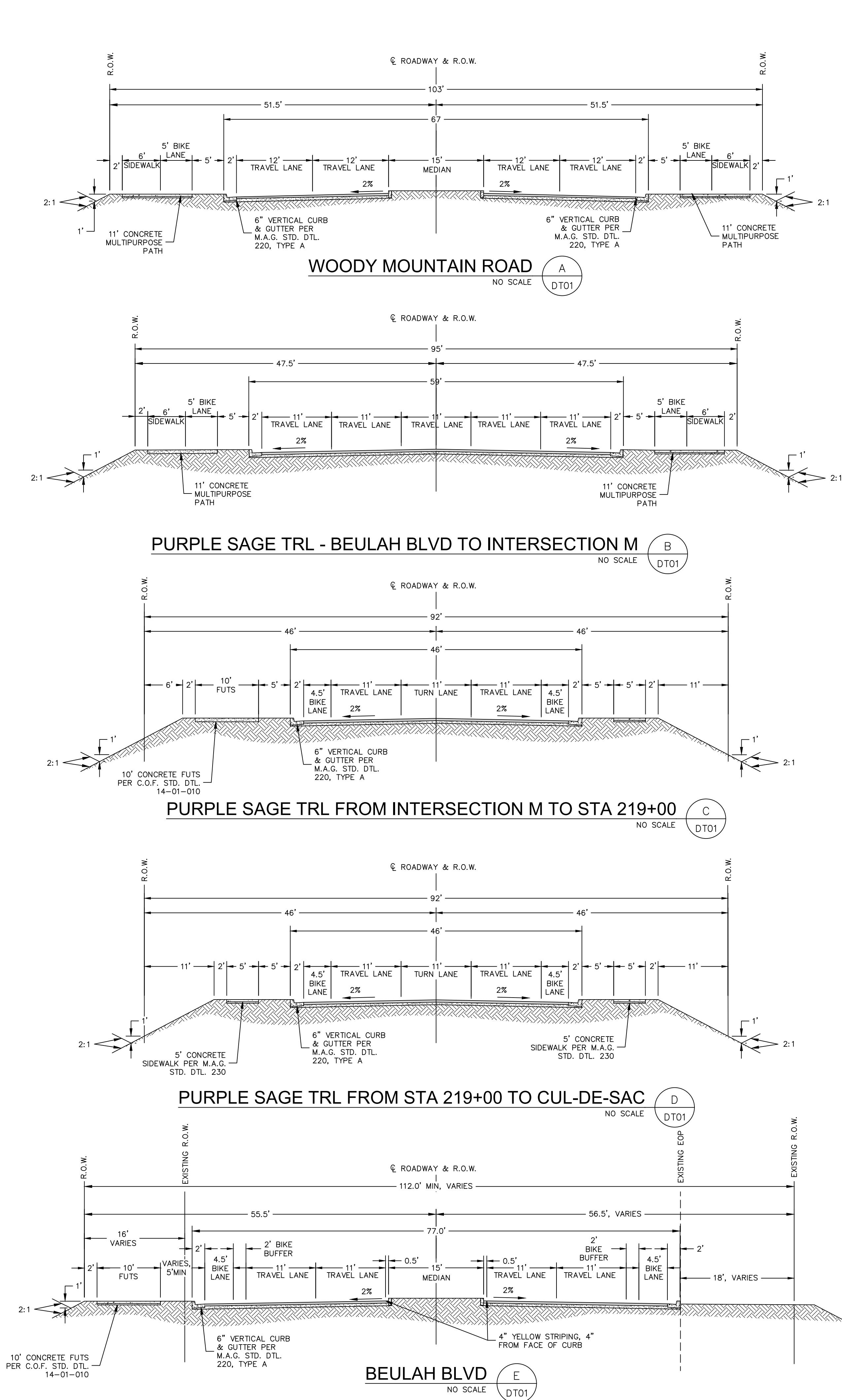
REGISTERED PROFESSIONAL ENGINEER  
48756  
AARON D. BORLING  
5/23/23  
ARIZONA, USA

DRAWING NO.  
OM02

SHT NO. 4 OF 30

C.O.F. Project # PZ-21-00126





- NOTES:
1. ROADWAY SECTIONS ARE MODIFIED FROM THE C.O.F. STANDARD ENGINEERING DETAILS. REFER TO THE SPECIFIC PLAN FOR MORE INFORMATION ON THE REQUESTED MODIFICATIONS.
  2. THE MINIMUM DEPTH OF THE AC VARIES, DEPENDING ON THE TYPE OF ROADWAY. THE TYPICAL MINIMUM PAVEMENT DEPTHS ARE PER GEOTECH REPORT.



C.O.F. Project # PZ-21-00126

FLAGSTAFF ARIZONA		NAH HEALTH VILLAGE		TYPICAL STREET SECTIONS	
JOB NO:	21045	DATE:	MAY 23	SCALE:	AS SHOWN
DESIGN:	JEE	CHECKED:	ONP	DESIGNED:	ONP
110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiwoz.com	Shephard Wesnitzer, Inc.				
REVISIONS	NO.	DESCRIPTION	DATE	BY	
Call at least two full working days before you begin excavation.					
ARIZONA 801 Arizona Blue Stakes, Inc. (928-5348)					
DRAWING NO. DT01					
SHT NO.	5	OF	30		



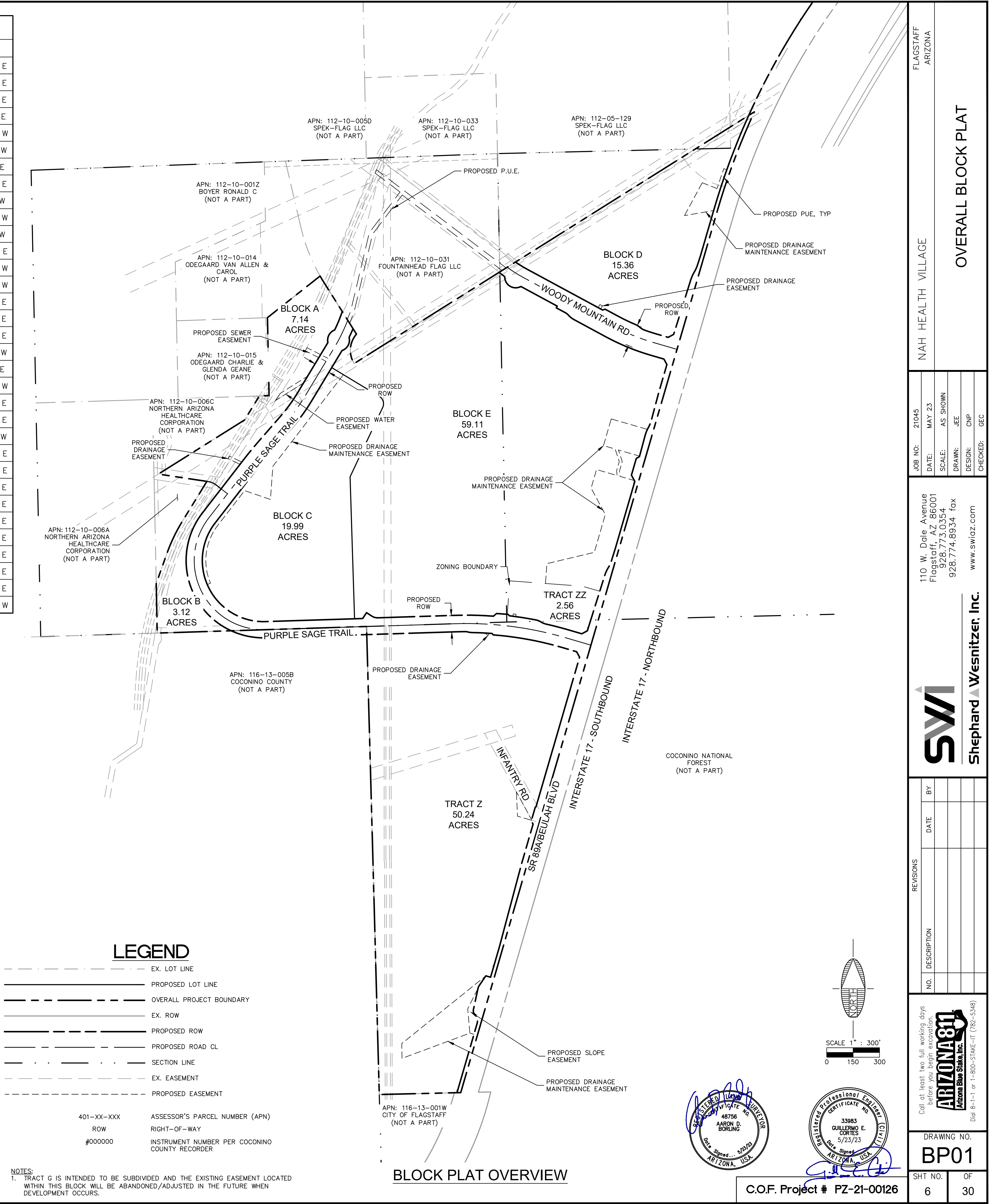
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	159.49	S 32°38'31" W
L2	579.03	S 58°56'21" W
L3	278.73	S 80°22'47" E
L4	266.48	S 32°38'31" W
L6	178.53	S 00°58'31" W
L7	281.43	S 20°35'48" E
L8	661.77	N 89°17'35" E
L9	527.67	N 89°15'47" E
L10	1334.42	S 0°29'03" E
L11	1325.06	S 0°28'47" E
L12	426.93	N 89°43'07" E
L13	35.72	N 89°47'12" E
L14	1390.15	N 17°148" E
L15	3823.94	N 17°18'07" E
L17	1707.71	S 58°54'38" W
L18	977.15	S 58°54'38" W
L20	346.13	N 31°05'02" W
L22	381.15	S 0°043'22" W
L23	442.99	S 52°02°2" E
L24	54.76	S 89°09'58" W
L25	315.31	S 57°48'42" E
L27	434.69	S 26°15'49" W
L28	806.71	S 0°44'10" E
L29	103.07	N 72°39'50" W
L30	413.51	N 84°41'28" W
L31	191.57	S 58°8'32" W
L32	408.07	N 17°17'46" E
L34	136.10	N 7°58'18" W
L36	80.00	N 17°17'46" E
L38	152.64	N 40°35'25" E
L40	683.14	N 17°17'46" E
L41	36.77	N 27°42'14" W
L42	95.50	N 17°17'46" E
L43	20.51	N 62°17'46" E
L44	111.46	N 17°17'46" E
L47	405.81	N 16°02'09" E
L48	252.12	N 17°17'46" E
L49	39.60	N 27°42'14" W
L50	97.52	N 72°42'16" W
L52	10.39	N 38°20'54" W
L56	1077.85	S 89°15'50" W
L58	228.02	N 38°48'45" E
L59	166.02	N 38°48'45" E
L61	191.74	N 42°09'16" E
L63	328.18	N 32°11'18" E
L67	337.15	S 32°11'18" W
L68	191.74	S 42°09'16" W
L69	166.02	S 38°48'45" W
L70	228.02	S 38°48'45" W
L71	552.59	N 89°15'50" E
L72	39.91	S 34°55'40" E
L73	35.93	S 55°15'01° E
L74	439.38	N 89°15'50" E
L75	21.91	N 50°23'54" E
L76	84.01	S 84°41'28" E
L77	9.61	S 39°41'28" E
L78	85.30	S 72°42'16" E
L79	40.04	N 62°55'28" E
L80	332.79	N 17°17'46" E
L81	451.84	N 17°17'46" E
L82	36.75	N 27°42'14" W
L83	116.00	N 17°17'46" E
L84	14.90	N 30°49'06" E
L85	348.02	N 17°17'46" E
L86	114.42	N 17°17'46" E
L87	39.60	N 27°42'14" W
L88	81.50	N 72°42'14" W
L89	17.68	S 74°28'12" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L90	64.99	N 60°31'48" W
L91	2.00	N 11°56'23" W
L92	124.32	N 60°31'48" W
L93	161.47	N 57°43'52" W
L94	129.61	N 60°31'48" W
L95	19.41	N 51°48'23" W
L96	480.34	S 60°31'48" E
L97	15.56	N 74°28'12" E
L98	91.09	S 60°31'48" E
L99	70.59	S 72°42'14" W
L100	39.15	N 62°54'14" E
L101	334.21	N 18°32'38" E
L102	55.01	N 18°32'38" E
L103	258.43	N 17°17'46" E
L104	136.60	N 72°42'14" W
L106	582.43	N 60°31'48" W
L108	152.38	N 72°38'46" W
L110	1077.85	S 89°15'50" W
L112	228.02	N 38°48'45" E
L113	166.02	N 38°48'45" E
L115	191.74	N 42°09'16" E
L117	328.18	N 32°11'18" E
L119	7.30	S 78°50'30" E
L121	34.41	S 51°11'15" E
L122	45.92	S 51°11'15" E
L123	28.63	N 72°42'14" W
L124	411.04	S 70°41'33" W
L125	83.86	N 0°00'00" E
L126	541.71	N 52°13'16" E
L127	61.45	N 51°8'32" E
L128	274.35	N 65°15'24" E
L129	181.04	S 82°30'39" F
L139	58.04	N 11°06'15" W
L140	61.23	N 0°12'44" E
L141	49.08	S 72°42'14" E
L144	20.00	N 67°52'36" E
L146	235.14	N 38°48'45" E
L147	145.95	S 73°56'38" E
L148	141.93	N 21°43'00" E
L149	690.95	N 38°40'47" E
L150	22.50	N 69°18'40" W
L152	90.51	N 67°21'37" E
L153	212.17	S 29°26'14" W
L154	172.98	N 81°13'18" E
L155	923.95	N 51°49'18" E
L156	20.57	S 24°38'31" W
L157	178.25	S 51°49'18" E
L158	288.96	S 38°11'36" W
L159	459.64	S 14°27'27" W
L160	50.20	S 23°19'23" W
L161	66.06	N 23°19'23" E
L162	456.98	N 14°27'27" E
L163	278.76	N 38°11'37" E
L164	711.04	S 51°49'18" E
L165	84.97	N 62°01'25" W
L166	20.01	N 25°56'50" E
L167	87.15	S 62°01'25" E
L168	28.86	N 32°58'23" W
L169	16.00	N 35°36'22" E
L170	21.39	S 34°23'38" E
L171	188.37	S 58°56'04" W
L172	48.31	N 34°28'42" E
L173	184.08	N 58°56'04" E
L174	39.38	N 51°11'15" W
L175	45.11	S 80°22'47" E
L176	17.18	S 57°48'42" E
L177	40.89	N 30°58'26" E
L178	16.31	N 57°46'28" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L182	22.10	S 49°12'59" E
L183	16.00	N 40°47'01" E
L184	21.72	N 49°12'59" W
L185	9.07	S 66°11'15" E
L186	16.00	S 23°48'45" W
L187	13.36	N 66°11'15" W
L188	15.94	N 42°20'49" E
L189	16.00	S 47°39'11" E
L190	24.48	S 42°20'49" W
L191	543.44	S 89°15'50" W
L192	1.02	N 32°53'55" E
L193	19.15	N 1°45'32" E
L194	454.16	N 89°15'50" E
L195	12.57	S 2°37'27" W
L196	15.78	S 86°21'03" E
L197	12.56	N 3°38'57" E
L198	4.00	N 8°21'28" E
L199	6.00	N 81°38'32" W
L200	4.00	S 8°21'28" W
L201	38.06	N 60°07'14" W
L202	42.60	N 0°27'47" E
L203	116.90	N 47°11'10" E
L204	52.24	N 74°25'08" W
L205	16.00	N 15°26'33" E
L206	52.76	S 74°25'01" E
L207	39.65	N 69°57'44" W
L208	16.00	N 20°02'16" E
L209	38.89	S 69°57'44" E
L210	20.08	N 29°28'13" E
L211	16.00	N 60°31'47" W
L212	20.08	S 29°28'13" W
L213	44.91	S 70°48'42" W
L214	31.76	N 44°41'11" W
L215	39.80	N 65°20'04" E
L219	4.00	N 69°55'30" W
L220	6.00	S 20°04'30" W
L221	4.00	S 69°55'30" E
L225	4.00	N 72°42'14" W
L226	6.00	S 17°17'46" W
L227	4.00	S 72°42'14" E
L228	184.88	N 27°28'27" W
L229	138.75	S 1°37'18" E
L230	85.22	S 72°42'09" E
L231	12.44	N 12°39'05" W
L232	16.00	S 77°20'55" W
L233	24.39	N 12°39'05" E
L234	11.69	S 52°01'42" W
L235	29.75	N 37°58'18" W
L236	28.87	N 52°01'42" E
L237	29.98	N 89°14'39" W
L238	41.57	N 0°45'21" E
L239	50.77	S 89°14'39" E
L240	18.81	N 45°38'04" W
L241	4.00	N 72°42'14" W
L242	6.00	S 17°17'46" W
L243	4.00	S 72°42'14" E
L244	4.00	N 72°42'14" W
L245	6.00	S 17°17'46" W
L246	4.00	S 72°42'14" E
L247	8.25	N 17°17'46" E
L248	6.00	N 17°17'46" E
L249	329.68	N 17°17'46" E
L250	40.03	N 17°17'46" E
L251	24.11	N 17°17'46" E
L252	8.39	N 7°58'18" W
L253	87.31	N 7°58'18" W
L254	34.35	N 7°58'18" W
L255	6.05	N 7°58'18" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L256	30.94	N 40°35'25" E
L257	19.97	N 40°35'25" E
L258	101.73	N 40°35'25" E
L259	1.98	S 72°42'14" E
L260	10.80	S 17°17'46" W
L261	38.38	N 17°17'46" E
L262	6.00	N 17°17'46" E
L263	67.08	N 17°17'46" E
L264	241.72	S 89°17'40" W
L268	573.02	N 89°15'50" E
L269	504.82	N 89°15'50" E
L270	420.06	N 89°17'32" E
L272	111.71	N 38°48'45" E
L273	36.81	N 38°48'45" E
L274	21.83	N 38°48'45" E
L280	67.07	N 32°11'18" E
L281	44.44	N 32°11'18" E
L282	55.93	N 32°11'18" E
L283	17.44	N 32°11'18" E
L284	49.61	N 32°11'18" E
L285	20.05	N 32°11'18" E
L286	73.64	N 32°11'18" E
L288	49.88	S 32°11'18" W
L289	40.89	S 32°11'18" W
L290	133.08	S 32°11'18" W
L291	128.65	S 57°48'42" E
L292	186.66	S 57°48'42" E
L293	194.76	S 31°05'02" E
L294	53.15	S 31°05'02" E
L295	5.01	S 31°05'02" E
L296	19.58	S 31°05'02" E
L297	37.10	S 31°05'02" E
L298	36.52	S 31°05'02" E
L299	55.40	S 58°54'38" W
L300	6.95	S 58°54'38" W
L301	27.80	S 58°54'38" W
L302	20.31	S 58°54'38" W
L303	972.08	S 58°54'38" W
L305	462.84	S 60°31'48" E
L306	16.00	S 60°31'48" E
L307	1.50	S 60°31'48" E
L308	29.53	S 58°54'38" W
L309	230.08	S 17°17'46" W
L310	80.29	S 17°17'46" W
L311	16.02	S 17°17'46" W
L312	20.21	S 17°17'46" W
L313	1.41	S 17°17'46" W
L314	8.32	N 17°17'46" E
L315	6.00	N 17°17'46" E
L316	217.84	N 17°17'46" E
L323	103.22	N 17°17'46" E
L324	34.24	N 17°17'46" E
L325	38.25	N 17°17'46" E
L329	261.65	N 84°41'28" W
L330	151.86	N 84°41'28" W
L331	20.00	S 84°41'28" E
L332	16.00	S 84°39'17" E
L333	4.00	N 0°44'10" W
L334	6.00	S 89°15'50" W
L335	4.00	S 0°44'10" E
L336	23.73	S 70°21'39" W
L337	34.12	S 34°28'42" W
L338	20.46	N 70°21'39" E
L339	32.14	N 6°11'15" W
L340	30.69	S 34°28'42" W
L341	28.86	S 6°11'15" E
L342	16.41	N 72°42'14" W
L343	38.25	S 17°12'54" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L344	16.36	S 72°42'14" E
L345	19.19	S 68°37'10" E
L346	111.57	N 19°51'25" E
L347	9.07	S 66°11'15" E
L348	16.00	S 23°48'45" W
L349	13.36	N 66°11'15" W
L350	226.89	N 51°4'09" E
L351	75.94	S 84°45'51" E
L352	16.00	S 54°4'09" W
L353	59.94	N 84°45'51" W
L354	210.89	S 51°4'09" W
L355	4.17	N 38°48'45" E
L356	119.33	N 72°42'14" W
L357	145.25	N 27°12'05" W
L358	169.76	N 17°15'49" E
L359	170.31	S 72°44'11" E
L360	31.78	N 17°15'49" E
L361	48.46	N 11°06'15" W
L362	70.18	N 01°2'44" E
L363	126.70	N 72°42'14" W
L364	116.40	N 17°15'58" E
L365	198.86	S 72°44'19" E
L366	113.30	S 32°11'18" W
L367	36.00	S 84°42'27" E
L368	13.00	S 84°38'47" E
L369	61.80	N 17°17'46" E
L370	102.69	N 17°17'46" E
L371	16.01	N 17°17'46" E
L372	65.87	N 17°17'46" E
L373	93.70	N 17°17'46" E
L374	22.31	N 17°17'46" E
L375	29.76	N 17°17'46" E
L376	1572.79	S 68°54'38" W





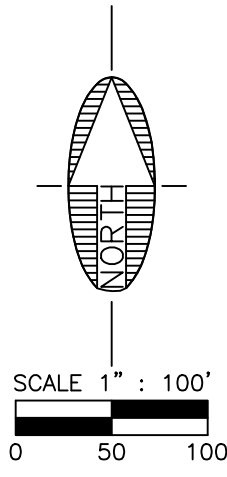
PLOTTED: May 23, 2023 - 3:06pm

FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - PRELIMINARY BLOCK PLAT 2.DWG JERIKSSON

LEGEND

- EX. LOT LINE
- PROPOSED LOT LINE
- OVERALL PROJECT BOUNDARY
- EX. ROW
- PROPOSED ROW
- PROPOSED ROAD CL
- SECTION LINE
- EX. EASEMENT
- PROPOSED EASEMENT
- PROPERTY CORNER
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- 401--XX-XXX  
ROW  
#000000
- ASSESSOR'S PARCEL NUMBER (APN)  
RIGHT-OF-WAY  
INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER

NOTES:  
1. TRACT Z AND TRACT ZZ ARE INTENDED TO BE SUBDIVIDED AND THE EXISTING EASEMENT LOCATED WITHIN THIS BLOCK WILL BE ABANDONED/ADJUSTED IN THE FUTURE WHEN DEVELOPMENT OCCURS.



APN: 112-10-0050  
SPEK-FLAG LLC  
(NOT A PART)

EXISTING 30' FUTS. PUBLIC  
WATER & SEWER EASEMENT  
INST. 3705788  
INST. 3708271  
30' FUTS EASEMENT DKT  
1482, PG 886, TO REMAIN

APN: 112-10-033  
SPEK-FLAG LLC  
(NOT A PART)

APN: 112-05-129  
SPEK-FLAG LLC  
(NOT A PART)

EXISTING  
INGRESS/EGRESS &  
P.U.E. TO REMAIN

APN: 112-10-001Z  
BOYER RONALD C  
(NOT A PART)

ODEGAARD VAN & CAROL  
APN: 112-05-032B  
(NOT A PART)

EXISTING 20' SEWER  
EASEMENT INST.  
3860968, TO REMAIN

PROPOSED 26'  
P.U.E. TO BE  
DEDICATED  
SEPARATELY  
FROM PLAT

APN: 112-10-031  
FOUNTAINHEAD FLAG LLC  
(NOT A PART)

EXISTING 40' APS  
EASEMENT DKT  
1389, PG 129, TO  
REMAIN

EXISTING 20' SEWER  
EASEMENT INST.  
3860968, TO REMAIN

EXISTING 32'  
APS  
EASEMENT DKT  
1389, PG 129,  
TO REMAIN

EXISTING 80'  
EASEMENT DKT  
1389, PG 135, TO  
REMAIN

BLOCK D  
15.36  
ACRES

APN: 112-10-014  
ODEGAARD VAN ALLEN &  
CAROL  
(NOT A PART)

BLOCK A  
7.14  
ACRES

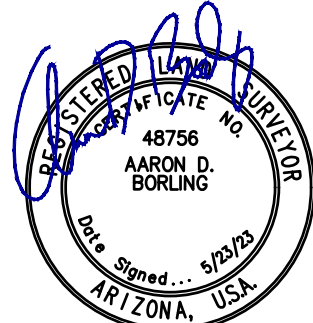
APN: 112-10-015  
ODEGAARD CHARLIE &  
GLENDA GEANE  
(NOT A PART)

BLOCK E  
59.11  
ACRES

BLOCK C  
19.99  
ACRES

PROPOSED DRAINAGE  
MAINTENANCE EASEMENT

PROPOSED DRAINAGE  
MAINTENANCE EASEMENT



MATCHLINE SEE SHEET PP03

C.O.F. Project # PZ-21-00126

JOB NO: 21045		DATE: MAY 23		SCALE: AS SHOWN		DRAWN: JEE		DESIGN: ONP		CHECKED: GEC	
110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swi.coz.com											
Shephard Wesnitzer, Inc.											
PRELIMINARY BLOCK PLAT (1)											
NAH HEALTH VILLAGE											
FLAGSTAFF ARIZONA											



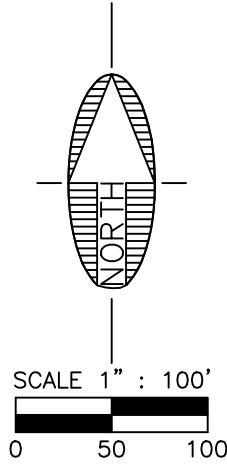


LEGEND

	EX. LOT LINE
	PROPOSED LOT LINE
	OVERALL PROJECT BOUNDARY
	EX. ROW
	PROPOSED ROW
	PROPOSED ROAD CL
	SECTION LINE
	EX. EASEMENT
	PROPOSED EASEMENT
	PROPERTY CORNER
	FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
401-XX-XXX	ASSESSOR'S PARCEL NUMBER (APN)
ROW	RIGHT-OF-WAY
#000000	INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER

NOTES:

1. TRACT Z AND TRACT ZZ ARE INTENDED TO BE SUBDIVIDED AND THE EXISTING EASEMENT LOCATED WITHIN THIS BLOCK WILL BE ABANDONED/ADJUSTED IN THE FUTURE WHEN DEVELOPMENT OCCURS.



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	205.33	980.37	12°00'00"
C2	602.82	4069.41	8°29'15"
C3	179.47	140.00	73°26'57"
C4	43.33	645.63	3°50'44"
C5	73.37	50.00	84°04'31"
C6	23.37	53.00	25°16'04"
C7	47.19	107.00	25°16'04"
C8	43.50	107.00	23°17'39"
C9	21.55	53.00	23°17'39"
C10	45.33	215.09	12°04'35"
C11	49.62	213.16	13°20'12"
C12	399.23	1941.50	11°46'54"
C13	113.27	1949.00	3°19'48"
C14	32.06	107.50	17°05'11"
C15	62.62	1954.00	1°50'10"
C16	993.73	439.50	129°32'55"
C17	119.35	2046.00	3°20'32"
C18	165.94	954.00	9°57'58"
C19	6.32	954.00	0°22'46"
C20	88.51	62.00	81°47'49"
C21	113.24	954.00	6°48'05"
C22	54.17	1046.00	2°58'02"
C23	93.61	62.00	86°30'28"
C25	181.94	1046.00	9°57'58"
C27	113.98	1954.00	3°20'32"
C30	785.71	347.50	129°32'55"
C34	35.74	58.50	35°00'00"
C36	207.88	2047.50	5°49'02"
C40	144.90	2058.50	4°01'59"
C41	49.42	2058.50	1°22'32"
C42	39.63	108.00	21°01'31"
C43	24.23	72.00	19°16'46"
C44	76.90	2047.50	2°09'07"
C48	45.49	178.96	14°33'48"
C49	45.49	178.96	14°33'48"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C55	46.12	97.56	27°05'01"
C56	47.55	97.55	27°55'50"
C60	273.85	1263.53	12°25'05"
C65	34.91	84.50	23°40'07"
C66	30.78	84.50	20°52'11"
C69	129.57	62.00	119°44'11"
C70	21.15	718.50	1°41'10"
C72	74.04	615.50	6°53'33"
C76	107.71	1137.50	5°25'31"
C77	36.27	118.50	17°32'17"
C78	29.55	81.50	20°46'34"
C79	70.37	1148.50	3°30'38"
C83	45.61	180.00	14°31'10"
C84	45.61	180.00	14°31'10"
C87	582.32	4094.00	8°08'59"
C88	254.97	1200.00	12°10'26"
C89	101.48	667.00	8°43'03"
C90	631.31	2000.00	18°05'09"
C91	889.72	393.50	129°32'55"
C92	116.66	2000.00	3°20'32"
C93	173.94	1000.00	9°57'58"
C94	174.01	1000.00	9°58'12"
C95	50.95	100.00	29°11'31"
C96	348.31	327.50	60°56'09"
C97	119.56	4116.50	1°39'51"
C98	48.63	1949.00	1°25'47"
C99	16.00	1949.00	0°28'13"
C100	48.59	1949.00	1°25'42"
C101	60.53	439.50	7°53'26"
C102	91.43	439.50	11°55'11"
C103	51.38	439.50	6°41'54"
C104	790.39	439.50	103°02'24"
C105	416.14	347.50	68°36'46"
C106	6.44	347.50	1°03'41"
C107	18.14	347.50	2°59'26"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C108	345.00	347.50	56°53'01"
C111	1.22	4094.00	0°01'02"
C112	96.92	4025.52	1°22'46"
C113	47.19	4094.00	0°39'37"
C114	50.23	4094.00	0°42'11"
C115	6.00	4094.00	0°05'02"
C116	36.16	4094.00	0°30'22"
C117	4.72	4094.00	0°03'58"
C118	339.03	4094.00	4°44'41"
C126	13.63	178.96	4°21'55"
C130	133.13	2060.89	3°42'05"
C131	6.00	2166.79	0°09'31"
C132	5.77	631.54	0°31'24"
C133	31.85	178.96	10°11'53"

MATCHLINE SEE SHEET PP03

APN: 116-13-005B  
COCONINO COUNTY  
(NOT A PART)

EXISTING 40' APS  
EASEMENT DKT  
1389, PG 129,  
TO REMAIN

PROPOSED DRAINAGE  
MAINTENANCE  
EASEMENT

PROPOSED DRAINAGE  
EASEMENT

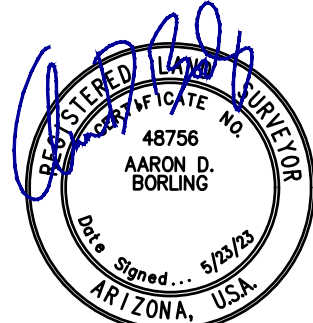
TRACT Z  
50.24  
ACRES

SR 89A/BEULAH BLVD

INTERSTATE 17 - SOUTHBOUND

INTERSTATE 17 - NORTHBOUND

COCONINO NATIONAL FOREST  
(NOT A PART)



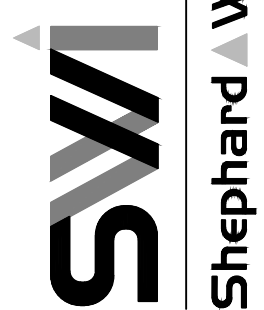
C.O.F. Project # PZ-21-00126

FLAGSTAFF  
ARIZONA

NAH HEALTH VILLAGE

JOB NO:	21045
DATE:	MAY 23
SCALE:	AS SHOWN
DRAWN:	JEE
DESIGN:	ONP
CHECKED:	GEC

110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.swi.cz.com



REVISIONS		BY
NO.	DESCRIPTION	DATE

Call at least two full working days  
before you begin excavation.  
**ARIZONA811**  
Arizona Blue Stakes, Inc.  
Dial 8-1-1 or 1-800-5146-11 (PZ-5348)

DRAWING NO.  
**BP04**

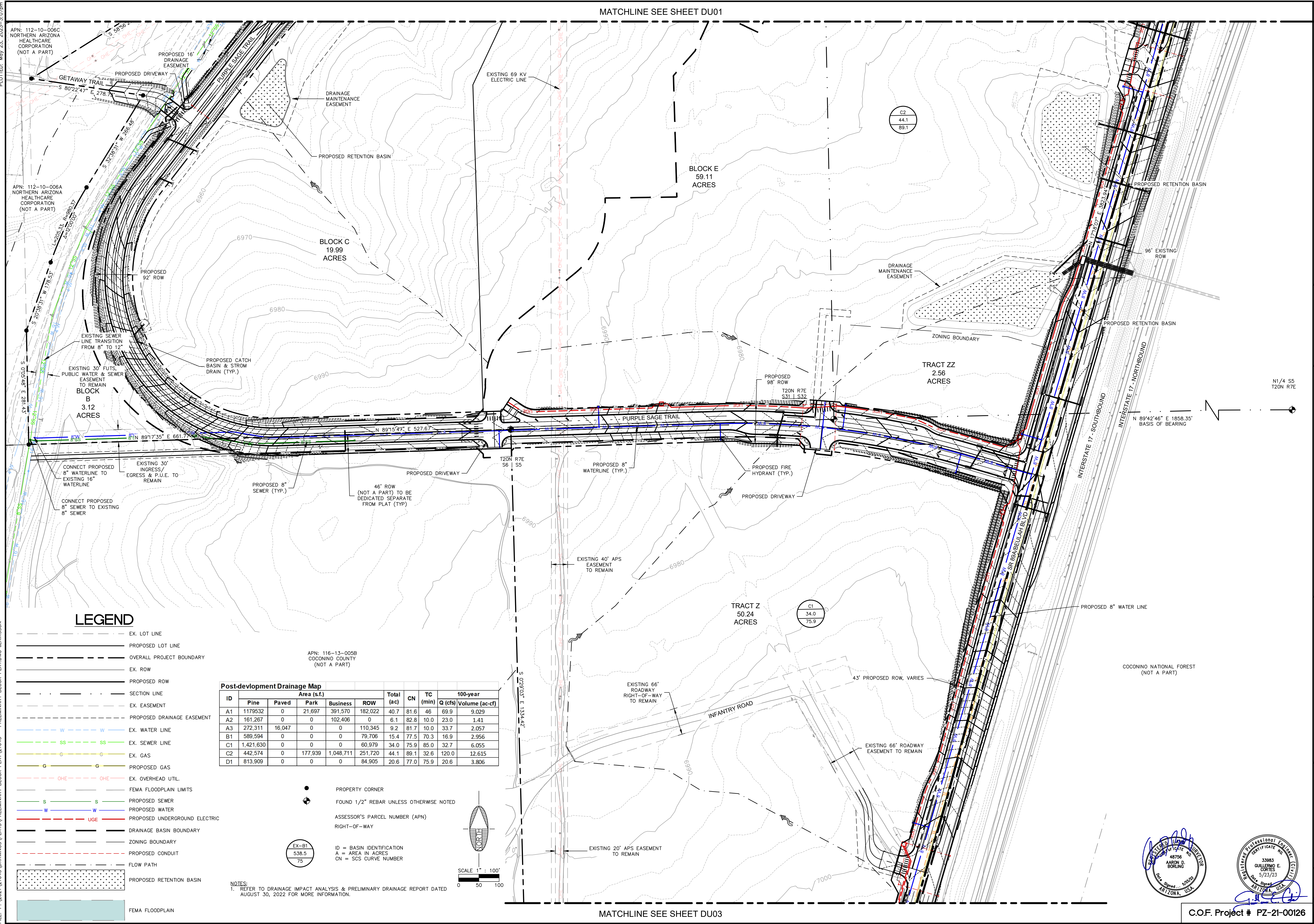
SHT NO. 9 OF 30







FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - PRELIMINARY BLOCK PLAT.DWG JERIKSSON  
PLOTTED: May 23, 2023 - 3:07pm



LEGEND

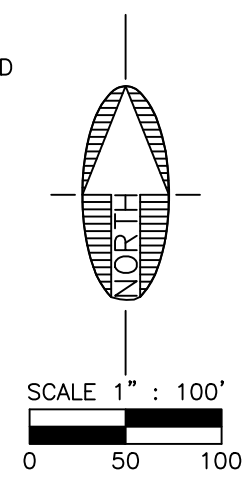
- EX. LOT LINE
- PROPOSED LOT LINE
- OVERALL PROJECT BOUNDARY
- EX. ROW
- PROPOSED ROW
- SECTION LINE
- EX. EASEMENT
- PROPOSED DRAINAGE EASEMENT
- EX. WATER LINE
- EX. SEWER LINE
- EX. GAS
- PROPOSED GAS
- EX. OVERHEAD UTIL.
- FEMA FLOODPLAIN LIMITS
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED UNDERGROUND ELECTRIC
- DRAINAGE BASIN BOUNDARY
- ZONING BOUNDARY
- PROPOSED CONDUIT
- FLOW PATH
- PROPOSED RETENTION BASIN
- FEMA FLOODPLAIN

Post-development Drainage Map

ID	Pine	Paved	Park	Business	ROW	Total (ac)	CN	TC (min)	Q (cfs)	100-year Volume (ac-ft)
A1	1179532	0	21,697	391,570	182,022	40.7	81.6	46	69.9	9,029
A2	161,267	0	0	102,406	0	6.1	82.8	10.0	23.0	1.41
A3	272,311	16,047	0	0	110,345	9.2	81.7	10.0	33.7	2,057
B1	589,594	0	0	0	79,706	15.4	77.5	70.3	16.9	2,956
C1	1,421,630	0	0	0	60,979	34.0	75.9	85.0	32.7	6,055
C2	442,574	0	177,939	1,048,711	251,720	44.1	89.1	32.6	120.0	12,615
D1	813,909	0	0	0	84,905	20.6	77.0	75.9	20.6	3,806

- PROPERTY CORNER
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- ASSESSOR'S PARCEL NUMBER (APN)
- RIGHT-OF-WAY
- ID = BASIN IDENTIFICATION
- A = AREA IN ACRES
- CN = SCS CURVE NUMBER

NOTES:  
1. REFER TO DRAINAGE IMPACT ANALYSIS & PRELIMINARY DRAINAGE REPORT DATED AUGUST 30, 2022 FOR MORE INFORMATION.



FLAGSTAFF  
ARIZONA

NAH HEALTH VILLAGE

JOB NO: 21045  
DATE: MAY 23  
SCALE: AS SHOWN  
DRAWN: JEE  
DESIGN: ONP  
CHECKED: GEC

110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.swi.biz

Shephard Wesnitzer, Inc.

REVISIONS  
NO. DESCRIPTION  
BY DATE

Call at least two full working days before you begin excavation.  
  
Arizona Blue Stake, Inc.  
Dial 811 or 1-800-546-1111 (Toll-Free)

DRAWING NO.  
DU02  
SHT NO. 11 OF 30

C.O.F. Project # PZ-21-00126



PLOTTED: May 23, 2023--3:07pm

FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - PRELIMINARY BLOCK PLAT.DWG JERIKSSON

LEGEND

- EX. LOT LINE  
PROPOSED LOT LINE  
OVERALL PROJECT BOUNDARY  
EX. ROW  
PROPOSED ROW  
SECTION LINE  
EX. EASEMENT  
PROPOSED DRAINAGE EASEMENT  
EX. WATER LINE  
EX. SEWER LINE  
EX. GAS  
PROPOSED GAS  
EX. OVERHEAD UTIL.  
FEMA FLOODPLAIN LIMITS  
PROPOSED SEWER  
PROPOSED WATER  
PROPOSED UNDERGROUND ELECTRIC  
DRAINAGE BASIN BOUNDARY  
ZONING BOUNDARY  
PROPOSED CONDUIT  
FLOW PATH  
PROPOSED RETENTION BASIN  
FEMA FLOODPLAIN

- PROPERTY CORNER  
FOUND 1/2" REBAR UNLESS OTHERWISE NOTED  
ASSESSOR'S PARCEL NUMBER (APN)  
RIGHT-OF-WAY  
ID = BASIN IDENTIFICATION  
A = AREA IN ACRES  
CN = SCS CURVE NUMBER

NOTES:  
1. REFER TO DRAINAGE IMPACT ANALYSIS & PRELIMINARY DRAINAGE REPORT DATED AUGUST 30, 2022 FOR MORE INFORMATION.

SCALE 1" = 100'  
0 50 100

MATCHLINE SEE SHEET DU02

Post-development Drainage Map										
ID	Area (s.f.)					Total (ac)	CN	TC (min)	100-year	
	Pine	Paved	Park	Business	ROW				Q (cfs)	Volume (ac-cf)
A1	1179532	0	21,697	391,570	182,022	40.7	81.6	46	69.9	9,029
A2	161,267	0	0	102,406	0	6.1	82.8	10.0	23.0	1.41
A3	272,311	16,047	0	0	110,345	9.2	81.7	10.0	33.7	2,057
B1	589,594	0	0	0	79,706	15.4	77.5	70.3	16.9	2,956
C1	1,421,630	0	0	0	60,979	34.0	75.9	85.0	32.7	6,055
C2	442,574	0	177,939	1,048,711	251,720	44.1	89.1	32.6	120.0	12,615
D1	813,909	0	0	0	84,905	20.6	77.0	75.9	20.6	3,806

APN: 116-13-005B  
COCONINO COUNTY  
(NOT A PART)

APN: 116-13-001W  
CITY OF FLAGSTAFF  
(NOT A PART)

FLAGSTAFF  
ARIZONA

JOB NO: 21045  
DATE: MAY 23  
SCALE: AS SHOWN  
DRAWN: JEE  
DESIGN: ONP  
CHECKED: GEC

110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.774.8934 fax  
928.774.8934  
www.swi.coz.com

SWI  
Shephard Wesnitzer, Inc.

REVISIONS		BY
NO.	DESCRIPTION	DATE

Call at least two full working days before you begin excavation.  
ARIZONA 811  
Arizona Blue Stakes, Inc.  
Dist 8-1-1 or 1-800-514-6111 (Toll-Free)

DRAWING NO.  
DU03

SHT NO. 12 OF 30

C.O.F. Project # PZ-21-00126

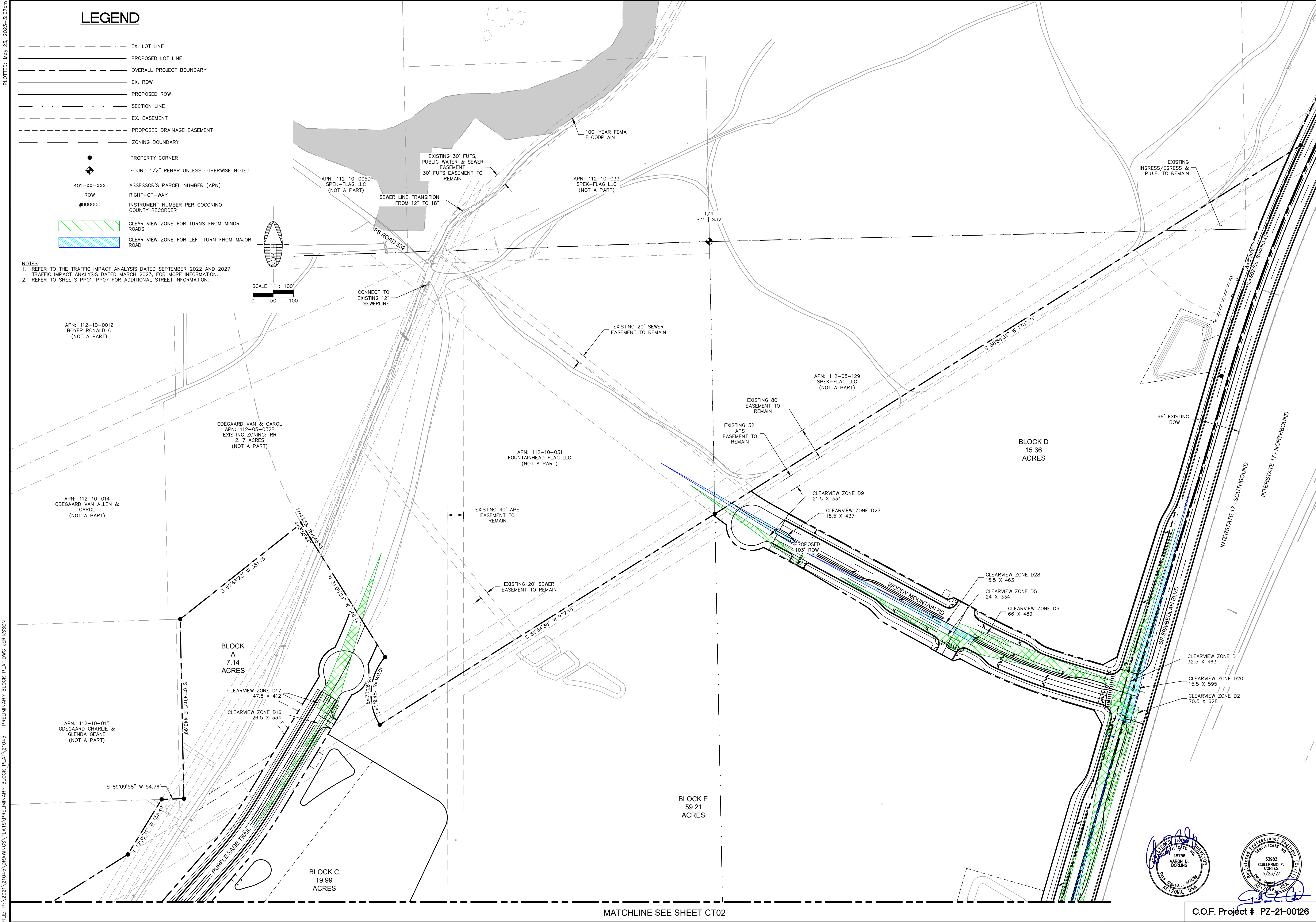
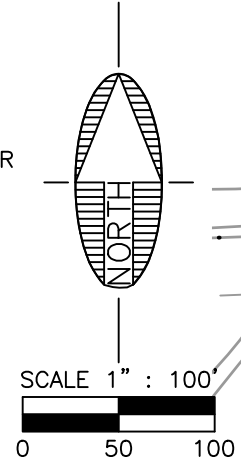


FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - PRELIMINARY BLOCK PLAT.DWG JERIKSSON  
PLOTTED: May 23, 2023 - 3:07pm

LEGEND

- EX. LOT LINE
- PROPOSED LOT LINE
- OVERALL PROJECT BOUNDARY
- EX. ROW
- PROPOSED ROW
- SECTION LINE
- EX. EASEMENT
- PROPOSED DRAINAGE EASEMENT
- ZONING BOUNDARY
- PROPERTY CORNER
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- 401-XX-XXX ROW #000000
- ASSESSOR'S PARCEL NUMBER (APN)
- RIGHT-OF-WAY
- INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER
- CLEAR VIEW ZONE FOR TURNS FROM MINOR ROADS
- CLEAR VIEW ZONE FOR LEFT TURN FROM MAJOR ROAD

NOTES:  
1. REFER TO THE TRAFFIC IMPACT ANALYSIS DATED SEPTEMBER 2022 AND 2027 TRAFFIC IMPACT ANALYSIS DATED MARCH 2023, FOR MORE INFORMATION.  
2. REFER TO SHEETS PP01-PP07 FOR ADDITIONAL STREET INFORMATION.



MATCHLINE SEE SHEET CT02



C.O.F. Project # PZ-21-00126

SHT NO. 13		OF 30	
DRAWING NO. CT01			
Call at least two full working days before you begin excavation.			
ARIZONA 811 Arizona Blue Stakes, Inc. Dial 8-1-1 or 1-800-546-4111 (Toll-Free)			
REGISTERED PROFESSIONAL ENGINEER 33983 GUILLERMO L. CORTES 5/23/23 Arizona, USA			
REGISTERED PROFESSIONAL ENGINEER 48756 AARON D. BORLING 5/23/23 Arizona, USA			
NO. DESCRIPTION			
REVISIONS			
BY DATE			
Shephard Wesnitzer, Inc.			
110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com			
JOB NO. 21045			
DATE: MAY 23			
SCALE: AS SHOWN			
DRAWN: JEE			
DESIGN: ONP			
CHECKED: GEC			
NAH HEALTH VILLAGE			
FLAGSTAFF ARIZONA			
CLEAR VIEW ZONES (1)			



**Notes:**

- (1) The major road speed limits ( $V_{MAJOR}$  in MPH) are based on existing conditions in the project vicinity.
- (2) The time gap values, adjusted ( $t_g(\text{adjusted})$  in seconds) and unadjusted ( $t_g(\text{unadjusted})$  in seconds), are based on the current site plan and the *AASHTO-Geometric Design of Highways and Streets* Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment to the time gap.
- (3) The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the *AASHTO-Geometric Design of Highways and Streets*.  
Equation 9-1:  $ISD = 1.47 V_{MAJOR}^2 t_g$
- (4) The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane
- (5) If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

Call at least two full working days before you begin excavation.		 <b>ARIZONA 811</b> Arizona Blue Stake, Inc. <small>Dial 8-1-1 or 1-800-STAKE-IT (782-5348)</small>		NO. DESCRIPTION DATE BY     		<div style="text-align: center;">   <b>Shephard &amp; Wesnitzer, Inc.</b> </div>		110 W. Dole Avenue Flagstaff, AZ 86001 Phone: 928-774-3034 Fax: 928-774-8334 <a href="http://www.swiaz.com">www.swiaz.com</a>		JOB NO: 21045 DATE: MAY 23 SCALE: AS SHOWN DRAWN: JEE DESIGN: CNP CHECKED: GEC		NAH HEALTH VILLAGE  CLEAR VIEW ZONES (2)		FLAGSTAFF ARIZONA	
DRAWING NO.		CT02													
SHEET NO.		14		OF		30									



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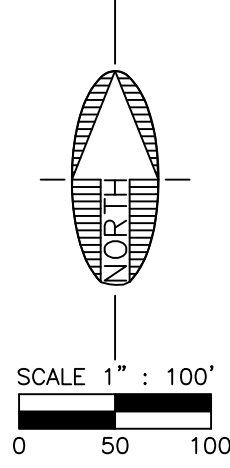
PLOTTED: May 23, 2023 3:08pm

LEGEND

- EX. LOT LINE
- PROPOSED LOT LINE
- OVERALL PROJECT BOUNDARY
- EX. ROW
- PROPOSED ROW
- SECTION LINE
- EX. EASEMENT
- PROPOSED DRAINAGE EASEMENT
- ZONING BOUNDARY
- CLEAR VIEW ZONE FOR TURNS FROM MINOR ROADS
- CLEAR VIEW ZONE FOR LEFT TURN FROM MAJOR ROAD
- PROPERTY CORNER
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- 401-XX-XXX ASSESSOR'S PARCEL NUMBER (APN)
- ROW RIGHT-OF-WAY
- #000000 INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER

NOTES:

- REFER TO THE TRAFFIC IMPACT ANALYSIS DATED SEPTEMBER 2022 AND 2027 TRAFFIC IMPACT ANALYSIS DATED MARCH 2023, FOR MORE INFORMATION.
- REFER TO SHEETS PP01-PP07 FOR ADDITIONAL STREET INFORMATION.



APN: 116-13-0058  
COCONINO COUNTY  
(NOT A PART)

EXISTING 40' APS  
EASEMENT  
TO REMAIN

APN: 116-13-001W  
CITY OF FLAGSTAFF  
(NOT A PART)

MATCHLINE SEE SHEET CT02

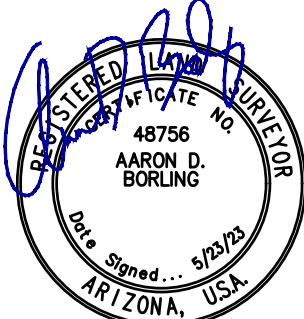
TRACT Z  
50.24 ACRES

CLEARVIEW ZONE D8  
69.5 X 628

96' EXISTING  
ROW

INTERSTATE 17 - SOUTHBOUND  
INTERSTATE 17 - NORTHBOUND

COCONINO NATIONAL FOREST  
(NOT A PART)



C.O.F. Project # PZ-21-00126

REVISIONS		NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.

**ARIZONA811**  
Arizona Blue Stakes, Inc.

Call 844-811 or 1-800-514-6111 (724-5348)

DRAWING NO.	
CT03	
SHT NO.	OF
15	30

**SWI**  
Shephard Wesnitzer, Inc.

110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.swiaz.com

JOB NO:	21045
DATE:	MAY 23
SCALE:	AS SHOWN
DRAWN:	JEE
DESIGN:	ONP
CHECKED:	GEC

NAH HEALTH VILLAGE

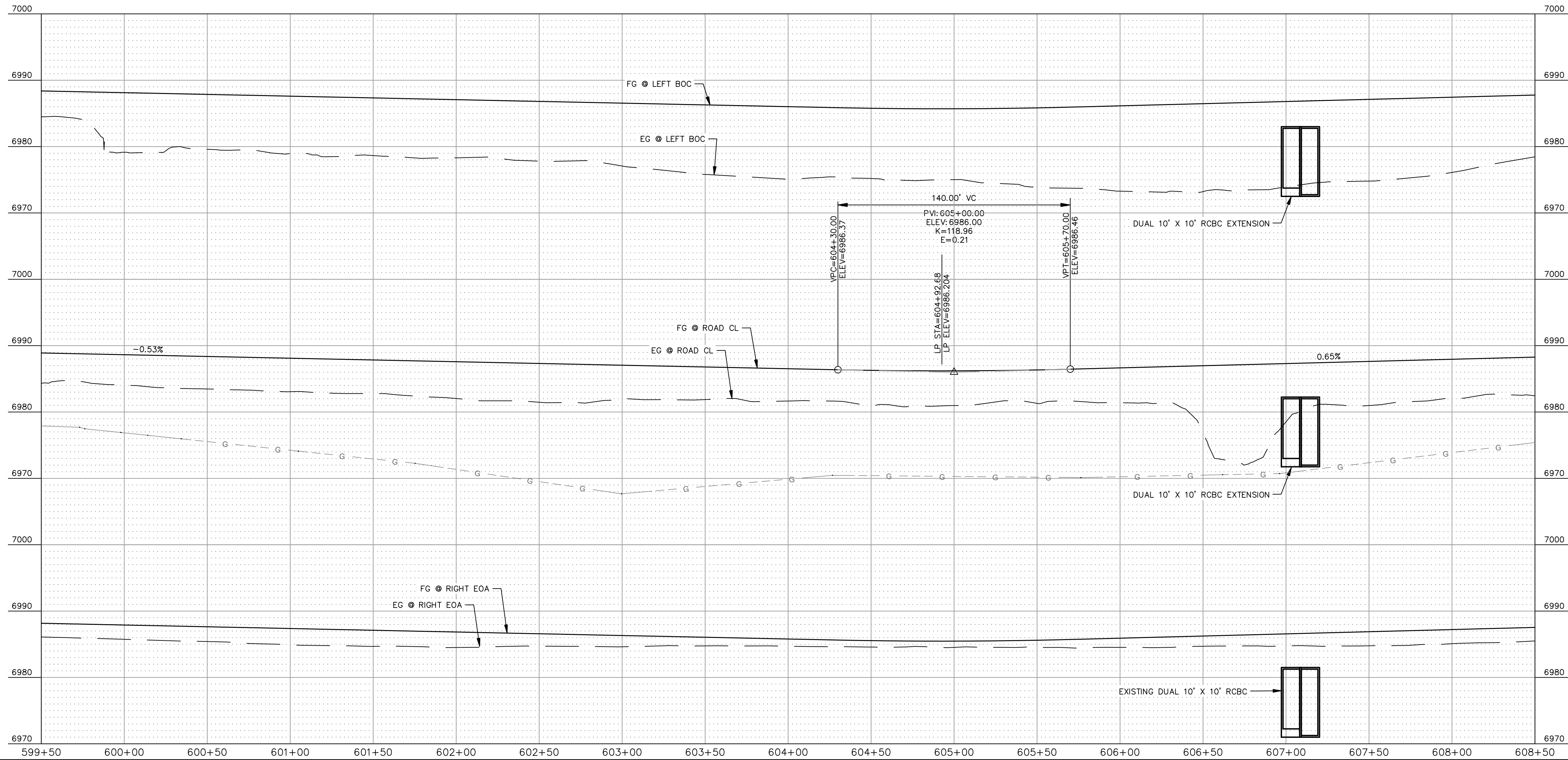
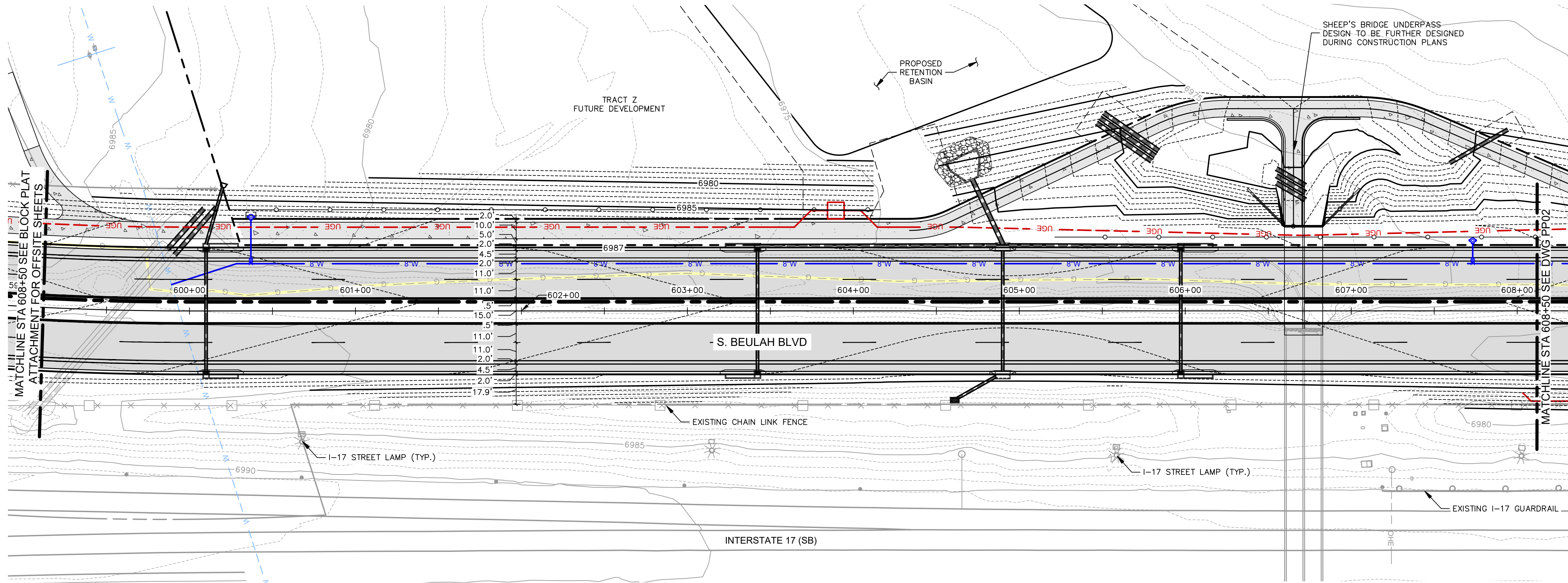
FLAGSTAFF  
ARIZONA

CLEAR VIEW ZONES (3)

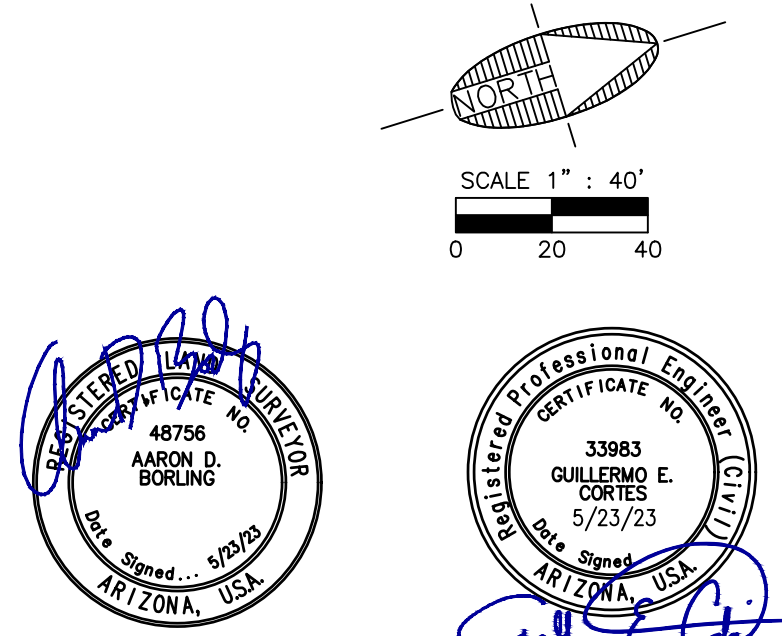


PLOTTED: May 23, 2023 - 3:08pm

FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - GAD-BEULAHBLVD (2).DWG JERIKSSON



PROFILE SCALE  
H: 1" = 40'  
V: 1" = 10'



C.O.F. Project # PZ-21-00126

REVISIONS			BY	
NO.	DESCRIPTION	DATE		

Contact Arizona 811 at least two full working days before you begin excavation

**ARIZONA 811**

Call 811 or click Arizona811.com

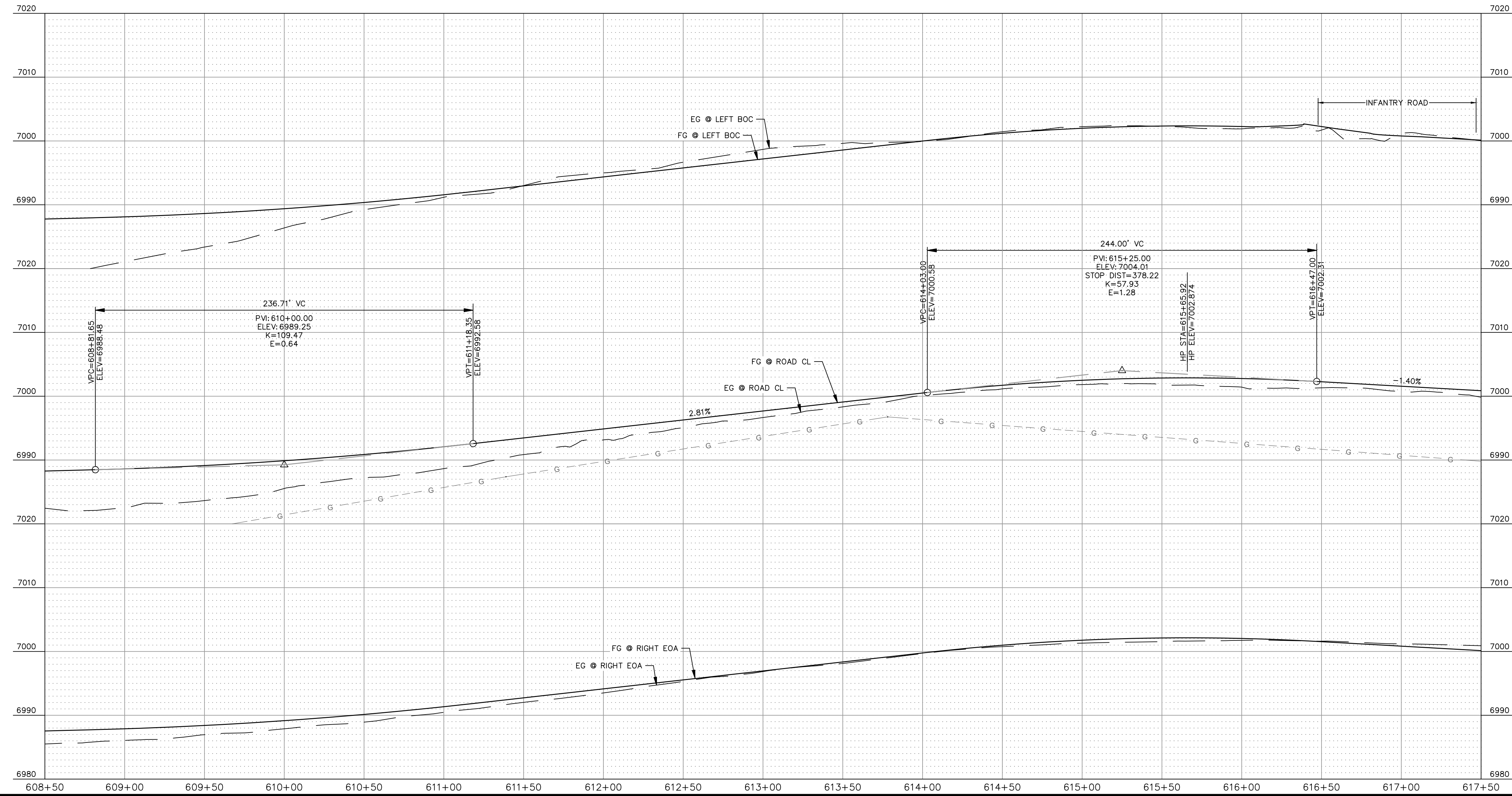
DRAWING NO.		PP01	
SHT NO.	OF	16	30

110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com		JOB NO: 21045		NAH HEALTH VILLAGE		FLAGSTAFF ARIZONA	
		DATE: MAY 23					
		SCALE: AS SHOWN					
		DRAWN: JEE					
		DESIGN: BHD/SJW/ONP					
		CHECKED: CNP/SEC					

**SWI**  
Shephard Wesnitzer, Inc.

PLAN AND PROFILE - BEAULAH BLVD (1)				FLAGSTAFF ARIZONA	
-------------------------------------	--	--	--	----------------------	--






SCALE 1" = 40 $\mu$


0 20 40

REGISTERED PROFESSIONAL GEOLOGIST  
CERTIFICATE NO. 33983  
GUILLERMO E. CORTES  
5/23/23  
Date Signed: 5/23/23  
ARIZONA, USA

ARIZONA STATE MUSEUM  
CERTIFICATE NO. 48756  
AARON D. BORLING  
Date Signed: 5/23/23  
ARIZONA, USA

C.O.F. Project # PZ-21-00126

<div style="display: flex; justify-content: space-between;"> <div> <p>Contact Arizona 811 at least two full working days before you begin excavation</p>  <p>Call 811 or click <a href="http://arizona811.com">arizona811.com</a></p> </div> <div> <p><b>DRAWING NO.</b></p> <h1>PP02</h1> </div> </div>					
SHT NO.		OF			
17		30			
NO.		REVISIONS		DATE	BY
DESCRIPTION					



**Shephard Wesnitzer, Inc.**

---

110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax

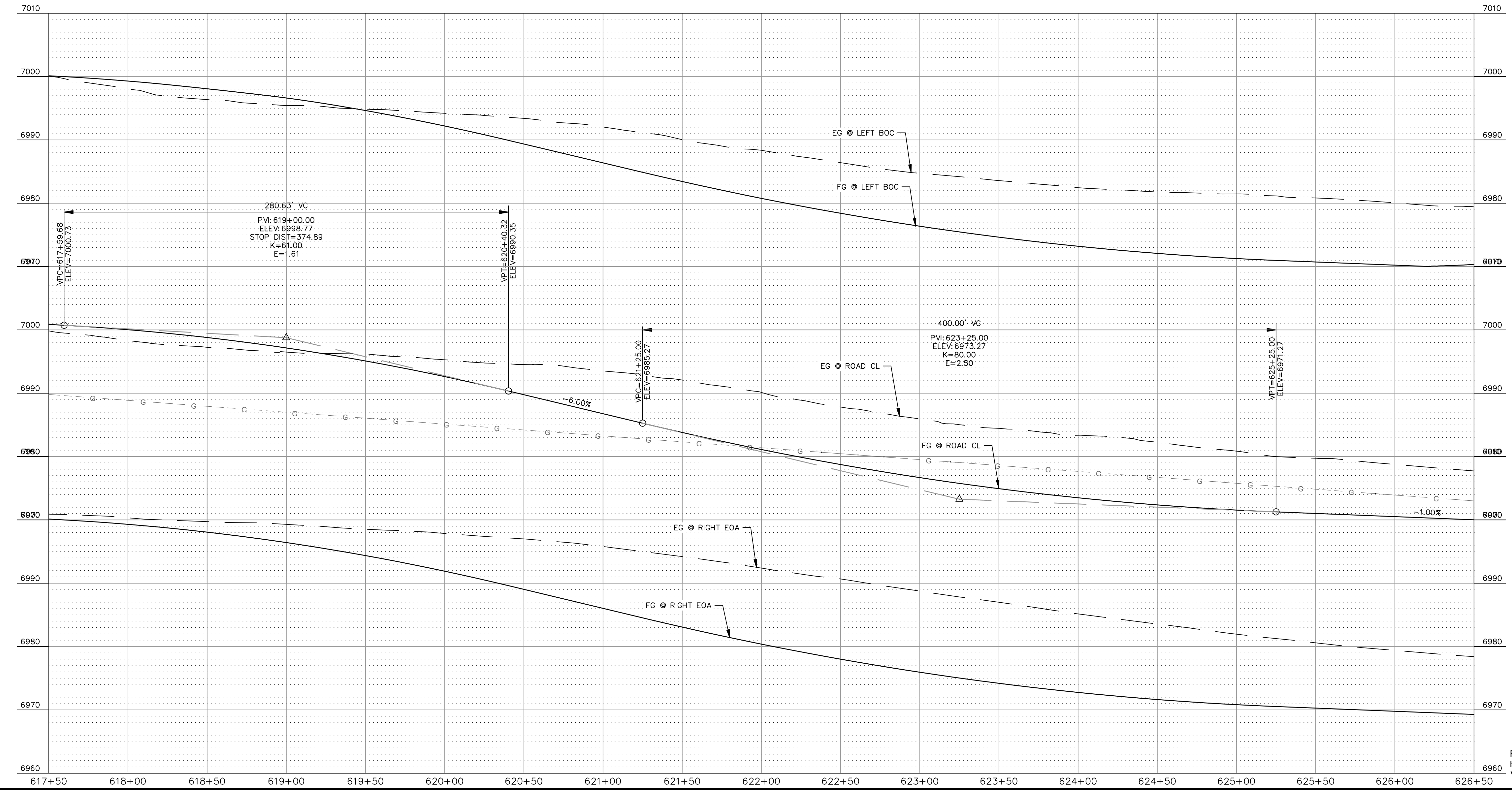
JOB NO: 21045  
DATE: MAY 23  
SCALE: AS SHOWN  
DRAWN: JEE  
DESIGN: BHD/SW/CNP  
CHECKED: CNP/GEC

## PLAN AND PROFILE - BEAULAH BLVD (2)

NAH HEALTH VILLAGE

FLAGSTAFF ARIZONA





Sketch of a shell casing with 'NORTH' written vertically on its side. A ruler scale below the sketch indicates a length of 40 inches.

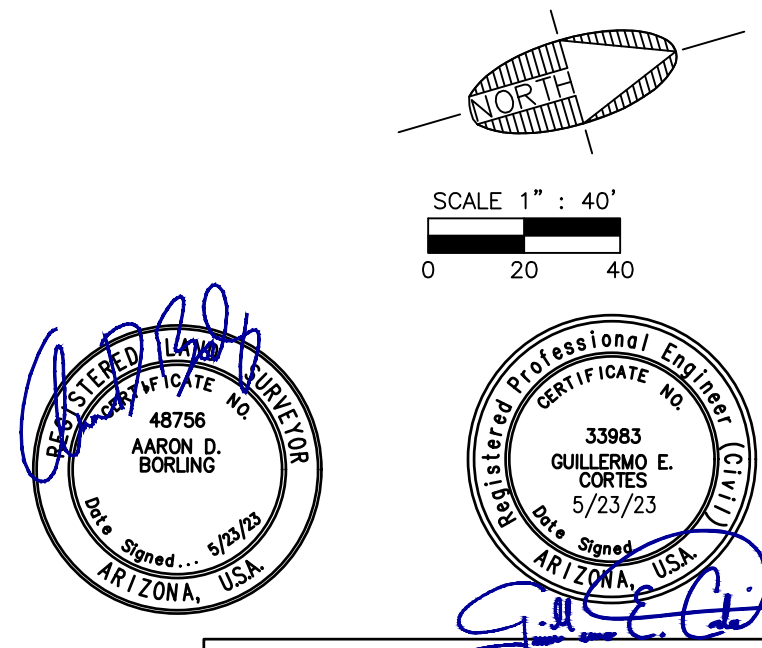
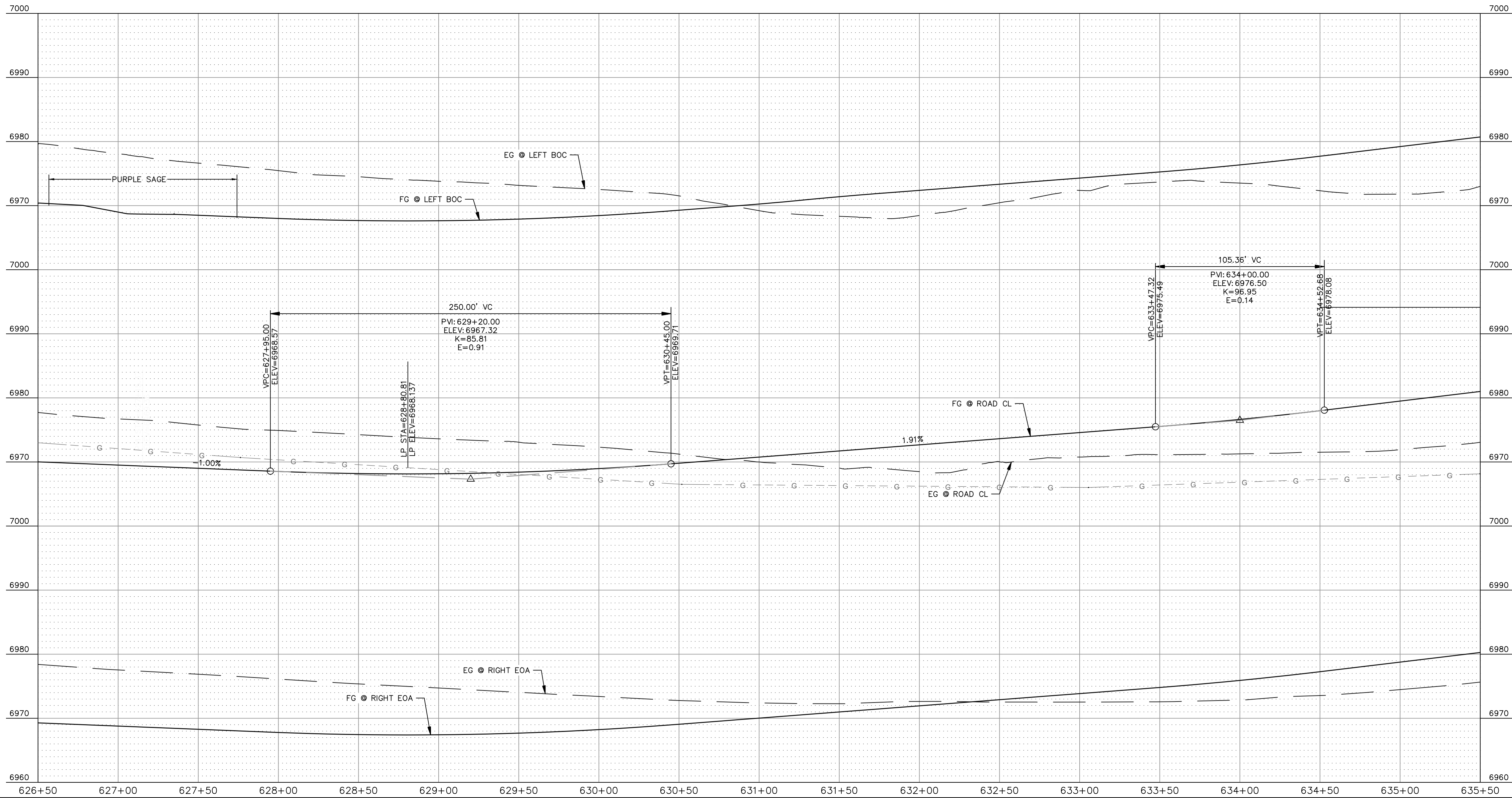
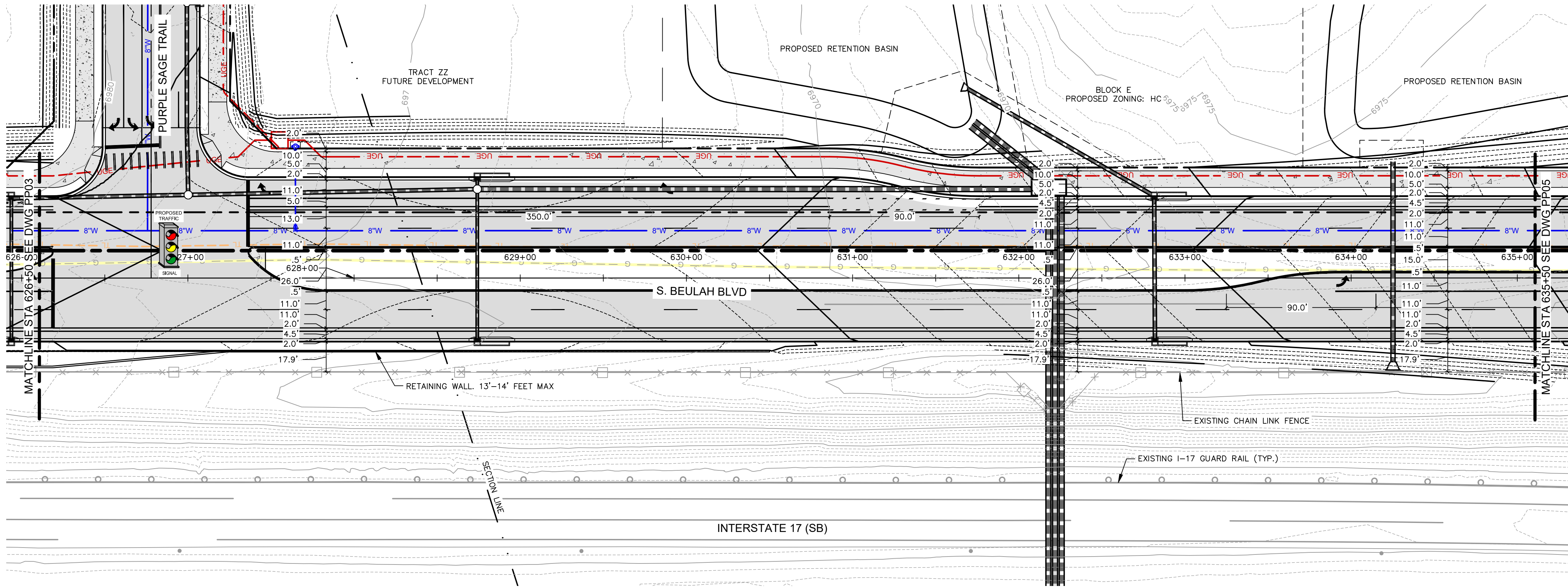
Two forensic evidence tags are shown below the sketch:

- Left Tag:**
  - Serialized: LUGER
  - Investigate No: 48756
  - AARON D. BORLING
  - Date Signed: 5/10/03
  - ARIZONA, USA
- Right Tag:**
  - Serialized: 33983
  - Investigate No: GUILLERMO E. CORTES
  - 5/23/03
  - Date Signed: [Signature]
  - ARIZONA, USA



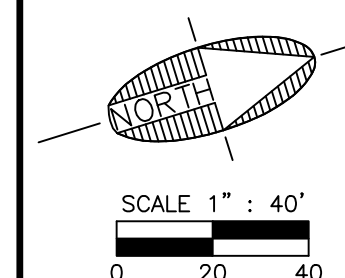
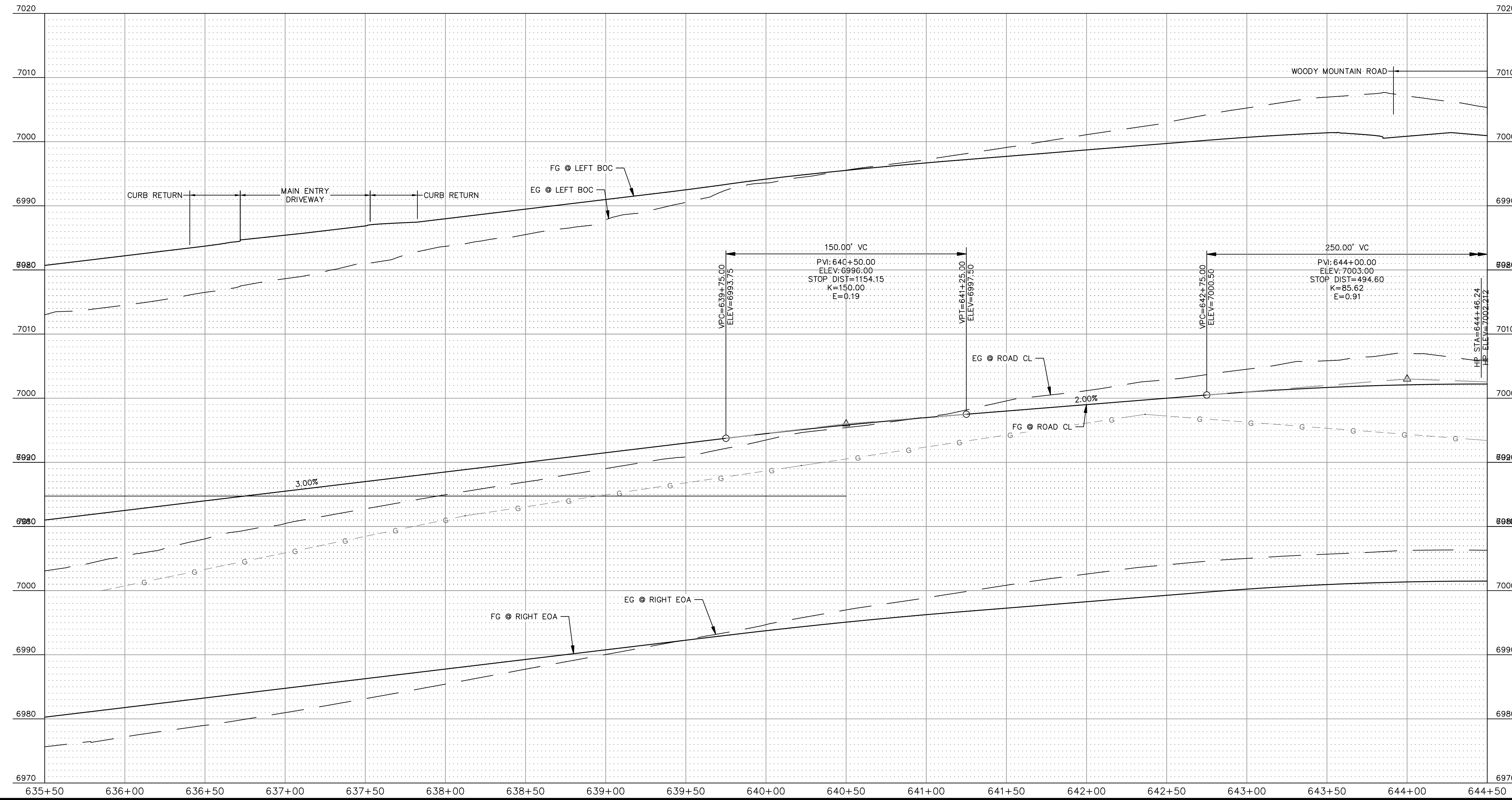
PLOTTED: May 23, 2023 - 3:09pm

FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - G4D-BEULAHBLVD (3).DWG JERIKSSON



<div>110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com</div>				JOB NO: 21045		NAH HEALTH VILLAGE		FLAGSTAFF ARIZONA									
DATE: MAY 23				SCALE: AS SHOWN				PLAN AND PROFILE - BEAULAH BLVD (4)									
DRAWN: JEE				DESIGN: BHD/SJW/CNP				CHECKED: CNP/SEC									
Shephard Wesnitzer, Inc.																	
REVISIONS		BY		DATE		DESCRIPTION		NO.		Contact Arizona 811 at least two full working days before you begin excavation		DRAWING NO. PP04		SHT NO. 19		OF 30	
										ARIZONA811							
										Call 811 or click Arizona811.com							

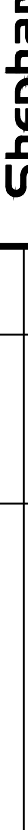




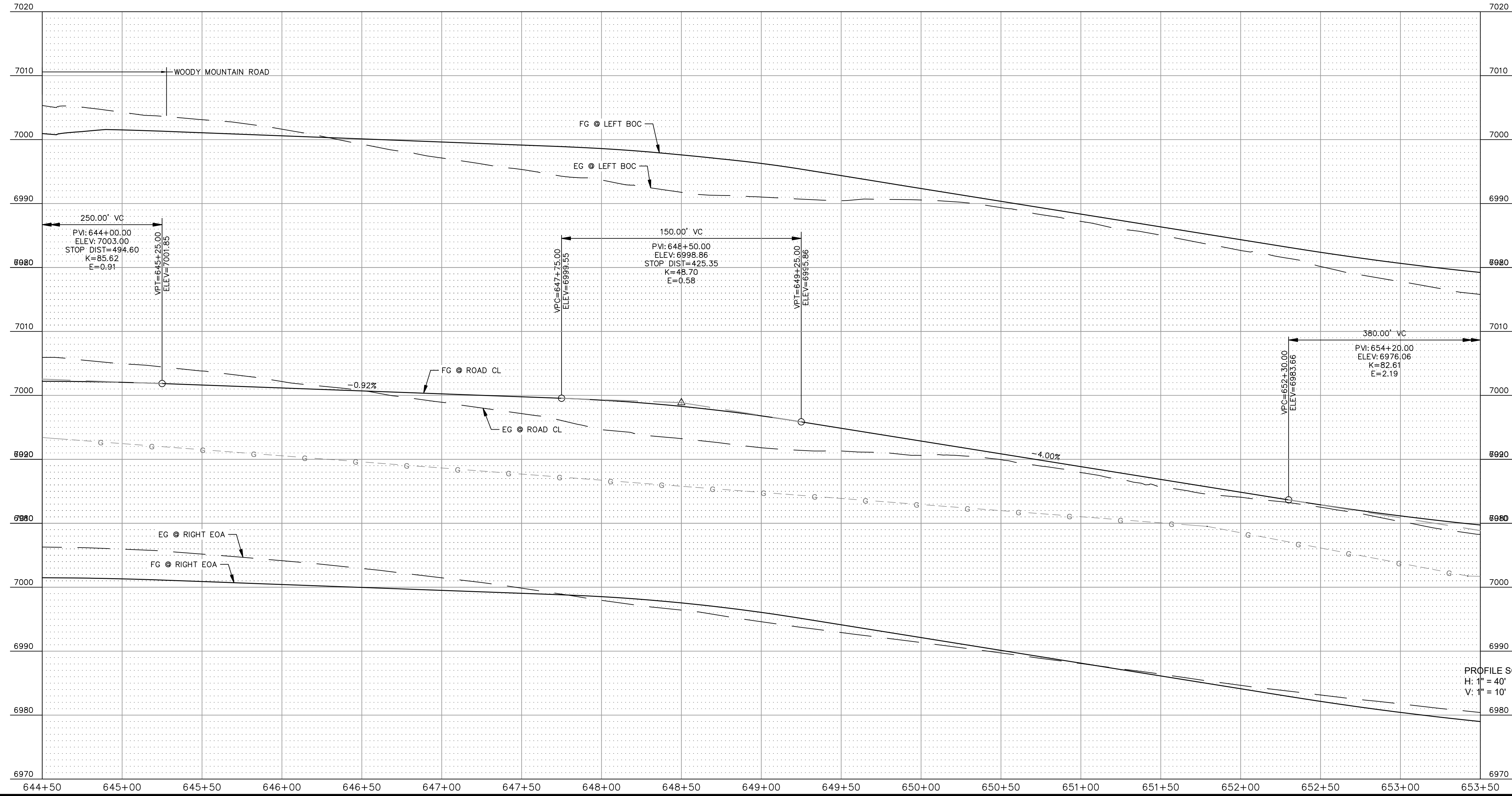
PROFILE SCALE  
H: 1" = 40'  
V: 1" = 10'



C.O.F. Project # PZ-21-00126

						<b>Shephard Wesnitzer, Inc.</b> <a href="http://www.swiaz.com">www.swiaz.com</a>					
110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax						JOB NO: 21045 DATE: MAY 23 SCALE: AS SHOWN DRAWN: JEE DESIGN: BHD/SWJ/CNP CHECKED: CNP/GEC					
						NAH HEALTH VILLAGE FLAGSTAFF ARIZONA					
<p>PLAN AND PROFILE - BEAULAH BLVD (5)</p>											





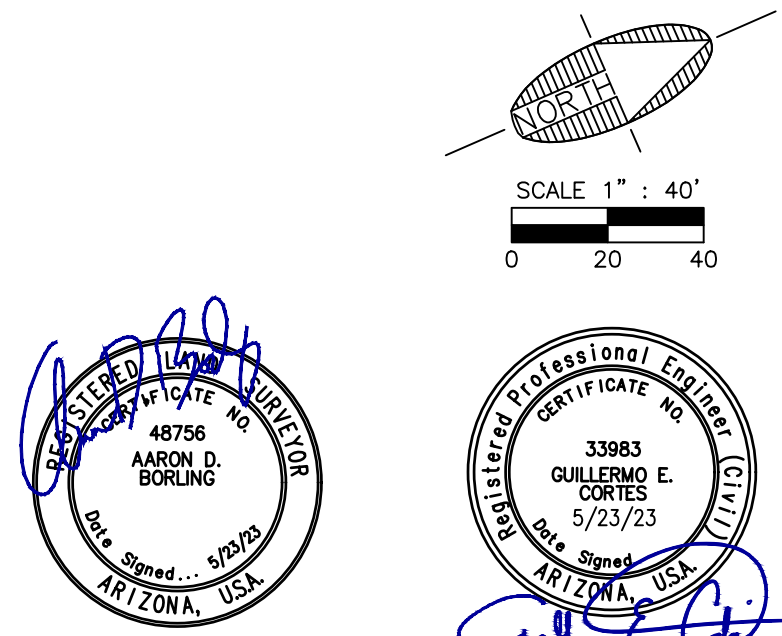
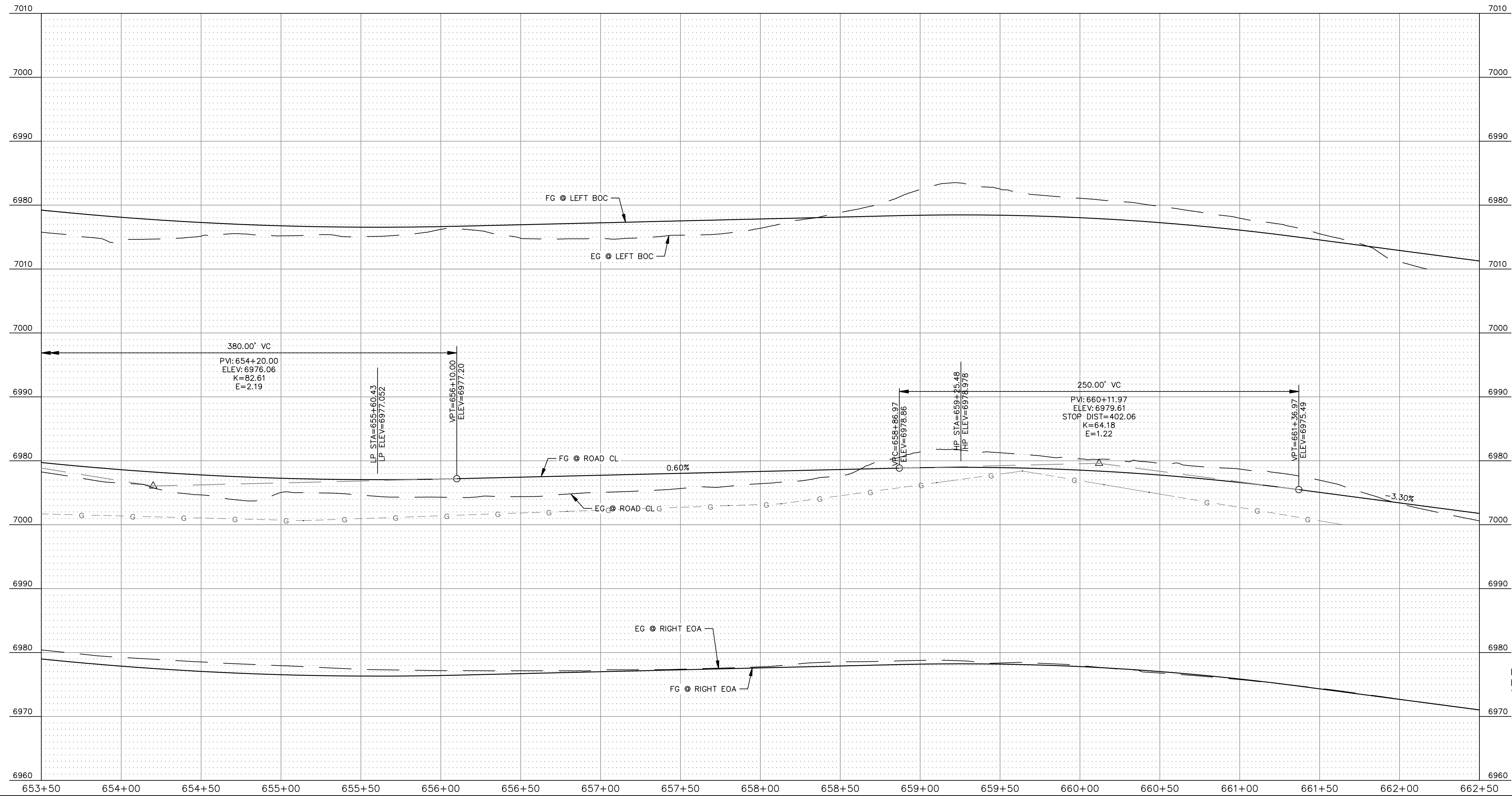
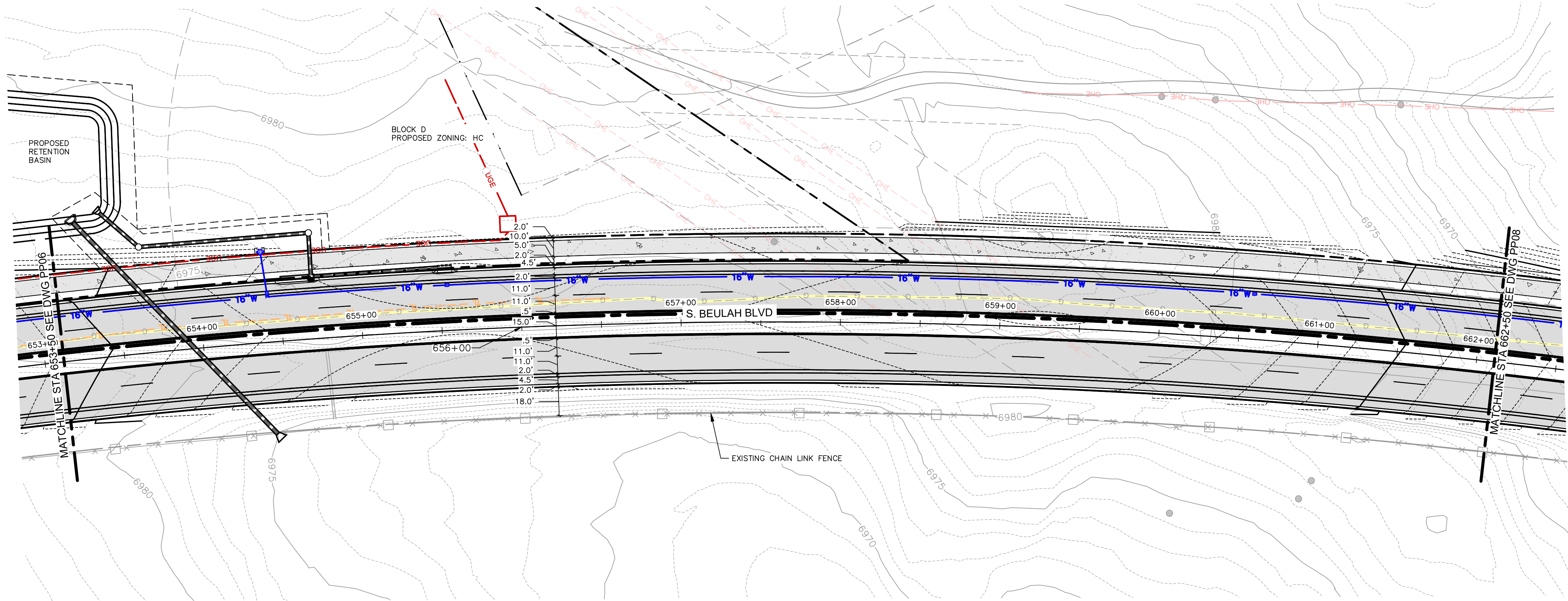
The image is a composite of several elements related to a surveying project:

- Top Left:** A photograph of a surveying station. It features a wooden post with a metal cap and a small wooden box attached to it. The box has the number "1" and the text "STATION" written on it.
- Top Right:** A hand-drawn north arrow pointing towards the upper right. The word "NORTH" is written inside the arrow's shaft.
- Middle:** A scale bar labeled "SCALE 1" = 40'". The bar is divided into three segments: a black segment on the left labeled "0", a white segment in the middle labeled "20", and a black segment on the right labeled "40".
- Bottom Left:** A circular professional engineer stamp for the State of Arizona. The text around the border reads "REGISTERED PROFESSIONAL ENGINEER" and "STATE OF ARIZONA, U.S.A.". In the center, it says "40756 ANDREW D. BORLING". At the bottom, it says "Date Signed... 5/23/23". A blue ink signature is written across the stamp.
- Bottom Right:** Another circular professional engineer stamp for the State of Arizona, similar to the one on the left. It contains the text "33983 GUILLERMO E. CORTES" and "5/23/23". It also has a "Date Signed" field and "ARIZONA, USA" at the bottom. A blue ink signature is written across this stamp as well.



PLOTTED: May 23, 2023 - 3:10pm

FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - G4D-BEULAHBLVD (5).DWG JERIKSSON



C.O.F. Project # PZ-21-00126

110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.swiaz.com

**SWI**  
Shephard Wesnitzer, Inc.

REVISIONS		DATE	BY
NO.	DESCRIPTION		

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Call 811 or click Arizona811.com

DRAWING NO.  
**PP07**

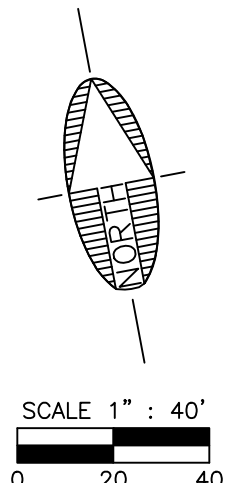
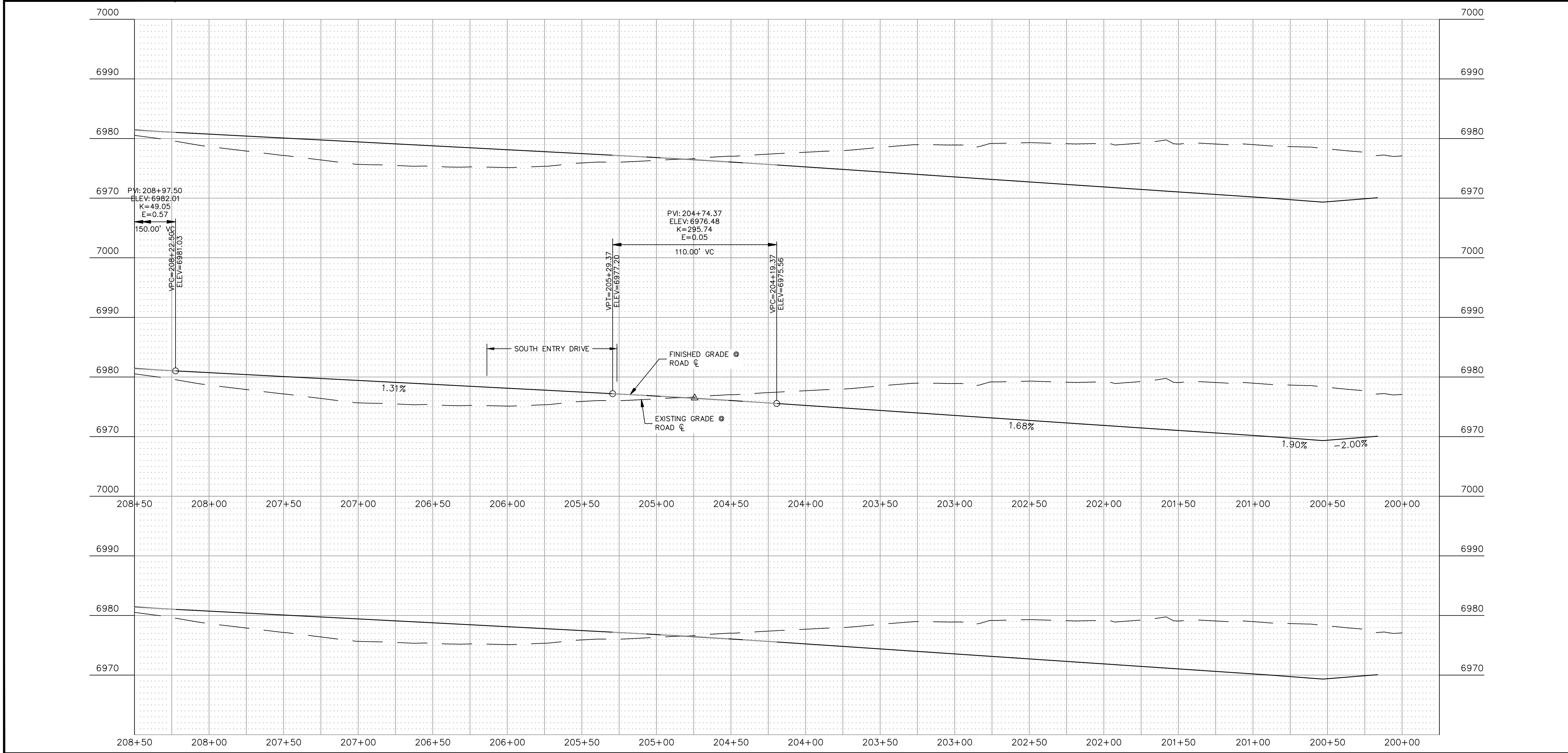
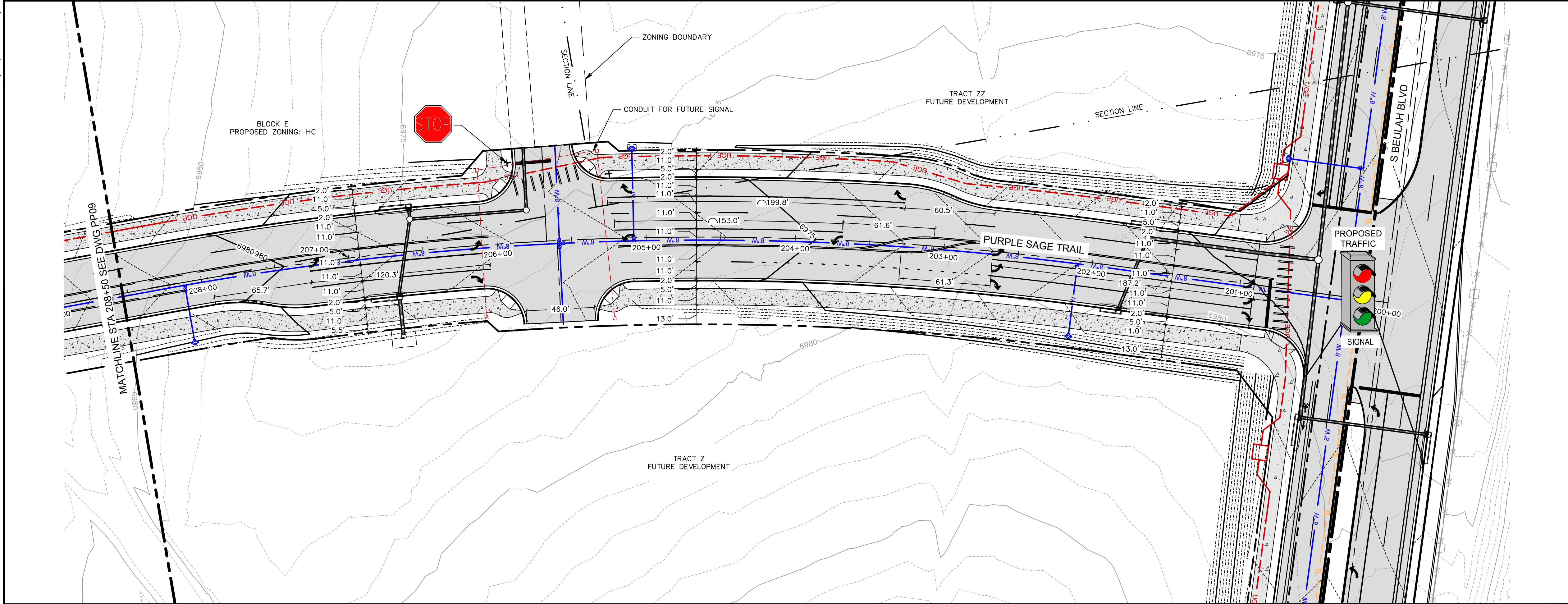
SHT NO. 22 OF 30

FLAGSTAFF  
ARIZONA



NAH HEALTH VILLAGE

PLAN AND PROFILE - BEAULAH BLVD (7)

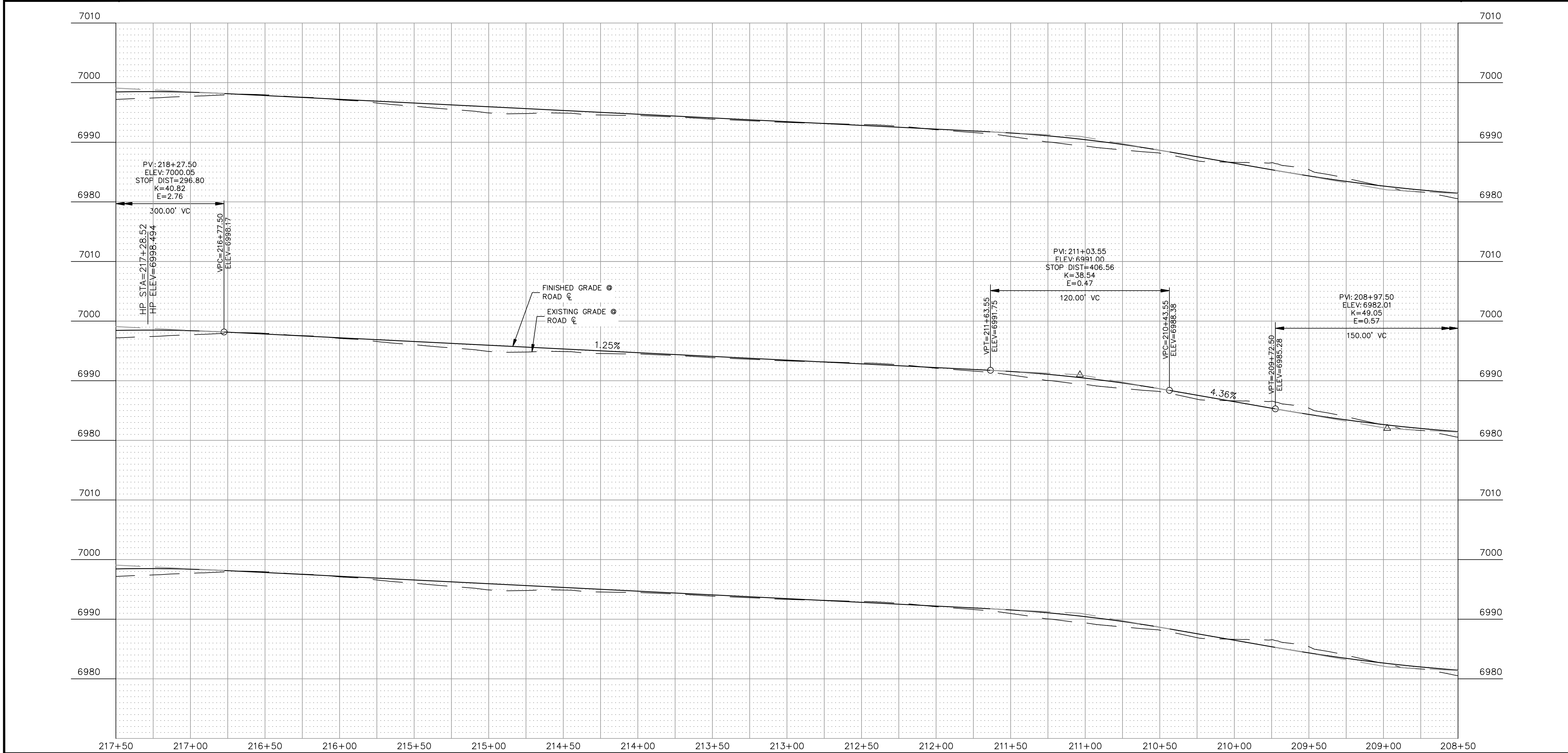
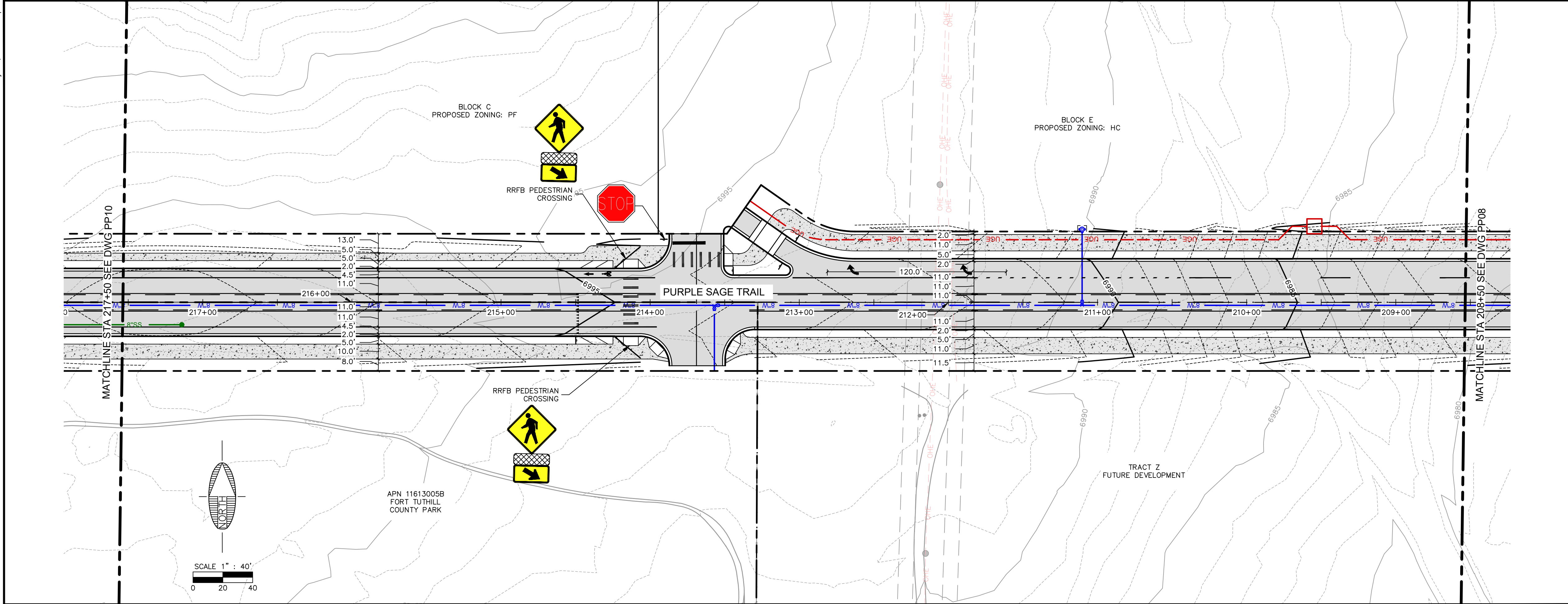




C.O.F. Project # PZ-21-00126

<div>110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com</div>				<div>NAH HEALTH VILLAGE</div>				JOB NO: 21045	
								DATE: MAY 23	
								SCALE: AS SHOWN	
								DRAWN: JEE	
								DESIGN: ELK/SW/CNP	
								CHECKED: CNP/SEC	
<div> <b>Shephard W/esnitzer, Inc.</b></div>									
REVISIONS									
NO.		DESCRIPTION		DATE		BY			
<div>CONTACT ARIZONA 811 AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION</div> <div></div> <div>CALL 811 OR CLICK ARIZONA811.COM</div>									
DRAWING NO.									
PP08									
SHT NO.					OF				
23					30				
PLAN AND PROFILE - PURPLE SAGE TRAIL (1)									
FLAGSTAFF ARIZONA									

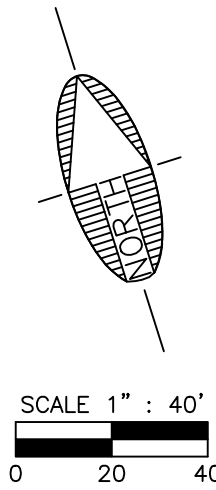
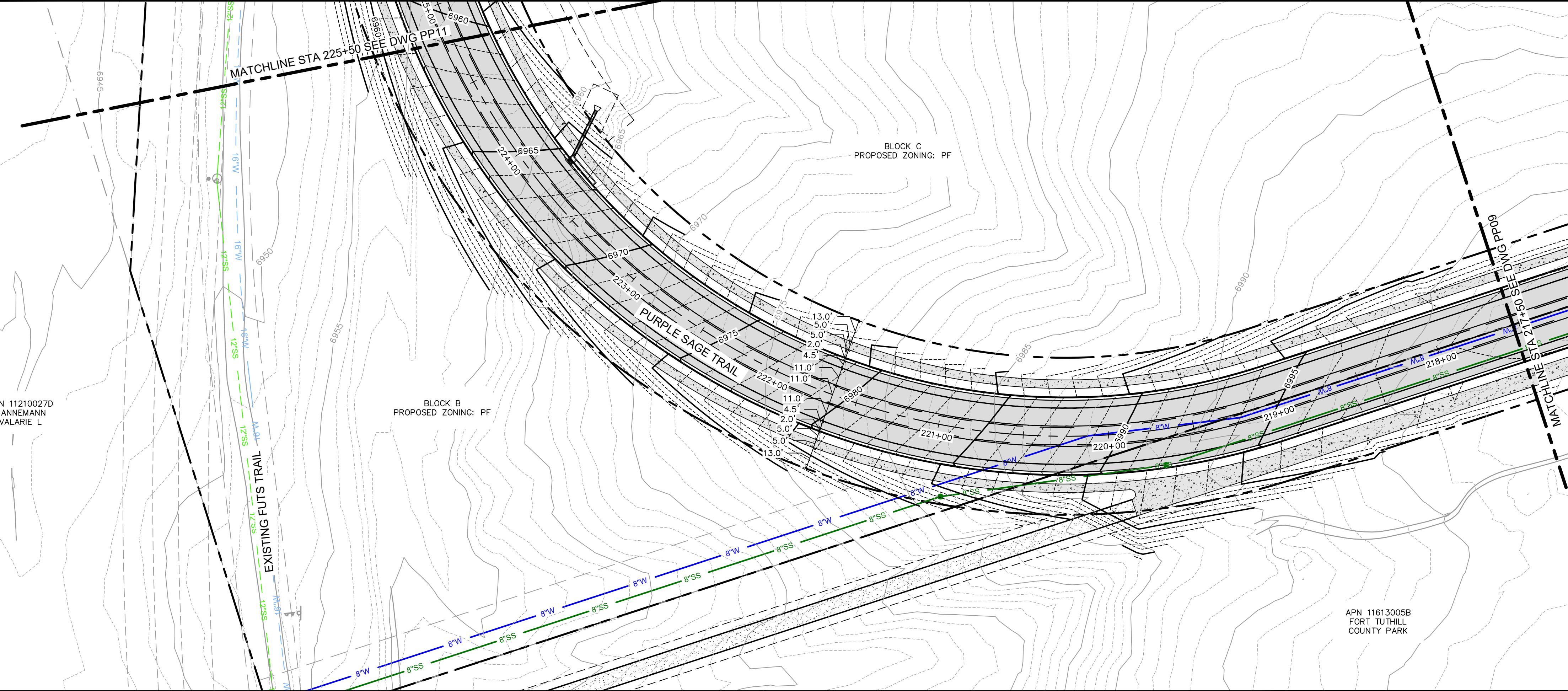
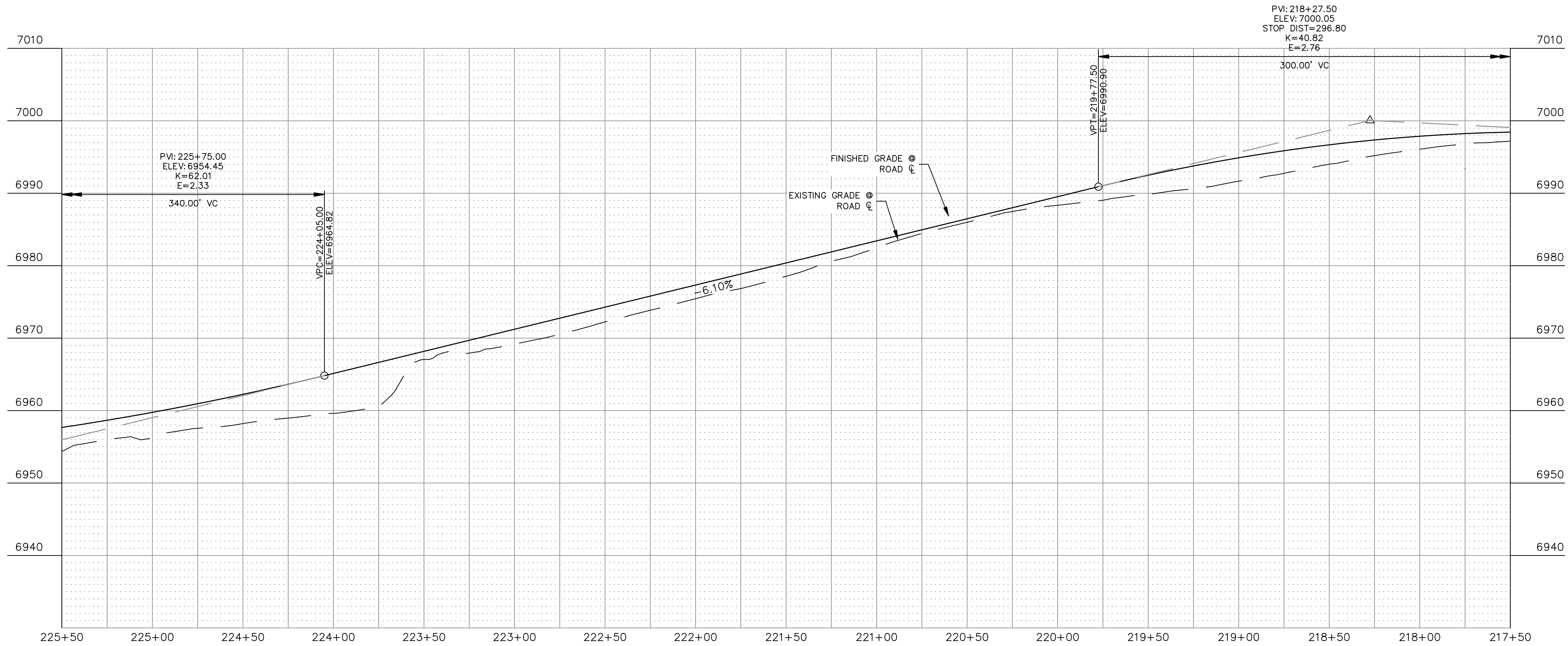




C.O.F. Project # PZ-21-00126


JOB NO: 21045		DATE: MAY 23		SCALE: AS SHOWN		DRAWN: JEE		DESIGN: ELK/SW/CNP		CHECKED: CNP/SEC	
110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com											
Shephard Wesnitze, Inc.											
FLAGSTAFF ARIZONA		NAH HEALTH VILLAGE		PLAN AND PROFILE - PURPLE SAGE TRAIL (2)							
REVISIONS		NO.		DESCRIPTION		DATE		BY		DRAWING NO. PP09	
Contact Arizona 811 at least two full working days before you begin excavation		ARIZONA 811		Call 811 or click Arizona811.com		SHT NO. 24		OF 30			





C.O.F. Project # PZ-21-00126

REVISIONS		NO.	DESCRIPTION	DATE	BY
Contact Arizona 811 at least two full working days before you begin excavation					
Call 811 or click Arizona811.com					



**Shephard Wesnitzer, Inc.**

110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.swiaz.com

JOB NO:	21045
DATE:	MAY 23
SCALE:	AS SHOWN
DRAWN:	JEE
DESIGN:	ELK/SW/CNP
CHECKED:	CNP/GEC

FLAGSTAFF  
ARIZONA

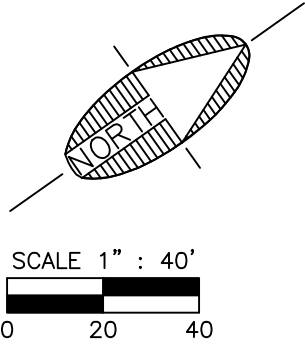
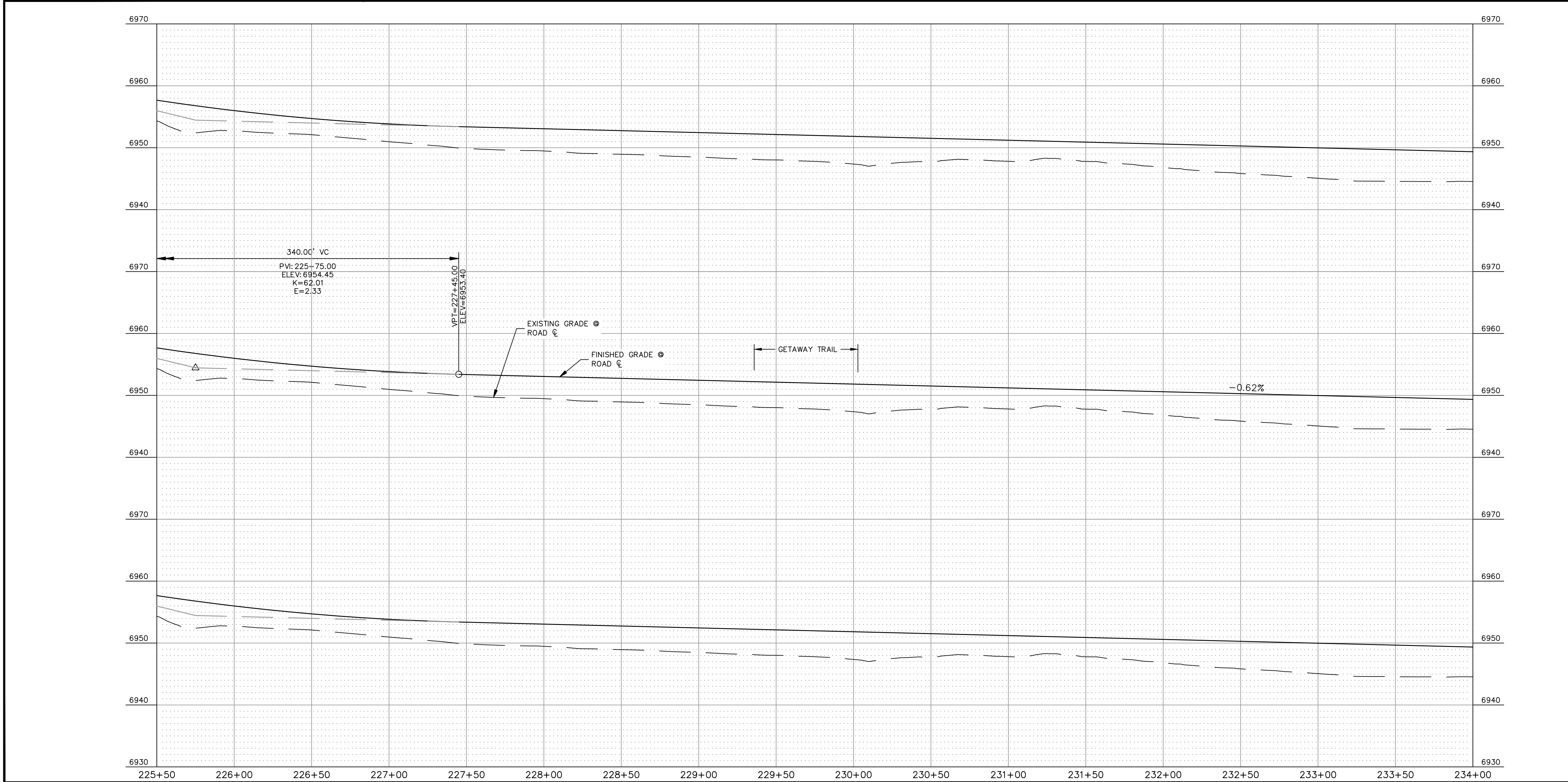
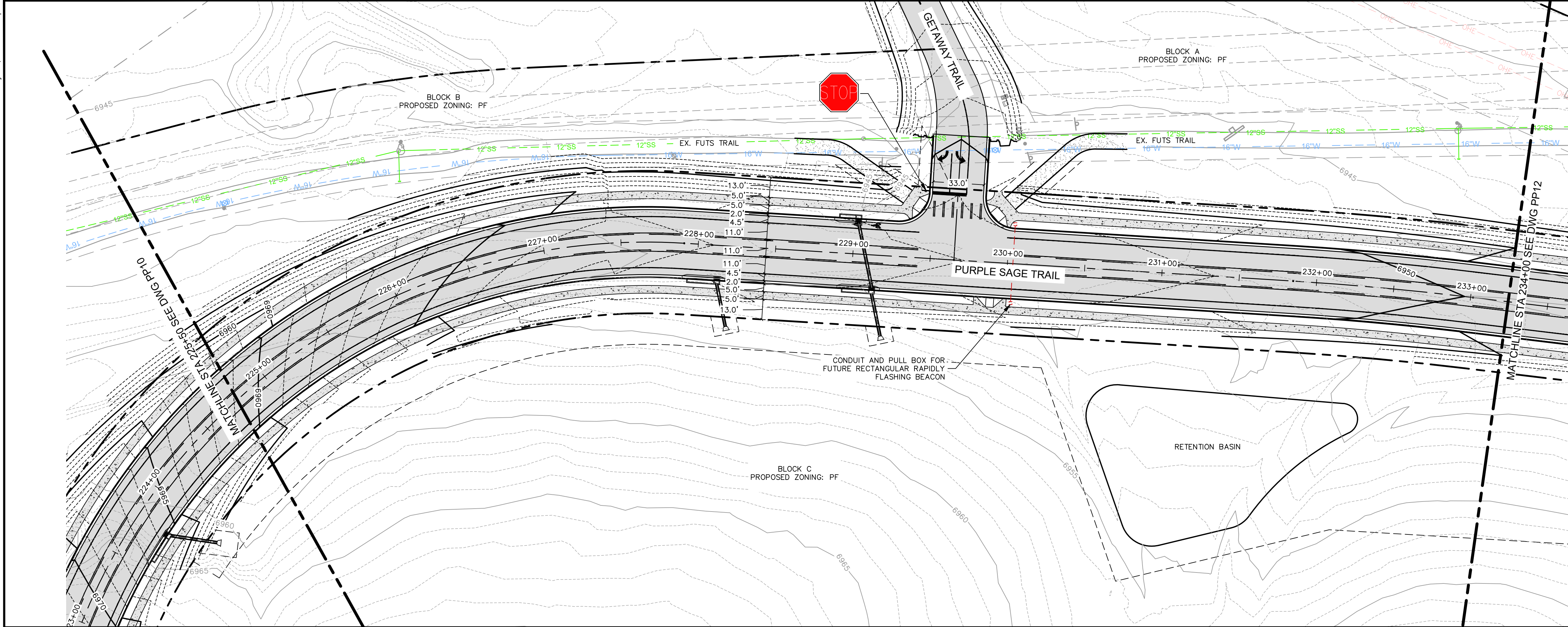
NAH HEALTH VILLAGE

PLAN AND PROFILE - PURPLE SAGE TRAIL (3)





PLOTTED: May 23, 2023--3:1pm

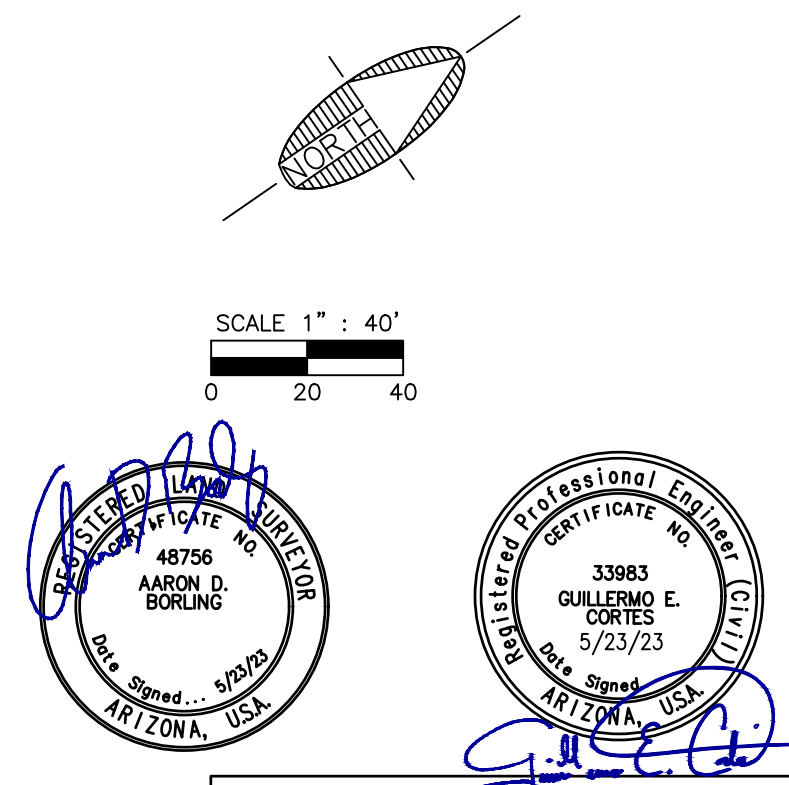
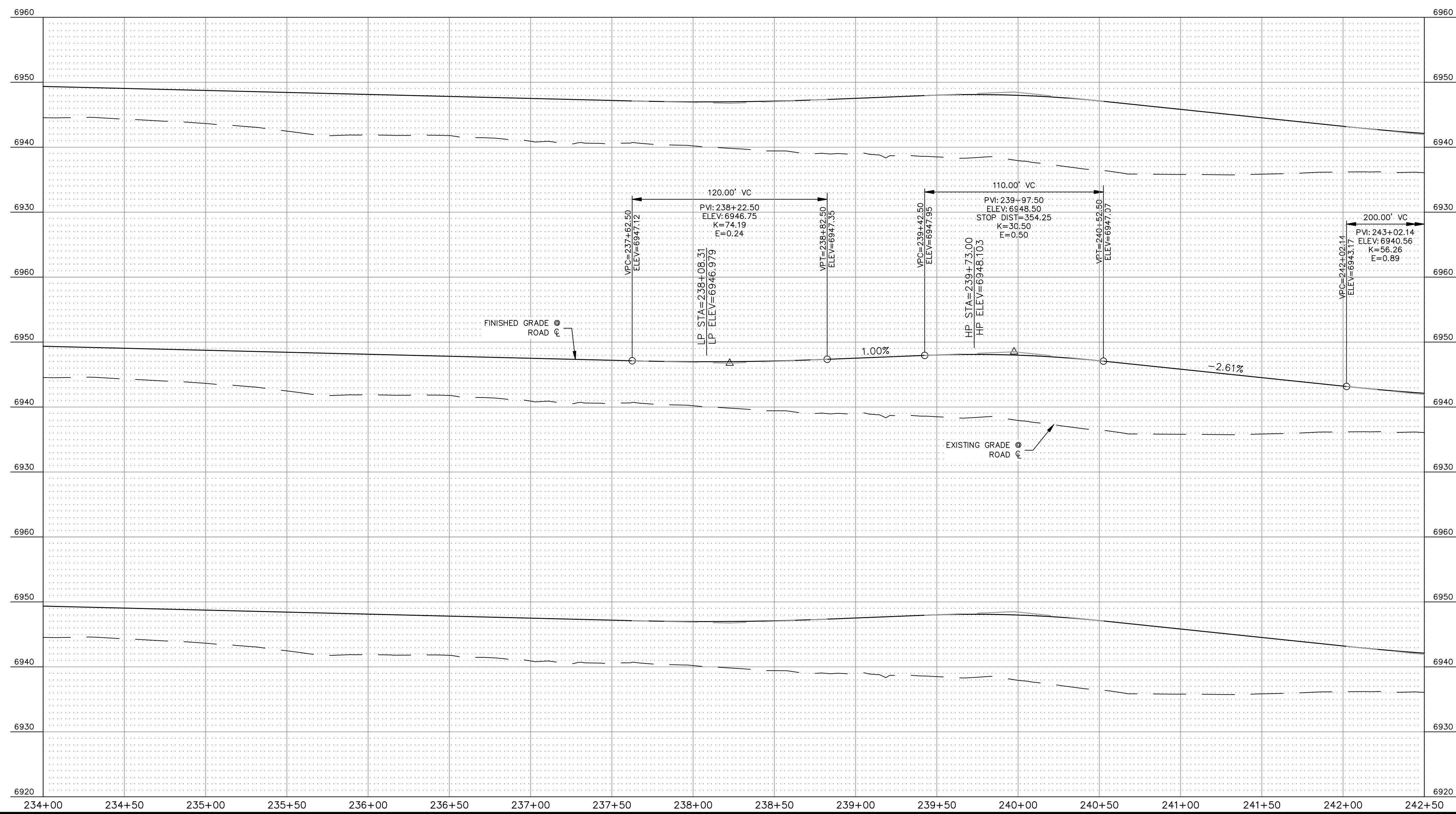
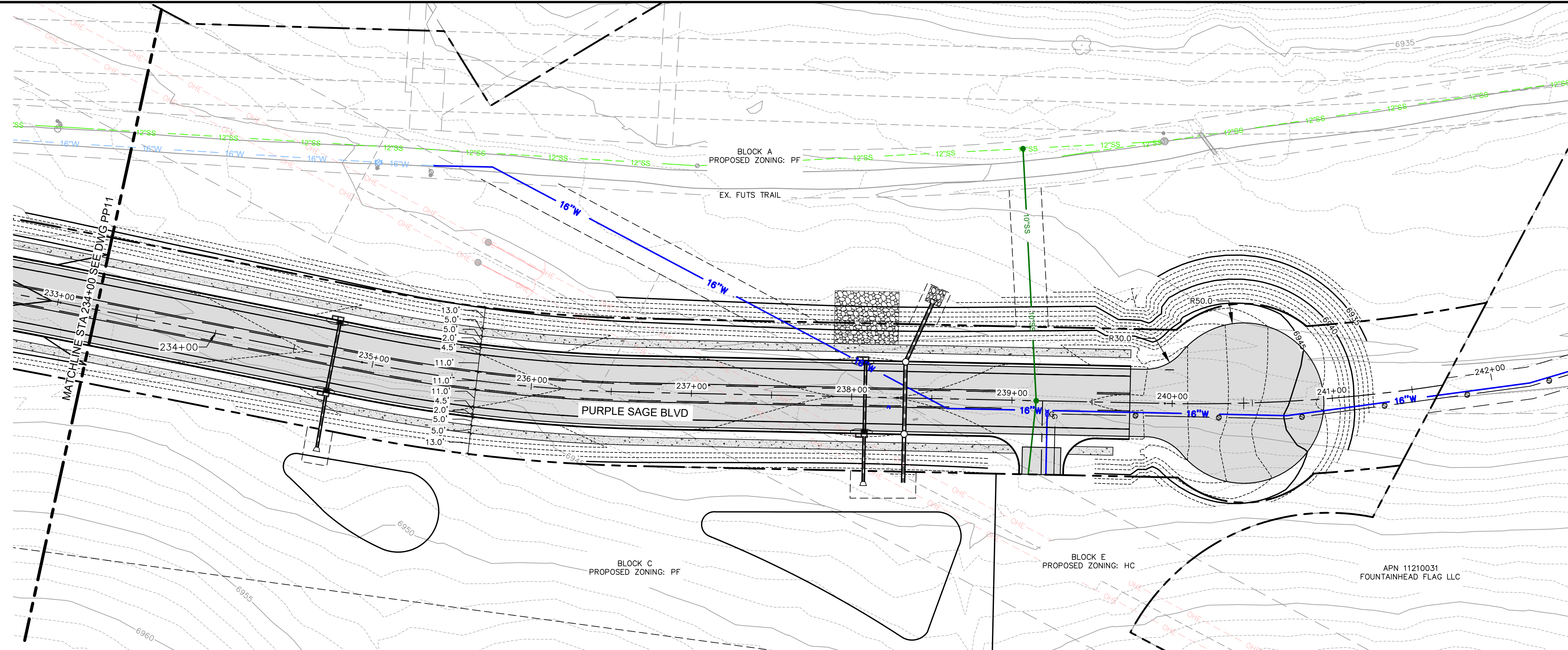
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C.O.F. Project # PZ-21-00126


JOB NO: 21045		DATE: MAY 23		SCALE: AS SHOWN		DRAWN: JEE		DESIGN: ELK/SW/CNP		CHECKED: CNP/SEC	
110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com											
 <b>Shephard Wesnitzer, Inc.</b>											
REVISIONS		NO.		DESCRIPTION		DATE		BY		FLAGSTAFF ARIZONA	
Contact Arizona 811 at least two full working days before you begin excavation											
 Call 811 or click Arizona811.com											
DRAWING NO. <b>PP11</b>											
SHT NO. 26		OF 30									





C.O.F. Project # PZ-21-00126

1110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
[www.swiaz.com](http://www.swiaz.com)



Shepherd/Wesnitzer Inc.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

Contact Arizona 811 at least two full working days before you begin excavation.

**ARIZONA811**  
BLUE STAKE, INC.

Call 811 or click [Arizona811.com](http://Arizona811.com)

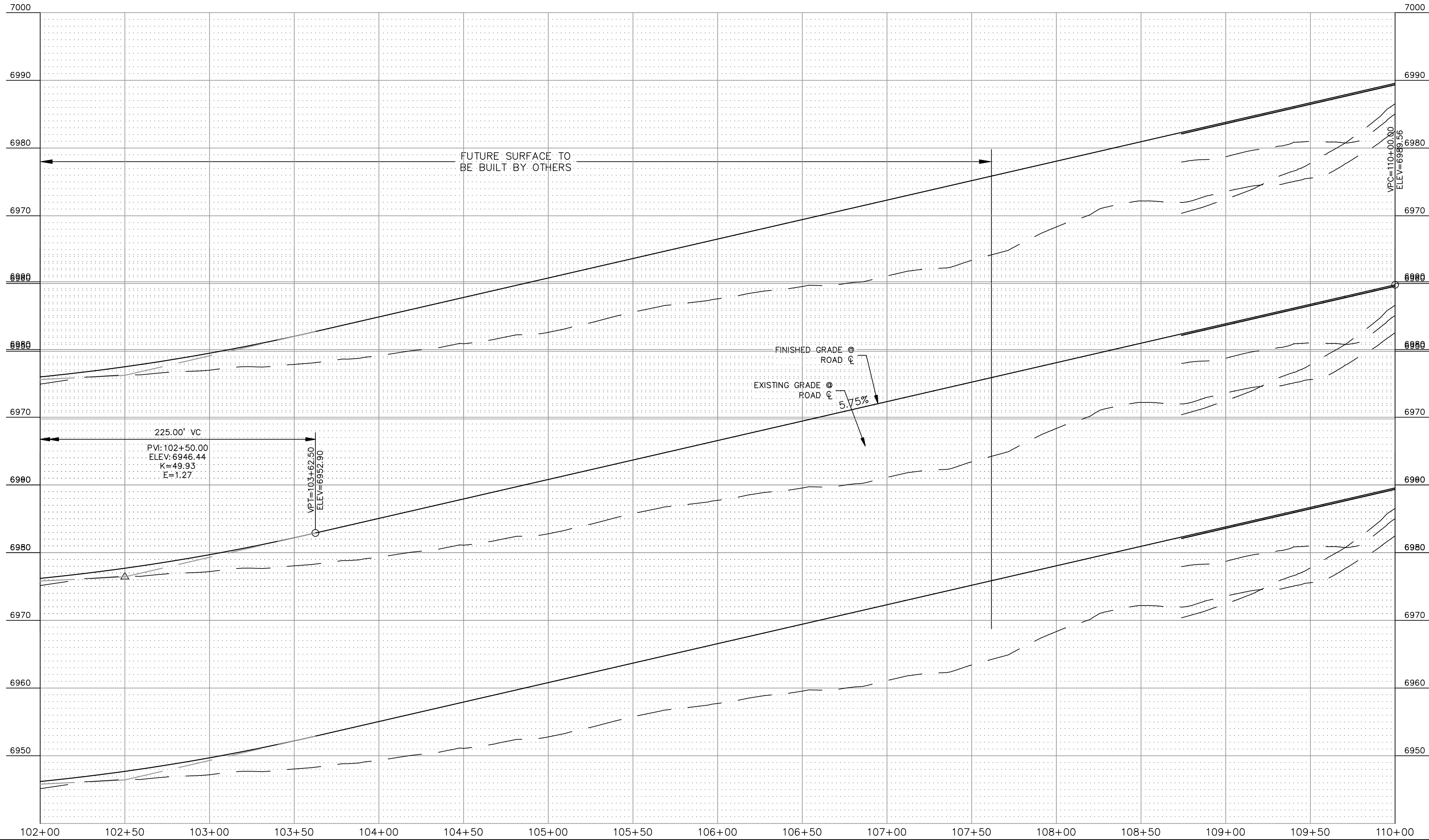
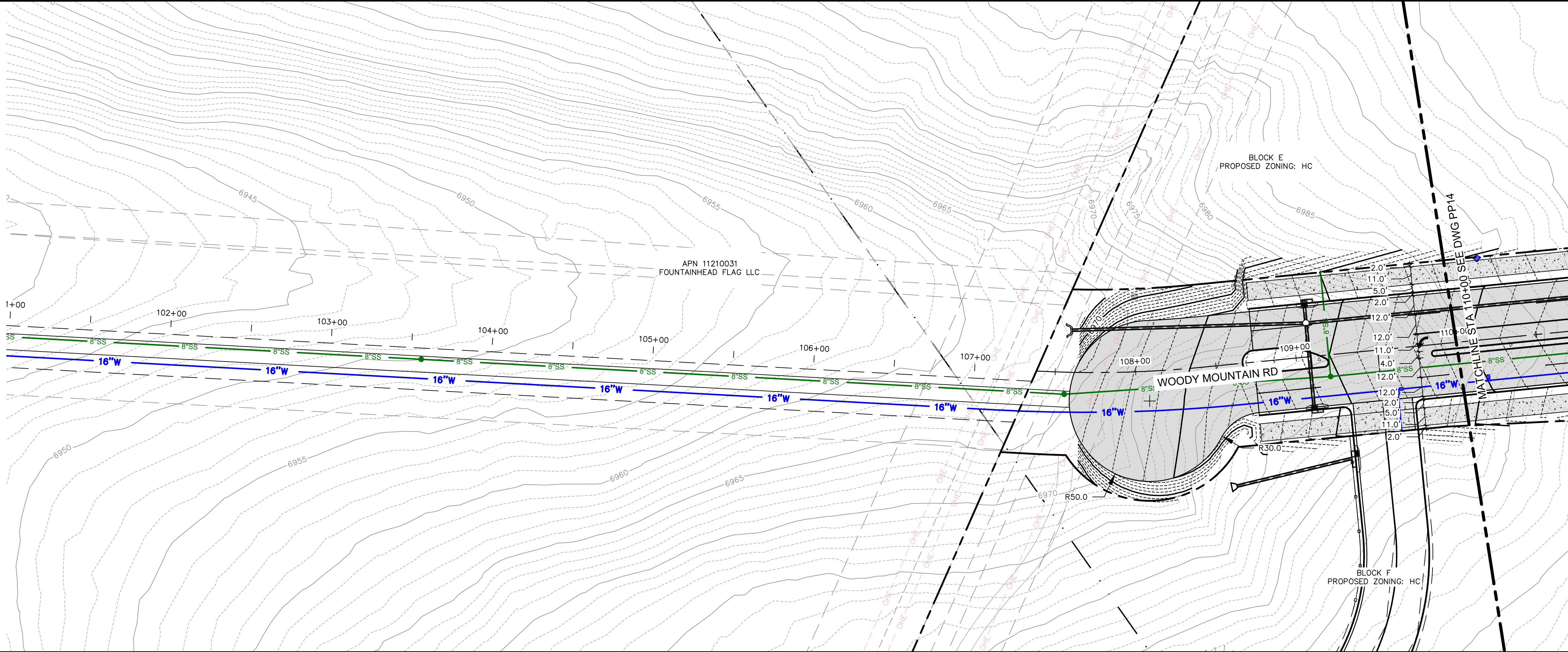
DRAWING NO.  
PP12

SHT NO.	OF
27	30

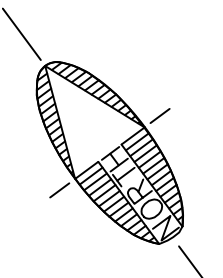
NAH HEALTH VILLAGE	FLAGSTAFF ARIZONA
--------------------	----------------------

## PLAN AND PROFILE - PURPLE SAGE TRAIL (5)



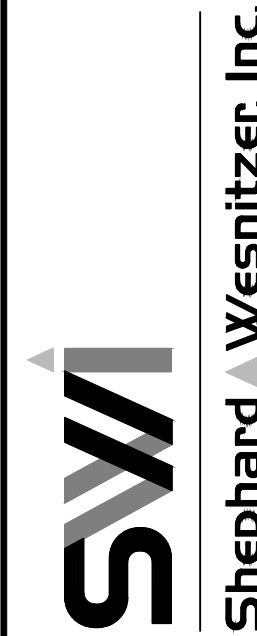


SCALE 1" = 40'



C.O.F. Project # PZ-21-00126

110 W. Dale Avenue  
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928.774.8934 fax  
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NO.	DESCRIPTION		

Contact Arizona 811 at least two full working days before you begin excavation  
Call 811 or click Arizona811.com

DRAWING NO.  
**PP13**

SHT NO. 28 OF 30

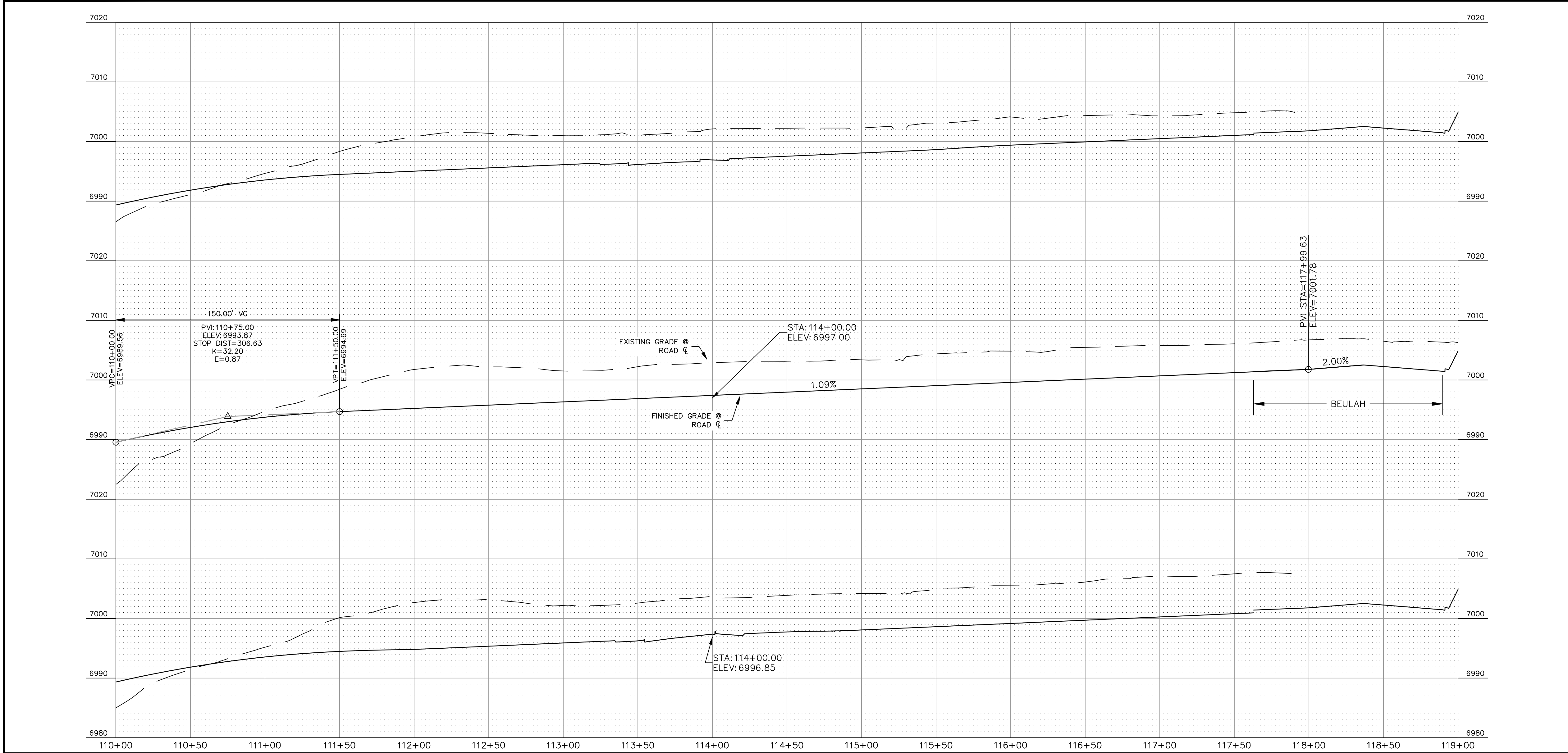
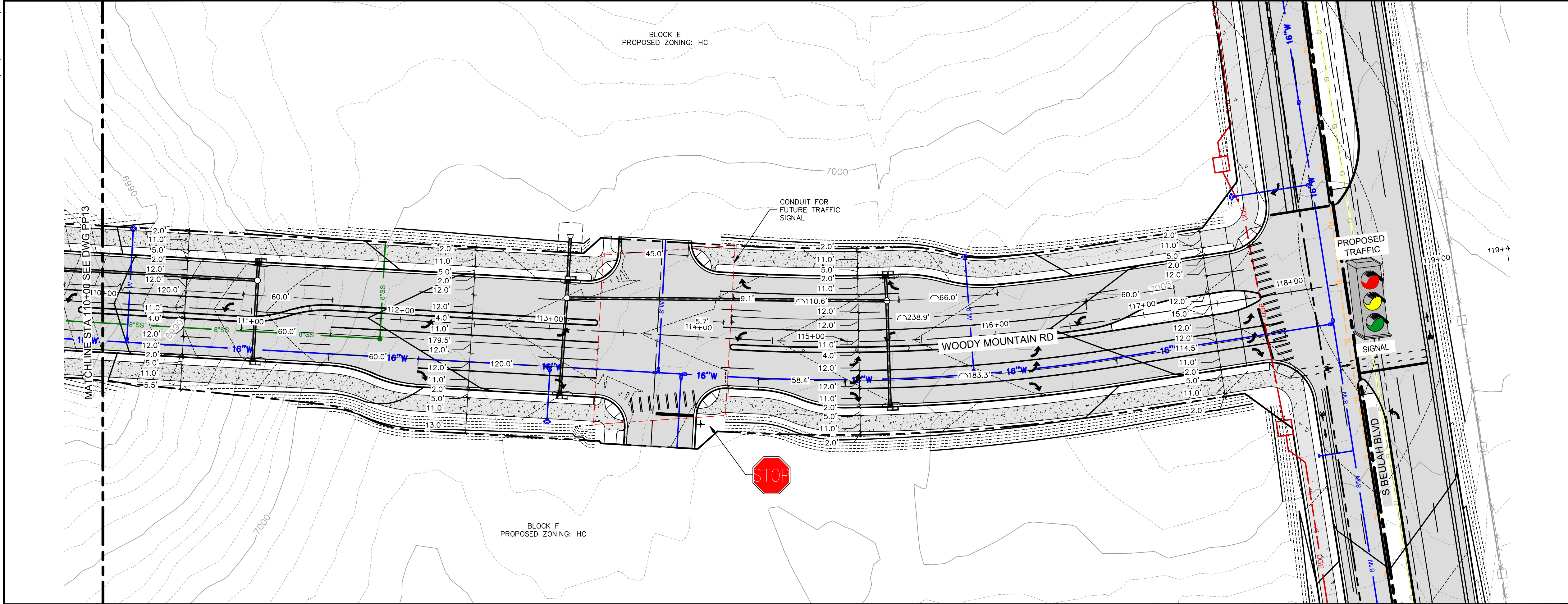
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DATE: MAY 23  
SCALE: AS SHOWN  
DRAWN: JEE  
DESIGN: ELK/SW/CNP  
CHECKED: CNP/SEC

NAH HEALTH VILLAGE

FLAGSTAFF  
ARIZONA

PLAN AND PROFILE - WOODY MOUNTAIN RD (1)





C.O.F. Project # PZ-21-00126

REVISIONS		NO.	DESCRIPTION	DATE	BY
Contact Arizona 811 at least two full working days before you begin excavation					
Call 811 or click Arizona811.com					

DRAWING NO.  
**PP14**

SHT NO. 29 OF 30

**SWI**  
Shephard Wesnitzer, Inc.

110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.swiaz.com

JOB NO: 21045  
DATE: MAY 23  
SCALE: AS SHOWN  
DRAWN: JEE  
DESIGN: ELK/SW/CNP  
CHECKED: CNP/SEC

NAH HEALTH VILLAGE  
PLAN AND PROFILE - WOODY MOUNTAIN RD (2)

FLAGSTAFF  
ARIZONA

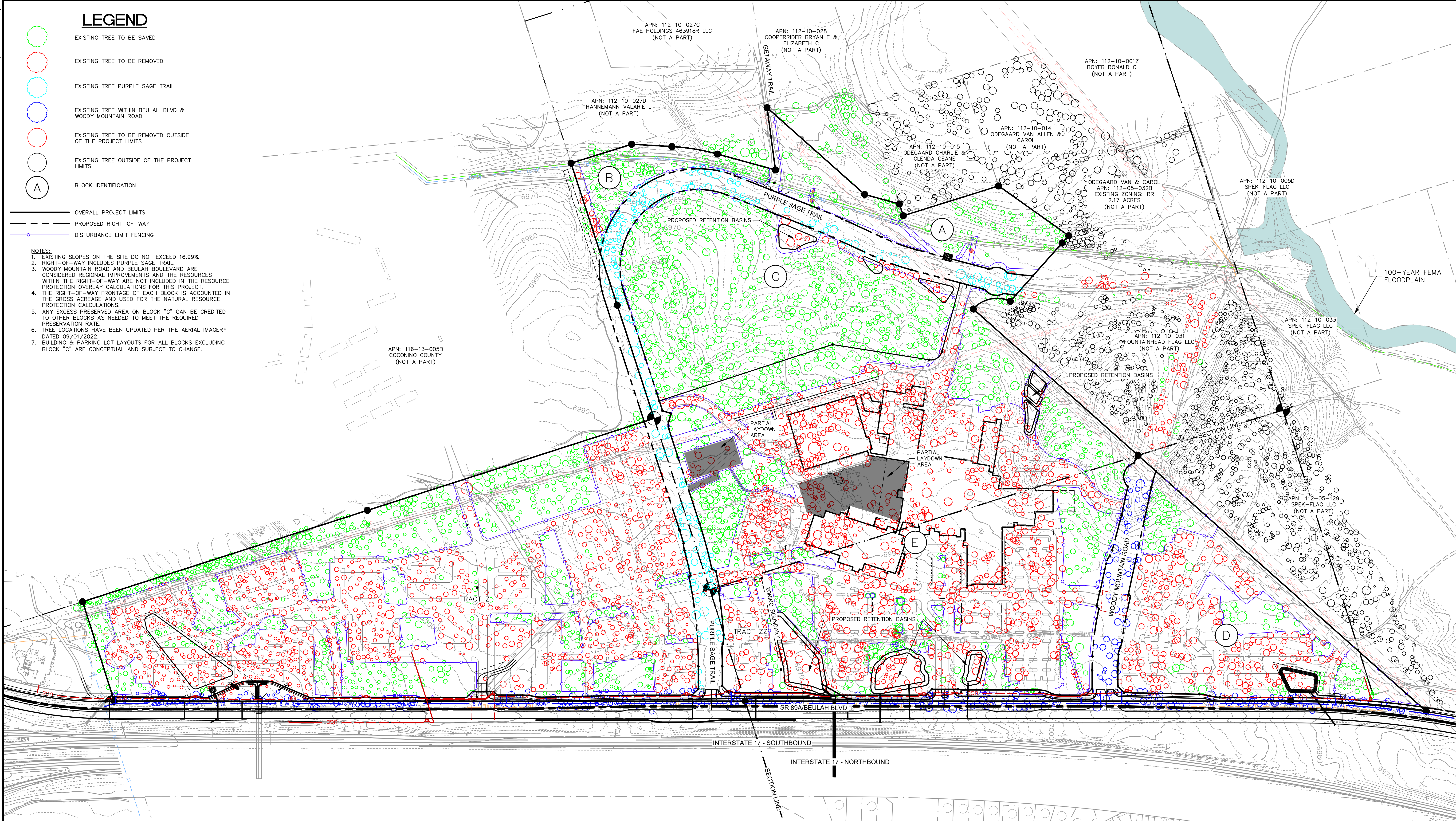


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PLOTED: May 23, 2023 3:12pm

LEGEND

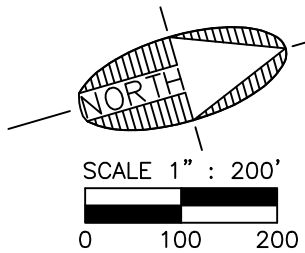
- EXISTING TREE TO BE SAVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE PURPLE SAGE TRAIL
- EXISTING TREE WITHIN BEULAH BLVD & WOODY MOUNTAIN ROAD
- EXISTING TREE TO BE REMOVED OUTSIDE OF THE PROJECT LIMITS
- EXISTING TREE OUTSIDE OF THE PROJECT LIMITS
- BLOCK IDENTIFICATION
- OVERALL PROJECT LIMITS
- PROPOSED RIGHT-OF-WAY
- DISTURBANCE LIMIT FENCING

- NOTES:
- EXISTING SLOPES ON THE SITE DO NOT EXCEED 16.99%.
  - RIGHT-OF-WAY INCLUDES PURPLE SAGE TRAIL.
  - WOODY MOUNTAIN ROAD AND BEULAH BOULEVARD ARE CONSIDERED REGIONAL IMPROVEMENTS AND THE RESOURCES WITHIN THE RIGHT-OF-WAY ARE NOT INCLUDED IN THE RESOURCE PROTECTION OVERLAY CALCULATIONS FOR THIS PROJECT.
  - THE RIGHT-OF-WAY FRONTAGE OF EACH BLOCK IS ACCOUNTED IN THE GROSS ACREAGE AND USED FOR THE NATURAL RESOURCE PROTECTION CALCULATIONS.
  - ANY EXCESS PRESERVED AREA ON BLOCK "C" CAN BE CREDITED TO OTHER BLOCKS AS NEEDED TO MEET THE REQUIRED PRESERVATION RATE.
  - TREE LOCATIONS HAVE BEEN UPDATED PER THE AERIAL IMAGERY DATED 09/01/2022.
  - BUILDING & PARKING LOT LAYOUTS FOR ALL BLOCKS EXCLUDING BLOCK "C" ARE CONCEPTUAL AND SUBJECT TO CHANGE.



BLOCK	LAND USE AREA	ACREAGE ±	ZONING	DEVELOPMENT OPTION	GROSS PARCEL AREA & FRONTAGE ROW AREA TO CENTERLINE (ACRES)	REQUIRED PRESERVATION RATE	REQUIRED PRESERVATION AREA (ACRES)	PRESERVED AREA (ACRES)	PRESERVATION RATE	PRESERVATION AREA CREDITED FROM BLOCK "C" (ACRES)	ADJUSTED PRESERVATION RATE
A	1a	7.1	PF	OPEN SPACE	8.46	30%	2.54	6.49	77%	-	77%
B	1a	3.1	PF	OPEN SPACE	4.18	30%	1.25	2.62	63%	-	63%
C	1b	20.0	PF	WELLNESS AREA	22.57	30%	6.77	18.91	84%	-	66%
D	2a	15.4	HC	MIXED USE	17.36	30%	5.21	3.91	23%	1.30	30%
E	2b	59.1	HC	MEDICAL CENTER	63.19	30%	18.96	16.86	27%	2.09	30%
TRACT Z	2c	2.6	N/A	HOTEL	3.41	30%	1.02	0.47	14%	0.55	30%
TRACT Z	2d,3	50.2	N/A	CLINICAL PARTNERSHIP & RETAIL/RESEARCH & INNOVATION	53.45	30%	16.04	17.11	32%	-	32%
	0	0.0	0.0	0.0	0.00		0.00	0.00		0.00	0%
ROW	-	8.3	N/A	PURPLE SAGE TRL & WELLNESS LOOP	-	-	-	-	-	-	-
ROW	-	6.8	N/A	WOODY MOUNTAIN ROAD & BEULAH BLVD	-	-	-	-	-	-	-
	TOTAL	172.6			172.62		51.78	66.37		3.94	

- NOTES:
- RESOURCES WITHIN WOODY MOUNTAIN ROAD AND BEULAH BOULEVARD RIGHT-OF-WAY ARE NOT INCLUDED IN THE RESOURCE PROTECTION OVERLAY CALCULATIONS PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.020.
  - PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.050, THE TOPOGRAPHY DOES NOT INCLUDE AT LEAST 17% SLOPE WITH A 10 FOOT VERTICAL DROP OVER A 100 FOOT HORIZONTAL DISTANCE PARALLEL TO AT LEAST ONE COMMON CONTOUR LINE.
  - THE SITE DOES NOT CONTAIN FLOODPLAIN RESOURCES.
  - ANY EXCESS PRESERVED AREA ON BLOCK "C" CAN BE CREDITED TO OTHER BLOCKS AS NEEDED TO MEET THE REQUIRED PRESERVATION RATE. BLOCK "C" PRESERVATION RATE IS ADJUSTED ACCORDINGLY.



C.O.F. Project # PZ-21-00126

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.

**ARIZONA811**  
Arizona Blue Stakes, Inc.  
Dial 811 or 1-800-546-4111 (PZ-5348)

DRAWING NO.

**NRPP**

SHT NO.

30

OF

30

FLAGSTAFF ARIZONA

NAH HEALTH VILLAGE

JOB NO: 21045

DATE: MAY 23

SCALE: AS SHOWN

DRAWN: HAS

DESIGN: ONP

CHECKED: GEC

110 W. Dale Avenue  
Flagstaff AZ 86001  
928.773.0354  
928.774.8934 fax  
www.swiciz.com

**SWI**  
Shephard Wesnitzer, Inc.

PRELIMINARY NATURAL RESOURCE PROTECTION PLAN



FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - OFFSITES KEY MAP - OFFSITE.DWG JERIKSSON  
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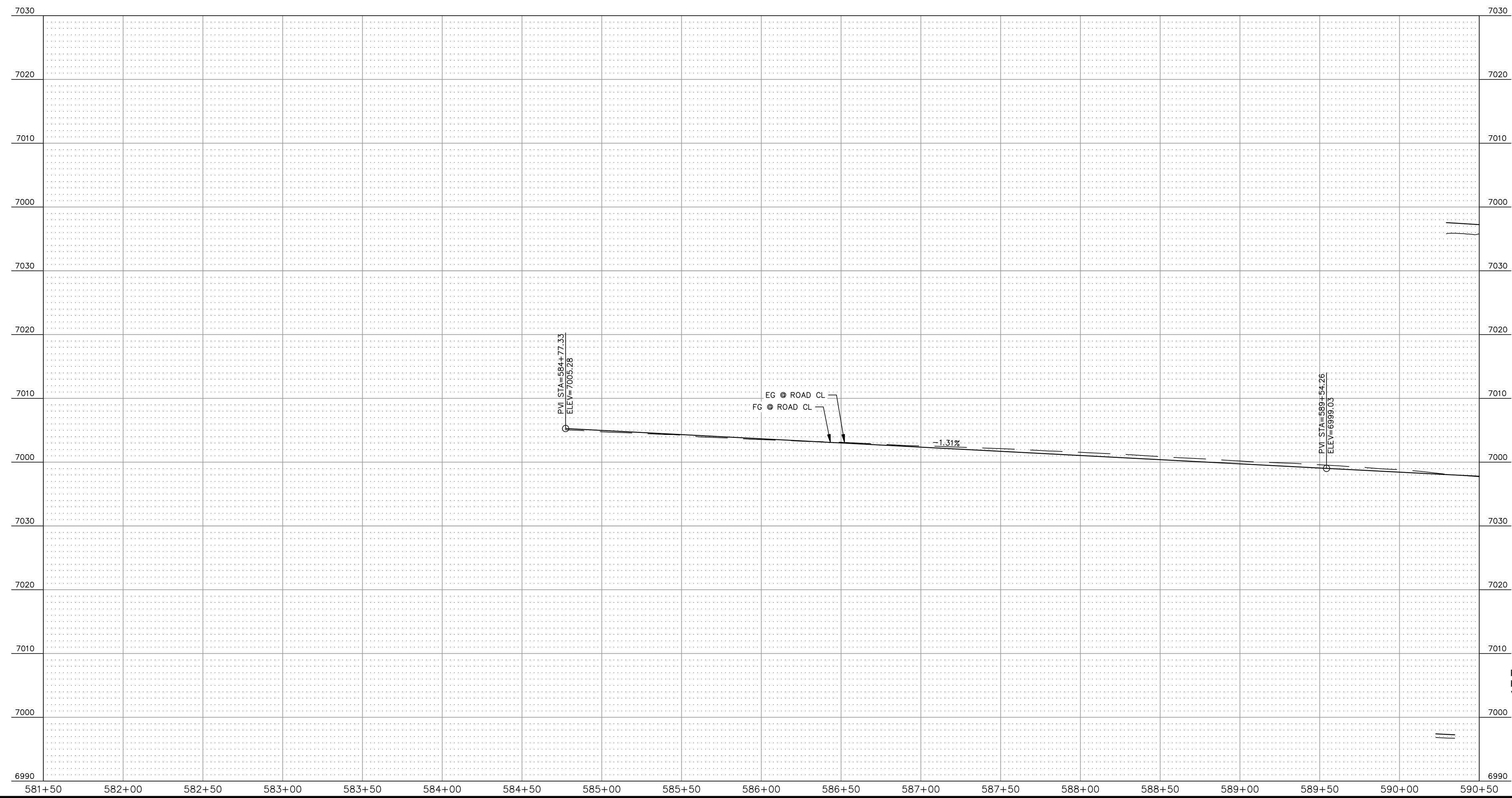
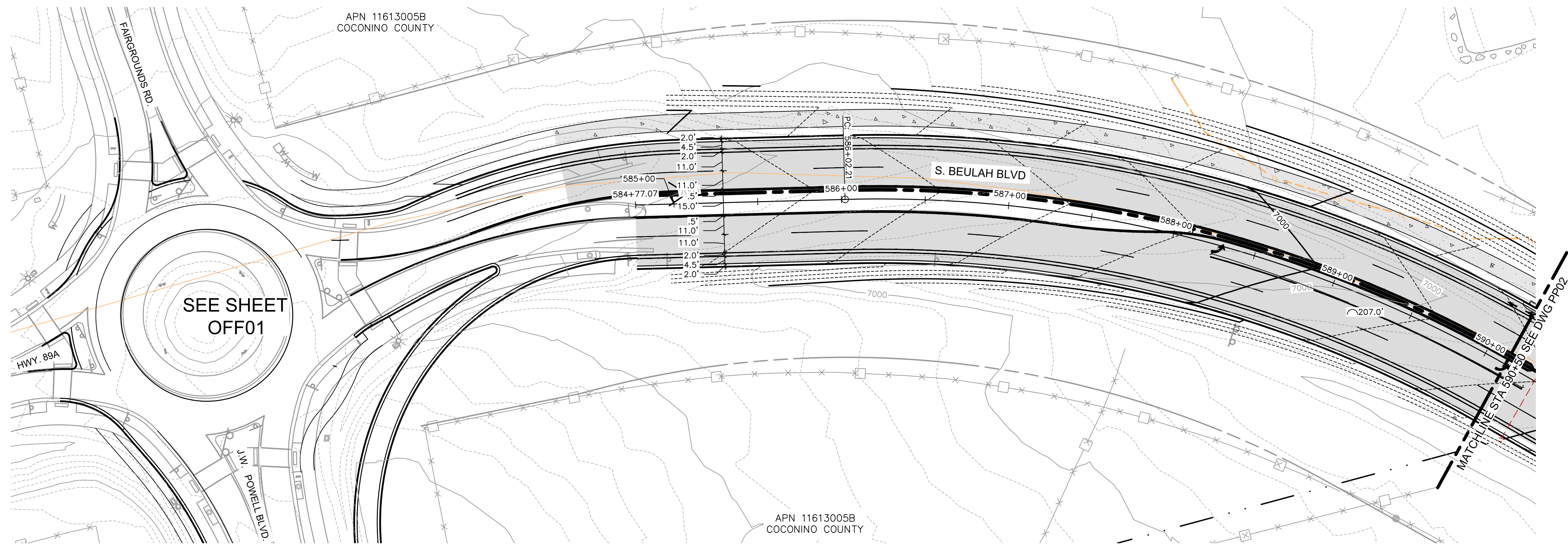


PRELIMINARY  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

C.O.F. Project # PZ-21-00126


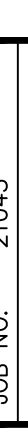
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110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swiaz.com											
 Shephard Wesnitzer, Inc.											
REVISIONS		DATE		BY							
NO.		DESCRIPTION									
Call at least two full working days before you begin excavation.  Arizona Blue Stakes, Inc. Dial 8-1-1 or 1-800-514-6111 (722-5348)											
DRAWING NO. <b>OK01</b>											
SHT NO.		OF									
1		11									



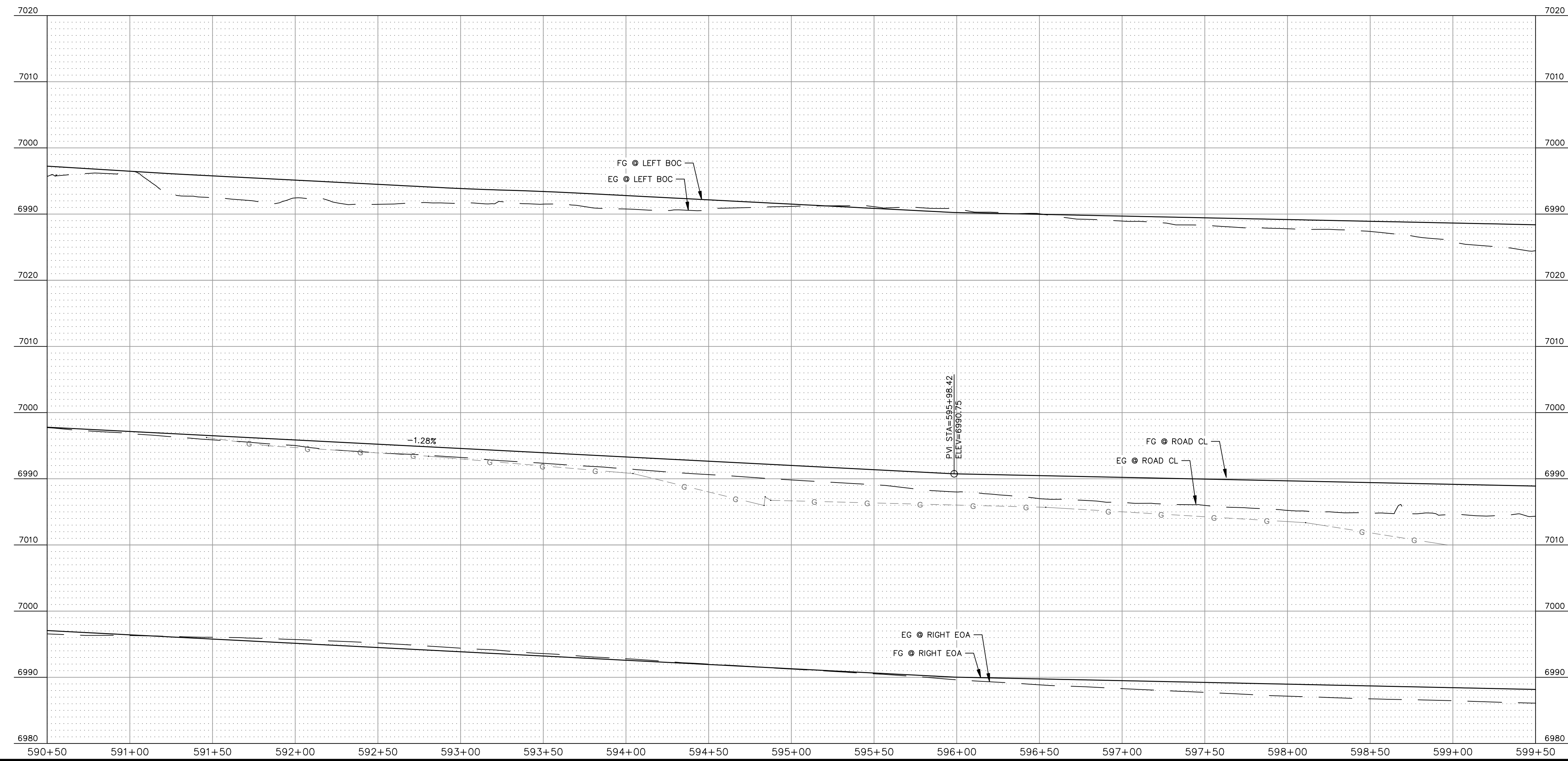
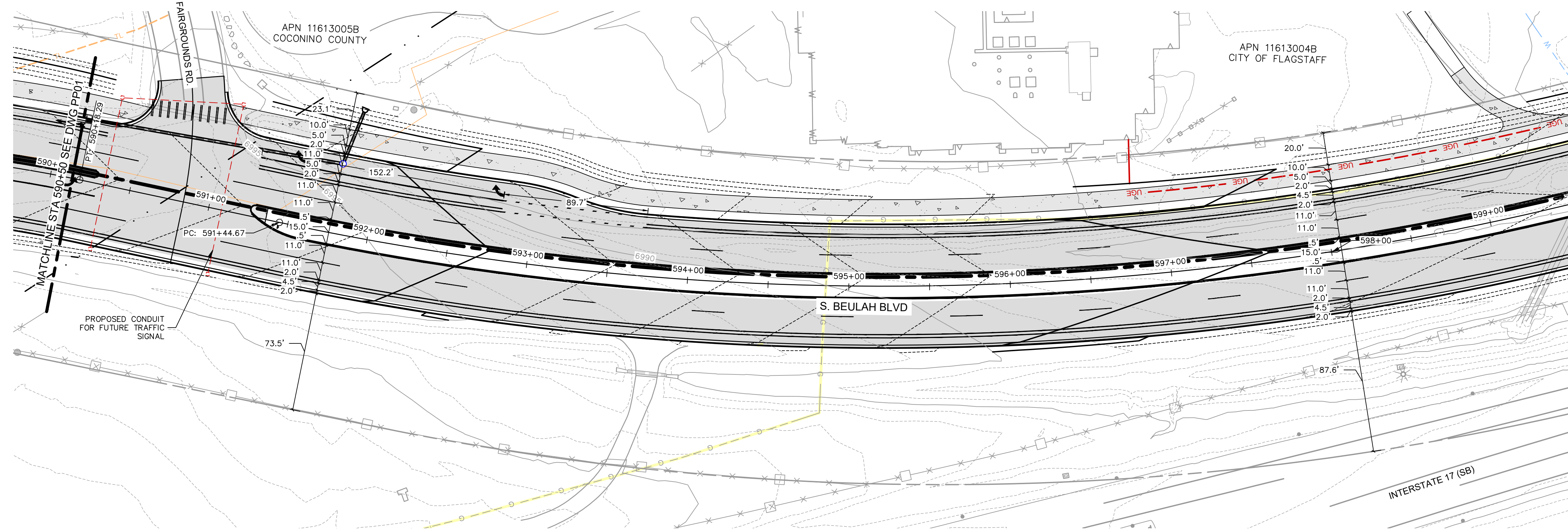


PRELIMINARY  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

C.O.F. Project # PZ-21-00126

				75 Kallot Place Sedona, AZ 86336 928.282.1061 928.282.2058 fax		JOB NO: 21045 DATE: MAY 23 SCALE: AS SHOWN DRAWN: JEE DESIGN: BMD/SW/ONP CHECKED: ONP/SEC		NAH HEALTH VILLAGE BEULAH BLVD P&P (1)		FLAGSTAFF ARIZONA	
OFFSITE-IMPROVEMENT PLANS											
SHT NO. 2 OF 11											
DRAWING NO. PP01											
Contact Arizona 811 at least two full working days before you begin excavation Call 811 or click Arizona811.com											
SHEPARD WESNITZER, INC.											







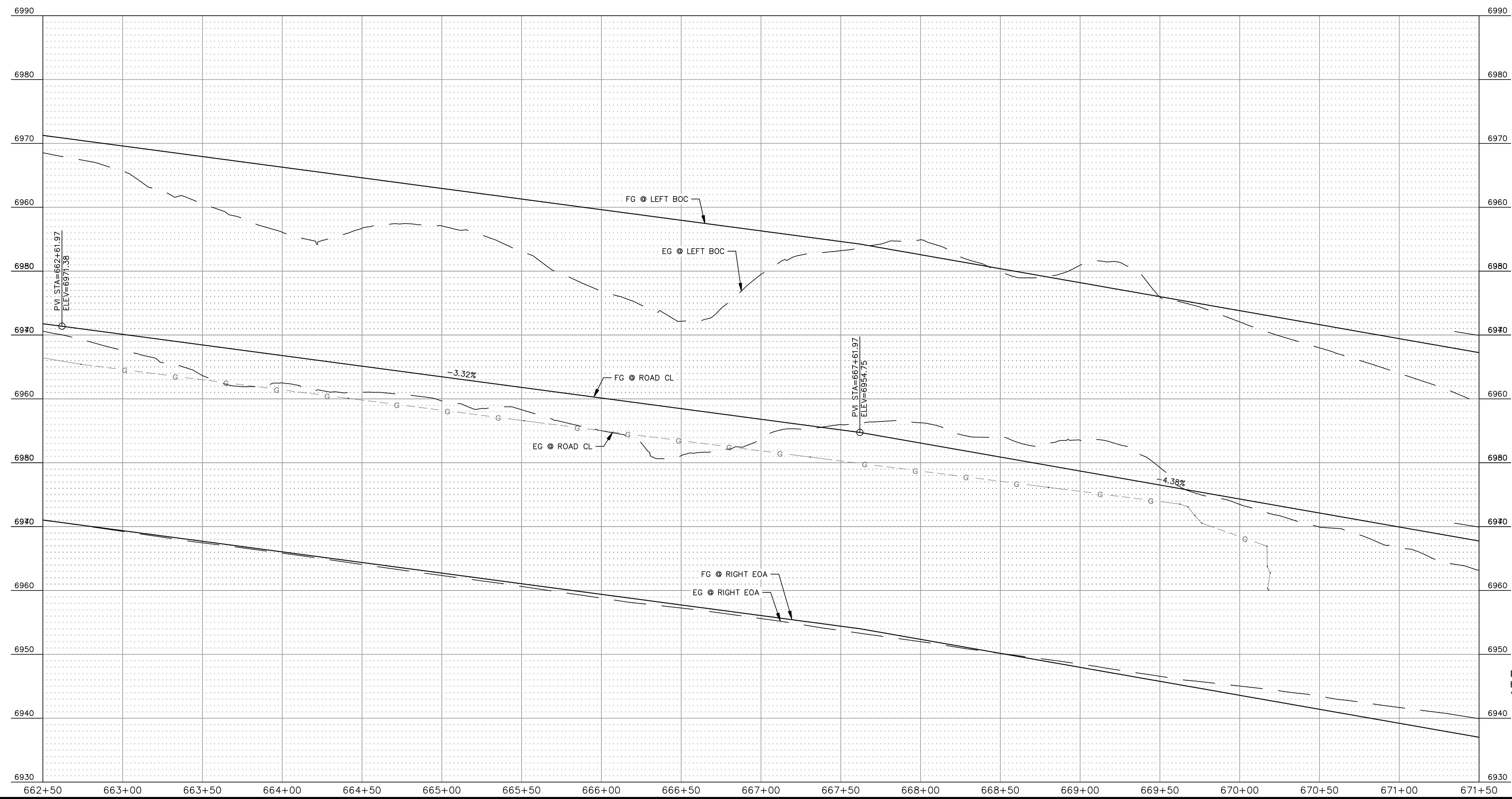
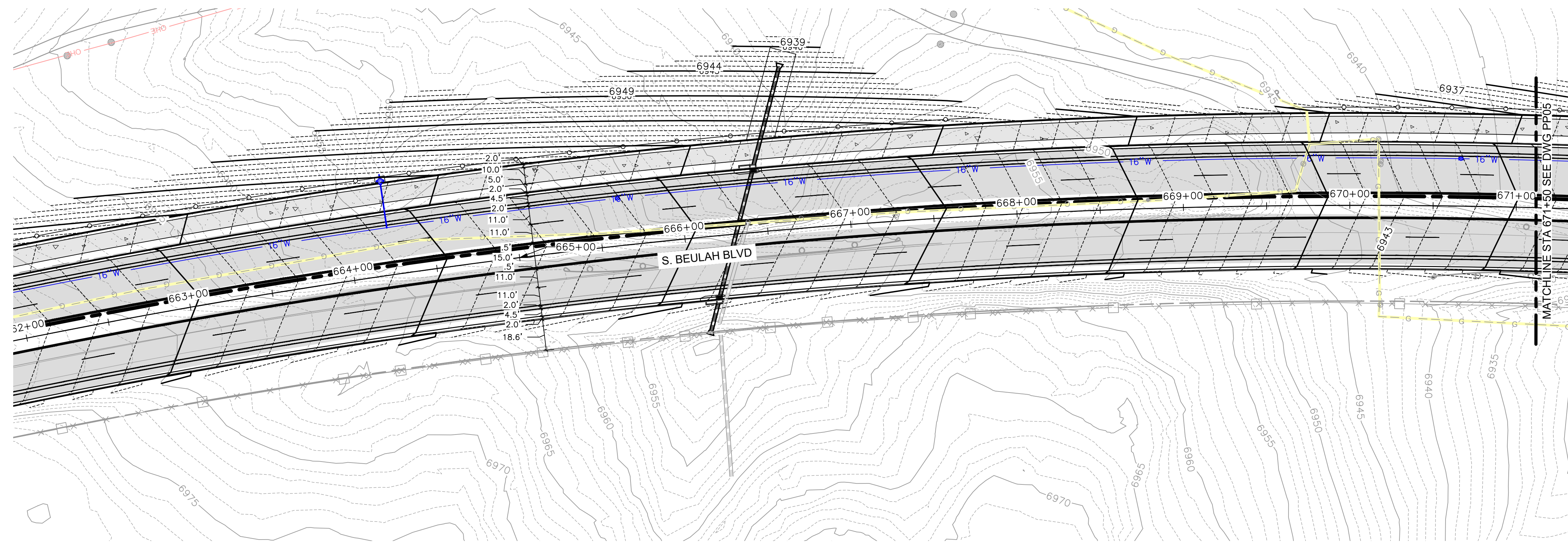
A diagram of a boat with a compass rose. The compass rose is a circle with a cross inside, and the word "NORTH" is written inside it. Below the boat is a scale bar with markings for 0, 20, and 40. The text "SCALE 1" : 40'" is written above the scale bar.

PRELIMINARY  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

C.O.F. Project # PZ-21-00126


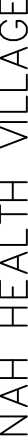
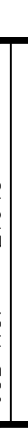
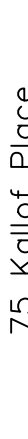

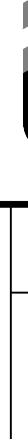

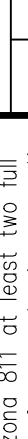


Contact Arizona 811 at least two full working days before you begin excavation				Call 811 or click <a href="http://Arizona811.com">Arizona811.com</a>	
DRAWING NO. <b>PP02</b>					
SHT NO. <b>3</b>		OF <b>11</b>			
REVISIONS					
NO.	DESCRIPTION	DATE	BY		
75 Kallot Place Sedona, AZ 86336 928.282.1061 928.282.2058 fax			www.swiaz.com		
JOB NO: 21045			OFFSITE-IMPROVEMENT PLANS BEULAH BLVD P&P (2)		
DATE: MAY 23			NAH HEALTH VILLAGE		
SCALE: AS SHOWN			FLAGSTAFF ARIZONA		
DRAWN: JFE			BHD/SW/CNP		
CHECKED:			CNP/GEC		
Shephard & Wesnitzer, Inc.			CNP/GEC		



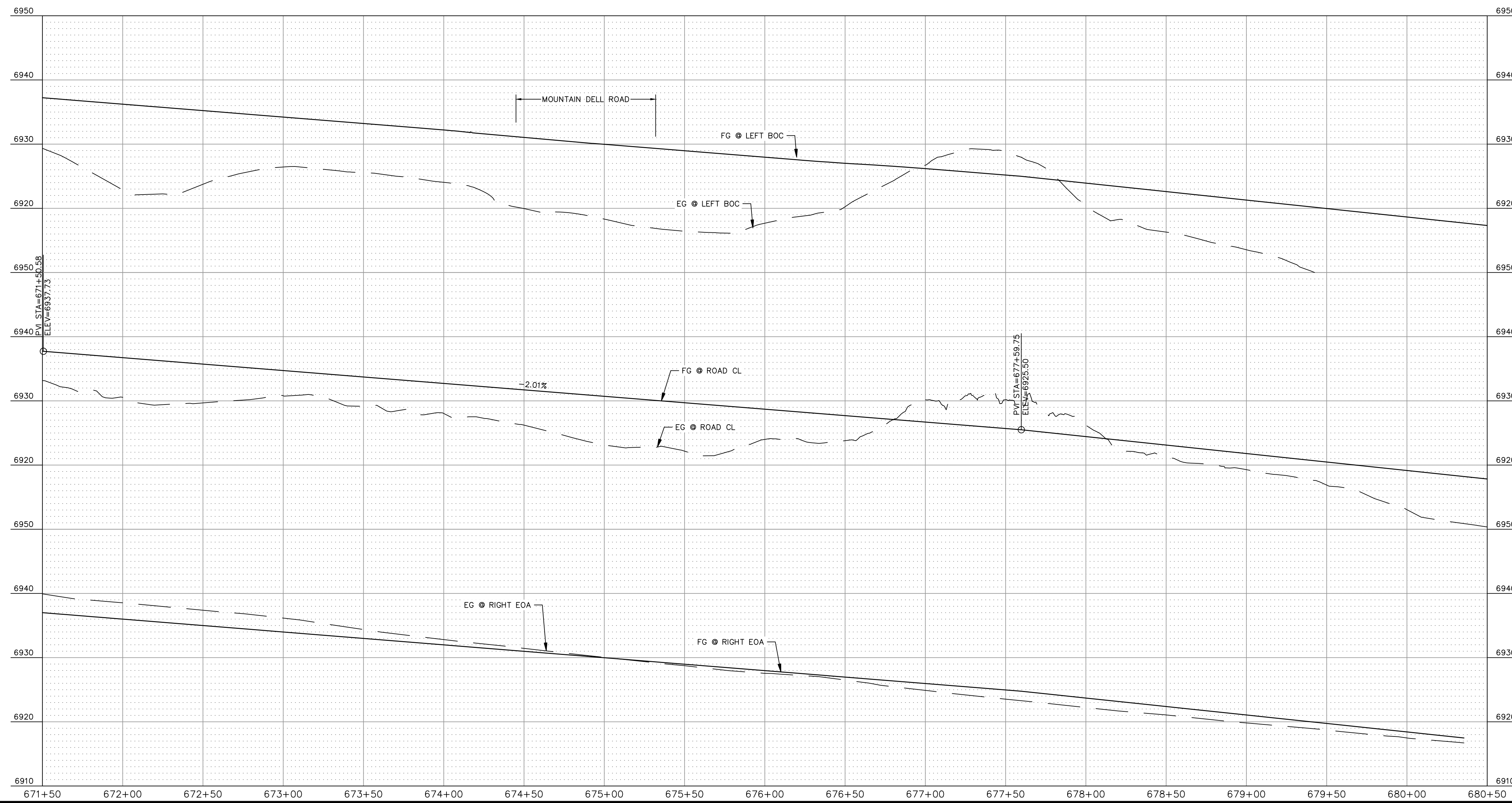
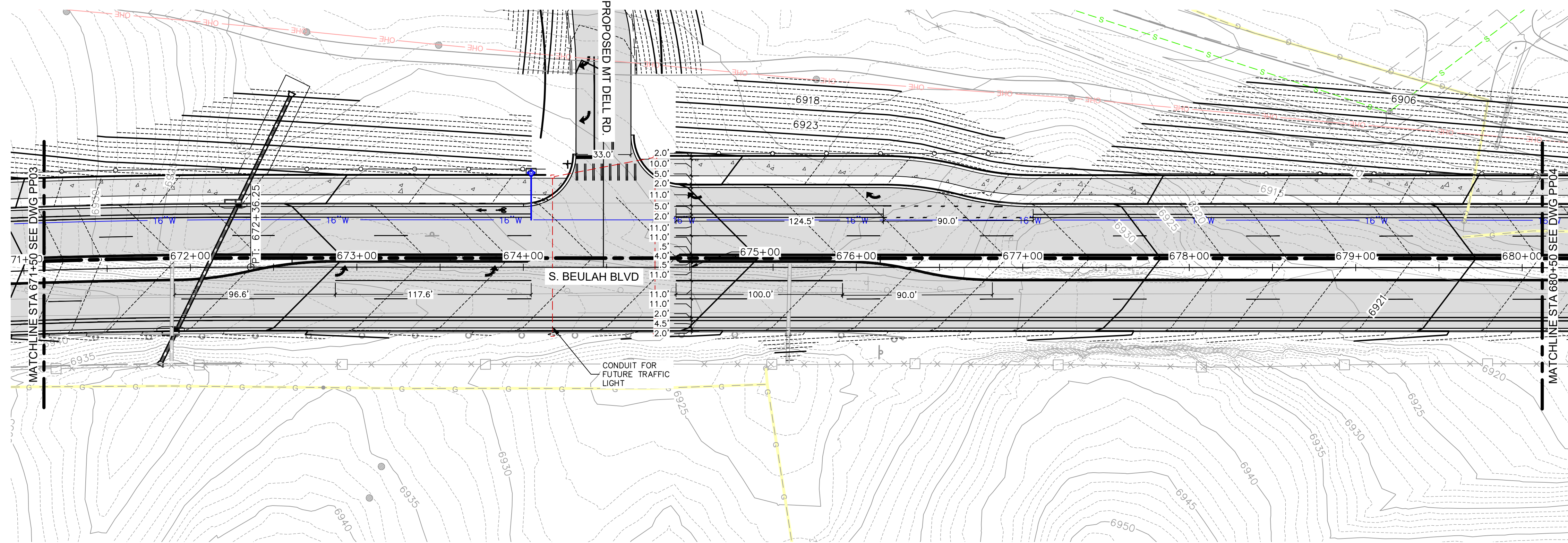


**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

C.O.F. Project # PZ-21-00126

																																																																																																																																																																																																							
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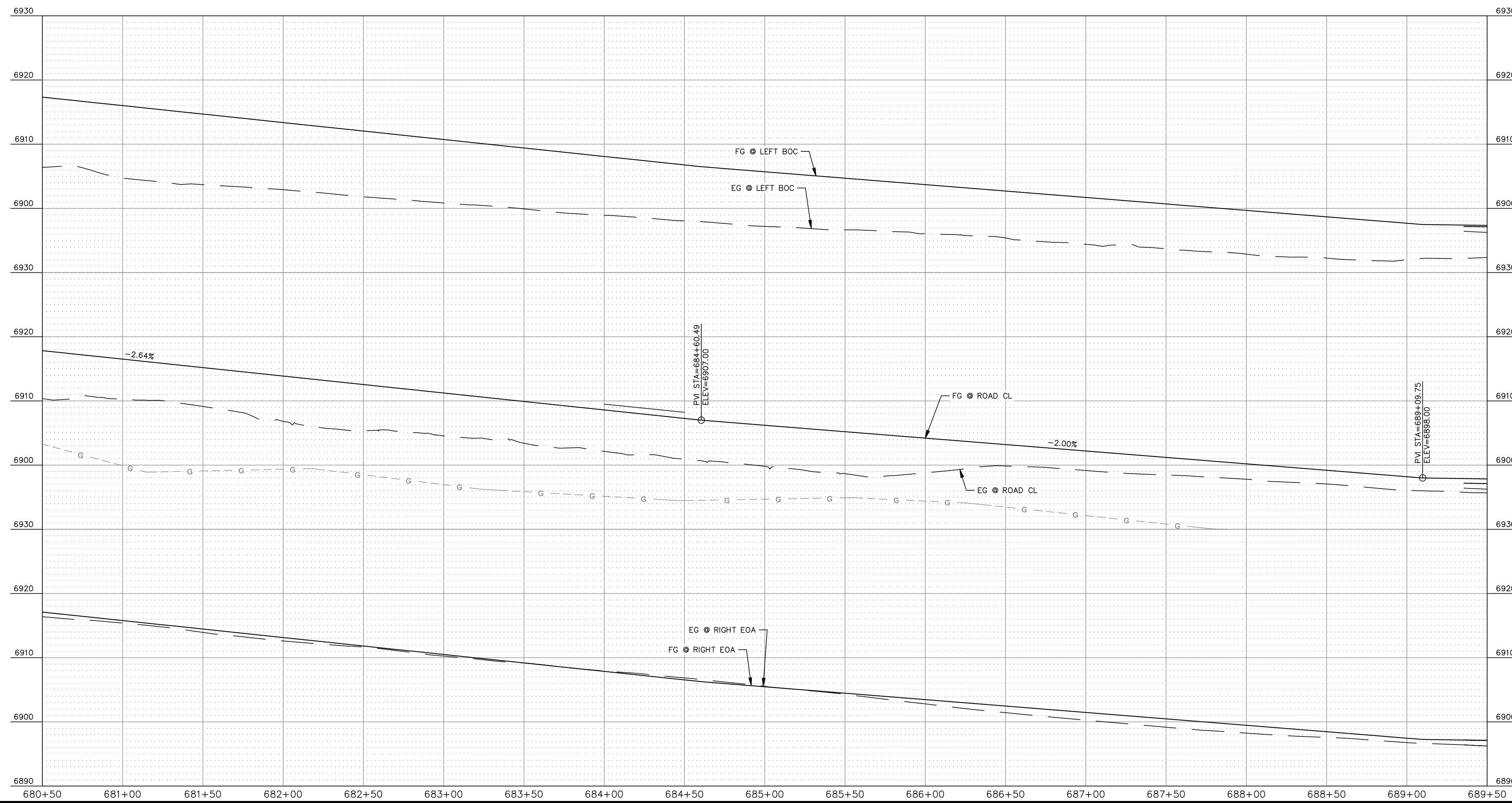
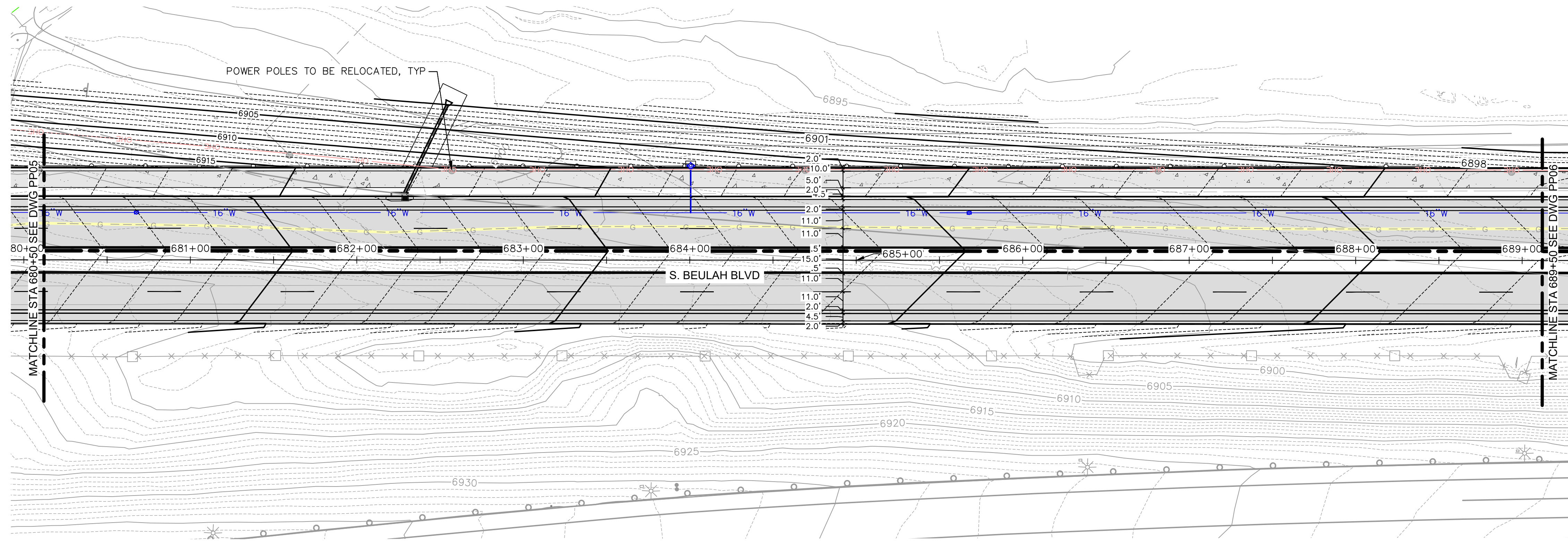
PROFILE SCALE  
H: 1" = 40'  
V: 1" = 10'

**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

C.O.F. Project # PZ-21-00126

Contact Arizona 811 at least two full working days before you begin excavation		DRAWING NO. <b>PP04</b>		SHT NO. <b>5</b> OF <b>11</b>	
		Call 811 or click Arizona811.com		75 Kallor Place Sedona, AZ 86336 928.282.1061 928.282.2058 fax www.swiaz.com	
REVISIONS				<b>Shephard Associates, Inc.</b>	
NO.	DESCRIPTION	DATE	BY		
JOB NO: 21045				NAH HEALTH VILLAGE	
DATE: MAY 23				FLAGSTAFF ARIZONA	
SCALE: AS SHOWN				OFFSITE-IMPROVEMENT PLANS BEULAH BLVD P&P (4)	
DRAWN: JFE				BHD/SW/ONP CNP/SEC	
DESIGN:				CHECKED:	







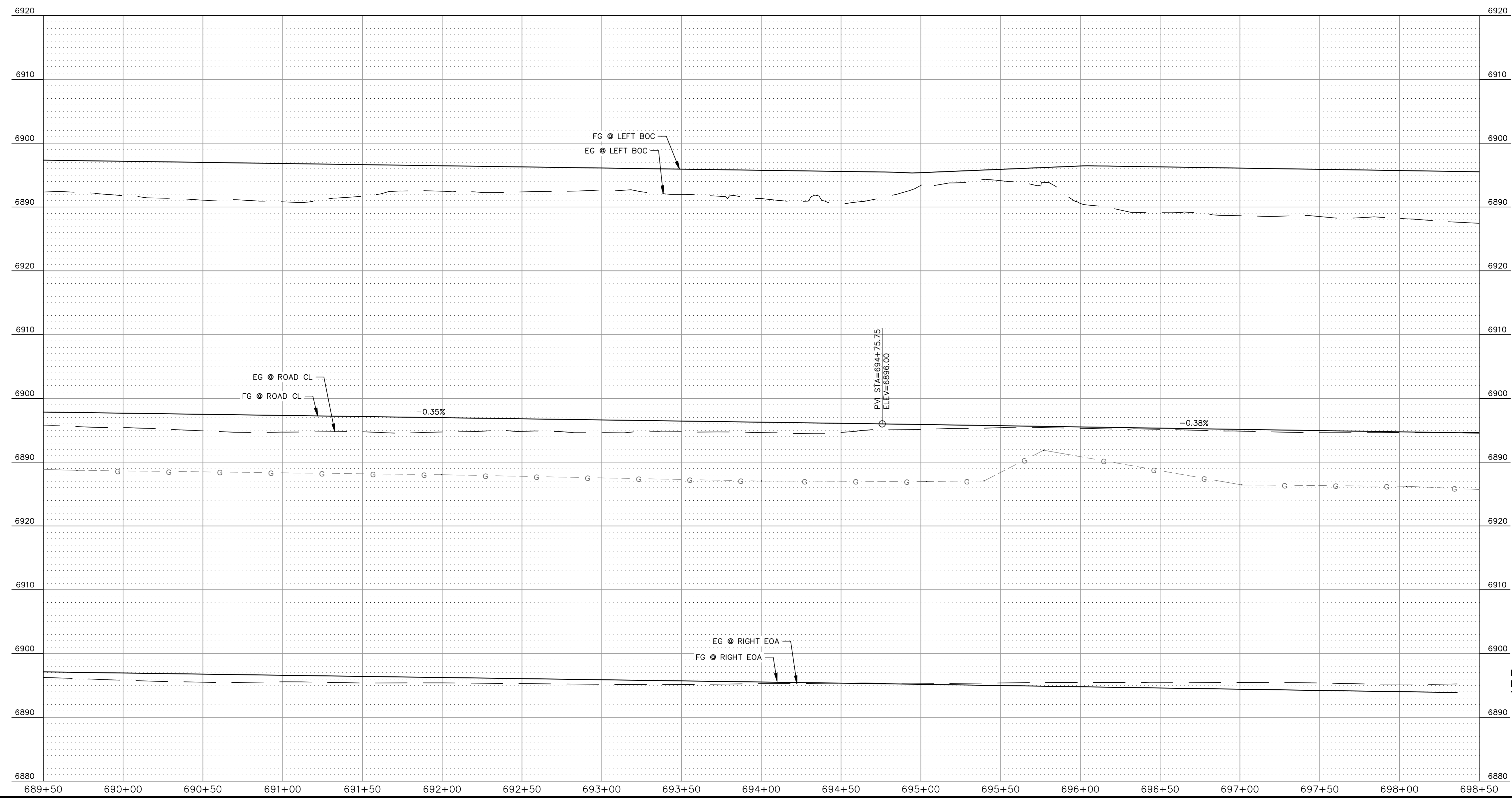
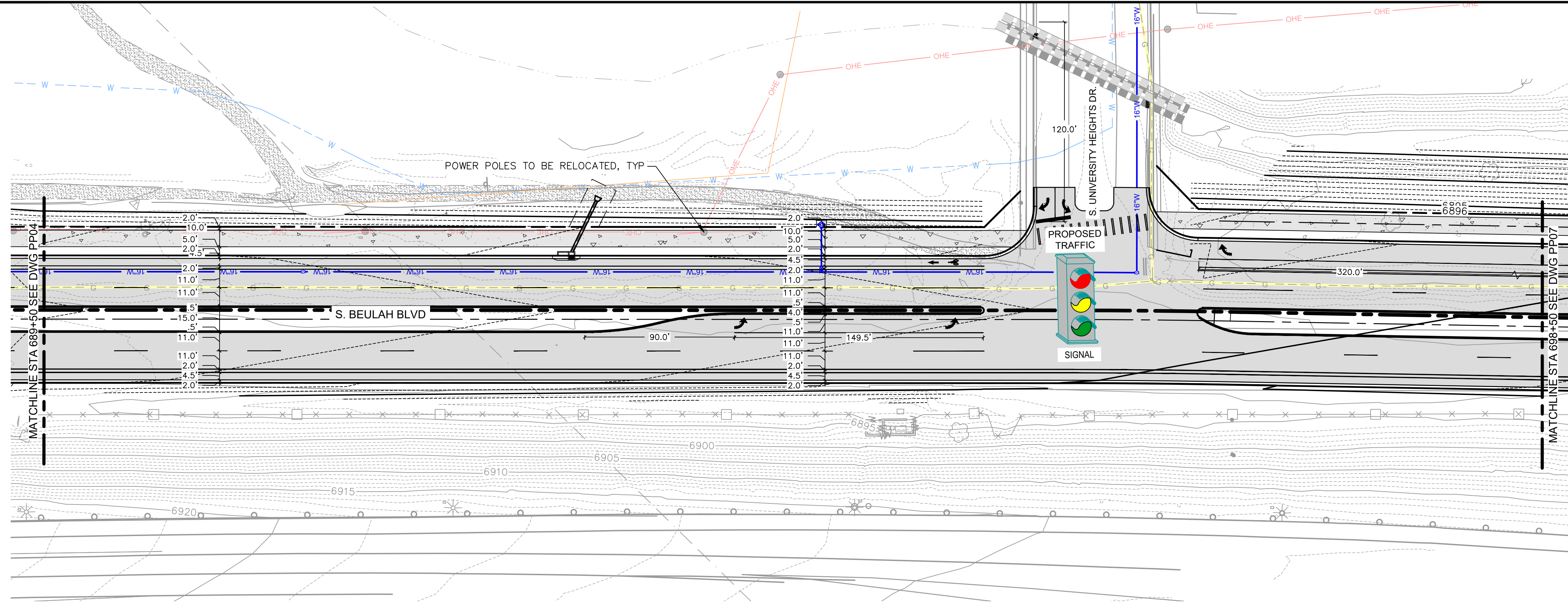
PROFILE SCALE  
H: 1" = 40'  
V: 1" = 10'

**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

C.O.F. Project # PZ-21-00126

Contract Arizona 811 at least two full working days before you begin excavation						Call 811 or click <a href="http://Arizona811.com">Arizona811.com</a>		DRAWING NO. <b>PP05</b>		SHT NO. <b>6</b>		OF <b>11</b>					
REVISIONS								 <b>Shephard &amp; Wesnitzer, Inc.</b>		75 Kalliof Place Sedona, AZ 86336 928.282.1061 928.282.2058 fax  www.swiaz.com				JOB NO: 21045 DATE: MAY 23 SCALE: AS SHOWN DRAWN: JFE DESIGN: BHD/SW/CNP CHECKED: CNP/GEC			
NO.				DESCRIPTION		DATE		BY		NAH HEALTH VILLAGE				OFFSITE-IMPROVEMENT PLANS BEULAH BLVD P&P (5)			
										FLAGSTAFF ARIZONA							





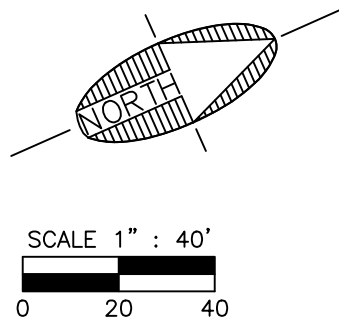
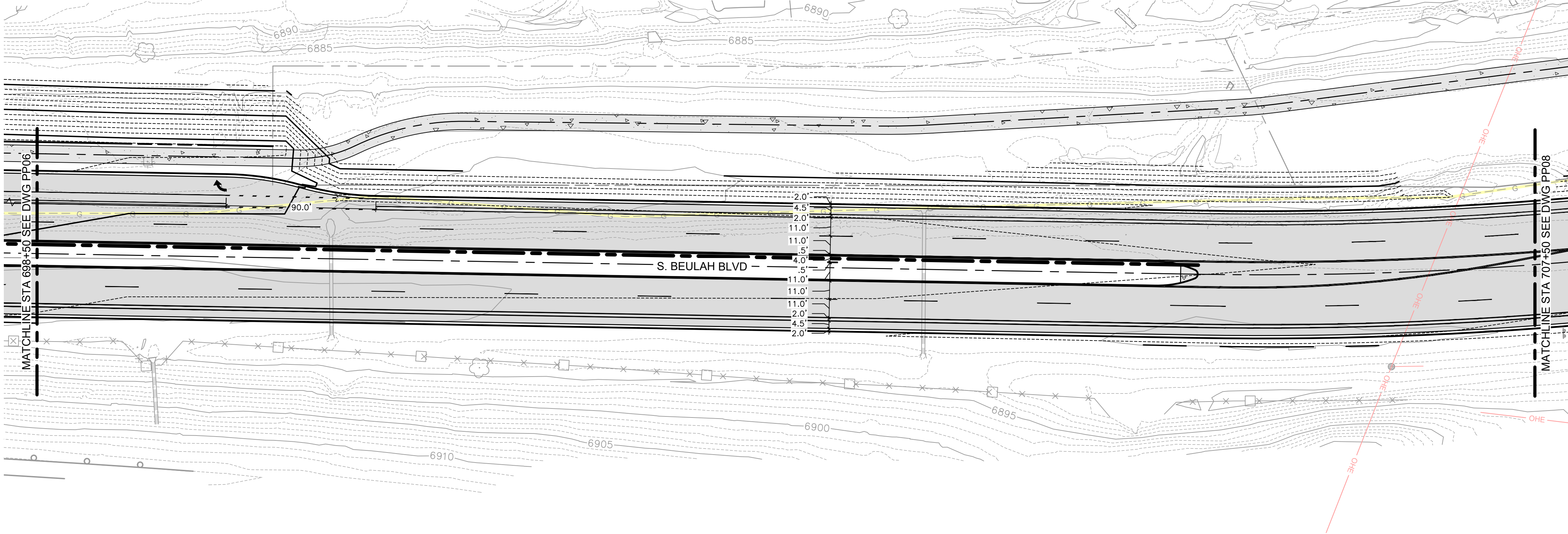
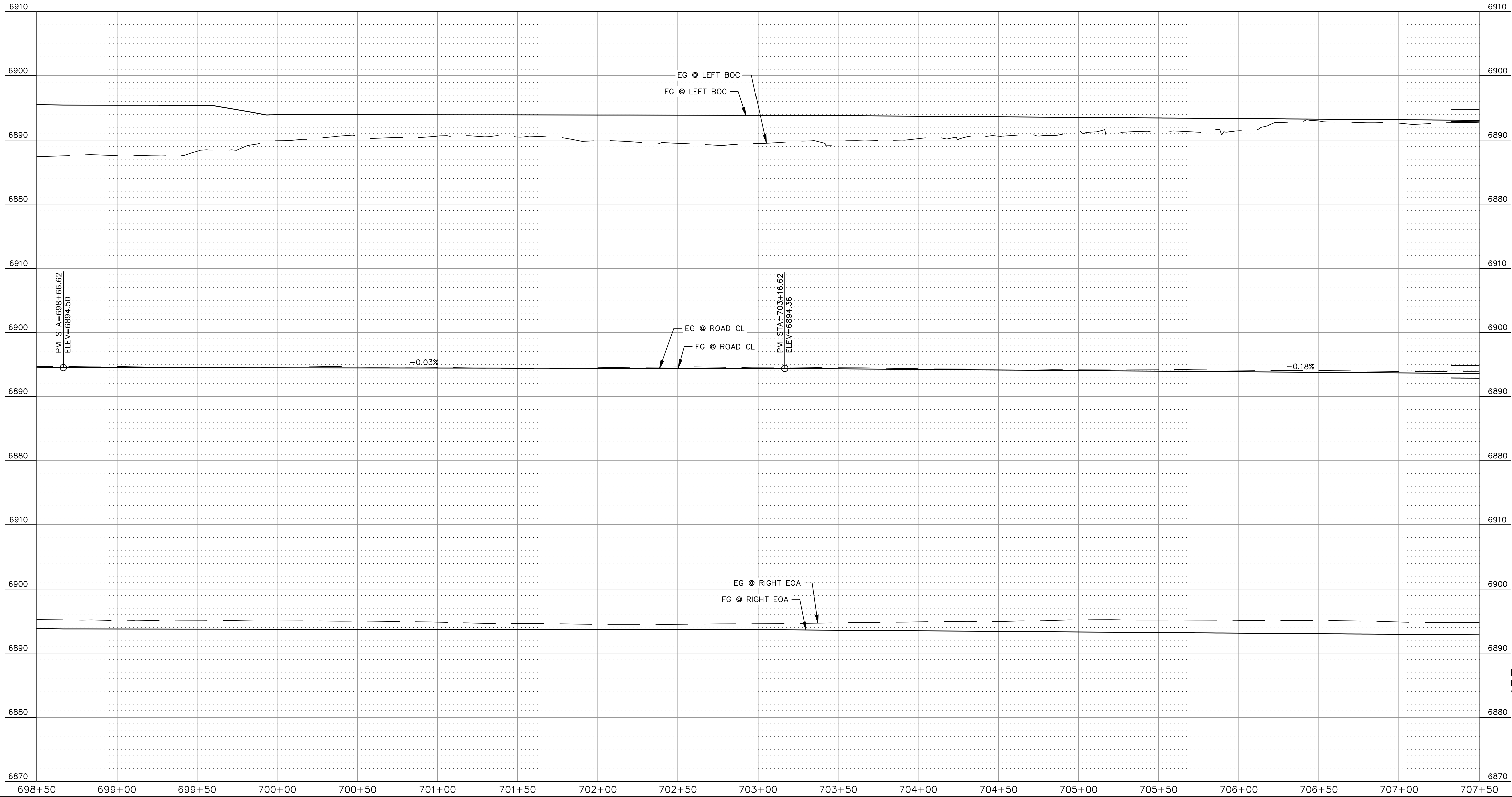
A diagram showing a lens-shaped area, shaded with diagonal lines, bounded by two intersecting lines. Below the diagram is a scale bar labeled "SCALE 1" : 40'", with markings at 0, 20, and 40.

PRELIMINARY  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

C.O.F. Project # PZ-21-00126

[illegible]







PRELIMINARY  
 NOT FOR CONSTRUCTION,  
 BIDDING OR RECORDING

C.O.F. Project # PZ-21-00126

REVISIONS		DATE	BY
NO.	DESCRIPTION		

Contact Arizona 811 at least two full working days before you begin excavation  

 Call 811 or click Arizona811.com

DRAWING NO.	
PP07	
SHT NO.	OF
8	11


  
 Shephard Wesnitzer, Inc.

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 Sedona, AZ 86336  
 928.282.2058 fax  
 928.282.2058 fax  
 www.swiaz.com

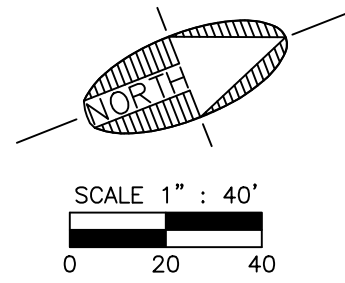
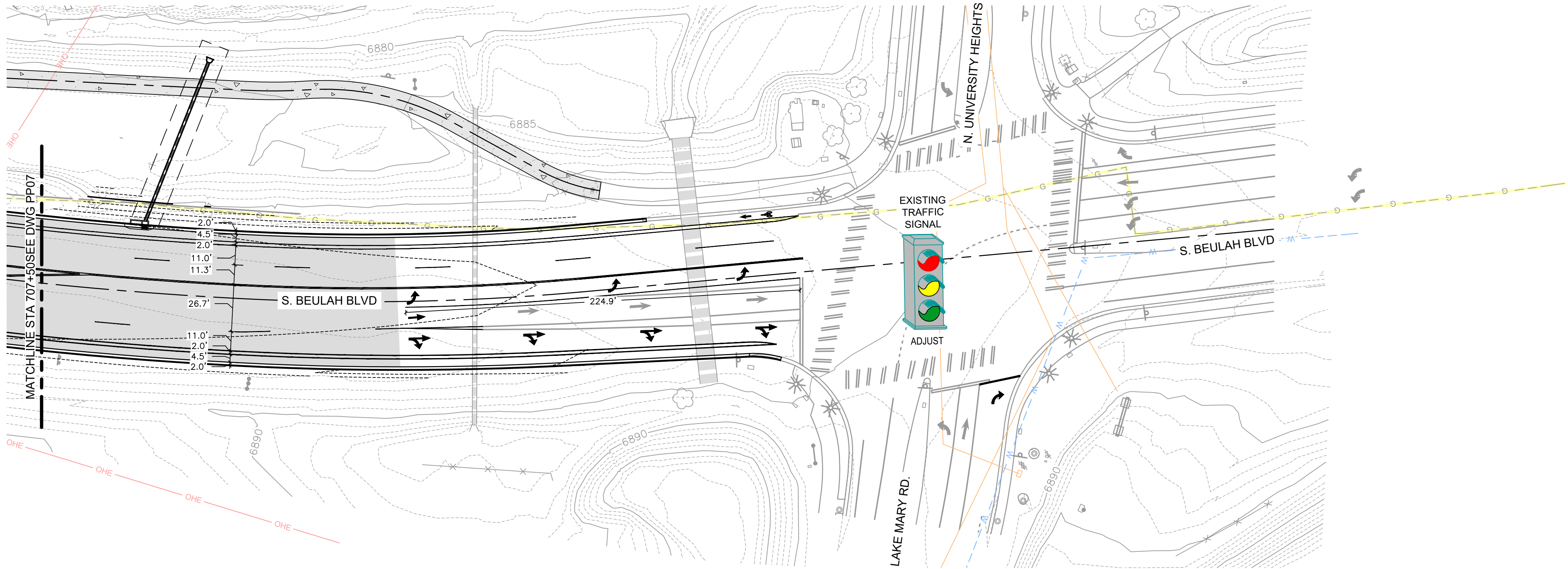
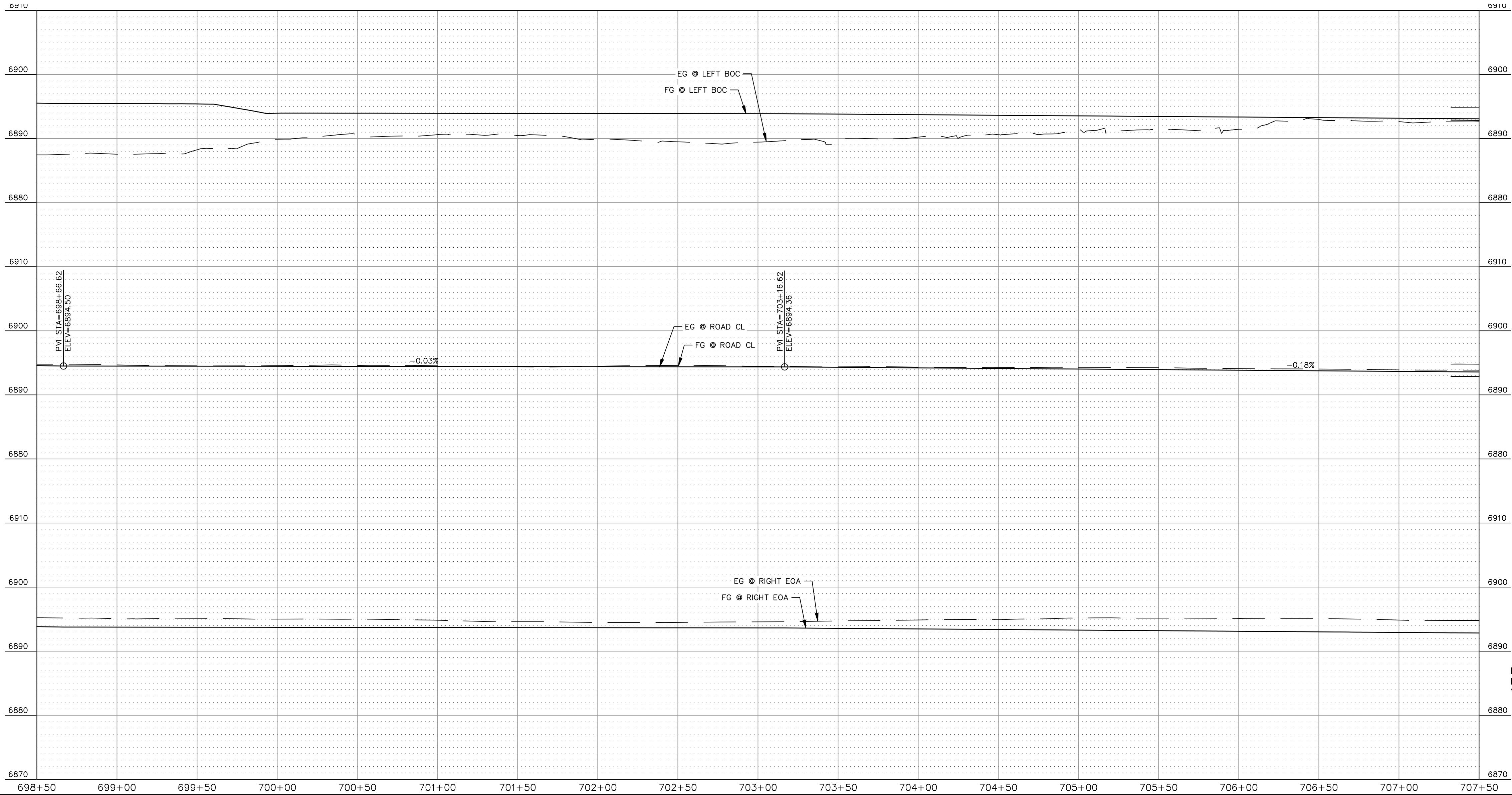
JOB NO:	21045
DATE:	MAY 23
SCALE:	AS SHOWN
DRAWN:	JEE
DESIGN:	BHD/SJV/ONP
CHECKED:	ONP/SEC

NAH HEALTH VILLAGE

FLAGSTAFF  
 ARIZONA

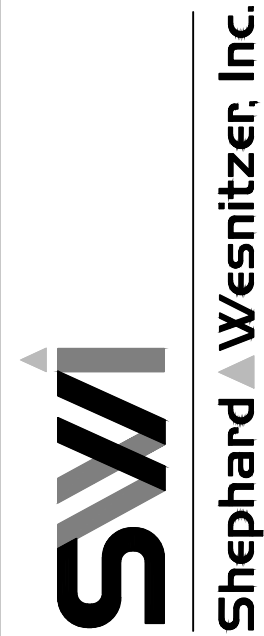
OFFSITE-IMPROVEMENT PLANS  
 BEULAH BLVD P&P (7)





PRELIMINARY  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

C.O.F. Project # PZ-21-00126



75 Kallist Place  
Scottsdale, AZ 86336  
928.282.1100 fax  
928.282.2058  
www.swiaz.com

REVISIONS			DATE	BY
NO.	DESCRIPTION			

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Call 811 or click Arizona811.com

DRAWING NO.  
**PP08**

SHT NO. 9 OF 11

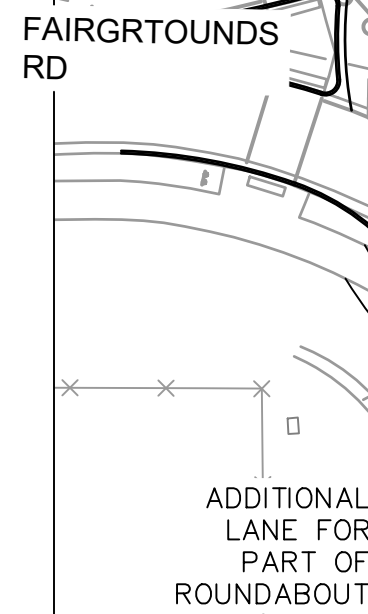
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DATE: MAY 23  
SCALE: AS SHOWN  
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DESIGN: BHD/SJY/ONP  
CHECKED: ONP/SEC

NAH HEALTH VILLAGE

FLAGSTAFF  
ARIZONA

OFFSITE-IMPROVEMENT PLANS  
BEULAH BLVD P&P (8)





APN  
116-13-001W

FLAGSTAFF  
ARIZONA

NAH HEALTH VILLAGE

OFFSITE IMPROVEMENT PLAN (1)

JOB NO:	21045
DATE:	MAY 2
SCALE:	AS SH
DRAWN:	JEE
DESIGN:	CNP
CHECKED:	GEC

110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
[www.ardurra.com](http://www.ardurra.com)



REVISIONS			
NO.	DESCRIPTION	DATE	BY

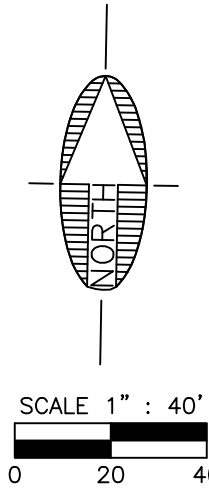
Contact Arizona 811 at least two full working days before you begin excavation.

**ARIZONA 811**  
BLUE STAKE INC.

Call 811 or click [Arizona811.com](http://Arizona811.com)

DRAWING NO.  
**OFF01**

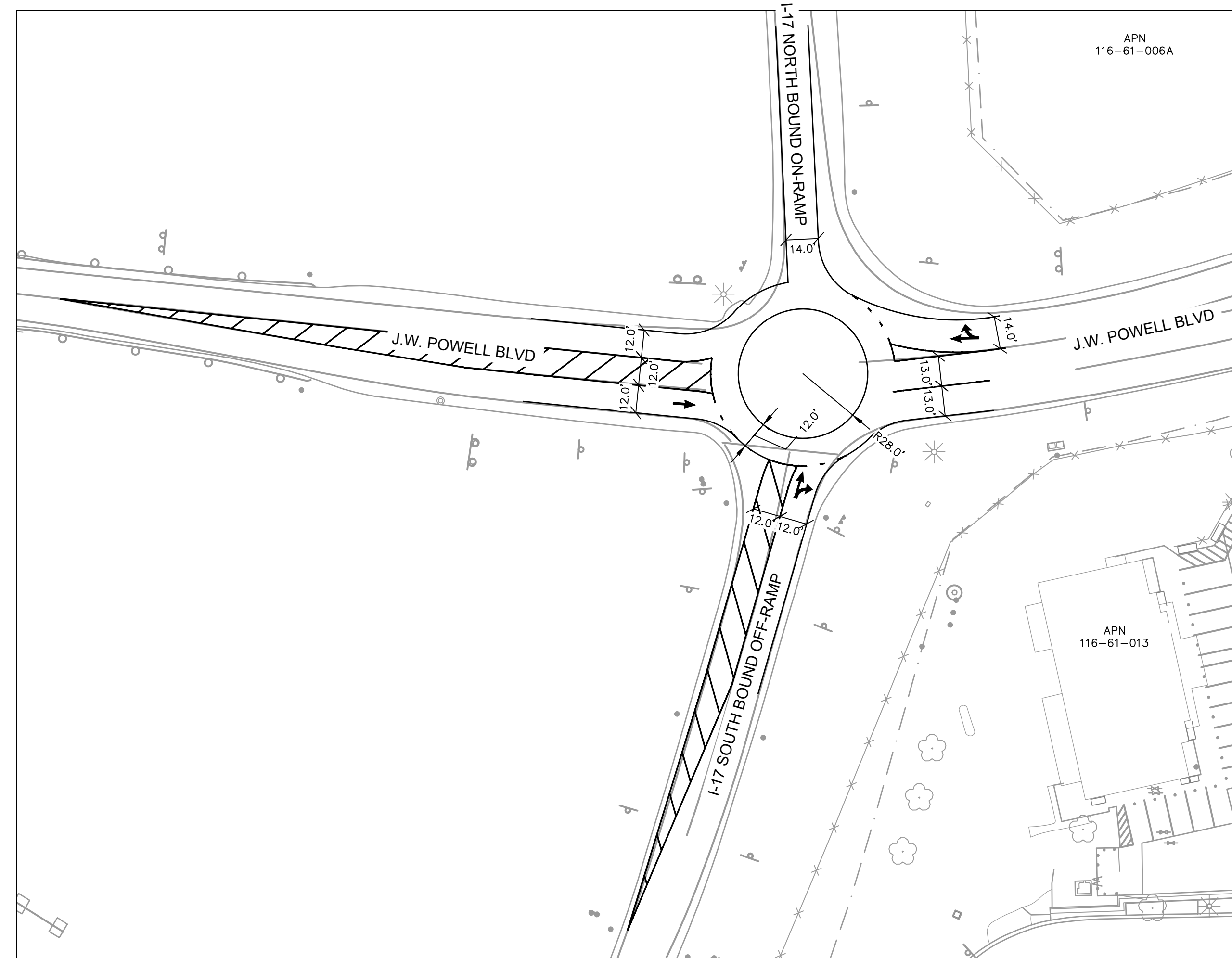
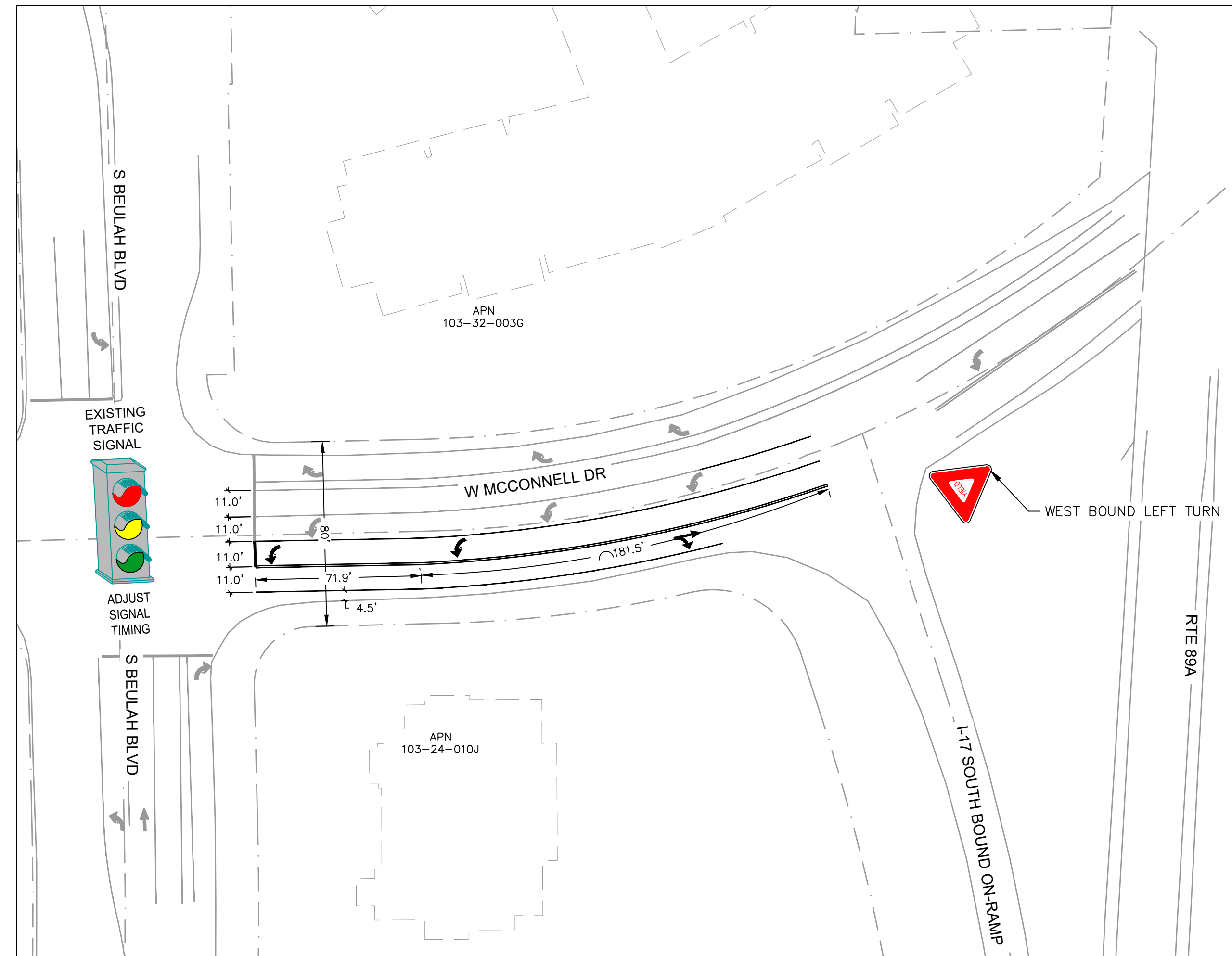
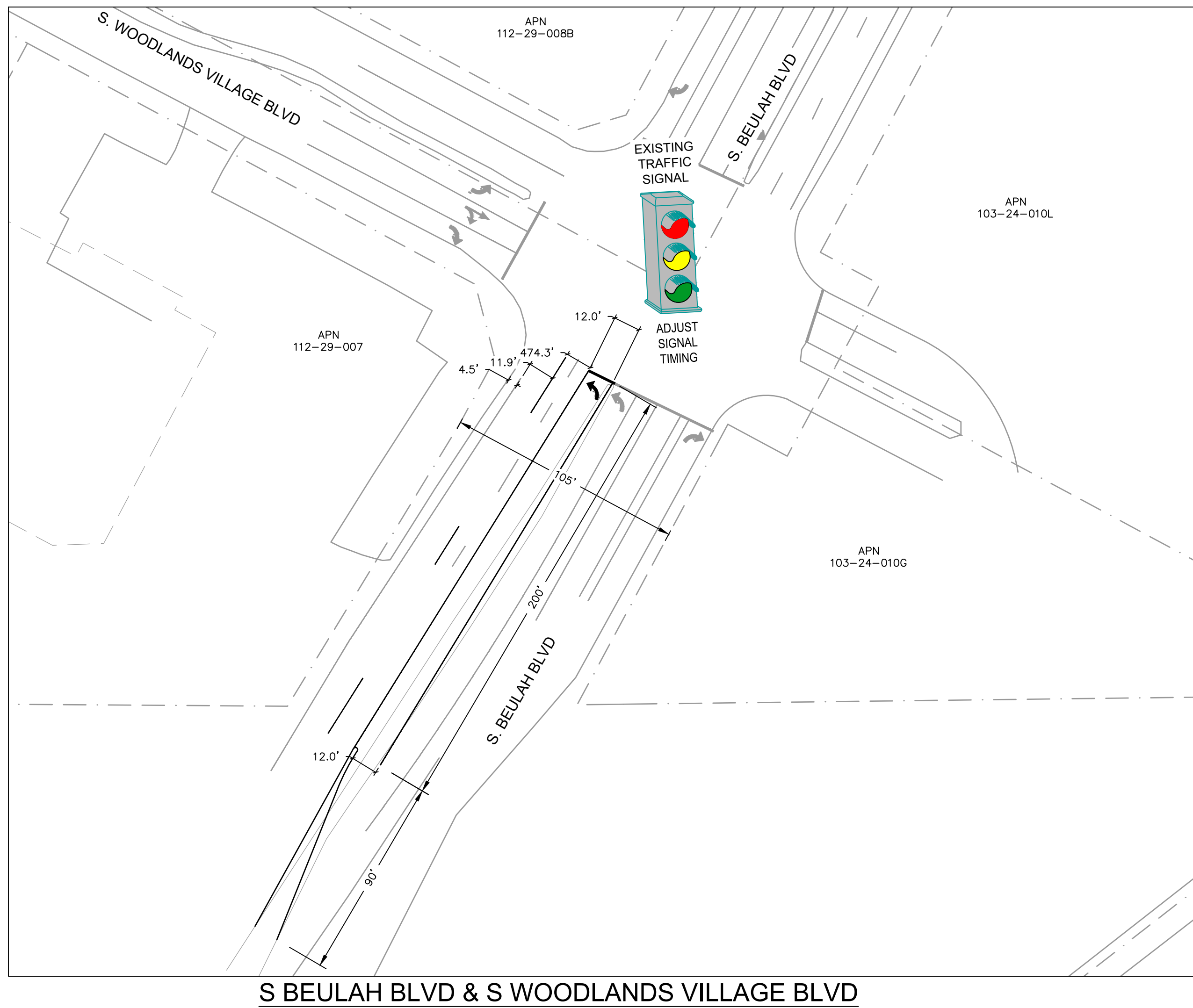
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NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

C.O.F. Project # PZ-21-00126





C.O.F. Project # PZ-21-00126

<div>Contact Arizona 811 at least two full working days before you begin excavation</div> <div></div> <div>Call 811 or click <a href="http://arizona811.com">arizona811.com</a></div>				<div>REVISIONS</div> <table><thead><tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th><th>BY</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>				NO.	DESCRIPTION	DATE	BY																	<div> <b>Shephard Wessintzen Inc.</b> An <b>ARDURRA</b> Company</div>				<div>110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.ardurra.com</div>				<div>JOB NO: 21045 DATE: MAY 23 SCALE: AS SHOWN DRAWN: JEE DESIGN: CNP CHECKED: GEC</div>				<div>NAH HEALTH VILLAGE</div>				<div>FLAGSTAFF ARIZONA</div>			
NO.	DESCRIPTION	DATE	BY																																												
<div>DRAWING NO.</div> <div>OFF02</div>												<div>SHT NO.</div> <div>11</div>		<div>OF</div> <div>11</div>		<div>OFFSITE IMPROVEMENT PLAN (2)</div>																															



December 13, 2022

Job #21045

PROJECT: NAH Health Village - Preliminary Block Plat

---

UTILITY CONFLICT LETTER

---

TO: Altice USA

Sanford Yazzie  
1601 S Plaza Way  
Flagstaff, AZ 86001

FROM: Shephard-Wesnitzer Inc.

Cassandra Pham: cpham@swiaz.com  
110 W Dale Ave  
Flagstaff, AZ 86001

---

In conformance with the City of Flagstaff subdivision development process, we have enclosed the Preliminary Block Plat for the NAH Health Village Project prepared by Shephard-Wesnitzer, Inc. The site is located west of State Route 89A/Beulah Boulevard and Interstate 17 and north of Fort Tuthill County Park.

Please provide any comments and return them to us as soon as possible. Please also provide maps of any existing Altice USA utilities in the vicinity of the site for coordination purposes. Thank you for taking the time to complete, sign, date, and return this document. Your transmittal may be by mail or email as indicated on the bottom of this page.

☐ APPROVED WITHOUT COMMENT

☒ APPROVED WITH COMMENT, AS FOLLOWS

☐ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

Altice has existing facilities in the area the work is going to take place. That will require to be relocated from the existing pole line over to new ROW area. Currently talking with developer's contractor about this issue.

---

---

---

---

SIGNED: Sanford Yazzie

TITLE: Supervisor Operations Construction

AGENCY: Altice USA

DATE: 12-13-2022



December 13, 2022

Job #21045

PROJECT: NAH Health Village - Preliminary Block Plat

---

UTILITY CONFLICT LETTER

---

TO: APS

Chad Brooks  
2200 E. Huntington  
Flagstaff, AZ 86004

FROM: Shephard-Wesnitzer Inc.

Cassandra Pham: cpham@swiaz.com  
110 W Dale Ave  
Flagstaff, AZ 86001

In conformance with the City of Flagstaff subdivision development process, we have enclosed the Preliminary Block Plat for the NAH Health Village Project prepared by Shephard-Wesnitzer, Inc. The site is located west of State Route 89A/Beulah Boulevard and Interstate 17 and north of Fort Tuthill County Park.

Please provide any comments and return them to us as soon as possible. Please also provide maps of any existing APS utilities in the vicinity of the site for coordination purposes. Thank you for taking the time to complete, sign, date, and return this document. Your transmittal may be by mail or email as indicated on the bottom of this page.

☐ APPROVED WITHOUT COMMENT

☒ APPROVED WITH COMMENT, AS FOLLOWS

☐ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

Please see attached

SIGNED: Chad Brooks

TITLE: CPR

AGENCY: APS

DATE: 1-4-2023





*A subsidiary of Pinnacle West Capital Corporation*

Station 4423  
2200 E Huntington DR  
Flagstaff, AZ 86004 [www.aps.com](http://www.aps.com)

January 4, 2023,

Re: NAH Health Village – Preliminary Block Plat

Shephard Wesnitzer, Inc.  
110 W Dale Ave  
Flagstaff, AZ 86001

Dear Cassandra,

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](mailto: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](http://www.aps.com/construction)

Sincerely,

*Chad Brooks*

Chad Brooks  
Customer Project Representative SR  
Flagstaff Construction

Enclosures





Shephard Wesnitzer, Inc.  
Engineering an environment of excellence

110 West Dale Avenue  
Flagstaff, AZ 86001

928.773.0354  
928.774.8923

www.swiaz.com

*Engineering an environment of excellence.*

December 13, 2022

Job #21045

PROJECT: NAH Health Village - Preliminary Block Plat

---

UTILITY CONFLICT LETTER

---

TO: Coconino County Community Development –  
Environmental Services

FROM: Shephard-Wesnitzer Inc.

Jay Christelman  
2500 N. Fort Valley Road, Building 1  
Flagstaff, AZ 86001

Cassandra Pham: cpham@swiaz.com  
110 W Dale Ave  
Flagstaff, AZ 86001

---

In conformance with the City of Flagstaff subdivision development process, we have enclosed the Preliminary Block Plat for the NAH Health Village Project prepared by Shephard-Wesnitzer, Inc. The site is located west of State Route 89A/Beulah Boulevard and Interstate 17 and north of Fort Tuthill County Park.

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☐ APPROVED WITHOUT COMMENT

☒ APPROVED WITH COMMENT, AS FOLLOWS

☐ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

This project will be on COF utilities

SIGNED: 

TITLE: CD Director

AGENCY: Coconino

DATE: 12.15.22

110 W. Dale Ave.  
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: cpham@swiaz.com

SEDONA COTTONWOOD FLAGSTAFF PRESCOTT





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December 13, 2022

Job #21045

PROJECT: NAH Health Village - Preliminary Block Plat

---

UTILITY CONFLICT LETTER

---

TO: Coconino County Flood Control District

FROM: Shephard-Wesnitzer Inc.

Jaime Brown-Esplain  
2500 N. Fort Valley Road  
Flagstaff, AZ 86001

Cassandra Pham: cpham@swiaz.com  
110 W Dale Ave  
Flagstaff, AZ 86001

---

In conformance with the City of Flagstaff subdivision development process, we have enclosed the Preliminary Block Plat for the NAH Health Village Project prepared by Shephard-Wesnitzer, Inc. The site is located west of State Route 89A/Beulah Boulevard and Interstate 17 and north of Fort Tuthill County Park.

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\_\_\_\_ APPROVED WITHOUT COMMENT

\_\_\_\_ APPROVED WITH COMMENT, AS FOLLOWS

☒ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

Work is not proposed in Coconino County Special Flood Hazard Area. Thank you for including the Coconino County Flood Control District and we look forward to providing a courtesy review as this important project moves forward.

SIGNED: 

TITLE: Engineering Supervisor

AGENCY: Coconino County Flood Control  
District

DATE: January 3, 2023

110 W. Dale Ave.  
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: cpham@swiaz.com

SEDONA COTTONWOOD FLAGSTAFF PRESCOTT





Shephard & Wesnitzer, Inc.  
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110 West Dale Avenue  
Flagstaff, AZ 86001

928.773.0354  
928.774.8923

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December 13, 2022

Job #21045

PROJECT: NAH Health Village - Preliminary Block Plat

---

UTILITY CONFLICT LETTER

---

TO: Flagstaff Unified School District

FROM: Shephard-Wesnitzer Inc.

Justin DiNardi  
3285 E. Sparrow Ave  
Flagstaff, AZ 86001

Cassandra Pham: cpham@swiaz.com  
110 W Dale Ave  
Flagstaff, AZ 86001

---

In conformance with the City of Flagstaff subdivision development process, we have enclosed the Preliminary Block Plat for the NAH Health Village Project prepared by Shephard-Wesnitzer, Inc. The site is located west of State Route 89A/Beulah Boulevard and Interstate 17 and north of Fort Tuthill County Park.

Please provide any comments and return them to us as soon as possible. Please also provide maps of any existing facilities in the vicinity of the site for coordination purposes. Thank you for taking the time to complete, sign, date, and return this document. Your transmittal may be by mail or email as indicated on the bottom of this page.

\_\_\_\_ APPROVED WITHOUT COMMENT

\_\_\_\_ APPROVED WITH COMMENT, AS FOLLOWS

X ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

FUSD maintains a regular Pickup at 89A/Purple Sage - minimal impact  
on student travel with project work within the Corridor

SIGNED: 

TITLE: Director of Operations

AGENCY: FUSD

DATE: 12.14.22

110 W. Dale Ave.  
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: cpham@swiaz.com



December 13, 2022

Job #21045

PROJECT: NAH Health Village - Preliminary Block Plat

---

UTILITY CONFLICT LETTER

---

TO: Unisource

Martin Conboy  
2901 W Shamrell Blv #110  
Flagstaff, AZ 86001

FROM: Shephard-Wesnitzer Inc.

Cassandra Pham: cpham@swiaz.com  
110 W Dale Ave  
Flagstaff, AZ 86001

In conformance with the City of Flagstaff subdivision development process, we have enclosed the Preliminary Block Plat for the NAH Health Village Project prepared by Shephard-Wesnitzer, Inc. The site is located west of State Route 89A/Beulah Boulevard and Interstate 17 and north of Fort Tuthill County Park.

Please provide any comments and return them to us as soon as possible. Please also provide maps of any existing Unisource Energy Services utilities in the vicinity of the site for coordination purposes. Thank you for taking the time to complete, sign, date, and return this document. Your transmittal may be by mail or email as indicated on the bottom of this page.

☐ APPROVED WITHOUT COMMENT

☒ APPROVED WITH COMMENT, AS FOLLOWS

☐ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

No true comments other than noticing that once a gas route is selected, dedicated easements will  
need to be created that are not indicated on the proposed block plat.

SIGNED: Martin Conboy

TITLE: Gas Engineering Supervisor

AGENCY: UNS Gas, Inc.

DATE: January 4, 2023





# City of Flagstaff

211 W. Aspen Ave  
Flagstaff, AZ 86001  
[www.flagstaff.az.gov](http://www.flagstaff.az.gov)

## Engineering Section

### Engineering Standards Modification Request Form

**Project Name:** NAH Health Village

**COF Project Number:** PZ-21-00126

**Standard Specification/Standard Detail:**  
13-10-004-0001 Dead End Streets

**Modification Requested:** The proposed Woody Mountain Road and Purple Sage Trail are dead-end streets longer than 1,200 feet and have paved temporary turn-arounds proposed at the boundary of the platted subdivision. Per the Preliminary Plat Engineering 1st Substantive Comment No. 2, dated 01/13/2023, the Preliminary Plat shows rural cul-de-sacs per City of Flagstaff Engineering Standard Detail 10-04-011. The cul-de-sacs include a max 5% grade, shoulder, and right-of-way dedication in accordance with the City's detail.

We are requesting a variance from this code requirement to not construct the edge treatment to match the adjacent street, including curb, gutter, and sidewalk, for the temporary turn-arounds at Woody Mountain Rd and Purple Sage Trl.

**Reason for Modification:** The cul-de-sacs are temporary until the future Purple Sage Trail and Woody Mountain Road intersection is constructed offsite of the Northern Arizona Healthcare (NAH) property. Any edge improvements constructed now will be "throw away" improvements and will be removed and disposed of.

The primary reason for providing the turn-arounds is for fire access. The existing Purple Sage Trail will continue through the cul-de-sac to allow thru traffic using the existing FR 532 and adjacent offsite streets to enter the NAH property. Constructing the cul-de-sac per the City's Rural Cul-de-sac detail will provide a transition from the paved roadway with curb and gutter to the rural dirt road without curb and gutter. There is a proposed driveway south of this cul-de-sac for delivery trucks and hospital staff to access the hospital's loading dock where public access is prohibited. Woody Mountain Trail will include barricades at the dead end to prohibit public traffic from entering.

**Comments:**

#### Approval/Denial

**Transportation Engineering PM:**

☒ Approved ☐ Denied

**Date:** 5-24-23

**Dev Engineering PM:**

☒ Approved ☐ Denied

**Date:** 5-24-23

**City Engineer:**

☒ Approved ☐ Denied

**Date:** 5/24/23





## City of Flagstaff

211 W. Aspen Ave  
Flagstaff, AZ 86001  
[www.flagstaff.az.gov](http://www.flagstaff.az.gov)

## Engineering Section

### Engineering Standards Modification Request Form

**Project Name:** NAH Health Village

**COF Project Number:** PZ-21-00126-05

**Standard Specification/Standard Detail:**

Engineering Standard Section 13-10-010 Driveways

**Modification Requested:** Healthcare Blvd and Beulah Blvd are classified as minor arterial roadways with a minimum driveway spacing of 150 ft. Purple Sage Trail and Wellness Loop are classified as major collector roadways with the same minimum driveway spacing. Applicant is requesting to reduce the spacing between driveways to allow more property access on Healthcare Blvd and Purple Sage Trail.

**Reason for Modification:** Due to the volume of anticipated employees during shift change, as well as the need for providing medical services.

**Comments:** Applicant did not provide specific spacing between driveways, and we need more information on that.

#### Approval/Denial

**Transportation Engineering PM:**

☒ Approved ☐ Denied

Date: 5-24-23

**Dev Engineering PM:**

☒ Approved ☐ Denied

Date 5-24-23

**City Engineer:**

☒ Approved ☐ Denied

Date: 5/24/23





# City of Flagstaff

211 W. Aspen Ave  
Flagstaff, AZ 86001

[www.flagstaff.az.gov](http://www.flagstaff.az.gov)

## Engineering Section

### Engineering Standards Modification Request Form

**Project Name:** NAH Health Village

**COF Project Number:** PZ-21-00126-05

**Standard Specification/Standard Detail:**

Engineering Standard Table 13-10-011-01 Functional Classification/Design Criteria

**Modification Requested:** Applicant is requesting that driveway entrances be designed as intersections with 25' to 30' curb return radii as seen at their driveway entrance on Beaver St.

**Reason for Modification:** Due to observed damage to the curb from traffic entering or exiting out of driveways designed according to MAG Standard Detail 250-2. Observations of the entrances with larger curb returns do not show any damage and they would like to prevent maintenance issues to roadway as well as vehicles at the new location.

**Comments:**

#### Approval/Denial

**Transportation Engineering PM:**

☒ Approved ☐ Denied

**Date:** 5-24-23

**Dev Engineering PM:**

☒ Approved ☐ Denied

**Date:** 5-24-23

**City Engineer:**

☒ Approved ☐ Denied

**Date:** 5/24/23



## City of Flagstaff

211 W. Aspen Ave

Flagstaff, AZ 86001

[www.flagstaff.az.gov](http://www.flagstaff.az.gov)

## Engineering Section

### Engineering Standards Modification Request Form

**Project Name:** NAH Health Village

**COF Project Number:** PZ-21-00126

**Standard Specification/Standard Detail:**  
13-10-006-0001.H

**Modification Requested:** Increase the grade approaching intersections along Beulah Blvd from 2% to 3%.

**Reason for Modification:** This would reduce the cut requirement at the intersection of Beulah Blvd and Woody Mountain Rd, and reduce the fill requirement at Beulah Blvd and the hospital driveway. In order to achieve the required 2% intersection grade for a minimum of 300 feet, the cut and fill would increase to approximately 9 feet.

The design team evaluated options to meet the required intersection grade but this would result in drastic earthwork to achieve. One of the critical constraints to the design is the accommodation of the future Interstate 17 underpass at Beulah Blvd and Purple Sage Trl. The road design could not match the existing low point on Beulah and achieve a low enough grade at Purple Sage Trl for the underpass. The proposed low point was shifted outside of the intersection to avoid ponding water at an intersection and as far north towards the existing low point as possible. The location of the low point plays a role in determining how much earthwork is needed at the different intersection grade designs.

**Comments:** Although the grade is steeper, calculated stopping and accelerating distances on grades of 3% or less differ little from the corresponding distances on a level road per AASHTO Section 9.4.3. Using AASHTO Table 3-2, the design stopping distance at 45 mph and 3% is 378 feet, compared to the standard 360 feet which ignores impact of road grade in Table 3-1.

According to AASHTO Section 3.4.2., "operation on a 3% upgrade has only a slight effect on passenger car speeds compared to operations on level terrain", which should have little effect on the end user. Beulah Boulevard is considered a designated truck route that includes other parts along the route with intersections in the 3% grade range. According to AASHTO Figure 3-24, a typical heavy truck will be able to maintain the posted 40 mph speed limit with the 3% design on Beulah Boulevard. This design modification meets the general intent of the standards.

#### Approval/Denial

**Transportation Engineering PM:**

☒ Approved ☐ Denied

Date: 5-24-23

**Dev Engineering PM:**

☒ Approved ☐ Denied

Date: 5-24-23

**City Engineer:**

☒ Approved ☐ Denied

Date: 5/24/23