

# Club Cabins at the Estates at Pine Canyon Unit 1

## Final Plat Approval Request

City Council | September 17, 2019

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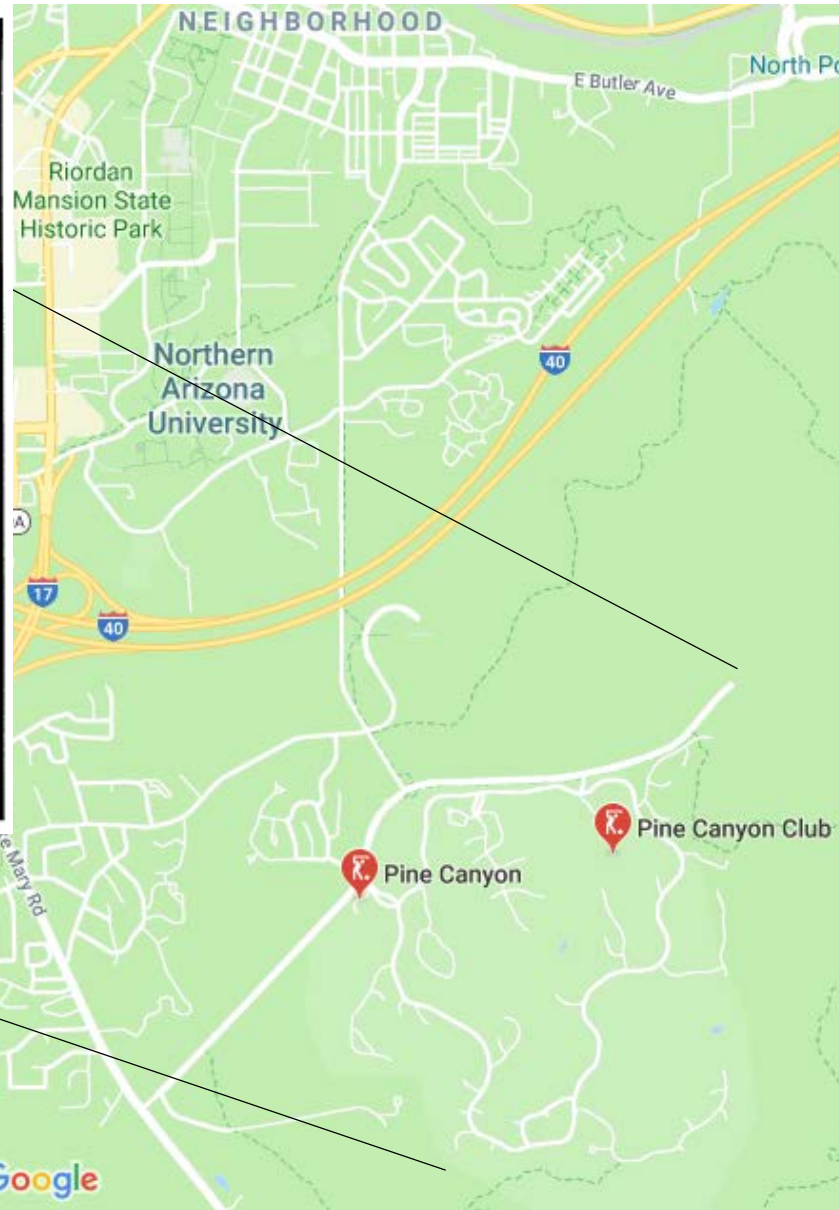
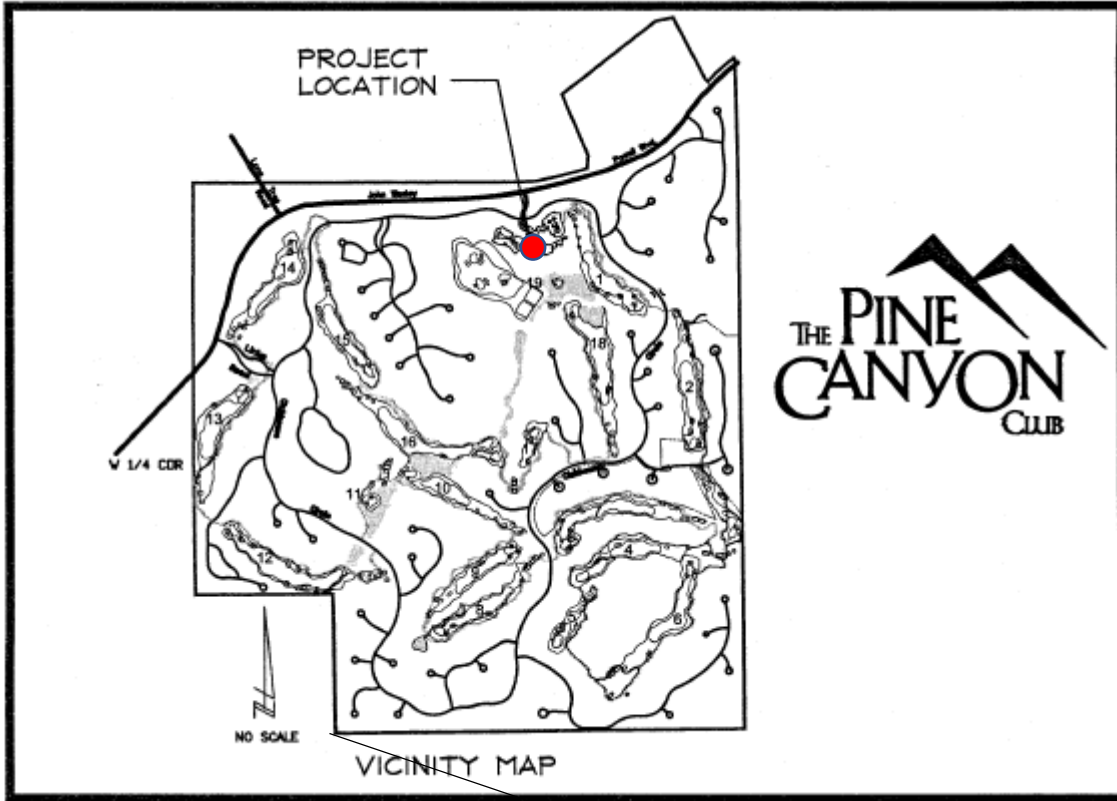


# Request Overview

- Request from TLC PC Golf LLC for preliminary plat approval for a four (4)-unit residential condominium subdivision at 3000 S. Clubhouse Circle
- Condominium plat creates the ability for individually-owned units
  - Ownership of airspace extends vertically from the finish floor to 40-ft. above each Club Cabin, and horizontally from just outside each Cabin wall
  - Includes porches, decks, balconies, etc.



# Vicinity Map



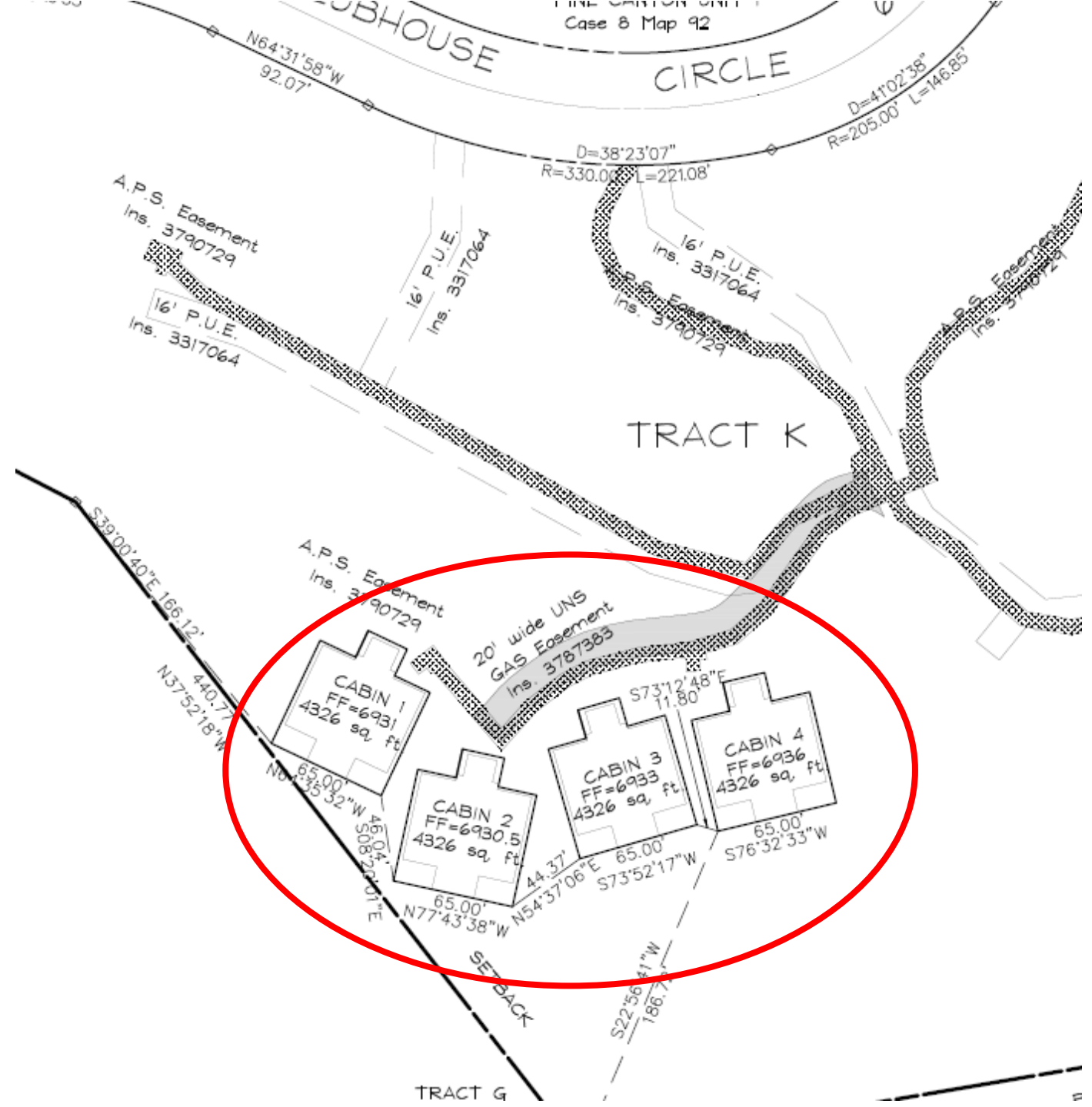


# Background – Site Plan Approval

- Inter-Division Staff Review approved the site plan in February 2016 based on compliance with all development standards
  - Building permits issued in June 2016 and February 2017
  - Two of the four cabins are already constructed
- **Focus of final plat development request:** owner decided to create a condominium project to enable individually-owned units

# Final Plat

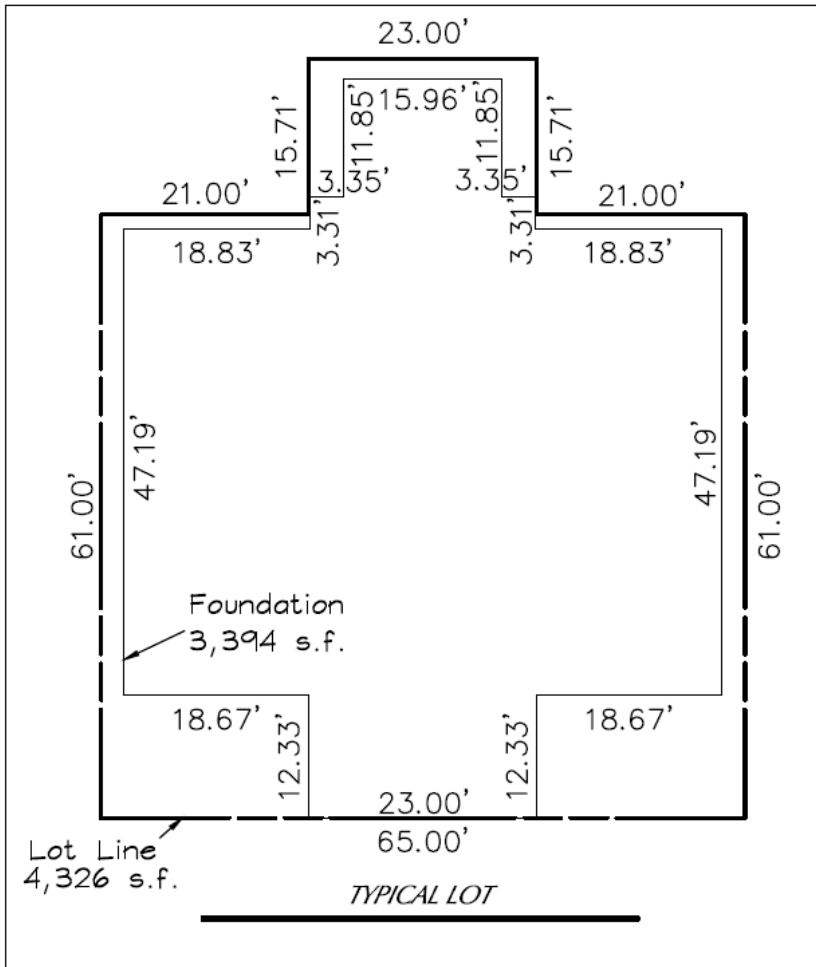
## Overall Layout



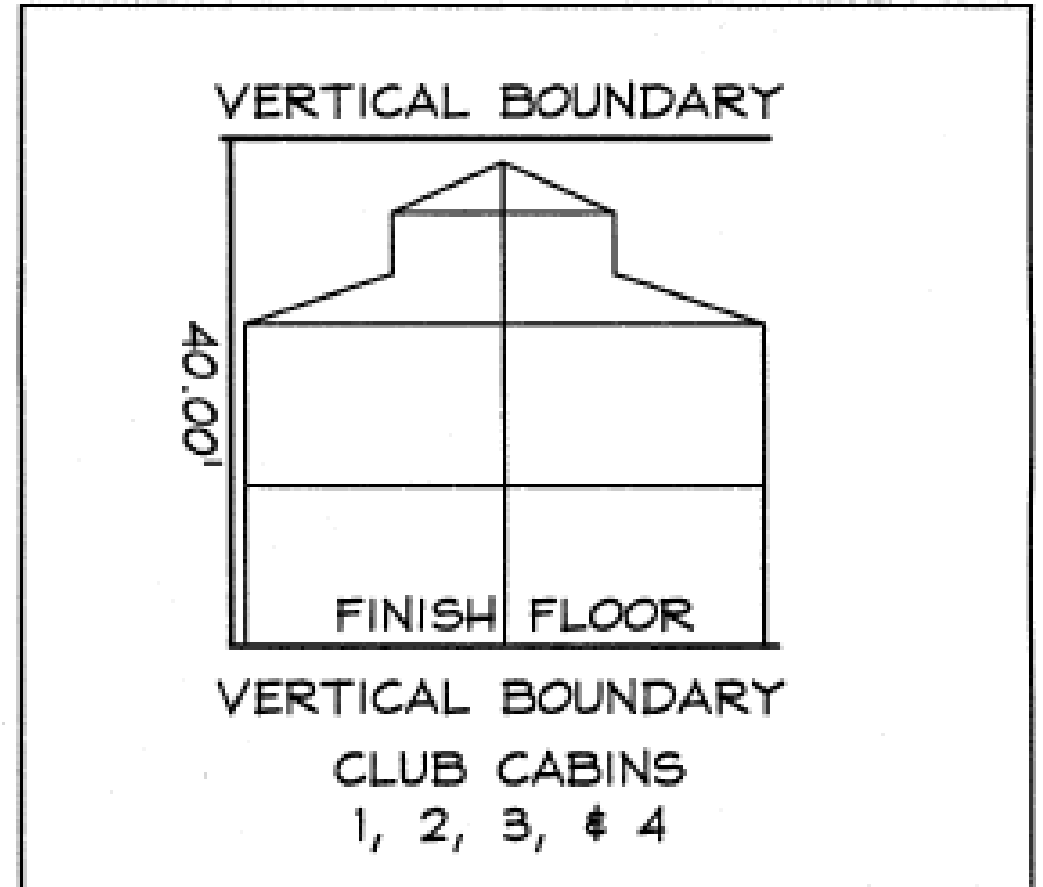


# Plat Unit Airspace Ownership

## Typical Horizontal Airspace Boundary



## Typical Vertical Airspace Boundary





# Building Elevations



## Front



## Rear





# Findings and Recommendation

## Required Findings

- Staff has found the **final plat meets the requirements of:**
  - City Code Title 10, Flagstaff Zoning Code
  - City Code Title 11, General Plans and Subdivisions
  - City Code Title 13, Engineering Design Standards and Specifications

## Staff Recommendation

- Staff recommends **the City Council approve the final plat and authorize the Mayor to sign the plat** when notified by Staff that the document is ready for recording