



Final Plat for Flagstaff Lofts Condominiums

- A request for Final Plat approval which consists of 6 residential condominium units and 1 commercial unit on 0.37 acres, located at 602 W. Coconino Ave. in the High Density Residential (HR) Zone.
- The application is a condominium plat which creates the ability for individually owned units.
- The units are defined as the air space within the walls of each structure.

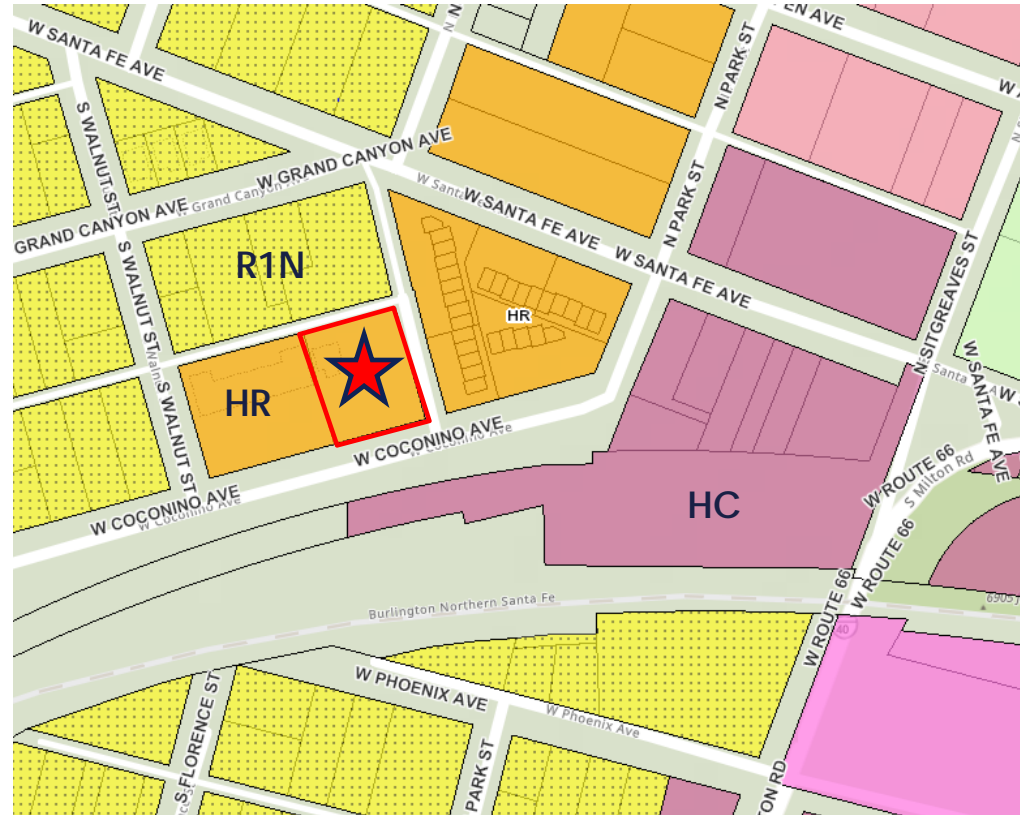


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ZONING MAP



The property is zoned High Density Residential (orange)



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Typical limited common element (LCE), parking spot

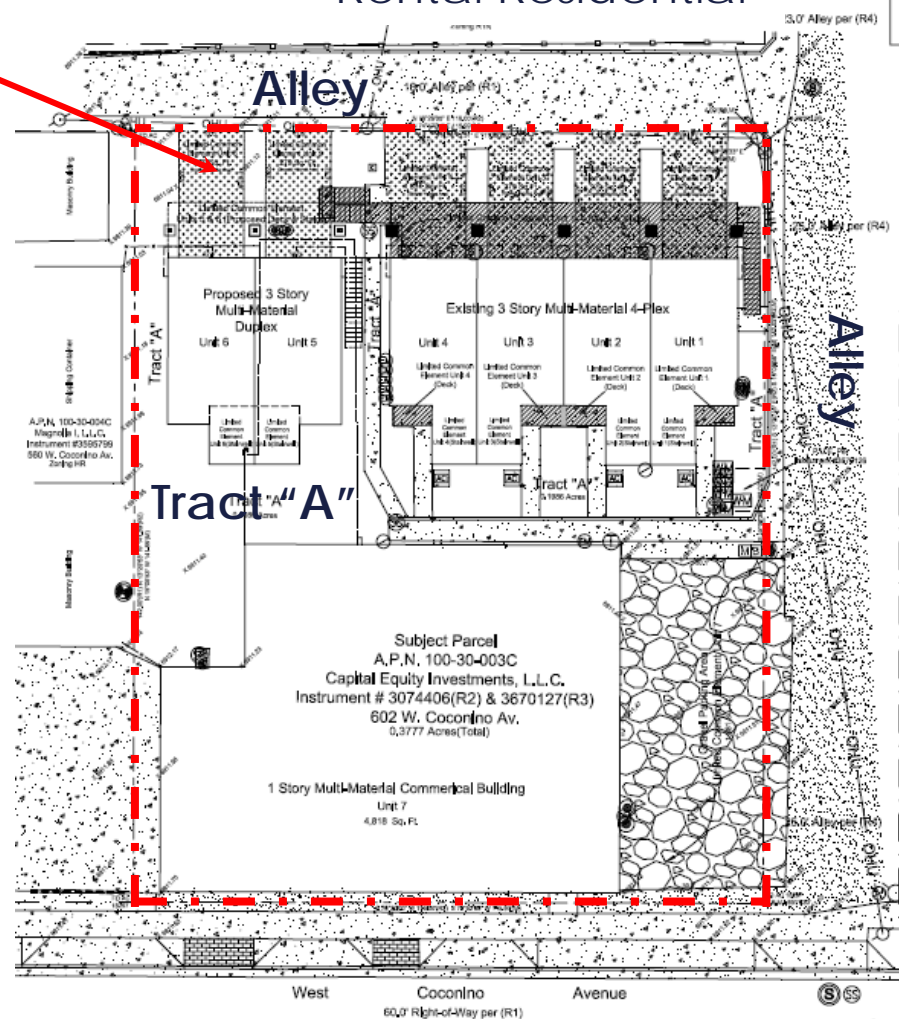


Office Buildings



SITE PLAN

Rental Residential



Town Homes

W. Coconino Ave.



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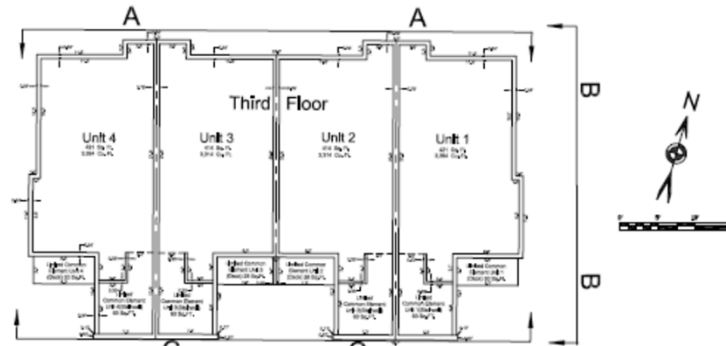
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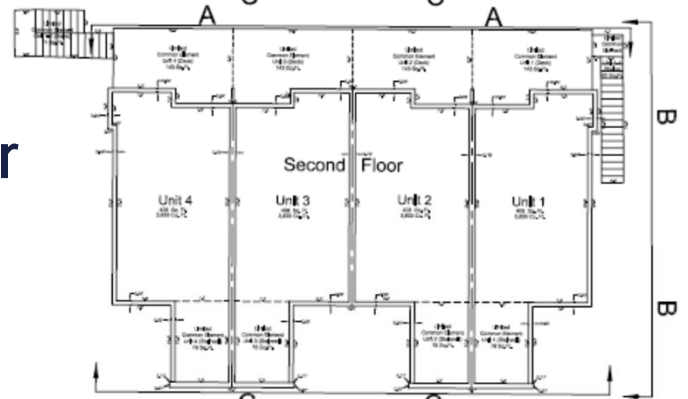


4-PLEX UNITS (PLAN VIEW)

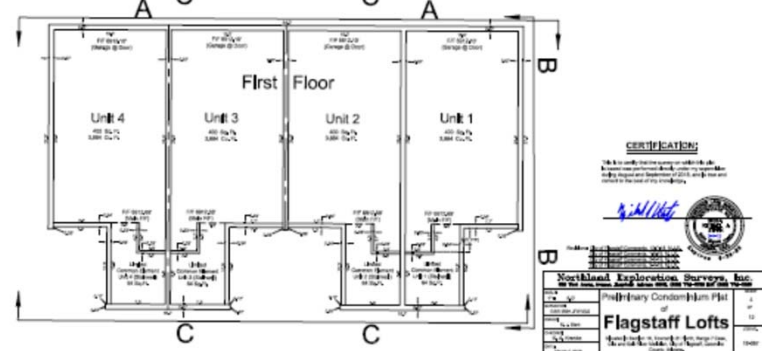
3rd Floor



2nd Floor



1st Floor



Note:
Vertical air
space is shown
on separate
sheets

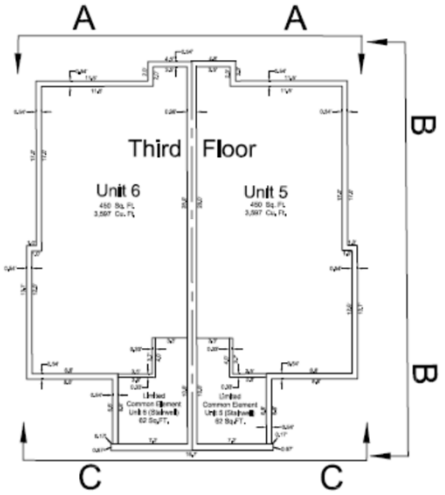
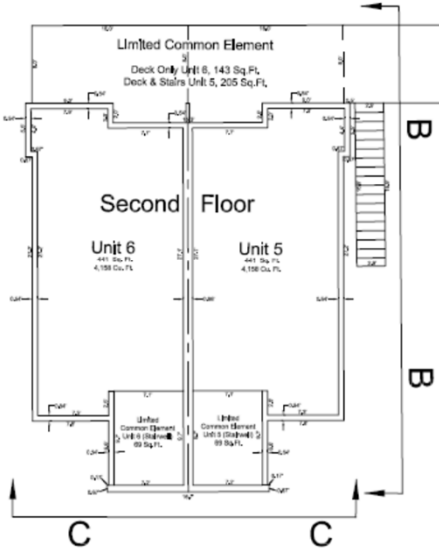
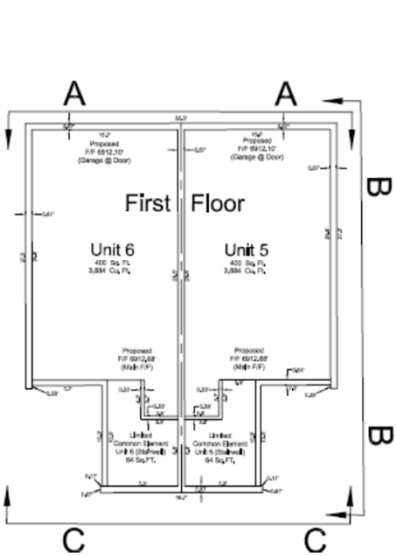


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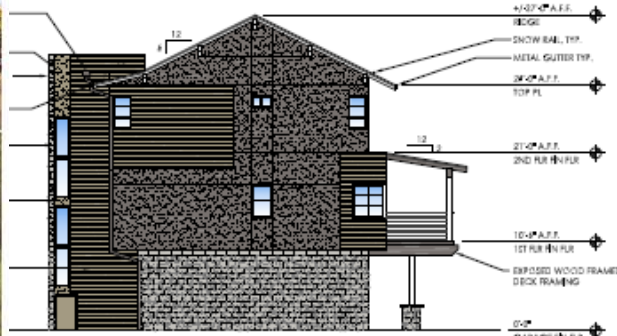
DUPLEX UNITS



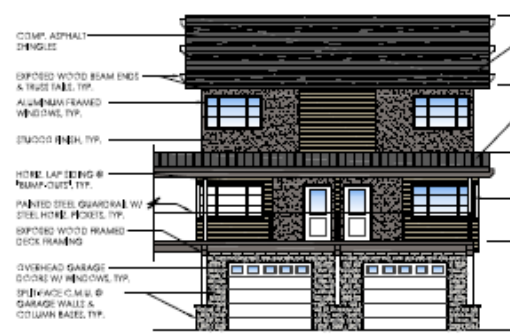
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DUPLEX UNITS (ELEVATIONS)

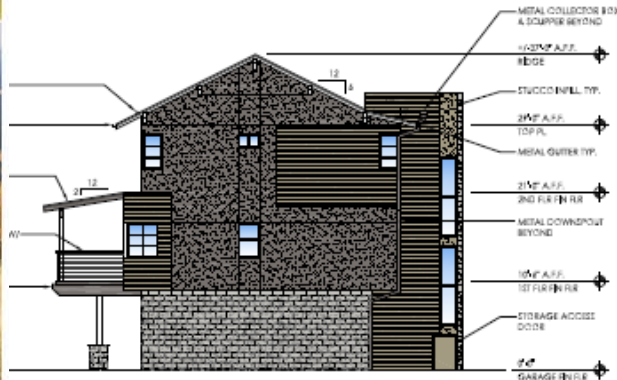


3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

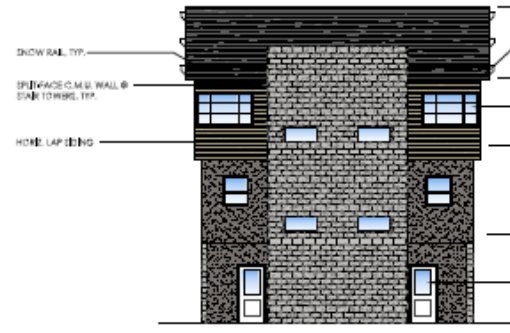


4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

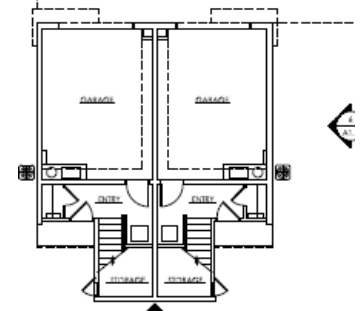
ALL EXTERIOR FINISHES ARE PROPOSED TO MATCH THE EXISTING DUPLEX APT. BLDG.



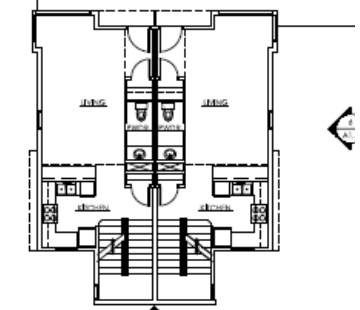
5 WEST ELEVATION
SCALE: 1/8" = 1'-0"



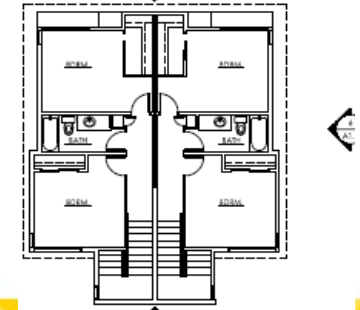
6 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



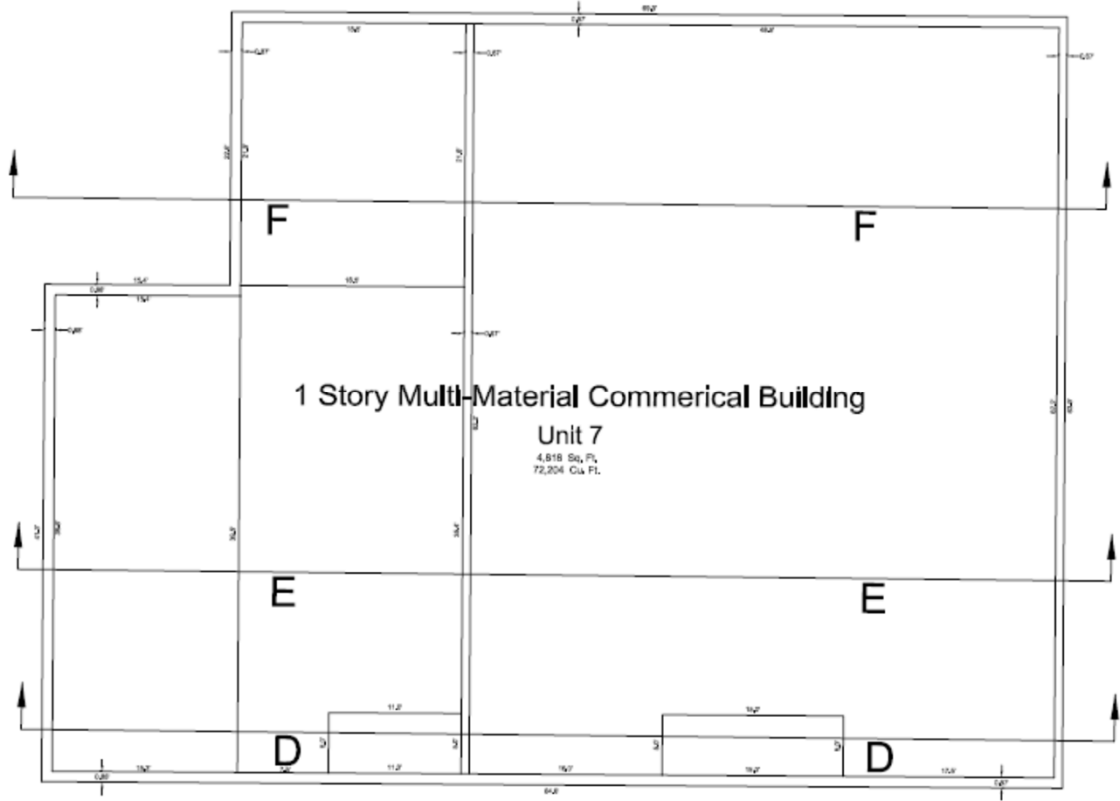
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WAREHOUSE/COMMERCIAL BUILDING "UNIT 7"



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FINAL PLAT FINDINGS

Flagstaff Zoning Code: The proposed development is in conformance with development standards for the High Density Residential (HR) zone.

General Plans and Subdivisions Code: The proposed subdivision has been reviewed and approved by city staff to meet all requirements of a final plat.

Engineering Design Standards and Specifications: All engineering-related standards have been reviewed and approved by city staff.

STAFF RECOMMENDATION

In accordance with the findings, staff recommends the City Council approve the final plat with no conditions, and authorize the Mayor to sign the plat when notified by staff that the document is ready for recording.



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