

## Kaline Hutchinson

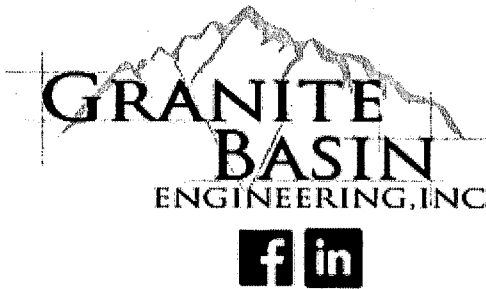
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**From:** Kaline Hutchinson  
**Sent:** Tuesday, August 6, 2019 11:29 AM  
**To:** 'MEGAN.MCCARTHY@APS.COM'  
**Subject:** Will Serve Letter - The Estates at Pine Canyon - Pine Bluff  
**Attachments:** 11.2\_Concept Plat (revised 2019-07-11).pdf; 19010 - Pine Bluff at PC - Will Serve - APS.pdf

Good Morning Megan –

Please find a request for a “will serve” letter for The Estates at Pine Canyon – Pine Bluff. Also attached is a Concept Plat for your reference. Please let me know if you need anything else. We hope to submit for Final Plat no later than the 20<sup>th</sup> of August.

We sincerely appreciated your time and consideration.



## Kaline Hutchinson Operations Manager

1981 Commerce Center Circle, Suite B  
Prescott, Arizona, 86301

Office: 928-717-0171  
[www.granitebasinengineering.com](http://www.granitebasinengineering.com)



2200 E Huntington Dr.  
Flagstaff, AZ 86004

August 6, 2019

Kaline Hutchinson  
Granite Basin Engineering, INC  
1981 Commerce Center Circle, Ste. B  
Prescott, AZ 86301

Re: The Estates at Pine Canyon – Pine Bluff

Dear Kaline,

The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

The enclosed Schedule 3 policy governs the extension of overhead and underground electric facilities to customers whose requirements are deemed by Arizona Public Service to be usual and reasonable in nature.

Please give me a call at 928-864-8351 when the final plat is approved so that we may set up an appointment to discuss the details necessary for your project.

Sincerely,

*Megan McCarthy*

Megan McCarthy  
Customer Project Rep  
Flagstaff Construction

## Kaline Hutchinson

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**From:** Kaline Hutchinson  
**Sent:** Tuesday, August 6, 2019 11:35 AM  
**To:** 'jason.dale@centurylink.com'  
**Subject:** Will Serve Letter - The Estates at Pine Canyon - Pine Bluff  
**Attachments:** II.2\_Concept Plat (revised 2019-07-11).pdf; 19010 - Pine Bluff at PC - Will Serve - CenturyLink.pdf

Good Morning Jason –

Please find a request for a “will serve” letter for The Estates at Pine Canyon – Pine Bluff. Also attached is a Concept Plat for your reference. Please let me know if you need anything else or if this should be redirected to another staff member. We hope to submit for Final Plat no later than the 20th of August and sincerely appreciated your time and consideration.



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August 6, 2019

Jason Dale  
CenturyLink Field Engineer  
112 N. Beaver Street  
Flagstaff, AZ 86001

**Re: The Estates at Pine Canyon – Pine Bluff**

Dear Jason;

On behalf of TLC PC Land Investors, LLC, Granite Basin Engineering is requesting a “will serve” letter from your organization as part of the predevelopment, due diligence review of a proposed 26 residential lot community on parcel 105-10-183A within the Pine Canyon master community as seen in the attached Concept Plat. The 17.5 acre property is located in Section 34, Township 21 North, Range 7 East of the Gila and Salt River Meridian, Flagstaff, AZ.

Please respond at your soonest convenience or let me know if further information is needed. Thank you for your assistance.

Sincerely,

Kaline Hutchinson  
Operations Manager  
Granite Basin Engineering



August 6, 2019

Martin Conboy  
Unisource Energy Services  
2901 W. Shamrell Blvd. Ste. 110  
Flagstaff, AZ 86001

[mconboy@uesaz.com](mailto:mconboy@uesaz.com)

**Re: The Estates at Pine Canyon – Pine Bluff**

Dear Martin;

On behalf of TLC PC Land Investors, LLC, Granite Basin Engineering is requesting a "will serve" letter from your organization as part of the predevelopment, due diligence review of a proposed 26 residential lot community on parcel 105-10-183A within the Pine Canyon master community as seen in the attached Concept Plat. The 17.5 acre property is located in Section 34, Township 21 North, Range 7 East of the Gila and Salt River Meridian, Flagstaff, AZ.

Please respond at your soonest convenience or let me know if further information is needed. Thank you for your assistance.

Sincerely,

Kaline Hutchinson  
Operations Manager  
Granite Basin Engineering



August 6, 2019

Kaline Hutchinson  
Granite Basin Engineering  
1981 Commerce Center Circle, Suite B  
Prescott, Arizona 86301

**RE: Estates at Pine Canyon – Pine Bluff**

After reviewing your project, we have determined that Unisource Energy Services will be able to serve the new development. We have a 2” PE gas main stubbed out at the southwest end of parcel #105-10-183A, which would serve as our tie in point. A new gas main will need to be installed through the property with all required underground clearances. Service stubs would then be ran to the property corner of each of the 26 lots off of the 2” main line. Thank you for selecting UniSource for your natural gas needs.

If you have any further questions or concerns, feel free to contact me at (928) 525-8135.

Sincerely,

**Blake Berner**  
Planner  
UniSource Energy Services  
Office (928)525-8135  
Cell (928)300-0005

UniSource Energy Services  
1459 E. Butler Ave.  
Flagstaff, Arizona 86001  
(928)525-8145

## Kaline Hutchinson

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**From:** Kaline Hutchinson  
**Sent:** Monday, August 19, 2019 2:24 PM  
**To:** 'hmurray@coconino.az.gov'  
**Subject:** The Estates at Pine Canyon - Pine Bluff  
**Attachments:** II.2\_Concept Plat (revised 2019-07-11).pdf

Good Afternoon Mr. Hugh Murray –

Thank you for returning my call today. I'm sorry that this notice doesn't make any sense to you, but it is simply a prerequisite to notify the Coconino County Health Department per Item 5 of their Preliminary Plat Application Checklist. I appreciate your agreement to accept this notification, though you're not aware of the necessity.

On behalf of TLC PC Land Investors, LLC, Granite Basin Engineering is notifying you of our intent to file a Preliminary Plat Application for The Estates at Pine Canyon – Pine Bluff. This is a new phase of the Master Planned Community, Pine Canyon. The projects consists of 26 residential lots on parcel 105-10-183A. Please see the attached Concept Plat. The 17.5 acre property is located in Section 34, Township 21 North, Range 7 East of the Gila and Salt River Meridian, Flagstaff, AZ.

Please let us know if you have any questions about this information. Thanks very much in advance.



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## Kaline Hutchinson

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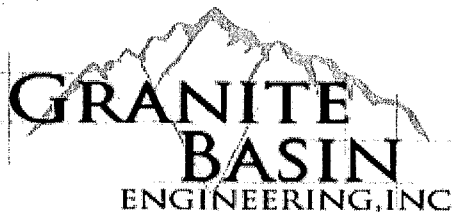
**From:** Kaline Hutchinson  
**Sent:** Monday, August 19, 2019 2:39 PM  
**To:** 'mpenca@fUSD1.org'  
**Subject:** The Estates at Pine Canyon - Pine Bluff  
**Attachments:** II.2\_Concept Plat (revised 2019-07-11).pdf

Dear Mr. Michael Penca –

My name is Kaline Hutchinson and I serve as Operations Manager for Granite Basin Engineering. I left a message for your business office about whom to address this, but didn't hear back. We have a prerequisite to notify the Flagstaff Unified School District of a new community per Item 5 of their Preliminary Plat Application Checklist and I hope it's alright that I'm notifying you directly.

On behalf of TLC PC Land Investors, LLC, we are notifying you of our intent to file a Preliminary Plat Application for The Estates at Pine Canyon – Pine Bluff. This is a new phase of the Master Planned Community, Pine Canyon. The projects consists of 26 residential lots on parcel 105-10-183A. Please see the attached Concept Plat. The 17.5 acre property is located in Section 34, Township 21 North, Range 7 East of the Gila and Salt River Meridian, Flagstaff, AZ.

Please let us know if there are any questions or concerns. Thank you in advance.



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## Kaline Hutchinson

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**From:** Kaline Hutchinson  
**Sent:** Tuesday, August 6, 2019 11:37 AM  
**To:** 'glen.clark@suddenlink.com'  
**Subject:** Will Serve Letter - The Estates at Pine Canyon - Pine Bluff  
**Attachments:** Il.2\_Concept Plat (revised 2019-07-11).pdf; 19010 - Pine Bluff at PC - Will Serve - Suddenlink.pdf

Good Morning Glen –

Please find a request for a “will serve” letter for The Estates at Pine Canyon – Pine Bluff. Also attached is a Concept Plat for your reference. Please let me know if you need anything else or if this should be redirected to another staff member. We hope to submit for Final Plat no later than the 20th of August and sincerely appreciated your time and consideration.



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August 6, 2019

Suddenlink Communications  
Attn: Glen Clark  
[glen.clark@alticeUSA.com](mailto:glen.clark@alticeUSA.com)

**Re: The Estates at Pine Canyon – Pine Bluff**

Dear Glen;

On behalf of TLC PC Land Investors, LLC, Granite Basin Engineering is requesting a “will serve” letter from your organization as part of the predevelopment, due diligence review of a proposed 26 residential lot community on parcel 105-10-183A within the Pine Canyon master community as seen in the attached Concept Plat. The 17.5 acre property is located in Section 34, Township 21 North, Range 7 East of the Gila and Salt River Meridian, Flagstaff, AZ.

Please respond at your soonest convenience or let me know if further information is needed. Thank you for your assistance.

Sincerely,

Kaline Hutchinson  
Operations Manager  
Granite Basin Engineering