Planning & Zoning Commission **5. A.**

Meeting Date: 11/12/2020

Co-Submitter: Bryce Doty, Real Estate Manager

From: Dan Folke, Community Development Director

Information

TITLE:

Consideration and Recommendation of Ordinance No.2020-29: An ordinance abandoning and authorizing the sale of approximately 1,200 square feet of public right-of-way adjacent to 4013 S. Holland Road.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning & Zoning Commission provide a recommendation supporting the proposed abadonment and sale of excess public right-of-way. City Code requires a recommendation from the Planning Commission on petitions to abandon public right-of-way.

Executive Summary:

The property owner of a single family home at 4013 S. Holland Road has requested the city abandon and sell public right-of-way located adjacent to the home's southern side yard. The adjacent road sits above the subject property and the owner would like to relocate a fence closer to the sidewalk to provide more privacy and to beautify the property with landscaping. The University Terrace Unit 2 plat dedicated 62.67 feet of right-of-way to accommodate the local street and a segment of the FUTS. The typical local street has 50 feet of right-of-way. The FUTS has been installed and staff has determined excess right-of-way exists. The proposal is to abandon and sell 10 feet by 120 feet along the property line adjacent to 4013 S. Holland Road (Lot 14 University Terrace). The new right-of-way/property line would be located approximately 3 feet off of the FUTS. The total area is approximately 1200 square feet and shown on the attached concept sketch.

Financial Impact:

City staff has not obtained an appraisal or legal description of the property proposed for abandonment due to cost concerns. If City Council approves the first reading of the ordinance, City staff will obtain a legal description of the property proposed for abandonment prior to the second reading.

The public right-of-way was dedicated to the City at the time the plat was recorded and improved by the developer of University Terrace Unit 2. After the public improvements were completed by the developer, the City spent $7,925 on additional landscaping in an attempt to address the adjacent property owner's concerns with the final grading and privacy. Additional expenses will include creating a legal description for the property to be vacated and if approved, a surveyor will need to set the new boundary pins. The plat will also need to be revised. Should the property be sold, the property will be returned to the public

property tax rolls.and adoption.

Staff used two methods to derive an estimated value of the property. We first looked at the appraised value of the adjacent residential lot. The Coconino County Assessor has the value of the land at $8.46 per square foot. That equates to a value of $10,152 for 1,200 square feet. The second method is to consider a nominal value for the land, since it was dedicated to the City, but recover any other expenses such as the additional landscaping installed by the City and expenses related to this transaction. At a nominal value of $1 per square foot and the $7,925 spent on landscaping the value comes totals $9,125. The average of these two methods is $9,639. When you add $1,000 estimated for the legal description and setting of the new survey pins, the total valuation is $10,969. Staff recommends this be the minimum sale price.

State law provides that if the property is sold, the City is to receive “an amount …commensurate with the value of the abandoned roadway. “ City Council may consider “fragmentation and marketability and any other public benefit received” in return in determining the amount of consideration., per A.R.S. § 28-7208.

Policy Impact:

Staff receives a fair number of requests to place improvements within public right-of-way adjacent to residential properties. Staff considers a number of options including encroachment permits, easements and abandonments. The abutting property owner did originally request an easement, but after considering the conditions, staff believes abandonment and sale is the best way to address the request. Local streets that serve residential neighborhoods are typically platted with 50 feet of right-of-way. This section was platted with 62 feet to accommodate a FUTS connection. The FUTS has been constructed and the staff has determined the excess right-of-way is no longer needed for public improvements. If approved, 52 feet of right-of-way will be retained.

Connection to PBB Key Community Priorities/Objectives & Regional Plan:

Priority Based Budget Key Community Priorities and Objectives

Livable Community - Provide amenities and activities that support a healthy lifestyle.

Regional Plan

Goal T.1. Improve mobility and access throughout the region.
Goal T.2. Improve transportation safety and efficiency for all modes

The additional right-of-way was created to accommodate the FUTS, which has been accomplished.

Has There Been Previous Council Decision on This:

The City Council approved University Terrace Unit 2 plat, recorded on September 25, 2013. Recording of the plat dedicated the streets as public right-of-way.

Attachments

City Council Staff Summary
Concept Sketch
University Terrace Unit 2 Plat
Ordinance 2020-29
Holland Road photo 1
Holland Road Photo 2
Letter from Owner

City Council Meeting - FINAL **8. A.**

Meeting Date: 11/03/2020

Co-Submitter: Bryce Doty, Real Estate Manager

From: Dan Folke, Community Development Director

Information

TITLE:

Consideration and Adoption of Ordinance No. 2020-29: An ordinance of the City Council of the City of Flagstaff abandoning and authorizing the sale of approximately 1,200 square feet of public right-of-way adjacent to 4013 S. Holland Road; providing for delegation of authority, repeal of conflicting ordinances, severability, and establishing an effective date.

STAFF RECOMMENDED ACTION:

At the November 3, 2020 Council Meeting:

1) Hold Public Hearing
2) Read Ordinance No. 2020-29 by title only for the first time
3) City Clerk reads Ordinance No. 2020-29 by title only (if approved above)

At the November 17, 2020 Council Meeting:

4) Hold Public Hearing
5) Read Ordinance No. 2020-29 by title only for the final time
6) City Clerk reads Ordinance No. 2020-29 by title only (if approved above)
7) Adopt Ordinance No. 2020-29

Executive Summary:

The property owner of a single family home at 4013 S. Holland Road has requested the city abandon and sell public right-of-way located adjacent to the home's southern side yard. The adjacent road sits above the subject property and the owner would like to relocate a fence closer to the sidewalk to provide more privacy and to beautify the property with landscaping. The University Terrace Unit 2 plat dedicated 62.67 feet of right-of-way to accommodate the local street and a segment of the FUTS. The typical local street has 50 feet of right-of-way. The FUTS has been installed and staff has determined excess right-of-way exists. The proposal is to abandon and sell 10 feet by 120 feet along the property line adjacent to 4013 S. Holland Road (Lot 14 University Terrace). The new right-of-way/property line would be located approximately 3 feet off of the FUTS. The total area is approximately 1200 square feet and shown on the attached concept sketch. A presentation with photos of the location will be attached prior to the final agenda.

The proposed abandonment/sale of City-owned right of way requires City Council action.

Financial Impact:

City staff has not obtained an appraisal or legal description of the property proposed for abandonment due to cost concerns. If City Council approves the first reading of the ordinance, City staff will obtain a legal description of the property proposed for abandonment prior to the second reading and adoption.

The public right-of-way was dedicated to the City at the time the plat was recorded and improved by the developer of University Terrace Unit 2. After the public improvements were completed by the developer, the City spent $7,925 on additional landscaping in an attempt to address the adjacent property owner's concerns with the final grading and privacy. Additional expenses will include creating a legal description for the property to be vacated and if approved, a surveyor will need to set the new boundary pins. The plat will also need to be revised. Should the property be sold, the property will be returned to the public property tax rolls.

Staff used two methods to derive an estimated value of the property. We first looked at the appraised value of the adjacent residential lot. The Coconino County Assessor has the value of the land at $8.46 per square foot. That

equates to a value of $10,152 for 1,200 square feet. The second method is to consider a nominal value for the land, since it was dedicated to the City, but recover any other expenses such as the additional landscaping installed by the City and expenses related to this transaction. At a nominal value of $1 per square foot and the $7,925 spent on landscaping the value comes totals $9,125. The average of these two methods is $9,639. When you add $1,000 estimated for the legal description and setting of the new survey pins, the total valuation is $10,969. Staff recommends this be the minimum sale price.

State law provides that if the property is sold, the City is to receive "an amount …commensurate with the value of the abandoned roadway. " City Council may consider "fragmentation and marketability and any other public benefit received" in return in determining the amount of consideration., per A.R.S. § 28-7208.

Policy Impact:

Staff receives a fair number of requests to place improvements within public right-of-way adjacent to residential properties. Staff considers a number of options including encroachment permits, easements and abandonments. The abutting property owner did originally request an easement, but after considering the conditions, staff believes abandonment and sale is the best way to address the request. Local streets that serve residential neighborhoods are typically platted with 50 feet of right-of-way. This section was platted with 62 feet to accommodate a FUTS connection. The FUTS has been constructed and the staff has determined the excess right-of-way is no longer needed for public improvements. If approved, 52 feet of right-of-way will be retained.

Connection to PBB Key Community Priorities/Objectives & Regional Plan:

Priority Based Budget Key Community Priorities and Objectives

Livable Community - Provide amenities and activities that support a healthy lifestyle.

Regional Plan

Goal T.1. Improve mobility and access throughout the region.
Goal T.2. Improve transportation safety and efficiency for all modes.

The additional right-of-way was created to accommodate the FUTS, which has been accomplished.

Has There Been Previous Council Decision on This:

The City Council approved University Terrace Unit 2 plat, recorded on September 25, 2013. Recording of the plat dedicated the streets as public right-of-way.

Options and Alternatives:

1. Approve abandonment, and minimum bid price of $10,969. (Recommended)
2. Approve abandonment, but with different minimum bid price or direct staff to obtain an appraisal;
3. Do not approve abandonment.

City Council is under no obligation to abandon and sell public right-of-way. Staff supports the action due to the existing conditions and interests of the adjacent property owner to improve the land. The fence will be moved by the property owner closer to the FUTS, however, there are similar fences adjacent to the street in the neighborhood.

Background/History:

The property owner of 4013 S. Holland Road purchased the home prior to the construction of this segment of Holland Road. Since the construction of the street, the owner has been unhappy with the finished grade of the street and sidewalk. The street sits above his property and slopes down from the sidewalk to the rear yard. Abandonment and sale will allow the owner to move the privacy fence closer to the FUTS, regrade the slope and install new landscaping.

Key Considerations:

The basic question is whether there is still a public need for the right-of-way. The FUTS and public and private utilities have been constructed and are not located within the subject area. Staff recommends retaining vision triangles at each end where a fence over 3 feet is not permitted in order to maintain views of FUTS users as vehicles exit the proximate private driveways.

Expanded Financial Considerations:

None.

Community Benefits and Considerations:

Abandonment and sale of the public right-of-way will allow the land to be combined with the existing lot at 4013 S. Holland Road and be placed on the property tax rolls.

Community Involvement:

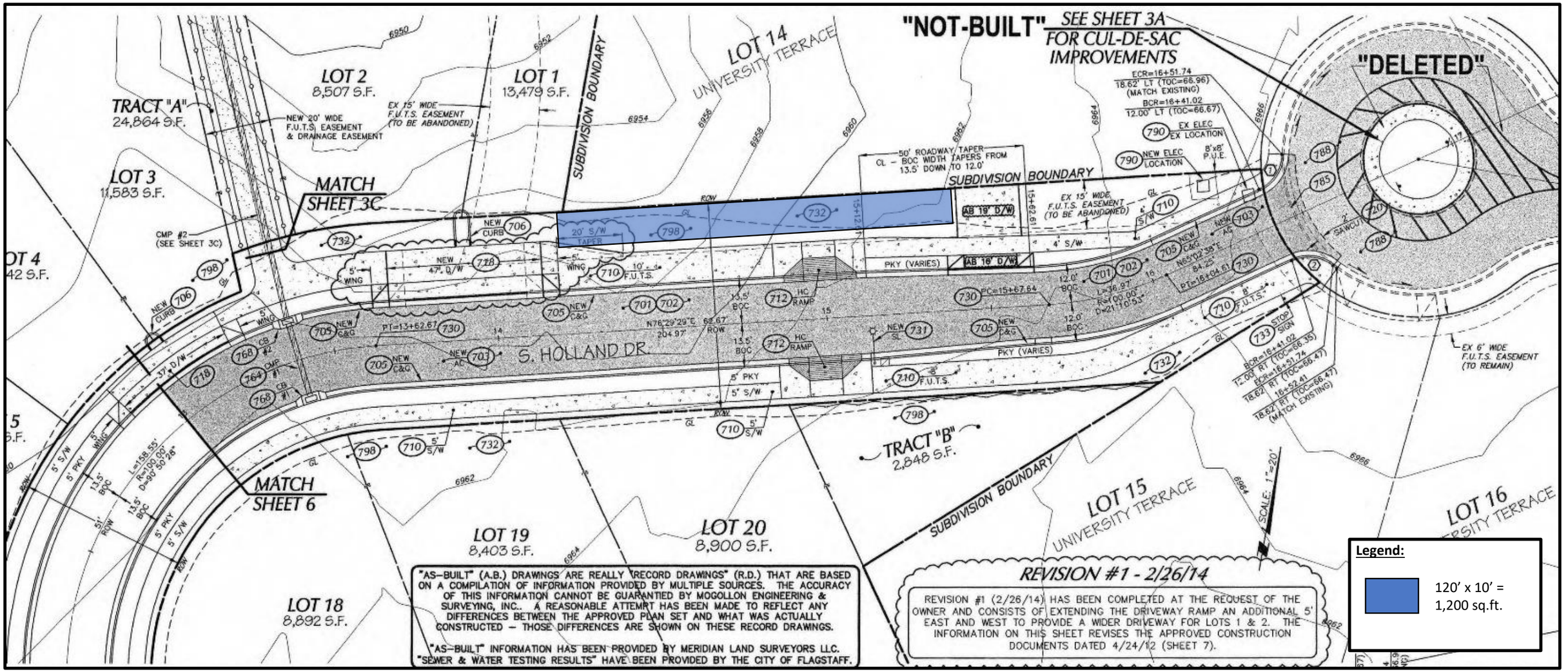
None.

Expanded Options and Alternatives:

None.

Attachments

Ord. 2020-29
University Terrace Unit 2 Plat
Holland Drive Concept Sketc
4013 S Holland Rd photo
4013 S Holland Rd photo 2
Letter from owner
Presentation


"NOT-BUILT"
SEE SHEET 3A FOR CUL-DE-SAC IMPROVEMENTS
"DELETED"
LOT 1
13,479 S.F.
LOT 2
8,507 S.F.
LOT 3
11,583 S.F.
LOT 14
UNIVERSITY TERRACE
TRACT "A"
24,864 S.F.
SUBDIVISION BOUNDARY
MATCH SHEET 3C
MATCH SHEET 6
S. HOLLAND DR.
TRACT "B"
2,848 S.F.
LOT 15
UNIVERSITY TERRACE
LOT 16
LOT 18
8,892 S.F.
LOT 19
8,403 S.F.
LOT 20
8,900 S.F.
50' ROADWAY TAPER
EX 15' WIDE F.U.T.S. EASEMENT (TO BE ABANDONED)
NEW 20' WIDE F.U.T.S. EASEMENT & DRAINAGE EASEMENT
EX 6' WIDE F.U.T.S. EASEMENT (TO REMAIN)
PKY (VARIES)
AB 19' D/W
AB 16' D/W
STOP SIGN
SCALE: 1"=20'
"AS-BUILT" (A.B.) DRAWINGS ARE REALLY "RECORD DRAWINGS" (R.D.) THAT ARE BASED ON A COMPILATION OF INFORMATION PROVIDED BY MULTIPLE SOURCES. THE ACCURACY OF THIS INFORMATION CANNOT BE GUARANTIED BY MOGOLLON ENGINEERING & SURVEYING, INC.. A REASONABLE ATTEMPT HAS BEEN MADE TO REFLECT ANY DIFFERENCES BETWEEN THE APPROVED PLAN SET AND WHAT WAS ACTUALLY CONSTRUCTED – THOSE DIFFERENCES ARE SHOWN ON THESE RECORD DRAWINGS.
"AS-BUILT" INFORMATION HAS BEEN PROVIDED BY MERIDIAN LAND SURVEYORS LLC.
"SEWER & WATER TESTING RESULTS" HAVE BEEN PROVIDED BY THE CITY OF FLAGSTAFF.
REVISION #1 - 2/26/14
REVISION #1 (2/26/14) HAS BEEN COMPLETED AT THE REQUEST OF THE OWNER AND CONSISTS OF EXTENDING THE DRIVEWAY RAMP AN ADDITIONAL 5' EAST AND WEST TO PROVIDE A WIDER DRIVEWAY FOR LOTS 1 & 2. THE INFORMATION ON THIS SHEET REVISES THE APPROVED CONSTRUCTION DOCUMENTS DATED 4/24/12 (SHEET 7).
Legend:
120' x 10' = 1,200 sq.ft.

FINAL PLAT
OF
UNIVERSITY TERRACE UNIT 2

A SUBDIVISION OF TRACT "B" OF UNIVERSITY TERRACE, CASE 7, MAP 58
COCONINO COUNTY RECORDS - LOCATED IN THE NW1/4 OF SECTION 32,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

DEDICATION:

State of Arizona } ss.
County of Coconino }

KNOW ALL MEN BY THESE PRESENTS: That UT20, L.L.C., hereby publishes this plat as and for the plat of UNIVERSITY TERRACE UNIT 2, a subdivision of TRACT "B" of UNIVERSITY TERRACE, Case 7, Map 58, Coconino County Records. Located in the NW1/4 Section 32, Township 21 North, Range 7 East, G. & S.R.M., Flagstaff, Coconino County, Arizona, as shown platted hereon, and hereby declares that said plat sets forth the locations and gives the dimensions and measurements of the lots and streets constituting same and that each lot and street shall be known by the number or name given to each respectively on said plat and hereby dedicates to the City of Flagstaff the streets and Right of Way as shown on said plat. Easements are dedicated for the purposes shown.

Tracts "A" & "D" are hereby dedicated to the PROPERTY OWNERS ASSOCIATION as OPEN SPACE and DRAINAGE FACILITIES and ARE PERPETUAL NATURAL RESOURCE PROTECTION EASEMENTS (TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION).

Tract "C" is hereby dedicated to the CITY of FLAGSTAFF for PUBLIC UTILITIES & OPEN SPACE.

Tracts "B", "E", "F", "G" & "H" are to be retained by the OWNER/DEVELOPER for possible future combination with LOTS 15 & 20 - 23 of UNIVERSITY TERRACE and are PERPETUAL RESOURCE PROTECTION EASEMENTS.

Tract "I" is hereby dedicated to the CITY of FLAGSTAFF as RURAL FLOODPLAIN with NO DISTURBANCES ALLOWED.

IN WITNESS WHEREOF: UT20, L.L.C., has caused its name to be signed and the same to be attested by the signature of its representative, thereunto authorized.

Done at Flagstaff Arizona, this 17 day of September 2013.

BY: _____
Brian Rhoton (Managing Manager)

ACKNOWLEDGMENT:

State of Arizona } ss.
County of Coconino }

On this the 17 day of SEPTEMBER 2013, before me, the undersigned personally appeared, BRIAN RHOTON, Managing Member of UT20, L.L.C. an Arizona Limited Liability Company, who acknowledged by self to represent UT20, L.L.C., and that he/she as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF: I hereunto set forth my hand and official seal.

_____
Notary Public

My commission expires: 8.11.2017

JOHN R. KUBAN
Notary Public - State of Arizona
COCONINO COUNTY
My Commission Expires
August 11, 2017

OCCUPANCY:

No Certificate of Occupancy for any residence may be issued nor may any residence erected in this tract be occupied until the required water, sewer, and all other essential utilities are installed and an all-weather access roadway to the residence is constructed and approved or accepted by the City Engineer.

NOTES:

Except for construction and improvements by governmental entities and certified Public Utilities, construction and improvements within Utility easements shall be limited to only the following:
A. Removable wood, wire, or section-type fencing
B. Construction, structures, or buildings expressly approved in writing by all Public Utilities which use or shall use the utility easement.

All building construction, including accessory buildings, shall be limited to a specific development envelope for each lot as shown hereon and this buildable area is limited to setbacks shown.

All on-lot areas not designated as development envelopes are to be maintained as perpetual resource protection easements and bufferyards to be maintained by the individual lot owners (See Sheet 2 of 2 for individual development envelopes).

Construction of landscaping within clear view zones is restricted per the City of Flagstaff Engineering Design & Construction Standards & Specifications for New Infrastructure (2012 Edition) - Section 13-10-006-0002, Intersection Sight Triangles, Clear View Zones.

Driveway slopes shall be in accordance with City of Flagstaff Ordinance No. 2007-13.

NO FENCING, RE-GRADING, DISTURBANCE OF NATURAL GROUND, PLACEMENT OF FILL OR ANY OTHER OBSTRUCTIONS ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS.

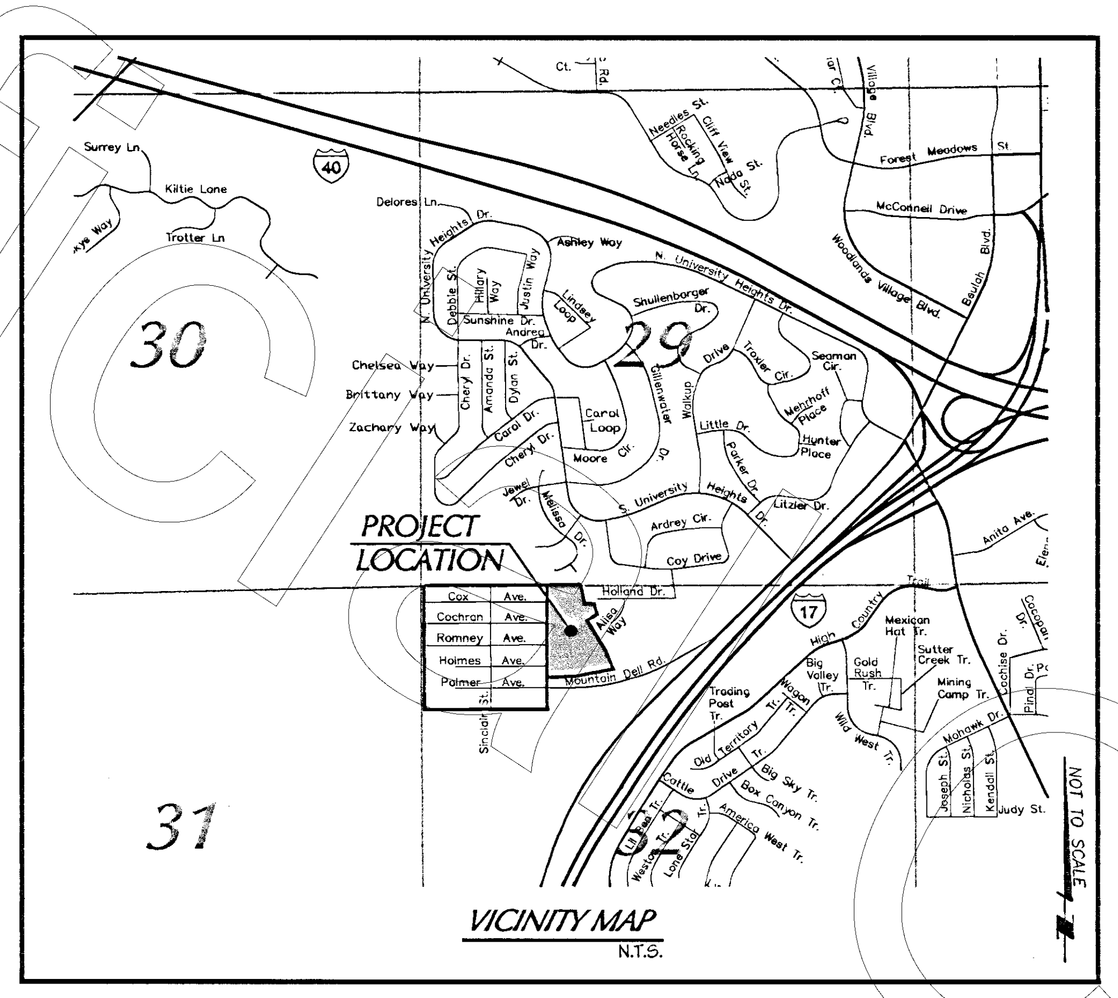
FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED ON SITE WHEN ANY PORTION OF THE FACILITY OR BUILDING IS BEYOND 150 FEET FROM APPROVED FIRE APPARATUS ACCESS ROADWAYS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE SUBSTITUTED FOR MEETING THIS REQUIREMENT WHEN APPROVED BY THE FIRE DEPARTMENT. CONFER WITH THE FLAGSTAFF FIRE DEPARTMENT FIRE PREVENTION OFFICER TO DETERMINE THE SPECIFIC MEANS OF COMPLIANCE.

THE PROPERTY OWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY FOR PRIVATE DETENTION FACILITIES AND PRIVATE DRAINAGEWAYS.

THE CITY OF FLAGSTAFF SHALL HAVE THE RIGHT TO PERIODICALLY INSPECT SAID DETENTION FACILITIES TO VERIFY THAT REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY.

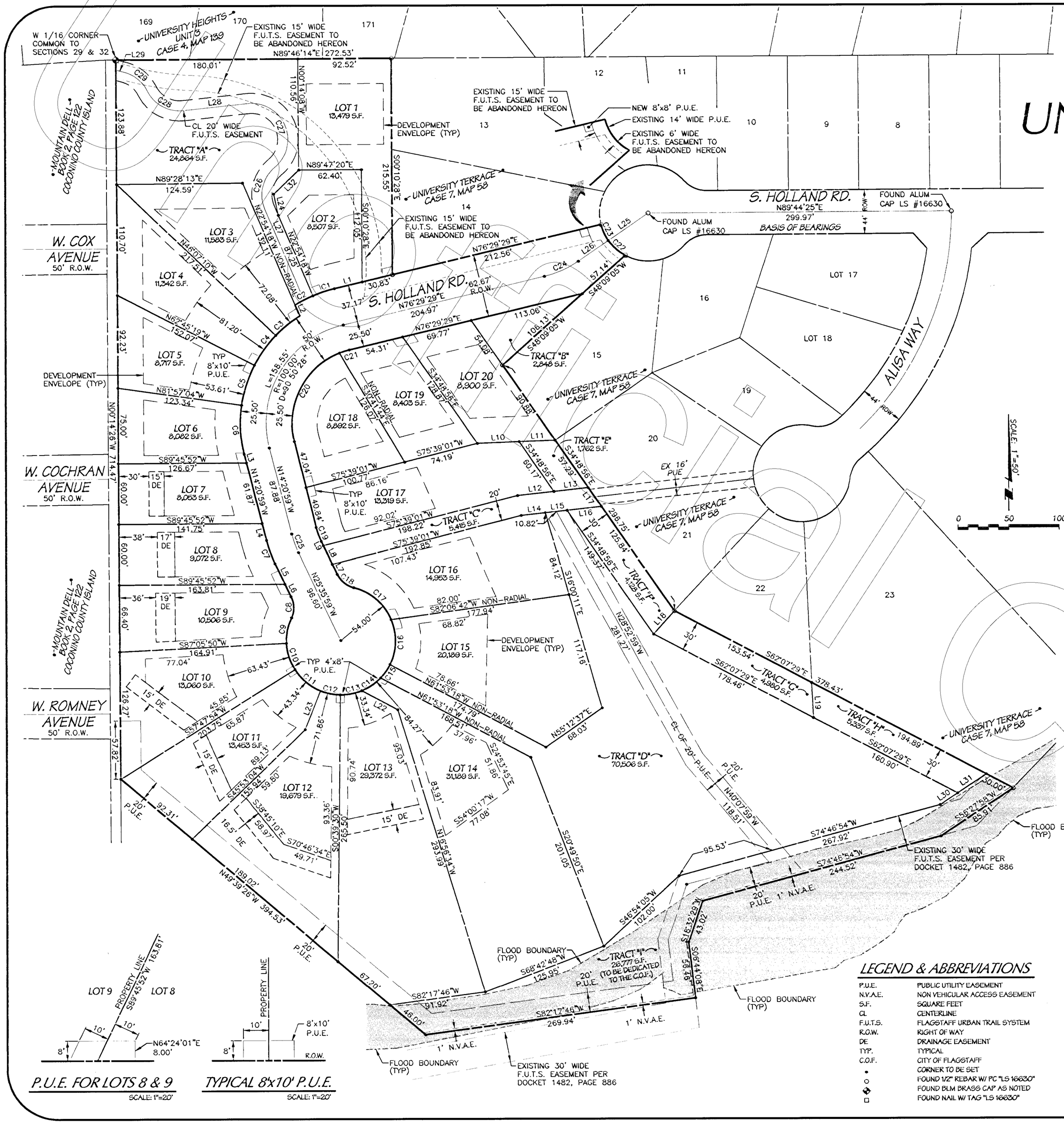
ACCESSORY BUILDINGS AND STRUCTURES SHALL EITHER BE CONSTRUCTED WITHIN THE INDIVIDUAL BUILDING ENVELOPES AS SHOWN OR THE INDIVIDUAL OWNER MUST DEMONSTRATE THROUGH A BUILDING PERMIT APPLICATION THAT NO FOREST RESOURCES OR SLOPE RESOURCES GREATER THAN 17% WILL BE REMOVED OR ENCROACHED UPON. ADDITIONALLY, THE BUILDING/STRUCTURE SHALL COMPLY WITH ALL CITY OF FLAGSTAFF REQUIREMENTS REGARDING THE LOCATION, SIZE AND CONSTRUCTION FOR SUCH BUILDING/STRUCTURE.

THE FLOOD HAZARD BOUNDARIES IDENTIFIED ON THIS PLAT ARE APPROXIMATE PER F.I.R.M. MAP 04005C6816G, REVISION DATE 9/3/2010. BECAUSE FLOOD HAZARD BOUNDARIES MAY BE REVISED PERIODICALLY, THE MOST RECENT FLOOD HAZARD MAP FOR THIS AREA SHOULD BE REVIEWED TO DETERMINE THE EXACT LIMITS AND SEVERITY OF POTENTIAL FLOODING ON THESE LOTS. FLOOD HAZARD MAPS AND THE REQUIREMENTS FOR CONSTRUCTION WITHIN FLOOD HAZARD AREAS CAN BE OBTAINED FROM THE CITY OF FLAGSTAFF.


PROJECT LOCATION
30
29
31
Surrey Ln
Killie Lane
Trotter Ln
Ashley Way
Delores Ln
Hawkes St
Cora Vee St
Nora St
Forest Meadows St
McConnell Drive
Woodlands Village Blvd.
Beulah Blvd.
N. University Heights Dr.
Shulenberger Dr.
Segman Cir.
Marshall Place
Hunter Place
Little Dr.
Litzler Dr.
Coy Drive
Ardrey Cir.
Holland Dr.
Cox Ave.
Cochran Ave.
Romney Ave.
Holmes Ave.
Palmer Ave.
Mountain Dell Rd.
Mexican Hat Tr.
Sutter Creek Tr.
Mining Camp Tr.
Gold Nugget Tr.
Big Valley Tr.
Trading Post Tr.
Old Territory Tr.
Big Sky Tr.
Box Canyon Tr.
West Tr.
Mohawk Dr.
Judy St.
Kendall St.
Nicholas St.
Joseph St.
Prest. Dr.
Coconino Dr.
Apache Dr.
Arizona Ave.
Cheyenne Way
Brittany Way
Zachary Way
Carol Loop
Moore Ct.
Sunshine St.
Amanda St.
Dylan St.
Cheryl Dr.
Carol Dr.
Justin Way
Lindsey Loop
Chelsea Way
Shawnee Dr.
Wilson Dr.
Drive
Trotter Cir.
Meadow Dr.
Jewel Dr.
Meadows Dr.
Cir.
Ct.
Pl.
Ln.
Tr.
Ave.
St.
Dr.
Rd.
Loop
Way
Blvd.
Heights
Village
Plaza
Trail
Creek
Springs
Valley
Ranch
Hills
Canyon
Flagstaff Ranch
Country Club
Woodlands Village
Shopping Center
Fire Station
Cinema
Post Office
Library
Hospital
Fairgrounds
Sports Complex
Cemetery
Golf Course
Mall

FINAL PLAT
OF
UNIVERSITY TERRACE UNIT 2

A SUBDIVISION OF TRACT "B" OF UNIVERSITY TERRACE, CASE 7, MAP 58
COCONINO COUNTY RECORDS - LOCATED IN THE NW1/4 OF SECTION 32,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



CURVE DATA

#	RADIUS	LENGTH	DELTA
C1	137.17'	22.50'	09°23'48"
C2	137.17'	20.07'	08°23'02"
C3	125.50'	30.76'	14°02'40"
C4	125.50'	36.44'	16°38'09"
C5	125.50'	42.05'	19°11'45"
C6	125.50'	49.06'	22°23'55"
C7	125.50'	24.64'	11°15'00"
C8	24.50'	21.57'	50°26'09"
C9	54.00'	26.14'	27°44'20"
C10	54.00'	27.61'	29°17'56"
C11	54.00'	33.74'	35°47'46"
C12	54.00'	20.12'	21°20'38"
C13	54.00'	21.74'	23°04'11"
C14	54.00'	22.70'	24°05'11"
C15	54.00'	16.17'	17°09'40"
C16	54.00'	46.06'	48°52'33"
C17	54.00'	50.42'	53°30'03"
C18	24.50'	21.57'	50°26'09"
C19	74.50'	14.63'	11°15'00"
C20	74.50'	107.79'	82°53'57"
C21	74.50'	10.33'	07°56'31"
C22	48.00'	22.32'	26°38'24"
C23	48.00'	17.72'	21°08'59"
C24	100.00'	36.97'	21°10'53"
C25	100.00'	19.63'	11°15'00"
C26	36.00'	45.91'	73°03'44"
C27	36.00'	91.98'	146°23'05"
C28	36.00'	43.78'	69°40'31"
C29	36.00'	30.58'	48°40'37"

LINE DATA

#	BEARING	DISTANCE
L1	N76°29'29"E	28.27'
L2	N22°54'18"W	11.81'
L3	N14°20'59"W	8.81'
L4	N14°20'59"W	17.21'
L5	N25°35'59"W	22.30'
L6	N25°35'59"W	13.78'
L7	N25°35'59"W	10.98'
L8	N25°35'59"W	20.39'
L9	N25°35'59"W	4.72'
L10	S87°42'09"W	41.51'
L11	S87°42'09"W	35.58'
L12	N83°37'01"E	36.37'
L13	N83°37'01"E	34.11'
L14	N83°37'01"E	24.16'
L15	N83°37'01"E	21.65'
L16	N83°37'01"E	34.11'
L17	S34°48'56"E	22.74'
L18	S41°31'47"W	30.87'
L19	S02°34'27"E	34.80'
L22	N61°53'18"W	40.45'
L23	S22°00'08"W	41.52'
L24	N12°18'23"W	21.60'
L25	N55°18'37"E	48.00'
L26	N55°18'37"E	36.25'
L27	N22°54'18"W NON-RADIAL	98.58'
L28	S83°46'20"W	63.34'
L29	N75°13'46"W	8.19'
L30	S56°27'58"W	20.90'
L31	S56°27'58"W	34.17'
L32	N45°48'16"E	34.39'

SUBDIVISION NOTES

TRACTS "A & D" ARE HEREBY DEDICATED TO THE PROPERTY OWNERS ASSOCIATION as OPEN SPACE and DRAINAGE FACILITIES and ARE PERPETUAL NATURAL RESOURCE PROTECTION EASEMENTS (TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION).

TRACT "C" IS HEREBY DEDICATED TO THE C.O.F. FOR PUBLIC UTILITIES AND OPEN SPACE.

TRACT "B", "E", "F", "G", & "H" ARE TO BE RETAINED BY THE OWNER/DEVELOPER FOR POSSIBLE COMBINATION WITH LOTS 15 & 20-23 OF UNIVERSITY TERRACE AND ARE PERPETUAL RESOURCE PROTECTION EASEMENTS.

TRACT "I" IS HEREBY DEDICATED TO C.O.F. AS RURAL FLOODPLAIN WITH NO FUTURE DISTURBANCES ALLOWED.

TYPICAL BUILDING SETBACKS ARE AS FOLLOWS:
FRONT = 15' MIN (FOR MAIN PORTION OF DWELLING)
FRONT = 25' MIN (FOR GARAGE OR CARPORT)
FRONT SETBACKS SHOWN ON THIS PLAT ARE DRAWN AT 25' MIN
SIDE = 8' MIN (15' IF ADJACENT TO A PUBLIC STREET)
REAR = 25' MIN

NOTE THAT LOTS 3, 4, 5, & 10-14 HAVE FRONT SETBACKS GREATER THAN 25'. THE FRONT SETBACKS SHOWN ON THESE LOTS IS WHERE THE LOT WIDTH EQUALS 60'.

NOTE THAT LOTS 7-13 HAVE PRIVATE ON-SITE DRAINAGE EASEMENTS AND LOW IMPACT DEVELOPMENT (L.I.D.) DRAINAGE BASINS INSTALLED THAT ARE A PART OF THE PROJECTS OVERALL STORMWATER MANAGEMENT DESIGN. INDIVIDUAL ROOF DRAIN SYSTEMS WILL NEED TO BE CONNECTED TO THE ON-SITE L.I.D. BASINS (4) 4" PVC ROOF DRAIN INLET PIPES. THE DESIGN VOLUME OF THESE L.I.D. BASINS SHALL BE MAINTAINED IN PERPETUITY AND THE BASINS SHALL NOT BE COVERED UP.

LEGEND & ABBREVIATIONS

P.U.E.	PUBLIC UTILITY EASEMENT
N.V.A.E.	NON VEHICULAR ACCESS EASEMENT
S.F.	SQUARE FEET
CL	CENTERLINE
F.U.T.S.	FLAGSTAFF URBAN TRAIL SYSTEM
R.O.W.	RIGHT OF WAY
DE	DRAINAGE EASEMENT
TYP.	TYPICAL
C.O.F.	CITY OF FLAGSTAFF
•	CORNER TO BE SET
○	FOUND 1/2" REBAR W/ PC "LS 16630"
◆	FOUND BLM BRASS CAP AS NOTED
□	FOUND NAIL W/ TAG "LS 16630"

P.U.E. FOR LOTS 8 & 9
SCALE: 1"=20'

TYPICAL 8'x10' P.U.E.
SCALE: 1"=20'

Instrument # 3675050
Recorded At The Request Of
City of Flagstaff
Date 9/25/13 @ 11:51am
Records of Coconino County, AZ
Patty Hansen, County Recorder

SHEET NO. 2 OF 2

COF PROJECT # 07-016

Mogollon Inc ENGINEERING & SURVEYING
411 W Santa Fe Avenue, Flagstaff, Az. 86001
P.O. Box 1952, Flagstaff, AZ. 86002
Phone: 928-214-2014 • Fax: 928-913-0115

REGISTERED LAND SURVEYOR KEVIN KYMPHE 23605 ARIZONA U.S.A. Expires 6/30/15

UNIVERSITY TERRACE UNIT 2 FINAL PLAT
7/1/13
MES# 00247

DATE: 7/1/13	REVISIONS:
PROJECT NO. 00247	
DESIGNED BY: KVM/PHE	FN: SHEET02
DRAWN BY: MJE	VERT SCALE: N/A
CHECKED BY: KVM/PHE	HOR SCALE: 1"=50'

3675050 Pages: 2 of 2 09/25/2013 11:51:23 AM

ORDINANCE NO. 2020-29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF ABANDONING AND AUTHORIZING THE SALE OF APPROXIMATELY 1,200 SQUARE FEET OF PUBLIC RIGHT-OF-WAY ADJACENT TO 4013 S. HOLLAND ROAD; PROVIDING FOR DELEGATION OF AUTHORITY, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, the City has authority to abandon public rights-of-way pursuant to A.R.S. § 28-7201 et seq, and pursuant to the City Code, Title 11, General Plans and Subdivisions, Division 11-20-160, Abandonment or Vacation of Public Right-of-Way; and has authority to dispose of real property pursuant to the Flagstaff City Charter, Article VIII, Section 10; and

WHEREAS, pursuant to A.R.S. 28-7202 public right-of-way may be abandoned or vacated if it is no longer necessary for a public use; and

WHEREAS, all public utility companies, City divisions and agencies have had the opportunity to review a map of the public right-of-way proposed to be abandoned; and

WHEREAS, the City Engineer in consultation with the Water Services (formerly Utility) Director and Public Works Director, along with the Planning and Zoning Commission have determined that the proposed abandonment is consistent with the General Plan, Zoning Code, and any applicable Specific Plan, and all applicable Division standards, as referenced in the staff report on file with the City Clerk; and

WHEREAS, University Terrace, Unit 2 subdivision plat dedicated 62.27 feet of public right-of-way known as S. Holland Road.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1: In General.

The City Council hereby finds that the certain public right-of-way, approximately 1,200 square feet in area, located adjacent to 4013 S. Holland Road, and legally described in Exhibit A attached hereto ("the Property") is no longer necessary for public use, and is hereby abandoned.

Notice of the proposed sale of the Property shall be posted along the public right-of-way as provided for by state law, and notice of the proposed sale shall be published one time per week

for three weeks prior to the opening of bids pursuant to Article 8, Section 10, of the Flagstaff City Charter.

Pursuant to A.R.S. § 28-7204 an abutting property owner's timely offer shall be preferred over all other offers.

The Property shall be offered for sale for a minimum bid of $10,969.00, and if such an offer is received from the abutting property owner the Property shall be sold and transferred by Quit Claim Deed to the same.

If there are no bids submitted, then pursuant to the Flagstaff City Charter, for a two-year period the City Manager may, subject to Council approval, enter into an agreement to sell the Property for an amount reasonably consistent with an appraisal without further notice and bid process.

All conveyances of the Property shall by Quit Claim Deed and are "AS IS WHERE IS" and subject to all existing public utility uses of the Property, and subject to all existing encumbrances of record.

As a condition of sale the purchaser of the Property at its own expense shall process any necessary plat correction or amendment to reflect the abandonment of the public right-of-way and new ownership.

SECTION 2: Delegation of Authority.

The Mayor and City Manager are hereby authorized to sign all documents relevant to the sale of said property. The City Real Estate Manager is directed to take all necessary steps to effectuate this ordinance. The City Clerk is directed to record a copy of this ordinance.

SECTION 3: Repeal of Conflicting Ordinances.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4: Effective Date.

Pursuant to A.R.S. § 28-7213 this ordinance shall become effective when recorded in the office of the Coconino County Recorder, which shall be at least thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff, this 17th day of November, 2020.

_____

MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Exhibits:

Exhibit A – Legal description and map





PROPOSAL

Purchase of City Right of Way Property Adjacent to South Holland Road

Submitted for Consideration by the Flagstaff City Council
November 3, 2020

By:

David and Stacey Hitesman
4013 S Holland Road
Flagstaff, AZ 86005
928.606.4192
hitesmand@outlook.com

Executive Summary

The **Flagstaff City Code** as defined in **10-01-003-0001.B.1.e** specifically addresses ***'Protecting landowners from adverse impacts of adjoining developments.'*** The construction of University Terrace 2 significantly altered the elevation of the land bordering our home in University Terrace, virtually eliminating the privacy afforded our Property by a 6' perimeter fence, creating an unsightly strip of land (Public Right of Way) adjacent to the property that requires significant and regular maintenance, which together detract from the aesthetic appearance of the development and adversely impact the enjoyment of our property and its value.

The Public Right of Way adjacent to our property is not in **compliance with City Code** and adversely impacts our ability to enjoy the property as we were previously able to, therefore, we respectfully request that the Flagstaff City Council consider this proposal, as supported by staff, that will result in improvements to the land in a matter that will **comply with City Code**, improve the aesthetic appearance of the neighborhood, and restore our ability to **enjoy the use of our property as we were previously able to do**.

We sincerely appreciate the Council's consideration of the documentation and illustrations that follow, the fact that this proposal would comply with **Flagstaff City Code** (actually bringing the Public Right of Way into compliance), and the fact that accepting this proposal will benefit the City, the neighbors, and ourselves. We welcome any clarification required.

Proposal for Consideration
Consider and Adopt Ordinance 2020-26 as supported by Staff, pertaining to public right of way adjacent to 4013 S Holland Road, Lot 14 – University Terrace, hereafter referred to as '**the Property**'

Rationale

1. Selling the small **Public Right of Way** is the best option to comply with the intent and purpose of the Flagstaff City Code, as it pertains to **the Property**.
2. Construction of Holland Road extension into new University Terrace 2 development significantly altered the baseline elevation surrounding **the Property**, reducing the effective height of the 6' privacy fence around **the Property** to:
    a. As low as 18" on southern property line
    b. As low as 16" on western property line
3. The **Public Right of Way** between **the Property** and the Holland Road sidewalk has a significant sloped terrain
    a. The **ground cover** does not comply with **City Code,** requiring significant and ongoing maintenance by homeowner

History

- Owners purchased **the Property** in November, 2009. Lot was bordered by a 6' privacy fence around the South, West, and North perimeters
- In 2014, the development of University Terrace 2 resulted in a road being cut on the South side of **the Property**, with the elevation of the road rendering the 6' privacy fence as low as 18" at the back corner of the lot due to the build up
    - 6 foot privacy fence on southern property line effectively reduced to 4'9" at the eastern corner and to 1'6" at the western corner
- An approximate 14' wide **Public Right of Way** was established between the Holland Road sidewalk and **the Property**

    - The Developer did not construct the **Right of Way** to **City Code** requirements for soil erosion and ground cover
    - After an ineffective attempt to force the Developer to correct the **Right of Way** requirements, the City agreed to improve the **Right of Way** to **City Code** in July, 2017
    - Despite the efforts of the contractor hired by the City in 2017, the **Right of Way** remains improperly graded and the ground cover never grew, leaving the area covered with fast-growing weeds and dirt
- Through the process of trying to correct the Developer inadequacies, the City allowed the **Owners** to improve a portion of the **Right of Way** to be more aesthetically pleasing in July, 2017. **Owners** invested approximately $6000 to make such improvements.

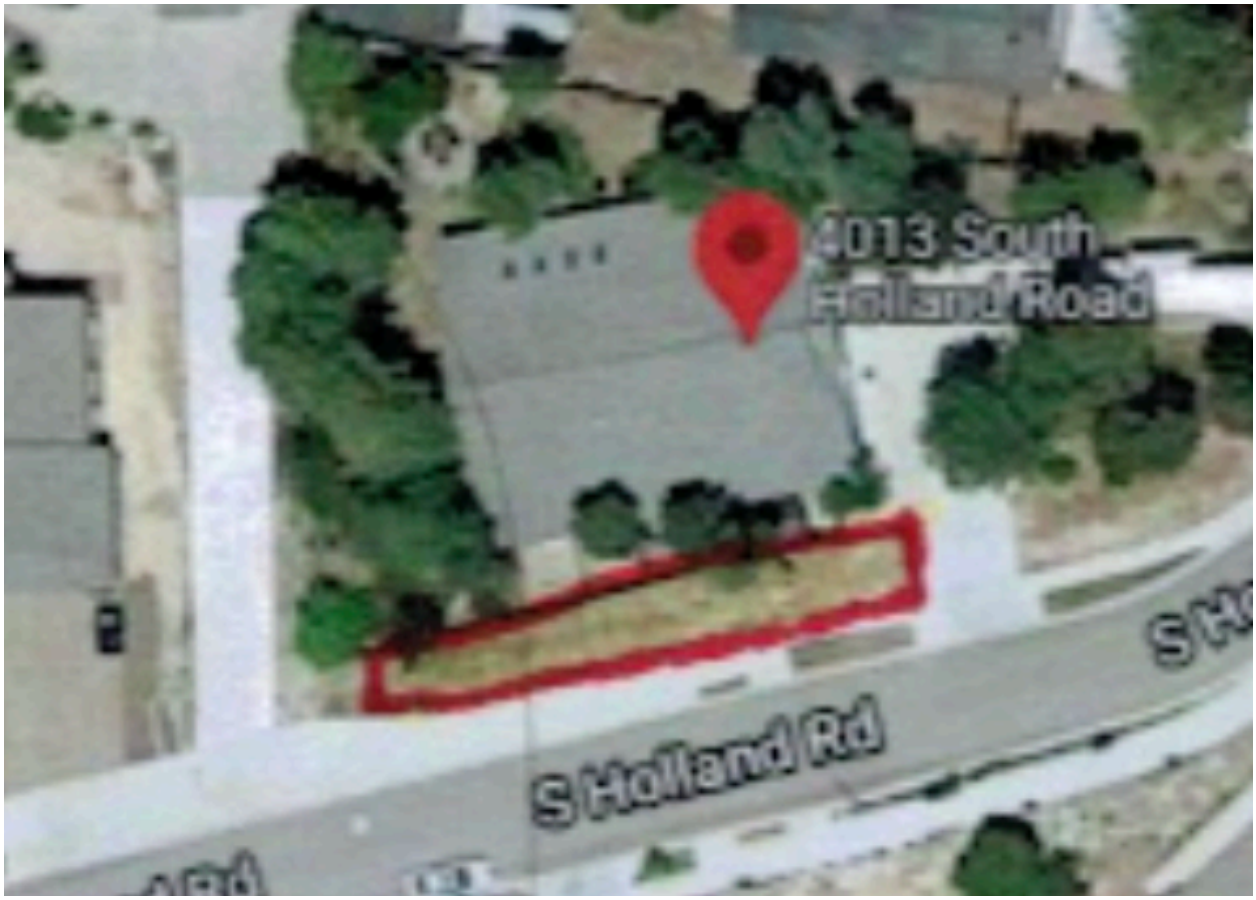
Net Positive Impact of Accepting Proposal

- Overall compliance with **City Code**
    - Intent of **City Code** will be achieved as perimeter fence will provide consistent lot appearance to other residences within neighborhood
    - **New** 6' privacy fence will be constructed around **the Property**
        - More aesthetically pleasing for the neighborhood
        - Original intent of use of **the Property** will be restored
        - Value of **the Property** will be restored
- The unimproved **Public Right of Way** will transfer from being of no use to the City to **useful taxable property**
- City will receive revenue from the sale of the **Public Right of Way**

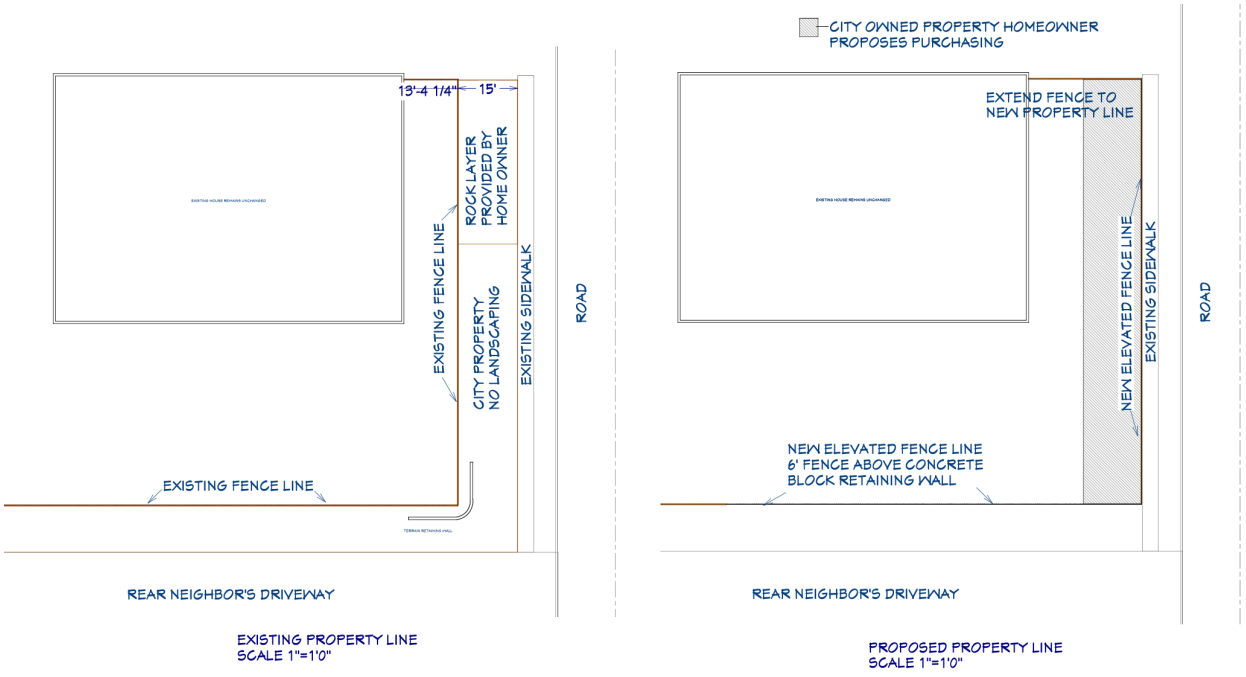
Figures

View of land to be purchased

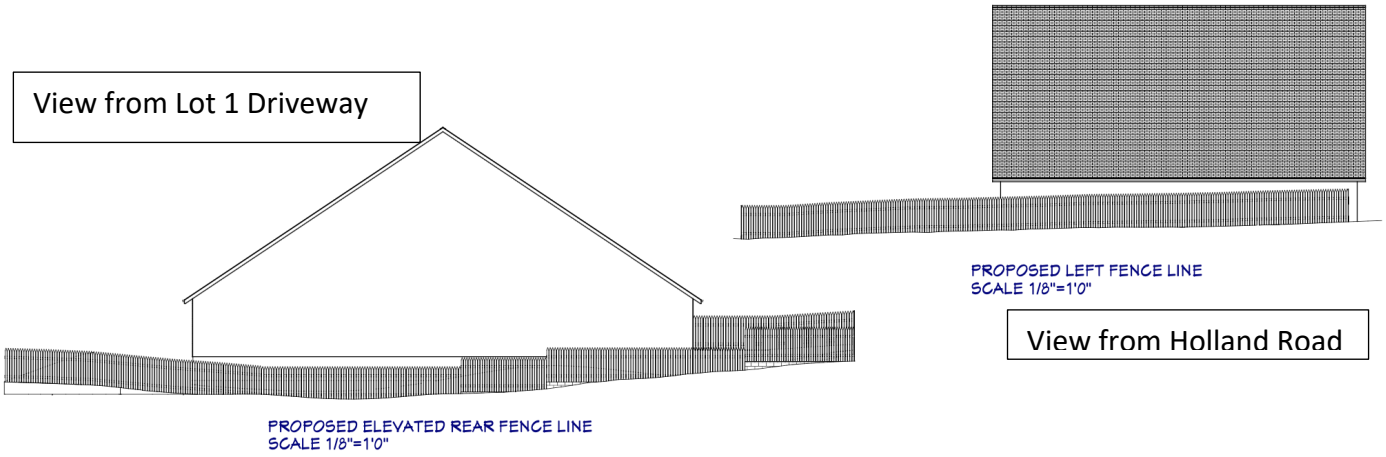




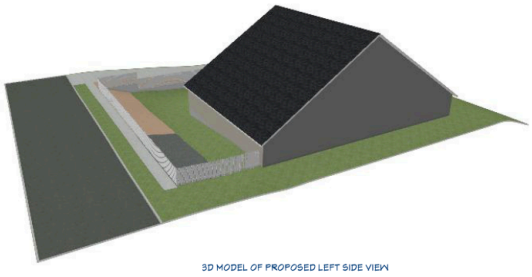
Aerial Schematic of Existing and New Fence Line



Schematic of New Fence Restoring Full 6’ Privacy



Rendering of new side fence

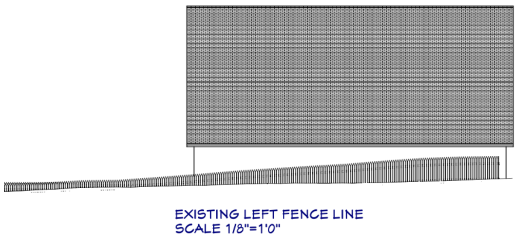


View from Front of The Property

Elevation Prior to and After Holland Road Extension



Illustration of Fence Privacy Reduction Due to New Elevation
(Measured via Laser from Sidewalk Elevation)



View from Holland Road

Views of Fence line side and back (Blue Line Represents Holland Sidewalk Elevation)







View of Public Right of Way on Front Portion of the Property - Completed with City Permission (improved by Owners, Demonstrating Improved Aesthetics for Neighborhood; commitment to ensure improvements done properly and professionally)



View of Public Right of Way After City Contractor Repair



Current Views of Public Right of Way (weeds, dirt, does not meet City ground cover requirements)







Planning & Zoning Commission **6. A.**

Meeting Date: 11/12/2020

From: Genevieve Pearthree, Planning Development Manager

Information

TITLE:

Consideration and Approval of Preliminary Plat

The Estates at Pine Canyon Pine Bluff PZ-19-00099-02

TLC PC Golf requests Preliminary Plat approval for The Estates at Pine Canyon Pine Bluff located at 2080 E. Del Rae Dr., a single-family home subdivision on 17.5 acres in the R1 (Single Family Residential) Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning & Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

Executive Summary:

TLC PC Golf requests Preliminary Plat approval for The Estates at Pine Canyon Pine Bluff located at 2080 E. Del Rae Dr. This plat proposes 26 single-family home lots on 17.5 acres in the R1 (Single Family Residential) Zone. The site has a Resource Protection Overlay and is currently vacant. It is located in the southeastern corner of the larger 660-acre Pine Canyon development.

Attachments

Application

Preliminary Plat

Staff Report

Vicinity Map

Utility Notification Letters

City of Flagstaff — Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
P: (928) 213-2618
F: (928) 213-2609

Date Received	**Application for Subdivision Review**	File Number
		PZ 19-00099

Property Owner(s) TLC PC Land Investors LLC		**Phone** 310-210-5312
Mailing Address 8601 N. Scottsdale Rd., Ste. 335	**City, State, Zip** Scottsdale, AZ 85253	**Email** cpelletier@symmetrycompanies.com
Applicant(s) TLC PC Land Investors LLC		**Phone** 310-210-5312
Mailing Address 8601 N. Scottsdale Rd. Ste. 335	**City, State, Zip** Scottsdale, AZ 85253	**Email** cpelletier@symmetrycompanies.com
Project Representative Charlie Pelletier, Vice President Development & Construction		**Phone** 310-210-5312
Mailing Address 8601 N. Scottsdale Rd. Ste. 335	**City, State, Zip** Scottsdale, AZ 85253	**Email** cpelletier@symmetrycompanies.com

Requested Review:
- ☐ Development Master Plan
- ☐ Conceptual Plat
- ☑ Preliminary Plat P&Z and Council
- ☐ Modified Subdivision
- ☒ Preliminary Plat
- ☐ Final Plat- Council

Project Name: The Estates at Pine Canyon - Pine Bluff	**Site Address** 2080 East Del Rae Drive		**Parcel Number** 105-10-183A
Proposed Use Residential	**Existing Use** Undeveloped	**Subdivision, Tract & Lot Number** The Estates at Pine Canyon, Tract 9	
Zoning District R1	**Regional Plan Category** PAD	**Flood Zone** X	**Size of Site (Sq. ft. or Acres)** 17.50 acres

Property Information:
- ☐ Yes ☒ No Located in an existing Local/National Historic District? (Name:_____)
- ☐ Yes ☒ No Existing structures are over 50 years old at the time of application?
- ☒ Yes ☐ No Subject property is undeveloped land?

Surrounding Uses (Res, Com, Ind)	North	South	East	West
	Residential/golf	Residential/golf	Residential/golf	Residential/golf

Proposed Use:	Number of Lots	Number of Units	Number of acres per use	Building Square Feet
Residential/golf	26	N/A	1.49	N/A

Please complete a "*Subdivision Review Application*" and provide an initialed "*Application and Information Checklist*" form along with the required number of plans and information as appropriate for a Development Master Plan, Conceptual, Preliminary or Final Plat. **Incomplete submittals will not be scheduled.**

Property Owner Signature: (required)	Date:	Applicant Signature:	Date:
Charlie Pelletier	8/17/20		8/17/20

For City Use

Date Filed: 8/17/20	**Case Number (s)** PZ-19-00099-02	
P & Z Hearing Date: 11/11/20		**Publication and Posting Date:** NA
Council Hearing Date: 12/1/20		**Publication and Posting Date:** NA
Fee Receipt Number: REC-2033203	**Amount:** $9,165.00	**Date:** 9/2/20

Action by Planning and Zoning Commission:	Action By City Council:
☐ Approved	☐ Approved
☐ Denied	☐ Denied
☐ Continued	☐ Continued

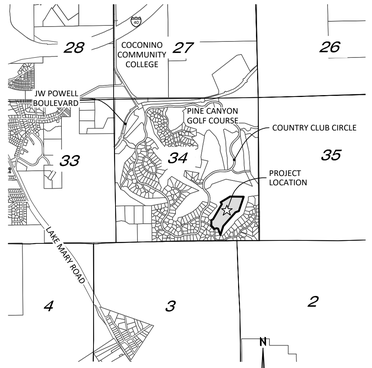
Staff Assignments	Planning	Engineering	Fire	Public Works/Utilities	Stormwater

PLOTTED: Oct 13, 2020--8:48am

PRELIMINARY PLAT FOR

THE ESTATES AT PINE CANYON
PINE BLUFF

PZ-19-00099-02
APN 105-10-183A
A SUBDIVISION OF A PORTION OF TRACT 9 "THE ESTATES AT PINE CANYON - UNIT 1"
RECORDED AT CASE 8 OF MAPS, PAGE 92, C.C.O.R.
AND
A SUBDIVISION OF A PORTION OF TRACT 9 "THE ESTATES AT PINE CANYON - UNIT 2"
RECORDED AT CASE 9 OF MAPS, PAGE 28, C.C.O.R.
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



VICINITY MAP

0 1/4 1/2 1 MI

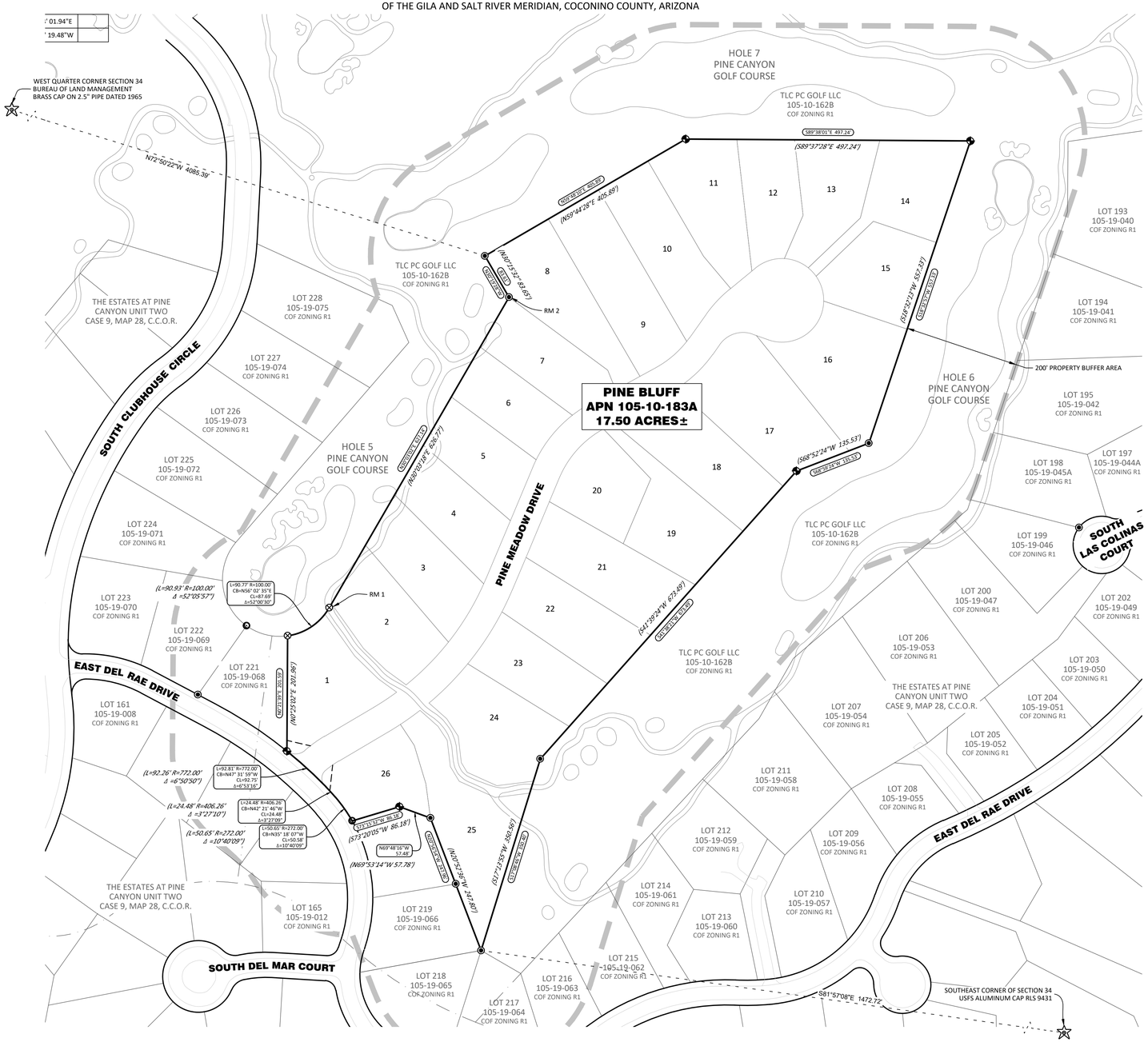
SCALE: 1" = 1/2 MILE

THERE ARE PUBLIC UTILITIES LOCATED WITHIN THE SUBJECT PROPERTY. PLEASE CONTACT AZ811 BEFORE CONSTRUCTION.

N

0 50' 100' 200'

SCALE: 1" = 100'



LEGEND

☆	FOUND 1/2" REBAR & CAP RLS 23372
◉	FOUND 1/2" REBAR & CAP RLS 23372
⊗	FOUND BOAT SPIKE & WASHER RLS 23372
●	FOUND 1/2" REBAR NO MARKINGS
○	CALCULATED POINT NOTHING FOUND OR SET
◔	TO BE SET 1/2" REBAR WITH MARKINGS RLS 33861
S45°45'45"W 45.00'	PROPOSED LOT DATA BASED ON CALCULATIONS
S73°15'32"W 86.18'	PARENT PARCEL DATA BASED ON FIELD SURVEY
(S55°55'55"W 50.00')R	RECORD DATA; CASE 9 OF MAPS PAGE 28 OF C.C.O.R.
	PROPOSED LOT BOUNDARY
	PLATTED RIGHT OF WAY
	ADJACENT BOUNDARY LINE
	BUILDING ENVELOPES
	BOUNDARY TIE LINES
	EXISTING EASEMENT AS NOTED
	PROPOSED GOLF COURSE EASEMENT
	PROPOSED SHARED DRIVEWAY CROSS ACCESS EASEMENT
	PROPOSED SEWER EASEMENT
	PROPOSED ACCESS EASEMENT
	CLEAR VIEW ZONE (STREET TYPE VI)
S	EXISTING SEWER LINE
W	EXISTING WATER LINE
S	PROPOSED SEWER LINE
W	PROPOSED WATER LINE
	PROPOSED SEWER SERVICE
	PROPOSED WATER SERVICE
7000	EXISTING INDEX CONTOUR
	INTERMEDIATE CONTOUR
7000	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED PAVEMENT LINE
	PROPOSED DRAINAGE SWALE
	PROPOSED ROCV/DETENTION POND

UTILITY COMPANY APPROVALS

ARIZONA PUBLIC SERVICE COMPANY	DATE
UNISOURCE ENERGY SERVICES	DATE
CENTURYLINK	DATE
SPARKLIGHT	DATE

PROJECT WATER INFORMATION

1. THE CITY OF FLAGSTAFF PROVIDES WATER [UTILITY] SERVICE PURSUANT TO STATE LAW, AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41-900002.0002.

PROJECT INFORMATION

CLIENT:
TLC PC LAND INVESTORS, LLC
8601 NORTH SCOTTSDALE ROAD SUITE 335
SCOTTSDALE, ARIZONA 85253
(928) 830-0866

ENGINEER / SURVEYOR:
GRANITE BASIN ENGINEERING, INC.
1981 COMMERCE CENTER CIRCLE, SUITE B
PRESCOTT, ARIZONA 86301
(928) 717-0171

SITE DATA:
ASSESSOR PARCEL NUMBER(S)
105-10-183A (17.5 AC.±)
2080 EAST DEL RAE DRIVE

ZONING NOTE:
CITY OF FLAGSTAFF ZONING INFORMATION
R1; SINGLE FAMILY RESIDENTIAL
(SEE BUILDING ENVELOPE DATA, SHEETS 5 & 6)

DISTURBANCE LIMITATION NOTE:
DISTURBANCE IS LIMITED TO THE AREAS INSIDE THE BUILDING ENVELOPE IDENTIFIED ON EACH LOT.

FLOODPLAIN NOTE:
THIS PROJECT IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 04005C6817G AND 04005C6819G BOTH DATED SEPTEMBER 3, 2010 AND THE PARCEL IS DELINEATED ZONE "X" AND IS DESIGNATED AS AN AREA OF MINIMAL FLOOD HAZARD.

SEWAGE DISPOSAL:
CITY OF FLAGSTAFF

WATER PROVIDER:
CITY OF FLAGSTAFF

FIRE PROTECTION:
CITY OF FLAGSTAFF FIRE DEPARTMENT

SCHOOL DISTRICT:
FLAGSTAFF UNIFIED SCHOOL DISTRICT #1

SHEET INDEX

1	SITE OVERVIEW
2	EXISTING CONDITIONS
3	PROPOSED CONDITIONS
4	LOTTING PLAN
5	BUILDING ENVELOPES PLAN
6	BUILDING ENVELOPE GEOMETRIC TABLES
7	NATURAL RESOURCE PROTECTION PLAN & TREE SURVEY
8	FOREST RESOURCE DATA

BASIS OF BEARINGS & BENCHMARKS

THE BASIS OF BEARING FOR THIS PROJECT IS N30°03'02"E A DISTANCE OF 627.14 FEET ALONG THE NORTHWEST LINE OF THE SUBJECT PARCEL BETWEEN A SURVEY NAIL AND TAG RLS 23372 AT THE WESTERN "PT" AND A 1/2" REBAR AND CAP RLS 23372 AS A WESTERN ANGLE POINT.

REFERENCE MARK	NORTHING	EASTING	ELEVATION(29)
RM 1	37032.86	35330.44	6990.37
RM 2	37575.70	35644.49	6971.52

THE COORDINATE SYSTEM FOR THIS PROJECT IS THE CITY OF FLAGSTAFF LOCAL COORDINATE SYSTEM MODIFIED FROM ARIZONA STATE PLANE CENTRAL ZONE.

SURVEYOR'S CERTIFICATE:

I, THOMAS A. LIUZZO, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 33861 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF ARIZONA, I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT FROM THE ORIGINAL FIELD NOTES MADE DURING A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED AND WAS PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM STANDARDS FOR LAND SURVEY EFFECTIVE FEBRUARY 2002.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33861
THOMAS A. LIUZZO
Date Signed
ARIZONA, USA
Expires 6/30/23

Registered Professional Engineer (Civil)
CERTIFICATE NO.
37846
DAVIN M. BENNER
Date Signed
ARIZONA, USA
Expires 9/30/20

Call at least two full working days before you begin excavation
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REVISIONS

NUM.	DESCRIPTION	DATE	BY

☐ FOR REVIEW ONLY ☐ FOR BID ONLY ☒ FOR APPROVAL ONLY ☐ FOR RECORDING ONLY ☐ FOR CONSTRUCTION ONLY ☐ FOR AS-BUILT ONLY

GRANITE BASIN ENGINEERING, INC.
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
1981 COMMERCE CENTER CIRCLE, SUITE B, PRESCOTT, ARIZONA 86301
PH (928) 717-0171 FAX (928) 717-0181
WWW.GRANITEBASINENGINEERING.COM

TLC PC LAND INVESTORS, LLC
8601 NORTH SCOTTSDALE ROAD SUITE 335
SCOTTSDALE, ARIZONA 85253

PRELIMINARY PLAT FOR
THE ESTATES AT PINE CANYON - PINE BLUFF
SITE OVERVIEW

PRELIMINARY FOR REVIEW AND COMMENT

JOB: 19010
DATE: 8/17/2020
SCALE: AS SHOWN
FIELD: DP
DRAWN: TL/TS
CHECKED: TL

1

SHEET 1 OF 8

FILE: Z:\Projects\PINE CANYON\PROJECTS\19010 PC Tract 9\DWG\PLAT\19010 PRELIMINARY PLAT S1.dwg <<C3D_Imperial>>

PLOTTED: Oct 13, 2020--8:48am

THERE ARE PUBLIC UTILITIES LOCATED WITHIN THE SUBJECT PROPERTY. PLEASE CONTACT AZ811 BEFORE CONSTRUCTION.

EAST DEL RAE DRIVE

SOUTH LAS COLINAS COURT

LOT 199 105-19-046

LOT 200 105-19-047

LOT 206 105-19-053

LOT 207 105-19-054

LOT 211 105-19-058

LOT 212 105-19-059

LOT 214 105-19-061

LOT 215 105-19-062

LOT 216 105-19-063

LOT 217 105-19-064

LOT 198 105-19-045A

LOT 195 105-19-042

LOT 194 105-19-041

LOT 193 105-19-040

16' PUBLIC UTILITY EASEMENT CASE 8 OF MAPS, PAGE 92, C.C.O.R.

8' DRAINAGE EASEMENT CASE 9 OF MAPS, PAGE 28, C.C.O.R.

16' PUBLIC UTILITY EASEMENT CASE 9 OF MAPS, PAGE 28, C.C.O.R.

HOLE 6 PINE CANYON GOLF COURSE

TLC PC GOLF LLC 105-10-162B

LOT 218 105-19-065

LOT 219 105-19-066

LOT 220 105-19-067

LOT 165 105-19-012

LOT 164 105-19-011

LOT 163 105-19-010

LOT 162 105-19-009

LOT 161 105-19-008

LOT 221 105-19-068

LOT 222 105-19-069

LOT 223 105-19-070

LOT 224 105-19-071

LOT 225 105-19-072

LOT 226 105-19-073

LOT 227 105-19-074

LOT 228 105-19-075

(S17°13'55"W 350.56')

(N28°52'59"W 321.89')

(S41°39'24"W 673.49')

(S68°52'24"W 135.53')

(S18°32'13"W 557.33')

(N89°57'59"W 57.78')

(S72°20'05"W 86.18')

(L=50.65' R=272.00' Δ =10°40'05")

(L=24.48' R=406.26' Δ =3°27'10")

(L=92.26' R=772.00' Δ =6°50'50")

EXISTING GOLF CART PATH

(N0°37'28"E 497.24')

(L=90.93' R=100.00' Δ =52°05'57")

(N0°25'07"E 201.96')

(N30°03'18"E 626.77')

(N59°44'28"E 405.89')

(N89°15'52"E 85.67')

24' PUBLIC UTILITY EASEMENT CASE 8 OF MAPS, PAGE 92, C.C.O.R.

44' RIGHT OF WAY CASE 9 OF MAPS, PAGE 28, C.C.O.R.

EAST DEL RAE DRIVE

HOLE 7 PINE CANYON GOLF COURSE

HOLE 5 PINE CANYON GOLF COURSE

PINE BLUFF
APN 105-10-183A
17.50 ACRES±

FLOW

0 30' 60' 120'

SCALE: 1" = 60'

LEGEND

PONDEROSA

JUNIPER

Call at least two full working days before you begin excavation
ARIZONA 811
Arizona Blue Stake, Inc.
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In Maricopa County: (602) 263-1100

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191 COMMERCE CENTER DRIVE, SUITE 210, PRESCOTT, ARIZONA 86301
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WWW.GRANITEBASINENGINEERING.COM

TLC PC LAND INVESTORS, LLC
8601 NORTH SCOTTSDALE ROAD SUITE 335
SCOTTSDALE, ARIZONA 85253

PRELIMINARY PLAT FOR
THE ESTATES AT PINE CANYON - PINE BLUFF
EXISTING CONDITIONS

PRELIMINARY FOR REVIEW AND COMMENT

JOB:	19010
DATE:	8/17/2020
SCALE:	AS SHOWN
FIELD:	DP
DRAWN:	TL/TS
CHECKED:	TL

2

SHEET 2 OF 8

FILE: Z:\Projects\PINE CANYON\PROJECTS\19010 PC Tract 9\DWG\PPLAT\19010 PRELIMINARY PLAT S2.dwg <<C3D_Imperial>>

PLOTTED: Oct 13, 2020 - 9:29am

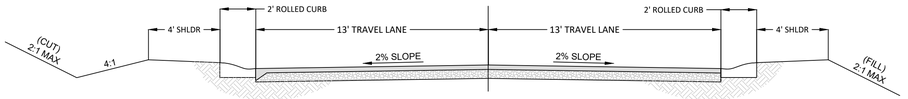
RAW EARTHWORK
EXCAVATION (CUT) ≈ 3,300 CY
EMBANKMENT (FILL) ≈ 2,300 CY

EARTHWORK ASSUMPTIONS

1. EARTHWORK SHALL FOLLOW RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
2. EXCAVATION FOR PAVEMENT SECTION ASSUMED TO BE 9" BELOW FINAL GRADE.
3. CONTRACTOR SHALL OBTAIN SEPARATE GRADING PERMIT FOR SURPLUS MATERIAL PLACED OFF-SITE IN CONFORMANCE WITH THE CITY OF FLAGSTAFF REQUIREMENTS.

THERE ARE PUBLIC UTILITIES LOCATED WITHIN THE SUBJECT PROPERTY. PLEASE CONTACT AZ811 BEFORE CONSTRUCTION.

0 30' 60' 120'
SCALE: 1" = 60'



FLAGSTAFF SD 10-09-047 RURAL LOCAL STREET SECTION

-RURAL LOCAL STREET SECTION MODIFIED WITH ROLLED CURB & 4' SHOULDERS
-CUL-DE-SAC PER FLAGSTAFF SD 10-04-011 RURAL CUL-DE-SAC

SCALE: 1" = 4'

EAST DEL RAE DRIVE
SOUTH LAS COLINAS COURT
CONNECTION TO EXISTING WATER MAIN
LOT 199 105-19-046
LOT 200 105-19-047
LOT 206 105-19-053
LOT 207 105-19-054
LOT 211 105-19-058
LOT 212 105-19-059
LOT 214 105-19-061
LOT 215 105-19-062
LOT 216 105-19-063
LOT 217 105-19-064
LOT 218 105-19-065
LOT 219 105-19-066
LOT 220 105-19-067
LOT 165 105-19-012
LOT 164 105-19-011
LOT 163 105-19-010
LOT 162 105-19-009
LOT 161 105-19-008
LOT 198 105-19-045A
LOT 195 105-19-042
LOT 194 105-19-041
LOT 193 105-19-040
HOLE 6 PINE CANYON GOLF COURSE
TLC PC GOLF LLC 105-10-162B
CONNECTION TO EXISTING SEWER MAIN
ALL EASEMENTS NOT WITHIN THE BOUNDARY OF THE PLAT SHALL BE RECORDED PRIOR TO THE RECORDATION OF THE FINAL PLAT
STORMWATER QUALITY MITIGATION LID POND (TYPICAL)
STORMWATER QUALITY CONVEYANCE CHANNEL (TYPICAL)
S01°56'36"E 380.80'
S41°38'21"W 673.49'
S35°58'24"W 130.33'
N69°48'16"W 57.48'
N33°43'04"E 80.16'
TRACT: B2 5,425 SF
25 33,822 SF
24 28,257 SF
23 22,165 SF
22 25,634 SF
21 30,277 SF
20 20,058 SF
19 26,136 SF
18 30,536 SF
17 38,282 SF
16 34,186 SF
15 24,263 SF
14 26,340 SF
13 23,000 SF
12 19,760 SF
11 27,620 SF
10 29,010 SF
9 32,056 SF
8 29,294 SF
7 22,250 SF
6 18,872 SF
5 20,011 SF
4 22,100 SF
3 23,711 SF
2 24,083 SF
1 26,028 SF
26 19,564 SF
TRACT: B1 3,804 SF
R=61'
R=41'
COF FIRE DEPARTMENT APPARATUS TURNAROUND
PROPOSED 20' PAVEMENT WIDTH
FIRE HYDRANT
STREET LIGHT
ROCKERY WALL
20' SHARED DRIVEWAY
10% Max SLOPE
3% SLOPE
10% SLOPE
PROPOSED 50' R/W
PROPOSED 8" GRAVITY SEWER MAIN
PROPOSED 8" WATER MAIN
PROPOSED 26' PAVEMENT WIDTH
16' DRIVEWAY (TYPICAL UNLESS NOTED OTHERWISE)
PINE MEADOW DRIVE
STOP SIGN
CLEAR VIEW ZONE
CONNECTION TO EXISTING WATER MAIN
L=50.63' R=272.00' CB=N35° 18' 07"W CL=50.58' Δ=10°40'09"
L=24.48' R=406.26' CB=N42° 21' 46"W CL=24.48' Δ=3°27'09"
L=92.81' R=772.00' CB=N47° 31' 59"W CL=92.75' Δ=6°53'16"
L=90.77' R=100.00' CB=N56° 02' 35"E CL=87.69' Δ=52°00'30"
GOLF CART PATH TO BE RELOCATED ON TO GOLF COURSE PROPERTY
N50°03'04"E 937.14'
S45°48'57"E 405.89'
HOLE 7 PINE CANYON GOLF COURSE
HOLE 5 PINE CANYON GOLF COURSE
TLC PC GOLF LLC 105-10-162B
LOT 221 105-19-068
LOT 222 105-19-069
LOT 223 105-19-070
LOT 224 105-19-071
LOT 225 105-19-072
LOT 226 105-19-073
LOT 227 105-19-074
LOT 228 105-19-075
EAST DEL RAE DRIVE

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In Maricopa County: (602) 263-1100

REVISIONS

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WWW.GRANITEBASINENGINEERING.COM

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8601 NORTH SCOTTSDALE ROAD SUITE 335
SCOTTSDALE, ARIZONA 85253

PRELIMINARY PLAT FOR
THE ESTATES AT PINE CANYON - PINE BLUFF
PROPOSED CONDITIONS

PRELIMINARY FOR REVIEW AND COMMENT

JOB:	19010
DATE:	8/17/2020
SCALE:	AS SHOWN
FIELD:	DP
DRAWN:	TL/TS
CHECKED:	TL

3
SHEET 3 OF 8

FILE: Z:\Projects\PINE CANYON\PROJECTS\19010 PC Tract 9\DWG\PPLAT\19010 PRELIMINARY PLAT S3.dwg <<C3D_Imperial>>

PLOTTED: Oct 13, 2020--8:56am

FILE: Z:\Projects\PINE CANYON\PROJECTS\19010 PC Tract 9\DWG\PLAT\19010 PRELIMINARY PLAT S4.dwg <<C3D_Imperial>>

THERE ARE PUBLIC UTILITIES LOCATED WITHIN THE SUBJECT PROPERTY. PLEASE CONTACT AZ811 BEFORE CONSTRUCTION.

PRELIMINARY PLAT FOR

THE ESTATES AT PINE CANYON
PINE BLUFF

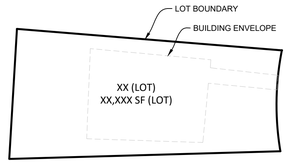
PZ-19-00099-02

APN 105-10-183A

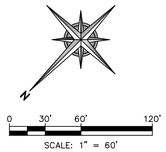
A SUBDIVISION OF A PORTION OF TRACT 9 "THE ESTATES AT PINE CANYON - UNIT 1" RECORDED AT CASE 8 OF MAPS, PAGE 92, C.C.O.R.
AND
A SUBDIVISION OF A PORTION OF TRACT 9 "THE ESTATES AT PINE CANYON - UNIT 2" RECORDED AT CASE 9 OF MAPS, PAGE 28, C.C.O.R.
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA

CURVE DATA					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	59.20	200.00	16.96	N50° 57' 50"E	58.99
C2	320.21	500.00	36.69	N41° 05' 50"E	314.77
C3	134.42	200.00	38.51	N42° 00' 18"E	131.91
C4	90.00	200.00	25.78	N48° 22' 07"E	89.24
C5	89.37	125.00	40.96	N55° 57' 34"E	87.48
C6	3.49	772.00	0.26	N44° 13' 07"W	3.49
C7	31.29	18.00	99.59	N6° 08' 54"E	27.50
C9	13.64	100.00	7.82	N33° 56' 51"E	13.63
C10	14.12	225.00	3.59	S24° 32' 52"W	14.12
C11	100.95	225.00	25.71	S39° 11' 57"W	100.11
C12	36.15	225.00	9.21	S56° 39' 23"W	36.12
C13	71.04	175.00	23.26	S49° 37' 48"W	70.56
C14	7.70	175.00	2.52	S36° 44' 20"W	7.70

CURVE DATA					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C15	58.93	225.00	15.01	S42° 58' 51"W	58.76
C16	54.29	73.00	42.61	S71° 47' 22"W	53.05
C17	45.57	73.00	35.77	N69° 01' 13"W	44.84
C18	20.06	73.00	15.75	N43° 15' 42"W	20.00
C19	46.46	73.00	36.46	N17° 09' 20"W	45.68



TYPICAL LOT DETAIL
NOT TO SCALE



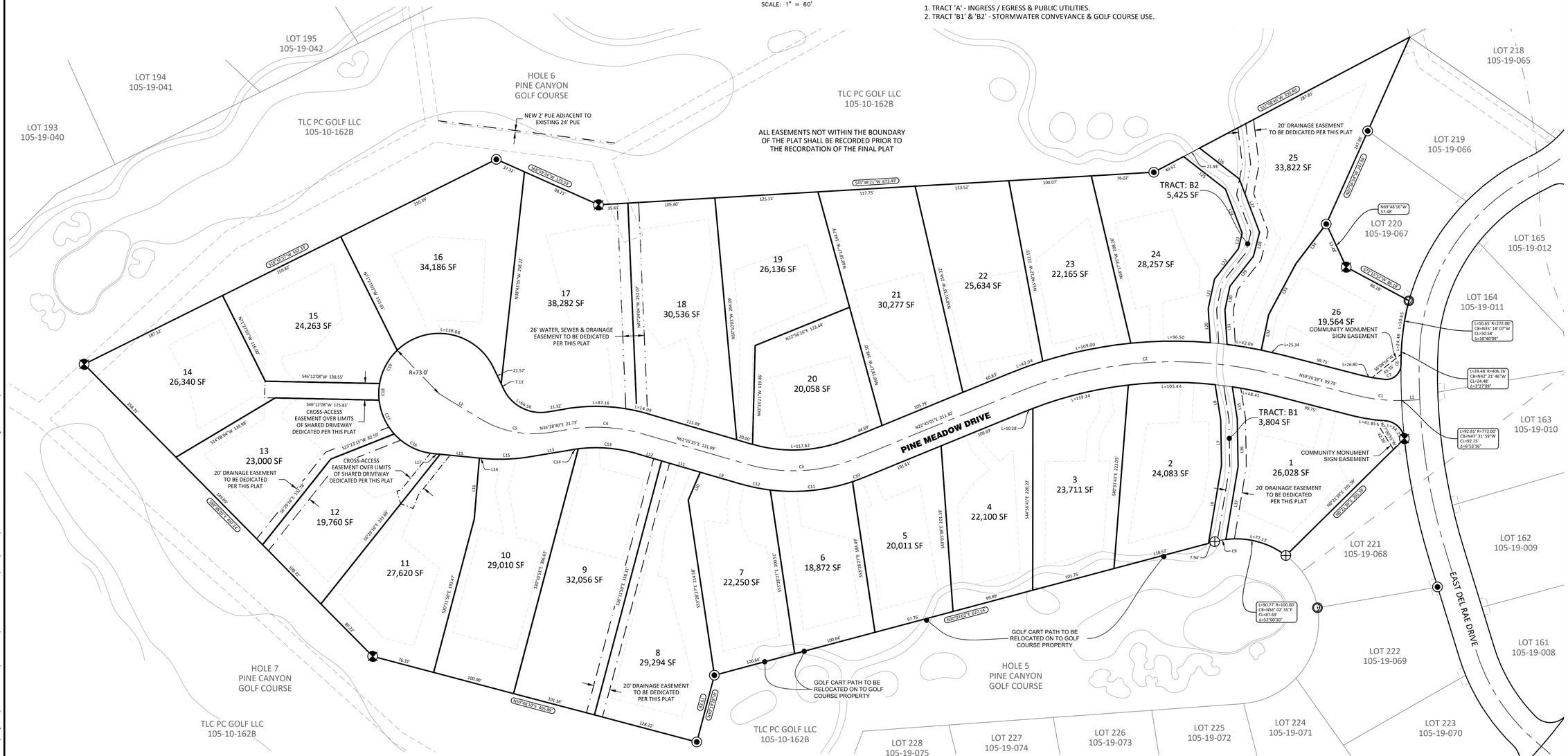
LINE DATA		
LINE #	LENGTH	BEARING
L1	18.05	N42° 29' 00.14"E
L2	57.98	N76° 26' 29.10"E
L6	95.91	N35° 31' 36.42"W
L7	54.60	N45° 59' 42.90"W
L8	43.62	N53° 52' 18.01"W
L9	51.43	S61° 15' 35.04"W
L10	36.75	S21° 38' 30.75"E
L11	48.72	S61° 15' 35.04"W
L12	31.84	S61° 15' 35.04"W
L13	50.53	S35° 28' 39.58"W
L14	3.63	S50° 29' 03.29"W
L15	47.72	S50° 29' 03.29"W
L16	73.89	S40° 13' 40.60"E
L17	8.26	S50° 29' 03.29"W
L20	41.46	N48° 31' 54.90"W
L21	36.52	N33° 07' 37.01"W
L22	46.51	N6° 43' 51.13"W

LINE DATA		
LINE #	LENGTH	BEARING
L23	19.56	N30° 57' 44.82"W
L24	57.02	N65° 47' 06.10"W
L25	64.31	S82° 56' 29.64"W
L26	60.92	N82° 56' 29.64"E
L27	68.89	S65° 47' 06.10"E
L28	30.12	S30° 57' 44.82"E
L29	46.11	S6° 43' 51.13"E
L30	29.13	S33° 07' 37.01"E
L31	42.11	S48° 31' 54.90"E
L32	43.86	N33° 19' 16.24"W
L33	70.00	N16° 51' 10.95"W
L34	60.55	N7° 32' 17.24"W
L35	39.18	S53° 52' 18.01"E
L36	57.81	S45° 59' 42.90"E
L37	89.67	S35° 31' 36.42"E

TRACT USES:

1. TRACT 'A' - INGRESS / EGRESS & PUBLIC UTILITIES.
2. TRACT 'B1' & 'B2' - STORMWATER CONVEYANCE & GOLF COURSE USE.

ALL EASEMENTS NOT WITHIN THE BOUNDARY OF THE PLAT SHALL BE RECORDED PRIOR TO THE RECORDATION OF THE FINAL PLAT



Call at least two full working days before you begin excavation
ARIZONA 811
Arizona Blue Stake, Inc.
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WWW.GRANITEBASINENGINEERING.COM

TLC PC LAND INVESTORS, LLC
8601 NORTH SCOTTSDALE ROAD SUITE 335
SCOTTSDALE, ARIZONA 85253

PRELIMINARY PLAT FOR
THE ESTATES AT PINE CANYON - PINE BLUFF
LOTTING PLAN

PRELIMINARY FOR REVIEW AND COMMENT

JOB:	19010
DATE:	8/17/2020
SCALE:	AS SHOWN
FIELD:	DP
DRAWN:	TL/TS
CHECKED:	TL

4

SHEET 4 OF 8

PLOTTED: Oct 13, 2020--8:57am

PRELIMINARY PLAT FOR

THE ESTATES AT PINE CANYON
PINE BLUFF

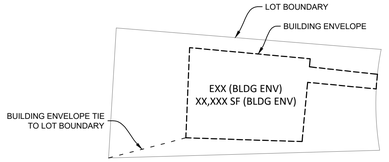
PZ-19-00099-02

APN 105-10-183A

A SUBDIVISION OF A PORTION OF TRACT 9 "THE ESTATES AT PINE CANYON - UNIT 1"
RECORDED AT CASE 8 OF MAPS, PAGE 92, C.C.O.R.
AND
A SUBDIVISION OF A PORTION OF TRACT 9 "THE ESTATES AT PINE CANYON - UNIT 2"
RECORDED AT CASE 9 OF MAPS, PAGE 28, C.C.O.R.
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA

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0 30' 60' 120'
SCALE: 1" = 60'



TYPICAL BUILDING ENVELOPE DETAIL
NOT TO SCALE

ALL EASEMENTS NOT WITHIN THE BOUNDARY OF THE PLAT SHALL BE RECORDED PRIOR TO THE RECORDATION OF THE FINAL PLAT

LOT 195 105-19-042
LOT 194 105-19-041
LOT 193 105-19-040
HOLE 6 PINE CANYON GOLF COURSE
TLC PC GOLF LLC 105-10-162B
HOLE 7 PINE CANYON GOLF COURSE
HOLE 5 PINE CANYON GOLF COURSE
LOT 218 105-19-065
LOT 219 105-19-066
LOT 220 105-19-067
LOT 165 105-19-012
LOT 164 105-19-011
LOT 163 105-19-010
LOT 162 105-19-009
LOT 161 105-19-008
LOT 221 105-19-068
LOT 222 105-19-069
LOT 223 105-19-070
LOT 224 105-19-071
LOT 225 105-19-072
LOT 226 105-19-073
LOT 227 105-19-074
LOT 228 105-19-075

E1 10,362 SF
E2 11,487 SF
E3 10,115 SF
E4 9,741 SF
E5 9,861 SF
E6 8,545 SF
E7 10,624 SF
E8 12,757 SF
E9 7,988 SF
E10 11,853 SF
E11 11,053 SF
E12 9,847 SF
E13 9,812 SF
E14 10,668 SF
E15 9,054 SF
E16 9,411 SF
E17 10,431 SF
E18 12,752 SF
E19 10,097 SF
E20 8,185 SF
E21 9,751 SF
E22 8,995 SF
E23 9,500 SF
E24 9,176 SF
E25 13,367 SF
E26 7,625 SF

PINE MEADOW DRIVE
EAST DEL RAE DRIVE
20' SHARED DRIVEWAY
16' DRIVEWAY (TYPICAL UNLESS NOTED OTHERWISE)
GOLF CART PATH TO BE RELOCATED ON TO GOLF COURSE PROPERTY

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SCOTTSDALE, ARIZONA 85253

PRELIMINARY PLAT FOR
THE ESTATES AT PINE CANYON - PINE BLUFF
BUILDING ENVELOPES PLAN

PRELIMINARY FOR REVIEW AND COMMENT

JOB:	19010
DATE:	8/17/2020
SCALE:	AS SHOWN
FIELD:	DP
DRAWN:	TL/TS
CHECKED:	TL

5

SHEET 5 OF 8

FILE: Z:\Projects\PINE CANYON\PROJECTS\19010 PC Tract 9\DWG\PPLAT\19010 PRELIMINARY PLAT S5.dwg <<3D_Imperial>>

PLOTTED: Oct 13, 2020 - 8:58am

LOT 1 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L110	28.69	N31° 09' 31.51"W	
L100	63.99	N68° 33' 11.11"E	
L101	54.05	S35° 31' 36.42"E	
L102	41.69	S31° 52' 52.00"E	
L103	69.20	S59° 26' 46.13"W	
L104	49.83	S30° 33' 13.87"E	
L105	16.00	S59° 26' 46.13"W	
L106	49.83	N30° 33' 13.87"W	
L107	9.82	S59° 26' 46.13"W	
L108	33.61	N70° 49' 47.00"W	
L109	93.26	N0° 21' 38.56"E	

LOT 2 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L120	35.16	N15° 16' 23.77"W	
L111	146.54	S36° 03' 14.45"E	
L112	38.23	S42° 32' 23.67"W	
L113	48.61	S42° 00' 54.69"E	
C100	16.00	1.93	475.00
L114	47.35	N42° 00' 54.69"W	
L115	19.91	S42° 32' 23.67"W	
L116	52.19	N45° 59' 42.90"W	
L117	45.11	N35° 31' 36.42"W	
L118	37.21	N14° 42' 18.83"W	
L119	74.15	N30° 03' 01.94"E	

LOT 3 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L121	126.13	S44° 56' 41.00"E	
L122	48.58	S44° 42' 54.49"W	
L123	35.37	S41° 24' 16.04"E	
L124	31.48	S14° 40' 02.07"E	
L125	24.28	S53° 43' 46.70"E	
C101	16.01	1.93	475.00
L126	30.38	N53° 43' 46.70"W	
L127	33.35	N14° 40' 02.07"W	
L128	30.48	N41° 24' 16.04"W	
L129	13.67	S44° 42' 54.49"W	
L130	108.17	N40° 31' 43.45"W	
L131	72.43	N30° 03' 01.94"E	
L132	33.45	N18° 18' 19.48"W	

LOT 4 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L133	123.86	S53° 28' 26.86"E	
L134	9.00	S22° 10' 36.65"W	
L135	35.22	S65° 37' 06.77"E	
C102	2.57	0.65	225.00
L136	13.44	S22° 45' 01.27"W	
L137	35.05	N65° 37' 06.77"W	
L138	47.53	S22° 10' 36.65"W	
L139	133.50	N55° 01' 43.51"W	
L140	74.38	N30° 03' 01.94"E	
L141	28.13	N32° 39' 09.59"W	

LOT 5 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L142	100.23	S49° 05' 38.26"E	
L143	34.35	S8° 14' 54.01"E	
L144	23.47	S5° 21' 17.27"W	
L145	30.83	S88° 29' 33.64"E	
L146	20.23	S66° 49' 01.71"E	
L147	16.00	S22° 45' 01.27"W	
L148	17.29	N66° 49' 01.71"W	
L149	28.84	N88° 29' 33.64"W	
L150	20.66	S5° 21' 17.27"W	
L151	147.84	N48° 26' 15.32"W	
L152	34.13	N30° 03' 01.94"E	
L153	36.86	N30° 03' 01.94"E	
L154	32.06	N21° 11' 44.02"W	

LOT 6 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L155	170.02	S53° 28' 26.86"E	
C103	16.23	4.13	225.00
L156	42.52	N53° 28' 26.86"W	
L157	58.60	S59° 22' 22.74"W	
L158	94.12	N53° 28' 26.86"W	
L159	70.45	N30° 03' 01.94"E	
L160	30.77	N24° 17' 44.26"W	

LOT 7 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L161	160.40	S53° 28' 26.86"E	
L162	29.69	S52° 21' 17.41"W	
L163	18.51	S53° 28' 26.86"E	
L164	33.69	S33° 09' 38.99"E	
C104	16.04	0.50	1826.28
L165	29.63	N33° 09' 38.99"W	
L166	20.18	N53° 28' 26.86"W	
L167	22.53	N72° 12' 51.10"W	
L168	19.92	S60° 34' 07.44"W	
L169	110.36	N53° 28' 26.86"W	
L170	70.45	N30° 03' 01.94"E	
L171	30.77	N24° 17' 44.26"W	

LOT 8 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L172	88.16	N59° 48' 10.45"E	
L173	174.77	S30° 11' 49.55"E	
L174	39.11	S38° 45' 26.39"E	
L175	38.94	S18° 47' 43.71"E	
L176	41.48	S22° 50' 25.76"E	
L177	16.09	S61° 15' 35.04"W	
L178	44.56	N22° 50' 25.76"W	
L179	35.79	N18° 42' 18.48"W	
L180	36.00	N39° 05' 43.07"W	
L181	20.28	N30° 11' 49.55"W	
L182	11.00	S59° 48' 10.45"W	
L183	123.72	N59° 46' 02.31"W	
L184	49.62	N30° 19' 28.24"W	
L185	35.39	N75° 15' 38.89"W	

LOT 9 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L186	100.00	S30° 10' 50.95"E	
L187	5.01	S59° 51' 13.27"W	
L188	19.92	S49° 00' 13.87"E	
C105	16.02	5.25	175.00
L189	24.65	N49° 00' 13.87"W	
L190	54.37	S59° 51' 13.27"W	
L191	100.00	N30° 11' 49.55"W	
L192	76.31	N59° 51' 13.27"E	
L193	191.25	N27° 11' 00.70"W	

LOT 10 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L194	131.07	S30° 11' 49.55"E	
L195	29.01	S59° 49' 09.05"W	
L196	56.34	S55° 46' 41.70"E	
L197	36.49	S30° 38' 06.03"E	
C106	16.75	4.27	225.00
L198	37.88	N30° 38' 06.03"W	
L199	60.43	N55° 46' 41.70"W	
L200	28.30	S59° 49' 09.05"W	
L201	65.72	N34° 32' 39.77"W	
L202	65.53	N30° 10' 50.95"W	
L203	80.01	N59° 48' 10.45"E	
L204	53.60	N19° 26' 42.52"W	

LOT 11 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L205	37.68	N59° 48' 10.45"E	
L206	75.32	S89° 38' 01.33"E	
L207	99.40	S6° 29' 10.14"E	
L208	33.29	S23° 57' 59.69"E	
L209	76.56	S6° 29' 10.14"E	
L210	11.93	S50° 29' 03.29"W	
L211	61.55	N6° 29' 10.14"W	
L212	55.84	N23° 57' 59.69"W	
L213	58.23	S83° 30' 49.86"W	
L214	99.34	N26° 40' 36.08"W	
L215	40.45	N82° 01' 05.35"W	

LOT 12 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L216	80.58	S89° 38' 01.33"E	
L217	104.81	S6° 29' 10.14"E	
L218	60.49	S83° 30' 49.86"W	
L219	34.09	S28° 25' 16.99"W	
L220	56.54	S6° 29' 10.14"E	
C117	3.62	2.84	73.00
L221	8.26	S50° 29' 03.29"W	
L222	17.47	N28° 25' 16.99"E	
L223	114.42	N6° 29' 10.14"W	
L224	28.21	N27° 14' 43.73"W	

LOT 13 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L225	84.81	S14° 08' 04.30"W	
L226	17.70	S43° 47' 52.07"E	
C108	39.91	76.23	30.00
L229	63.61	S83° 30' 49.86"W	
L230	107.42	N6° 32' 59.24"W	
L231	109.16	S89° 38' 01.33"E	
L227	15.33	S14° 08' 04.30"W	
L228	37.01	S46° 12' 07.93"W	
L232	33.94	N40° 21' 49.79"E	

LOT 14 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L233	70.00	S18° 32' 57.08"W	
L234	83.14	N71° 27' 02.92"W	
L235	16.47	S46° 12' 07.93"W	
L236	50.00	S46° 12' 07.93"W	
L237	89.01	S46° 12' 07.93"W	
C109	20.06	15.75	73.00
L238	88.82	N46° 12' 07.93"E	
L239	8.14	S43° 47' 52.07"E	
L240	15.26	N46° 12' 07.93"E	
L241	75.61	N14° 08' 04.30"E	
L242	55.23	S57° 12' 11.51"E	
L243	53.71	S71° 27' 02.92"E	
L244	105.14	N32° 18' 17.93"E	

LOT 15 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L245	68.70	N53° 29' 08.60"W	
L246	48.87	N1° 20' 09.63"W	
L247	40.23	N30° 42' 53.06"E	
C110	47.12	90.00	30.00
L248	33.20	S43° 47' 52.07"E	
L249	61.38	S71° 27' 02.92"E	
L250	122.70	S18° 32' 57.08"W	
L251	33.38	S29° 57' 02.77"E	

LOT 16 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L252	100.00	N42° 07' 41.51"W	
L253	53.48	N47° 52' 18.49"E	
L254	16.41	N56° 32' 55.64"W	
C111	16.13	12.66	73.00
L255	18.75	S56° 32' 55.64"E	
L256	87.19	S71° 27' 02.92"E	
L257	48.97	S18° 32' 57.08"W	
L258	70.00	S47° 52' 18.49"W	
L259	94.80	S15° 23' 52.26"E	

LOT 17 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L260	60.43	S33° 31' 10.25"W	
L261	28.28	S41° 24' 49.25"W	
L262	117.70	N47° 24' 03.66"W	
L263	18.69	N42° 35' 56.34"E	
L264	34.62	N75° 53' 29.30"W	
L265	76.06	N49° 57' 18.89"W	
C112	16.39	4.17	225.00
L266	68.84	S49° 57' 18.89"E	
L267	39.62	S75° 53' 29.30"E	
L268	26.06	N42° 35' 56.34"E	
L269	110.45	S60° 28' 30.03"E	
L270	81.50	S63° 31' 59.70"E	

LOT 18 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L271	59.42	N50° 10' 02.89"W	
L272	80.80	N31° 58' 01.52"W	
L273	38.51	N64° 22' 24.43"W	
L274	80.77	N37° 26' 06.78"W	
L275	16.19	N61° 15' 35.04"E	
L276	74.49	S37° 26' 06.78"E	
L277	33.49	S64° 22' 24.43"E	
L278	29.82	N21° 22' 34.22"E	
L279	38.20	S82° 56' 08.63"E	
L280	113.50	S47° 24' 03.66"E	
L281	84.10	S36° 16' 45.04"W	
L282	26.64	S28° 07' 26.68"E	

LOT 19 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L283	74.91	N64° 35' 07.13"W	
L284	97.10	N22° 56' 25.97"E	
L285	134.59	N43° 46' 42.88"W	
L286	16.57	N61° 15' 35.04"E	
L287	123.41	S43° 46' 42.88"E	
L288	82.45	S50° 10' 02.89"E	
L289	93.88	S25° 24' 52.87"W	
L290	65.06	S33° 04' 28.22"E	

LOT 20 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L291	93.33	N60° 18' 17.27"W	
L292	16.12	N22° 45' 01.27"E	
L293	15.74	S60° 18' 17.27"E	
L294	33.85	N24° 59' 13.86"E	
L295	50.84	N38° 19' 38.85"E	
L296	74.69	S60° 18' 17.27"E	
L297	100.00	S29° 41' 42.73"W	
L298	58.93	S45° 33' 34.21"E	

LOT 21 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L299	155.36	N58° 01' 33.08"W	
L300	16.21	N22° 45' 01.27"E	
L301	33.51	S57° 59' 25.59"E	
L302	31.11	N28° 58' 11.06"E	
L303	74.88	S87° 23' 00.89"E	
L304	57.44	S60° 18' 17.27"E	
L305	86.11	S29° 41' 42.73"W	
L306	104.49	S49° 46' 19.07"E	

LOT 22 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L307	100.00	N55° 40' 12.49"W	
L308	67.05	N34° 19' 47.51"E	
L309	26.57	N67° 14' 58.73"W	
L310	16.00	N22° 45' 01.27"E	
L311	29.85	S67° 14' 58.73"E	
L312	100.08	S58° 01' 33.08"E	
L313	87.50	S34° 19' 47.51"W	
L314	109.87	S50° 26' 53.68"E	

LOT 23 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L315	158.16	N58° 17' 35.08"W	
C113	16.06	1.75	525.00
L316	17.09	S58° 17' 35.08"E	
L317	61.96	N31° 42' 24.92"E	
L318	105.57	S55° 40' 12.49"E	
L319	80.72	S6° 39' 24.34"W	
L320	50.59	S41° 02' 45.78"E	

LOT 24 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L321	70.16	S31° 42' 24.92"W	
L322	52.90	N67° 29' 11.14"W	
L323	26.91	N77° 09' 03.69"W	
L324	30.75	N42° 06' 56.30"W	
L325	44.70	N31° 42' 24.92"E	
L326	47.05	N46° 26' 44.62"W	
C114	16.00	1.75	525.00
L327	43.90	S46° 26' 44.62"E	
L328	17.69	N31° 42' 24.92"E	
L329	107.22	S58° 17' 35.08"E	
L330	63.60	S71° 56' 08.10"E	

LOT 25 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L331	209.42	N20° 56' 53.81"W	
L332	9.40	N5° 20' 03.48"W	
L333	102.55	N20° 51' 22.74"W	
L334	29.65	N34° 33' 41.20"W	
C115	16.00	1.75	525.00
L335	31.81	S34° 33' 41.20"E	
L336	108.92	S20° 51' 22.74"E	
L337	6.79	N84° 40' 26.69"E	
L338	53.97	S65° 47' 06.10"E	
L339	34.65	S34° 30' 31.55"E	
L340	32.46	S51° 55' 54.19"E	
L341	142.71	S17° 06' 00.58"W	
L342	76.44	S1° 51' 33.88"E	

LOT 26 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L343	70.00	N16° 51' 10.95"W	
L344	83.16	N73° 08' 49.05"E	
L345	37.00	N35° 00' 14.34"W	
L350	1.30	N59° 26' 39.08"E	
C116	14.73	1.61	525.00
L346	41.21	S35° 00' 45.31"E	
L347	70.00	S16° 51' 10.95"E	
L348	100.00	S73° 08' 49.05"W	
L349	40.63	S35° 15' 00.36"W	

FILE: Z:\Projects\PINE CANYON\PROJECTS\19010 PC Tract 9\DWG\PPLAT\19010 PRELIMINARY PLAT S6.dwg <<c3D_Imperial>>

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8601 NORTH SCOTTSDALE ROAD SUITE 335
SCOTTSDALE, ARIZONA 85253

PRELIMINARY PLAT FOR
THE ESTATES AT PINE CANYON - PINE BLUFF
BUILDING ENVELOPE GEOMETRIC TABLES

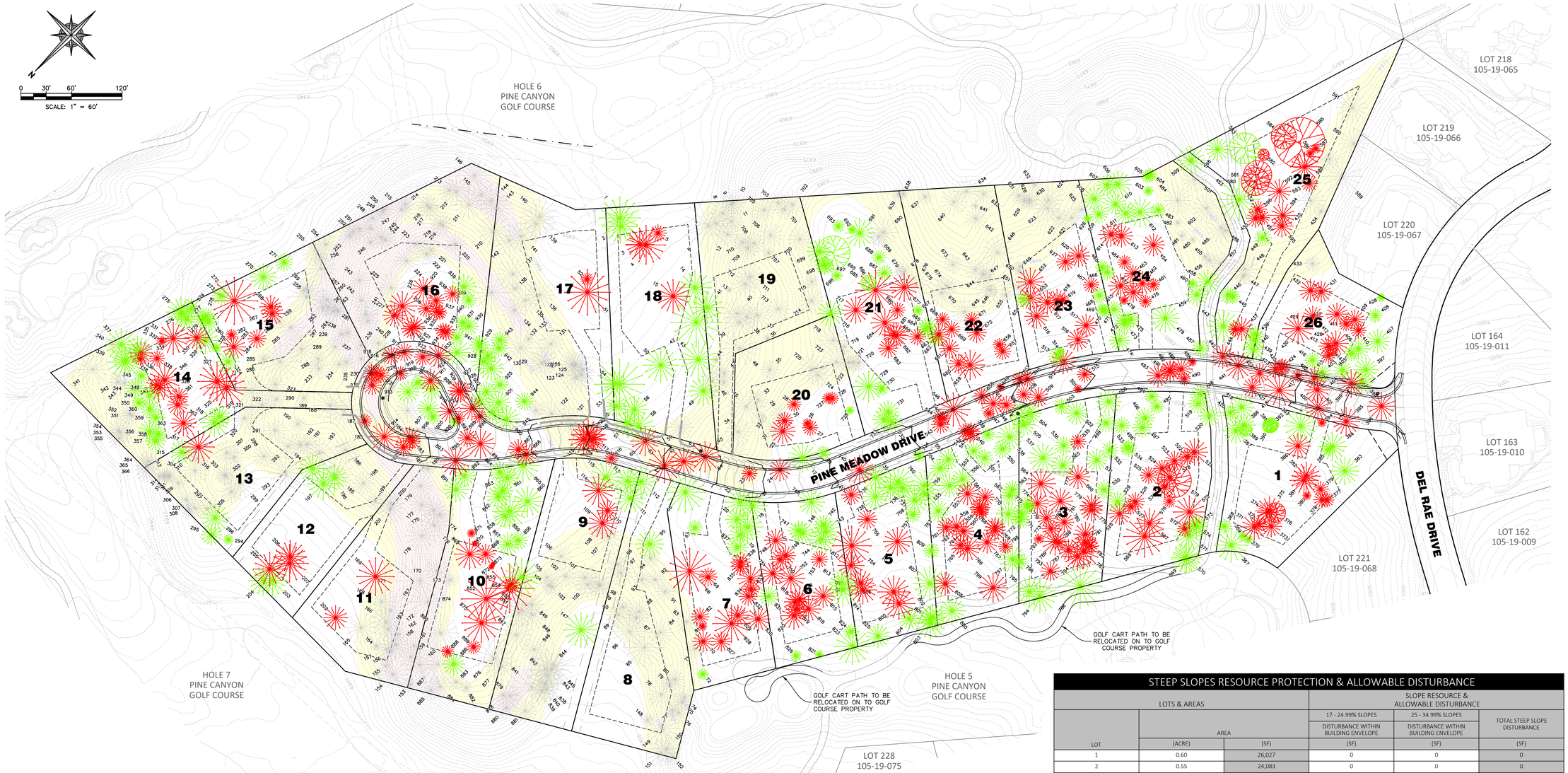
PRELIMINARY
FOR REVIEW
AND COMMENT

JOB:	19010
DATE:	8/17/2020
SCALE:	AS SHOWN
FIELD:	DP
DRAWN:	TL/TS
CHECKED:	TL

6

SHEET 6 OF 8

PLOTTED: Oct 13, 2020—8:59am



LEGEND

- PAVED ROADWAY
- PRIVATE DRIVEWAY
- BUILDING ENVELOPES
- 0% TO 16.99% SLOPES
- 17% TO 24.99% SLOPES
- 25% TO 34.99% SLOPES
- TREE TO BE PROTECTED
- TREE WITHIN PROTECTED SLOPES
- TREE TO BE REMOVED

PARENT PROPERTY SLOPE DATA

RANGE	AREA	ALLOWABLE DISTURBANCE		INFRASTRUCTURE DISTURBANCE		BALANCE (ALLOWABLE LOT DISTURBANCE)	
(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)
17 - 24.99%	215,785	30%	64,736	6%	12,116	24%	52,620
25 - 34.99%	42,128	20%	8,426	3%	1,440	17%	6,986
> 35% (*)	0	-	-	-	-	-	-
TOTALS	257,913		73,161		13,556		59,605

* THIS SITE DOES NOT CONTAIN ANY SLOPES GREATER THAN 35%

SLOPE RESOURCE NOTES:

1. MAXIMUM SLOPE DISTURBANCE (17 < 25%) ON LOTS IS BALANCE REMAINING AFTER DISTURBANCE CAUSED BY INFRASTRUCTURE (47,636 SF)
2. MAXIMUM SLOPE DISTURBANCE (25 < 35%) ON LOTS IS BALANCE REMAINING AFTER DISTURBANCE CAUSED BY INFRASTRUCTURE (7,013 SF)
3. MAXIMUM BUILDING COVERAGE IS 35% OF TOTAL LOT AREA.
4. PROPERTY OWNERS ARE RESPONSIBLE FOR PROTECTION ON ALL NATURAL RESOURCES ON EACH LOT
5. BUILDING PERMIT APPLICATIONS MUST INCLUDE A NATURAL RESOURCE PROTECTION PLAN (NRPP)
6. EVERY LOT NRPP MUST REPORT CALCULATED AREAS AT OR BELOW THE MAXIMUM ALLOWABLE FOR EACH LOT

FOREST RESOURCE PROTECTION DATA

FOREST RESOURCES	POINTS	%
PARENT PROPERTY TOTAL AVAILABLE FOREST RESOURCE CREDIT POINTS (SEE SHEET 8)	2,948	100.00%
FOREST RESOURCE CREDIT POINTS, PROTECTED OUTSIDE OF BUILDING ENVELOPES, DERIVED FROM TREE SURVEY (SEE SHEET 8)	1,485	50.37%
FOREST RESOURCE CREDIT POINTS DERIVED FROM PROTECTED STEEP SLOPES (OVER & ABOVE MINIMUM REQUIRED)	20	0.68%
TOTAL PROTECTED FOREST RESOURCE CREDIT POINTS	1,505	51.05%

STEEP SLOPES RESOURCE PROTECTION & ALLOWABLE DISTURBANCE

LOTS & AREAS			SLOPE RESOURCE & ALLOWABLE DISTURBANCE		
	AREA		17 - 24.99% SLOPES DISTURBANCE WITHIN BUILDING ENVELOPE	25 - 34.99% SLOPES DISTURBANCE WITHIN BUILDING ENVELOPE	TOTAL STEEP SLOPE DISTURBANCE
LOT	(ACRE)	(SF)	(SF)	(SF)	(SF)
1	0.60	26,027	0	0	0
2	0.55	24,083	0	0	0
3	0.54	23,711	0	0	0
4	0.51	22,100	0	0	0
5	0.46	20,011	0	0	0
6	0.43	18,872	0	0	0
7	0.51	22,250	0	0	0
8	0.67	29,294	6,638	0	6,638
9	0.74	32,056	2,774	0	2,774
10	0.67	29,010	1,615	542	2,157
11	0.63	27,620	4,097	1,905	6,002
12	0.45	19,760	1,025	676	1,701
13	0.53	23,000	7,204	0	7,204
14	0.60	26,340	2,652	0	2,652
15	0.56	24,263	2,615	1,196	3,811
16	0.78	34,047	1,282	2,115	3,397
17	0.70	30,281	1,960	0	1,960
18	0.54	23,366	335	0	335
19	0.52	22,781	10,096	0	10,096
20	0.46	20,055	3,676	0	3,676
21	0.70	30,277	0	0	0
22	0.59	25,634	2,899	0	2,899
23	0.51	22,165	967	0	967
24	0.65	28,257	0	0	0
25	0.78	33,822	2,228	0	2,228
26	0.45	19,564	74	0	74
TOTALS	15.12	658,646	52,137	6,434	58,571
		BALANCE OF ALLOWABLE LOT DISTURBANCE OF STEEP SLOPES FROM INFRASTRUCTURE	52,620	6,986	59,605
		PROTECTED STEEP SLOPES (OVER & ABOVE MINIMUM REQUIRED)	483	552	1,034
		FOREST RESOURCE POINTS (1 POINT PER 50 SF)	9	11	20

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SCOTTSDALE, ARIZONA 85253

PRELIMARY PLAT FOR
THE ESTATES AT PINE CANYON - PINE BLUFF
NATURAL RESOURCE PROTECTION PLAN & TREE SURVEY

PRELIMINARY
FOR REVIEW
AND COMMENT

JOB:	19010
DATE:	8/17/2020
SCALE:	1" = 60'
FIELD:	DP
DRAWN:	TL/TS
CHECKED:	TL

7

SHEET 7 OF 8

FILE: Z:\Projects\PINE CANYON\PROJECTS\19010 PC Tract 9\DWG\PPLAT\19010 PRELIMINARY PLAT S7.dwg <<C3D_Imperial>>

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THE ESTATES AT PINE CANYON - PINE BLUFF - FOREST RESOURCE DATA

* THIS TABLE DOES NOT INCLUDE ANY FOREST RESOURCES (TREES) WITHIN STEEP SLOPE AREAS

LOT / TRACT	FOREST RESOURCE ID	FOREST RESOURCE SPECIE	FOREST RESOURCE DBH (in)	FOREST RESOURCE POINTS	FOREST RESOURCE CREDIT MULTIPLIER (0=REMOVED) (1=PROTECTED)	PROTECTED FOREST RESOURCE CREDIT
1	367	PONDEROSA	24	8	1	8
1	368	PONDEROSA	10	2	1	2
1	369	PONDEROSA	6	1	1	1
1	370	PONDEROSA	6	1	1	1
1	371	PONDEROSA	19	8	0	0
1	372	PONDEROSA	10	2	0	0
1	373	PONDEROSA	15	4	0	0
1	374	PONDEROSA	15	4	0	0
1	375	PONDEROSA	20	8	0	0
1	376	JUNIPER	14	8	0	0
1	377	PONDEROSA	10	2	0	0
1	378	PONDEROSA	12	2	0	0
1	379	PONDEROSA	11	2	0	0
1	380	PONDEROSA	6	1	0	0
1	381	PONDEROSA	20	8	0	0
1	382	PONDEROSA	20	8	0	0
1	383	PONDEROSA	20	8	1	8
1	384	PONDEROSA	20	8	1	8
1	385	PONDEROSA	10	2	1	2
1	386	PONDEROSA	18	8	1	8
1	387	PONDEROSA	18	8	1	8
1	388	PONDEROSA	16	4	1	4
1	389	JUNIPER	9	8	1	8
1	390	JUNIPER	10	8	1	8
1	391	JUNIPER	10	8	1	8
1	392	JUNIPER	10	8	1	8
1	393	PONDEROSA	24	8	1	8
1	394	PONDEROSA	6	1	0	0
1	419	PONDEROSA	18	8	1	8
1	420	PONDEROSA	11	2	1	2
2	494	PONDEROSA	10	2	1	2
2	495	PONDEROSA	10	2	1	2
2	496	PONDEROSA	14	4	1	4
2	497	PONDEROSA	14	4	1	4
2	498	PONDEROSA	12	2	1	2
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2	519	PONDEROSA	14	4	1	4
2	521	PONDEROSA	19	8	0	0
2	522	PONDEROSA	12	2	0	0
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2	524	PONDEROSA	12	2	0	0
2	525	PONDEROSA	12	2	0	0
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2	529	PONDEROSA	15	4	1	4
2	567	PONDEROSA	21	8	0	0
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2	570	PONDEROSA	22	8	1	8
2	571	PONDEROSA	20	8	1	8
2	572	PONDEROSA	11	2	0	0
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2	574	PONDEROSA	13	4	1	4
2	575	PONDEROSA	23	8	0	0
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2	577	PONDEROSA	16	4	0	0
2	578	PONDEROSA	17	4	0	0
2	579	JUNIPER	24	8	0	0
2	790	PONDEROSA	13	4	0	0
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3	500	PONDEROSA	18	8	1	8
3	502	PONDEROSA	16	4	1	4
3	503	PONDEROSA	11	2	1	2
3	505	PONDEROSA	16	4	1	4
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3	531	PONDEROSA	15	4	1	4
3	532	PONDEROSA	12	2	1	2
3	535	PONDEROSA	11	2	0	0
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3	537	PONDEROSA	21	8	1	8
3	564	PONDEROSA	21	8	0	0
3	565	PONDEROSA	16	4	0	0
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3	771	PONDEROSA	13	4	1	4
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3	775	PONDEROSA	10	2	1	2
3	776	PONDEROSA	12	2	1	2
3	777	PONDEROSA	18	8	0	0
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3	781	PONDEROSA	16	4	0	0
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3	784	PONDEROSA	20	8	0	0
3	786	PONDEROSA	32	20	1	20
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3	796	PONDEROSA	11	2	1	2
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4	770	PONDEROSA	17	4	0	0
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5	807	PONDEROSA	24	8	1	8
5	809	PONDEROSA	11	2	1	2
5	810	PONDEROSA	20	8	0	0
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5	825	PONDEROSA	17	4	1	4
6	21	PONDEROSA	21	8	1	8
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6	746	PONDEROSA	16	4	1	4
6	747	PONDEROSA	14	4	1	4
6	748	PONDEROSA	16	4	0	0
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6	750	PONDEROSA	15	4	0	0
6	751	PONDEROSA	17	4	0	0
6	752	PONDEROSA	20	8	0	0
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6	813	PONDEROSA	18	8	1	8
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6	819	PONDEROSA	15	4	0	0
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6	823	PONDEROSA	26	20	1	20
6	824	PONDEROSA	10	2	1	2
6	826	PONDEROSA	8	1	1	1
6	831	PONDEROSA	14	4	1	4
7	18	PONDEROSA	21	8	1	8
7	19	PONDEROSA	18	8	1	8
7	20	PONDEROSA	16	4	1	4
7	22	PONDEROSA	21	8	1	8
7	66	PONDEROSA	29	20	1	20
7	67	PONDEROSA	11	2	1	2
7	68	PONDEROSA	33	20	0	0
7	69	PONDEROSA	13	4	0	0
7	70	PONDEROSA	15	4	0	0
7	72	PONDEROSA	8	1	1	1
7	81	PONDEROSA	6	1	0	0
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7	827	PONDEROSA	14	4	0	0
7	828	PONDEROSA	27	20	0	0
7	829	PONDEROSA	15	4	0	0
7	830	PONDEROSA	17	4	0	0
7	832	PONDEROSA	13	4	0	0
7	833	PONDEROSA	12	2	0	0
7	834	PONDEROSA	19	8	0	0
7	835	PONDEROSA	13	4	0	0
7	836	PONDEROSA	14	4	0	0
7	837	PONDEROSA	16	4	1	4
8	95	PONDEROSA	20	8	1	8
8	112	PONDEROSA	23	8	1	8
9	109	PONDEROSA	22	8	0	0
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9	111	PONDEROSA	22	8	1	8
9	113	PONDEROSA	18	8	1	8
9	114	PONDEROSA	23	8	0	0
9	115	PONDEROSA	23	8	1	8
9	147	PONDEROSA	25	8	1	8
10	852	PONDEROSA	35	20	0	0
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10	855	PONDEROSA	27	20	1	20
10	856	PONDEROSA	13	4	1	4
10	857	PONDEROSA	16	4	1	4
10	858	PONDEROSA	25	20	1	20
10	859	PONDEROSA	17	4	1	4
10	860	PONDEROSA	22	8	1	8
10	861	PONDEROSA	15	4	1	4
10	862	PONDEROSA	17	4	1	4
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10	865	PONDEROSA	24	8	1	8
10	868	PONDEROSA	14	4	0	0
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10	870	PONDEROSA	4	0	0	0
10	871	PONDEROSA	6	1	0	0
10	872	PONDEROSA	4	0	0	0
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10	875	PONDEROSA	28	20	0	0
10	886	PONDEROSA	16	4	1	4
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10	891	PONDEROSA	18	8	1	8
10	892	PONDEROSA	16	4	1	4
11	169	PONDEROSA	27	20	0	0
11	202	PONDEROSA	17	4	0	0
12	194	PONDEROSA	20	8	1	8
12	196	PONDEROSA	19	8	1	8
12	197	PONDEROSA	23	8	1	8
12	203	PONDEROSA	22	8	1	8
12	204	PONDEROSA	21	8	1	8
12	205	PONDEROSA	24	8	0	0
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13	294	PONDEROSA	7	1	1	1
13	295	PONDEROSA	15	4	1	4
13	296	PONDEROSA	20	8	1	8
13	315	PONDEROSA	18	8	1	8
13	317	PONDEROSA	23	8	0	0
14	274	PONDEROSA	14	4	1	4
14	275	PONDEROSA	21	8	1	8
14	276	PONDEROSA	12	2	1	2
14	277	PONDEROSA	14	4	1	4
14	318	PONDEROSA	20	8	1	8
14	319	PONDEROSA	16	4	1	4
14	325	PONDEROSA	28	20	0	0
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14	329	PONDEROSA	19	8	1	8
14	330	PONDEROSA	17	4	0	0
14	331	PONDEROSA	23	8	0	0
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14	334	PONDEROSA	17	4	0	0
14	335	PONDEROSA	18	8	1	8
14	336	PONDEROSA	10	2	0	0
14	337	PONDEROSA	23	8	1	8
14	338	PONDEROSA	18	8	1	8
14	339	PONDEROSA	24	8	1	8
14	344	PONDEROSA	14	4	1	4
14	345	PONDEROSA	11	2	1	2
14	346	PONDEROSA	24	8	0	0
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14	348	PONDEROSA	20	8	0	0
14	349	PONDEROSA	17	4	1	4
14	350	PONDEROSA	10	2	1	2
14	356	PONDEROSA	16	4	1	4
14	357	PONDEROSA	14	4	1	4
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14	359	PONDEROSA	13	4	1	4
14	360	PONDEROSA	13	4	1	4
14	361	PONDEROSA	13	4	0	0
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14	363	PONDEROSA	18	8	0	0
15	267	PONDEROSA	16	4	0	0
15	268	PONDEROSA	16	4	0	0
15	270	PONDEROSA	19	8	1	8
15	271	PONDEROSA	13	4	1	4
15	272	PONDEROSA	34	20	0	0
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15	278	PONDEROSA	12	2	1	2
15	279	PONDEROSA	12	2	1	2
15	280	PONDEROSA	14	4	1	4
15	282	PONDEROSA	8	1	0	0
15	283	PONDEROSA	17	4	0	0
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15	327	PONDEROSA	17	4	1	4
15	328	PONDEROSA	7	1	1	1
16	208	PONDEROSA	12	2	0	0
16	226	PONDEROSA	21	8	0	0
16	227	PONDEROSA	17	4	0	0
16	920	PONDEROSA	17	4	0	0
16	921	PONDEROSA	15	4	0	0
16	922	PONDEROSA	14	4	0	0
16	924	PONDEROSA	19	8	1	8
16	929	PONDEROSA	14	4	1	4
16	930	PONDEROSA	14	4	1	4
16	931	PONDEROSA	11	2	1	2
16	932	PONDEROSA	11	2	1	2
16	933	PONDEROSA	12	2	0	0
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16	935	PONDEROSA	10	2	0	0
16	936	PONDEROSA	12	2	0	0
16	937	PONDEROSA	12	2	0	0
16	938	PONDEROSA	12	2	0	0
16	939	PONDEROSA	18	8	1	8
16	940	PONDEROSA	11	2	1	2
16	941	PONDEROSA	13	4	1	4
17	51	PONDEROSA	33	20	0	0
17	52	PONDEROSA	9	2	0	0
17	926	PONDEROSA	18	8	1	8
17	927	PONDEROSA	18	8	1	8
17	928	PONDEROSA	12	2	1	2
17	942	PONDEROSA	12	2	1	2
17	943	PONDEROSA	12	2	1	2
17	899	PONDEROSA	16	4	1	4
17	901	PONDEROSA	16	4	1	4
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17	925	PONDEROSA	12	2	1	2
17	944	PONDEROSA	13	4	1	4
18	1	PONDEROSA	30	20	1	20
18	2	PONDEROSA	24	8	1	8
18	3	PONDEROSA	20	8	0	0
18	4	PONDEROSA	28	20	0	0
18	5	PONDEROSA	12	2	0	0
18	14	PONDEROSA	24	8	1	8
18	15	PONDEROSA	24	8	0	0
18	41	PONDEROSA	23	8	1	8
18	42	PONDEROSA	36	20	1	20
18	43	PONDEROSA	27	20	1	20
18	49	PONDEROSA	21	8	1	8
18	50	PONDEROSA	25	20	1	20
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18	54	PONDEROSA	17	4	1	4
18	55	PONDEROSA	15	4	1	4
18	56	PONDEROSA	19	8	1	8
19	716	PONDEROSA	19	8	1	8
20	25	PONDEROSA	18	8	0	0
20	26	PONDEROSA	7	1	0	0
20	27	PONDEROSA	11	2	0	0
20	28	PONDEROSA	10	2	0	0
20	30	PONDEROSA	12	2	0	0
20	726	PONDEROSA	9	2	0	0
20	727	PONDEROSA	8	1	0	0
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21	664	PONDEROSA	13	4	1	4
21	665	PONDEROSA	14	4	1	4
21	666	PONDEROSA	12	2	0	0
21	667	PONDEROSA	8	1	1	1
21	677	PONDEROSA	20	8	0	0
21	680	PONDEROSA	11	2	0	0
21	681	PONDEROSA	17	4	0	0
21	682	PONDEROSA	17	4	0	0
21	683	PONDEROSA	14	4	0	0
21	684	PONDEROSA	20	8	0	0
21	685	PONDEROSA	29	20	0	0
21	686	JUNIPER	11	8	1	8
21	687	PONDEROSA	11	2	1	2
21	688	PONDEROSA	10	2	1	2
21	691	PONDEROSA	21	8	1	8
21	692	PONDEROSA	6	1	1	1
21	693	PONDEROSA	9	2	1	2
21	695	JUNIPER	24	8	1	8
21	696	PONDEROSA	8	1	1	1
21	697	PONDEROSA	13	4	1	4
21	698	PONDEROSA	12	2	1	2
21	699	PONDEROSA	18	8	1	8
21	717	PONDEROSA	19	8	0	0
21	729	PONDEROSA	22	8	1	8
21	730	PONDEROSA	10	2	1	2
21	731	PONDEROSA	16	4	1	4
21	732	PONDEROSA	15	4	1	4
21	733	PONDEROSA	17	4	1	4
22	656	PONDEROSA	9	2	0	0
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22	659	PONDEROSA	21	8	0	0
22	660	PONDEROSA	14	4	0	0
22	661	PONDEROSA	14	4	0	0
22	662	PONDEROSA	12	2	1	2
22	663	PONDEROSA	16	4	0	0
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22	669	PONDEROSA	12	2	0	0
22	671	PONDEROSA	11	2	0	0
22	672	PONDEROSA	14	4	0	0
23	467	PONDEROSA	11	2	0	0
23	468	PONDEROSA	11	2	1	2
23	513	PONDEROSA	13	4	1	4
23	514	PONDEROSA	6	1	1	1
23	516	PONDEROSA	16	4	0	0
23	517	PONDEROSA	16	4	0	0
23	616	PONDEROSA	17	4	0	0
23	617	PONDEROSA	17	4	0	0
23	618	PONDEROSA	16	4	0	0
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23	627	PONDEROSA	13	4	0	0
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23	653	PONDEROSA	17	4	0	0
23	654	PONDEROSA	12	2	1	2
24	454	PONDEROSA	16	4	0	0
24	459	PONDEROSA	16	4	1	4
24	460	PONDEROSA	7	1	1	1
24	461	PONDEROSA	9	2	0	0
24	462	PONDEROSA	17	4	0	0
24	463	PONDEROSA	12	2	0	0
24	464	PONDEROSA	10	2	0	0
24	465	PONDEROSA	10	2	1	2
24	466	PONDEROSA	11	2	1	2
24	469	PONDEROSA	9	2	1	2
24	470	PONDEROSA	9	2	1	2
24	471	PONDEROSA	12	2	1	2
24	472	PONDEROSA	11	2	1	2
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24	474	PONDEROSA	15	4	1	4
24	475	PONDEROSA	12	2	1	2
24	476	PONDEROSA	9	2	0	0
24	477	PONDEROSA	14	4	0	0
24	478	PONDEROSA	6	1	0	0
24	479	PONDEROSA	20	8	1	8
24	483	PONDEROSA	10	2	1	2
24	603	PONDEROSA	7	1	1	1
24	604	PONDEROSA	9	2	1	2
24	605	PONDEROSA	9	2	1	2
24	606	PONDEROSA	19	8	1	8
24	607	PONDEROSA	15	4	1	4
24	608	PONDEROSA	17	4	1	4
24	609	PONDEROSA	13	4	1	4
24	610	PONDEROSA	15	4	1	4
24	611	PONDEROSA	15	4	1	4
24	612	PONDEROSA	21	8	1	8
24	613	PONDEROSA	16	4	0	0
24	614	PONDEROSA	17	4	0	0
24	615	PONDEROSA	17	4	0	0
25	437	PONDEROSA	17	4	0	0
25	438	PONDEROSA	11	2	1	2
25	439	PONDEROSA	16	4	1	4
25	440	PONDEROSA	16	4	1	4
25	443	PONDEROSA	23	8	1	8
25	444	PONDEROSA	10	2	0	0
25	445	PONDEROSA	10	2	1	2
25	446	PONDEROSA	12	2	1	2
25	449	PONDEROSA	12	2	1	2
25	450	PONDEROSA	13	4	0	0
25	451	PONDEROSA	11	2	0	0
25	452	PONDEROSA	12	2	0	0
25	453	PONDEROSA	30	20	1	20
25	580	JUNIPER	20	8	0	0
25	581	JUNIPER	20	8	0	0
25	582	JUNIPER	8	8	0	0
25	583	JUNIPER	22	8	1

PLANNING & DEVELOPMENT SERVICES REPORT
PRELIMINARY PLAT

PZ-19-00099-02

DATE: **October 23, 2020**
MEETING DATE: **November 12, 2020**
REPORT BY: **Genevieve Pearthree**

REQUEST:
TLC PC Golf LLC requests Preliminary Plat approval for The Estates at Pine Canyon Pine Bluff located at 2080 E. Del Rae Dr., a single-family home subdivision on 17.5 acres in the R1 (Single Family Residential) Zone.

STAFF RECOMMENDATION:
Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

PRESENT LAND USE:
The vacant subject site is located within the southeastern corner of the larger Pine Canyon development, which encompasses 660-acres. Pine Canyon includes a 31,000 square foot clubhouse, an eighteen-hole golf course occupying approximately 215 acres, 513 single-family lots, 46 townhome lots, and 60 condominiums.

PROPOSED LAND USE:
The Estates at Pine Canyon Pine Bluff subdivision, consisting of 26 single-family lots located on 17.5 acres in the R1 (Single Family Residential) Zone.

NEIGHBORHOOD DEVELOPMENT:
See the attached vicinity map for more information.

North: Estates at Pine Canyon Unit Five, R1 Zone.
South: Estates at Pine Canyon Unit Two, R1 Zone; USDA Forest Service, PLF Zone.
East: Estates at Pine Canyon Unit Two, R1 Zone; USDA Forest Service, PLF Zone.
West: Estates at Pine Canyon Units One and Two, R1 Zone.

REQUIRED FINDINGS:
The Planning and Zoning Commission shall find the proposed Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

STAFF REVIEW:

I. Project Information

A. Background
In June of 2000, the City Council approved a rezoning request and development agreement allowing the development of Pine Canyon, which includes a mixture of condominium, townhomes, estate homes, clubhouse and recreational facilities, maintenance and storage facilities, and an 18-hole private golf course with accessory facilities, located on approximately 660 acres. The primary entrance to Pine Canyon is located at the intersection of Lone Tree Road and John Wesley Powell Blvd.

The applicant, Granite Basin Engineering, representing TLC PC Golf LLC, is seeking Preliminary Plat approval for a 26-lot single-family residential subdivision within the larger Pine Canyon development. . The subdivision is one of the last

undeveloped areas in Pine Canyon and is located between existing golf course and residential uses. The site has signficant topography requiring the applicant to create larger lots to ensure that resource protection standards are met.

New infrastructure will need to be provided for the project including a new private roadway (Pine Meadow Drive) as is the adopted standard in Pine Canyon, 8" water and sewer lines, LID (Low Impact Development) basins, and a new golf cart path. City Staff approved the Preliminary Plat on October 8, 2020 based on conformance with all relevant development standards.

B. Type of Plat

This Preliminary Plat request is for a single-family residential subdivision consisting of 26 individual lots. All areas in the subdivision not allocated as lots are reserved as tracts. Tract A covers Pine Meadow Drive (a private drive) and is to be used for ingress/egress and public utilities. Tracts B1 and B2 are used for stormwater conveyance and golf course use.

II. Required Findings: Conformance with City Development Standards and Regional Plan

Staff reviewed and approved the Preliminary Plat based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

A. City of Flagstaff Zoning Code (Title 10)

i. Single Family Residential (R1) Zone

The property is zoned R1, Single Family Residential which requires a minimum of two units per acre and allows a maximum of five units per acre within the Resource Protection Overlay (RPO). This subdivision has a density of 1.48 units per acre which is slightly lower than the required two units per acre. The Development Agreement for Pine Canyon identifies 26 lots for this tract, which is what is proposed. The overall density of the Pine Canyon development meets the minimum density standards for the R1 zone. The subdivision is one of the last undeveloped areas in Pine Canyon.

The majority of lots within this proposed subdivision meet the minimum lot width, depth, and size requirements for the R1 Zone identified below.

- Minimum width: 60' (65' for corner lots) – measured at the front setback line
- Minimum Depth: 100'
- Minimum size: 6,000 sq. ft.

Lot sizes within the proposed subdivision range from 18,872 sq. ft. to 38,282 square feet which complies with the minimum lot size of 6,000 square feet. For the purposes of tree and steep slope resource protection, the plat proposes four flag lots that do not meet the minimum lot width as identified above. However, the Zoning Code allows the City Council to approve alternate lot sizes and setbacks on a final plat. The final plat will designate alternate front setback lines on the flag lots to ensure compliance with the 60' minimum lot width Table 10-40.30.030.C(2). Additionally, unique building envelopes for each lot that meet or exceed the minimum required setbacks for the R1 zone (see page 5 of the Preliminary Plat) have been provided.

- Front: 15' (25' for parking)
- Interior Side: 8'
- Exterior Side: 15'
- Rear: 25'

ii. Natural Resources

The subject property is located within the Resource Protection Overlay. A Resource Protection Plan was provided in conjunction with this Preliminary Plat. Resources on the site include moderate slopes and forest; there are no floodplains on the site. The Resource Protection Plan submitted with the Preliminary Plat application indicated that the minimum protection standards would be met through the use of unique building envelopes for each lot and through the identification of the driveway location for each lot.

Forest Resource Protection in the R1 Zone: The Estates At Pine Canyon Pine Bluff Subdivision

EXISTING TREE RESOURCE POINTS	REQUIRED PROTECTION LEVEL & POINTS	PROPOSED PROTECTION LEVEL & POINTS
2,960 points	50% or 1,480 points	51.05% or 1,505 points

Steep Slope Protection in the R1 Zone: The Estates At Pine Canyon Pine Bluff Subdivision

SLOPE RESOURCE	TOTAL ACRES	REQUIRED PROTECTION LEVEL & ACRES	PROTECTED LEVEL & PROTECTED ACRES
Slope: 17-24.9%	4.95	70% or 3.47 acres	70.23%* or 3.47 acres
Slope: 25% -34.9%	0.97	80% or 0.77 acres	80%* or 0.97 acres
Slope: 35%+	None	--	--

*The developer credited approximately 0.64 acres of excess slope to meet minimum forest resource protection thresholds.

iii. Historic/Cultural Resources

The City of Flagstaff Heritage Preservation Officer (HPO) requires the applicant conduct an archaeological survey of the site with the product of a Cultural Resource Letter Report prepared by a professional meeting Secretary of the Interior Standards. The Letter Report must be reviewed and approved prior to the issuance of Civil Engineering Plans (the next step after City Council Preliminary Plat approval).

iv. Parks, Open Space, Pedestrian, and Bicycle Facilities

As part of the overall Pine Canyon development, a 10-foot-wide paved FUTS trail from the intersection of existing Lone Tree Road to the intersection of JWP Blvd along the north side of the extension of Lone Tree Road to the intersection of Zuni was completed. A 10-foot-wide paved FUTS trail was also constructed from the intersection of Lake Mary Road on the east side of JWP Blvd to the Lone Tree intersection. An extension of the trail was constructed from the intersection of existing Lone Tree/JWP eastward along the south side of JWP towards the proposed third entrance to Pine Canyon where the FUTS penetrates into the Pine Canyon development and extends to Fisher Point. This subdivision plat proposes a golf cart path that runs east to west in the southern portion of the subdivision that connects to existing golf cart paths on both sides.

B. City of Flagstaff Subdivision Standards (Title 11)

i. Preliminary Plat

IDS approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat.

ii. Subdivision Standards and Regulations

IDS also approved the Preliminary Plat based on conformance with relevant standards in Section 11-20.120: Subdivision Design Standards and Requirements.

ii.1 Lot Design

The proposed subdivision meets the standards for lot design:

- Meet the minimum lot width, depth, and size requirements of the Zoning Code.
- Be designed appropriately for the location and character of the proposed development, street improvements, and underlying topography.
- All lots shall be lawfully be built upon and be developable (lots are designed in a way so that development is capable of meeting all relevant development standards).
- Buildable area (building envelope) shall be located away from the crest of ridge lines.
- Buildable area shall be determined by setback requirements and the location of natural topographic features.

ii.2 Street Design

The proposed subdivision meets the standards for street design:

- Meet the street cross-section standards (Engineering Standards) for the type of street proposed.
- Street design is appropriate for underlying topography and in relation to existing streets. Where feasible, streets shall be placed on top of ridges to minimize the extent of grading and reduce the visual impact of development.

ii.3 Easement Design

The proposed subdivision meets the standards for easement design:

- Easements shall be provided and dedicated where deemed necessary for specific purposes (the plat will dedicate a public utility easement and a drainage easement).
- Drainage easements shall substantially follow the line of any existing watercourse that traverses the land.

ii.4 Block Design

The proposed subdivision meets the standards for block design:

- Blocks in non-transect zones shall not normally exceed 1,200 feet in length measured from the property lines, except in hillside developments or where a subdivision of one-half acre lots or larger justify or require a variation from this requirement, or where there are unusual conditions of the property being subdivided.

ii. Minimum Required Subdivision Improvements

The subdivider is required to improve all streets, pedestrian ways, alleys and easements in the subdivision and adjacent to it as required to serve the subdivision. Staff review of the Preliminary Plat along with the impact analyses discussed in the Engineering Standards section below identified the required improvements in conformance with Section 11-20.130: Minimum Required Subdivision Improvements. These improvements will formally be approved with Civil Engineering Plans review, which will occur after Preliminary Plat approval by City Council.

C. City of Flagstaff Engineering Standards (Title 13)

As part of the Preliminary Plat review Staff conducted a public systems analysis to confirm preliminary compliance with Engineering Standards. Following Preliminary Plat approval, the applicant shall submit and receive approval for Civil Engineering Plans for the subdivision prior to review and approval of the Final Plat. Approval of the Civil Engineering Plans will be contingent on the plat meeting City Engineering Standards.

i. Access and Traffic

A Traffic Impact Analysis was prepared and approved for the entire Pine Canyon master planned community. Improved access to the development is provided by John Wesley Powel (JWP) Blvd from Lake Mary Road, and by the extension of Lone Tree Road from the intersection of Lone Tree Road and Zuni Drive to the intersection of JWP Blvd. All interior streets within Pine Canyon are private and maintained by the Homeowner's Association.

A private looped street named Clubhouse Circle provides access throughout Pine Canyon. E. Del Rae Dr. provides direct access to the subject site from Clubhouse Circle. The street design within the subdivision consists of a cul-de-sac street named Pine Meadow Drive. The cross section of the private street provides a 26-foot wide street section with a two-foot wide rolled curb and four-foot wide shoulder on both sides of the street.

ii. Water and Wastewater

The proposed development is serviced by a Zone B water pressure system. All of the proposed water mains will be public. The developer has already extended a twenty (20) inch transmission main within the alignment of JWP Blvd from Lake Mary Road into Pine Canyon. A sixteen (16) inch looped water main has been constructed within the alignment of Clubhouse Circle. A new eight (8) inch water line will be extended from E. Del Rae Drive into the subdivision to provide water service.

Eight-inch public sewer lines have already been constructed beneath the private streets in Pine Canyon. These public mains flow by gravity into a private lift station. This private lift station transfers the wastewater through a force main north into a public gravity sewer line. All maintenance associated with the private force mains and lift station is the responsibility of the developer/Homeowner Association. A new eight (8) inch sewer line will be extended from an existing sewer main to the northeast of the area to be subdivided that will provide sewer service to the new subdivision.

iii. Stormwater

A Stormwater Analysis was previously completed for the entire Pine Canyon development and was accepted by the Stormwater Manager. The development was required to provide subregional on-site detention in the golf course ponds that serve as a dual purpose for storage of irrigation water and stormwater detention. Development of the first phase and golf course constructed this system. The applicant also proposes to add several LID (Low Impact Development) basins just outside of the proposed subdivision on the golf course. These will be documented with Civil Engineering Plan approval.

REQUIRED FINDINGS:

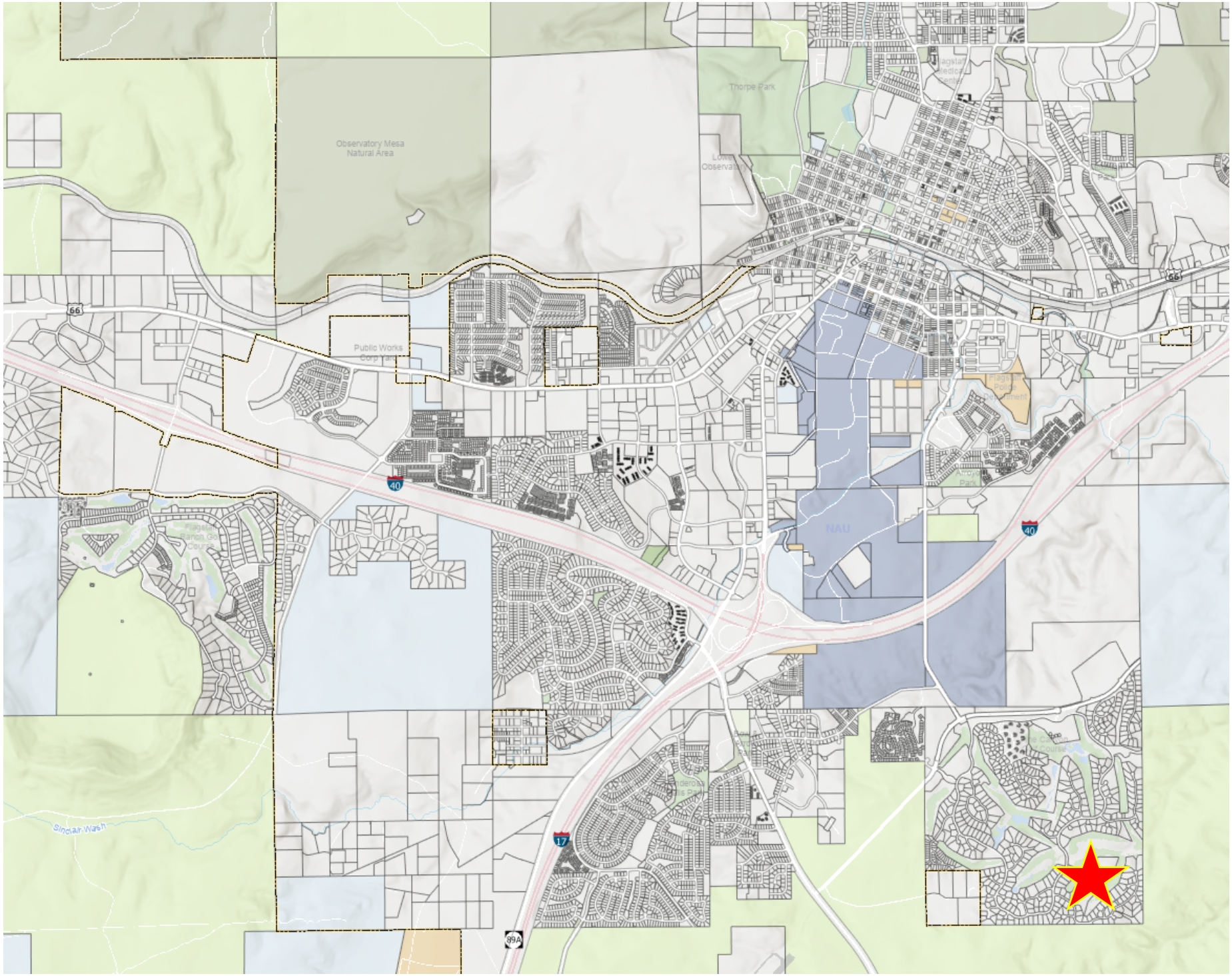
The Planning and Zoning Commission shall find the Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

Recommendation

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

Attachments:

- Application
- Preliminary Plat, including the Natural Resource Protection Plan (8 sheets, 24 x 36")
- Vicinity Map
- Utility notification letters


Observatory Mesa
Natural Area
Thorpe Park
Public Works
NAU
Sinclair Wash
66
40
17
89A

Kaline Hutchinson

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: II.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 20th of August.

We sincerely appreciated your time and consideration.

GRANITE BASIN ENGINEERING, INC

Kaline Hutchinson
Operations Manager
1981 Commerce Center Circle, Suite B
Prescott, Arizona, 86301
Office: 928-717-0171
www.granitebasinengineering.com

aps

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

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.

GRANITE BASIN ENGINEERING, INC

Kaline Hutchinson
Operations Manager
1981 Commerce Center Circle, Suite B
Prescott, Arizona, 86301
Office: 928-717-0171
www.granitebasinengineering.com

GRANITE BASIN
ENGINEERING, INC

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

1981 Commerce Center Circle, Suite B | Prescott, Arizona 86301 | Phone: 928.717.0171 | Fax: 928.717.0181

GRANITE BASIN
ENGINEERING, INC

August 6, 2019

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

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

Kaline Hutchinson

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.

GRANITE BASIN ENGINEERING, INC

Kaline Hutchinson
Operations Manager
1981 Commerce Center Circle, Suite B
Prescott, Arizona, 86301
Office: 928-717-0171
www.granitebasinengineering.com

Kaline Hutchinson

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.

GRANITE BASIN ENGINEERING, INC

Kaline Hutchinson
Operations Manager
1981 Commerce Center Circle, Suite B
Prescott, Arizona, 86301
Office: 928-717-0171
www.granitebasinengineering.com

Kaline Hutchinson

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: II.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.

GRANITE BASIN ENGINEERING, INC

Kaline Hutchinson
Operations Manager
1981 Commerce Center Circle, Suite B
Prescott, Arizona, 86301
Office: 928-717-0171
www.granitebasinengineering.com

GRANITE BASIN
ENGINEERING, INC

August 6, 2019

Suddenlink Communications
Attn: Glen Clark
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

1981 Commerce Center Circle, Suite B | Prescott, Arizona 86301 | Phone: 928.717.0171 | Fax: 928.717.0181