



City of Flagstaff

Community Development

September 25, 2020

Jack Kemmerly
Miramonte Presidio LLC
4575 N. 1st Ave, #160
Tucson, AZ 85718

RE: Presidio in the Pines Tract M Site Plan Approval (PZ-19-00204-01)

Dear Jack:

As of the date of this correspondence, the City of Flagstaff Inter-Division Staff (IDS) has approved Project No. PZ-19-00204-01 for the proposed development of three buildings (19,650 square feet total) as multifamily housing using Planned Residential Development standards. The project is located at 2940 S. Woody Mountain Rd. and the Coconino County Assessor Parcel Number for the subject property is 112-62-483. The approval is subject to the attached Conditions of Approval, in addition to the following: 1) City Council approval of a resolution to modify the original Development Agreement for this site to allow a multi-family housing use; and 2) Planning and Zoning Commission approval of Conditional Use Permit to allow the multi-family housing use proposed in this site plan.

Unless modified to comply with the Conditions of Approval, development shall substantially conform to the Site Plan Review Submittal and the approved drawings as follows:

- Site Plan prepared by Mogollon Engineering & Surveying, Inc. dated April 6, 2020, and updated September 17, 2020.
- Landscape & Irrigation Plan prepared by Acuña Coffeen Landscape Architects dated September 17, 2020.
- Floor plans prepared by GLHN Architects & Engineers, Inc. dated January 24, 2020.
- Building Elevations prepared by GLHN Architects & Engineers, Inc. dated April 18, 2019.

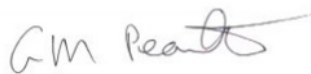
This approval shall be valid for a period of one year following the above date, September 24, 2021. If, at the expiration of this period, the property has not been improved for the approved development; or a certificate of occupancy has not been issued; or the site has not been occupied per Zoning Code section 10-20.40.140, the Site Plan approval shall expire. A request for extension may be made at least 30 days prior to the date of expiration.

Any future alterations of the approved development will require approval from the Current Planning staff. This may include a Minor Modification to Development Approval, a Minor Improvement Permit, or a new Concept Plan Review; as well as any additional permits required.

The next step in the development process is to amend the Development Agreement and obtain a Conditional Use Permit. Once these items are approved, the project will move to Civil Improvement Plan ("Civil") review. Prior to Civil submittal, please contact the Development Engineering Project Manager assigned to the project, Dana Cole, to schedule a meeting to discuss the application submittal requirements, the review process, and timing of reviews. Dana can be reached at (928) 213-2703 or via e-mail at dcole@flagstaffaz.gov.

I look forward to working with you and your development team through the process to update the Development Agreement, and obtain a Conditional Use Permit, followed by the Civil review process, Building Permit review process, and construction/completion of the approved project. Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely;



Genevieve Pearthree
Planning Development Manager
City of Flagstaff Current Planning
928-213-2603
gpearthree@flagstaffaz.gov

Attachment: Conditions of Approval