



**Citizen Participation Report  
Zoning Map Amendment Application  
Case No. PZ-17-00218-02**

**West of the Southwest Corner of High Country Trail and Lake Mary Road**

Approximately 16.111 acres

APNs: 11205001W, 1120511, 11205007B, and a portion of 11209001E

**Submittal Date: May 13, 2019**

Prepared By:  
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Suite A-212  
Phoenix, Arizona 85016  
602.230.0600

Developer:  
Trinsic Acquisition Company LLC  
4040 East Camelback Road  
Suite 160  
Phoenix, Arizona 85018  
480.448.0985

## **I. Introduction**

This site is approximately 16.111 acres located at west of the southwest corner of Lake Mary Road and High Country Trail (the "Property"). The Property is zoned RR and ER. The applicant has filed an application with the City for Site Plan Review and will be filing a Zoning Map Amendment application to change the zoning to MR. These applications will allow ownership to develop a new multi-family residential development on the Property. The project is consistent with the City's General Plan designation and compatible with the surrounding uses. The purpose of this Citizen Participation Report is to demonstrate how citizens, property owners and neighbor associations in the vicinity of the site have been informed of the application and have been able to provide feedback regarding the proposal. This participation report outlines the ongoing communication between the Applicant, potentially affected citizens and adjacent property owners, City staff and elected officials throughout the application review process. The information received by the Applicant from these communications has been used to make informed decisions and revise plans throughout the application process with regard to the development proposal.

## **II. Contact List**

A contact list was prepared for the zoning map amendment application using the following criteria. Additional contacts were added over the course of the application process as requested by neighbors, the City of Flagstaff and the Applicant.

- Each real property owner (if different from the applicant) as shown on the last assessment of the property, of any land within the areas subject to the application for which the public hearing is required.
- Each real property owner (if different from the applicant) as shown on the last assessment of the property of any land which is located within 1,000 feet of the property subject to the application for which the public hearing is required.
- The situs or actual address of all tenants and residents living on the subject property.
- All local government agencies which have reviewed and commented on the proposed development or Zoning Map amendment or which about the subject property.
- All homeowners associations (HOAs) that govern land within 1,000 feet of the subject property as well as all persons or groups whose names are on the registry of persons and groups described above who are interested in receiving such notice.
- Neighbor attendees at all neighborhood meetings that signed in and provided contact information.

## **III. Notification Technique / Notice of Neighborhood Meeting**

Citizens, registered neighborhoods, homeowners associations, and other interested parties affected by the applications as detailed above, were notified of the requests through an informational mailing, a sign posted on site with information regarding neighborhood meetings and public hearings, two organized neighborhood meetings, and other meetings with neighbors and the Ponderosa Trails HOA.

The Applicant conducted the following notice procedures:

- a. Notices that set forth the purpose and substance of the proposed application, and the time, date and place of both neighborhood meetings and public hearings. The notices were sent by first class mail to the Contact List established in Section II of this Public Participation Plan.

- b. A notarized copy of the mailing lists and affidavits of notification to affected property owners were submitted to the City of Flagstaff prior the public hearing and prior to neighborhood meetings.
- c. Installation of one double sided one sign that was four feet by four feet in area on the property in a location clearly visible from a public right-of-way to adjacent residents setting forth the purpose, time, date, and place of the neighborhood meetings and public hearings once they were scheduled. The sign was installed a minimum of 10 days prior to the neighborhood meeting and updated 15 days prior to the public hearing.
- d. The applicant submitted a notarized affidavit of posting and photographs of the signs posted on the subject property to city staff prior to the public hearing date and prior to the public meetings.

The City of Flagstaff was be responsible for placing the public hearing notices required by the Zoning Code in a newspaper of general circulation within the City.

#### IV. Neighborhood Meeting Format

The neighborhood meetings were held for a one hour period on the dates established by the applicant and approved by city staff. The first meeting was an open house format where residents can come in at any point during the one hour window and receive information from the development team about the proposal. Full size plans will be mounted to presentation boards and available for neighbors to view up close. The second meeting was a formal sit-down presentation to neighbors with exhibits projected on a screen. At both meetings, development team members presented information about the proposal and request, revisions made to the plans as a result of neighbor and city feedback, and answered questions raised by meeting attendees. Notes were taken by development team members during the meeting. A summary of both meetings are provided in the attached correspondence mailed to meeting attendees and city staff following each meeting. Also attached are sign-in sheets from each meeting.

#### V. Status Procedures

The Applicant kept the City of Flagstaff informed of the status of its citizen participation efforts. To do so, the Applicant provided the following to the City of Flagstaff, copies of which are attached to this report:

- a. Details of techniques the applicant used to involve the public, including:
- b. Dates and locations of neighborhood meetings;
  - i. Copies of letters, notices, newsletters and other correspondence, including dates and numbers of mailings or deliveries;
  - ii. A copy of the mailing list, and a summary of where residents, property owners, and potentially affected citizens receiving notices, newsletters, or other written materials were located;
  - iii. The number and names of people that participated in the process based on the sign-in sheet for the meeting; and
  - iv. A dated photograph of the sign installed in compliance with Flagstaff Zoning Code Section 10-20.30.060 (D)(6) as outlined above in Section III of the Citizen Participation Plan.

- c. A summary of concerns, issues and problems expressed during the neighborhood meeting, including:
  - i. The substance of the concerns, issues, and problems; and
  - ii. The applicant's response to the comments received at the public meeting. The applicant's responses were included in the form of modifications to the site plan through revisions submitted to the city.
- d. The applicant sent a copy of the written summary to all the people who recorded their names on the sign-in sheet for the meetings.

**VI. Community Outreach Efforts**

- |   |                        |
|---|------------------------|
| 1. Voluntary letter sent to neighborhood informing them of proposed development   | January 16, 2018       |
| 2. Individual meetings with homeowners on Goldrush Trail  | February 5, 2018       |
| 3. Additional meetings with homeowners on Goldrush Trail  | February 22, 2018      |
| 4. Mailed Notice Letters / Sign Posting for 1 <sup>st</sup> Neighborhood Open House meeting   | October 5, 2018        |
| 5. Submit sign posting affidavit and copy of notice for 1 <sup>st</sup> Neighborhood Open House meeting to staff  | October 8, 2018        |
| 6. Hold 1 <sup>st</sup> Neighborhood Open House and Introduction of Proposal  | October 18, 2018       |
| 7. Attend & discuss proposed development at Ponderosa Trails Annual HOA Meeting   | October 24, 2018       |
| 8. Submitted a summary of the 1 <sup>st</sup> Neighborhood Meeting to Staff and neighbors that attended the Neighborhood Open House meeting   | October 26, 2018       |
| 9. Formal Zoning Map Amendment Application  | December 26, 2018      |
| 10. Attend and present to Ponderosa Trails HOA Board solutions to items previously raised by community including improved line of site from adjacent properties by lowering buildings through site grading, reduction in density, increase in open space, and driveway realignments to improve safety of driveways. | January 17, 2019       |
| 11. Mailed Invitations / Sign Posting for 2 <sup>nd</sup> Neighborhood Open House Meeting   | February 19 & 20, 2019 |
| 12. Submit sign posting affidavit and copy of notice for 2 <sup>nd</sup> Neighborhood Open House meeting to staff   | February 26, 2019      |
| 13. Hold 2 <sup>nd</sup> Neighborhood Open House Meeting  | March 4, 2019          |
| 14. Submitted a summary of the Neighborhood Meeting to Staff and neighbors that attended the meeting  | March 13, 2019         |
| 15. Mailed Notification Letter for Public Hearing   | April 8, 2019          |
| 16. Sign Posting for Public Hearing   | April 8, 2019          |
| 17. Submit affidavit of sign posting and public hearing notice mailing  | April 9, 2019          |
| 18. Update Site Posting for new Public Hearing dates  | May 6, 2019            |
| 19. Submit affidavit of sign posting and public hearing notice mailing  | May 8, 2019            |



October 5, 2018

Re: Neighborhood Open House Meeting – Zoning Map Amendment Application for the Property Located along High Country Trail, Approximately 390 feet West of Lake Mary Road

Dear Property Owner, Resident or Neighborhood Association Leader:

This firm represents Trinsic Acquisition Company LLC (the "Applicant") regarding approximately 16.111 acres located west of the intersection of Lake Mary Road and High Country Trail as shown on the enclosed map (the "Property"). The Property is situated just south of I-17, runs south across High Country Trail, and is adjacent to multi-family residential, zoned Medium Density Residential (MR), on the west; multi-family residential, zoned High Density Residential (HR), on the southeast; a vacant parcel, zoned Highway (HC), on the northeast; and single-family residential, zoned Single Family Residential (R1). The Property is zoned Rural Residential (RR) and Estate Residential (ER).

The Applicant intends to develop Aura Flagstaff, a luxury multi-family residential community on the Property. In order to make this development become reality, an application is being filed with the City of Flagstaff to request approval of rezoning to the Medium Density Residential (MR). The purpose of this letter is simply to introduce ourselves and let you know what is intended to be developed.

The proposed multi-family community, branded as Aura Flagstaff, will include 173 highly amenitized units that are larger than those in most other multi-family communities. The development has been designed to provide civic and resident open space, protect existing natural resources and meet the City's Zoning Code provisions.

Trinsic develops high quality, amenity rich multi-family residential properties. Their custom design approach to each residential community is site specific and driven by natural features and local architectural character. Trinsic uses "best in class" planning and construction practices, emphasizing high-end finishes, distinctive design elements and a full complement of amenities. Trinsic's team, which has well over 100 years of combined experience in the industry, has developed numerous communities in the southwest and northwest areas of the country.

If you have any questions, want to meet the development team, or want to learn more about the proposed project, we invite you to attend the following open house meeting:

Date: October 18, 2018  
Time: 5:30 p.m. - 6:30 p.m.  
Location: The Flagstaff Aquaplex, 1702 N Fourth St, Flagstaff, AZ 86004

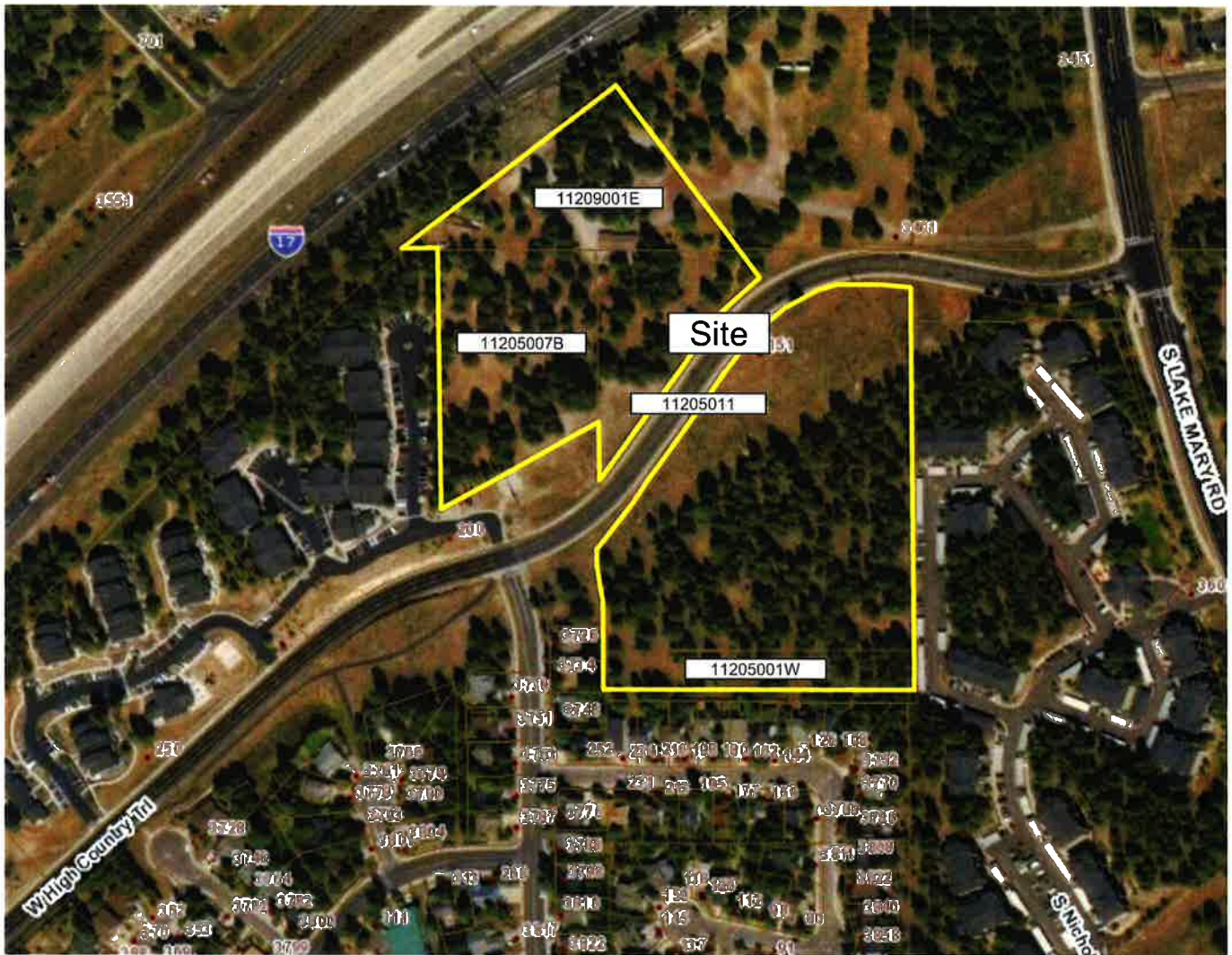
If you cannot attend, we would be happy to meet with you or answer any questions at your convenience. You may reach me at (602) 230-0600 or by e-mail at [jessi@withey.com](mailto:jessi@withey.com). Thank you for your courtesy and consideration.

Sincerely yours,  
WITHEY MORRIS PLC

By  
Jessi Thornton

Enclosure

# AERIAL PARCEL MAP



3296 S LITZLER DR NO 501 LLC  
10105 FLORENCE NE  
ALBUQUERQUE, NM 87122

A & D FLAGSTAFF PROPERTIES LLC  
3945 WESTWOOD CIR  
FLAGSTAFF, AZ 86005

ANDRESS PAULA  
3774 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005

ARIZONA GAME & FISH COMMISION  
5000 W CAREFREE HWY  
PHOENIX, AZ 85086

BAKER FAMILY LIVING TRUST DTD 8-28-17  
3831 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

BELL HEATHER A  
146 E MOHAWK DR  
FLAGSTAFF, AZ 86005

BORSELLI GREGORY A & SHERI A LIVING TRUST DTD 12-9-11  
4831 E RANCHO TIERRA DR  
CAVE CREEK, AZ 85331

BROWN CRYSTAL  
3225 S SANCTUARY LN  
FLAGSTAFF, AZ 86001

CARDENAS EDUARDO & ROSSY  
5225 BELLAZZA CT  
RENO, NV 89519

CARTWRIGHT ALAN & DAISY  
150 W MEXICAN HAT TRL  
FLAGSTAFF, AZ 86005

3448 LITZLER DRIVE LLC  
4866 FAILTE LANE  
FLAGSTAFF, AZ 86001

ALFRED ROBERT L & MELANIE J  
378 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

ANITA LENDERS LLC  
8704 E CLUBHOUSE WAY  
SCOTTSDALE, AZ 85255

Aspen Trail Homeowner's Association  
323 S RIVER RUN RD NO 1  
FLAGSTAFF, AZ 86001

BATY ACE M III & KRISTY  
3788 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

BENSON KATHERINE E & JAMES A  
873 W COY DR  
FLAGSTAFF, AZ 86005

BORUNDA JONATHAN P & ERICA B  
352 W OLD TERRITORY TRL  
FLAGSTAFF, AZ 86005

BRUUN STEVEN & WENDY M  
3876 S SUTTER CREEK TRL  
FLAGSTAFF, AZ 86005

CARLSON ROBIN  
3455 N BOYCE SPRING LN  
TUCSON, AZ 85745

CHASAN JEANETTE  
3822 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

381 CATTLE LLC  
6301 N 4TH DR  
PHOENIX, AZ 85013

ANDRESS MURRAY F & GINA G  
3761 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005

ARCINIAGA NICOLAS A  
3276 S LITZLER DR  
FLAGSTAFF, AZ 86005

AUZA FLAGSTAFF LLC  
3378 S 16TH AVE  
YUMA, AZ 85365

BECKWITH DUANE & KOSIK FRANCES TRUST DTD 03-31-08  
230 E MOHAWK CIR  
FLAGSTAFF, AZ 86005

BESLER KAYLA  
126 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

BOYLE FAMILY LIVING TRUST DTD 4-19-11  
75 W MEXICAN HAT TRL  
FLAGSTAFF, AZ 86005

CAHILL SUSAN L & DEREK D  
3800 S WAGON TRL  
FLAGSTAFF, AZ 86005

CARPENTER THOMAS M & KATHLEEN  
3789 S SUTTER CREEK TRL  
FLAGSTAFF, AZ 86005

CHEN YE  
216 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

CHERRY SPENCER C & JOANNE L  
 CPWROS ; CHERRY JONATHAN A  
 4401 39TH ST  
 PHOENIX, AZ 85018

COLES LAURA K  
 904 N BEAVER ST  
 FLAGSTAFF, AZ 86001

COOK RALPH EDWARD & GAIL J  
 REVOCABLE LIVING TRUST DTD 5-31-13  
 3808 S SUTTER CREEK TRL  
 FLAGSTAFF, AZ 86005

DAHL JULIANNE & NATHAN  
 3755 S WILD WEST TRL  
 FLAGSTAFF, AZ 86005

DEBOLD TOM C & MARY DELFINO  
 885 W COY DR  
 FLAGSTAFF, AZ 86005

DENHAM CHRISTOPHER L  
 180 W GOLD RUSH TRL  
 FLAGSTAFF, AZ 86005

DONNELLY F JAMES & PAMELA FAMILY  
 REVOCABLE TRUST DTD 07-21-17  
 11170 N STARGAZER DR  
 TUCSON, AZ 85737

ERAS LIONEL RUDOLPH TRUSTEE ; ERAS  
 LR LVG TRUST DTD 1-23-01  
 8355 E VIA DEL BELLEZA  
 SCOTTSDALE, AZ 85258  
 FARKAS URI & MEGAN  
 198 W GOLD RUSH TRL  
 FLAGSTAFF, AZ 86001

FERLAZZO LIVING TRUST DTD 12-16-14  
 9200 N ROUNDTREE RD  
 FLAGSTAFF, AZ 86001

CHURCH OF THE RESURRECTION  
 FLAGSTAFF INC  
 740 W UNIVERSITY HEIGHTS DR S  
 FLAGSTAFF, AZ 86005

COLLINS FAMILY LIVING REVOCABLE  
 TRUST DTD 4/15/08  
 3811 S SUTTER CREEK TRL  
 FLAGSTAFF, AZ 86005

Current Tenant  
 3378 S 16TH AVE  
 YUMA, AZ 85365

D'ARPA JEFFREY C  
 80 W MEXICAN HAT TRL  
 FLAGSTAFF, AZ 86005

DECHTER MICHAEL M & SARA E  
 126 W MEXICAN HAT TRL  
 FLAGSTAFF, AZ 86005

DERESHIWSKY MARY I  
 3508 S LITZLER DR  
 FLAGSTAFF, AZ 86005

DORST KEVIN SURVIVOR'S TRUST (A  
 TRUST)  
 6416 STANLEY AVE  
 SAN DIEGO, CA 92115

ESTER CHARLES E JR & ALICE G  
 REVOCABLE TRUST U/A DTD 06-02-98  
 11435 N 49TH DR  
 GLENDALE, AZ 85304

FARRELL CHRISTINE L  
 15844 DEVONWOOD WAY  
 SAN LORENZO, CA 94580

FERRARO KATHLEEN  
 6052 ABINEAU CANYON DR  
 FLAGSTAFF, AZ 86004

CIULEI BRYCE  
 3770 S SUTTER CREEK TRL  
 FLAGSTAFF, AZ 86005

CONKLIN LIVING TRUST DTD 6-26-09  
 3875 MINING CAMP TRL  
 FLAGSTAFF, AZ 86005

CUSTER JAMES & TAYLOR L  
 5172 OPAL RD  
 FLAGSTAFF, AZ 86005

DE ALVA CHAD & BETHANY  
 3790 S BIG VALLEY TRL  
 FLAGSTAFF, AZ 86005

DEGHER DOUGLAS  
 423 E DAVID  
 FLAGSTAFF, AZ 86001

DIVINE JILL  
 3786 S SUTTER CREEK TRL  
 FLAGSTAFF, AZ 86005

DU PREZ ROY J III  
 3256 S HUNTER PL  
 FLAGSTAFF, AZ 86005

EVANS BRYAN M & ELLA M  
 401 BERTHA WAY  
 VINE GROVE, KY 40175

FERGUSON-WHORTON FAMILY TRUST  
 UA DTD 07-01-02  
 592 W FAITHS WAY  
 FLAGSTAFF, AZ 86005

FINE LEWIS H  
 3764 S WAGON TRL  
 FLAGSTAFF, AZ 86005

FISCHENICH MAXWELL A  
3233 S SANCTUARY LN  
FLAGSTAFF, AZ 86005

FRIEDMANN JILL MARIE KOELLING  
110 E MOHAWK DR  
FLAGSTAFF, AZ 86005

GARGIONE RAE A  
3748 S WILD WEST TRL  
FLAGSTAFF, AZ 86001

GILB PROPERTIES LLC  
12695 PICRUS ST  
SAN DIEGO, CA 92129

GOLDBLATT PHILIP H  
3846 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

HANSON BRENT L  
3504 S LITZLER DR  
FLAGSTAFF, AZ 86005

HAWTHORNE MARK & STEPHANIE  
MARTINEZ  
112 W MEXICAN HAT TRL  
FLAGSTAFF, AZ 86005

HORR KENNETH & ROSEMARY J  
3503 S COCOPAH DR  
FLAGSTAFF, AZ 86005

IANNONE DAVID & LISA  
15645 S 5TH ST  
PHOENIX, AZ 85048

JORDON TERRY & LAURA  
3834 S WAGON TRL  
FLAGSTAFF, AZ 86005

FLAGSTAFF CITY OF  
211 W ASPEN AVE  
FLAGSTAFF, AZ 86001

GARARD PATRICK L & JESSICA B  
158 E MOHAWK DR  
FLAGSTAFF, AZ 86005

GAULOCHER CHRISTINE  
218 E MOHAWK DR  
FLAGSTAFF, AZ 86005

GOBEIL JEFFREY R & MISTY A  
849 W COY DR  
FLAGSTAFF, AZ 86005

GREEN RYAN T & STEFANIE R  
360 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

HARADA DARLENE  
707 E 4TH ST  
PERRIS, CA 92570

HIGH COUNTRY/FLAGSTAFF LP  
4745 N 7TH STREET SUITE 110  
PHOENIX, AZ 85014

HUNNICUTT TIMOTHY E & SHARON T TRUSTEES  
; HUNNICUTT FAMILY TRUST DTD 1/31/02  
737 W LYNWOOD  
PHOENIX, AZ 85007

JARCHOW LARRY LEE & JANET M  
3825 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

KERSH JOHN D & JANET M  
1814 E FRIESS DR  
PHOENIX, AZ 85022

FRANCIS ANDREA K  
3843 S WAGON TRAIL  
FLAGSTAFF, AZ 86005

GARCIA JOSE J & BERENICE  
1517 E ALBA DR  
CASA GRANDE, AZ 85122

GIBBS FAMILY LIVING TRUST DTD 07-  
23-11  
204 E ZUNI DR  
FLAGSTAFF, AZ 86005

GODINEZ DANNY & LUCINDA BERNEY  
3799 S WAGON TRL  
FLAGSTAFF, AZ 86005

GUETSCHOW WALTER H DTD 7-16-08  
3728 S WAGON TRL  
FLAGSTAFF, AZ 86005

HARJU CLAIRE B & RYAN  
365 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

HOOVER WILLIAM J  
3781 S WAGON TRL  
FLAGSTAFF, AZ 86005

HUNZIKER KELLY  
3763 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

JONES JAYME L  
3306 S LITZLER DR  
FLAGSTAFF, AZ 86005

KINZEL MARYANN F  
3876 S OXBOW LOOP  
FLAGSTAFF, AZ 86005

KIRCHER JONATHON G & ANGELA R  
3810 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

LEMON JEFFREY C & DEBRA L  
162 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

LOPEZ ALFREDO G & EVA F  
3484 S LITZLER DR  
FLAGSTAFF, AZ 86005

MAHONEY SHAWN T  
3066 W RIDGEVIEW DR  
FLAGSTAFF, AZ 86001

MARTINEZ EMELINE LIVING TRUST DTD  
8-2-18  
3817 S WILD WEST TRL  
FLAGSTAFF, AZ 86001

MESERVE STEPHEN  
3751 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

MOZIE NORMAN DANNY & KALIA L  
MARRIOTT-MOZIE KALIA L  
3217 S SANCTUARY LN  
FLAGSTAFF, AZ 86005

OHAGAN MICHAEL & JENNIFER  
349 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

P41 LLC  
16192 N 157TH AV  
SURPRISE, AZ 85374

PARKER FAMILY TRUST DTD 7-12-06  
3842 S WAGON TRL  
FLAGSTAFF, AZ 86005

KRAFT NICHOLAS J W  
177 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

LICINI JOHN J II  
3286 S LITZLER DR  
FLAGSTAFF, AZ 86005

LUMPKINS CHARLES EMERSON  
313 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

MARQUARDT WILLIAM J & MARY MARTIN  
DECLATION OF TRUST DTD 9-26-96  
PO BOX 2603  
AVILA BEACH, CA 93424

MARTINEZ MACLOVIO & VERA  
1904 N EAST ST  
FLAGSTAFF, AZ 86004

MILLER THOMAS & DARLENE TRUST  
DTD 4-4-13  
5959 W LONE CACTUS DR  
GLENDALE, AZ 85308

MYERS MARY CYNTHIA AKA MYERS  
CYNTHIA  
3726 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

ONDREJECH DAVID ANTHONY & MARIA  
M  
3199 S DEBBIE ST  
FLAGSTAFF, AZ 86001

PAHLER MULTI-FAMILY FOUR LLC  
2309 N WALNUT RIDGE LANE  
FLAGSTAFF, AZ 86004

PARTNERSHIP FOR QUALITY  
AFFORDABLE ; HOUSING NO 4  
8585 E BELL RD STE 104  
SCOTTSDALE, AZ 85260

KRAGH JANET K REVOCABLE TRUST  
DTD 07-18-95  
3262 S LITTLE DR  
FLAGSTAFF, AZ 86005

LOMBARDO DENNIS & REBECCA  
5570 E FAIRWAY TRL  
CAVE CREEK, AZ 85331

LUNDIN PROPERTIES INVESTMENTS LLC  
781 YOSEMITE DR  
LAKE HAVASU CITY, AZ 86406

MARSTERS AARON E & NICKI C  
3801 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005

MENARD RA & WL RVCBL TRUST DTD  
6/29/06  
3834 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

MOUNTAIN SCHOOL INC  
311 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

NEISES PAMELA J  
3804 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005

OROZCO CLINT ANTHONY & LISA M  
3746 S WAGON TRL  
FLAGSTAFF, AZ 86005

PALM DANIEL FRANK & LILIANE  
3776 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

PASEIRO DANIEL  
3981 S NICHOLAS ST  
FLAGSTAFF, AZ 86005

PATRICK JASON W & YADIMI ADLAON  
589 W FAITHS WAY  
FLAGSTAFF, AZ 86005

PAUL PROPERTIES LLC  
3847 W MARIPOSA GRANDE  
GLENDALE, AZ 85310

PENDLEY LISA D TRUST RESTATED 02-03-08  
1935 VINE ST  
EL CENTRO, CA 92243

PLATO HOLDINGS X LLC  
9411 E CALLE DE LAS BRISAS  
SCOTTSDALE, AZ 85255

PORTER MICHAEL ROBERT  
8325 E ANGUS DR  
SCOTTSDALE, AZ 85251

PRAGER BRIAN M & TAMMARA A  
495 W OLD TERRITORY TRL  
FLAGSTAFF, AZ 86005

RED ROCK TABLE ROCK ASSOC LLC  
8427 N MILBROOK RD STE 110  
FRESNO, CA 93720

REZNICK NW FMLY TR C/U THE ALCOVE TRUST DTD 11-29-04  
PO BOX 880123  
STEAMBOAT SPRINGS, CO 80488

ROBERTS RICKY LEE & JULIE A  
122 E MOHAWK DR  
FLAGSTAFF, AZ 86005

SANDOVAL FAUSTINO E  
370 W OLD TERRITORY TRL  
FLAGSTAFF, AZ 86005

PATTERSON DANIEL M & AYSUN  
1900 W NICKERSON ST NO 116 B-17  
SEATTLE, WA 98119

PEASE LIVING TRUST DTD 11-01-06  
1962 N CRESCENT DR  
FLAGSTAFF, AZ 86001

PETTIT BRIENNE & JAMES  
268 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

PLEGER JEFF SCOTT  
3428 S LITZLER DR  
FLAGSTAFF, AZ 86005

POUENMUANG ARIN  
396 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

PRESTON WM R JR TRUSTEE ; PRESTON FAMILY TRUST U/A DTD 12-1-86  
PO BOX E  
FLAGSTAFF, AZ 86002

REIFF GREG W  
138 W MEXICAN HAT TRL  
FLAGSTAFF, AZ 86005

RICE ROBERT & BETHANY  
3209 S SANCTUARY LN  
FLAGSTAFF, AZ 86005

ROSE CRAIG S & LORRAINE L  
3739 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

SAVOY MICHAEL R  
613 W MARTY'S WAY  
FLAGSTAFF, AZ 86005

PATTON FRANK JR & VONDA L  
1325 MOUNTAINAIRE RD  
FLAGSTAFF, AZ 86005

PENDLEY LD TRUST DTD 06-08-93  
1578 W BRIGHTON AVE  
EL CENTRO, CA 92243

PHELPS BRIAN & DANIELLE  
182 E MOHAWK DR  
FLAGSTAFF, AZ 86005

PONDEROSA TRAILS HOMEOWNERS ASSOC INC  
323 S RIVER RUN RD NO 1  
FLAGSTAFF, AZ 86001

PRAGER BRIAN M & TAMMARA A  
495 W OLD TERRITORY TRAIL  
FLAGSTAFF, AZ 86005

QUEEN DONALD G & DANETTE M  
861 W COY DR  
FLAGSTAFF, AZ 86005

REILLY HELENA PEREZ  
3437 S LITZLER DR  
FLAGSTAFF, AZ 86005

ROBERTS DENNIS E  
4006 S JOSEPH ST  
FLAGSTAFF, AZ 86005

SANCTUARY HOMEOWNERS ASSOCIATION INC  
2020 N RIO DE FLAG DR  
FLAGSTAFF, AZ 86004

SCHMIERER ADELAIDE M 1988 REVOCABLE TRUST  
1120 NYE ST NO 320  
SAN RAFAEL, CA 94901

SCHMIERER THOMAS & CARON  
578 MILLER CREEK RD  
SAN RAFAEL, CA 94903

SIMMONS MITCHELL A  
24688 N 106TH LN  
PEORIA, AZ 85383

SK5-ELA LLC  
500 N MARKET PLACE DR NO 101  
CENTERVILLE, UT 84014

STASKEY PATRICK  
206 E MOHAWK DR  
FLAGSTAFF, AZ 86005

STRIEBY CAROL  
855 W SOUTHERN AVE NO 1036  
MESA, AZ 85210

TEN ELENA  
2730 W JACLYN DR  
FLAGSTAFF, AZ 86001

TOPE JOSHUA GREGORY & REBECCA L  
3464 S LITZLER DR  
FLAGSTAFF, AZ 86005

VALLEN GARY & KIM TRUST DTD 10-09-13  
1655 N KITTREDGE RD  
FLAGSTAFF, AZ 86001

WATSON JR REVOCABLE TRUST DTD 11-28-06  
2556 CANYON RD  
ESCONDIDO, CA 92025

WEIMER WILLIAM DAVID & DANITA LOUISE  
3858 WAGON TRL  
FLAGSTAFF, AZ 86005

SELLERS SHANNON R  
3417 S COCOPAH DR  
FLAGSTAFF, AZ 86005

SIMON EUGENE C & MARSHA A  
781 UNIVERSITY HTS DR S  
FLAGSTAFF, AZ 86005

SMITH AMY R  
2738 FRED BREEN  
FLAGSTAFF, AZ 86005

STEVENS FREDERICK M  
44007 N 49TH DR  
PHOENIX, AZ 85087

TAMAYO ENTERPRISES LLC  
PO BOX 52085  
PHOENIX, AZ 85072

THOMPSON SHERRIE LIVING TRUST  
DTD 3/14/17  
3434 S LITZLER DR  
FLAGSTAFF, AZ 86005

TORRES MARIO  
213 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

VIRTU VLM I BORROWER LLC  
5973 AVENIDA ENCINAS STE 220  
CARLSBAD, CA 92008

WEBB FAMILY LIVING TRUST  
2137 E NICOLET AVE  
PHOENIX, AZ 85020

WERTZ ROBERT W JR & DEBORAH V  
11050 MARGARET WAY  
FLAGSTAFF, AZ 86004

SIDHU FMLY TRUST DTD 11/15/04  
4635 ALLENDE AVE  
OCEANSIDE, CA 92057

Sinclair Springs Townhome Association  
Inc  
323 S RIVER RUN RD NO 1  
FLAGSTAFF, AZ 86001

SMITH LINDA D  
134 E MOHAWK DR  
FLAGSTAFF, AZ 86005

STOFFERS WILLIAM H  
2530 BLUE HORIZON RD  
SEDONA, AZ 86336

TAYLOR ANDREW & JESSICA  
98 W MEXICAN HAT  
FLAGSTAFF, AZ 86005

TIMBER TRAILS  
APARTMENTS/FLAGSTAFF LLC  
4745 N 7TH ST STE 110  
PHOENIX, AZ 85014

TWO DOGS PROPERTIES LLC  
5133 E KATHLEEN RD  
SCOTTSDALE, AZ 85254

WARREN MEGHAN  
231 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

WEIDINGER JESSE & MAGGIE JT  
PO BOX 3745  
FLAGSTAFF, AZ 86003

WEST LAURA JO  
3850 S WAGON TRAIL  
FLAGSTAFF, AZ 86005

WHITE CLINT J & DEBRA L  
3793 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005

WU DI  
3884 S MINING CAMP TRL  
FLAGSTAFF, AZ 86005

ZITTERKOPF FAMILY TRUST DTD 02-08-  
00  
3120 ROSS AVE  
KINGMAN, AZ 86401

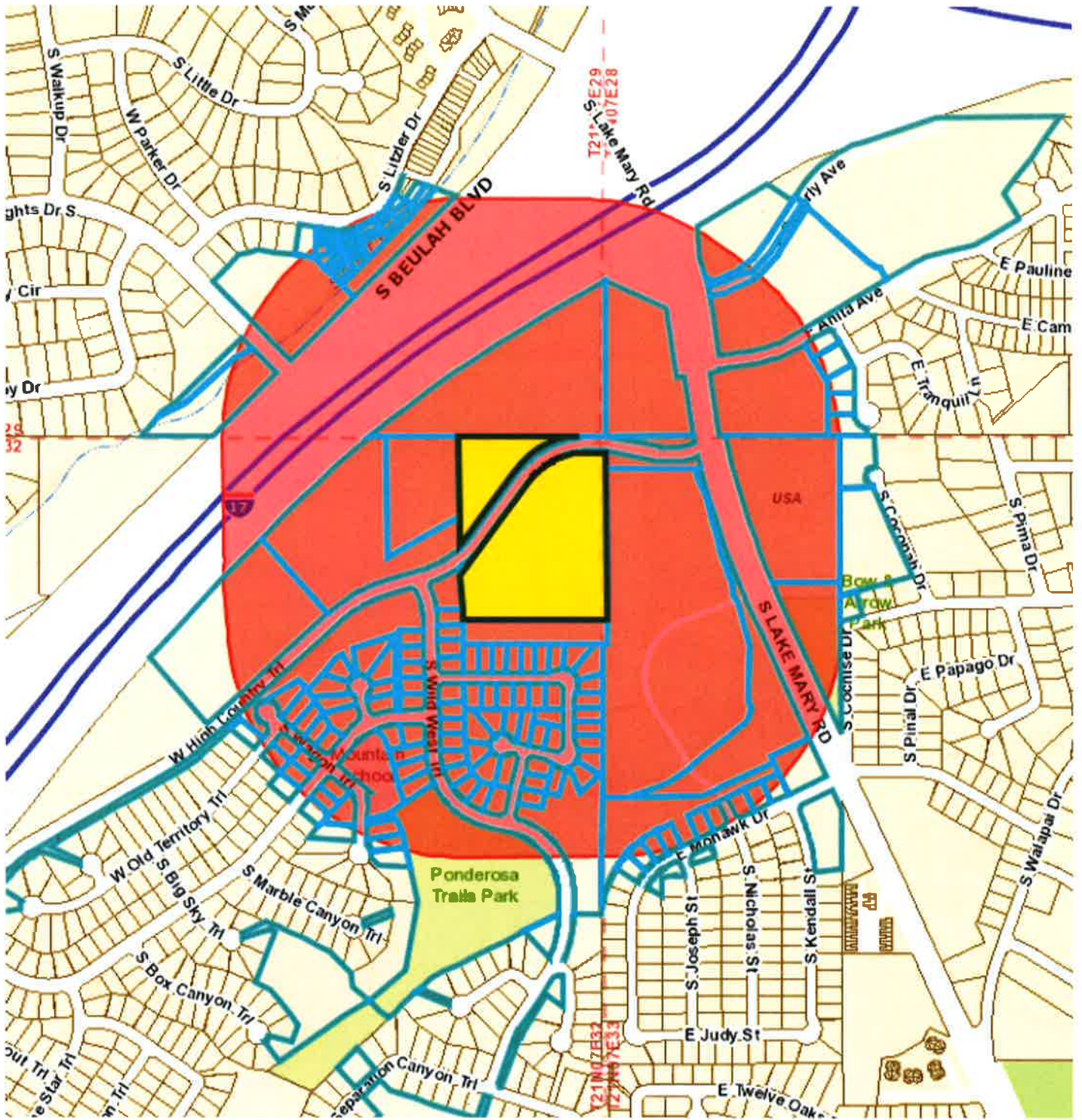
WILLEY NICHOLAS G & MARSHA S  
8312 E SANDSTONE DR  
TUCSON, AZ 85750

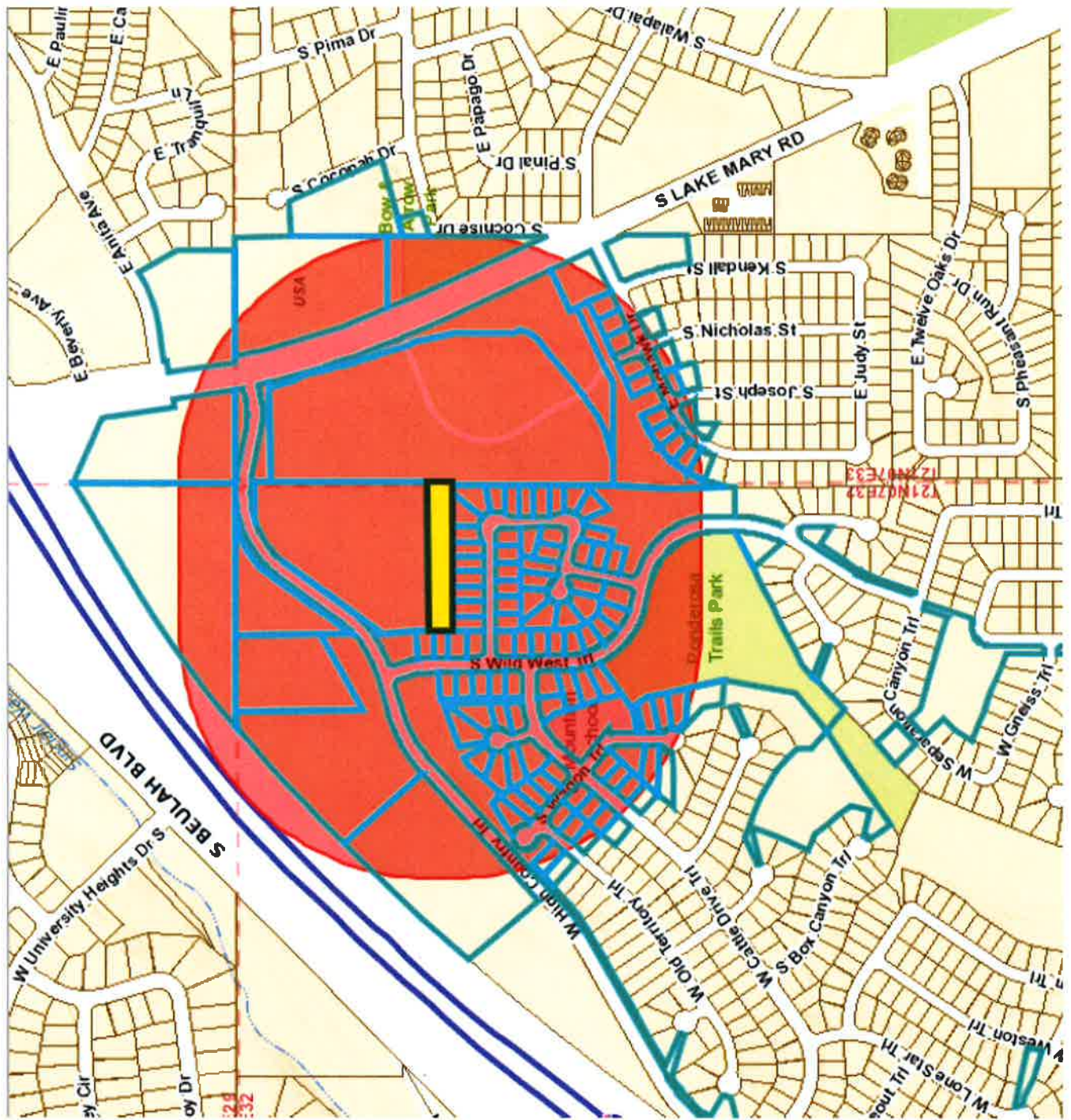
WW FAMILY TRUST DATED 10-12-92  
3974 S NICHOLAS ST  
FLAGSTAFF, AZ 86005

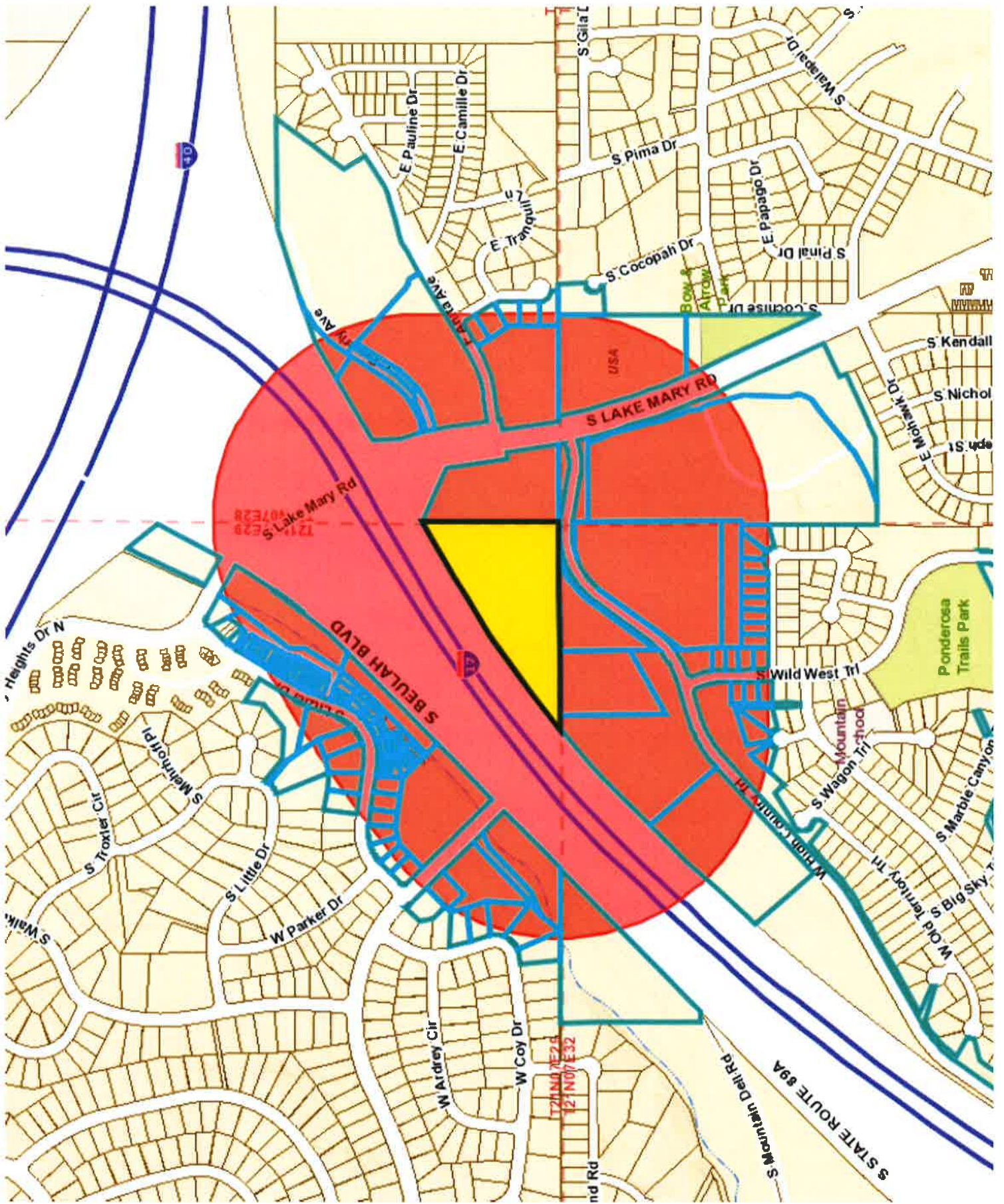
ZODA TRAVIS J  
252 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

WOOLVERTON JOSEPH DONALD &  
CLAUDIA LEA  
PO BOX 604  
TALIHINA, OK 74571  
YATES BRANDON  
194 E MOHAWK DR  
FLAGSTAFF, AZ 86005

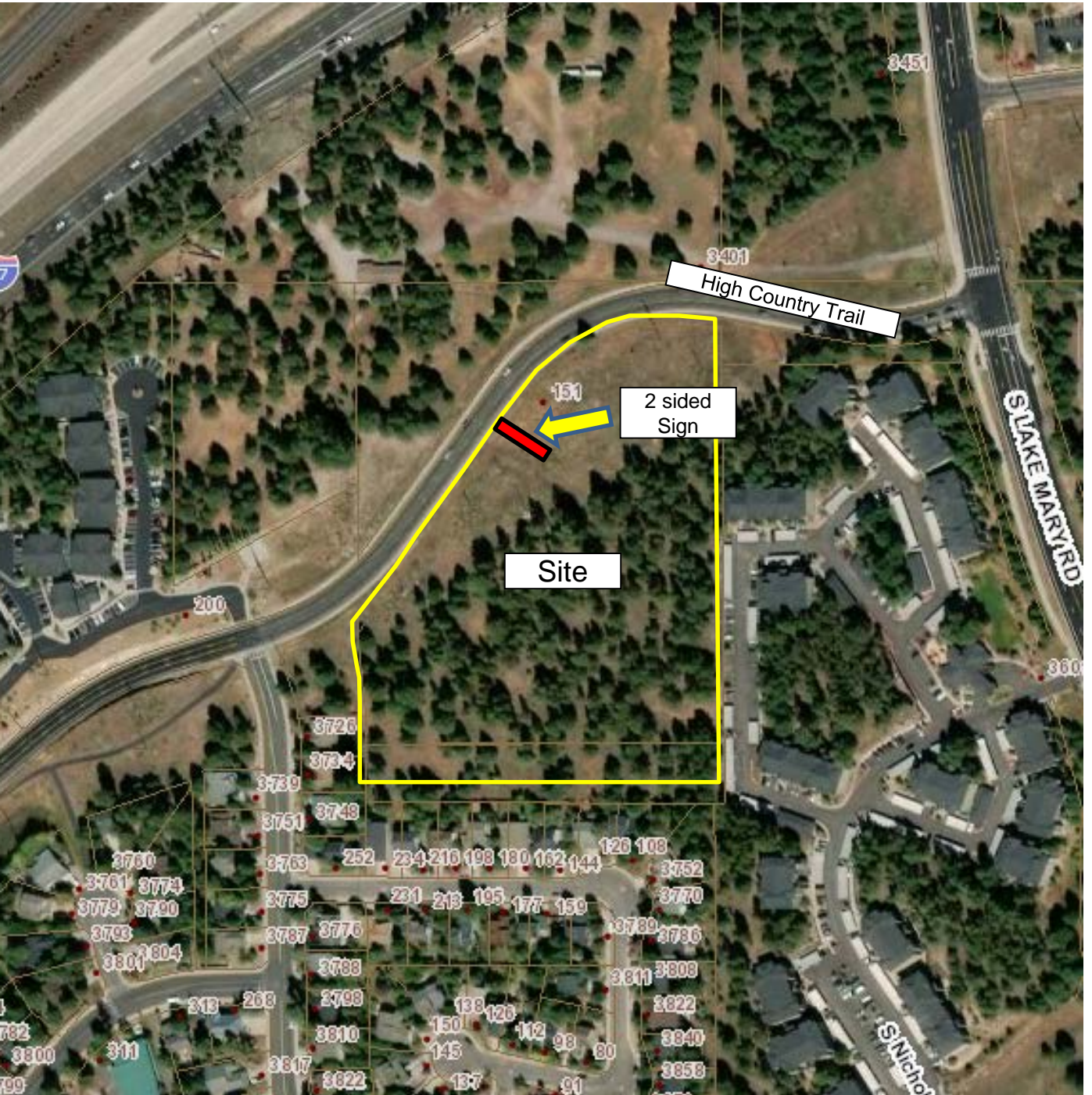








# AERIAL PARCEL MAP



Affidavit of Sign Posting

Case Number: PZ-17-00218-02

Project Name: Aura Flagstaff

Applicant Name: Jason Morris / Whitney Morris PLC

Location: West of the Southwest Corner of Lake Mary Rd and High Country trail

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property 15 days prior to the hearing and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.

I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

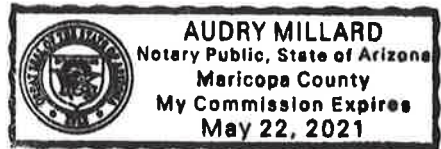
See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: [Signature]

SUBSCRIBED AND SWORN before me this 8th day of October, 2018 by:

Audry Millard  
Notary Public

My Commission Expires:  
May 22, 2021





Signarama

ATLANTA

### City of Flagstaff

#### PUBLIC NEIGHBORHOOD MEETING

MEETING: October 16, 2018 5:30 PM to 6:30 PM  
LOCATION OF MEETING: The Flagstaff Aqueduct,  
1702 N. Fourth St. Flagstaff, AZ 86004

REQUEST: Zoning Map Amendment Application  
PROPOSAL: 172 Unit Multi-family Residential  
Development from RR and RR to MR

GENERAL LOCATION: West of the intersection  
of Lake Mary Road and High Country Trail

SIZE OF SITE: 7.5 Acres  
CASE # 17-000000000

APPLICANT/CONTACT: Flagstaff Water/Water Utility  
1702 N. Fourth St. Flagstaff, AZ 86004  
Phone: 920.723.1111

**City of Flagstaff**

**PUBLIC NEIGHBORHOOD MEETING**

**MEETING: October 18, 2018 5:30 PM to 6:30 PM**

**LOCATION OF MEETING: The Flagstaff Aquaplex,  
1702 N. Fourth St. Flagstaff, AZ 86004**

**REQUEST: Zoning Map Amendment Application  
Development - from RR and ER to MR**

**GENERAL LOCATION: West of the southwest corner  
of Lake Mary Road and High Country**

**SIZE OF SITE: 16.111 Acres**

**CASE# PZ-14-00218-02**

**APPLICANT/CONTACT: Jason Morris / Willow Springs Plus**

**PHONE#: (602)239-0600**

**Planning & Development Services Department: 2018-10-18-2019**

**Posting Date: 10/09/18**



## Jessi Thornton

---

**From:** Jessi Thornton  
**Sent:** Tuesday, October 9, 2018 9:22 AM  
**To:** 'Alexandra Pucciarelli'  
**Cc:** Tristan Charlesworth  
**Subject:** RE: Aura Flagstaff - Sign Posting Affidavit

Sounds great! See you then.

Jessi Thornton  
Withey Morris, PLC  
2525 E. Arizona Biltmore Circle, Ste A-212  
Phoenix, AZ 85016  
602-230-0600 – Main  
602-346-4618 – Direct  
602-510-3654 – Mobile



*This e-mail, and any attachment(s), is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this e-mail or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient, is prohibited. If you have received this e-mail in error, please destroy the original message and all copies.*

---

**From:** Alexandra Pucciarelli <APucciarelli@flagstaffaz.gov>  
**Sent:** Tuesday, October 9, 2018 9:04 AM  
**To:** Jessi Thornton <jessi@witheymorris.com>  
**Cc:** Tristan Charlesworth <TCharlesworth@trinsicres.com>  
**Subject:** RE: Aura Flagstaff - Sign Posting Affidavit

Hi Jessi-

The mailing affidavit is not required for the neighborhood meeting- just for public hearings. I am good with the information you have provided so far- the letter, the list on contacted neighbors, the photo of the posted sign, and the CPP.

I am required to attend your neighborhood meeting on the 18<sup>th</sup>. See you then!

**Alexandra Pucciarelli**  
Planning Development Manager  
Current Planning Program  
211 W. Aspen Avenue  
Flagstaff, AZ 86001  
Phone: (928) 213-2640  
Email: [apucciarelli@flagstaffaz.gov](mailto:apucciarelli@flagstaffaz.gov)

---

**From:** Jessi Thornton <[jessi@witheymorris.com](mailto:jessi@witheymorris.com)>  
**Sent:** Monday, October 8, 2018 4:21 PM  
**To:** Alexandra Pucciarelli <[APucciarelli@flagstaffaz.gov](mailto:APucciarelli@flagstaffaz.gov)>  
**Cc:** Tristan Charlesworth <[TCharlesworth@trinsicres.com](mailto:TCharlesworth@trinsicres.com)>  
**Subject:** Aura Flagstaff - Sign Posting Affidavit

Alax,

Please find the attached sign posting affidavit with photos of the signs for the Aura Flagstaff neighborhood meeting, posted on Friday, October 5<sup>th</sup>.

Is there an affidavit for the notice mailing that we can complete and submit as well?

Thanks,

Jessi Thornton  
Withey Morris, PLC  
2525 E. Arizona Biltmore Circle, Ste A-212  
Phoenix, AZ 85016  
602-230-0600 – Main  
602-346-4618 – Direct  
602-510-3654 – Mobile



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November 1, 2018

Re: Neighborhood Open House Meeting Summary – Zoning Map Amendment Application for the Property Located along High Country Trail, Approximately 390 feet West of Lake Mary Road

Dear Property Owner, Resident or Neighborhood Association Leader:

The purpose of this letter is to provide you with the enclosed summary of the neighborhood open house meeting you attended regarding the proposed zoning map amendment application for the property located west of the southwest corner of Lake Mary Road and High Country Trail.

As discussed at the meeting, this firm represents Trinsic Acquisition Company LLC (the "Applicant") regarding approximately 16.111 acres at this location (the "Property"). The Property is situated just south of I-17, runs south across High Country Trail, and is adjacent to multi-family residential, zoned Medium Density Residential (MR), on the west; multi-family residential, zoned High Density Residential (HR), on the southeast; a vacant parcel, zoned Highway (HC), on the northeast; and single-family residential, zoned Single Family Residential (R1). The Property is zoned Rural Residential (RR) and Estate Residential (ER).

The Applicant intends to develop Aura Flagstaff, a luxury multi-family residential community on the Property. In order to make this development become reality, an application is being filed with the City of Flagstaff to request approval of rezoning to the Medium Density Residential (MR). The purpose of this letter is simply to introduce ourselves and let you know what is intended to be developed.

The proposed multi-family community, branded as Aura Flagstaff, will include 173 highly amenitized units that are larger than those in most other multi-family communities. The development has been designed to provide civic and resident open space, protect existing natural resources and meet the City's Zoning Code provisions.

Trinsic develops high quality, amenity rich multi-family residential properties. Their custom design approach to each residential community is site specific and driven by natural features and local architectural character. Trinsic uses "best in class" planning and construction practices, emphasizing high-end finishes, distinctive design elements and a full complement of amenities. Trinsic's team, which has well over 100 years of combined experience in the industry, has developed numerous communities in the southwest and northwest areas of the country.

If you were not already on the mailing list for all notices regarding this proposed application, your contact information has been added. Should you want to discuss the project further, we would be happy to meet with you and answer any questions at your convenience. You may reach me at (602) 230-0600 or by e-mail at [jessi@witheymorris.com](mailto:jessi@witheymorris.com). Thank you for your courtesy and consideration.

Sincerely yours,  
WITHEY MORRIS PLC

By  
Jessi Thornton

Enclosures



PHONE: 602-230-0600  
FAX: 602-212-1787  
2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

## MEMORANDUM

To: City of Flagstaff  
FROM: Jason B. Morris  
DATE: October 26, 2018  
RE: Neighborhood Meeting Summary (PZ-17-00218-02)

---

The following is a summary of the neighborhood meeting held on October 18, 2018 regarding the rezoning of the property located west of the southwest corner of Lake Mary Road and High Country Trail (PZ-17-00218-02). There were six development team members present to explain the proposed development and answer questions. It was held at the The Flagstaff Aquaplex, 1702 N Fourth St, Flagstaff, AZ 86004 and approximately 38 neighbors attended. Sign-in sheets, comment cards, the neighbor notification letter, and mailing labels are attached to this memorandum. The main points of discussion were as follows:

- An introduction of the project team to meeting attendees.
- An explanation of the purpose of the neighborhood meeting.
- A description of the proposed project was provided, including its location, as shown on a context map.
- A description was provided of what is allowed under the current zoning and what will be allowed if the rezoning request is granted.
- An explanation of what happens to the feedback received at the meeting was provided.
- The anticipated timeline for the public hearing process was shared.
- The next steps in the project including review and approval of site plan, civil plans and construction drawings was shared.
- The purpose of the rezoning request and an overview the proposed development was presented by the development team.
- Discussions about the appropriateness of the proposed use, density and overall unit count. The adjacent uses and zoning to the north, east, west, and south were discussed.
- Discussions about the average unit size, number of units, anticipated rents, and the inclusion of affordable units.
- Discussions about traffic circulation for the site, access from High Country Trail and surface and garage parking. Neighbors expressed concern with current traffic in the area, particularly at the intersection of Lake Mary Road and High Country Trail. Information was shared regarding level of service at this intersection and the total number of trips to be generated daily and at AM and PM peak hours by the proposed project as outlined in the Traffic Impact Statement submitted to the City with the site plan review application. Additionally, some attendees expressed interest in understanding the right-of-way width and any opportunities to widen or restripe High Country Trail to help mitigate Peak traffic on High Country Trail at the Lake Mary Road intersection.
- Discussions regarding the parking ratios for the proposed development and specific size/number of bedrooms for each unit.
- Discussions regarding the overall proposed design and architecture, including building materials, setbacks, building heights and property grade changes. Immediately adjacent neighbors expressed particular interest in

building heights and building setbacks and privacy in backyards. The team discussed line of site studies to provide greater detail about the building heights and impact on adjacent properties and views. The design of the 2-story carriage units along the south property line were discussed with adjacent neighbors, which includes no south facing windows on the first floor and only clerestory windows on the second floor.

Neighbor comments were received about the above discussion points and the following:

- Neighbor comments regarding safety of the site and how safety on site would be maintained after development.
- Neighbor comments about property value and the impacts of the proposed development on the surrounding properties.
- Neighbor comment received about access to water for the site and there is an adequate supply for the proposed development.
- Neighbor comment received regarding proposed landscaping and a request to plant fruit and edible berry trees in the civic open space areas, and to ensure non-native plants are not planted on site.
- Neighbor comment received regarding a bus stop and pull out being added along High Country Trail to help with traffic congestion.
- Neighbor comment received about the desire to preserve of the ponderosa pines on site.

The feedback and questions generated during the meeting and on the comment cards completed by attendees will continue to be processed and considered during updates and revisions to the project's plans. The team will continue to reach out to neighbors and answer questions, as well as provide additional information regarding the process and timeline as outlined in the Citizen Participation Plan. All meeting attendees will be added to the notification mailing list moving forward, if not already on the list due to the boundary of the notification area as defined by the City.

ANDERSON WENDY  
4796 S DORY  
FLAGSTAFF, AZ 86005

BURTON BRYAN  
686 W OLD TERRITORY TRAIL  
FLAGSTAFF, AZ 86005

COLEMAN VICTORIA  
70 W GNEISS TRAIL  
FLAGSTAFF, AZ 86005

DODGE RALPH  
4815 S BRIGHT ANGEL TRAIL  
FLAGSTAFF, AZ 86005

GLAU A COURTNEY  
4870 BRIGHT ANGEL TRAIL  
FLAGSTAFF, AZ 86005

JOHNSON KEVIN  
93 W SEPARATION CANYON TRAIL  
FLAGSTAFF, AZ 86005

MICHAEL LUEY  
711 W OLD TERRITORY  
FLAGSTAFF, AZ 86005

RAAB SCOT  
737 W CATTLE DRIVE TRAIL  
FLAGSTAFF, AZ 86005

SCHUETT LOWEN  
4879 S ELVES CHASM  
FLAGSTAFF, AZ 86005

SIFLING SHARON  
4865 S BRIGHT ANGEL TRAIL  
FLAGSTAFF, AZ 86005

BESLER KAYLA  
126 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

CARPENTER THOMAS M & KATHLEEN  
3789 S SUTTER CREEK TRL  
FLAGSTAFF, AZ 86005

DECHTER MIKE  
126 W MEXICAN HAT TRAIL  
FLAGSTAFF, AZ 86005

FARKAS URI & MEGAN  
198 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86001

GOLDBLATT PHILIP H  
3846 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

LEMON JEFFREY C & DEBRA L  
162 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

MIHALIK RICHARD  
4793 S DORY TRAIL  
FLAGSTAFF, AZ 86005

SCANDORA PHIL & LORI  
4853 S BRIGHT ANGEL TRAIL  
FLAGSTAFF, AZ 86005

SCOVEL DENNIS & SHARLA  
122 W SEPARATION CANYON TRAIL  
FLAGSTAFF, AZ 86005

SIMONSEN PAUL  
4819 S ELVES CHASM  
FLAGSTAFF, AZ 86005

BLANCHARD DAVID  
3892 S MARBLE CANYON TRAIL  
FLAGSTAFF, AZ 86005

COLEMAN VICTORIA  
90 W GNEISS TRAIL  
FLAGSTAFF, AZ 86005

DENHAM CHRISTOPHER L  
180 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

FARRELL CHRISTINE L  
15844 DEVONWOOD WAY  
SAN LORENZO, CA 94580

HILLIARD CHRISTY  
94 W GNEISS TRAIL  
FLAGSTAFF, AZ 86005

LOMBARDI ANGEL  
180 W GOLD RUSH TRAIL  
FLAGSTAFF, AZ 86005

MYERS ED & TRISHA  
3726 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

SCHERPEREEL DIANE  
460 W OLD TERRITORY TRAIL  
FLAGSTAFF, AZ 86005

SEPOLUEDA ANAMARIE  
1211 W WESTON TRAIL  
FLAGSTAFF, AZ 86005

WEIMER WILLIAM DAVID & DANITA  
LOUISE  
3858 WAGON TRL  
FLAGSTAFF, AZ 86005

WOODWARD JULIE  
335 W BERYL  
FLAGSTAFF, AZ 86005

XIANGMING UU  
216 W GOLD RUSH  
FLAGSTAFF, AZ 86005

YOUNG NEAL  
5040 S TOPAZ  
FLAGSTAFF, AZ 86005

4  
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1

# SIGN-IN

AURA FLAGSTAFF

SOUTHWEST CORNER LAKE MARY ROAD & HIGH COUNTRY TRAIL  
NEIGHBORHOOD OPEN HOUSE MEETING

OCTOBER 18, 2018 – THE FLAGSTAFF AQUAPLEX: COMMUNITY ROOM - 1702 N 4TH STREET, 5:30 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Tom & Kathleen Carpenter	3789 S. Sotter Creek Trl	428-779-2243	Carpentortom85@gmail.com
*2. Ed & Trisha Myers	3726 S. Wild West Trl	928 853 4325	edmyers3@msn.com
3. RICHARD MIHALIK	4793 S. DORY TRIL	928-522-3124	NOTRACK.COM TRAVELTRAVELER@
4. Scot Raab	777 West Cattle Drive Trail	928-523-9059	SRATCJunk@gmail.com
5. Bryan Burt	686 W Old Territory Trl	928 556 0552	BBurt100@ymail.com
6. Phil Goldblatt	3846 S. Wild West Trl	928 774-1598	goldblatt@hotmail.com
7. Diane Scherpereel	460 W. Old Territory Tr. 86005	928-226-7003	
8. Xiangming Wu	216. W. Gold Rush	304-777-8778	XiangmingWu83@gmail.com
9. Jeff Lemon	162 W. Gold Rush Trl	928-856-7964	ol lemon 63@MSN.com
10. Sharon Sifling	4865 S. Bright Angel Tr	928-	mtnball6@yahoo.com

# SIGN-IN

AURA FLAGSTAFF

SOUTHWEST CORNER LAKE MARY ROAD & HIGH COUNTRY TRAIL

NEIGHBORHOOD OPEN HOUSE MEETING

OCTOBER 18, 2018 – THE FLAGSTAFF AQUAPLEX: COMMUNITY ROOM - 1702 N 4TH STREET, 5:30 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
11. Michael Ivey	711 W. Old Territory Flagstaff, AZ 86005	928-864-3790	meivey@hotmail.com
12. David Blanchard	3892 S. Marble Gyn Tr	928-213-9184	
13. PHIL & Lori SCANDORA	4853 S BRIGITANHEL TR	928 214 8194	PASCAN DURA <del>SCANDORA</del> @SUDENLINK.NET
14. Julie Woodward	335 W. Beryl 86005		jkw@smbattersreys.com
15. Courtney A Glau	4870 Bright Angel Trl	480.964.9278	j_glau@yahoo.com <del>courtneycollection@yahoo.com</del>
16. Christine L. Farrell	195 W. Gold Rush Trail	928 856-1929	farrellcats@aol.com
17. Kevin P Johnson	93 W Separation Cyn Trl	928-814-2316	KevinSnow1962@gmail.com
18. Sharla Scovel	122 W Separation Cyn Trl	928-266-0098	scovel@att.net
19. DENNIS SCOVEL	"	"	"
20. Christy Hilliard	94 W. Greiss Trl	928 234 8370	Christy 2468@gmail.com

# SIGN-IN

AURA FLAGSTAFF

SOUTHWEST CORNER LAKE MARY ROAD & HIGH COUNTRY TRAIL  
NEIGHBORHOOD OPEN HOUSE MEETING

OCTOBER 18, 2018 - THE FLAGSTAFF AQUAPLEX: COMMUNITY ROOM - 1702 N 4TH STREET, 5:30 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
21. URI FARKAS	198 W Gold Rush Trail Flag AZ 86005	509 330 6684	URI.FARKAS@nav.edu
22. DAVID WEIMER	3858 S. WAGON TRAIL FLAGSTAFF 86005	310-995-9951	DAVID WEIMER@AOL.COM
23. LOWEN SCHUETT	4879 S. ELVES CHASIN Flagstaff 86005	517-974-6880	lcschuett2@gmail.com
24. PAUL SIMONSEN	4819 S. ELVES CHASIN FLAGSTAFF 86005	623-910.1335	paolsimonse@msn.com
25. Ralph Dodge	4815 S. Bright Angel Tr Flagstaff, AZ 86005		rdodge@bruceweld.com
26. Mike Dechter	126 W Mexican Hat Tr Flagstaff, AZ 86005	505-205-0855	mikedechter@hotmail.com
27. Victoria Coleman	70 W Gneiss Trl. Flagstaff, AZ. 86005	-	vmeccoleman@gmail.com
28. Angel Lombardi	180 W. Gold Rush TRAIL Flagstaff, AZ 86005	(928) 310-4465	shifty.lombardi@gmail.com
29. Chris Denham	180 W. Gold Rush TRAIL Flagstaff, AZ 86005	(928) 699-9127	clden27@hotmail.com
30. Shamere Spolveda	1211 W Weston TRAIL Flag, AZ 86005	(928) 774-8963	alopez@nacog.org

# SIGN-IN

AURA FLAGSTAFF

SOUTHWEST CORNER LAKE MARY ROAD & HIGH COUNTRY TRAIL

NEIGHBORHOOD OPEN HOUSE MEETING

OCTOBER 18, 2018 – THE FLAGSTAFF AQUAPLEX: COMMUNITY ROOM - 1702 N 4TH STREET, 5:30 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
31. NEAL YOUNG	5040 S. TOPAZ FLAG 86005	602 561 3680	nealyoung40@yahoo.com
32. Wendy Anderson	4796 S. Dory Trail	916-947-8787	Wendy.Anderson8787 @gmail.com
33. Kaura Bester	126 W. goldrush trail	928.890- 7622	Kmbester@hotmail
34.			
35.			
36.			
37.			
38.			
39.			
40.			

# SIGN-IN

AURA FLAGSTAFF

SOUTHWEST CORNER LAKE MARY ROAD & HIGH COUNTRY TRAIL

NEIGHBORHOOD OPEN HOUSE MEETING

OCTOBER 18, 2018 – THE FLAGSTAFF AQUAPLEX: COMMUNITY ROOM - 1702 N 4TH STREET, 5:30 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
41. PAUL COLEMAN	70 W. GNEESSEL		PCOLEMAN@NP6CABLE.COM
42. CHRISTOPHER DENHAM	180 W. GOLD RUSH	928-699-9127	clden27@gmail.com
43.			
44.			
45.			
46.			
47.			
48.			
49.			
50.			

## Jessi Thornton

---

**From:** Jessi Thornton  
**Sent:** Friday, October 26, 2018 10:33 AM  
**To:** 'Alaxandra Pucciarelli'  
**Cc:** 'Todd Gosselink'; Jason; Tristan Charlesworth  
**Subject:** Neighborhood Meeting - Summary Report  
**Attachments:** 57181025 Neighborhood Meeting Summary.pdf; Sign-In Sheets.pdf; 1st Open House Notice Letter.pdf; Mailing Labels.pdf; Comment Cards.pdf

Alax,

Please find the attached summary report for the October 18<sup>th</sup> neighborhood meeting for the Aura Flagstaff project.

Thanks,

Jessi Thornton  
Withey Morris, PLC  
2525 E. Arizona Biltmore Circle, Ste A-212  
Phoenix, AZ 85016  
602-230-0600 – Main  
602-346-4618 – Direct  
602-510-3654 – Mobile



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February 20, 2019

Re: Second Neighborhood Open House Meeting – Zoning Map Amendment Application for the Property Located along High Country Trail, Approximately 390 feet West of Lake Mary Road

Dear Property Owner, Resident or Neighborhood Association Leader:

As you will recall from prior correspondence, this firm represents Trinsic Acquisition Company LLC (the "Applicant") regarding approximately 16.111 acres located west of the intersection of Lake Mary Road and High Country Trail as shown on the enclosed map (the "Property"). The Property is situated just south of I-17, runs south across High Country Trail, and is adjacent to multi-family residential, zoned Medium Density Residential (MR), on the west; multi-family residential, zoned High Density Residential (HR), on the southeast; a vacant parcel, zoned Highway (HC), on the northeast; and single-family residential, zoned Single Family Residential (R1). The Property is zoned Rural Residential (RR) and Estate Residential (ER).

The Applicant intends to develop Aura Flagstaff, a luxury multi-family residential community on the Property. In order to make this development become reality, an application is being filed with the City of Flagstaff to request approval of rezoning to the Medium Density Residential (MR). The purpose of this letter is to notify you of a second opportunity to meet and hear about the project, revisions made to plans since the last neighborhood meeting, and provide an update on the status of the application.

The proposed multi-family community, branded as Aura Flagstaff, will include 173 highly amenitized units that are larger than those in most other multi-family communities. The development has been designed to provide civic and resident open space, protect existing natural resources and meet the City's Zoning Code provisions.

Trinsic develops high quality, amenity rich multi-family residential properties. Their custom design approach to each residential community is site specific and driven by natural features and local architectural character. Trinsic uses "best in class" planning and construction practices, emphasizing high-end finishes, distinctive design elements and a full complement of amenities. Trinsic's team, which has well over 100 years of combined experience in the industry, has developed numerous communities in the southwest and northwest areas of the country.

If you have any questions, want to meet the development team, or want to learn more about the proposed project and its progress, we invite you to attend the following open house meeting:

Date: March 4, 2019  
Time: 6:00 p.m. – 7:00 p.m.  
Location: Northern Arizona University, Ashurst Hall/Auditorium  
624 Knoles Dr, Flagstaff, AZ 86001 (see attached map for location and parking instructions)

If you cannot attend, we would be happy to meet with you or answer any questions at your convenience. You may reach me at (602) 230-0600 or by e-mail at [jessi@withey.com](mailto:jessi@withey.com). Thank you for your courtesy and consideration.

Sincerely yours,  
WITHEY MORRIS PLC

By  
Jessi Thornton

Enclosure

# AERIAL PARCEL MAP





Affidavit of Sign Posting

Case Number: PZ-17-00218-02

Project Name: Aura Flagstaff

Applicant Name: Jason Morris / Withey Morris PLC

Location: West of the southwest corner of Lake Mary Road and High Country Trail

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property 15 days prior to the hearing and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.

I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: [Handwritten Signature]

SUBSCRIBED AND SWORN before me this 20<sup>th</sup> day of February, 2019 by:

[Handwritten Signature: Ann K. Scheuermann]  
Notary Public

My Commission Expires:  
May 30, 2021





**City of Flagstaff**

**PUBLIC NEIGHBORHOOD MEETING**

MEETING: March 4, 2019, 9:00a.m. to 7:00p.m.

LOCATION OF MEETING: Northern Arizona University  
Richard Hall/Bushongum  
624 Keele Drive, Flagstaff, AZ 86001

REQUEST: Zoning Map Amendment Application

PROPOSAL: 173 Unit Multi-Family Residential  
Development from RM and SR to SR

GENERAL LOCATION: West of the southeast corner  
of Lark Way Road and High Country Trail

SIZE OF SITE: 16.11 Acres

CASE FILE: 2019-02

APPLICANT/CONTACT: Jason Smith | Valley Works P.C.  
PHONER: 920.225.2024

Planning & Development Services Department | 400 W. 2nd  
Flagstaff, AZ 86001

02-20-19 @ 10:05am

# City of Flagstaff

## PUBLIC NEIGHBORHOOD MEETING

MEETING: March 4, 2019, 6:00p.m. to 7:00p.m.  
Northern Arizona University

LOCATION OF MEETING: Northern Arizona University  
Ashurst Hall/Auditorium

624 Knoles Drive, Flagstaff, AZ, 86001

REQUEST: Zoning Map Amendment Residential  
Development from RR and ER to MR

PROPOSAL: 173 Unit Multi-family Residential  
Development West of the southwest corner  
of Lake Mary Road and High Country Trail

GENERAL LOCATION: West of the southwest corner  
of Lake Mary Road and High Country Trail

SIZE OF SITE: 16.111 Acres  
CASE# PZ-17-00218-02

APPLICANT/CONTACT: Issson Morris / Nithey Morris PLC  
PHONE# (928) 230-0000

Planning & Development Services Department  
Flagstaff, AZ 86001

## Jessi Thornton

---

**From:** Jessi Thornton  
**Sent:** Tuesday, February 26, 2019 2:23 PM  
**To:** 'Alaxandra Pucciarelli'  
**Subject:** Mailing and Affidavit of Sign Posting - Aura Flagstaff  
**Attachments:** 57190220 Affidavit of Sign Posting.pdf; 57190220 2nd Open House Notice Letter w. Attachments.pdf

Alax,

Please find the attached copy of the mailing sent on February 20th to the 1,000 foot mailing radius, plus prior meeting attendees. I have also attached the affidavit of sign posting and the sign photos. The sign posting company only sent one photo on the 20<sup>th</sup>, then sent a follow-up photo of the second side of the sign the next day (notice the snow cover).

Thanks,

Jessi Thornton  
Withey Morris, PLC  
2525 E. Arizona Biltmore Circle, Ste A-212  
Phoenix, AZ 85016  
602-230-0600 – Main  
602-346-4618 – Direct  
602-510-3654 – Mobile



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MEMORANDUM

To: City of Flagstaff

FROM: Jason B. Morris

DATE: March 13, 2019

RE: Neighborhood Meeting Summary (PZ-17-00218-02)

---

The following is a summary of the neighborhood meeting held on March 4, 2019 regarding the rezoning of the property located west of the southwest corner of Lake Mary Road and High Country Trail (PZ-17-00218-02). There were five development team members present to explain the proposed development and answer questions. It was held at the Northern Arizona University, Ashurst Hall, located at 624 Knowles Drive, Flagstaff, AZ and approximately 16 neighbors attended. Sign-in sheets, the neighbor notification letter and mailing labels are attached to this memorandum. The main points of discussion were as follows:

- An introduction of the project team and background on the property and ownership was presented.
- A brief background on the developer and its funding source and long-term commitment to ownership of the multi-family development was provided.
- An explanation of the purpose of the neighborhood meeting and status of the applications with the City.
- A description of the proposed project was provided, including its location and relationship to surrounding properties and adjacent zoning.
- The anticipated timeline for the public hearing process was shared.
- The next steps in the project including review and approval of site plan was shared.
- The purpose of the rezoning request and an overview the proposed development was presented by the development team.
- A description was provided of what is allowed under the current zoning and what will be allowed if the rezoning request is granted, including project density.
- There was a discussion about the number of buildings, finishes of and number of units, anticipated rents, and the inclusion of 18 affordable units.
- There was a discussion about the fact this development will not include student housing and site selection based on proximity to bus routes and compatibility with adjacent medium and high-density multi-family residential developments with access only to High Country Trail.
- There was a discussion about the traffic circulation for the site, access from High Country Trail and surface and garage parking. It was noted that the project has no direct access to a street with single family residential homes. Neighbors brought up concerns about current traffic in the area, with the intersection of Lake Mary Road and High Country Trail being the biggest issue. Information from the Traffic Statement was presented including the level of service at this intersection and the total number of trips to be generated daily and at AM and PM peak hours by the proposed project.
- The development team noted that the land adjacent to the Lake Mary Road and High Country Trail intersection is owned by the Ponderosa Trails Homeowner's Association ("HOA"). The HOA would have the ability to consider allowing a portion of this land to be used to widen the intersection to allow another turn lane to be installed to

move vehicles through the intersection more quickly. The development team offered to work with the neighbors and city to find a creative solution to improve the level of service at the intersection upon redevelopment.

- Discussion about the trees preserved north and south of High Country Trail, and the natural resource plan submitted to the city, which outlines tree points for the site. It was also noted that the proposed application will include a protection easement on the property to the north.
- Discussion about the slope of the site and how water retention will work on site to meet the city's code requirements.
- Discussions about the landscaping adjacent to the southern property line, the grade change and fencing between the properties, setbacks, and building heights. An immediately adjacent neighbor expressed particular interest in building heights and building setbacks. The team presented site sections which provided greater detail about the building heights and relationship to adjacent properties and views. The design of the 2-story carriage units along the south property line were discussed, which includes no south facing windows on the first floor and only clerestory windows on the second floor.
- The development team noted that the project will participate in the Flagstaff multifamily crime prevention program. Additionally, cameras will be installed on all buildings for safety.
- Discussion about the project meeting Fire Department requirements and providing access to the site for emergency vehicles.
- Discussion about site lighting and the fact that the city requires the project comply with the dark sky ordinance.

The feedback and questions generated during the meeting will be addressed as noted above. The team will continue to reach out to neighbors and answer questions, as well as provide additional information regarding the process and timeline as outlined in the Citizen Participation Plan. All meeting attendees will be added to the notification mailing list moving forward, if not already on the list due to the boundary of the notification area as defined by the City.

Tom & Kathleen Carpenter  
3789 S. Sutter Creek Trail  
Flagstaff 86005

Philip Goldblatt  
3846 S. Wild West Trail  
Flagstaff 86005

Greg & Sandy Lostracco  
90 W. Separation Canyon Trail  
Flagstaff 86005

Skyler & Heidi Lofgren  
34 W. Separation Canyon Trail  
Flagstaff 86005

Eric & Molly Greenwald  
1497 W Weston Trail  
Flagstaff 86005

Phil & Lori Scandora  
4853 S. Bright Angel Trail  
Flagstaff 86005

Rae & Nathan Jones  
3748 S. Wild West Trail  
Flagstaff 86005

Jeff Smith  
37 W. Travertine Trail  
Flagstaff 86001

Alexandra Pucciarelli  
City of Flagstaff, 211 W Aspen Ave  
Flagstaff 86001

Angel Lombardi  
180 W. Gold Rush Trail  
Flagstaff 86005

7 validations

# SIGN-IN

## 2<sup>ND</sup> NEIGHBORHOOD OPEN HOUSE

TRINIS ACQUISITION COMPANY LLC / LAKE MARY ROAD & HIGH COUNTRY TRAIL, FLAGSTAFF, AZ  
 MARCH 4, 2019 - ASHURST HALL/AUDITORIUM, NAU, FLAGSTAFF, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Tom & Kathleen Carpenter	3799 S. SUTIDE CENTER TRAIL	928-779-2693	Thomas.Carpenter@nau.edu
2. Phil Goldblatt	3996 S. Wild West Trl.	928-774-1598	goldblattp@netnet.net
3. Greg & Sandy Lostracco	90 W. Seporhia Cyn. Tr	928-526-0586	lostraccos@msn.com
4. Angel Lombardi	180 W. Gold Rush Trl.	928-310-4465	shifty.lombardi@gmail.com
5. Skyler & Heidi Lofgren	31 W. Separator Cyn Trl.	928-308-3639	SKYLERLOFGREN@GMAIL.COM
6. TIFFANY ANTON	201 W. ASPEN COF	928-213-2608	hakatlor@gmail.com tanton@flagsstaffaz.gov
7. Eric & Molly Greenwald	1497 W Weston Trl	928-814-3280	ej_greenwald@yahoo.com
8. PHIL SCANDURA	4853 S BEIGHT AVE/22 TRAIL	928 214 8194	PASCANDURA@SUDDENLINK.NET
9. T. HANOMAN			
10.			

\*cml

# SIGN-IN

## 2<sup>ND</sup> NEIGHBORHOOD OPEN HOUSE

TRINIC ACQUISITION COMPANY LLC / LAKE MARY ROAD & HIGH COUNTRY TRAIL, FLAGSTAFF, AZ  
MARCH 4, 2019 - ASHURST HALL/AUDITORIUM, NAU, FLAGSTAFF, 6:00 PM

	NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
11.	RAE & NATHAN JONES	3748 S WILD WEST TRL	480 567 2398	raejones989@gmail.com
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				

# SIGN-IN

## 2<sup>ND</sup> NEIGHBORHOOD OPEN HOUSE

TRINISIC ACQUISITION COMPANY LLC / LAKE MARY ROAD & HIGH COUNTRY TRAIL, FLAGSTAFF, AZ  
 MARCH 4, 2019 - ASHURST HALL/AUDITORIUM, NAU, FLAGSTAFF, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
21. Loni A. Scandura	4853 S. Bright Angel Flagstaff	928-214-8194	pascandura@suddenlink.net
22. <del>John</del> Smith	37 W. Traver Trail	928 699-4869	Sasmith516@a9.com
23.			
24.			
25.			
26.			
27.			
28.			
29.			
30.			

## Jessi Thornton

---

**From:** Jessi Thornton  
**Sent:** Thursday, March 14, 2019 12:57 PM  
**To:** 'Alaxandra Pucciarelli'  
**Cc:** 'Todd Gosselink'; Jason; 'Tristan Charlesworth'  
**Subject:** Neighborhood Meeting - Summary Report  
**Attachments:** Summary.pdf

Alax,

Please find the attached summary report for the March 4th neighborhood meeting for the Aura Flagstaff project, which has been mailed out today to you. A copy of this summary is also being mailed to each of the attendees at the meeting.

Thanks,

Jessi Thornton  
Withey Morris, PLC  
2525 E. Arizona Biltmore Circle, Ste A-212  
Phoenix, AZ 85016  
602-230-0600 – Main  
602-346-4618 – Direct  
602-510-3654 – Mobile



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February 20, 2019

Re: **Second Neighborhood Open House Meeting – Zoning Map Amendment Application for the Property Located along High Country Trail, Approximately 390 feet West of Lake Mary Road**

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Sincerely yours,  
WITHEY MORRIS PLC

By  
Jessi Thornton

Enclosure

# AERIAL PARCEL MAP





3296 S LITZLER DR NO 501 LLC  
10105 FLORENCE NE  
ALBUQUERQUE, NM 87122

A & D FLAGSTAFF PROPERTIES LLC  
3945 WESTWOOD CIR  
FLAGSTAFF, AZ 86005

ANDRESS MURRAY F & GINA G  
3761 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005

ARCINIAGA NICOLAS A  
3276 S LITZLER DR  
FLAGSTAFF, AZ 86005

AUZA FLAGSTAFF LLC  
3378 S 16TH AVE  
YUMA, AZ 85365

BECKWITH DUANE & KOSIK FRANCES  
TRUST DTD 03-31-08  
230 E MOHAWK CIR  
FLAGSTAFF, AZ 86005

BESLER KAYLA  
126 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

BORUNDA JONATHAN P & ERICA B  
352 W OLD TERRITORY TRL  
FLAGSTAFF, AZ 86005

BRUUN STEVEN & WENDY M  
3876 S SUTTER CREEK TRL  
FLAGSTAFF, AZ 86005

CARDENAS EDUARDO & ROSSY  
5225 BELLAZZA CT  
RENO, NV 89519

3448 LITZLER DRIVE LLC  
4866 FAILTE LANE  
FLAGSTAFF, AZ 86001

ALFRED ROBERT L & MELANIE J  
378 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

ANDRESS PAULA  
3774 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005

ARIZONA GAME & FISH COMMISION  
5000 W CAREFREE HWY  
PHOENIX, AZ 85086

BAKER FAMILY LIVING TRUST DTD 8-28-17  
3831 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

BELL HEATHER A  
146 E MOHAWK DR  
FLAGSTAFF, AZ 86005

BLANCHARD DAVID  
3892 S MARBLE CANYON TRAIL  
FLAGSTAFF, AZ 86005

BOYLE FAMILY LIVING TRUST DTD 4-19-11  
75 W MEXICAN HAT TRL  
FLAGSTAFF, AZ 86005

BURTON BRYAN  
686 W OLD TERRITORY TRAIL  
FLAGSTAFF, AZ 86005

CARLSON ROBIN  
3455 N BOYCE SPRING LN  
TUCSON, AZ 85745

381 CATTLE LLC  
6301 N 4TH DR  
PHOENIX, AZ 85013

ANDERSON WENDY  
4796 S DORY  
FLAGSTAFF, AZ 86005

ANITA LENDERS LLC  
8704 E CLUBHOUSE WAY  
SCOTTSDALE, AZ 85255

ASPEN TRAIL HOMEOWNER'S ASSOCIATION  
323 S RIVER RUN RD NO 1  
FLAGSTAFF, AZ 86001

BATY ACE M III & KRISTY  
3788 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

BENSON KATHERINE E & JAMES A  
873 W COY DR  
FLAGSTAFF, AZ 86005

BORSELLI GREGORY A & SHERI A LIVING  
TRUST DTD 12-9-11  
4831 E RANCHO TIERRA DR  
CAVE CREEK, AZ 85331

BROWN CRYSTAL  
3225 S SANCTUARY LN  
FLAGSTAFF, AZ 86001

CAHILL SUSAN L & DEREK D  
3800 S WAGON TRL  
FLAGSTAFF, AZ 86005

CARPENTER THOMAS M & KATHLEEN  
3789 S SUTTER CREEK TRL  
FLAGSTAFF, AZ 86005

CARTWRIGHT ALAN & DAISY  
150 W MEXICAN HAT TRL  
FLAGSTAFF, AZ 86005

CHERRY SPENCER C & JOANNE L CPWROS ;  
CHERRY JONATHAN A  
4401 39TH ST  
PHOENIX, AZ 85018

COLEMAN VICTORIA  
70 W GNEISS TRAIL  
FLAGSTAFF, AZ 86005

CONKLIN LIVING TRUST DTD 6-26-09  
3875 MINING CAMP TRL  
FLAGSTAFF, AZ 86005

CUSTER JAMES & TAYLOR L  
5172 OPAL RD  
FLAGSTAFF, AZ 86005

DE ALVA CHAD & BETHANY  
3790 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005

DEGHER DOUGLAS  
423 E DAVID  
FLAGSTAFF, AZ 86001

DIVINE JILL  
3786 S SUTTER CREEK TRL  
FLAGSTAFF, AZ 86005

DORST KEVIN SURVIVOR'S TRUST (A TRUST)  
6416 STANLEY AVE  
SAN DIEGO, CA 92115

ESTER CHARLES E JR & ALICE G REVOCABLE  
TRUST U/A DTD 06-02-98  
11435 N 49TH DR  
GLENDALE, AZ 85304

CHASAN JEANETTE  
3822 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

CHURCH OF THE RESURRECTION  
FLAGSTAFF INC  
740 W UNIVERSITY HEIGHTS DR S  
FLAGSTAFF, AZ 86005

COLES LAURA K  
904 N BEAVER ST  
FLAGSTAFF, AZ 86001

COOK RALPH EDWARD & GAIL J  
REVOCABLE LIVING TRUST DTD 5-31-13  
3808 S SUTTER CREEK TRL  
FLAGSTAFF, AZ 86005

DAHL JULIANNE & NATHAN  
3755 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

DEBOLD TOM C & MARY DELFINO  
885 W COY DR  
FLAGSTAFF, AZ 86005

DENHAM CHRISTOPHER L  
180 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

DODGE RALPH  
4815 S BRIGHT ANGEL TRAIL  
FLAGSTAFF, AZ 86005

DU PREZ ROY J III  
3256 S HUNTER PL  
FLAGSTAFF, AZ 86005

EVANS BRYAN M & ELLA M  
401 BERTHA WAY  
VINE GROVE, KY 40175

CHEN YE  
216 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

CIULEI BRYCE  
3770 S SUTTER CREEK TRL  
FLAGSTAFF, AZ 86005

COLLINS FAMILY LIVING REVOCABLE TRUST  
DTD 4/15/08  
3811 S SUTTER CREEK TRL  
FLAGSTAFF, AZ 86005

Current Tenant  
3378 S 16TH AVE  
YUMA, AZ 85365

D'ARPA JEFFREY C  
80 W MEXICAN HAT TRL  
FLAGSTAFF, AZ 86005

DECHTER MICHAEL M & SARA E  
126 W MEXICAN HAT TRL  
FLAGSTAFF, AZ 86005

DERESHIWSKY MARY I  
3508 S LITZLER DR  
FLAGSTAFF, AZ 86005

DONNELLY F JAMES & PAMELA FAMILY  
REVOCABLE TRUST DTD 07-21-17  
11170 N STARGAZER DR  
TUCSON, AZ 85737

ERAS LIONEL RUDOLPH TRUSTEE ; ERAS LR  
LVG TRUST DTD 1-23-01  
8355 E VIA DEL BELLEZA  
SCOTTSDALE, AZ 85258

FARKAS URI & MEGAN  
198 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86001

FARRELL CHRISTINE L  
 15844 DEVONWOOD WAY  
 SAN LORENZO, CA 94580

FERLAZZO LIVING TRUST DTD 12-16-14  
 9200 N ROUNDTREE RD  
 FLAGSTAFF, AZ 86001

FISCHENICH MAXWELL A  
 3233 S SANCTUARY LN  
 FLAGSTAFF, AZ 86005

FRIEDMANN JILL MARIE KOELLING  
 110 E MOHAWK DR  
 FLAGSTAFF, AZ 86005

GARGIONE RAE A  
 3748 S WILD WEST TRL  
 FLAGSTAFF, AZ 86001

GILB PROPERTIES LLC  
 12695 PICRUS ST  
 SAN DIEGO, CA 92129

GODINEZ DANNY & LUCINDA BERNEY  
 3799 S WAGON TRL  
 FLAGSTAFF, AZ 86005

GUETSCHOW WALTER H DTD 7-16-08  
 3728 S WAGON TRL  
 FLAGSTAFF, AZ 86005

HARJU CLAIRE B & RYAN  
 365 W CATTLE DRIVE TRL  
 FLAGSTAFF, AZ 86005

HILLIARD CHRISTY  
 94 W GNEISS TRAIL  
 FLAGSTAFF, AZ 86005

FARRELL CHRISTINE L  
 15844 DEVONWOOD WAY  
 SAN LORENZO, CA 94580

FERRARO KATHLEEN  
 6052 ABINEAU CANYON DR  
 FLAGSTAFF, AZ 86004

FLAGSTAFF CITY OF  
 211 W ASPEN AVE  
 FLAGSTAFF, AZ 86001

GARARD PATRICK L & JESSICA B  
 158 E MOHAWK DR  
 FLAGSTAFF, AZ 86005

GAULOCHER CHRISTINE  
 218 E MOHAWK DR  
 FLAGSTAFF, AZ 86005

GLAU A COURTNEY  
 4870 BRIGHT ANGEL TRAIL  
 FLAGSTAFF, AZ 86005

GOLDBLATT PHILIP H  
 3846 S WILD WEST TRL  
 FLAGSTAFF, AZ 86005

HANSON BRENT L  
 3504 S LITZLER DR  
 FLAGSTAFF, AZ 86005

HAWTHORNE MARK & STEPHANIE  
 MARTINEZ  
 112 W MEXICAN HAT TRL  
 FLAGSTAFF, AZ 86005

HOOVER WILLIAM J  
 3781 S WAGON TRL  
 FLAGSTAFF, AZ 86005

FERGUSON-WHORTON FAMILY TRUST UA  
 DTD 07-01-02  
 592 W FAITHS WAY  
 FLAGSTAFF, AZ 86005

FINE LEWIS H  
 3764 S WAGON TRL  
 FLAGSTAFF, AZ 86005

FRANCIS ANDREA K  
 3843 S WAGON TRAIL  
 FLAGSTAFF, AZ 86005

GARCIA JOSE J & BERENICE  
 1517 E ALBA DR  
 CASA GRANDE, AZ 85122

GIBBS FAMILY LIVING TRUST DTD 07-23-11  
 204 E ZUNI DR  
 FLAGSTAFF, AZ 86005

GOBEIL JEFFREY R & MISTY A  
 849 W COY DR  
 FLAGSTAFF, AZ 86005

GREEN RYAN T & STEFANIE R  
 360 W CATTLE DRIVE TRL  
 FLAGSTAFF, AZ 86005

HARADA DARLENE  
 707 E 4TH ST  
 PERRIS, CA 92570

HIGH COUNTRY/FLAGSTAFF LP  
 4745 N 7TH STREET SUITE 110  
 PHOENIX, AZ 85014

HORR KENNETH & ROSEMARY J  
 3503 S COCOPAH DR  
 FLAGSTAFF, AZ 86005

HUNNICUTT TIMOTHY E & SHARON T  
TRUSTEES ; HUNNICUTT FAMILY TRUST DTD  
1/31/02

737 W LYNWOOD  
PHOENIX, AZ 85007

JARCHOW LARRY LEE & JANET M  
3825 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

JORDON TERRY & LAURA  
3834 S WAGON TRL  
FLAGSTAFF, AZ 86005

KIRCHER JONATHON G & ANGELA R  
3810 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

LEMON JEFFREY C & DEBRA L  
162 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

LOMBARDO DENNIS & REBECCA  
5570 E FAIRWAY TRL  
CAVE CREEK, AZ 85331

LUNDIN PROPERTIES INVESTMENTS LLC  
781 YOSEMITE DR  
LAKE HAVASU CITY, AZ 86406

MARSTERS AARON E & NICKI C  
3801 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005

MENARD RA & WL RVCBL TRUST DTD  
6/29/06  
3834 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

MIHALIK RICHARD  
4793 S DORY TRAIL  
FLAGSTAFF, AZ 86005

HUNZIKER KELLY  
3763 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

JOHNSON KEVIN  
93 W SEPARATION CANYON TRAIL  
FLAGSTAFF, AZ 86005

KERSH JOHN D & JANET M  
1814 E FRIESS DR  
PHOENIX, AZ 85022

KRAFT NICHOLAS J W  
177 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

LICINI JOHN J II  
3286 S LITZLER DR  
FLAGSTAFF, AZ 86005

LOPEZ ALFREDO G & EVA F  
3484 S LITZLER DR  
FLAGSTAFF, AZ 86005

MAHONEY SHAWN T  
3066 W RIDGEVIEW DR  
FLAGSTAFF, AZ 86001

MARTINEZ EMELINE LIVING TRUST DTD 8-2-  
18  
3817 S WILD WEST TRL  
FLAGSTAFF, AZ 86001

MESERVE STEPHEN  
3751 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

MILLER THOMAS & DARLENE TRUST DTD 4-  
4-13  
5959 W LONE CACTUS DR  
GLENDALE, AZ 85308

IANNONE DAVID & LISA  
15645 S 5TH ST  
PHOENIX, AZ 85048

JONES JAYME L  
3306 S LITZLER DR  
FLAGSTAFF, AZ 86005

KINZEL MARYANN F  
3876 S OXBOW LOOP  
FLAGSTAFF, AZ 86005

KRAGH JANET K REVOCABLE TRUST DTD 07-  
18-95  
3262 S LITTLE DR  
FLAGSTAFF, AZ 86005

LOMBARDI ANGEL  
180 W GOLD RUSH TRAIL  
FLAGSTAFF, AZ 86005

LUMPKINS CHARLES EMERSON  
313 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

MARQUARDT WILLIAM J & MARY MARTIN  
DECLATION OF TRUST DTD 9-26-96  
PO BOX 2603  
AVILA BEACH, CA 93424

MARTINEZ MACLOVIO & VERA  
1904 N EAST ST  
FLAGSTAFF, AZ 86004

MICHAEL LUEY  
711 W OLD TERRITORY  
FLAGSTAFF, AZ 86005

MOUNTAIN SCHOOL INC  
311 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

MOZIE NORMAN DANNY & KALIA L  
MARRIOTT-MOZIE KALIA L  
3217 S SANCTUARY LN  
FLAGSTAFF, AZ 86005

NEISES PAMELA J  
3804 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005

OROZCO CLINT ANTHONY & LISA M  
3746 S WAGON TRL  
FLAGSTAFF, AZ 86005

PALM DANIEL FRANK & LILIANE  
3776 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

PASEIRO DANIEL  
3981 S NICHOLAS ST  
FLAGSTAFF, AZ 86005

PATTON FRANK JR & VONDA L  
1325 MOUNTAINEER RD  
FLAGSTAFF, AZ 86005

PENDLEY LD TRUST DTD 06-08-93  
1578 W BRIGHTON AVE  
EL CENTRO, CA 92243

PHELPS BRIAN & DANIELLE  
182 E MOHAWK DR  
FLAGSTAFF, AZ 86005

PONDEROSA TRAILS HOA; C/O STERLING  
REAL ESTATE MGMT  
323 S RIVER RUN RD NO 1  
FLAGSTAFF, AZ 86001

PRAGER BRIAN M & TAMMARA A  
495 W OLD TERRITORY TRAIL  
FLAGSTAFF, AZ 86005

MYERS ED & TRISHA  
3726 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

OHAGAN MICHAEL & JENNIFER  
349 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

P41 LLC  
16192 N 157TH AV  
SURPRISE, AZ 85374

PARKER FAMILY TRUST DTD 7-12-06  
3842 S WAGON TRL  
FLAGSTAFF, AZ 86005

PATRICK JASON W & YADIMI ADLAON  
589 W FAITHS WAY  
FLAGSTAFF, AZ 86005

PAUL PROPERTIES LLC  
3847 W MARIPOSA GRANDE  
GLENDALE, AZ 85310

PENDLEY LISA D TRUST RESTATED 02-03-08  
1935 VINE ST  
EL CENTRO, CA 92243

PLATO HOLDINGS X LLC  
9411 E CALLE DE LAS BRISAS  
SCOTTSDALE, AZ 85255

PORTER MICHAEL ROBERT  
8325 E ANGUS DR  
SCOTTSDALE, AZ 85251

PRAGER BRIAN M & TAMMARA A  
495 W OLD TERRITORY TRAIL  
FLAGSTAFF, AZ 86005

MYERS MARY CYNTHIA AKA MYERS  
CYNTHIA  
3726 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

ONDREJECH DAVID ANTHONY & MARIA M  
3199 S DEBBIE ST  
FLAGSTAFF, AZ 86001

PAHLER MULTI-FAMILY FOUR LLC  
2309 N WALNUT RIDGE LANE  
FLAGSTAFF, AZ 86004

PARTNERSHIP FOR QUALITY AFFORDABLE ;  
HOUSING NO 4  
8585 E BELL RD STE 104  
SCOTTSDALE, AZ 85260

PATTERSON DANIEL M & AYSUN  
1900 W NICKERSON ST NO 116 B-17  
SEATTLE, WA 98119

PEASE LIVING TRUST DTD 11-01-06  
1962 N CRESCENT DR  
FLAGSTAFF, AZ 86001

PETTIT BRIENNE & JAMES  
268 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

PLEGER JEFF SCOTT  
3428 S LITZLER DR  
FLAGSTAFF, AZ 86005

POUENMUANG ARIN  
396 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

PRESTON WM R JR TRUSTEE ; PRESTON  
FAMILY TRUST U/A DTD 12-1-86  
PO BOX E  
FLAGSTAFF, AZ 86002

QUEEN DONALD G & DANETTE M  
861 W COY DR  
FLAGSTAFF, AZ 86005

REIFF GREG W  
138 W MEXICAN HAT TRL  
FLAGSTAFF, AZ 86005

RICE ROBERT & BETHANY  
3209 S SANCTUARY LN  
FLAGSTAFF, AZ 86005

ROSE CRAIG S & LORRAINE L  
3739 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

SAVOY MICHAEL R  
613 W MARTY'S WAY  
FLAGSTAFF, AZ 86005

SCHMIERER ADELAIDE M 1988 REVOCABLE TRUST  
1120 NYE ST NO 320  
SAN RAFAEL, CA 94901

SCOVEL DENNIS & SHARLA  
122 W SEPARATION CANYON TRAIL  
FLAGSTAFF, AZ 86005

SIDHU FMLY TRUST DTD 11/15/04  
4635 ALLENDE AVE  
OCEANSIDE, CA 92057

SIMON EUGENE C & MARSHA A  
781 UNIVERSITY HTS DR S  
FLAGSTAFF, AZ 86005

SK5-ELA LLC  
500 N MARKET PLACE DR NO 101  
CENTERVILLE, UT 84014

RAAB SCOT  
737 W CATTLE DRIVE TRAIL  
FLAGSTAFF, AZ 86005

REILLY HELENA PEREZ  
3437 S LITZLER DR  
FLAGSTAFF, AZ 86005

ROBERTS DENNIS E  
4006 S JOSEPH ST  
FLAGSTAFF, AZ 86005

SANCTUARY HOMEOWNERS ASSOCIATION INC  
2020 N RIO DE FLAG DR  
FLAGSTAFF, AZ 86004

SCANDORA PHIL & LORI  
4853 S BRIGHT ANGEL TRAIL  
FLAGSTAFF, AZ 86005

SCHMIERER THOMAS & CARON  
578 MILLER CREEK RD  
SAN RAFAEL, CA 94903

SELLERS SHANNON R  
3417 S COCOPAH DR  
FLAGSTAFF, AZ 86005

SIFLING SHARON  
4865 S BRIGHT ANGEL TRAIL  
FLAGSTAFF, AZ 86005

SIMONSEN PAUL  
4819 S ELVES CHASM  
FLAGSTAFF, AZ 86005

SMITH AMY R  
2738 FRED BREEN  
FLAGSTAFF, AZ 86005

RED ROCK TABLE ROCK ASSOC LLC  
8427 N MILBROOK RD STE 110  
FRESNO, CA 93720

REZNICK NW FMLY TR C/U THE ALCOVE TRUST DTD 11-29-04  
PO BOX 880123  
STEAMBOAT SPRINGS, CO 80488

ROBERTS RICKY LEE & JULIE A  
122 E MOHAWK DR  
FLAGSTAFF, AZ 86005

SANDOVAL FAUSTINO E  
370 W OLD TERRITORY TRL  
FLAGSTAFF, AZ 86005

SCHERPEREEL DIANE  
460 W OLD TERRITORY TRAIL  
FLAGSTAFF, AZ 86005

SCHUETT LOWEN  
4879 S ELVES CHASM  
FLAGSTAFF, AZ 86005

SEPOLUEDA ANAMARIE  
1211 W WESTON TRAIL  
FLAGSTAFF, AZ 86005

SIMMONS MITCHELL A  
24688 N 106TH LN  
PEORIA, AZ 85383

SINCLAIR SPRINGS TOWNHOME ASSOCIATION INC  
323 S RIVER RUN RD NO 1  
FLAGSTAFF, AZ 86001

SMITH LINDA D  
134 E MOHAWK DR  
FLAGSTAFF, AZ 86005

STASKEY PATRICK  
206 E MOHAWK DR  
FLAGSTAFF, AZ 86005

STRIEBY CAROL  
855 W SOUTHERN AVE NO 1036  
MESA, AZ 85210

TEN ELENA  
2730 W JACLYN DR  
FLAGSTAFF, AZ 86001

TOPE JOSHUA GREGORY & REBECCA L  
3464 S LITZLER DR  
FLAGSTAFF, AZ 86005

VALLEN GARY & KIM TRUST DTD 10-09-13  
1655 N KITTREDGE RD  
FLAGSTAFF, AZ 86001

WATSON JR REVOCABLE TRUST DTD 11-28-06  
2556 CANYON RD  
ESCONDIDO, CA 92025

WEIMER WILLIAM DAVID & DANITA LOUISE  
3858 WAGON TRL  
FLAGSTAFF, AZ 86005

WHITE CLINT J & DEBRA L  
3793 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005

WOOLVERTON JOSEPH DONALD & CLAUDIA LEA  
PO BOX 604  
TALIHINA, OK 74571

XIANGMING UU  
216 W GOLD RUSH  
FLAGSTAFF, AZ 86005

STEVENS FREDERICK M  
44007 N 49TH DR  
PHOENIX, AZ 85087

TAMAYO ENTERPRISES LLC  
PO BOX 52085  
PHOENIX, AZ 85072

THOMPSON SHERRIE LIVING TRUST DTD 3/14/17  
3434 S LITZLER DR  
FLAGSTAFF, AZ 86005

TORRES MARIO  
213 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

VIRTU VLM I BORROWER LLC  
5973 AVENIDA ENCINAS STE 220  
CARLSBAD, CA 92008

WEBB FAMILY LIVING TRUST  
2137 E NICOLET AVE  
PHOENIX, AZ 85020

WERTZ ROBERT W JR & DEBORAH V  
11050 MARGARET WAY  
FLAGSTAFF, AZ 86004

WILLEY NICHOLAS G & MARSHA S  
8312 E SANDSTONE DR  
TUCSON, AZ 85750

WU DI  
3884 S MINING CAMP TRL  
FLAGSTAFF, AZ 86005

YATES BRANDON  
194 E MOHAWK DR  
FLAGSTAFF, AZ 86005

STOFFERS WILLIAM H  
2530 BLUE HORIZON RD  
SEDONA, AZ 86336

TAYLOR ANDREW & JESSICA  
98 W MEXICAN HAT  
FLAGSTAFF, AZ 86005

TIMBER TRAILS APARTMENTS/FLAGSTAFF LLC  
4745 N 7TH ST STE 110  
PHOENIX, AZ 85014

TWO DOGS PROPERTIES LLC  
5133 E KATHLEEN RD  
SCOTTSDALE, AZ 85254

WARREN MEGHAN  
231 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

WEIDINGER JESSE & MAGGIE JT  
PO BOX 3745  
FLAGSTAFF, AZ 86003

WEST LAURA JO  
3850 S WAGON TRAIL  
FLAGSTAFF, AZ 86005

WOODWARD JULIE  
335 W BERYL  
FLAGSTAFF, AZ 86005

WW FAMILY TRUST DATED 10-12-92  
3974 S NICHOLAS ST  
FLAGSTAFF, AZ 86005

YOUNG NEAL  
5040 S TOPAZ  
FLAGSTAFF, AZ 86005



5160

ZITTERKOPF FAMILY TRUST DTD 02-08-00  
3120 ROSS AVE  
KINGMAN, AZ 86401

Easy Peel® Address Labels  
Bend along line to expose Pop-up Edge®

MAGEE REBECCA & MATTHEW  
1012 N PONT HIGGINS RD  
KETCHIKAN, AK 99901

Go to [avery.com/templates](http://avery.com/templates)  
Use Avery Template 5160

Tom & Kathleen Carpenter  
3789 S. Sutter Creek Trail  
Flagstaff 86005

Philip Goldblatt  
3846 S. Wild West Trail  
Flagstaff 86005

Greg & Sandy Lostracco  
90 W. Separation Canyon Trail  
Flagstaff 86005

Skyler & Heidi Lofgren  
34 W. Separation Canyon Trail  
Flagstaff 86005

Eric & Molly Greenwald  
1497 W Weston Trail  
Flagstaff 86005

Phil & Lori Scandora  
4853 S. Bright Angel Trail  
Flagstaff 86005

Rae & Nathan Jones  
3748 S. Wild West Trail  
Flagstaff 86005

Jeff Smith  
37 W. Travertine Trail  
Flagstaff 86001

Alaxandra Pucciarelli  
City of Flagstaff, 211 W Aspen Ave  
Flagstaff 86001

Angel Lombardi  
180 W. Gold Rush Trail  
Flagstaff 86005

7 validations

# SIGN-IN

## 2<sup>ND</sup> NEIGHBORHOOD OPEN HOUSE

TRINIS ACQUISITION COMPANY LLC / LAKE MARY ROAD & HIGH COUNTRY TRAIL, FLAGSTAFF, AZ

MARCH 4, 2019 - ASHURST HALL/AUDITORIUM, NAU, FLAGSTAFF, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Tom & Kathleen Carpenter	3799 S. SUTTER CENTER TRAIL	928-779-2693	Thomas.Carpenter@nau.edu
2. Phil Goldblatt	3946 S. Wild West Trl.	928-774-1598	goldblatt@netnet.com
3. Greg & Sandy LoStracco	90 W. Separation Cyn. Tr	928-526-0586	lostraccos@msn.com
4. Angel Lombardi	180 W. Gold Rush Trl.	928-310-4465	shifty.lombardi@gmail.com
5. Skyler: Heidi Lofgren	34 W. Separation Cyn Trl.	928-308-3639	SKYLERLOFGREN@GMAIL.COM
6. TIFFANY AMTAL	201 W. ASPEN COF	928-213-2608	hakoher@gmail.com tamtal@flagsstaffaz.gov
7. Eric: Molly Greenwald	1497 W Weston Trl	928-814-3280	ej_greenwald@yahoo.com
8. PHIL SCANDURA	4853 S BRIGHT AVE/AL TRAIL	928 214 8194	PASCANDURA@SUDDENLINK.NET
9. T. LITTONMAN			
10.			

\*one

# SIGN-IN

## 2<sup>ND</sup> NEIGHBORHOOD OPEN HOUSE

TRINSIC ACQUISITION COMPANY LLC / LAKE MARY ROAD & HIGH COUNTRY TRAIL, FLAGSTAFF, AZ

MARCH 4, 2019 – ASHURST HALL/AUDITORIUM, NAU, FLAGSTAFF, 6:00 PM

	NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
11.	RAE & NATHAN JONES	3748 S WILD WEST TRL	480 567 2398	raejones989@gmail.com
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				

# SIGN-IN

2<sup>ND</sup> NEIGHBORHOOD OPEN HOUSE

TRINIS ACQUISITION COMPANY LLC / LAKE MARY ROAD & HIGH COUNTRY TRAIL, FLAGSTAFF, AZ  
 MARCH 4, 2019 - ASHURST HALL/AUDITORIUM, NAU, FLAGSTAFF, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
21. Lori A. Scandura	4853 S. Bright Angel Flagstaff	928-214-8194	pascandura@suddenlink.net
22. <del>Self</del> Smith	37 W. Fawcett Trail	928 699-4869	Sasmith516@a9.com
23.			
24.			
25.			
26.			
27.			
28.			
29.			
30.			

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-17-00218-03

Project Name: Aura Flagstaff

Applicant Name: Whitney Morris LLC / Jason Morris

Location: West of the Southwest corner of High Country Tr 5  
Lake Mary rd

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to establish a list of the names and addresses of persons who require notification of a public hearing as established in sections 10-20.30.60.(A).3, 10-20.30.60.(B), and 10-20.30.60.(C) of the Zoning Code, and mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date. It shall also be the responsibility of the applicant to submit a notarized copy of the mailing list to the Director prior to the fifteenth day before the public hearing date.

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.080 of the City of Flagstaff Zoning Code at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature: [Signature]

SUBSCRIBED AND SWORN before me this 9<sup>th</sup> day of April, 2019 by:

Audry Millard  
Notary Public



My Commission Expires:

May 22, 2021



April 8, 2019

Re: **Public Hearing Notice – Zoning Map Amendment Application (PZ-17-00218-03)** for the Property Located along High Country Trail, Approximately 390 feet West of Lake Mary Road

Dear Property Owner, Resident or Neighborhood Association Leader:

As you will recall from prior correspondence, this firm represents Trinsic Acquisition Company LLC (the "Applicant") regarding approximately 16.111 acres located west of the intersection of Lake Mary Road and High Country Trail as shown on the enclosed map (the "Property"). The Property is situated just south of I-17, runs south across High Country Trail, and is adjacent to multi-family residential, zoned Medium Density Residential (MR), on the west; multi-family residential, zoned High Density Residential (HR), on the southeast; a vacant parcel, zoned Highway (HC), on the northeast; and single-family residential, zoned Single Family Residential (R1). A zoning map amendment application (PZ-17-00218-03) was filed with the city of Flagstaff to rezone the Property from Rural Residential (RR) and Estate Residential (ER) to Medium Density Residential (MR). The Applicant intends to develop Aura Flagstaff, a 173 unit luxury multi-family residential community on the Property. The development has been designed to provide civic and resident open space, protect existing natural resources and meet the City's Zoning Code provisions.

The purpose of this letter is to inform you that hearings before the Flagstaff Planning and Zoning Commission and the City Council have been scheduled to consider application PZ-17-00218-03.

The public meeting/hearing schedule is as follows:

Planning & Zoning Commission: April 24, 2019  
4:00 p.m.  
Council Chambers of City Hall  
211 West Aspen Avenue, Flagstaff, Arizona

Flagstaff City Council: May 21, 2019  
6:00 p.m.  
Council Chambers of City Hall  
211 West Aspen Avenue, Flagstaff, Arizona

You are welcome to attend the hearings to learn about the case and share your thoughts about it. Please confirm the meeting details with the Flagstaff Planning and Development Services Department before attending as the dates are subject to change. Hearing information will also be posted on a sign on the Property and in the newspaper. You may contact Alexandra Pucciarelli, Planning Development Manager, by email at [apucciarelli@flagstaffaz.gov](mailto:apucciarelli@flagstaffaz.gov) or by telephone at 928-213-2640 if you have questions about the application and to request to view the application. You may also share your thoughts about the application by writing to the Flagstaff Planning and Development Services, Flagstaff City Hall, 211 West Aspen, Flagstaff, Arizona 86001. Please be sure to include the application number so the letter may be included in the case file.

Sincerely yours,  
WITHEY MORRIS PLC

By  
Jessi Thornton

Enclosure

# AERIAL PARCEL MAP



3296 S LITZLER DR NO 501 LLC  
10105 FLORENCE NE  
ALBUQUERQUE, NM 87122

A & D FLAGSTAFF PROPERTIES LLC  
3945 WESTWOOD CIR  
FLAGSTAFF, AZ 86005

ANDRESS MURRAY F & GINA G  
3761 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005

ARCINIAGA NICOLAS A  
3276 S LITZLER DR  
FLAGSTAFF, AZ 86005

AUZA FLAGSTAFF LLC  
3378 S 16TH AVE  
YUMA, AZ 85365

BECKWITH DUANE & KOSIK FRANCES  
TRUST DTD 03-31-08  
230 E MOHAWK CIR  
FLAGSTAFF, AZ 86005

BESLER KAYLA  
126 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

BORUNDA JONATHAN P & ERICA B  
352 W OLD TERRITORY TRL  
FLAGSTAFF, AZ 86005

BRUUN STEVEN & WENDY M  
3876 S SUTTER CREEK TRL  
FLAGSTAFF, AZ 86005

CARDENAS EDUARDO & ROSSY  
5225 BELLAZZA CT  
RENO, NV 89519

3448 LITZLER DRIVE LLC  
4866 FAILTE LANE  
FLAGSTAFF, AZ 86001

ALFRED ROBERT L & MELANIE J  
378 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

ANDRESS PAULA  
3774 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005

ARIZONA GAME & FISH COMMISSION  
5000 W CAREFREE HWY  
PHOENIX, AZ 85086

BAKER FAMILY LIVING TRUST DTD 8-28-17  
3831 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

BELL HEATHER A  
146 E MOHAWK DR  
FLAGSTAFF, AZ 86005

BLANCHARD DAVID  
3892 S MARBLE CANYON TRAIL  
FLAGSTAFF, AZ 86005

BOYLE FAMILY LIVING TRUST DTD 4-19-11  
75 W MEXICAN HAT TRL  
FLAGSTAFF, AZ 86005

BURTON BRYAN  
686 W OLD TERRITORY TRAIL  
FLAGSTAFF, AZ 86005

CARLSON ROBIN  
3455 N BOYCE SPRING LN  
TUCSON, AZ 85745

381 CATTLE LLC  
6301 N 4TH DR  
PHOENIX, AZ 85013

ANDERSON WENDY  
4796 S DORY  
FLAGSTAFF, AZ 86005

ANITA LENDERS LLC  
8704 E CLUBHOUSE WAY  
SCOTTSDALE, AZ 85255

ASPEN TRAIL HOMEOWNER'S ASSOCIATION  
323 S RIVER RUN RD NO 1  
FLAGSTAFF, AZ 86001

BATY ACE M III & KRISTY  
3788 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

BENSON KATHERINE E & JAMES A  
873 W COY DR  
FLAGSTAFF, AZ 86005

BORSELLI GREGORY A & SHERI A LIVING  
TRUST DTD 12-9-11  
4831 E RANCHO TIERRA DR  
CAVE CREEK, AZ 85331

BROWN CRYSTAL  
3225 S SANCTUARY LN  
FLAGSTAFF, AZ 86001

CAHILL SUSAN L & DEREK D  
3800 S WAGON TRL  
FLAGSTAFF, AZ 86005

CARPENTER THOMAS M & KATHLEEN  
3789 S SUTTER CREEK TRL  
FLAGSTAFF, AZ 86005

**CARTWRIGHT ALAN & DAISY**  
 150 W MEXICAN HAT TRL  
 FLAGSTAFF, AZ 86005

**CHERRY SPENCER C & JOANNE L CPWROS ;  
 CHERRY JONATHAN A**  
 4401 39TH ST  
 PHOENIX, AZ 85018

**COLEMAN VICTORIA**  
 70 W GNEISS TRAIL  
 FLAGSTAFF, AZ 86005

**CONKLIN LIVING TRUST DTD 6-26-09**  
 3875 MINING CAMP TRL  
 FLAGSTAFF, AZ 86005

**CUSTER JAMES & TAYLOR L**  
 5172 OPAL RD  
 FLAGSTAFF, AZ 86005

**DE ALVA CHAD & BETHANY**  
 3790 S BIG VALLEY TRL  
 FLAGSTAFF, AZ 86005

**DEGHER DOUGLAS**  
 423 E DAVID  
 FLAGSTAFF, AZ 86001

**DIVINE JILL**  
 3786 S SUTTER CREEK TRL  
 FLAGSTAFF, AZ 86005

**DORST KEVIN SURVIVOR'S TRUST (A TRUST)**  
 6416 STANLEY AVE  
 SAN DIEGO, CA 92115

**ESTER CHARLES E JR & ALICE G REVOCABLE  
 TRUST U/A DTD 06-02-98**  
 11435 N 49TH DR  
 GLENDALE, AZ 85304

**CHASAN JEANETTE**  
 3822 S WILD WEST TRL  
 FLAGSTAFF, AZ 86005

**CHURCH OF THE RESURRECTION**  
 FLAGSTAFF INC  
 740 W UNIVERSITY HEIGHTS DR S  
 FLAGSTAFF, AZ 86005

**COLES LAURA K**  
 904 N BEAVER ST  
 FLAGSTAFF, AZ 86001

**COOK RALPH EDWARD & GAIL J  
 REVOCABLE LIVING TRUST DTD 5-31-13**  
 3808 S SUTTER CREEK TRL  
 FLAGSTAFF, AZ 86005

**DAHL JULIANNE & NATHAN**  
 3755 S WILD WEST TRL  
 FLAGSTAFF, AZ 86005

**DEBOLD TOM C & MARY DELFINO**  
 885 W COY DR  
 FLAGSTAFF, AZ 86005

**DENHAM CHRISTOPHER L**  
 180 W GOLD RUSH TRL  
 FLAGSTAFF, AZ 86005

**DODGE RALPH**  
 4815 S BRIGHT ANGEL TRAIL  
 FLAGSTAFF, AZ 86005

**DU PREZ ROY J III**  
 3256 S HUNTER PL  
 FLAGSTAFF, AZ 86005

**EVANS-BRYAN M & ELLA M**  
 401 BERTHA WAY  
 VINE GROVE, KY 40175

**CHEN YE**  
 216 W GOLD RUSH TRL  
 FLAGSTAFF, AZ 86005

**CIULEI BRYCE**  
 3770 S SUTTER CREEK TRL  
 FLAGSTAFF, AZ 86005

**COLLINS FAMILY LIVING REVOCABLE TRUST  
 DTD 4/15/08**  
 3811 S SUTTER CREEK TRL  
 FLAGSTAFF, AZ 86005

**Current Tenant**  
 3378 S 16TH AVE  
 YUMA, AZ 85365

**D'ARPA JEFFREY C**  
 80 W MEXICAN HAT TRL  
 FLAGSTAFF, AZ 86005

**DECHTER MICHAEL M & SARA E**  
 126 W MEXICAN HAT TRL  
 FLAGSTAFF, AZ 86005

**DERESHIWSKY MARY I**  
 3508 S LITZLER DR  
 FLAGSTAFF, AZ 86005

**DONNELLY F JAMES & PAMELA FAMILY  
 REVOCABLE TRUST DTD 07-21-17**  
 11170 N STARGAZER DR  
 TUCSON, AZ 85737

**ERAS LIONEL RUDOLPH TRUSTEE ; ERAS LR  
 LVG TRUST DTD 1-23-01**  
 8355 E VIA DEL BELLEZA  
 SCOTTSDALE, AZ 85258

**FARKAS URI & MEGAN**  
 198 W GOLD RUSH TRL  
 FLAGSTAFF, AZ 86001

FARRELL CHRISTINE L  
15844 DEVONWOOD WAY  
SAN LORENZO, CA 94580

FERLAZZO LIVING TRUST DTD 12-16-14  
9200 N ROUNDTREE RD  
FLAGSTAFF, AZ 86001

FISCHENICH MAXWELL A  
3233 S SANCTUARY LN  
FLAGSTAFF, AZ 86005

FRIEDMANN JILL MARIE KOELLING  
110 E MOHAWK DR  
FLAGSTAFF, AZ 86005

GARGIONE RAE A  
3748 S WILD WEST TRL  
FLAGSTAFF, AZ 86001

GILB PROPERTIES LLC  
12695 PICRUS ST  
SAN DIEGO, CA 92129

GODINEZ DANNY & LUCINDA BERNEY  
3799 S WAGON TRL  
FLAGSTAFF, AZ 86005

GUETSCHOW WALTER H DTD 7-16-08  
3728 S WAGON TRL  
FLAGSTAFF, AZ 86005

HARJU CLAIRE B & RYAN  
365 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

HILLIARD CHRISTY  
94 W GNEISS TRAIL  
FLAGSTAFF, AZ 86005

FARRELL CHRISTINE L  
15844 DEVONWOOD WAY  
SAN LORENZO, CA 94580

FERRARO KATHLEEN  
6052 ABINEAU CANYON DR  
FLAGSTAFF, AZ 86004

FLAGSTAFF CITY OF  
211 W ASPEN AVE  
FLAGSTAFF, AZ 86001

GARARD PATRICK L & JESSICA B  
158 E MOHAWK DR  
FLAGSTAFF, AZ 86005

GAULOCHER CHRISTINE  
218 E MOHAWK DR  
FLAGSTAFF, AZ 86005

GLAU A COURTNEY  
4870 BRIGHT ANGEL TRAIL  
FLAGSTAFF, AZ 86005

GOLDBLATT PHILIP H  
3846 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

HANSON BRENT L  
3504 S LITZLER DR  
FLAGSTAFF, AZ 86005

HAWTHORNE MARK & STEPHANIE  
MARTINEZ  
112 W MEXICAN HAT TRL  
FLAGSTAFF, AZ 86005

HOOVER WILLIAM J  
3781 S WAGON TRL  
FLAGSTAFF, AZ 86005

FERGUSON-WHORTON FAMILY TRUST UA  
DTD 07-01-02  
592 W FAITHS WAY  
FLAGSTAFF, AZ 86005

FINE LEWIS H  
3764 S WAGON TRL  
FLAGSTAFF, AZ 86005

FRANCIS ANDREA K  
3843 S WAGON TRAIL  
FLAGSTAFF, AZ 86005

GARCIA JOSE J & BERENICE  
1517 E ALBA DR  
CASA GRANDE, AZ 85122

GIBBS FAMILY LIVING TRUST DTD 07-23-11  
204 E ZUNI DR  
FLAGSTAFF, AZ 86005

GOBEIL JEFFREY R & MISTY A  
849 W COY DR  
FLAGSTAFF, AZ 86005

GREEN RYAN T & STEFANIE R  
360 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

HARADA DARLENE  
707 E 4TH ST  
PERRIS, CA 92570

HIGH COUNTRY/FLAGSTAFF LP  
4745 N 7TH STREET SUITE 110  
PHOENIX, AZ 85014

HORR KENNETH & ROSEMARY J  
3503 S COCOPAH DR  
FLAGSTAFF, AZ 86005

HUNNICUTT TIMOTHY E & SHARON T  
TRUSTEES ; HUNNICUTT FAMILY TRUST DTD  
1/31/02

737 W LYNWOOD

BUENIAV AZ 85007

JARCHOW LARRY LEE & JANET M

3825 S WILD WEST TRL

FLAGSTAFF, AZ 86005

JORDON TERRY & LAURA

3834 S WAGON TRL

FLAGSTAFF, AZ 86005

KIRCHER JONATHON G & ANGELA R

3810 S WILD WEST TRL

FLAGSTAFF, AZ 86005

LEMON JEFFREY C & DEBRA L

162 W GOLD RUSH TRL

FLAGSTAFF, AZ 86005

LOMBARDO DENNIS & REBECCA

5570 E FAIRWAY TRL

CAVE CREEK, AZ 85331

LUNDIN PROPERTIES INVESTMENTS LLC

781 YOSEMITE DR

LAKE HAVASU CITY, AZ 86406

MARSTERS AARON E & NICKI C

3801 S BIG VALLEY TRL

FLAGSTAFF, AZ 86005

MENARD RA & WL RVCBL TRUST DTD  
6/29/06

3834 S WILD WEST TRL

FLAGSTAFF, AZ 86005

MIHALIK RICHARD

4793 S DORY TRAIL

FLAGSTAFF, AZ 86005

HUNZIKER KELLY

3763 S WILD WEST TRL

FLAGSTAFF, AZ 86005

JOHNSON KEVIN

93 W SEPARATION CANYON TRAIL

FLAGSTAFF, AZ 86005

KERSH JOHN D & JANET M

1814 E FRIESS DR

PHOENIX, AZ 85022

KRAFT NICHOLAS J W

177 W GOLD RUSH TRL

FLAGSTAFF, AZ 86005

LICINI JOHN J II

3286 S LITZLER DR

FLAGSTAFF, AZ 86005

LOPEZ ALFREDO G & EVA F

3484 S LITZLER DR

FLAGSTAFF, AZ 86005

MAHONEY SHAWN T

3066 W RIDGEVIEW DR

FLAGSTAFF, AZ 86001

MARTINEZ EMELINE LIVING TRUST DTD 8-2-  
18

3817 S WILD WEST TRL

FLAGSTAFF, AZ 86001

MESERVE STEPHEN

3751 S WILD WEST TRL

FLAGSTAFF, AZ 86005

MILLER THOMAS & DARLENE TRUST DTD 4-  
4-13

5959 W LONE CACTUS DR

GLENDALE, AZ 85308

IANNONE DAVID & LISA

15645 S 5TH ST

PHOENIX, AZ 85048

JONES JAYME L

3306 S LITZLER DR

FLAGSTAFF, AZ 86005

KINZEL MARYANN F

3876 S OXBOW LOOP

FLAGSTAFF, AZ 86005

KRAGH JANET K REVOCABLE TRUST DTD 07-  
18-95

3262 S LITTLE DR

FLAGSTAFF, AZ 86005

LOMBARDI ANGEL

180 W GOLD RUSH TRAIL

FLAGSTAFF, AZ 86005

LUMPKINS CHARLES EMERSON

313 W CATTLE DRIVE TRL

FLAGSTAFF, AZ 86005

MARQUARDT WILLIAM J & MARY MARTIN  
DECLATION OF TRUST DTD 9-26-96

PO BOX 2603

AVILA BEACH, CA 93424

MARTINEZ MACLOVIO & VERA

1904 N EAST ST

FLAGSTAFF, AZ 86004

MICHAEL LUEY

711 W OLD TERRITORY

FLAGSTAFF, AZ 86005

MOUNTAIN SCHOOL INC

311 W CATTLE DRIVE TRL

FLAGSTAFF, AZ 86005

**MOZIE NORMAN DANNY & KALIA L  
MARRIOTT-MOZIE KALIA L  
3217 S SANCTUARY LN  
FLAGSTAFF, AZ 86005**

**NEISES PAMELA J  
3804 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005**

**OROZCO CLINT ANTHONY & LISA M  
3746 S WAGON TRL  
FLAGSTAFF, AZ 86005**

**PALM DANIEL FRANK & LILIANE  
3776 S WILD WEST TRL  
FLAGSTAFF, AZ 86005**

**PASEIRO DANIEL  
3981 S NICHOLAS ST  
FLAGSTAFF, AZ 86005**

**PATTON FRANK JR & VONDA L  
1325 MOUNTAINAIRE RD  
FLAGSTAFF, AZ 86005**

**PENDLEY LD TRUST DTD 06-08-93  
1578 W BRIGHTON AVE  
EL CENTRO, CA 92243**

**PHELPS BRIAN & DANIELLE  
182 E MOHAWK DR  
FLAGSTAFF, AZ 86005**

**PONDEROSA TRAILS HOA; C/O STERLING  
REAL ESTATE MGMT  
323 S RIVER RUN RD NO 1  
FLAGSTAFF, AZ 86001**

**PRAGER BRIAN M & TAMMARA A  
495 W OLD TERRITORY TRAIL  
FLAGSTAFF, AZ 86005**

**MYERS ED & TRISHA  
3726 S WILD WEST TRL  
FLAGSTAFF, AZ 86005**

**OHAGAN MICHAEL & JENNIFER  
349 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005**

**P41 LLC  
16192 N 157TH AV  
SURPRISE, AZ 85374**

**PARKER FAMILY TRUST DTD 7-12-06  
3842 S WAGON TRL  
FLAGSTAFF, AZ 86005**

**PATRICK JASON W & YADIMI ADLAON  
589 W FAITHS WAY  
FLAGSTAFF, AZ 86005**

**PAUL PROPERTIES LLC  
3847 W MARIPOSA GRANDE  
GLENDALE, AZ 85310**

**PENDLEY LISA D TRUST RESTATED 02-03-08  
1935 VINE ST  
EL CENTRO, CA 92243**

**PLATO HOLDINGS X LLC  
9411 E CALLE DE LAS BRISAS  
SCOTTSDALE, AZ 85255**

**PORTER MICHAEL ROBERT  
8325 E ANGUS DR  
SCOTTSDALE, AZ 85251**

**PRAGER BRIAN M & TAMMARA A  
495 W OLD TERRITORY TRL  
FLAGSTAFF, AZ 86005**

**MYERS MARY CYNTHIA AKA MYERS  
CYNTHIA  
3726 S WILD WEST TRL  
FLAGSTAFF, AZ 86005**

**ONDREJECH DAVID ANTHONY & MARIA M  
3199 S DEBBIE ST  
FLAGSTAFF, AZ 86001**

**PAHLER MULTI-FAMILY FOUR LLC  
2309 N WALNUT RIDGE LANE  
FLAGSTAFF, AZ 86004**

**PARTNERSHIP FOR QUALITY AFFORDABLE ;  
HOUSING NO 4  
8585 E BELL RD STE 104  
SCOTTSDALE, AZ 85260**

**PATTERSON DANIEL M & AYSUN  
1900 W NICKERSON ST NO 116 B-17  
SEATTLE, WA 98119**

**PEASE LIVING TRUST DTD 11-01-06  
1962 N CRESCENT DR  
FLAGSTAFF, AZ 86001**

**PETTIT BRIENNE & JAMES  
268 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005**

**PLEGER JEFF SCOTT  
3428 S LITZLER DR  
FLAGSTAFF, AZ 86005**

**POUENMUANG ARIN  
396 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005**

**PRESTON WM R JR TRUSTEE ; PRESTON  
FAMILY TRUST U/A DTD 12-1-86  
PO BOX E  
FLAGSTAFF, AZ 86002**

**QUEEN DONALD G & DANETTE M**  
**861 W COY DR**  
**FLAGSTAFF, AZ 86005**

**REIFF GREG W**  
**138 W MEXICAN HAT TRL**  
**FLAGSTAFF, AZ 86005**

**RICE ROBERT & BETHANY**  
**3209 S SANCTUARY LN**  
**FLAGSTAFF, AZ 86005**

**ROSE CRAIG S & LORRAINE L**  
**3739 S WILD WEST TRL**  
**FLAGSTAFF, AZ 86005**

**SAVOY MICHAEL R**  
**613 W MARTY'S WAY**  
**FLAGSTAFF, AZ 86005**

**SCHMIERER ADELAIDE M 1988 REVOCABLE TRUST**  
**1120 NYE ST NO 320**  
**SAN RAFAEL, CA 94901**

**SCOVEL DENNIS & SHARLA**  
**122 W SEPARATION CANYON TRAIL**  
**FLAGSTAFF, AZ 86005**

**SIDHU FMLY TRUST DTD 11/15/04**  
**4635 ALLENDE AVE**  
**OCEANSIDE, CA 92057**

**SIMON EUGENE C & MARSHA A**  
**781 UNIVERSITY HTS DR S**  
**FLAGSTAFF, AZ 86005**

**SK5-ELA LLC**  
**500 N MARKET PLACE DR NO 101**  
**CENTERVILLE, UT 84014**

**RAAB SCOT**  
**737 W CATTLE DRIVE TRAIL**  
**FLAGSTAFF, AZ 86005**

**REILLY HELENA PEREZ**  
**3437 S LITZLER DR**  
**FLAGSTAFF, AZ 86005**

**ROBERTS DENNIS E**  
**4006 S JOSEPH ST**  
**FLAGSTAFF, AZ 86005**

**SANCTUARY HOMEOWNERS ASSOCIATION INC**  
**2020 N RIO DE FLAG DR**  
**FLAGSTAFF, AZ 86004**

**SCANDORA PHIL & LORI**  
**4853 S BRIGHT ANGEL TRAIL**  
**FLAGSTAFF, AZ 86005**

**SCHMIERER THOMAS & CARON**  
**578 MILLER CREEK RD**  
**SAN RAFAEL, CA 94903**

**SELLERS SHANNON R**  
**3417 S COCOPAH DR**  
**FLAGSTAFF, AZ 86005**

**SIFLING SHARON**  
**4865 S BRIGHT ANGEL TRAIL**  
**FLAGSTAFF, AZ 86005**

**SIMONSEN PAUL**  
**4819 S ELVES CHASM**  
**FLAGSTAFF, AZ 86005**

**SMITH AMY R**  
**2738 FRED BREEN**  
**FLAGSTAFF, AZ 86005**

**RED ROCK TABLE ROCK ASSOC LLC**  
**8427 N MILBROOK RD STE 110**  
**FRESNO, CA 93720**

**REZNICK NW FMLY TR C/U THE ALCOVE TRUST DTD 11-29-04**  
**PO BOX 880123**  
**STEAMBOAT SPRINGS, CO 80488**

**ROBERTS RICKY LEE & JULIE A**  
**122 E MOHAWK DR**  
**FLAGSTAFF, AZ 86005**

**SANDOVAL FAUSTINO E**  
**370 W OLD TERRITORY TRL**  
**FLAGSTAFF, AZ 86005**

**SCHERPEREEL DIANE**  
**460 W OLD TERRITORY TRAIL**  
**FLAGSTAFF, AZ 86005**

**SCHUETT LOWEN**  
**4879 S ELVES CHASM**  
**FLAGSTAFF, AZ 86005**

**SEPOLUEDA ANAMARIE**  
**1211 W WESTON TRAIL**  
**FLAGSTAFF, AZ 86005**

**SIMMONS MITCHELL A**  
**24688 N 106TH LN**  
**PEORIA, AZ 85383**

**SINCLAIR SPRINGS TOWNHOME ASSOCIATION INC**  
**323 S RIVER RUN RD NO 1**  
**FLAGSTAFF, AZ 86001**

**SMITH LINDA D**  
**134 E MOHAWK DR**  
**FLAGSTAFF, AZ 86005**



**ZITTERKOPF FAMILY TRUST DTD 02-08-00  
3120 ROSS AVE  
KINGMAN, AZ 86401**

**MAGEE REBECCA & MATTHEW  
1012 N PONT HIGGINS RD  
KETCHIKAN, AK 99901**

**ATTENDEES TO SECOND OPEN HOUSE NOT  
ON MAILING LIST:**

**TOM & KATHLEEN CARPENTER  
3789 S. SUTTER CREEK TRAIL  
FLAGSTAFF, AZ 86005**

**PHILIP GOLDBLATT  
3846 S. WILD WEST TRAIL  
FLAGSTAFF, AZ 86005**

**GREG & SANDY LOSTRACCO  
90 W. SEPARATION CANYON TRAIL  
FLAGSTAFF, AZ 86005**

**SKYLER & HEIDI LOFGREN  
34 W. SEPARATION CANYON TRAIL  
FLAGSTAFF, AZ 86005**

**ERIC & MOLLY GREENWALD  
1497 W WESTON TRAIL  
FLAGSTAFF, AZ 86005**

**PHIL & LORI SCANDORA  
4853 S. BRIGHT ANGEL TRAIL  
FLAGSTAFF, AZ 86005**

**RAE & NATHAN JONES  
3748 S. WILD WEST TRAIL  
FLAGSTAFF, AZ 86005**

**JEFF SMITH  
37 W. TRAVERTINE TRAIL  
FLAGSTAFF, AZ 86001**

**ALAXANDRA PURCCIARELLI  
CITY OF FLAGSTAFF, 211 W ASPEN AVE  
FLAGSTAFF, AZ 86001**

Affidavit of Sign Posting

Case Number: PZ-17-00218-03

Project Name: Aura Flagstaff

Applicant Name: Withy Morris PC / Jason Morris

Location: West of the southwest corner of High Country Trail & Lake Mary Rd.

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property 15 days prior to the hearing and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.

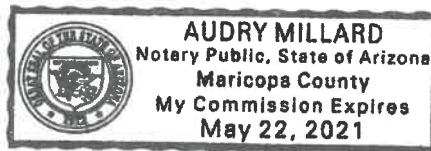
I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: [Signature]

SUBSCRIBED AND SWORN before me this 9<sup>th</sup> day of April, 2019 by:

Audry Millard  
Notary Public



My Commission Expires:

May 22, 2021

City of Flagstaff

**PUBLIC HEARING**

Planning and Zoning Commission: April 24, 2019 at 4:00 p.m.

City Council: May 21, 2019 at 6 p.m.

LOCATION OF HEARING(S): Council Chambers of City

Hall, 211 West Aspen Avenue, Flagstaff, Arizona

REQUEST: Zoning Map Amendment Application - from

RR & ER to MR

PROPOSAL: 173 Unit Multi-Family Residential

Development

GENERAL LOCATION: West of the southeast corner

of Lake Mary Road and High Country Trail

SIZE OF SITE: 16.111 Acres

CASE# PZ-17-00219-03

APPLICANT/CONTACT: Jason Morris / Withey Morris PLC

PHONE# (928) 230-0500

Planning & Development Services Department: 528-513-2000

Posting Date: April 8, 2019



City of Flagstaff

**PUBLIC HEARING**

Planning and Zoning Commission: April 24, 2019 at 4:00 p.m.  
City Council: May 21, 2019 at 6 p.m.

**LOCATION OF HEARING(S):** Council Chambers of City Hall, 211 West Aspen Avenue, Flagstaff, Arizona

**REQUEST:** Zoning Map Amendment Application - from RR & ER to MR

**PROPOSAL:** 175 Unit Multi-family Residential Development

**GENERAL LOCATION:** West of the southwest corner of Lake Mary Road and High Country Trail

**SIZE OF SITE:** 16.111 Acres

**CASE#** PZ-17-00218-03

**APPLICANT/CONTACT:** Jason Morris / Wishey Morris PLC

**PHONE#:** (602) 230-0600

Planning & Development Services Department: 928-213-2600

Posting Date: April 9, 2019

## Jessi Thornton

---

**From:** Jessi Thornton  
**Sent:** Tuesday, April 9, 2019 3:24 PM  
**To:** Alaxandra Pucciarelli  
**Cc:** 'Todd Gosselink'; Tristan Charlesworth  
**Subject:** Public Hearing - Affidavits of Sign Posting and mailing - Aura Flagstaff  
**Attachments:** affidavit for 3rd ltr PZ-17-00218-03.pdf; 57190409 Affidavit of Sign Posting.pdf

Alax,

Please find the attached copy of the affidavit of public hearing notice, sent on April 8, 2019 to the 1,000 foot mailing radius, plus prior meeting attendees. I have also attached the affidavit of sign posting for the public hearings.

Thanks,

Jessi Thornton  
Withey Morris, PLC  
2525 E. Arizona Biltmore Circle, Ste A-212  
Phoenix, AZ 85016  
602-230-0600 – Main  
602-346-4618 – Direct  
602-510-3654 – Mobile



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**Affidavit of Notifications to Affected Property Owners**

Case Number: PZ-17-00218-03


Project Name: Aura Flagstaff

Applicant Name: Withey Morris PLC/Jason Morris


Location: West of the Southwest Corner of High Country Drive & Lake Mary Rd.

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to establish a list of the names and addresses of persons who require notification of a public hearing as established in sections 10-20.30.60.(A).3, 10-20.30.60.(B), and 10-20.30.60.(C) of the Zoning Code, and mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date. It shall also be the responsibility of the applicant to submit a notarized copy of the mailing list to the Director prior to the fifteenth day before the public hearing date.

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.080 of the City of Flagstaff Zoning Code at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature: 

SUBSCRIBED AND SWORN before me this 7<sup>th</sup> day of May, 2019 by:

  
Notary Public

My Commission Expires:  
May 30, 2021





# AERIAL PARCEL MAP



3296 S LITZLER DR NO 501 LLC  
10105 FLORENCE NE  
ALBUQUERQUE, NM 87122

A & D FLAGSTAFF PROPERTIES LLC  
3945 WESTWOOD CIR  
FLAGSTAFF, AZ 86005

ANDRESS MURRAY F & GINA G  
3761 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005

ARCINIAGA NICOLAS A  
3276 S LITZLER DR  
FLAGSTAFF, AZ 86005

AUZA FLAGSTAFF LLC  
3378 S 16TH AVE  
YUMA, AZ 85365

BECKWITH DUANE & KOSIK FRANCES  
TRUST DTD 03-31-08  
230 E MOHAWK CIR  
FLAGSTAFF, AZ 86005

BESLER KAYLA  
126 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

BORUNDA JONATHAN P & ERICA B  
352 W OLD TERRITORY TRL  
FLAGSTAFF, AZ 86005

BRUUN STEVEN & WENDY M  
3876 S SUTTER CREEK TRL  
FLAGSTAFF, AZ 86005

CARDENAS EDUARDO & ROSSY  
5225 BELLAZZA CT  
RENO, NV 89519

3448 LITZLER DRIVE LLC  
4866 FAILTE LANE  
FLAGSTAFF, AZ 86001

ALFRED ROBERT L & MELANIE J  
378 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

ANDRESS PAULA  
3774 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005

ARIZONA GAME & FISH COMMISSION  
5000 W CAREFREE HWY  
PHOENIX, AZ 85086

BAKER FAMILY LIVING TRUST DTD 8-28-17  
3831 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

BELL HEATHER A  
146 E MOHAWK DR  
FLAGSTAFF, AZ 86005

BLANCHARD DAVID  
3892 S MARBLE CANYON TRAIL  
FLAGSTAFF, AZ 86005

BOYLE FAMILY LIVING TRUST DTD 4-19-11  
75 W MEXICAN HAT TRL  
FLAGSTAFF, AZ 86005

BURTON BRYAN  
686 W OLD TERRITORY TRAIL  
FLAGSTAFF, AZ 86005

CARLSON ROBIN  
3455 N BOYCE SPRING LN  
TUCSON, AZ 85745

381 CATTLE LLC  
6301 N 4TH DR  
PHOENIX, AZ 85013

ANDERSON WENDY  
4796 S DORY  
FLAGSTAFF, AZ 86005

ANITA LENDERS LLC  
8704 E CLUBHOUSE WAY  
SCOTTSDALE, AZ 85255

ASPEN TRAIL HOMEOWNER'S ASSOCIATION  
323 S RIVER RUN RD NO 1  
FLAGSTAFF, AZ 86001

BATY ACE M III & KRISTY  
3788 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

BENSON KATHERINE E & JAMES A  
873 W COY DR  
FLAGSTAFF, AZ 86005

BORSELLI GREGORY A & SHERI A LIVING  
TRUST DTD 12-9-11  
4831 E RANCHO TIERRA DR  
CAVE CREEK, AZ 85331

BROWN CRYSTAL  
3225 S SANCTUARY LN  
FLAGSTAFF, AZ 86001

CAHILL SUSAN L & DEREK D  
3800 S WAGON TRL  
FLAGSTAFF, AZ 86005

CARPENTER THOMAS M & KATHLEEN  
3789 S SUTTER CREEK TRL  
FLAGSTAFF, AZ 86005

**CARTWRIGHT ALAN & DAISY****150 W MEXICAN HAT TRL  
FLAGSTAFF, AZ 86005****CHERRY SPENCER C & JOANNE L CPWROS ;  
CHERRY JONATHAN A****4401 39TH ST  
PHOENIX, AZ 85018****COLEMAN VICTORIA****70 W GNEISS TRAIL  
FLAGSTAFF, AZ 86005****CONKLIN LIVING TRUST DTD 6-26-09****3875 MINING CAMP TRL  
FLAGSTAFF, AZ 86005****CUSTER JAMES & TAYLOR L****5172 OPAL RD  
FLAGSTAFF, AZ 86005****DE ALVA CHAD & BETHANY****3790 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005****DEGHER DOUGLAS****423 E DAVID  
FLAGSTAFF, AZ 86001****DIVINE JILL****3786 S SUTTER CREEK TRL  
FLAGSTAFF, AZ 86005****DORST KEVIN SURVIVOR'S TRUST (A TRUST)****6416 STANLEY AVE  
SAN DIEGO, CA 92115****ESTER CHARLES E JR & ALICE G REVOCABLE  
TRUST U/A DTD 06-02-98****11435 N 49TH DR  
GLENDALE, AZ 85304****CHASAN JEANETTE****3822 S WILD WEST TRL  
FLAGSTAFF, AZ 86005****CHURCH OF THE RESURRECTION  
FLAGSTAFF INC****740 W UNIVERSITY HEIGHTS DR S  
FLAGSTAFF, AZ 86005****COLES LAURA K****904 N BEAVER ST  
FLAGSTAFF, AZ 86001****COOK RALPH EDWARD & GAIL J  
REVOCABLE LIVING TRUST DTD 5-31-13****3808 S SUTTER CREEK TRL  
FLAGSTAFF, AZ 86005****DAHL JULIANNE & NATHAN****3755 S WILD WEST TRL  
FLAGSTAFF, AZ 86005****DEBOLD TOM C & MARY DELFINO****885 W COY DR  
FLAGSTAFF, AZ 86005****DENHAM CHRISTOPHER L****180 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005****DODGE RALPH****4815 S BRIGHT ANGEL TRAIL  
FLAGSTAFF, AZ 86005****DU PREZ ROY J III****3256 S HUNTER PL  
FLAGSTAFF, AZ 86005****EVANS BRYAN M & ELLA M****401 BERTHA WAY  
VINE GROVE, KY 40175****CHEN YE****216 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005****CIULEI BRYCE****3770 S SUTTER CREEK TRL  
FLAGSTAFF, AZ 86005****COLLINS FAMILY LIVING REVOCABLE TRUST  
DTD 4/15/08****3811 S SUTTER CREEK TRL  
FLAGSTAFF, AZ 86005****Current Tenant****3378 S 16TH AVE  
YUMA, AZ 85365****D'ARPA JEFFREY C****80 W MEXICAN HAT TRL  
FLAGSTAFF, AZ 86005****DECHTER MICHAEL M & SARA E****126 W MEXICAN HAT TRL  
FLAGSTAFF, AZ 86005****DERESHIWSKY MARY I****3508 S LITZLER DR  
FLAGSTAFF, AZ 86005****DONNELLY F JAMES & PAMELA FAMILY  
REVOCABLE TRUST DTD 07-21-17****11170 N STARGAZER DR  
TUCSON, AZ 85737****ERAS LIONEL RUDOLPH TRUSTEE ; ERAS LR  
LVG TRUST DTD 1-23-01****8355 E VIA DEL BELLEZA  
SCOTTSDALE, AZ 85258****FARKAS URI & MEGAN****198 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86001**

**FARRELL CHRISTINE L**  
**15844 DEVONWOOD WAY**  
**SAN LORENZO, CA 94580**

**FERLAZZO LIVING TRUST DTD 12-16-14**  
**9200 N ROUNDTREE RD**  
**FLAGSTAFF, AZ 86001**

**FISCHENICH MAXWELL A**  
**3233 S SANCTUARY LN**  
**FLAGSTAFF, AZ 86005**

**FRIEDMANN JILL MARIE KOELLING**  
**110 E MOHAWK DR**  
**FLAGSTAFF, AZ 86005**

**GARGIONE RAE A**  
**3748 S WILD WEST TRL**  
**FLAGSTAFF, AZ 86001**

**GILB PROPERTIES LLC**  
**12695 PICRUS ST**  
**SAN DIEGO, CA 92129**

**GODINEZ DANNY & LUCINDA BERNEY**  
**3799 S WAGON TRL**  
**FLAGSTAFF, AZ 86005**

**GUETSCHOW WALTER H DTD 7-16-08**  
**3728 S WAGON TRL**  
**FLAGSTAFF, AZ 86005**

**HARJU CLAIRE B & RYAN**  
**365 W CATTLE DRIVE TRL**  
**FLAGSTAFF, AZ 86005**

**HILLIARD CHRISTY**  
**94 W GNEISS TRAIL**  
**FLAGSTAFF, AZ 86005**

**FARRELL CHRISTINE L**  
**15844 DEVONWOOD WAY**  
**SAN LORENZO, CA 94580**

**FERRARO KATHLEEN**  
**6052 ABINEAU CANYON DR**  
**FLAGSTAFF, AZ 86004**

**FLAGSTAFF CITY OF**  
**211 W ASPEN AVE**  
**FLAGSTAFF, AZ 86001**

**GARARD PATRICK L & JESSICA B**  
**158 E MOHAWK DR**  
**FLAGSTAFF, AZ 86005**

**GAULOCHER CHRISTINE**  
**218 E MOHAWK DR**  
**FLAGSTAFF, AZ 86005**

**GLAU A COURTNEY**  
**4870 BRIGHT ANGEL TRAIL**  
**FLAGSTAFF, AZ 86005**

**GOLDBLATT PHILIP H**  
**3846 S WILD WEST TRL**  
**FLAGSTAFF, AZ 86005**

**HANSON BRENT L**  
**3504 S LITZLER DR**  
**FLAGSTAFF, AZ 86005**

**HAWTHORNE MARK & STEPHANIE MARTINEZ**  
**112 W MEXICAN HAT TRL**  
**FLAGSTAFF, AZ 86005**

**HOOVER WILLIAM J**  
**3781 S WAGON TRL**  
**FLAGSTAFF, AZ 86005**

**FERGUSON-WHORTON FAMILY TRUST UA DTD 07-01-02**  
**592 W FAITHS WAY**  
**FLAGSTAFF, AZ 86005**

**FINE LEWIS H**  
**3764 S WAGON TRL**  
**FLAGSTAFF, AZ 86005**

**FRANCIS ANDREA K**  
**3843 S WAGON TRAIL**  
**FLAGSTAFF, AZ 86005**

**GARCIA JOSE J & BERENICE**  
**1517 E ALBA DR**  
**CASA GRANDE, AZ 85122**

**GIBBS FAMILY LIVING TRUST DTD 07-23-11**  
**204 E ZUNI DR**  
**FLAGSTAFF, AZ 86005**

**GOBEIL JEFFREY R & MISTY A**  
**849 W COY DR**  
**FLAGSTAFF, AZ 86005**

**GREEN RYAN T & STEFANIE R**  
**360 W CATTLE DRIVE TRL**  
**FLAGSTAFF, AZ 86005**

**HARADA DARLENE**  
**707 E 4TH ST**  
**PERRIS, CA 92570**

**HIGH COUNTRY/FLAGSTAFF LP**  
**4745 N 7TH STREET SUITE 110**  
**PHOENIX, AZ 85014**

**HORR KENNETH & ROSEMARY J**  
**3503 S COCOPAH DR**  
**FLAGSTAFF, AZ 86005**

HUNNICUTT TIMOTHY E & SHARON T  
TRUSTEES ; HUNNICUTT FAMILY TRUST DTD  
1/31/02

737 W LYNWOOD

PHOENIX, AZ 85007

JARCHOW LARRY LEE & JANET M

3825 S WILD WEST TRL

FLAGSTAFF, AZ 86005

JORDON TERRY & LAURA

3834 S WAGON TRL

FLAGSTAFF, AZ 86005

KIRCHER JONATHON G & ANGELA R

3810 S WILD WEST TRL

FLAGSTAFF, AZ 86005

LEMON JEFFREY C & DEBRA L

162 W GOLD RUSH TRL

FLAGSTAFF, AZ 86005

LOMBARDO DENNIS & REBECCA

5570 E FAIRWAY TRL

CAVE CREEK, AZ 85331

LUNDIN PROPERTIES INVESTMENTS LLC

781 YOSEMITE DR

LAKE HAVASU CITY, AZ 86406

MARSTERS AARON E & NICKI C

3801 S BIG VALLEY TRL

FLAGSTAFF, AZ 86005

MENARD RA & WL RVCBL TRUST DTD  
6/29/06

3834 S WILD WEST TRL

FLAGSTAFF, AZ 86005

MIHALIK RICHARD

4793 S DORY TRAIL

FLAGSTAFF, AZ 86005

HUNZIKER KELLY

3763 S WILD WEST TRL

FLAGSTAFF, AZ 86005

JOHNSON KEVIN

93 W SEPARATION CANYON TRAIL

FLAGSTAFF, AZ 86005

KERSH JOHN D & JANET M

1814 E FRIESS DR

PHOENIX, AZ 85022

KRAFT NICHOLAS J W

177 W GOLD RUSH TRL

FLAGSTAFF, AZ 86005

LICINI JOHN J II

3286 S LITZLER DR

FLAGSTAFF, AZ 86005

LOPEZ ALFREDO G & EVA F

3484 S LITZLER DR

FLAGSTAFF, AZ 86005

MAHONEY SHAWN T

3066 W RIDGEVIEW DR

FLAGSTAFF, AZ 86001

MARTINEZ EMELINE LIVING TRUST DTD 8-2-  
18

3817 S WILD WEST TRL

FLAGSTAFF, AZ 86001

MESERVE STEPHEN

3751 S WILD WEST TRL

FLAGSTAFF, AZ 86005

MILLER THOMAS & DARLENE TRUST DTD 4-  
4-13

5959 W LONE CACTUS DR

GLENDAL, AZ 85308

IANNONE DAVID & LISA

15645 S 5TH ST

PHOENIX, AZ 85048

JONES JAYME L

3306 S LITZLER DR

FLAGSTAFF, AZ 86005

KINZEL MARYANN F

3876 S OXBOW LOOP

FLAGSTAFF, AZ 86005

KRAGH JANET K REVOCABLE TRUST DTD 07-  
18-95

3262 S LITTLE DR

FLAGSTAFF, AZ 86005

LOMBARDI ANGEL

180 W GOLD RUSH TRAIL

FLAGSTAFF, AZ 86005

LUMPKINS CHARLES EMERSON

313 W CATTLE DRIVE TRL

FLAGSTAFF, AZ 86005

MARQUARDT WILLIAM J & MARY MARTIN  
DECLARATION OF TRUST DTD 9-26-96

PO BOX 2603

AVILA BEACH, CA 93424

MARTINEZ MACLOVIO & VERA

1904 N EAST ST

FLAGSTAFF, AZ 86004

MICHAEL LUEY

711 W OLD TERRITORY

FLAGSTAFF, AZ 86005

MOUNTAIN SCHOOL INC

311 W CATTLE DRIVE TRL

FLAGSTAFF, AZ 86005

MOZIE NORMAN DANNY & KALIA L  
MARRIOTT-MOZIE KALIA L  
3217 S SANCTUARY LN  
FLAGSTAFF, AZ 86005

NEISES PAMELA J  
3804 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005

OROZCO CLINT ANTHONY & LISA M  
3746 S WAGON TRL  
FLAGSTAFF, AZ 86005

PALM DANIEL FRANK & LILIANE  
3776 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

PASEIRO DANIEL  
3981 S NICHOLAS ST  
FLAGSTAFF, AZ 86005

PATTON FRANK JR & VONDA L  
1325 MOUNTAINAIRE RD  
FLAGSTAFF, AZ 86005

PENDLEY LD TRUST DTD 06-08-93  
1578 W BRIGHTON AVE  
EL CENTRO, CA 92243

PHELPS BRIAN & DANIELLE  
182 E MOHAWK DR  
FLAGSTAFF, AZ 86005

PONDEROSA TRAILS HOA; C/O STERLING  
REAL ESTATE MGMT  
323 S RIVER RUN RD NO 1  
FLAGSTAFF, AZ 86001

PRAGER BRIAN M & TAMMARA A  
495 W OLD TERRITORY TRAIL  
FLAGSTAFF, AZ 86005

MYERS ED & TRISHA  
3726 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

OHAGAN MICHAEL & JENNIFER  
349 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

P41 LLC  
16192 N 157TH AV  
SURPRISE, AZ 85374

PARKER FAMILY TRUST DTD 7-12-06  
3842 S WAGON TRL  
FLAGSTAFF, AZ 86005

PATRICK JASON W & YADIMI ADLAON  
589 W FAITHS WAY  
FLAGSTAFF, AZ 86005

PAUL PROPERTIES LLC  
3847 W MARIPOSA GRANDE  
GLENDALE, AZ 85310

PENDLEY LISA D TRUST RESTATED 02-03-08  
1935 VINE ST  
EL CENTRO, CA 92243

PLATO HOLDINGS X LLC  
9411 E CALLE DE LAS BRISAS  
SCOTTSDALE, AZ 85255

PORTER MICHAEL ROBERT  
8325 E ANGUS DR  
SCOTTSDALE, AZ 85251

PRAGER BRIAN M & TAMMARA A  
495 W OLD TERRITORY TRL  
FLAGSTAFF, AZ 86005

MYERS MARY CYNTHIA AKA MYERS  
CYNTHIA  
3726 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

ONDREJECH DAVID ANTHONY & MARIA M  
3199 S DEBBIE ST  
FLAGSTAFF, AZ 86001

PAHLER MULTI-FAMILY FOUR LLC  
2309 N WALNUT RIDGE LANE  
FLAGSTAFF, AZ 86004

PARTNERSHIP FOR QUALITY AFFORDABLE ;  
HOUSING NO 4  
8585 E BELL RD STE 104  
SCOTTSDALE, AZ 85260

PATTERSON DANIEL M & AYSUN  
1900 W NICKERSON ST NO 116 B-17  
SEATTLE, WA 98119

PEASE LIVING TRUST DTD 11-01-06  
1962 N CRESCENT DR  
FLAGSTAFF, AZ 86001

PETTIT BRIENNE & JAMES  
268 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

PLEGER JEFF SCOTT  
3428 S LITZLER DR  
FLAGSTAFF, AZ 86005

POUENMUANG ARIN  
396 W CATTLE DRIVE TRL  
FLAGSTAFF, AZ 86005

PRESTON WM R JR TRUSTEE ; PRESTON  
FAMILY TRUST U/A DTD 12-1-86  
PO BOX E  
FLAGSTAFF, AZ 86002

QUEEN DONALD G & DANETTE M  
861 W COY DR  
FLAGSTAFF, AZ 86005

REIFF GREG W  
138 W MEXICAN HAT TRL  
FLAGSTAFF, AZ 86005

RICE ROBERT & BETHANY  
3209 S SANCTUARY LN  
FLAGSTAFF, AZ 86005

ROSE CRAIG S & LORRAINE L  
3739 S WILD WEST TRL  
FLAGSTAFF, AZ 86005

SAVOY MICHAEL R  
613 W MARTY'S WAY  
FLAGSTAFF, AZ 86005

SCHMIERER ADELAIDE M 1988 REVOCABLE  
TRUST  
1120 NYE ST NO 320  
SAN RAFAEL, CA 94901

SCOVEL DENNIS & SHARLA  
122 W SEPARATION CANYON TRAIL  
FLAGSTAFF, AZ 86005

SIDHU FMLY TRUST DTD 11/15/04  
4635 ALLENDE AVE  
OCEANSIDE, CA 92057

SIMON EUGENE C & MARSHA A  
781 UNIVERSITY HTS DR S  
FLAGSTAFF, AZ 86005

SK5-ELA LLC  
500 N MARKET PLACE DR NO 101  
CENTERVILLE, UT 84014

RAAB SCOT  
737 W CATTLE DRIVE TRAIL  
FLAGSTAFF, AZ 86005

REILLY HELENA PEREZ  
3437 S LITZLER DR  
FLAGSTAFF, AZ 86005

ROBERTS DENNIS E  
4006 S JOSEPH ST  
FLAGSTAFF, AZ 86005

SANCTUARY HOMEOWNERS ASSOCIATION  
INC  
2020 N RIO DE FLAG DR  
FLAGSTAFF, AZ 86004

SCANDORA PHIL & LORI  
4853 S BRIGHT ANGEL TRAIL  
FLAGSTAFF, AZ 86005

SCHMIERER THOMAS & CARON  
578 MILLER CREEK RD  
SAN RAFAEL, CA 94903

SELLERS SHANNON R  
3417 S COCOPAH DR  
FLAGSTAFF, AZ 86005

SIFLING SHARON  
4865 S BRIGHT ANGEL TRAIL  
FLAGSTAFF, AZ 86005

SIMONSEN PAUL  
4819 S ELVES CHASM  
FLAGSTAFF, AZ 86005

SMITH AMY R  
2738 FRED BREEN  
FLAGSTAFF, AZ 86005

RED ROCK TABLE ROCK ASSOC LLC  
8427 N MILBROOK RD STE 110  
FRESNO, CA 93720

REZNICK NW FMLY TR C/U THE ALCOVE  
TRUST DTD 11-29-04  
PO BOX 880123  
STEAMBOAT SPRINGS, CO 80488

ROBERTS RICKY LEE & JULIE A  
122 E MOHAWK DR  
FLAGSTAFF, AZ 86005

SANDOVAL FAUSTINO E  
370 W OLD TERRITORY TRL  
FLAGSTAFF, AZ 86005

SCHERPEREEL DIANE  
460 W OLD TERRITORY TRAIL  
FLAGSTAFF, AZ 86005

SCHUETT LOWEN  
4879 S ELVES CHASM  
FLAGSTAFF, AZ 86005

SEPOLUEDA ANAMARIE  
1211 W WESTON TRAIL  
FLAGSTAFF, AZ 86005

SIMMONS MITCHELL A  
24688 N 106TH LN  
PEORIA, AZ 85383

SINCLAIR SPRINGS TOWNHOME  
ASSOCIATION INC  
323 S RIVER RUN RD NO 1  
FLAGSTAFF, AZ 86001

SMITH LINDA D  
134 E MOHAWK DR  
FLAGSTAFF, AZ 86005

Allez à [avery.ca/gabants](http://avery.ca/gabants)  
Utilisez le Gabarit Avery 5160

**STASKEY PATRICK**  
206 E MOHAWK DR  
FLAGSTAFF, AZ 86005

**STRIEBY CAROL**  
855 W SOUTHERN AVE NO 1036  
MESA, AZ 85210

**TEN ELENA**  
2730 W JACLYN DR  
FLAGSTAFF, AZ 86001

**TOPE JOSHUA GREGORY & REBECCA L**  
3464 S LITZLER DR  
FLAGSTAFF, AZ 86005

**VALLEN GARY & KIM TRUST DTD 10-09-13**  
1655 N KITTREDGE RD  
FLAGSTAFF, AZ 86001

**WATSON JR REVOCABLE TRUST DTD 11-28-06**  
2556 CANYON RD  
ESCONDIDO, CA 92025

**WEIMER WILLIAM DAVID & DANITA LOUISE**  
3858 WAGON TRL  
FLAGSTAFF, AZ 86005

**WHITE CLINT J & DEBRA L**  
3793 S BIG VALLEY TRL  
FLAGSTAFF, AZ 86005

**WOOLVERTON JOSEPH DONALD & CLAUDIA LEA**  
PO BOX 604  
TALIHINA, OK 74571

**XIANGMING UU**  
216 W GOLD RUSH  
FLAGSTAFF, AZ 86005

Etiquettes d'adresse Easy Peel  
Pour lire, à l'achure afin de révéler le ruban Pop-up

**STEVENS FREDERICK M**  
44007 N 49TH DR  
PHOENIX, AZ 85087

**TAMAYO ENTERPRISES LLC**  
PO BOX 52085  
PHOENIX, AZ 85072

**THOMPSON SHERRIE LIVING TRUST DTD 3/14/17**  
3434 S LITZLER DR  
FLAGSTAFF, AZ 86005

**TORRES MARIO**  
213 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

**VIRTU VLM I BORROWER LLC**  
5973 AVENIDA ENCINAS STE 220  
CARLSBAD, CA 92008

**WEBB FAMILY LIVING TRUST**  
2137 E NICOLET AVE  
PHOENIX, AZ 85020

**WERTZ ROBERT W JR & DEBORAH V**  
11050 MARGARET WAY  
FLAGSTAFF, AZ 86004

**WILLEY NICHOLAS G & MARSHA S**  
8312 E SANDSTONE DR  
TUCSON, AZ 85750

**WU DI**  
3884 S MINING CAMP TRL  
FLAGSTAFF, AZ 86005

**YATES BRANDON**  
194 E MOHAWK DR  
FLAGSTAFF, AZ 86005

Pat. avery.com/patents

**STOFFERS WILLIAM H**  
2530 BLUE HORIZON RD  
SEDONA, AZ 86336

**TAYLOR ANDREW & JESSICA**  
98 W MEXICAN HAT  
FLAGSTAFF, AZ 86005

**TIMBER TRAILS APARTMENTS/FLAGSTAFF LLC**  
4745 N 7TH ST STE 110  
PHOENIX, AZ 85014

**TWO DOGS PROPERTIES LLC**  
5133 E KATHLEEN RD  
SCOTTSDALE, AZ 85254

**WARREN MEGHAN**  
231 W GOLD RUSH TRL  
FLAGSTAFF, AZ 86005

**WEIDINGER JESSE & MAGGIE JT**  
PO BOX 3745  
FLAGSTAFF, AZ 86003

**WEST LAURA JO**  
3850 S WAGON TRAIL  
FLAGSTAFF, AZ 86005

**WOODWARD JULIE**  
335 W BERYL  
FLAGSTAFF, AZ 86005

**WW FAMILY TRUST DATED 10-12-92**  
3974 S NICHOLAS ST  
FLAGSTAFF, AZ 86005

**YOUNG NEAL**  
5040 S TOPAZ  
FLAGSTAFF, AZ 86005

**ZITTERKOPF FAMILY TRUST DTD 02-08-00**  
**3120 ROSS AVE**  
**KINGMAN, AZ 86401**

**MAGEE REBECCA & MATTHEW**  
**1012 N PONT HIGGINS RD**  
**KETCHIKAN, AK 99901**

**ATTENDEES TO SECOND OPEN HOUSE NOT  
ON MAILING LIST:**

**TOM & KATHLEEN CARPENTER**  
**3789 S. SUTTER CREEK TRAIL**  
**FLAGSTAFF, AZ 86005**

**PHILIP GOLDBLATT**  
**3846 S. WILD WEST TRAIL**  
**FLAGSTAFF, AZ 86005**

**GREG & SANDY LOSTRACCO**  
**90 W. SEPARATION CANYON TRAIL**  
**FLAGSTAFF, AZ 86005**

**SKYLER & HEIDI LOFGREN**  
**34 W. SEPARATION CANYON TRAIL**  
**FLAGSTAFF, AZ 86005**

**ERIC & MOLLY GREENWALD**  
**1497 W WESTON TRAIL**  
**FLAGSTAFF, AZ 86005**

**PHIL & LORI SCANDORA**  
**4853 S. BRIGHT ANGEL TRAIL**  
**FLAGSTAFF, AZ 86005**

**RAE & NATHAN JONES**  
**3748 S. WILD WEST TRAIL**  
**FLAGSTAFF, AZ 86005**

**JEFF SMITH**  
**37 W. TRAVERTINE TRAIL**  
**FLAGSTAFF, AZ 86001**

**ALAXANDRA PURCCIARELLI**  
**CITY OF FLAGSTAFF, 211 W ASPEN AVE**  
**FLAGSTAFF, AZ 86001**

**Affidavit of Sign Posting**

**Case Number:** PZ-17-00218-02

**Project Name:** Aura Flagstaff

**Applicant Name:** Jason Morris/Withey Morris PLC

**Location:** West of the Southwest Corner of Lake Mary Road and High Country Trail

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property 15 days prior to the hearing and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.**

I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs

Applicant's/Representative's Signature: 

SUBSCRIBED AND SWORN before me this 7<sup>th</sup> day of May, 20 19 by:



Notary Public

My Commission Expires:

May 30, 2021



City of Flagstaff

## PUBLIC HEARING

Planning and Zoning Commission: May 22, 2019 at 4:00 p.m.  
City Council: June 18, 2019 at 6 p.m.

LOCATION OF HEARING(S): Council Chambers of City  
Hall, 211 West Aspen Avenue, Flagstaff, Arizona

REQUEST: Zoning Map Amendment Application - from  
RR & ER to MR

PROPOSAL: 173 Unit Multi-family Residential  
Development

GENERAL LOCATION: West of the southwest corner  
of Lake Mary Road and High Country Trail

SIZE OF SITE: 16.111 Acres

CASE# PZ-17-00218-03

APPLICANT/CONTACT: Jason Morris / Withey Morris PLC

PHONE#: (602) 230-0600

Planning & Development Services Department: 928-213-2600

Posting Date: May 8, 2019

05-06-19 @ 2:48pm

**City of Flagstaff**

## **PUBLIC HEARING**

**Planning and Zoning Commission: May 22, 2019 at 4:00 p.m.**

**City Council: June 18, 2019 at 6 p.m.**

**LOCATION OF HEARING(S): Council Chambers of City  
Hall, 211 West Aspen Avenue, Flagstaff, Arizona**

**REQUEST: Zoning Map Amendment Application - from  
RR & ER to MR**

**PROPOSAL: 173 Unit Multi-family Residential  
Development**

**GENERAL LOCATION: West of the southwest corner  
of Lake Mary Road and High Country Trail**

**SIZE OF SITE: 16.111 Acres**

**CASE# PZ-17-00218-03**

**APPLICANT/CONTACT: Jason Morris / Withey Morris PLC**

**PHONE#: (602) 230-0600**

**Planning & Development Services Department: 928-213-2600**

**Posting Date: May 6, 2019**

**05-06-19 @ 2:48pm**

## Jessi Thornton

---

**From:** Jessi Thornton  
**Sent:** Wednesday, May 8, 2019 9:59 AM  
**To:** Alaxandra Pucciarelli  
**Cc:** Todd Gosselink; Tristan Charlesworth; Jason Morris  
**Subject:** RE: Aura posting  
**Attachments:** 57190507 Affidavit of Sign Posting.pdf; Affidavit of Notification to Affected Property Owners 05-07-19.pdf

Alax,

Please find the attached affidavits for the mailing and sign posting reflecting the updated hearing dates for Aura Flagstaff.

Thanks,

Jessi Thornton  
Withey Morris, PLC  
2525 E. Arizona Biltmore Circle, Ste A-212  
Phoenix, AZ 85016  
602-230-0600 – Main  
602-346-4618 – Direct  
602-510-3654 – Mobile



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**From:** Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>  
**Sent:** Thursday, May 2, 2019 8:25 AM  
**To:** Jessi Thornton <jessi@witheymorris.com>  
**Cc:** Todd Gosselink <TGosselink@trinsicres.com>; Tristan Charlesworth <TCharlesworth@trinsicres.com>; Jason Morris <Jason@witheymorris.com>  
**Subject:** RE: Aura posting

Hi Jessi-

These both look good. Thank you!

**Alaxandra Pucciarelli**  
Planning Development Manager  
Current Planning Program  
211 W. Aspen Avenue

Flagstaff, AZ 86001  
Phone: (928) 213-2640  
Email: [apucciarelli@flagstaffaz.gov](mailto:apucciarelli@flagstaffaz.gov)

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**From:** Jessi Thornton <[jessi@witheymorris.com](mailto:jessi@witheymorris.com)>  
**Sent:** Wednesday, May 1, 2019 5:42 PM  
**To:** Alaxandra Pucciarelli <[APucciarelli@flagstaffaz.gov](mailto:APucciarelli@flagstaffaz.gov)>  
**Cc:** Todd Gosselink <[TGosselink@trinsicres.com](mailto:TGosselink@trinsicres.com)>; Tristan Charlesworth <[TCharlesworth@trinsicres.com](mailto:TCharlesworth@trinsicres.com)>; Jason Morris <[Jason@witheymorris.com](mailto:Jason@witheymorris.com)>  
**Subject:** RE: Aura posting

Alax,

Please find the attached draft updated public notice letter and sign posting for Aura Flagstaff for your review. Please confirm these are approved for mailing/posting. We will need to send the sign posting language out by end of day tomorrow to be updated on time and the letters need to be prepped for mailing this Friday. Let me know if that give you enough time to review them.

Thanks,

Jessi Thornton  
Withey Morris, PLC  
2525 E. Arizona Biltmore Circle, Ste A-212  
Phoenix, AZ 85016  
602-230-0600 – Main  
602-346-4618 – Direct  
602-510-3654 – Mobile



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**From:** Jessi Thornton <[jessi@witheymorris.com](mailto:jessi@witheymorris.com)>  
**Sent:** Friday, April 26, 2019 3:55 PM  
**To:** Alaxandra Pucciarelli <[APucciarelli@flagstaffaz.gov](mailto:APucciarelli@flagstaffaz.gov)>  
**Subject:** Re: Aura posting

Alax,

Thank you for your email and confirming those dates for us. We will have the sign updated. Do you want us to send out an updated notice to our neighborhood notice list?

Thanks,

Jessi Thornton  
Withey Morris, PLC  
2525 E. Arizona Biltmore Circle, Ste A-212

Phoenix, AZ 85016  
602-230-0600 – Main  
602-346-4618 – Direct  
602-510-3654 – Mobile



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On Apr 25, 2019, at 2:27 PM, Alexandra Pucciarelli <[APucciarelli@flagstaffaz.gov](mailto:APucciarelli@flagstaffaz.gov)> wrote:

Hi Jessi-

Looks like we are set for the Planning and Zoning Commission meeting on May 22, and the Council meetings on June 18 and July 2. Please have the sign updated and notify the neighbors. I will have the newspaper ad updated.

Thanks!

**Alexandra Pucciarelli**  
Planning Development Manager  
Current Planning Program  
211 W. Aspen Avenue  
Flagstaff, AZ 86001  
Phone: (928) 213-2640  
Email: [apucciarelli@flagstaffaz.gov](mailto:apucciarelli@flagstaffaz.gov)