



City of Flagstaff  
Community Development  
Concept Plan Review Comments

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**Project Name:** Juniper Point Phase 1 P-plat  
**Project No.:** PZ 19-00122-01  
**Project Address:** NA

May 22, 2020

**Application Type:** P-plat Second Review  
**Review Type:** P-Plat Submittal

**Project Manager:** Neil Gullickson  
**E-mail:** ngullickson@flagstaffaz.gov  
**Phone:** (928) 213-2614

**Status of Review: Approved with Conditions**

The following conditions and comments must be addressed in a revised p-plat. Make the corrections and submit one paper copy for review. The next step in the plat review process is the scheduling of public hearings before the Planning and Zoning Commission and City Council.

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**CONDITIONS/COMMENTS:**

Provide a copy of these conditions with responses when submitting for your next review.

**PZ-19-00122-01**  
**Preliminary Plat**

**Substantive Building & Safety:** Building Safety, Victoria St. Clair Approved 03/24/2020  
No Comments

**Substantive Public Works:** Public Works, Scott Overton Complete 03/18/2020  
No Comments

**Substantive Traffic:** Traffic, Reid Miller Approved with Conditions 03/27/2020

1. The Residential Local, Dtl 10-09-038, is the appropriate street section for the number of platted lots that it will serve, which will have fewer than 500 ADT. The stub-out street may also be designed with the same section if there is certainty that it will have no more than 500 ADT. Otherwise use the Residential Local "Wide" for the stub-out street.

**Substantive Engineering:** Engineering, Brian Gall Approved with Conditions 04/23/2020  
Development Engineering

Brian Gall  
Second Review, 4/23/2020, Approved with Conditions  
Conditions of Approval

1. The Civil Plan submittal will require that pad locations and minimum finished floor elevation be



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shown for each lot to confirm driveway and sanitary sewer connection slopes.

2. Please add streetlight symbols to legend for the Civil Plan submittal.

General Comments

1. None

Future Submittal Requirements

1. None

**Substantive Stormwater:** Stormwater, Douglas Slover Approved 04/22/2020

Douglas Slover, 2020-04-22, P-Plat Review

Approved

General Comments

1. According to the drainage report, the lots proposed to split drain will be further analyzed with the final drainage report. The impervious area on each of these lots that do not route to the proposed extended detention basin will need to have the water quality component of LID address in some fashion. Address this as part of the final drainage report.

Future Submittal Requirements

1. Provide drainage report with Civil Submittal.

2. Provide LID O&M Manual with Civil Submittal.

3. Provide typical lot detail as part of the Civil Submittal and the Final Plat. Typical lot detail to show lot drainage plan (Front, Split, or Rear) as well as area identify any impervious area routing requirements.

**Substantive HPC/Comm Design:** Heritage Preservation, Mark Reavis Approved 04/17/2020

Submitted Cultural Resources report is in compliance with Flagstaff Heritage Preservation review and is accepted. CR report prepared by SWCA Environmental Consultants, 2006 for 320-acre Juniper Point Development - required as Section 106 review for Federal Permit under the Clean Water Act.

**Substantive Current Planning:** Current Planning, Neil Gullickson Approved with Conditions

5/22/2020

1. Zoning Statement on sheet CVR rewrite as follow:

"This project is located within the City of Flagstaff's R1 and RR zoning districts. The proposed development is using the Planned Residential development option and the Single-Family-Residence development standards."

2. The list of plan sheets located on sheet CVR lists six (6) sheets. The plan set includes seven (7) sheets, one sheet is missing from the list on CVR. Add sheet PP00 to the chart.

3. in the dedication language to Unisource add the word "to" before the word Unisource.

4. Under Property Information the use of the "Single-Family Estate" is used it should be "Single-Family House".

5. Add to sheet SS01 a copy of the Common Yard Standard, located at 10-50.120.030 of the zoning code.

6. Modify the PRD modifications that the developer added on sheet SS01 to read.

1. 20' minimum building width in the front facade zone (not 50%).



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2. Garage facade is setback 10' from the front of the home, including a front porch. In no case can the garage facade be located forward of the habitable portion of the home.

Contact Neil Gullickson at 928-213-2614 regarding scheduling the public hearings.

**Substantive Water Services:** Water Services, Jim Davis Approved 05/18/2020  
No Comments

**Completeness Fire Prevention:** Fire Prevention, Kent Snide Approved 05/20/2020  
No Comments