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## **CITIZEN PARTICIPATION REPORT for SKY COTTAGES**

City of Flagstaff Case No. PZ-20-00153

Section 19, T 21 N, R 07 E, G&SRM  
City of Flagstaff,  
Coconino County, Arizona

Prepared for:  
Vintage Partners, LLC  
2502 E. Camelback Rd., Ste. 214  
Phoenix, AZ 85016  
(480) 305-4312

Prepared by:

Shephard-Wesnitzer, Inc.  
110 W. Dale Avenue  
Flagstaff, AZ 86001  
(928) 773-0354

and

Gammage & Burnham, PLC  
40 N. Central Avenue, 20<sup>th</sup> Floor  
Phoenix, AZ 85004  
(602) 256-4471

Submitted: October 15, 2020  
Updated: December 31, 2020



## VIRTUAL NEIGHBORHOOD MEETINGS

Vintage held two neighborhood meetings. Details of the noticing, posting, and meeting summary are as follows:

### September 21, 2020 First Virtual Neighborhood Meeting

#### Mailing Notification

On September 4, 2020, the mailing notification for the first virtual neighborhood meeting was completed. Notification letters were sent via first class mail to property owners within 1,000 FT, property owners' associations and homeowner's associations within a 1,000 FT, individuals, groups, etc. on the City's "Registry of Persons and Groups" as provided by the City, Coconino County, and Vintage, the owner of the Property (collectively, "Affected Parties").

The Notice of Neighborhood Meeting letter set forth the purpose of the of the meeting, request description, date and time, instructions for registering for the virtual neighborhood meeting, location and acreage, aerial map, conceptual site plan, and contact information for Gammage & Burnham PLC, the Applicant, and Ms. Tiffany Antol, City Planner assigned to the Application.

#### Site Posting Notification

On September 4, 2020, a notification sign was installed along the Property's Woody Mountain Road frontage setting forth the purpose of the meeting, request description, date and time, registration link for the virtual neighborhood meeting, acreage, and contact information for the Applicant and Ms. Antol.

See **Tab A** - Affidavit of First Neighborhood Meeting Notification.

#### Meeting Summary

The first neighborhood meeting for the Application was held on September 21, 2020 at 6:00 p.m. The meeting was held via Zoom, and consisted of a formal presentation followed by a question/answer and comment session. Approximately 26 members of the public registered for and attended the meeting. The attendee registration sheet from the first virtual neighborhood meeting is attached at **Tab B**.

Representatives from the Development Team provided a formal presentation, which included presentation of site plan, renderings, and other project exhibits, as well as discussion regarding the need for additional housing options for City residents. The Development Team responded to questions and comments regarding student-focused rental housing, property management, density, traffic and parking, tree resources, rental housing demand, lease restrictions, and property value. The meeting concluded at 7:20 p.m.

## October 5, 2020 Second Virtual Neighborhood Meeting

### **Mailing Notification**

The mailing notification for the second virtual neighborhood meeting was completed on September 22, 2020. Notification letters were sent via first class mail to the Affected Parties and individuals that registered for the first virtual neighborhood meeting.

The Notice of Neighborhood Meeting letter set forth the purpose of the of the meeting, Application case number, description of the request, date, time, and instructions for registering for the virtual neighborhood meeting, location and acreage, aerial map, conceptual site plan and renderings for the project, and contact information for the Applicant and the City Planner assigned to the Application.

### **Site Posting**

The notification sign installed on September 4, 2020 included meetings details (request description, date and time, etc.) for the second virtual neighborhood meeting.

See **Tab C** - Affidavit of Second Neighborhood Meeting Notification.

### **Meeting Summary**

The second neighborhood meeting for the Application was held on October 5, 2020 at 6:00 p.m. The meeting was held via the Zoom, and consisted of a formal presentation followed by a question and answer session. Approximately 22 members of the public registered for and attended the meeting. The attendee registration sheet from the second virtual neighborhood meeting is attached at **Tab D**.

Representatives from the Development Team provided a formal presentation, which included presentation of site plan, renderings, and other project exhibits, as well as discussion regarding architecture, colors, and materials, existing and proposed zoning, Regional Plan land use designation, construction quality, and the need for additional housing options for City residents. In response to questions and comments received at the first virtual neighborhood meeting, the Development Team also provided additional information regarding the project's access and circulation and the community's management structure. During the question and answer session, the Development Team responded to questions and comments regarding the proposed zoning and density, traffic, and parking. Four individuals expressed support for the Application. The meeting concluded at 7:08 p.m.

## AMENDMENT TO REZONING REQUEST

On December 22, 2020, the Applicant mailed two separate follow-up notification letters: One to individuals that registered for and attended either or both of the virtual neighborhood meetings; the other to the Affected Parties (excluding those individuals, etc. that received the first letter). The purpose of the letters was to inform the Affected Parties and others that the Application had been amended to rezone the Property to Medium Density Residential—Resource Protection Overlay (MR—RPO) (instead of HDR—RPO). Additionally, the letter mailed to individuals that attended either or both of the virtual neighborhood meeting included a summary of the virtual neighborhood meetings in accordance with Chapter 10-20.30.060 of the Flagstaff Zoning Code. See **Tab E** – Follow-Up Notifications.

## PUBLIC HEARING NOTIFICATION

On December 28, 2020, a public hearing notification sign was installed along the Property's Woody Mountain Road frontage providing scheduled public hearing dates and times, request description, registration information for the virtual public hearings, acreage, and contact information for the Applicant and Ms. Antol. See **Tab F** – Affidavit of Public Hearing Sign Posting.

On December 29, 2020, public hearing notification letters were mailed to the Affected Parties and individuals that registered for either or both virtual neighborhood meetings. The public hearing notification letter included the Application case number, description of the request, location and acreage, conceptual site plan and renderings, registration information for the virtual public hearings, and contact information for the Applicant and Ms. Antol. See **Tab G** - Affidavit of Public Hearing Mailing Notification.

## SUMMARY OF INQUIRIES

The Applicant received and responded to the following inquiries:

On September 9, 2020, the Applicant responded to an email from Mr. Anthony Williams requesting a context map showing the location of the project. On September 18, 2020, the Applicant and CivTech, the project's Traffic Engineer consultant, had follow-up conversation with Mr. Williams regarding traffic mitigation.

On September 21, 2020, the Applicant received a call and voicemail message from Ms. Gianna Elms, who resides at Presidio in the Pines. Ms. Elms requested the cell phone number for the Vintage representative, and expressed her concerns about the potential for sex offenders to live at Sky Cottages. On September 22, 2020, the Applicant returned Ms. Elms' call and left a voice message addressing her concerns.

On September 22, 2020, the Applicant received a call from Mr. Dave Kimsey, an attendee from the first virtual neighborhood meeting, who indicated he was involved with the Presidio in the Pines homeowners association and interested in the project. On September 23, 2020, the Applicant returned Mr. Kimsey's call and left a voice message.

On September 22, 2020, the Applicant received a call from Mr. Cal Hamren, an attendee from the first virtual neighborhood meeting, with questions regarding proposed building materials and construction timeline. On September 23, 2020, the Applicant returned Mr. Hamren's call, and as well as had follow-up correspondence with Mr. Hamren and the project's architect regarding the architectural quality. On September 28, 2020, Mr. Hamren called the Applicant with additional questions regarding architecture and building types.

On September 22, 2020, the Applicant received an email from Mr. Carlton Johnson regarding the density and Regional Plan land use designation. Mr. Johnson felt that the project should be denser and offer additional connectivity to the regional transportation network. On September 23, 2020, the Applicant responded to Mr. Johnson.

On October 1, 2020, the Applicant received a call from Mr. Brian Wilson, a resident interested in attending the second virtual neighborhood meeting. The Applicant responded that same day via email to Mr. Wilson with information on how to register.

On October 6, 2020, the Applicant received an email from Mr. Marvin and Ileana Kissinger, attendees from the second virtual neighborhood meeting, with follow-up questions regarding the project. Gammage & Burnham responded and left a voice message in response to their inquiries.

On October 10, 2020, the Applicant received an email from Mr. Cal McLoy, a local real estate broker who was unable to attend the second virtual neighborhood meeting. Mr. McLoy was interested in obtaining information about Sky Cottages, so that he could provide it to his clients and other agents. On October 14, 2020, the Applicant had a telephone call with Mr. McLoy, during which Mr. McLoy expressed his support for the project.

# **TAB A**

## **Affidavit of First Neighborhood Meeting Notification**

**Affidavit of First Neighborhood Meeting Notification**

Case Number: PZ-20-00153

Project Name: Sky Cottages

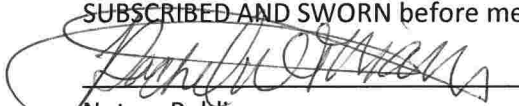
Applicant Name: Vintage Partners

Location: SWC of US 66 and Woody Mountain Road

On behalf of the applicant, I hereby confirm that the neighborhood meeting notification was completed as detailed in Section 10-20.30.060 of the City of Flagstaff Zoning Code.

Applicant's/Representative's Signature: 

SUBSCRIBED AND SWORN before me this 29<sup>th</sup> day of December, 2020 by:

  
Notary Public

My Commission Expires:  
3/31/24



**RACHEL WILLIAMS**  
Notary Public - Arizona  
Maricopa Co. / #581305  
Expires 03/31/2024

PROPERTY OWNERS WITHIN 1,000-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
THOMAS REVOCABLE TRUST DTD 05-16-06	2938 S TEX LN	FLAGSTAFF	AZ	86001
2909 PRESIDIO PINES LLC	9733 W MOUNTAIN VIEW RD	PEORIA	AZ	85345
ABBOTT-RHOTON INVESTMENTS L L C	3605 S FLAGSTAFF RANCH RD	FLAGSTAFF	AZ	86005
ABBOTT-RHOTON INVESTMENTS L L C	3605 S FLAGSTAFF RANCH RD	FLAGSTAFF	AZ	86005
ALVIN THOMAS R & SHELLEY B	3973 N FOUNDER CIR	BUCKEYE	AZ	85396
AMESTOY FAMILY TRUST DTD 07-24-02	1112 DYSART DR	BANNING	CA	92220
ATIEMO ANDREW & RENE A	2810 E HEMBERG DR	FLAGSTAFF	AZ	86004
AUSTIN GARRETT	2943 S PARDO CALLE DR	FLAGSTAFF	AZ	86001
BAILEY TRUST DTD 07-14-08	1552 W SALTSAGE DR	PHOENIX	AZ	85045
BAKER RYAN W & JEANETTE N	2923 S PEPITA DR	FLAGSTAFF	AZ	86001
BALL DANIEL A & JENNIFER A	2817 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
BALLARD BRENT R REVOCABLE TRUST DTD 10-17-03	10838 N 10TH PL	PHOENIX	AZ	85020
BAMFORD FRANCIS J	2947 S PEPITA DR	FLAGSTAFF	AZ	86001
BECENTI MICHAEL M	2717 W JACLYN DR	FLAGSTAFF	AZ	86001
BETHKE MCKENZIE RAE	2574 W JOSSELYN DR	FLAGSTAFF	AZ	86001
BHAKTA RAJENDRABHAI D & SHILABEN R	8383 E STATE ROUTE 69	PRESCOTT VALLEY	AZ	86314
BIGGERSTAFF PATRICK & WHITNEY	2943 S PEPITA DR	FLAGSTAFF	AZ	86001
BLAIN NICHOLAS R & PATRICIA K	2879 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
BLOOMBERG KIM E	2436 W ROCK ISLAND AVE	FLAGSTAFF	AZ	86001
BOATENG DAVID FORBI	2593 W JOSSELYN DR	FLAGSTAFF	AZ	86001
BOOTH BRIAN T & MEAGAN J	2876 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
BOYD JOHN L III & KAREN E	3980 WESTWOOD CIR	FLAGSTAFF	AZ	86005
BRIGHAM STEVEN M & ERNA V	2927 S PARDO CALLE DR	FLAGSTAFF	AZ	86001
BRINK JOHN I & EILEEN P	2864 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
BROCKIE MILLIE	PO BOX 1608	TUBA CITY	AZ	86045
BROTSCHI LIVING TRUST DTD 06-01-09	21497 E CALDWELLS WAY	QUEEN CREEK	AZ	85142
BROWN PETER TRUST DTD 04-18-18	2921 S PAIS DEL NORTE	FLAGSTAFF	AZ	86001
BROWN TIMOTHY E	2820 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
BROWN YAZZIE MARKS	2946 S TEX LN	FLAGSTAFF	AZ	86001
BRUCE BENJAMIN	2662 W JACLYN DR	FLAGSTAFF	AZ	86001
BUDZINSKI LAUREN M	2940 S CAMEL DR	FLAGSTAFF	AZ	86001
BUNCH CHRISTOPHER E & SUZANNA T	2760 W PICO EL MONTE CIR	FLAGSTAFF	AZ	86001
CANTOR PROPERTIES LLC	3199 RAINBOW RIDGE DR	PRESCOTT	AZ	86303
CARPENTER RYAN	2920 W PRESIDIO DR	FLAGSTAFF	AZ	86001
CARROLL VICKI J LIVING TRUST UA DTD 6-16-14	2880 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
CASEMAN DELAYNE LOIS	2840 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
CHAN HELEN	2706 W JACLYN DR	FLAGSTAFF	AZ	86001
CHANG JONATHAN P	2900 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86005
CHEN ZHONG	32 W QUARTZ RD	FLAGSTAFF	AZ	86005
COLEMAN AARON O	2947 S PARDO CALLE DR	FLAGSTAFF	AZ	86001
CONGER MCCANTS FAMILY TRUST DTD 09-16-06	2923 W PRESIDIO DR	FLAGSTAFF	AZ	86001
COOK BRENDON & APRIL	2916 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
CORRIGAN LOGAN	2674 W JACLYN DR	FLAGSTAFF	AZ	86001
COTTAGES AT CEDAR RIDGE HOMEOWNERS ASSOCIATION INC	813 N BEAVER ST NO 5	FLAGSTAFF	AZ	86001
CURTIS MATTHEW	2187 W MISSION TIMBER CIR	FLAGSTAFF	AZ	86001
DAVILA MIGUEL	2828 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
DAVIS FAMILY TRUST DTD 07-30-18	2912 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
DAVIS ROBERT	2921 W CARAVAGGIO LN	PHOENIX	AZ	85086
DECKER FRANCIS P & DEBORAH A REVOCABLE TRUST	23205 COSO	MISSION VIEJO	CA	92692
DEFRATES DAMON J & DEBORA A	2813 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
DEHOAG CRYSTAL F & ZENAS	2955 S PEPITA DR	FLAGSTAFF	AZ	86001
DOBA DERRICK R & CHRISTIAN M	2921 S CAMEL DR	FLAGSTAFF	AZ	86001
DOHSE TIMOTHY & CHELSEA NICOLE	2195 W MISSION TIMBER CIR	FLAGSTAFF	AZ	86001
DUNMYER SANDRA CHRISTINE	2900 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
ECKEL ALISE	2802 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
ELLIS PRESTON COLE & JAYME	2445 W POLLO CIR	FLAGSTAFF	AZ	86001
ELMS GIANNA AGATA & JOE L	2883 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
FALLON ANDREW M & RACHAEL R	2860 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
FARRELL DAVID	8375 S PEPITA DR	FLAGSTAFF	AZ	86001
FILIPPI JORDON & AMANDA	2744 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
FINCH ROBERT R & JANE LOVELY	2453 W POLLO CIR	FLAGSTAFF	AZ	86001
FISCHENICH MIKE & PAULA	3515 W STRAWBERRY ROAN	FLAGSTAFF	AZ	86005
FISHER DUSTIN BRYANT	2801 S FLAGSTONE LN	FLAGSTAFF	AZ	86001
FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
FOGLE DONALD & CAROLE	2236 MANZANITA DR	LAKE SIDE	AZ	85929
FORD JEFFREY B	9428 E HERITAGE TRAIL DR	SCOTTSDALE	AZ	85255
FOREMAN SCOTT H & LISA P	2900 W PRESIDIO DR	FLAGSTAFF	AZ	86001
FOX WAYNE A & ALICE M	536 W RANCHO DR	PHOENIX	AZ	85013
FREDETTE ANNETTE & ANTHONY	2191 W MISSION TIMBER CIR	FLAGSTAFF	AZ	86001
FREEDLUND LANCE D	2816 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
FREITAG RONALD E	2802 S FLAGSTONE LN	FLAGSTAFF	AZ	86001
FUSSELMAN BRIDGET & DEREK	2805 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
GALLEGOS LORETTA	2811 S FLAGSTONE LN	FLAGSTAFF	AZ	86001
GALYEN LISA A	2601 W JOSSELYN DR	FLAGSTAFF	AZ	86001
GAO JUNFENG	5112 LE MICCINE TERR	SAN JOSE	CA	95129

PROPERTY OWNERS WITHIN 1,000-FEET (CONTINUED)				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
GEORGE ALLEN JOSEPH & CHRISTINA MARY	2959 S PEPITA DR	FLAGSTAFF	AZ	86001
GERAGHTY TRUST DTD 5/12/16	4750 DEVONPORT CIR	YORBA LINDA	CA	92887
GIAMBALVO PAUL A	PO BOX 2745	FLAGSTAFF	AZ	86003
GIBBS JOHN G	2956 S CAMEL DR	FLAGSTAFF	AZ	86001
GIESKE FAMILY LIVING TRUST DTD 02-04-19	3306 N 81ST ST	MESA	AZ	85207
GILBERTSON ADELA	1550 KELLY ST	REDLANDS	CA	92374
GILLIAM JOSEPH K & ANNA L	24112 SNIPE LN	LAGUNA NIGUEL	CA	92677
GOWANLOCK MICHAEL	2932 S PAIS DEL NORTE	FLAGSTAFF	AZ	86001
GRACEY AMY M & CHRISTOPHER A	2814 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
GREENE JEFFREY L & SHIRLEY A	2892 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
GRIFFIS AUDREY L	165 LAKESHORE RD	GILBERTSVILLE	KY	42044
GROOM NICHOLAS & MICHELLE	2957 S CAMEL DR	FLAGSTAFF	AZ	86001
GROSVENOR FAMILY REVOCABLE LIVING TRUST DTD 03-23-17	2221 FIERO DR	LAS VEGAS	NV	89134
HADUCH ARTHUR	19157 N CATHEDRAL POINT CT	SURPRISE	AZ	85387
HAGENSEN RACHEL L	20014 34TH AVE SE	BOTHELL	WA	98012
HAMMER JOSEPH J & SARAH E	2935 S PEPITA DR	FLAGSTAFF	AZ	86004
HAMMER SARAH	2907 W PRESIDIO DR	FLAGSTAFF	AZ	86001
HAMPTON JEFFREY KIRK & JENNIFER M	2741 W JACLYN DR	FLAGSTAFF	AZ	86001
HAMREN CAL & ELLYN A	20735 N 62ND DR	GLENDALE	AZ	85308
HANABURY BRIAN & MARY	2949 S CAMEL DR	FLAGSTAFF	AZ	86001
HANNIGAN ANTHONY B	2928 S CAMEL DR	FLAGSTAFF	AZ	86001
HANSON POLLY & GARRY	2572 W JOSSELYN DR	FLAGSTAFF	AZ	86001
HARRIS LISA L & TINCER	PO BOX 1782	KAIBETO	AZ	86053
HELIN BUILDING LLC	1800 N HEREFORD DR	FLAGSTAFF	AZ	86001
HERROCK ANDREW J	2912 ESMERELDA DR	BULLHEAD CITY	AZ	86429
HIDDEN HOLLOW MANUFACTURED HOME COMMUNITY LLC	101 MAIN ST NO 280	HUNTINGTON BEACH	CA	92648
HILL RYAN	2852 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
HOFFMAN ELIZABETH A	2925 S PAIS DEL NORTE	FLAGSTAFF	AZ	86001
HU SHI WEN & CHIN HWA	2887 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
J & L FAMILY TRUST DTD 02-23-16	2797 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
JACOBSON COURTNEY LYN LUQUE	2205 W MISSION TIMBER CIR	FLAGSTAFF	AZ	86001
JAHN FAMILY LIVING TRUST DTD 10-20-14	536 E AMES PL	PHOENIX	AZ	85004
JAMES SUSAN	2725 W JACLYN DR	FLAGSTAFF	AZ	86001
JOHNSON BRANDON S	2951 S PEPITA DR	FLAGSTAFF	AZ	86001
JOHNSON CARLTON & MARTHA JAMES	2845 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
JOHNSON JOSHUA J & ALLISON H	2559 W JOSSELYN DR	FLAGSTAFF	AZ	86001
KEEP SHAWN & SUNNY	3775 S BRIDLE PATH	FLAGSTAFF	AZ	86005
KELLY DENNIS	2729 W JACLYN DR	FLAGSTAFF	AZ	86001
KEMPNER ALAN & CYNTHIA	7415 E LINCOLN DR	SCOTTSDALE	AZ	85250
KENMORE JANE H	2562 W JOSSELYN DR	FLAGSTAFF	AZ	86001
KENMORE JANE H & NEAL R	2562 W JOSSELYN DR	FLAGSTAFF	AZ	86001
KIEHNE PAUL & LINDA R	2897 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
KIM ELIJAH	2793 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
KISSINGER MARVIN & ILEANA LIVING TRUST DTD 04-05-02	2597 W JOSSELYN DR	FLAGSTAFF	AZ	86001
KUEFFER-MAYORGA TAMARA ELIZABETH	1475 S VAIL RD	CAMP VERDE	AZ	86322
LAURITSEN DENNY & ANNETTE	2951 S PARDO CALLE	FLAGSTAFF	AZ	86001
LEONARD ALEXANDER T	2849 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
LEONARD JON D & KRISTI	PO BOX 2302	FLAGSTAFF	AZ	86003
LEY MICHAEL P & BRENDA K	2935 S PARDO CALLE	FLAGSTAFF	AZ	86001
LF RENTALS LLC	14654 S 25TH PL	PHOENIX	AZ	85048
LIANG JIANJIE & LI HONG	2305 W YAHOO TRL	PHOENIX	AZ	85085
LU JIAN	2686 W JACLYN DR	FLAGSTAFF	AZ	86001
LUCERO GREGORY A & NICHOLE M	2927 W PRESIDIO DR	FLAGSTAFF	AZ	86001
LUTTINEN TREVOR A	2942 S TEX LN	FLAGSTAFF	AZ	86001
MABBIT ROBERT E	2457 W POLLO CIRCLE	FLAGSTAFF	AZ	86001
MACE EMILY	2792 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MAGEE MARK LEE & BELEN	2670 W JACLYN DR	FLAGSTAFF	AZ	86001
MANYGOATS DEAN	2833 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MARKS TRUST DTD 04-22-20	1246 E OXFORD LN	GILBERT	AZ	85295
MARTINEZ JUAN	2818 SOUTH FLAGSTONE LN	FLAGSTAFF	AZ	86001
MARTUSCIELLO MARIO & MANDEE	4962 S TOPAZ RD	FLAGSTAFF	AZ	86005
MARTUSCIELLO MARIO F & MANDEE A	2813 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
MATHESON MAGGIE	2876 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MATSUOKA LAURIE	2853 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MCDOWELL DANNY & SHAWNEE	2604 N FOX RUN RD	FLAGSTAFF	AZ	86004
MCKIRDY JAMES FRANCIS & HEATHER	2884 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
MCLALUGHLIN JOSEPH & MICHELLE	2841 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MEINERS RICHARD A & TANIA J	221 INA ST PO BOX 60181	FAIRBANKS	AK	99706
MENDEL CHARLES & MICHELLE C	2757 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MICHALSKI CHARLES D & CINDY L	1117 RAINBOW AVE S	LAKE HAVASU CITY	AZ	86403
MIRAMONTE PRESIDIO LLC	2502 E RIVER RD	TUCSON	AZ	85718
MIRAMONTE PRESIDIO LLC	2502 E RIVER RD	TUCSON	AZ	85718
MISIOREK DANIEL A	2937 S CAMEL DR	FLAGSTAFF	AZ	86001
MORGAN JOHN L & DONNA M	2919 S PEPITA DR	FLAGSTAFF	AZ	86001
MORRELL ARMANDO F JR LIVING TRUST DTD 04-22-19	2768 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MOUNT MARILYN	2864 W PRESIDIO DR	FLAGSTAFF	AZ	86001
MOUNTAIN CREEK EST LLC	1464 E AMBERWOOD DR	PHOENIX	AZ	85048

PROPERTY OWNERS WITHIN 1,000-FEET (CONTINUED)				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
MOUNTAIN KEVIN P & HIGHLAND M	2063 E LANTANA DR	CHANDLER	AZ	85286
MUGO PATTI WAMUYU	2733 W JACLYN DR	FLAGSTAFF	AZ	86001
NANKIVELL DEBRA L	2918 S PARDO CALLE	FLAGSTAFF	AZ	86001
NORRIS CHAD W	2923 S PARDO CALLE DR	FLAGSTAFF	AZ	86001
NOTTINGHAM ROXANNE D & BURTON J JR	2892 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
NOYCE JODIE L	2901 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
NUNLEY VAN A SR & SANDRA K	2917 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
OHANA KRR TRUST DTD 09-09-13	PO BOX 18621	TUCSON	AZ	85731
OHLAU JAMES R	4721 E LAVENDAR LN	PHOENIX	AZ	85044
OTZEN LINDA M TRUST DTD 09-05-19	2910 S PEPITA DR	FLAGSTAFF	AZ	86001
PATCH EMILY	1000 W FOREST MEADOWS NO 250	FLAGSTAFF	AZ	86001
PATEL NIRAJA K	2958 S TEX LN	FLAGSTAFF	AZ	86001
PATEL SANJAY & CHETNA	2821 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86005
PAWLAK TIMOTHY J & LOREEN M	254 S PORT DR	GILBERT	AZ	85233
PENSCO TRUST COMPANY MASON T LUNDELL IRA	3317 S HIGLEY RD NO 114-497	GILBERT	AZ	85297
PERTEA GHEORGHE & MONICA	2919 W PRESIDIO DR	FLAGSTAFF	AZ	86001
PETIT BRENT & CASSANDRA	2412 W POLLO CIR	FLAGSTAFF	AZ	86001
PHILLIPS JAMES & MARGARET	6 INDIAN PAINTBRUSH DR	BOZEMAN	MT	59718
POGUE RICHARD ALLEN	2924 S CAMEL DR	FLAGSTAFF	AZ	86001
POOLE IAN	2714 W JACLYN DR	FLAGSTAFF	AZ	86001
PRENTICE JOHN M & THERESE J	2920 S PAIS DEL NORTE	FLAGSTAFF	AZ	86001
PRESIDIO IN THE PINES HOMEOWNER'S ASSOC INC	323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001
PRESSLEY ROY J & LILIANA NG	2896 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
PRISKORN CRAIG & DANA	28313 LAURA LA PLANTE DR	AGOURA HILLS	CA	91301
QUIGLEY THOMAS JAMES	600 AUBURN AVE	SIERRA MADRE	CA	91024
QUIMBY LEONARD	6700 WOODLANDS PARKWAY STE 230-268	SPRING	TX	77382
RAEL MICHAEL & ERICA	2805 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
RAILROAD SPRINGS 66 LLLP	1016 W UNIVERSITY AVE NO 203	FLAGSTAFF	AZ	86001
RALPH STEPHEN K & SANDRA E	2896 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
RALSTON BARBARA JO	2514 E HEATHERBRAE DR	PHOENIX	AZ	85016
REYNOLDS JULIA A	PO BOX 3944	FLAGSTAFF	AZ	86003
RHODS TRUST DTD 09-10-04	1405 STONE MEADOW DR	CAMARILLO	CA	93010
ROAN-ZABAR DONNA	2817 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
ROBB CHELSEA M	2872 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
ROBBINS JOHN ERICK	2917 S CAMEL DR	FLAGSTAFF	AZ	86001
ROBERTSON GAIL M	2749 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
ROHS LANCE G	2602 W JOSSELYN DR	FLAGSTAFF	AZ	86001
ROSENFELD RONALD B & TINA	126 PEACEABLE RIDGE RD	RIDGEFIELD	CT	6877
ROZELL TRUST DTD 12/1/11	6322 W MEGAN ST	CHANDLER	AZ	85226
RUSTY JAVELINA INVESTMENTS LLC	1220 E SEMINOLE DR	PHOENIX	AZ	85022
RYBKA JAMES S & JAN D	2857 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SACHWITZ SCOTT PAUL	1171 W SUNRISE PL	CHANDLER	AZ	85248
SALCIDO ROBERTA KAY & ALFREDO RANDY	2761 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SANDERSON VICTOR A & NANCY C	2812 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SCHRAUFNAGEL GARY M & MARY JEAN	5816 E HERMOSA VISTA DR	MESA	AZ	85215
SCHROEDER CHRISTIAN	2722 W JACLYN DR	FLAGSTAFF	AZ	86001
SCOTT LIONEL & JESSICA	2806 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
SECUREPAY LLC	151 MELEKOMO PLACE	LAHAINA	HI	96761
SHAFFER ATTICUS	32515 SADDLE PEAK CT	ACTON	CA	93510
SHAO YONG	2836 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SHAY ROLAND L	2927 S PEPITA DR	FLAGSTAFF	AZ	86001
SHERECK JON R & PAULINE K	2824 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SHIFFER KRISTINE & ARRON	2690 W JACLYN DR	FLAGSTAFF	AZ	86001
SHILLING AARON E & HOLLY	2892 W PRESIDIO DR	FLAGSTAFF	AZ	86001
SIEG MATTHEW & ANTONINA	2903 W PRESIDIO DR	FLAGSTAFF	AZ	86001
SIMPSON HEATHER L	PO BOX 31183	FLAGSTAFF	AZ	86003
SMITH JEFFREY L	2899 W PRESIDIO DR	FLAGSTAFF	AZ	86001
SMITH TERRY E	2772 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SNIDE THOMAS K & MARIE G	2922 S PEPITA DR	FLAGSTAFF	AZ	86001
ST LOUIS JAY & ANGELA	1391 W MAPLEWOOD ST	CHANDLER	AZ	85286
STEIN JEFFREY A & ABIGAIL	2817 S FLAGSTONE LN	FLAGSTAFF	AZ	86001
STEWART STEVIE M	6825 E PEARL ST	MESA	AZ	85207
STONER GAYLA M & THOMAS N	PO BOX 263	FLAGSTAFF	AZ	86002
STRAIN SEAN P & JANELLE J	2809 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
STROUT ERIN M	2913 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
SUFIA BRANDON SIONE	3650 E LAKE MEAD BLVD NO 257	LAS VEGAS	NV	89115
SUMMERS SCOTT D & SUSAN M	8211 179TH PL NE	ARLINGTON	WA	98223
SWARUP VIMAL P	6040 LAUREL LOOP	FLAGSTAFF	AZ	86004
TAGUCHI NAOKO	2922 S TEX LN	FLAGSTAFF	AZ	86001
TEN ELENA	2730 W JACLYN DR	FLAGSTAFF	AZ	86001
THIESING JAMES W & CAROL A	2092 ASHBURTON WAY	MOUNT PLEASANT	SC	29466
THOMAS MATTHEW	2925 S CAMEL DR	FLAGSTAFF	AZ	86001
TIMBER SKY 3A LLC	1955 COMMERCE CENTER CIR NO A	PRESCOTT	AZ	86301
TIMBER SKY 3A LLC	1955 COMMERCE CENTER CIR NO A	PRESCOTT	AZ	86301
TIMBER SKY 3A LLC	1955 COMMERCE CENTER CIR NO A	PRESCOTT	AZ	86301
TIMBER SKY COMMUNITY ASSOCIATION	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016
TOLBY ROY & MARJORIE	227 N TONTO TRL	PAYSON	AZ	85541

PROPERTY OWNERS WITHIN 1,000-FEET (CONTINUED)					
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP	
TSOSIE BRIAN L & JENNIFER P	2740 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
TURNER CODY C	2939 S PEPITA DR	FLAGSTAFF	AZ	86001	
TUTAY DANIEL J & ERIN M	2709 W JACLYN DR	FLAGSTAFF	AZ	86001	
TUTWILER THOMAS R	2888 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001	
UPSON BRENT W	3022 W NIGHT OWL LN	PHOENIX	AZ	85085	
URBANEK FAMILY REVOCABLE LIVING TRUST AMENDED 1-22-18	2020 W MUSKET PL	CHANDLER	AZ	85286	
VALLEN GARY & KIM	1655 N KITTREDGE RD	FLAGSTAFF	AZ	86001	
VAN DEN BURG ROBERT J & INGRID M	2765 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
VAN DER VEER KAREN	662 N PINE CLIFF DR	FLAGSTAFF	AZ	86001	
VAN HOY GARY R & MARY E	9660 W BENT TREE DR	PEORIA	AZ	85383	
VAN KAMPEN KOREY & AMANDA	2700 S WOODLANDS VILLAGE BLVD NO 300-228	FLAGSTAFF	AZ	86001	
VANDERMEULEN JOSHUA	2741 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
VASCASSENNO NICHOLAS S & SHARINA M	2911 S PEPITA DR	FLAGSTAFF	AZ	86001	
VERA KIMBERLY A & SALVADOR JR	2931 S PEPITA DR	FLAGSTAFF	AZ	86001	
VJI LIVING TRUST DTD 06-12-13	3636 E SHOMI ST	PHOENIX	AZ	85044	
VP 66 & WOODY MOUNTAIN LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016	
WALKER JOSHUA FORREST & KRISTLE MARIE	2682 W JACLYN DR	FLAGSTAFF	AZ	86001	
WALSH CATHERINE LIVING TRUST DTD 09-17-15	2868 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
WANDERLAND FLAGSTAFF LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016	
WEIDINGER JOSEPH E & BECKY Y	2705 W JACLYN DR	FLAGSTAFF	AZ	86001	
WELLINS-NEUBERGER FAMILY TRUST DTD 05-05-16	11111 E SOREL LN	SCOTTSDALE	AZ	85259	
WERLEY JAKE P	250 N CIRCLE DR	FLAGSTAFF	AZ	86001	
WILSON JONATHAN S	2904 W PRESIDIO DR	FLAGSTAFF	AZ	86001	
WINBORNE VAUGHAN S JR & LISA M	PO BOX 1538	FLAGSTAFF	AZ	86002	
WINBURN BRIAN	PO BOX 2426	FLAGSTAFF	AZ	86003	
WINFREE KYLE N & VANESSA	2781 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
WOODRUFF JOHN	43258 W MARICOPA AVE	MARICOPA	AZ	85138	
WYATT JANICE L REVOCABLE LIVING TRUST DTD 10-27-2010	11087 N JOY FAITH DR	ORO VALLEY	AZ	85737	
XU QIANG	5045 S TOPAZ RD	FLAGSTAFF	AZ	86005	
ZERGER ADAM S & SARA K	2954 S TEX LN	FLAGSTAFF	AZ	86001	
ZETICH DONALD S & MARYANN	2928 W PRESIDIO DR	FLAGSTAFF	AZ	86001	
OTHER INTERESTED PARTIES					
ORGANIZATION/CONTACT	MAILING ADDRESS	CITY	STATE	ZIP	
VP66 & WOODY MOUNTAIN, LLC / TIMBER SKY	2502 E. CAMELBACK ROAD, STE. 214	PHOENIX	AZ	85016	
PRESIDIO IN THE PINES HOA	323 S RIVER RUN ROAD, NO. 1	FLAGSTAFF	AZ	86001	
RAILROAD SPRINGS 66, LLC	1016 W. UNIVERSITY AVENUE, NO. 203	FLAGSTAFF	AZ	86001	
FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002	
NORTHERN ARIZONA BUILDING ASSOCIATION	1500 E CEDAR AVE	FLAGSTAFF	AZ	86004	
NORTHERN ARIZONA ASSOCIATION OF REALTORS ATTN: JEFFREY HERD	1515 E CEDAR AVE, STE. C-4	FLAGSTAFF	AZ	86004	
TISH BOGAN-OZMUN	5271 MOUNT PLEASANT DR	FLAGSTAFF	AZ	86004	
MARILYN WEISSMAN	1055 E APPLE WAY	FLAGSTAFF	AZ	86001	
COAST AND MOUNTAIN PROPERTIES ATTN: MAURY HERMAN	3 N LEROUX ST	FLAGSTAFF	AZ	86001	
NAT WHITE	1120 N ROCKRIDGE RD	FLAGSTAFF	AZ	86001	
CHARLIE SILVER	720 W ASPEN AVE	FLAGSTAFF	AZ	86001	
BETSY MCKELLAR	330 S ASH LANE	FLAGSTAFF	AZ	86004	
DAVID CARPENTER	495 S RIVER RUN, STE. 100	FLAGSTAFF	AZ	86001	
ARIZONA ARMY NATIONAL GUARD, AZAA-FMO ATTN: DORENDA COLEMAN	5636 E McDOWELL RD, M5330	PHOENIX	AZ	85008	
US NAVY, INTERGOVERNMENTAL BRANCH ATTN: MARY BETH DREUSIKE	850 PACIFIC HIGHWAY, BLDG. 1 - 5TH FLOOR, STE. 513	SAN DIEGO	CA	92132	
CELIA BAROTZ	3354 N CREST STREET	FLAGSTAFF	AZ	86001	
NORM WALLEN	3716 N GRANDVIEW	FLAGSTAFF	AZ	86004	
COCONINO COUNTY COMMUNITY DEVELOPMENT ATTN: JAY CHRISTELMAN	2500 N FORT VALLEY ROAD, BLDG. 1	FLAGSTAFF	AZ	86001-1287	
COCONINO COUNTY COMMUNITY DEVELOPMENT ATTN: JESS McNEELY	2500 N FORT VALLEY ROAD, BLDG. 1	FLAGSTAFF	AZ	86001-1287	
FLAGSTAFF LODGING, RESTAURANT & TOURISM ATTN: STEVE FINCH	P.O. BOX 30622	FLAGSTAFF	AZ	86003	
ADRIAN SKABELUND	819 WEST GRAND CANYON AVENEU	FLAGSTAFF	AZ	86001	
RACHEL BASS	3083 E. EASTERDAY LANE	FLAGSTAFF	AZ	86001	
TIFFANY ANTOL	211 W. ASPEN AVE.	FLAGSTAFF	AZ	86001	
COCONINO COUNTY	2500 N. FORT VALLEY ROAD	FLAGSTAFF	AZ	86001	
GAMMAGE & BURNHAM, PLC ATTN: NICK SOBRASKE	40 NORTH CENTRAL AVE, 20TH FLOOR	PHOENIX	AZ	85004	



September 4, 2020

Dear Property Owner, Resident, Neighborhood Association, or Interested Citizen,

Vintage Partners is proposing to develop the approximate 20 acres located at the northwest corner of Woody Mountain Road and the McAllister Ranch Road alignment ("Property"). Vintage Partners is responsible for developing forward thinking and award winning projects throughout the State for more than 30 years, including the highly successful Timber Sky master-planned community—the finest Dark Skies compliant master-planned community in the State. Vintage Partners has partnered with Mosaic, a construction, design, and technology company, which utilizes a unique, technology-enabled platform that turns complicated blueprints into simple step-by-step building instructions, thus reducing constructions costs and allowing for greater affordability—such technology and development will be the first of its kind in Flagstaff.

We recently filed an application with the City to rezone the Property from RR RPO-Rural Residential, Resource Protection Overlay to HR RPO-High Density Residential, Resource Protection Overlay to facilitate the development of Sky Cottages. Sky Cottages, planned as an extension of Timber Sky, will be an accessible, athletic, outdoor, affordable build-to-rent community with 199 one (1) and two (2) story units, comprised of 1, 1.5, 2, and 3 bedrooms. The units will be oriented around a centrally located, expansive amenity and open space area, on- and off-site trail systems, common courtyards, and other, more intimate passive open space. Additionally, this application preserves the majority of the existing mature ponderosa pines and natural environment on the Property. See enclosed Site Plan and Conceptual Building Elevations.

We have scheduled a virtual neighborhood meeting to discuss the proposed rezoning. The details for the meeting are as follows:

Meeting: Sky Cottages Virtual Neighborhood Meeting  
Location: Meeting to be held virtually in Zoom.  
Link: [gblaw.zoom.us/webinar/register/WN\\_2K4UdPLYQjyXhgmijssqQ](https://gblaw.zoom.us/webinar/register/WN_2K4UdPLYQjyXhgmijssqQ)  
Date and Time: Monday, September 21, 2020 at 6:00 PM



Instructions for Access to Virtual Neighborhood Meeting. The neighborhood meeting will be held on the Zoom video conferencing platform, which can be accessed through your internet browser or through the Zoom app on your mobile device via the above link. For registration assistance, please contact Ellie Brundige at (602) 256-4409 or ebrundige@gblaw.com.

Please note, to access the meeting, you will be required to register. The meeting registration information will be part of the public record and shared with the City. We will also use this information to keep you informed of future meetings and hearings via email, as well as traditional mail. At the beginning of the neighborhood meeting, we will provide a brief overview of the meeting procedures and instructions for asking questions once the formal presentation has concluded.

Please be advised that future meetings and hearings before the Planning & Zoning Commission and City Council will be scheduled to review this case. Specific meeting and hearing dates have not yet been set. An additional notification letter will be provided identifying the date, time, and location of these meetings and hearings.

The City Planner assigned to this case is Tiffany Antol. Ms. Antol can be reached at (928) 213-2605 or TAntol@flagstaffaz.gov. She can answer your questions regarding the City's review and hearing process. Should you have any questions in the meantime, or are unable to attend the virtual neighborhood meeting and would like more information, please do not hesitate to contact our representative, Lindsay Schube, at (602) 256-4471 or lschube@gblaw.com. Thank you.

Sincerely,

Walter Crutchfield  
Vintage Partners

# Site Plan





39-41





## Details



September 4, 2020 3:58 PM



20200904\_155816.jpg

/Internal storage/DCIM/Camera

4.79 MB 4032x3024



2940 S Woody Mountain Rd, Flagstaff, AZ 86001, USA



## **TAB B**

### **Attendee Registration Sheet from First Virtual Neighborhood Meeting**

**September 21, 2020 First Virtual Neighborhood Meeting Attendees**

<b>Attendee Name</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
Ali Gulfaraz	4371 E. Savannah Circle	Flagstaff	AZ	86004
Lauri Budzinski	2940 S. Camel Drive	Flagstaff	AZ	86001
Gail Robertson	2749 W. Pico Del Monte Circle	Flagstaff	AZ	86001
Michelle Kuzdas	2338 W. Mission Timber Circle	Flagstaff	AZ	86001
Joe and Gianna Elms	2883 W. Patio del Presidio	Flagstaff	AZ	86001
Jennifer Hampton	2741 W. Jaclyn Drive	Flagstaff	AZ	86001
Amy Vogler	2398 W. Mission Timber Circle	Flagstaff	AZ	86001
Linda Denham	3605 S. Lariat Loop	Flagstaff	AZ	86005
Carlton Johnson	2845 W. Pico Del Monte Circle	Flagstaff	AZ	86001
Leslie Boulet	2898 W. Presidio Drive	Flagstaff	AZ	86004
Lisa Harris	2737 W. Jaclyn Drive	Flagstaff	AZ	86001
Cal Hamren	2896 W. Paz de Avenida	Flagstaff	AZ	86001
John and Therese Prentice	2920 S. Pais Del Norte	Flagstaff	AZ	86001
Jason Rohr	1601 E. Mountain View Avenue	Flagstaff	AZ	86001
Barbara DuPaul	2569 W. Clement Circle	Flagstaff	AZ	86001
Anthony Williams	3460 S. Skye Way	Flagstaff	AZ	86005
Lisa Galyen	2601 W. Josselyn Drive	Flagstaff	AZ	86001
Sue Bunch	2760 W. Pico Del Monte Circle	Flagstaff	AZ	86001
Christina George	2959 S. Pepita Drive	Flagstaff	AZ	86001
Robert Davis	2912 W. Paz de Avenida	Flagstaff	AZ	86001
Lori McCorry and David Moorehead	2462 W. Clement Circle	Flagstaff	AZ	86001
John Morgan	2919 S. Pepita Drive	Flagstaff	AZ	86001
Linda Otzen	2910 S. Pepita Drive	Flagstaff	AZ	86001
Richard Pogue	2924 S. Camel Drive	Flagstaff	AZ	86001
Brian Hanabury	2949 S. Camel Drive	Flagstaff	AZ	86001
AraLynn Nowack	2341 W. Mission Timber Cir	Flagstaff	AZ	86001

# **TAB C**

## **Affidavit of Second Neighborhood Meeting Notification**

**Affidavit of Second Neighborhood Meeting Notification**

Case Number: PZ-20-00153

Project Name: Sky Cottages

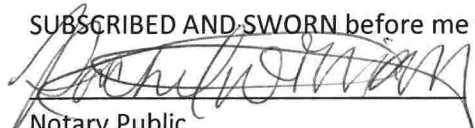
Applicant Name: Vintage Partners

Location: SWC of US 66 and Woody Mountain Road


On behalf of the applicant, I hereby confirm that the neighborhood meeting notification was completed as detailed in Section 10-20.30.060 of the City of Flagstaff Zoning Code.

Applicant's/Representative's Signature: 

SUBSCRIBED AND SWORN before me this 29<sup>th</sup> day of December, 2020 by:

  
Notary Public

My Commission Expires:  
3/31/24

 **RACHEL WILLIAMS**  
Notary Public - Arizona  
Maricopa Co. / #581305  
Expires 03/31/2024

PROPERTY OWNERS WITHIN 1,000-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
THOMAS REVOCABLE TRUST DTD 05-16-06	2938 S TEX LN	FLAGSTAFF	AZ	86001
2909 PRESIDIO PINES LLC	9733 W MOUNTAIN VIEW RD	PEORIA	AZ	85345
ABBOTT-RHOTON INVESTMENTS L L C	3605 S FLAGSTAFF RANCH RD	FLAGSTAFF	AZ	86005
ABBOTT-RHOTON INVESTMENTS L L C	3605 S FLAGSTAFF RANCH RD	FLAGSTAFF	AZ	86005
ALVIN THOMAS R & SHELLEY B	3973 N FOUNDER CIR	BUCKEYE	AZ	85396
AMESTOY FAMILY TRUST DTD 07-24-02	1112 DYSART DR	BANNING	CA	92220
ATIEMO ANDREW & RENE A	2810 E HEMBERG DR	FLAGSTAFF	AZ	86004
AUSTIN GARRETT	2943 S PARDO CALLE DR	FLAGSTAFF	AZ	86001
BAILEY TRUST DTD 07-14-08	1552 W SALTSAGE DR	PHOENIX	AZ	85045
BAKER RYAN W & JEANETTE N	2923 S PEPITA DR	FLAGSTAFF	AZ	86001
BALL DANIEL A & JENNIFER A	2817 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
BALLARD BRENT R REVOCABLE TRUST DTD 10-17-03	10838 N 10TH PL	PHOENIX	AZ	85020
BAMFORD FRANCIS J	2947 S PEPITA DR	FLAGSTAFF	AZ	86001
BECENTI MICHAEL M	2717 W JACLYN DR	FLAGSTAFF	AZ	86001
BETHKE MCKENZIE RAE	2574 W JOSSELYN DR	FLAGSTAFF	AZ	86001
BHAKTA RAJENDRABHAI D & SHILABEN R	8383 E STATE ROUTE 69	PRESCOTT VALLEY	AZ	86314
BIGGERSTAFF PATRICK & WHITNEY	2943 S PEPITA DR	FLAGSTAFF	AZ	86001
BLAIN NICHOLAS R & PATRICIA K	2879 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
BLOOMBERG KIM E	2436 W ROCK ISLAND AVE	FLAGSTAFF	AZ	86001
BOATENG DAVID FORBI	2593 W JOSSELYN DR	FLAGSTAFF	AZ	86001
BOOTH BRIAN T & MEAGAN J	2876 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
BOYD JOHN L III & KAREN E	3980 WESTWOOD CIR	FLAGSTAFF	AZ	86005
BRIGHAM STEVEN M & ERNA V	2927 S PARDO CALLE DR	FLAGSTAFF	AZ	86001
BRINK JOHN I & EILEEN P	2864 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
BROCKIE MILLIE	PO BOX 1608	TUBA CITY	AZ	86045
BROTSCHI LIVING TRUST DTD 06-01-09	21497 E CALDWELLS WAY	QUEEN CREEK	AZ	85142
BROWN PETER TRUST DTD 04-18-18	2921 S PAIS DEL NORTE	FLAGSTAFF	AZ	86001
BROWN TIMOTHY E	2820 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
BROWN YAZZIE MARKS	2946 S TEX LN	FLAGSTAFF	AZ	86001
BRUCE BENJAMIN	2662 W JACLYN DR	FLAGSTAFF	AZ	86001
BUDZINSKI LAUREN M	2940 S CAMEL DR	FLAGSTAFF	AZ	86001
BUNCH CHRISTOPHER E & SUZANNA T	2760 W PICO EL MONTE CIR	FLAGSTAFF	AZ	86001
CANTOR PROPERTIES LLC	3199 RAINBOW RIDGE DR	PRESCOTT	AZ	86303
CARPENTER RYAN	2920 W PRESIDIO DR	FLAGSTAFF	AZ	86001
CARROLL VICKI J LIVING TRUST UA DTD 6-16-14	2880 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
CASEMAN DELAYNE LOIS	2840 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
CHAN HELEN	2706 W JACLYN DR	FLAGSTAFF	AZ	86001
CHANG JONATHAN P	2900 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86005
CHEN ZHONG	32 W QUARTZ RD	FLAGSTAFF	AZ	86005
COLEMAN AARON O	2947 S PARDO CALLE DR	FLAGSTAFF	AZ	86001
CONGER MCCANTS FAMILY TRUST DTD 09-16-06	2923 W PRESIDIO DR	FLAGSTAFF	AZ	86001
COOK BRENDON & APRIL	2916 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
CORRIGAN LOGAN	2674 W JACLYN DR	FLAGSTAFF	AZ	86001
COTTAGES AT CEDAR RIDGE HOMEOWNERS ASSOCIATION INC	813 N BEAVER ST NO 5	FLAGSTAFF	AZ	86001
CURTIS MATTHEW	2187 W MISSION TIMBER CIR	FLAGSTAFF	AZ	86001
DAVILA MIGUEL	2828 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
DAVIS FAMILY TRUST DTD 07-30-18	2912 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
DAVIS ROBERT	2921 W CARAVAGGIO LN	PHOENIX	AZ	85086
DECKER FRANCIS P & DEBORAH A REVOCABLE TRUST	23205 COSO	MISSION VIEJO	CA	92692
DEFRATES DAMON J & DEBORA A	2813 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
DEHOAG CRYSTAL F & ZENAS	2955 S PEPITA DR	FLAGSTAFF	AZ	86001
DOBA DERRICK R & CHRISTIAN M	2921 S CAMEL DR	FLAGSTAFF	AZ	86001
DOHSE TIMOTHY & CHELSEA NICOLE	2195 W MISSION TIMBER CIR	FLAGSTAFF	AZ	86001
DUNMYER SANDRA CHRISTINE	2900 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
ECKEL ALISE	2802 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
ELLIS PRESTON COLE & JAYME	2445 W POLLO CIR	FLAGSTAFF	AZ	86001
ELMS GIANNA AGATA & JOE L	2883 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
FALLON ANDREW M & RACHAEL R	2860 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
FARRELL DAVID	8375 S PEPITA DR	FLAGSTAFF	AZ	86001
FILIPPI JORDON & AMANDA	2744 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
FINCH ROBERT R & JANE LOVELY	2453 W POLLO CIR	FLAGSTAFF	AZ	86001
FISCHENICH MIKE & PAULA	3515 W STRAWBERRY ROAN	FLAGSTAFF	AZ	86005
FISHER DUSTIN BRYANT	2801 S FLAGSTONE LN	FLAGSTAFF	AZ	86001
FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
FOGLE DONALD & CAROLE	2236 MANZANITA DR	LAKE SIDE	AZ	85929
FORD JEFFREY B	9428 E HERITAGE TRAIL DR	SCOTTSDALE	AZ	85255
FOREMAN SCOTT H & LISA P	2900 W PRESIDIO DR	FLAGSTAFF	AZ	86001
FOX WAYNE A & ALICE M	536 W RANCHO DR	PHOENIX	AZ	85013
FREDETTE ANNETTE & ANTHONY	2191 W MISSION TIMBER CIR	FLAGSTAFF	AZ	86001
FREEDLUND LANCE D	2816 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
FREITAG RONALD E	2802 S FLAGSTONE LN	FLAGSTAFF	AZ	86001
FUSSELMAN BRIDGET & DEREK	2805 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
GALLEGOS LORETTA	2811 S FLAGSTONE LN	FLAGSTAFF	AZ	86001
GALYEN LISA A	2601 W JOSSELYN DR	FLAGSTAFF	AZ	86001
GAO JUNFENG	5112 LE MICCINE TERR	SAN JOSE	CA	95129

PROPERTY OWNERS WITHIN 1,000-FEET (CONTINUED)				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
GEORGE ALLEN JOSEPH & CHRISTINA MARY	2959 S PEPITA DR	FLAGSTAFF	AZ	86001
GERAGHTY TRUST DTD 5/12/16	4750 DEVONPORT CIR	YORBA LINDA	CA	92887
GIAMBALVO PAUL A	PO BOX 2745	FLAGSTAFF	AZ	86003
GIBBS JOHN G	2956 S CAMEL DR	FLAGSTAFF	AZ	86001
GIESKE FAMILY LIVING TRUST DTD 02-04-19	3306 N 81ST ST	MESA	AZ	85207
GILBERTSON ADELA	1550 KELLY ST	REDLANDS	CA	92374
GILLIAM JOSEPH K & ANNA L	24112 SNIPE LN	LAGUNA NIGUEL	CA	92677
GOWANLOCK MICHAEL	2932 S PAIS DEL NORTE	FLAGSTAFF	AZ	86001
GRACEY AMY M & CHRISTOPHER A	2814 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
GREENE JEFFREY L & SHIRLEY A	2892 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
GRIFFIS AUDREY L	165 LAKESHORE RD	GILBERTSVILLE	KY	42044
GROOM NICHOLAS & MICHELLE	2957 S CAMEL DR	FLAGSTAFF	AZ	86001
GROSVENOR FAMILY REVOCABLE LIVING TRUST DTD 03-23-17	2221 FIERO DR	LAS VEGAS	NV	89134
HADUCH ARTHUR	19157 N CATHEDRAL POINT CT	SURPRISE	AZ	85387
HAGENSEN RACHEL L	20014 34TH AVE SE	BOTHELL	WA	98012
HAMMER JOSEPH J & SARAH E	2935 S PEPITA DR	FLAGSTAFF	AZ	86004
HAMMER SARAH	2907 W PRESIDIO DR	FLAGSTAFF	AZ	86001
HAMPTON JEFFREY KIRK & JENNIFER M	2741 W JACLYN DR	FLAGSTAFF	AZ	86001
HAMREN CAL & ELLYN A	20735 N 62ND DR	GLENDALE	AZ	85308
HANABURY BRIAN & MARY	2949 S CAMEL DR	FLAGSTAFF	AZ	86001
HANNIGAN ANTHONY B	2928 S CAMEL DR	FLAGSTAFF	AZ	86001
HANSON POLLY & GARRY	2572 W JOSSELYN DR	FLAGSTAFF	AZ	86001
HARRIS LISA L & TINCER	PO BOX 1782	KAIBETO	AZ	86053
HELIN BUILDING LLC	1800 N HEREFORD DR	FLAGSTAFF	AZ	86001
HERROCK ANDREW J	2912 ESMERELDA DR	BULLHEAD CITY	AZ	86429
HIDDEN HOLLOW MANUFACTURED HOME COMMUNITY LLC	101 MAIN ST NO 280	HUNTINGTON BEACH	CA	92648
HILL RYAN	2852 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
HOFFMAN ELIZABETH A	2925 S PAIS DEL NORTE	FLAGSTAFF	AZ	86001
HU SHI WEN & CHIN HWA	2887 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
J & L FAMILY TRUST DTD 02-23-16	2797 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
JACOBSON COURTNEY LYN LUQUE	2205 W MISSION TIMBER CIR	FLAGSTAFF	AZ	86001
JAHN FAMILY LIVING TRUST DTD 10-20-14	536 E AMES PL	PHOENIX	AZ	85004
JAMES SUSAN	2725 W JACLYN DR	FLAGSTAFF	AZ	86001
JOHNSON BRANDON S	2951 S PEPITA DR	FLAGSTAFF	AZ	86001
JOHNSON CARLTON & MARTHA JAMES	2845 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
JOHNSON JOSHUA J & ALLISON H	2559 W JOSSELYN DR	FLAGSTAFF	AZ	86001
KEEP SHAWN & SUNNY	3775 S BRIDLE PATH	FLAGSTAFF	AZ	86005
KELLY DENNIS	2729 W JACLYN DR	FLAGSTAFF	AZ	86001
KEMPNER ALAN & CYNTHIA	7415 E LINCOLN DR	SCOTTSDALE	AZ	85250
KENMORE JANE H	2562 W JOSSELYN DR	FLAGSTAFF	AZ	86001
KENMORE JANE H & NEAL R	2562 W JOSSELYN DR	FLAGSTAFF	AZ	86001
KIEHNE PAUL & LINDA R	2897 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
KIM ELIJAH	2793 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
KISSINGER MARVIN & ILEANA LIVING TRUST DTD 04-05-02	2597 W JOSSELYN DR	FLAGSTAFF	AZ	86001
KUEFFER-MAYORGA TAMARA ELIZABETH	1475 S VAIL RD	CAMP VERDE	AZ	86322
LAURITSEN DENNY & ANNETTE	2951 S PARDO CALLE	FLAGSTAFF	AZ	86001
LEONARD ALEXANDER T	2849 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
LEONARD JON D & KRISTI	PO BOX 2302	FLAGSTAFF	AZ	86003
LEY MICHAEL P & BRENDA K	2935 S PARDO CALLE	FLAGSTAFF	AZ	86001
LF RENTALS LLC	14654 S 25TH PL	PHOENIX	AZ	85048
LIANG JIANJIE & LI HONG	2305 W YAHOO TRL	PHOENIX	AZ	85085
LU JIAN	2686 W JACLYN DR	FLAGSTAFF	AZ	86001
LUCERO GREGORY A & NICHOLE M	2927 W PRESIDIO DR	FLAGSTAFF	AZ	86001
LUTTINEN TREVOR A	2942 S TEX LN	FLAGSTAFF	AZ	86001
MABBIT ROBERT E	2457 W POLLO CIRCLE	FLAGSTAFF	AZ	86001
MACE EMILY	2792 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MAGEE MARK LEE & BELEN	2670 W JACLYN DR	FLAGSTAFF	AZ	86001
MANYGOATS DEAN	2833 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MARKS TRUST DTD 04-22-20	1246 E OXFORD LN	GILBERT	AZ	85295
MARTINEZ JUAN	2818 SOUTH FLAGSTONE LN	FLAGSTAFF	AZ	86001
MARTUSCIELLO MARIO & MANDEE	4962 S TOPAZ RD	FLAGSTAFF	AZ	86005
MARTUSCIELLO MARIO F & MANDEE A	2813 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
MATHESON MAGGIE	2876 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MATSUOKA LAURIE	2853 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MCDOWELL DANNY & SHAWNEE	2604 N FOX RUN RD	FLAGSTAFF	AZ	86004
MCKIRDY JAMES FRANCIS & HEATHER	2884 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
MCLALUGHLIN JOSEPH & MICHELLE	2841 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MEINERS RICHARD A & TANIA J	221 INA ST PO BOX 60181	FAIRBANKS	AK	99706
MENDEL CHARLES & MICHELLE C	2757 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MICHALSKI CHARLES D & CINDY L	1117 RAINBOW AVE S	LAKE HAVASU CITY	AZ	86403
MIRAMONTE PRESIDIO LLC	2502 E RIVER RD	TUCSON	AZ	85718
MIRAMONTE PRESIDIO LLC	2502 E RIVER RD	TUCSON	AZ	85718
MISIOREK DANIEL A	2937 S CAMEL DR	FLAGSTAFF	AZ	86001
MORGAN JOHN L & DONNA M	2919 S PEPITA DR	FLAGSTAFF	AZ	86001
MORRELL ARMANDO F JR LIVING TRUST DTD 04-22-19	2768 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MOUNT MARILYN	2864 W PRESIDIO DR	FLAGSTAFF	AZ	86001
MOUNTAIN CREEK EST LLC	1464 E AMBERWOOD DR	PHOENIX	AZ	85048

PROPERTY OWNERS WITHIN 1,000-FEET (CONTINUED)				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
MOUNTAIN KEVIN P & HIGHLAND M	2063 E LANTANA DR	CHANDLER	AZ	85286
MUGO PATTI WAMUYU	2733 W JACLYN DR	FLAGSTAFF	AZ	86001
NANKIVELL DEBRA L	2918 S PARDO CALLE	FLAGSTAFF	AZ	86001
NORRIS CHAD W	2923 S PARDO CALLE DR	FLAGSTAFF	AZ	86001
NOTTINGHAM ROXANNE D & BURTON J JR	2892 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
NOYCE JODIE L	2901 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
NUNLEY VAN A SR & SANDRA K	2917 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
OHANA KRR TRUST DTD 09-09-13	PO BOX 18621	TUCSON	AZ	85731
OHLAU JAMES R	4721 E LAVENDAR LN	PHOENIX	AZ	85044
OTZEN LINDA M TRUST DTD 09-05-19	2910 S PEPITA DR	FLAGSTAFF	AZ	86001
PATCH EMILY	1000 W FOREST MEADOWS NO 250	FLAGSTAFF	AZ	86001
PATEL NIRAJA K	2958 S TEX LN	FLAGSTAFF	AZ	86001
PATEL SANJAY & CHETNA	2821 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86005
PAWLAK TIMOTHY J & LOREEN M	254 S PORT DR	GILBERT	AZ	85233
PENSCO TRUST COMPANY MASON T LUNDELL IRA	3317 S HIGLEY RD NO 114-497	GILBERT	AZ	85297
PERTEA GHEORGHE & MONICA	2919 W PRESIDIO DR	FLAGSTAFF	AZ	86001
PETIT BRENT & CASSANDRA	2412 W POLLO CIR	FLAGSTAFF	AZ	86001
PHILLIPS JAMES & MARGARET	6 INDIAN PAINTBRUSH DR	BOZEMAN	MT	59718
POGUE RICHARD ALLEN	2924 S CAMEL DR	FLAGSTAFF	AZ	86001
POOLE IAN	2714 W JACLYN DR	FLAGSTAFF	AZ	86001
PRENTICE JOHN M & THERESE J	2920 S PAIS DEL NORTE	FLAGSTAFF	AZ	86001
PRESIDIO IN THE PINES HOMEOWNER'S ASSOC INC	323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001
PRESSLEY ROY J & LILIANA NG	2896 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
PRISKORN CRAIG & DANA	28313 LAURA LA PLANTE DR	AGOURA HILLS	CA	91301
QUIGLEY THOMAS JAMES	600 AUBURN AVE	SIERRA MADRE	CA	91024
QUIMBY LEONARD	6700 WOODLANDS PARKWAY STE 230-268	SPRING	TX	77382
RAEL MICHAEL & ERICA	2805 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
RAILROAD SPRINGS 66 LLLP	1016 W UNIVERSITY AVE NO 203	FLAGSTAFF	AZ	86001
RALPH STEPHEN K & SANDRA E	2896 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
RALSTON BARBARA JO	2514 E HEATHERBRAE DR	PHOENIX	AZ	85016
REYNOLDS JULIA A	PO BOX 3944	FLAGSTAFF	AZ	86003
RHODS TRUST DTD 09-10-04	1405 STONE MEADOW DR	CAMARILLO	CA	93010
ROAN-ZABAR DONNA	2817 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
ROBB CHELSEA M	2872 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
ROBBINS JOHN ERICK	2917 S CAMEL DR	FLAGSTAFF	AZ	86001
ROBERTSON GAIL M	2749 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
ROHS LANCE G	2602 W JOSSELYN DR	FLAGSTAFF	AZ	86001
ROSENFELD RONALD B & TINA	126 PEACEABLE RIDGE RD	RIDGEFIELD	CT	6877
ROZELL TRUST DTD 12/1/11	6322 W MEGAN ST	CHANDLER	AZ	85226
RUSTY JAVELINA INVESTMENTS LLC	1220 E SEMINOLE DR	PHOENIX	AZ	85022
RYBKA JAMES S & JAN D	2857 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SACHWITZ SCOTT PAUL	1171 W SUNRISE PL	CHANDLER	AZ	85248
SALCIDO ROBERTA KAY & ALFREDO RANDY	2761 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SANDERSON VICTOR A & NANCY C	2812 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SCHRAUFNAGEL GARY M & MARY JEAN	5816 E HERMOSA VISTA DR	MESA	AZ	85215
SCHROEDER CHRISTIAN	2722 W JACLYN DR	FLAGSTAFF	AZ	86001
SCOTT LIONEL & JESSICA	2806 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
SECUREPAY LLC	151 MELEKOMO PLACE	LAHAINA	HI	96761
SHAFFER ATTICUS	32515 SADDLE PEAK CT	ACTON	CA	93510
SHAO YONG	2836 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SHAY ROLAND L	2927 S PEPITA DR	FLAGSTAFF	AZ	86001
SHERECK JON R & PAULINE K	2824 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SHIFFER KRISTINE & ARRON	2690 W JACLYN DR	FLAGSTAFF	AZ	86001
SHILLING AARON E & HOLLY	2892 W PRESIDIO DR	FLAGSTAFF	AZ	86001
SIEG MATTHEW & ANTONINA	2903 W PRESIDIO DR	FLAGSTAFF	AZ	86001
SIMPSON HEATHER L	PO BOX 31183	FLAGSTAFF	AZ	86003
SMITH JEFFREY L	2899 W PRESIDIO DR	FLAGSTAFF	AZ	86001
SMITH TERRY E	2772 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SNIDE THOMAS K & MARIE G	2922 S PEPITA DR	FLAGSTAFF	AZ	86001
ST LOUIS JAY & ANGELA	1391 W MAPLEWOOD ST	CHANDLER	AZ	85286
STEIN JEFFREY A & ABIGAIL	2817 S FLAGSTONE LN	FLAGSTAFF	AZ	86001
STEWART STEVIE M	6825 E PEARL ST	MESA	AZ	85207
STONER GAYLA M & THOMAS N	PO BOX 263	FLAGSTAFF	AZ	86002
STRAIN SEAN P & JANELLE J	2809 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
STROUT ERIN M	2913 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
SUFIA BRANDON SIONE	3650 E LAKE MEAD BLVD NO 257	LAS VEGAS	NV	89115
SUMMERS SCOTT D & SUSAN M	8211 179TH PL NE	ARLINGTON	WA	98223
SWARUP VIMAL P	6040 LAUREL LOOP	FLAGSTAFF	AZ	86004
TAGUCHI NAOKO	2922 S TEX LN	FLAGSTAFF	AZ	86001
TEN ELENA	2730 W JACLYN DR	FLAGSTAFF	AZ	86001
THIESING JAMES W & CAROL A	2092 ASHBURTON WAY	MOUNT PLEASANT	SC	29466
THOMAS MATTHEW	2925 S CAMEL DR	FLAGSTAFF	AZ	86001
TIMBER SKY 3A LLC	1955 COMMERCE CENTER CIR NO A	PRESCOTT	AZ	86301
TIMBER SKY 3A LLC	1955 COMMERCE CENTER CIR NO A	PRESCOTT	AZ	86301
TIMBER SKY 3A LLC	1955 COMMERCE CENTER CIR NO A	PRESCOTT	AZ	86301
TIMBER SKY COMMUNITY ASSOCIATION	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016
TOLBY ROY & MARJORIE	227 N TONTO TRL	PAYSON	AZ	85541

PROPERTY OWNERS WITHIN 1,000-FEET (CONTINUED)					
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP	
TSOSIE BRIAN L & JENNIFER P	2740 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
TURNER CODY C	2939 S PEPITA DR	FLAGSTAFF	AZ	86001	
TUTAY DANIEL J & ERIN M	2709 W JACLYN DR	FLAGSTAFF	AZ	86001	
TUTWILER THOMAS R	2888 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001	
UPSON BRENT W	3022 W NIGHT OWL LN	PHOENIX	AZ	85085	
URBANEK FAMILY REVOCABLE LIVING TRUST AMENDED 1-22-18	2020 W MUSKET PL	CHANDLER	AZ	85286	
VALLEN GARY & KIM	1655 N KITTREDGE RD	FLAGSTAFF	AZ	86001	
VAN DEN BURG ROBERT J & INGRID M	2765 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
VAN DER VEER KAREN	662 N PINE CLIFF DR	FLAGSTAFF	AZ	86001	
VAN HOY GARY R & MARY E	9660 W BENT TREE DR	PEORIA	AZ	85383	
VAN KAMPEN KOREY & AMANDA	2700 S WOODLANDS VILLAGE BLVD NO 300-228	FLAGSTAFF	AZ	86001	
VANDERMEULEN JOSHUA	2741 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
VASCASSENNO NICHOLAS S & SHARINA M	2911 S PEPITA DR	FLAGSTAFF	AZ	86001	
VERA KIMBERLY A & SALVADOR JR	2931 S PEPITA DR	FLAGSTAFF	AZ	86001	
VII LIVING TRUST DTD 06-12-13	3636 E SHOMI ST	PHOENIX	AZ	85044	
VP 66 & WOODY MOUNTAIN LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016	
WALKER JOSHUA FORREST & KRISTLE MARIE	2682 W JACLYN DR	FLAGSTAFF	AZ	86001	
WALSH CATHERINE LIVING TRUST DTD 09-17-15	2868 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
WANDERLAND FLAGSTAFF LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016	
WEIDINGER JOSEPH E & BECKY Y	2705 W JACLYN DR	FLAGSTAFF	AZ	86001	
WELLINS-NEUBERGER FAMILY TRUST DTD 05-05-16	11111 E SOREL LN	SCOTTSDALE	AZ	85259	
WERLEY JAKE P	250 N CIRCLE DR	FLAGSTAFF	AZ	86001	
WILSON JONATHAN S	2904 W PRESIDIO DR	FLAGSTAFF	AZ	86001	
WINBORNE VAUGHAN S JR & LISA M	PO BOX 1538	FLAGSTAFF	AZ	86002	
WINBURN BRIAN	PO BOX 2426	FLAGSTAFF	AZ	86003	
WINFREE KYLE N & VANESSA	2781 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
WOODRUFF JOHN	43258 W MARICOPA AVE	MARICOPA	AZ	85138	
WYATT JANICE L REVOCABLE LIVING TRUST DTD 10-27-2010	11087 N JOY FAITH DR	ORO VALLEY	AZ	85737	
XU QIANG	5045 S TOPAZ RD	FLAGSTAFF	AZ	86005	
ZERGER ADAM S & SARA K	2954 S TEX LN	FLAGSTAFF	AZ	86001	
ZETICH DONALD S & MARYANN	2928 W PRESIDIO DR	FLAGSTAFF	AZ	86001	
OTHER INTERESTED PARTIES					
ORGANIZATION/CONTACT	MAILING ADDRESS	CITY	STATE	ZIP	
VP66 & WOODY MOUNTAIN, LLC / TIMBER SKY	2502 E. CAMELBACK ROAD, STE. 214	PHOENIX	AZ	85016	
PRESIDIO IN THE PINES HOA	323 S RIVER RUN ROAD, NO. 1	FLAGSTAFF	AZ	86001	
RAILROAD SPRINGS 66, LLC	1016 W. UNIVERSITY AVENUE, NO. 203	FLAGSTAFF	AZ	86001	
FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002	
NORTHERN ARIZONA BUILDING ASSOCIATION	1500 E CEDAR AVE	FLAGSTAFF	AZ	86004	
NORTHERN ARIZONA ASSOCIATION OF REALTORS ATTN: JEFFREY HERD	1515 E CEDAR AVE, STE. C-4	FLAGSTAFF	AZ	86004	
TISH BOGAN-OZMUN	5271 MOUNT PLEASANT DR	FLAGSTAFF	AZ	86004	
MARILYN WEISSMAN	1055 E APPLE WAY	FLAGSTAFF	AZ	86001	
COAST AND MOUNTAIN PROPERTIES ATTN: MAURY HERMAN	3 N LEROUX ST	FLAGSTAFF	AZ	86001	
NAT WHITE	1120 N ROCKRIDGE RD	FLAGSTAFF	AZ	86001	
CHARLIE SILVER	720 W ASPEN AVE	FLAGSTAFF	AZ	86001	
BETSY MCKELLAR	330 S ASH LANE	FLAGSTAFF	AZ	86004	
DAVID CARPENTER	495 S RIVER RUN, STE. 100	FLAGSTAFF	AZ	86001	
ARIZONA ARMY NATIONAL GUARD, AZAA-FMO ATTN: DORENDA COLEMAN	5636 E McDOWELL RD, M5330	PHOENIX	AZ	85008	
US NAVY, INTERGOVERNMENTAL BRANCH ATTN: MARY BETH DREUSIKE	850 PACIFIC HIGHWAY, BLDG. 1 - 5TH FLOOR, STE. 513	SAN DIEGO	CA	92132	
CELIA BAROTZ	3354 N CREST STREET	FLAGSTAFF	AZ	86001	
NORM WALLEN	3716 N GRANDVIEW	FLAGSTAFF	AZ	86004	
COCONINO COUNTY COMMUNITY DEVELOPMENT ATTN: JAY CHRISTELMAN	2500 N FORT VALLEY ROAD, BLDG. 1	FLAGSTAFF	AZ	86001-1287	
COCONINO COUNTY COMMUNITY DEVELOPMENT ATTN: JESS McNEELY	2500 N FORT VALLEY ROAD, BLDG. 1	FLAGSTAFF	AZ	86001-1287	
FLAGSTAFF LODGING, RESTAURANT & TOURISM ATTN: STEVE FINCH	P.O. BOX 30622	FLAGSTAFF	AZ	86003	
ADRIAN SKABELUND	819 WEST GRAND CANYON AVENEU	FLAGSTAFF	AZ	86001	
RACHEL BASS	3083 E. EASTERDAY LANE	FLAGSTAFF	AZ	86001	
TIFFANY ANTOL	211 W. ASPEN AVE.	FLAGSTAFF	AZ	86001	
COCONINO COUNTY	2500 N. FORT VALLEY ROAD	FLAGSTAFF	AZ	86001	
GAMMAGE & BURNHAM, PLC ATTN: NICK SOBRASKE	40 NORTH CENTRAL AVE, 20TH FLOOR	PHOENIX	AZ	85004	
SEPTEMBER 21, 2020 NEIGHBORHOOD MEETING ATTENDEES					
ATTENDEE NAME	ADDRESS	CITY	STATE	ZIP	
Ali Gulfaraz	4371 E. Savannah Circle	Flagstaff	AZ	86004	
Lauri Budzinski	2940 S. Camel Drive	Flagstaff	AZ	86001	
Gail Robertson	2749 W. Pico Del Monte Circle	Flagstaff	AZ	86001	
Michelle Kuzdas	2338 W. Mission Timber Circle	Flagstaff	AZ	86001	
Joe and Gianna Elms	2883 W. Patio del Presidio	Flagstaff	AZ	86001	
Jennifer Hampton	2741 W. Jaclyn Drive	Flagstaff	AZ	86001	
Amy Vogler	2398 W. Mission Timber Circle	Flagstaff	AZ	86001	
Linda Denham	3605 S. Lariat Loop	Flagstaff	AZ	86005	
Carlton Johnson	2845 W. Pico Del Monte Circle	Flagstaff	AZ	86001	

**SEPTEMBER 21, 2020 NEIGHBORHOOD MEETING ATTENDEES (CONTINUED)**

<b>ATTENDEE NAME</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
Leslie Boulet	2898 W. Presidio Drive	Flagstaff	AZ	86004
Lisa Harris	2737 W. Jaclyn Drive	Flagstaff	AZ	86001
Cal Hamren	2896 W. Paz de Avenida	Flagstaff	AZ	86001
John and Therese Prentice	2920 S. Pais Del Norte	Flagstaff	AZ	86001
Jason Rohr	1601 E. Mountain View Avenue	Flagstaff	AZ	86001
Barbara DuPaul	2569 W. Clement Circle	Flagstaff	AZ	86001
Anthony Williams	3460 S. Skye Way	Flagstaff	AZ	86005
Lisa Galyen	2601 W. Josselyn Drive	Flagstaff	AZ	86001
Sue Bunch	2760 W. Pico Del Monte Circle	Flagstaff	AZ	86001
Christina George	2959 S. Pepita Drive	Flagstaff	AZ	86001
Robert Davis	2912 W. Paz de Avenida	Flagstaff	AZ	86001
Lori McCorry and David Moorehead	2462 W. Clement Circle	Flagstaff	AZ	86001
John Morgan	2919 S. Pepita Drive	Flagstaff	AZ	86001
Linda Otzen	2910 S. Pepita Drive	Flagstaff	AZ	86001
Richard Pogue	2924 S. Camel Drive	Flagstaff	AZ	86001
Brian Hanabury	2949 S. Camel Drive	Flagstaff	AZ	86001
AraLynn Nowack	2341 W. Mission Timber Cir	Flagstaff	AZ	86001



September 22, 2020

Dear Property Owner, Resident, Neighborhood Association, or Interested Citizen,

Vintage Partners is proposing to develop Sky Cottages, a new residential community located on the approximate 20 acres located at the northwest corner of Woody Mountain Road and the McAllister Ranch Road alignment ("Sky Cottages' Property").

Vintage Partners is responsible for developing forward thinking and award winning projects throughout the State for more than 30 years. One of those projects includes the highly successful Timber Sky master-planned community, located just west of the Sky Cottages' Property, which is considered the finest Dark Skies compliant master-planned community in the State. See enclosed Context Map. Sky Cottages, planned as an extension of Timber Sky, will be an accessible, athletic, outdoor, affordable build-to-rent community with 199 one (1) and two (2) story units, comprised of 1, 1.5, 2, and 3 bedrooms. The majority of the units are detached, similar to that of traditional single-family residential community, such as Presidio in the Pines. As such, Sky Cottage residents will be able to have more of a single-family residential experience, with the benefit of a professionally-managed and highly amenitized community that will include expansive amenities, active and passive open spaces, and trail connections throughout. See enclosed Site Plan and Conceptual Building Elevations.

In order to facilitate development of Sky Cottages, an application was filed with the City to rezone the Property from RR RPO-Rural Residential, Resource Protection Overlay to HR RPO-High Density Residential, Resource Protection Overlay. The requested HR RPO zoning designation is the same zoning that governs the majority of Presidio in the Pines.

We have scheduled a follow-up virtual neighborhood meeting to discuss the development proposal. The details for the meeting are as follows:

Meeting: Sky Cottages Virtual Neighborhood Meeting

Location: Meeting to be held virtually in Zoom.

Link: [gblaw.com/skycottages](http://gblaw.com/skycottages)

Date and Time: Monday, October 5, 2020 at 6:00 PM



Instructions for Access to Virtual Neighborhood Meeting. The neighborhood meeting will be held on the Zoom video conferencing platform, which can be accessed through your internet browser or through the Zoom app on your mobile device via the above link. For registration assistance, please contact Ellie Brundige at (602) 256-4409 or [ebrundige@gblaw.com](mailto:ebrundige@gblaw.com). We respectfully request that you register a minimum 1-hour prior to the start of the neighborhood meeting.

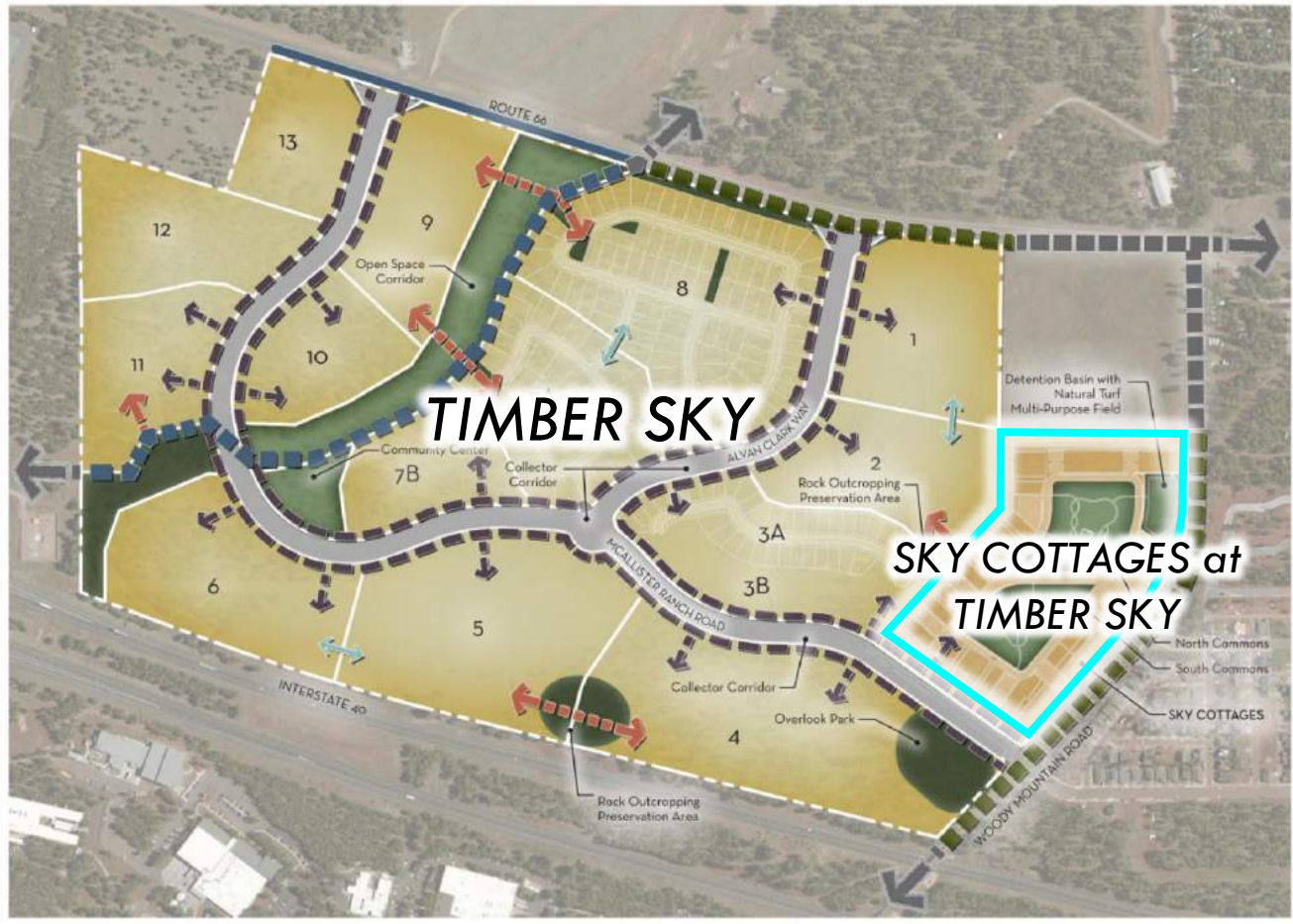
Please note, to access the meeting, you will be required to register. The meeting registration information will be part of the public record and shared with the City. We will also use this information to keep you informed of future meetings and hearings via email, as well as traditional mail. At the beginning of the neighborhood meeting, we will provide a brief overview of the meeting procedures and instructions for asking questions once the formal presentation has concluded.

Please be advised that future meetings and hearings before the Planning & Zoning Commission and City Council will be scheduled to review this case. Specific meeting and hearing dates have not yet been set. An additional notification letter will be provided identifying the date, time, and location of these meetings and hearings.

The City Planner assigned to this case is Tiffany Antol. Ms. Antol can be reached at (928) 213-2605 or [TAntol@flagstaffaz.gov](mailto:TAntol@flagstaffaz.gov). She can answer your questions regarding the City's review and hearing process. Should you have any questions in the meantime, or are unable to attend the virtual neighborhood meeting and would like more information, please do not hesitate to contact our representative, Lindsay Schube, at (602) 256-4471 or [lschube@gblaw.com](mailto:lschube@gblaw.com). Thank you.

Sincerely,

Walter Crutchfield  
Vintage Partners



# TIMBER SKY

## SKY COTTAGES at TIMBER SKY

**LEGEND**

- Civic Open Space
- General Open Space
- Sky Cottages at Timber Sky
- 6' Detached Concrete Walk
- Internal Vehicular and Pedestrian Connection
- 5' Detached Concrete Walk
- Internal Pedestrian Connection
- Internal Vehicular Connection
- FUTS Trail - Paved (10')
- FUTS Loop Trail - Unpaved (10' Meandering)
- FUTS Trail - By Others

**SKY COTTAGES at TIMBER SKY**  
PZ-20-00153

**VINTAGE**  
PLANNING

**GAMMAGE BURÑHAM**  
Autways at Law

**SWI**  
Singapore & Weidman, Inc.

**Mosaic**

**NOKKUS DESIGN**  
Pty. Ltd. (Singapore) Private Limited

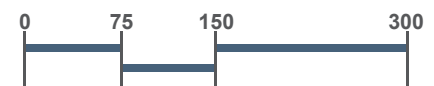
SHEET NAME:  
CIRCULATION DIAGRAM

SHEET NO.  
4 of 32

OVERALL SITE PLAN



NORTH



SCALE: 1"=150'





39-41



**SKY COTTAGES**  
at **TIMBER SKY**  
PZ-20-00153

**V**  
VINTAGE  
PARTNERS

**GAMMAGE  
BURNHAM**  
Attorneys at Law

**SWI**  
Shepherd & Associates, Inc.

**Mosaic**

**NORRIS DESIGN**  
PLANNING | ARCHITECTURE | INTERIORS

SHEET NAME:  
3-BD UNIT  
EXTERIOR VIEW

SHEET NO.:  
21 of 32



**SKY COTTAGES**  
at **TIMBER SKY**

PZ-20-00153



**GAMMAGE  
BURNHAM**  
Attorneys at Law



SHEET NAME:  
OVERALL  
PERSPECTIVE

SHEET NO.  
3 of 32

# **TAB D**

## **Attendee Registration Sheet from Second Virtual Neighborhood Meeting**

**October 5, 2020 Second Virtual Neighborhood Meeting Attendees**

<b>Attendee Name</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
Manny Gurrola	10838 N. 10th Place	Phoenix	AZ	85020
Clinton Whiting	5350 Tanager Road	Flagstaff	AZ	86004
Ali Gulfaraz	4371 E. Savannah Circle	Flagstaff	AZ	86001
Paul Ferry	2333 W. Mission Timber Circle	Flagstaff	AZ	86001
Brent Ballard	10838 N. 10th Place	Phoenix	AZ	85020
Marvin Kissinger	2597 W. Josselyn Drive	Flagstaff	AZ	86001
Robert Davis	2912 W. Paz de Avenida	Flagstaff	AZ	86001
Brian Wilson	2389 S. Cliffview Street	Flagstaff	AZ	86001
Ara Nowack	2341 W. Mission Timber Circle	Flagstaff	AZ	86001
Tom Boggess	3572 S. Cheryl Drive	Flagstaff	AZ	86001
Jeff Smith	2899 W. Presidio Drive	Flagstaff	AZ	86001
Hartley Rodie	3720 E. Earll Drive	Phoenix	AZ	85018
Carmen Neuberger	11111 E. Sorrel Lane	Scottsdale	AZ	85259
Sal Vera	2931 S. Pepita Drive	Flagstaff	AZ	86001
Richard Pogue	2924 S. Camel Drive	Flagstaff	AZ	86001
Debra Nankivell	2918 S. Pardo Calle	Flagstaff	AZ	86001
Jason Rohr	1601 E. Mountain View Avenue	Flagstaff	AZ	86001
Karen Sorensen	2640 W. Kiltie Lane	Flagstaff	AZ	86005
Lori McCorry	2462 W. Clement Cirle	Flagstaff	AZ	86001
Barbara Fisher	3405 S. Skye Way	Flagstaff	AZ	86005
PJ Aerts	3280 S. Skye Way	Flagstaff	AZ	86005
David Grogg	PO Box 2097	Flagstaff	AZ	86003

# **TAB E**

## **Follow-Up Notifications**

PROPERTY OWNERS WITHIN 1,000-FEET					
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP	
THOMAS REVOCABLE TRUST DTD 05-16-06	2938 S TEX LN	FLAGSTAFF	AZ	86001	
2909 PRESIDIO PINES LLC	9733 W MOUNTAIN VIEW RD	PEORIA	AZ	85345	
ABBOTT-RHOTON INVESTMENTS L L C	3605 S FLAGSTAFF RANCH RD	FLAGSTAFF	AZ	86005	
ALVIN THOMAS R & SHELLEY B	3973 N FOUNDER CIR	BUCKEYE	AZ	85396	
AMESTOY FAMILY TRUST DTD 07-24-02	1112 DYSART DR	BANNING	CA	92220	
ATIEMO ANDREW & RENE A	2810 E HEMBERG DR	FLAGSTAFF	AZ	86004	
AUSTIN GARRETT	2943 S PARDO CALLE DR	FLAGSTAFF	AZ	86001	
BAILEY TRUST DTD 07-14-08	1552 W SALTSAGE DR	PHOENIX	AZ	85045	
BAKER RYAN W & JEANETTE N	2923 S PEPITA DR	FLAGSTAFF	AZ	86001	
BALL DANIEL A & JENNIFER A	2817 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
BAMFORD FRANCIS J	2947 S PEPITA DR	FLAGSTAFF	AZ	86001	
BECENTI MICHAEL M	2717 W JACLYN DR	FLAGSTAFF	AZ	86001	
BETHKE MCKENZIE RAE	2574 W JOSSELYN DR	FLAGSTAFF	AZ	86001	
BHAKTA RAJENDRABHAI D & SHILABEN R	8383 E STATE ROUTE 69	PRESCOTT VALLEY	AZ	86314	
BIGGERSTAFF PATRICK & WHITNEY	2943 S PEPITA DR	FLAGSTAFF	AZ	86001	
BLAIN NICHOLAS R & PATRICIA K	2879 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001	
BLOOMBERG KIM E	2436 W ROCK ISLAND AVE	FLAGSTAFF	AZ	86001	
BOATENG DAVID FORBI	2593 W JOSSELYN DR	FLAGSTAFF	AZ	86001	
BOOTH BRIAN T & MEAGAN J	2876 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001	
BOYD JOHN L III & KAREN E	3980 WESTWOOD CIR	FLAGSTAFF	AZ	86005	
BRIGHAM STEVEN M & ERNA V	2927 S PARDO CALLE DR	FLAGSTAFF	AZ	86001	
BRINK JOHN I & EILEEN P	2864 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
BROCKIE MILLIE	PO BOX 1608	TUBA CITY	AZ	86045	
BROTSCHI LIVING TRUST DTD 06-01-09	21497 E CALDWELLS WAY	QUEEN CREEK	AZ	85142	
BROWN PETER TRUST DTD 04-18-18	2921 S PAIS DEL NORTE	FLAGSTAFF	AZ	86001	
BROWN TIMOTHY E	2820 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
BROWN YAZZIE MARKS	2946 S TEX LN	FLAGSTAFF	AZ	86001	
BRUCE BENJAMIN	2662 W JACLYN DR	FLAGSTAFF	AZ	86001	
CANTOR PROPERTIES LLC	3199 RAINBOW RIDGE DR	PRESCOTT	AZ	86303	
CARPENTER RYAN	2920 W PRESIDIO DR	FLAGSTAFF	AZ	86001	
CARROLL VICKI J LIVING TRUST UA DTD 6-16-14	2880 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001	
CASEMAN DELAYNE LOIS	2840 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
CHAN HELEN	2706 W JACLYN DR	FLAGSTAFF	AZ	86001	
CHANG JONATHAN P	2900 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86005	
CHEN ZHONG	32 W QUARTZ RD	FLAGSTAFF	AZ	86005	
COLEMAN AARON O	2947 S PARDO CALLE DR	FLAGSTAFF	AZ	86001	
CONGER MCCANTS FAMILY TRUST DTD 09-16-06	2923 W PRESIDIO DR	FLAGSTAFF	AZ	86001	
COOK BRENDON & APRIL	2916 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001	
CORRIGAN LOGAN	2674 W JACLYN DR	FLAGSTAFF	AZ	86001	
COTTAGES AT CEDAR RIDGE HOMEOWNERS ASSOCIATION INC	813 N BEAVER ST NO 5	FLAGSTAFF	AZ	86001	
CURTIS MATTHEW	2187 W MISSION TIMBER CIR	FLAGSTAFF	AZ	86001	
DAVILA MIGUEL	2828 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
DAVIS ROBERT	2921 W CARAVAGGIO LN	PHOENIX	AZ	85086	
DECKER FRANCIS P & DEBORAH A REVOCABLE TRUST	23205 COSO	MISSION VIEJO	CA	92692	
DEFRATES DAMON J & DEBORA A	2813 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
DEHOAG CRYSTAL F & ZENAS	2955 S PEPITA DR	FLAGSTAFF	AZ	86001	
DOBA DERRICK R & CHRISTIAN M	2921 S CAMEL DR	FLAGSTAFF	AZ	86001	
DOHSE TIMOTHY & CHELSEA NICOLE	2195 W MISSION TIMBER CIR	FLAGSTAFF	AZ	86001	
DUNMYER SANDRA CHRISTINE	2900 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001	
ECKEL ALISE	2802 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001	
ELLIS PRESTON COLE & JAYME	2445 W POLLO CIR	FLAGSTAFF	AZ	86001	
FALLON ANDREW M & RACHAEL R	2860 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
FARRELL DAVID	8375 S PEPITA DR	FLAGSTAFF	AZ	86001	
FILIPPI JORDON & AMANDA	2744 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
FINCH ROBERT R & JANE LOVELY	2453 W POLLO CIR	FLAGSTAFF	AZ	86001	
FISCHENICH MIKE & PAULA	3515 W STRAWBERRY ROAN	FLAGSTAFF	AZ	86005	
FISHER DUSTIN BRYANT	2801 S FLAGSTONE LN	FLAGSTAFF	AZ	86001	
FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001	
FOGLE DONALD & CAROLE	2236 MANZANITA DR	LAKE SIDE	AZ	85929	
FORD JEFFREY B	9428 E HERITAGE TRAIL DR	SCOTTSDALE	AZ	85255	
FOREMAN SCOTT H & LISA P	2900 W PRESIDIO DR	FLAGSTAFF	AZ	86001	
FOX WAYNE A & ALICE M	536 W RANCHO DR	PHOENIX	AZ	85013	
FREDETTE ANNETTE & ANTHONY	2191 W MISSION TIMBER CIR	FLAGSTAFF	AZ	86001	
FREEDLUND LANCE D	2816 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
FREITAG RONALD E	2802 S FLAGSTONE LN	FLAGSTAFF	AZ	86001	
FUSSELMAN BRIDGET & DEREK	2805 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001	
GALLEGOS LORETTA	2811 S FLAGSTONE LN	FLAGSTAFF	AZ	86001	
GAO JUNFENG	5112 LE MICCINE TERR	SAN JOSE	CA	95129	
GERAGHTY TRUST DTD 5/12/16	4750 DEVONPORT CIR	YORBA LINDA	CA	92887	
GIAMBALVO PAUL A	PO BOX 2745	FLAGSTAFF	AZ	86003	
GIBBS JOHN G	2956 S CAMEL DR	FLAGSTAFF	AZ	86001	
GIESKE FAMILY LIVING TRUST DTD 02-04-19	3306 N 81ST ST	MESA	AZ	85207	
GILBERTSON ADELA	1550 KELLY ST	REDLANDS	CA	92374	
GILLIAM JOSEPH K & ANNA L	24112 SNIPE LN	LAGUNA NIGUEL	CA	92677	
GOWANLOCK MICHAEL	2932 S PAIS DEL NORTE	FLAGSTAFF	AZ	86001	
GRACEY AMY M & CHRISTOPHER A	2814 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001	
GREENE JEFFREY L & SHIRLEY A	2892 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001	
GRIFFIS AUDREY L	165 LAKESHORE RD	GILBERTSVILLE	KY	42044	
GROOM NICHOLAS & MICHELLE	2957 S CAMEL DR	FLAGSTAFF	AZ	86001	

PROPERTY OWNERS WITHIN 1,000-FEET (CONTINUED)				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
GROSVENOR FAMILY REVOCABLE LIVING TRUST DTD 03-23-17	2221 FIERO DR	LAS VEGAS	NV	89134
HADUCH ARTHUR	19157 N CATHEDRAL POINT CT	SURPRISE	AZ	85387
HAGENSEN RACHEL L	20014 34TH AVE SE	BOTHELL	WA	98012
HAMMER JOSEPH J & SARAH E	2935 S PEPITA DR	FLAGSTAFF	AZ	86004
HAMMER SARAH	2907 W PRESIDIO DR	FLAGSTAFF	AZ	86001
HAMREN CAL & ELLYN A	20735 N 62ND DR	GLENDALE	AZ	85308
HANNIGAN ANTHONY B	2928 S CAMEL DR	FLAGSTAFF	AZ	86001
HANSON POLLY & GARRY	2572 W JOSSELYN DR	FLAGSTAFF	AZ	86001
HARRIS LISA L & TINCER	PO BOX 1782	KAIBETO	AZ	86053
HELIN BUILDING LLC	1800 N HEREFORD DR	FLAGSTAFF	AZ	86001
HERROCK ANDREW J	2912 ESMERELDA DR	BULLHEAD CITY	AZ	86429
HIDDEN HOLLOW MANUFACTURED HOME COMMUNITY LLC	101 MAIN ST NO 280	HUNTINGTON BEACH	CA	92648
HILL RYAN	2852 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
HOFFMAN ELIZABETH A	2925 S PAIS DEL NORTE	FLAGSTAFF	AZ	86001
HU SHI WEN & CHIN HWA	2887 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
J & L FAMILY TRUST DTD 02-23-16	2797 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
JACOBSON COURTNEY LYN LUQUE	2205 W MISSION TIMBER CIR	FLAGSTAFF	AZ	86001
JAHN FAMILY LIVING TRUST DTD 10-20-14	536 E AMES PL	PHOENIX	AZ	85004
JAMES SUSAN	2725 W JACLYN DR	FLAGSTAFF	AZ	86001
JOHNSON BRANDON S	2951 S PEPITA DR	FLAGSTAFF	AZ	86001
JOHNSON JOSHUA J & ALLISON H	2559 W JOSSELYN DR	FLAGSTAFF	AZ	86001
KEEP SHAWN & SUNNY	3775 S BRIDLE PATH	FLAGSTAFF	AZ	86005
KELLY DENNIS	2729 W JACLYN DR	FLAGSTAFF	AZ	86001
KEMPNER ALAN & CYNTHIA	7415 E LINCOLN DR	SCOTTSDALE	AZ	85250
KENMORE JANE H	2562 W JOSSELYN DR	FLAGSTAFF	AZ	86001
KENMORE JANE H & NEAL R	2562 W JOSSELYN DR	FLAGSTAFF	AZ	86001
KIEHNE PAUL & LINDA R	2897 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
KIM ELIJAH	2793 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
KUEFFER-MAYORGA TAMARA ELIZABETH	1475 S VAIL RD	CAMP VERDE	AZ	86322
LAURITSEN DENNY & ANNETTE	2951 S PARDO CALLE	FLAGSTAFF	AZ	86001
LEONARD ALEXANDER T	2849 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
LEONARD JON D & KRISTI	PO BOX 2302	FLAGSTAFF	AZ	86003
LEY MICHAEL P & BRENDA K	2935 S PARDO CALLE	FLAGSTAFF	AZ	86001
LF RENTALS LLC	14654 S 25TH PL	PHOENIX	AZ	85048
LIANG JIANJIE & LI HONG	2305 W YAHOO TRL	PHOENIX	AZ	85085
LU JIAN	2686 W JACLYN DR	FLAGSTAFF	AZ	86001
LUCERO GREGORY A & NICHOLE M	2927 W PRESIDIO DR	FLAGSTAFF	AZ	86001
LUTTINEN TREVOR A	2942 S TEX LN	FLAGSTAFF	AZ	86001
MABBIT ROBERT E	2457 W POLLO CIRCLE	FLAGSTAFF	AZ	86001
MACE EMILY	2792 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MAGEE MARK LEE & BELEN	2670 W JACLYN DR	FLAGSTAFF	AZ	86001
MANYGOATS DEAN	2833 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MARKS TRUST DTD 04-22-20	1246 E OXFORD LN	GILBERT	AZ	85295
MARTINEZ JUAN	2818 SOUTH FLAGSTONE LN	FLAGSTAFF	AZ	86001
MARTUSCIELLO MARIO & MANDEE	4962 S TOPAZ RD	FLAGSTAFF	AZ	86005
MARTUSCIELLO MARIO F & MANDEE A	2813 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
MATHESON MAGGIE	2876 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MATSUOKA LAURIE	2853 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MCDOWELL DANNY & SHAWNEE	2604 N FOX RUN RD	FLAGSTAFF	AZ	86004
MCKIRDY JAMES FRANCIS & HEATHER	2884 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
MCLALUGHLIN JOSEPH & MICHELLE	2841 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MEINERS RICHARD A & TANIA J	221 INA ST PO BOX 60181	FAIRBANKS	AK	99706
MENDEL CHARLES & MICHELLE C	2757 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MICHALSKI CHARLES D & CINDY L	1117 RAINBOW AVE S	LAKE HAVASU CITY	AZ	86403
MIRAMONTE PRESIDIO LLC	2502 E RIVER RD	TUCSON	AZ	85718
MISIOREK DANIEL A	2937 S CAMEL DR	FLAGSTAFF	AZ	86001
MORRELL ARMANDO F JR LIVING TRUST DTD 04-22-19	2768 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MOUNT MARILYN	2864 W PRESIDIO DR	FLAGSTAFF	AZ	86001
MOUNTAIN CREEK EST LLC	1464 E AMBERWOOD DR	PHOENIX	AZ	85048
MOUNTAIN KEVIN P & HIGHLAND M	2063 E LANTANA DR	CHANDLER	AZ	85286
MUGO PATTI WAMUYU	2733 W JACLYN DR	FLAGSTAFF	AZ	86001
NORRIS CHAD W	2923 S PARDO CALLE DR	FLAGSTAFF	AZ	86001
NOTTINGHAM ROXANNE D & BURTON J JR	2892 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
NOYCE JODIE L	2901 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
NUNLEY VAN A SR & SANDRA K	2917 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
OHANA KRR TRUST DTD 09-09-13	PO BOX 18621	TUCSON	AZ	85731
OHLAU JAMES R	4721 E LAVENDAR LN	PHOENIX	AZ	85044
PATCH EMILY	1000 W FOREST MEADOWS NO 250	FLAGSTAFF	AZ	86001
PATEL NIRAJA K	2958 S TEX LN	FLAGSTAFF	AZ	86001
PATEL SANJAY & CHETNA	2821 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86005
PAWLAK TIMOTHY J & LOREEN M	254 S PORT DR	GILBERT	AZ	85233
PENSCO TRUST COMPANY MASON T LUNDELL IRA	3317 S HIGLEY RD NO 114-497	GILBERT	AZ	85297
PERTEA GHEORGHE & MONICA	2919 W PRESIDIO DR	FLAGSTAFF	AZ	86001
PETIT BRENT & CASSANDRA	2412 W POLLO CIR	FLAGSTAFF	AZ	86001
PHILLIPS JAMES & MARGARET	6 INDIAN PAINTBRUSH DR	BOZEMAN	MT	59718
POOLE IAN	2714 W JACLYN DR	FLAGSTAFF	AZ	86001
PRESIDIO IN THE PINES HOMEOWNER'S ASSOC INC	323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001
PRESSLEY ROY J & LILIANA NG	2896 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
PRISKORN CRAIG & DANA	28313 LAURA LA PLANTE DR	AGOURA HILLS	CA	91301

PROPERTY OWNERS WITHIN 1,000-FEET (CONTINUED)					
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP	
QUIGLEY THOMAS JAMES	600 AUBURN AVE	SIERRA MADRE	CA	91024	
QUIMBY LEONARD	6700 WOODLANDS PARKWAY STE 230-268	SPRING	TX	77382	
RAEL MICHAEL & ERICA	2805 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
RAILROAD SPRINGS 66 LLLP	1016 W UNIVERSITY AVE NO 203	FLAGSTAFF	AZ	86001	
RALPH STEPHEN K & SANDRA E	2896 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
RALSTON BARBARA JO	2514 E HEATHERBRAE DR	PHOENIX	AZ	85016	
REYNOLDS JULIA A	PO BOX 3944	FLAGSTAFF	AZ	86003	
RHODS TRUST DTD 09-10-04	1405 STONE MEADOW DR	CAMARILLO	CA	93010	
ROAN-ZABAR DONNA	2817 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001	
ROBB CHELSEA M	2872 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001	
ROBBINS JOHN ERICK	2917 S CAMEL DR	FLAGSTAFF	AZ	86001	
ROHS LANCE G	2602 W JOSSELYN DR	FLAGSTAFF	AZ	86001	
ROSENFELD RONALD B & TINA	126 PEACEABLE RIDGE RD	RIDGEFIELD	CT	6877	
ROZELL TRUST DTD 12/1/11	6322 W MEGAN ST	CHANDLER	AZ	85226	
RUSTY JAVELINA INVESTMENTS LLC	1220 E SEMINOLE DR	PHOENIX	AZ	85022	
RYBKA JAMES S & JAN D	2857 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
SACHWITZ SCOTT PAUL	1171 W SUNRISE PL	CHANDLER	AZ	85248	
SALCIDO ROBERTA KAY & ALFREDO RANDY	2761 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
SANDERSON VICTOR A & NANCY C	2812 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
SCHRAUFNAGEL GARY M & MARY JEAN	5816 E HERMOSA VISTA DR	MESA	AZ	85215	
SCHROEDER CHRISTIAN	2722 W JACLYN DR	FLAGSTAFF	AZ	86001	
SCOTT LIONEL & JESSICA	2806 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001	
SECUREPAY LLC	151 MELEKOMO PLACE	LAHAINA	HI	96761	
SHAFFER ATTICUS	32515 SADDLE PEAK CT	ACTON	CA	93510	
SHAO YONG	2836 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
SHAY ROLAND L	2927 S PEPITA DR	FLAGSTAFF	AZ	86001	
SHERECK JON R & PAULINE K	2824 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
SHIFFER KRISTINE & ARRON	2690 W JACLYN DR	FLAGSTAFF	AZ	86001	
SHILLING AARON E & HOLLY	2892 W PRESIDIO DR	FLAGSTAFF	AZ	86001	
SIEG MATTHEW & ANTONINA	2903 W PRESIDIO DR	FLAGSTAFF	AZ	86001	
SIMPSON HEATHER L	PO BOX 31183	FLAGSTAFF	AZ	86003	
SMITH TERRY E	2772 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
SNIDE THOMAS K & MARIE G	2922 S PEPITA DR	FLAGSTAFF	AZ	86001	
ST LOUIS JAY & ANGELA	1391 W MAPLEWOOD ST	CHANDLER	AZ	85286	
STEIN JEFFREY A & ABIGAIL	2817 S FLAGSTONE LN	FLAGSTAFF	AZ	86001	
STEWART STEVIE M	6825 E PEARL ST	MESA	AZ	85207	
STONER GAYLA M & THOMAS N	PO BOX 263	FLAGSTAFF	AZ	86002	
STRAIN SEAN P & JANELLE J	2809 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
STROUT ERIN M	2913 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001	
SUFIA BRANDON SIONE	3650 E LAKE MEAD BLVD NO 257	LAS VEGAS	NV	89115	
SUMMERS SCOTT D & SUSAN M	8211 179TH PL NE	ARLINGTON	WA	98223	
SWARUP VIMAL P	6040 LAUREL LOOP	FLAGSTAFF	AZ	86004	
TAGUCHI NAOKO	2922 S TEX LN	FLAGSTAFF	AZ	86001	
TEN ELENA	2730 W JACLYN DR	FLAGSTAFF	AZ	86001	
THIESING JAMES W & CAROL A	2092 ASHBURTON WAY	MOUNT PLEASANT	SC	29466	
THOMAS MATTHEW	2925 S CAMEL DR	FLAGSTAFF	AZ	86001	
TIMBER SKY 3A LLC	1955 COMMERCE CENTER CIR NO A	PRESCOTT	AZ	86301	
TIMBER SKY COMMUNITY ASSOCIATION	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016	
TOLBY ROY & MARJORIE	227 N TONTO TRL	PAYSON	AZ	85541	
TSOSIE BRIAN L & JENNIFER P	2740 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
TURNER CODY C	2939 S PEPITA DR	FLAGSTAFF	AZ	86001	
TUTAY DANIEL J & ERIN M	2709 W JACLYN DR	FLAGSTAFF	AZ	86001	
TUTWILER THOMAS R	2888 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001	
UPSON BRENT W	3022 W NIGHT OWL LN	PHOENIX	AZ	85085	
URBANEK FAMILY REVOCABLE LIVING TRUST AMENDED 1-22-18	2020 W MUSKET PL	CHANDLER	AZ	85286	
VALLEN GARY & KIM	1655 N KITTREDGE RD	FLAGSTAFF	AZ	86001	
VAN DEN BURG ROBERT J & INGRID M	2765 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
VAN DER VEER KAREN	662 N PINE CLIFF DR	FLAGSTAFF	AZ	86001	
VAN HOY GARY R & MARY E	9660 W BENT TREE DR	PEORIA	AZ	85383	
VAN KAMPEN KOREY & AMANDA	2700 S WOODLANDS VILLAGE BLVD NO 300-228	FLAGSTAFF	AZ	86001	
VANDERMEULEN JOSHUA	2741 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
VASCASSENNO NICHOLAS S & SHARINA M	2911 S PEPITA DR	FLAGSTAFF	AZ	86001	
VIJ LIVING TRUST DTD 06-12-13	3636 E SHOMI ST	PHOENIX	AZ	85044	
VP 66 & WOODY MOUNTAIN LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016	
WALKER JOSHUA FORREST & KRISTLE MARIE	2682 W JACLYN DR	FLAGSTAFF	AZ	86001	
WALSH CATHERINE LIVING TRUST DTD 09-17-15	2868 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
WANDERLAND FLAGSTAFF LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016	
WEIDINGER JOSEPH E & BECKY Y	2705 W JACLYN DR	FLAGSTAFF	AZ	86001	
WERLEY JAKE P	250 N CIRCLE DR	FLAGSTAFF	AZ	86001	
WILSON JONATHAN S	2904 W PRESIDIO DR	FLAGSTAFF	AZ	86001	
WINBORNE VAUGHAN S JR & LISA M	PO BOX 1538	FLAGSTAFF	AZ	86002	
WINBURN BRIAN	PO BOX 2426	FLAGSTAFF	AZ	86003	
WINFREE KYLE N & VANESSA	2781 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
WOODRUFF JOHN	43258 W MARICOPA AVE	MARICOPA	AZ	85138	
WYATT JANICE L REVOCABLE LIVING TRUST DTD 10-27-2010	11087 N JOY FAITH DR	ORO VALLEY	AZ	85737	
XU QIANG	5045 S TOPAZ RD	FLAGSTAFF	AZ	86005	
ZERGER ADAM S & SARA K	2954 S TEX LN	FLAGSTAFF	AZ	86001	
ZETICH DONALD S & MARYANN	2928 W PRESIDIO DR	FLAGSTAFF	AZ	86001	

OTHER INTERESTED PARTIES				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
VP66 & WOODY MOUNTAIN, LLC / TIMBER SKY	2502 E. CAMELBACK ROAD, STE. 214	PHOENIX	AZ	85016
PRESIDIO IN THE PINES HOA	323 S RIVER RUN ROAD, NO. 1	FLAGSTAFF	AZ	86001
RAILROAD SPRINGS 66, LLC	1016 W. UNIVERSITY AVENUE, NO. 203	FLAGSTAFF	AZ	86001
FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002
NORTHERN ARIZONA BUILDING ASSOCIATION	1500 E CEDAR AVE	FLAGSTAFF	AZ	86004
NORTHERN ARIZONA ASSOCIATION OF REALTORS (ATTN: JEFFREY HERD)	1515 E CEDAR AVE, STE. C-4	FLAGSTAFF	AZ	86004
TISH BOGAN-OZMUN	5271 MOUNT PLEASANT DR	FLAGSTAFF	AZ	86004
MARILYN WEISSMAN	1055 E APPLE WAY	FLAGSTAFF	AZ	86001
COAST AND MOUNTAIN PROPERTIES (ATTN: MAURY HERMAN)	3 N LEROUX ST	FLAGSTAFF	AZ	86001
NAT WHITE	1120 N ROCKRIDGE RD	FLAGSTAFF	AZ	86001
CHARLIE SILVER	720 W ASPEN AVE	FLAGSTAFF	AZ	86001
BETSY MCKELLAR	330 S ASH LANE	FLAGSTAFF	AZ	86004
DAVID CARPENTER	495 S RIVER RUN, STE. 100	FLAGSTAFF	AZ	86001
ARIZONA ARMY NATIONAL GUARD, AZAA-FMO (ATTN: DORENDA COLEMAN)	5636 E McDOWELL RD, M5330	PHOENIX	AZ	85008
US NAVY, INTERGOVERNMENTAL BRANCH (ATTN: MARY BETH DREUSIKE)	850 PACIFIC HIGHWAY, BLDG. 1 - 5TH FLOOR, STE. 513	SAN DIEGO	CA	92132
CELIA BAROTZ	3354 N CREST STREET	FLAGSTAFF	AZ	86001
NORM WALLEN	3716 N GRANDVIEW	FLAGSTAFF	AZ	86004
COCONINO COUNTY COMMUNITY DEVELOPMENT (ATTN: JAY CHRISTELMAN)	2500 N FORT VALLEY ROAD, BLDG. 1	FLAGSTAFF	AZ	86001-1287
COCONINO COUNTY COMMUNITY DEVELOPMENT (ATTN: JESS McNEELY)	2500 N FORT VALLEY ROAD, BLDG. 1	FLAGSTAFF	AZ	86001-1287
FLAGSTAFF LODGING, RESTAURANT & TOURISM (ATTN: STEVE FINCH)	P.O. BOX 30622	FLAGSTAFF	AZ	86003
ADRIAN SKABELUND	819 WEST GRAND CANYON AVENEU	FLAGSTAFF	AZ	86001
RACHEL BASS	3083 E. EASTERDAY LANE	FLAGSTAFF	AZ	86001
TIFFANY ANTOL	211 W. ASPEN AVE.	FLAGSTAFF	AZ	86001
COCONINO COUNTY	2500 N. FORT VALLEY ROAD	FLAGSTAFF	AZ	86001
GAMMAGE & BURNHAM, PLC ATTN: NICHOLAS A. SOBRASKE	40 NORTH CENTRAL AVE, 20TH FLOOR	PHOENIX	AZ	85004

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

FORTY NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

December 22, 2020

WRITER'S DIRECT LINE  
(602) 256-4471

Lindsay C. Schube  
lschube@gblaw.com

Dear Neighbor or Resident:

This letter is intended to provide you an update on Sky Cottages, a proposed residential development on the approximate 23 acres of property located at the northwest corner of Woody Mountain Road and the McAllister Ranch Road alignment (south of the SWC of US 66 and Woody Mountain Road) ("Property"). Sky Cottages is planned as a 202 unit residential community, consisting of 1, 2, and 3 bedroom units, oriented around an expansive amenity and open space area, trail system, and common courtyards, as well as civic space available for public use.

As you may be aware, earlier this year, Vintage Partners, the master developer of Timber Sky, filed rezone application case no. PZ-20-00153 ("Application") requesting to change the zoning on the Property to High Density Residential-Resource Protection Overlay (HR-RPO)—the zoning district that governs much of Presidio in the Pines. The HR-RPO zoning district allows up to 22 dwelling units per acre (du/ac).

Sky Cottages is proposed within an overall density of 8.75 du/ac—which is significantly less than the 22 du/ac allowed under the HR-RPO zoning district. Accordingly, we have amended the Application to rezone the Property to Medium Density Residential-Resource Protection Overlay (MR-RPO), which has a maximum density of 9 du/ac. The MR-RPO is intended for more moderate densities, such as that proposed for Sky Cottages, and is a less intense zoning district than HR-RPO.

Should you have any questions or would like additional information, please do not hesitate to contact me at **(602) 256-4471** or **lschube@gblaw.com**. Thank you.

Sincerely yours,

GAMMAGE & BURNHAM



By  
Lindsay C. Schube

LCS/nas  
Enclosures

**September 21, 2020 and October 5, 2020 Neighborhood Meeting Attendees**

<b>Attendee Name</b>	<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
Ali Gulfaraz	4371 E Savannah Circle	Flagstaff	AZ	86004
Lauri Budzinski	2940 S Camel Drive	Flagstaff	AZ	86001
Gail Robertson	2749 W Pico Del Monte Circle	Flagstaff	AZ	86001
Michelle Kuzdas	2338 W Mission Timber Circle	Flagstaff	AZ	86001
Joe and Gianna Elms	2883 W Patio del Presidio	Flagstaff	AZ	86001
Jennifer Hampton	2741 W Jaclyn Drive	Flagstaff	AZ	86001
Amy Vogler	2398 W Mission Timber Circle	Flagstaff	AZ	86001
Linda Denham	3605 S Lariat Loop	Flagstaff	AZ	86005
Carlton Johnson	2845 W Pico Del Monte Circle	Flagstaff	AZ	86001
Leslie Boulet	2898 W Presidio Drive	Flagstaff	AZ	86004
Lisa Harris	2737 W Jaclyn Drive	Flagstaff	AZ	86001
Cal Hamren	2896 W Paz de Avenida	Flagstaff	AZ	86001
John and Therese Prentice	2920 S Pais Del Norte	Flagstaff	AZ	86001
Jason Rohr	1601 E Mountain View Avenue	Flagstaff	AZ	86001
Barbara DuPaul	2569 W Clement Circle	Flagstaff	AZ	86001
Anthony Williams	3460 S Skye Way	Flagstaff	AZ	86005
Lisa Galyen	2601 W Josselyn Drive	Flagstaff	AZ	86001
Sue Bunch	2760 W Pico Del Monte Circle	Flagstaff	AZ	86001
Christina George	2959 S Pepita Drive	Flagstaff	AZ	86001
Robert Davis	2912 W Paz de Avenida	Flagstaff	AZ	86001
Lori McCorry and David Moorehead	2462 W Clement Circle	Flagstaff	AZ	86001
John Morgan	2919 S Pepita Drive	Flagstaff	AZ	86001
Linda Otzen	2910 S Pepita Drive	Flagstaff	AZ	86001
Richard Pogue	2924 S Camel Drive	Flagstaff	AZ	86001
Brian Hanabury	2949 S Camel Drive	Flagstaff	AZ	86001
AraLynn Nowack	2341 W Mission Timber Cir	Flagstaff	AZ	86001
Manny Gurrola	10838 N 10th Place	Phoenix	AZ	85020
Clinton Whiting	5350 Tanager Road	Flagstaff	AZ	86004
Paul Ferry	2333 W Mission Timber Circle	Flagstaff	AZ	86001
Brent Ballard	10838 N 10th Place	Phoenix	AZ	85020
Marvin Kissinger	2597 W Josselyn Drive	Flagstaff	AZ	86001
Brian Wilson	2389 S Cliffview Street	Flagstaff	AZ	86001
Tom Boggess	3572 S Cheryl Drive	Flagstaff	AZ	86001
Jeff Smith	2899 W Presidio Drive	Flagstaff	AZ	86001
Hartley Rodie	3720 E Earll Drive	Phoenix	AZ	85018
Carmen Neuberger	11111 E Sorrel Lane	Scottsdale	AZ	85259
Sal Vera	2931 S Pepita Drive	Flagstaff	AZ	86001
Debra Nankivell	2918 S Pardo Calle	Flagstaff	AZ	86001
Karen Sorensen	2640 W Kiltie Lane	Flagstaff	AZ	86005
Barbara Fisher	3405 S Skye Way	Flagstaff	AZ	86005
PJ Aerts	3280 S Skye Way	Flagstaff	AZ	86005
David Grogg	PO Box 2097	Flagstaff	AZ	86003
Gammage & Burnham, PLC Attn: Nicholas A. Sobraske	40 N. Central Avenue, 20th Floor	Phoenix	AZ	85004

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

FORTY NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

December 22, 2020

WRITER'S DIRECT LINE  
(602) 256-4471

Lindsay C. Schube  
lschube@gblaw.com

Dear Neighbor or Resident:

Thank you for your interest in Sky Cottages, a proposed residential development on the approximate 23 acres of property located at the northwest corner of Woody Mountain Road and the McAllister Ranch Road alignment (south of the SWC of US 66 and Woody Mountain Road) ("Property"). Sky Cottages is planned as a 202 unit, residential community, consisting of 1, 2, and 3 bedroom units, oriented around an expansive amenity and open space area, trail system, and common courtyards, as well as civic space available for public use.

You are receiving this letter because you registered for and attended one or both of our virtual neighborhoods meetings held on September 21<sup>st</sup> and October 5<sup>th</sup>, 2020. This letter is intended to provide you an update on Sky Cottages. If you will recall, earlier this year, Vintage Partners filed rezone application case no. PZ-20-00153 ("Application") requesting to change the zoning on the Property to High Density Residential-Resource Protection Overlay (HR-RPO)—the zoning district that governs much of Presidio in the Pines. The HR-RPO zoning district allows up to 22 dwelling units per acre (du/ac).

Sky Cottages is proposed within an overall density of 8.75 du/ac—which is significantly less than the 22 du/ac allowed under the HR-RPO zoning district. Accordingly, we have amended the Application to rezone the Property to Medium Density Residential-Resource Protection Overlay (MR-RPO), which has a maximum density of 9 du/ac. The MR-RPO is intended for more moderate densities, such as that proposed for Sky Cottages, and is a less intense zoning district than HR-RPO.

Finally, in accordance with the City's requirements for neighborhood meeting proceedings, please find enclosed a summary of the virtual neighborhood meetings.

Should you have any questions or would like additional information, please do not hesitate to contact me at **(602) 256-4471** or **lschube@gblaw.com**. We sincerely appreciate you taking the time to learn about the proposal.

Sincerely yours,

GAMMAGE & BURNHAM



By

Lindsay C. Schube

LCS/nas  
Enclosures

## **SKY COTTAGES—Summary of Neighborhood Meetings**

+/- 23 acres located south of the NWC of Woody Mountain Rd. and the McAllister Ranch Rd. alignment  
Case No.: PZ-20-00153

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### **Neighborhood Meeting**

Representatives from Vintage Partners and its Development Team held two virtual neighborhood meetings. The first meeting was held on September 21, 2020; the second meeting was held on October 5, 2020. The format for both meetings included a Formal Presentation followed by Public Participation, which included questions/answers, comments, and discussion. In general, the Formal Presentation included an overview of the: (1) application; (2) site plan; (3) building elevations, architecture, and materials; (4) existing and proposed Zoning; (5) Regional Plan land use designation; (6) open space, amenities, and trail connections; (7) landscaping; (8) community management; and (9) rezoning process and schedule.

### **Responses to Public Participation**

*Student Housing.* Sky Cottages responds to a new and growing housing trend—single-family for rent. Instead of residents opting for a traditional multi-story apartment complex, Sky Cottages provides the single-family residential experience, with the benefit of a professionally managed and amenitized community. The housing product and unit mix (1, 2, and 3-bedroom units) within Sky Cottages is specifically designed for professionals, move-up families (e.g., families starting to have kids), empty nesters, and everyone in between. In addition, there is a strong demand for this product from Boomer households who are downsizing from their owned single-family home, but that do not want to live in a traditional apartment. Sky Cottages is purposely designed to look, feel, and function like a single-family residential community.

Sky Cottages is not intended to be attractive to students. There are specific programming elements and amenities that student housing projects provide—pool and spa, clubhouse, game room, study room, fitness center, and lobby, as well as units with 4 and 5 bedrooms. Sky Cottages features none of these student-targeted amenities. At Sky Cottages, there is a focus on open space and recreation, pedestrian connectivity, and the natural environment.

As the master developer of Timber Sky and owner/operator of Sky Cottages, Vintage Partners has a long-term, vested interest in the management and operation of Sky Cottages—it is in Vintage Partners' best interest to manage Sky Cottages in a safe and secure manner. Vintage Partners recognizes that there are concerns related to student housing within Presidio in the Pines. Unlike Presidio in the Pines, Sky Cottages will have day-to-day professional property management. Property management and enforcement are much easier with one professional management company, rather than by hundreds of different property owners. Additionally, professional management has proven to increase property values and safety for residents and surrounding property owners, as well as positively contribute to a stable community.

Vintage Partners has also voluntarily committed to participating in the Police Department's Crime Free Multi-Housing Program.

## **SKY COTTAGES—Summary of Neighborhood Meetings**

+/- 23 acres located south of the NWC of Woody Mountain Rd. and the McAllister Ranch Rd. alignment  
Case No.: PZ-20-00153

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Regional Plan, Zoning, and Density. The Regional Plan is a City voter-approved document used to help guide policy decisions in the City, including decisions related to land use. The Regional Plan designates the majority of Sky Cottages as “Suburban” land use, with a small portion designated as “Urban-Activity Center.” The “Suburban” land use designation calls for a density of up to 13 dwelling units per acre. The “Urban Activity Center” land use designation, closer to the intersection of US 66 and Woody Mountain Road, calls for even greater intensity and density of commercial and/or residential uses.

The Development Team is proposing to rezone the subject property to Medium Density Residential-Resource Protection Overlay (MR-RPO), a zoning district intended for more moderate density, such as that proposed for Sky Cottages. Sky Cottages is planned to provide an overall density of approximately 8.75 dwelling units per acre. The lot count and attendant density is consistent with the Regional Plan, compatible with Presidio in the Pines, and offers an appropriate land use transition away from the intensity and density designated for the hard corner of US 66 and Woody Mountain Road.

Traffic. The Development Team submitted a Traffic Impact Analysis (TIA) to the City for review. The TIA accounted for existing traffic, as well as traffic post-construction of Sky Cottages, in the adjoining and greater surrounding area. Vintage Partners has committed to making a financial contribution to a traffic signal at the intersection of US 66 and Woody Mountain Road. Additionally, Vintage Partners will be improving Woody Mountain Road and McAllister Ranch Road adjacent to the project’s frontage. Through Timber Sky and Sky Cottages, Vintage Partners has made and will make a significant contribution to the improvement in roadways and traffic in the area.

Parking. Sky Cottages will comply with all parking requirements in the Zoning Code. All resident and guest parking will be provided on-site, within Sky Cottages, via dedicated surface parking areas or car ports. Sky Cottages will be professionally managed, which will include parking monitoring, to ensure there is no parking “spill-over” into Presidio in the Pines.

Vintage Partners has committed to providing 3 electric vehicle ready charging stations, as well as a significant number of bicycle parking spaces (interior, covered, etc.), consistent with the goals and policies of the City’s Climate Action and Adaptation Plan. Additionally, Vintage Partners has committed to providing 2 on-demand electric vehicles for use by qualified residents of Sky Cottages, further reducing the need for a vehicle and Sky Cottage’s carbon footprint.

Resource Protection Overlay. Sky Cottages will comply with all Resource Protection Overlay requirements in the Zoning Code. The Resource Protection Overlay is a zoning district overlay that promotes incorporating natural features of a property into a project as they can provide important benefits. Sky Cottages has been carefully planned to preserve as many large, mature Ponderosa Pine trees as possible. The tree resources on the property have been surveyed and accounted for in accordance with the City’s Zoning Code.

Property Values. With their significant investment in Timber Sky and its associated infrastructure improvements, Vintage has a vested interest in maintaining the long-term quality of this area. The best way to preserve the quality and character of the area is through high occupancy rates and effective property management, which Vintage intends to accomplish by offering a home product that appeals to people in various stages of life, and proactive property management that sets a high standard of conduct for residents.

# **TAB F**

## **Affidavit of Public Hearing Sign Posting**

**Affidavit of Sign Posting**

Case Number: PZ-20-00153

Project Name: Sky Cottages


Applicant Name: Vintage Partners

Location: SWC of US 66 and Woody Mountain Road


In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property 15 days prior to the hearing and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.**

I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

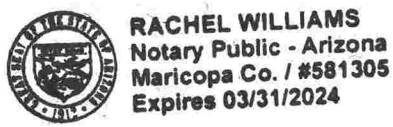
See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: 

SUBSCRIBED AND SWORN before me this 29th day of December, 2020 by:

  
Notary Public

My Commission Expires:  
3/31/24





# **TAB G**

## **Affidavit of Public Hearing Mailing Notification**

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-20-00153

Project Name: Sky Cottages

Applicant Name: Vintage Partners

Location: SWC of US 66 and Woody Mountain Road

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility of the applicant to establish a list of the names and addresses of persons who require notification of a public hearing as established in sections 10-20.30.60.(A).3, 10-20.30.60.(B), and 10-20.30.60.(C) of the Zoning Code, and mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date. It shall also be the responsibility of the applicant to submit a notarized copy of the mailing list to the Director prior to the fifteenth day before the public hearing date.**

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.080 of the City of Flagstaff Zoning Code at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature: 

SUBSCRIBED AND SWORN before me this 29th day of December, 2020 by:

  
Notary Public

My Commission Expires:

3/31/24



**RACHEL WILLIAMS**  
Notary Public - Arizona  
Maricopa Co. / #581305  
Expires 03/31/2024

PROPERTY OWNERS WITHIN 1,000-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
THOMAS REVOCABLE TRUST DTD 05-16-06	2938 S TEX LN	FLAGSTAFF	AZ	86001
2909 PRESIDIO PINES LLC	9733 W MOUNTAIN VIEW RD	PEORIA	AZ	85345
ABBOTT-RHOTON INVESTMENTS L L C	3605 S FLAGSTAFF RANCH RD	FLAGSTAFF	AZ	86005
ABBOTT-RHOTON INVESTMENTS L L C	3605 S FLAGSTAFF RANCH RD	FLAGSTAFF	AZ	86005
ALVIN THOMAS R & SHELLEY B	3973 N FOUNDER CIR	BUCKEYE	AZ	85396
AMESTOY FAMILY TRUST DTD 07-24-02	1112 DYSART DR	BANNING	CA	92220
ATIEMO ANDREW & RENE A	2810 E HEMBERG DR	FLAGSTAFF	AZ	86004
AUSTIN GARRETT	2943 S PARDO CALLE DR	FLAGSTAFF	AZ	86001
BAILEY TRUST DTD 07-14-08	1552 W SALTSAGE DR	PHOENIX	AZ	85045
BAKER RYAN W & JEANETTE N	2923 S PEPITA DR	FLAGSTAFF	AZ	86001
BALL DANIEL A & JENNIFER A	2817 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
BALLARD BRENT R REVOCABLE TRUST DTD 10-17-03	10838 N 10TH PL	PHOENIX	AZ	85020
BAMFORD FRANCIS J	2947 S PEPITA DR	FLAGSTAFF	AZ	86001
BECENTI MICHAEL M	2717 W JACLYN DR	FLAGSTAFF	AZ	86001
BETHKE MCKENZIE RAE	2574 W JOSSELYN DR	FLAGSTAFF	AZ	86001
BHAKTA RAJENDRABHAI D & SHILABEN R	8383 E STATE ROUTE 69	PRESCOTT VALLEY	AZ	86314
BIGGERSTAFF PATRICK & WHITNEY	2943 S PEPITA DR	FLAGSTAFF	AZ	86001
BLAIN NICHOLAS R & PATRICIA K	2879 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
BLOOMBERG KIM E	2436 W ROCK ISLAND AVE	FLAGSTAFF	AZ	86001
BOATENG DAVID FORBI	2593 W JOSSELYN DR	FLAGSTAFF	AZ	86001
BOOTH BRIAN T & MEAGAN J	2876 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
BOYD JOHN L III & KAREN E	3980 WESTWOOD CIR	FLAGSTAFF	AZ	86005
BRIGHAM STEVEN M & ERNA V	2927 S PARDO CALLE DR	FLAGSTAFF	AZ	86001
BRINK JOHN I & EILEEN P	2864 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
BROCKIE MILLIE	PO BOX 1608	TUBA CITY	AZ	86045
BROTSCHI LIVING TRUST DTD 06-01-09	21497 E CALDWELLS WAY	QUEEN CREEK	AZ	85142
BROWN PETER TRUST DTD 04-18-18	2921 S PAIS DEL NORTE	FLAGSTAFF	AZ	86001
BROWN TIMOTHY E	2820 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
BROWN YAZZIE MARKS	2946 S TEX LN	FLAGSTAFF	AZ	86001
BRUCE BENJAMIN	2662 W JACLYN DR	FLAGSTAFF	AZ	86001
BUDZINSKI LAUREN M	2940 S CAMEL DR	FLAGSTAFF	AZ	86001
BUNCH CHRISTOPHER E & SUZANNA T	2760 W PICO EL MONTE CIR	FLAGSTAFF	AZ	86001
CANTOR PROPERTIES LLC	3199 RAINBOW RIDGE DR	PRESCOTT	AZ	86303
CARPENTER RYAN	2920 W PRESIDIO DR	FLAGSTAFF	AZ	86001
CARROLL VICKI J LIVING TRUST UA DTD 6-16-14	2880 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
CASEMAN DELAYNE LOIS	2840 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
CHAN HELEN	2706 W JACLYN DR	FLAGSTAFF	AZ	86001
CHANG JONATHAN P	2900 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86005
CHEN ZHONG	32 W QUARTZ RD	FLAGSTAFF	AZ	86005
COLEMAN AARON O	2947 S PARDO CALLE DR	FLAGSTAFF	AZ	86001
CONGER MCCANTS FAMILY TRUST DTD 09-16-06	2923 W PRESIDIO DR	FLAGSTAFF	AZ	86001
COOK BRENDON & APRIL	2916 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
CORRIGAN LOGAN	2674 W JACLYN DR	FLAGSTAFF	AZ	86001
COTTAGES AT CEDAR RIDGE HOMEOWNERS ASSOCIATION INC	813 N BEAVER ST NO 5	FLAGSTAFF	AZ	86001
CURTIS MATTHEW	2187 W MISSION TIMBER CIR	FLAGSTAFF	AZ	86001
DAVILA MIGUEL	2828 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
DAVIS FAMILY TRUST DTD 07-30-18	2912 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
DAVIS ROBERT	2921 W CARAVAGGIO LN	PHOENIX	AZ	85086
DECKER FRANCIS P & DEBORAH A REVOCABLE TRUST	23205 COSO	MISSION VIEJO	CA	92692
DEFRATES DAMON J & DEBORA A	2813 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
DEHOAG CRYSTAL F & ZENAS	2955 S PEPITA DR	FLAGSTAFF	AZ	86001
DOBA DERRICK R & CHRISTIAN M	2921 S CAMEL DR	FLAGSTAFF	AZ	86001
DOHSE TIMOTHY & CHELSEA NICOLE	2195 W MISSION TIMBER CIR	FLAGSTAFF	AZ	86001
DUNMYER SANDRA CHRISTINE	2900 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
ECKEL ALISE	2802 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
ELLIS PRESTON COLE & JAYME	2445 W POLLO CIR	FLAGSTAFF	AZ	86001
ELMS GIANNA AGATA & JOE L	2883 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
FALLON ANDREW M & RACHAEL R	2860 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
FARRELL DAVID	8375 S PEPITA DR	FLAGSTAFF	AZ	86001
FILIPPI JORDON & AMANDA	2744 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
FINCH ROBERT R & JANE LOVELY	2453 W POLLO CIR	FLAGSTAFF	AZ	86001
FISCHENICH MIKE & PAULA	3515 W STRAWBERRY ROAN	FLAGSTAFF	AZ	86005
FISHER DUSTIN BRYANT	2801 S FLAGSTONE LN	FLAGSTAFF	AZ	86001
FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
FOGLE DONALD & CAROLE	2236 MANZANITA DR	LAKE SIDE	AZ	85929
FORD JEFFREY B	9428 E HERITAGE TRAIL DR	SCOTTSDALE	AZ	85255
FOREMAN SCOTT H & LISA P	2900 W PRESIDIO DR	FLAGSTAFF	AZ	86001
FOX WAYNE A & ALICE M	536 W RANCHO DR	PHOENIX	AZ	85013
FREDETTE ANNETTE & ANTHONY	2191 W MISSION TIMBER CIR	FLAGSTAFF	AZ	86001
FREEDLUND LANCE D	2816 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
FREITAG RONALD E	2802 S FLAGSTONE LN	FLAGSTAFF	AZ	86001
FUSSELMAN BRIDGET & DEREK	2805 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
GALLEGOS LORETTA	2811 S FLAGSTONE LN	FLAGSTAFF	AZ	86001
GALYEN LISA A	2601 W JOSSELYN DR	FLAGSTAFF	AZ	86001
GAO JUNFENG	5112 LE MICCINE TERR	SAN JOSE	CA	95129

PROPERTY OWNERS WITHIN 1,000-FEET (CONTINUED)				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
GEORGE ALLEN JOSEPH & CHRISTINA MARY	2959 S PEPITA DR	FLAGSTAFF	AZ	86001
GERAGHTY TRUST DTD 5/12/16	4750 DEVONPORT CIR	YORBA LINDA	CA	92887
GIAMBALVO PAUL A	PO BOX 2745	FLAGSTAFF	AZ	86003
GIBBS JOHN G	2956 S CAMEL DR	FLAGSTAFF	AZ	86001
GIESKE FAMILY LIVING TRUST DTD 02-04-19	3306 N 81ST ST	MESA	AZ	85207
GILBERTSON ADELA	1550 KELLY ST	REDLANDS	CA	92374
GILLIAM JOSEPH K & ANNA L	24112 SNIPE LN	LAGUNA NIGUEL	CA	92677
GOWANLOCK MICHAEL	2932 S PAIS DEL NORTE	FLAGSTAFF	AZ	86001
GRACEY AMY M & CHRISTOPHER A	2814 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
GREENE JEFFREY L & SHIRLEY A	2892 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
GRIFFIS AUDREY L	165 LAKESHORE RD	GILBERTSVILLE	KY	42044
GROOM NICHOLAS & MICHELLE	2957 S CAMEL DR	FLAGSTAFF	AZ	86001
GROSVENOR FAMILY REVOCABLE LIVING TRUST DTD 03-23-17	2221 FIERO DR	LAS VEGAS	NV	89134
HADUCH ARTHUR	19157 N CATHEDRAL POINT CT	SURPRISE	AZ	85387
HAGENSEN RACHEL L	20014 34TH AVE SE	BOTHELL	WA	98012
HAMMER JOSEPH J & SARAH E	2935 S PEPITA DR	FLAGSTAFF	AZ	86004
HAMMER SARAH	2907 W PRESIDIO DR	FLAGSTAFF	AZ	86001
HAMPTON JEFFREY KIRK & JENNIFER M	2741 W JACLYN DR	FLAGSTAFF	AZ	86001
HAMREN CAL & ELLYN A	20735 N 62ND DR	GLENDALE	AZ	85308
HANABURY BRIAN & MARY	2949 S CAMEL DR	FLAGSTAFF	AZ	86001
HANNIGAN ANTHONY B	2928 S CAMEL DR	FLAGSTAFF	AZ	86001
HANSON POLLY & GARRY	2572 W JOSSELYN DR	FLAGSTAFF	AZ	86001
HARRIS LISA L & TINCER	PO BOX 1782	KAIBETO	AZ	86053
HELIN BUILDING LLC	1800 N HEREFORD DR	FLAGSTAFF	AZ	86001
HERROCK ANDREW J	2912 ESMERELDA DR	BULLHEAD CITY	AZ	86429
HIDDEN HOLLOW MANUFACTURED HOME COMMUNITY LLC	101 MAIN ST NO 280	HUNTINGTON BEACH	CA	92648
HILL RYAN	2852 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
HOFFMAN ELIZABETH A	2925 S PAIS DEL NORTE	FLAGSTAFF	AZ	86001
HU SHI WEN & CHIN HWA	2887 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
J & L FAMILY TRUST DTD 02-23-16	2797 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
JACOBSON COURTNEY LYN LUQUE	2205 W MISSION TIMBER CIR	FLAGSTAFF	AZ	86001
JAHN FAMILY LIVING TRUST DTD 10-20-14	536 E AMES PL	PHOENIX	AZ	85004
JAMES SUSAN	2725 W JACLYN DR	FLAGSTAFF	AZ	86001
JOHNSON BRANDON S	2951 S PEPITA DR	FLAGSTAFF	AZ	86001
JOHNSON CARLTON & MARTHA JAMES	2845 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
JOHNSON JOSHUA J & ALLISON H	2559 W JOSSELYN DR	FLAGSTAFF	AZ	86001
KEEP SHAWN & SUNNY	3775 S BRIDLE PATH	FLAGSTAFF	AZ	86005
KELLY DENNIS	2729 W JACLYN DR	FLAGSTAFF	AZ	86001
KEMPNER ALAN & CYNTHIA	7415 E LINCOLN DR	SCOTTSDALE	AZ	85250
KENMORE JANE H	2562 W JOSSELYN DR	FLAGSTAFF	AZ	86001
KENMORE JANE H & NEAL R	2562 W JOSSELYN DR	FLAGSTAFF	AZ	86001
KIEHNE PAUL & LINDA R	2897 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
KIM ELIJAH	2793 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
KISSINGER MARVIN & ILEANA LIVING TRUST DTD 04-05-02	2597 W JOSSELYN DR	FLAGSTAFF	AZ	86001
KUEFFER-MAYORGA TAMARA ELIZABETH	1475 S VAIL RD	CAMP VERDE	AZ	86322
LAURITSEN DENNY & ANNETTE	2951 S PARDO CALLE	FLAGSTAFF	AZ	86001
LEONARD ALEXANDER T	2849 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
LEONARD JON D & KRISTI	PO BOX 2302	FLAGSTAFF	AZ	86003
LEY MICHAEL P & BRENDA K	2935 S PARDO CALLE	FLAGSTAFF	AZ	86001
LF RENTALS LLC	14654 S 25TH PL	PHOENIX	AZ	85048
LIANG JIANJIE & LI HONG	2305 W YAHOO TRL	PHOENIX	AZ	85085
LU JIAN	2686 W JACLYN DR	FLAGSTAFF	AZ	86001
LUCERO GREGORY A & NICHOLE M	2927 W PRESIDIO DR	FLAGSTAFF	AZ	86001
LUTTINEN TREVOR A	2942 S TEX LN	FLAGSTAFF	AZ	86001
MABBIT ROBERT E	2457 W POLLO CIRCLE	FLAGSTAFF	AZ	86001
MACE EMILY	2792 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MAGEE MARK LEE & BELEN	2670 W JACLYN DR	FLAGSTAFF	AZ	86001
MANYGOATS DEAN	2833 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MARKS TRUST DTD 04-22-20	1246 E OXFORD LN	GILBERT	AZ	85295
MARTINEZ JUAN	2818 SOUTH FLAGSTONE LN	FLAGSTAFF	AZ	86001
MARTUSCIELLO MARIO & MANDEE	4962 S TOPAZ RD	FLAGSTAFF	AZ	86005
MARTUSCIELLO MARIO F & MANDEE A	2813 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
MATHESON MAGGIE	2876 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MATSUOKA LAURIE	2853 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MCDOWELL DANNY & SHAWNEE	2604 N FOX RUN RD	FLAGSTAFF	AZ	86004
MCKIRDY JAMES FRANCIS & HEATHER	2884 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
MCLALUGHLIN JOSEPH & MICHELLE	2841 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MEINERS RICHARD A & TANIA J	221 INA ST PO BOX 60181	FAIRBANKS	AK	99706
MENDEL CHARLES & MICHELLE C	2757 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MICHALSKI CHARLES D & CINDY L	1117 RAINBOW AVE S	LAKE HAVASU CITY	AZ	86403
MIRAMONTE PRESIDIO LLC	2502 E RIVER RD	TUCSON	AZ	85718
MIRAMONTE PRESIDIO LLC	2502 E RIVER RD	TUCSON	AZ	85718
MISIOREK DANIEL A	2937 S CAMEL DR	FLAGSTAFF	AZ	86001
MORGAN JOHN L & DONNA M	2919 S PEPITA DR	FLAGSTAFF	AZ	86001
MORRELL ARMANDO F JR LIVING TRUST DTD 04-22-19	2768 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
MOUNT MARILYN	2864 W PRESIDIO DR	FLAGSTAFF	AZ	86001
MOUNTAIN CREEK EST LLC	1464 E AMBERWOOD DR	PHOENIX	AZ	85048

PROPERTY OWNERS WITHIN 1,000-FEET (CONTINUED)				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
MOUNTAIN KEVIN P & HIGHLAND M	2063 E LANTANA DR	CHANDLER	AZ	85286
MUGO PATTI WAMUYU	2733 W JACLYN DR	FLAGSTAFF	AZ	86001
NANKIVELL DEBRA L	2918 S PARDO CALLE	FLAGSTAFF	AZ	86001
NORRIS CHAD W	2923 S PARDO CALLE DR	FLAGSTAFF	AZ	86001
NOTTINGHAM ROXANNE D & BURTON J JR	2892 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
NOYCE JODIE L	2901 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
NUNLEY VAN A SR & SANDRA K	2917 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
OHANA KRR TRUST DTD 09-09-13	PO BOX 18621	TUCSON	AZ	85731
OHLAU JAMES R	4721 E LAVENDAR LN	PHOENIX	AZ	85044
OTZEN LINDA M TRUST DTD 09-05-19	2910 S PEPITA DR	FLAGSTAFF	AZ	86001
PATCH EMILY	1000 W FOREST MEADOWS NO 250	FLAGSTAFF	AZ	86001
PATEL NIRAJA K	2958 S TEX LN	FLAGSTAFF	AZ	86001
PATEL SANJAY & CHETNA	2821 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86005
PAWLAK TIMOTHY J & LOREEN M	254 S PORT DR	GILBERT	AZ	85233
PENSCO TRUST COMPANY MASON T LUNDELL IRA	3317 S HIGLEY RD NO 114-497	GILBERT	AZ	85297
PERTEA GHEORGHE & MONICA	2919 W PRESIDIO DR	FLAGSTAFF	AZ	86001
PETIT BRENT & CASSANDRA	2412 W POLLO CIR	FLAGSTAFF	AZ	86001
PHILLIPS JAMES & MARGARET	6 INDIAN PAINTBRUSH DR	BOZEMAN	MT	59718
POGUE RICHARD ALLEN	2924 S CAMEL DR	FLAGSTAFF	AZ	86001
POOLE IAN	2714 W JACLYN DR	FLAGSTAFF	AZ	86001
PRENTICE JOHN M & THERESE J	2920 S PAIS DEL NORTE	FLAGSTAFF	AZ	86001
PRESIDIO IN THE PINES HOMEOWNER'S ASSOC INC	323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001
PRESSLEY ROY J & LILIANA NG	2896 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
PRISKORN CRAIG & DANA	28313 LAURA LA PLANTE DR	AGOURA HILLS	CA	91301
QUIGLEY THOMAS JAMES	600 AUBURN AVE	SIERRA MADRE	CA	91024
QUIMBY LEONARD	6700 WOODLANDS PARKWAY STE 230-268	SPRING	TX	77382
RAEL MICHAEL & ERICA	2805 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
RAILROAD SPRINGS 66 LLLP	1016 W UNIVERSITY AVE NO 203	FLAGSTAFF	AZ	86001
RALPH STEPHEN K & SANDRA E	2896 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
RALSTON BARBARA JO	2514 E HEATHERBRAE DR	PHOENIX	AZ	85016
REYNOLDS JULIA A	PO BOX 3944	FLAGSTAFF	AZ	86003
RHODS TRUST DTD 09-10-04	1405 STONE MEADOW DR	CAMARILLO	CA	93010
ROAN-ZABAR DONNA	2817 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
ROBB CHELSEA M	2872 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001
ROBBINS JOHN ERICK	2917 S CAMEL DR	FLAGSTAFF	AZ	86001
ROBERTSON GAIL M	2749 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
ROHS LANCE G	2602 W JOSSELYN DR	FLAGSTAFF	AZ	86001
ROSENFELD RONALD B & TINA	126 PEACEABLE RIDGE RD	RIDGEFIELD	CT	6877
ROZELL TRUST DTD 12/1/11	6322 W MEGAN ST	CHANDLER	AZ	85226
RUSTY JAVELINA INVESTMENTS LLC	1220 E SEMINOLE DR	PHOENIX	AZ	85022
RYBKA JAMES S & JAN D	2857 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SACHWITZ SCOTT PAUL	1171 W SUNRISE PL	CHANDLER	AZ	85248
SALCIDO ROBERTA KAY & ALFREDO RANDY	2761 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SANDERSON VICTOR A & NANCY C	2812 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SCHRAUFNAGEL GARY M & MARY JEAN	5816 E HERMOSA VISTA DR	MESA	AZ	85215
SCHROEDER CHRISTIAN	2722 W JACLYN DR	FLAGSTAFF	AZ	86001
SCOTT LIONEL & JESSICA	2806 S FOSSIL CREEK LN	FLAGSTAFF	AZ	86001
SECUREPAY LLC	151 MELEKOMO PLACE	LAHAINA	HI	96761
SHAFFER ATTICUS	32515 SADDLE PEAK CT	ACTON	CA	93510
SHAO YONG	2836 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SHAY ROLAND L	2927 S PEPITA DR	FLAGSTAFF	AZ	86001
SHERECK JON R & PAULINE K	2824 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SHIFFER KRISTINE & ARRON	2690 W JACLYN DR	FLAGSTAFF	AZ	86001
SHILLING AARON E & HOLLY	2892 W PRESIDIO DR	FLAGSTAFF	AZ	86001
SIEG MATTHEW & ANTONINA	2903 W PRESIDIO DR	FLAGSTAFF	AZ	86001
SIMPSON HEATHER L	PO BOX 31183	FLAGSTAFF	AZ	86003
SMITH JEFFREY L	2899 W PRESIDIO DR	FLAGSTAFF	AZ	86001
SMITH TERRY E	2772 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
SNIDE THOMAS K & MARIE G	2922 S PEPITA DR	FLAGSTAFF	AZ	86001
ST LOUIS JAY & ANGELA	1391 W MAPLEWOOD ST	CHANDLER	AZ	85286
STEIN JEFFREY A & ABIGAIL	2817 S FLAGSTONE LN	FLAGSTAFF	AZ	86001
STEWART STEVIE M	6825 E PEARL ST	MESA	AZ	85207
STONER GAYLA M & THOMAS N	PO BOX 263	FLAGSTAFF	AZ	86002
STRAIN SEAN P & JANELLE J	2809 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
STROUT ERIN M	2913 W PAZ DE AVENIDA	FLAGSTAFF	AZ	86001
SUFIA BRANDON SIONE	3650 E LAKE MEAD BLVD NO 257	LAS VEGAS	NV	89115
SUMMERS SCOTT D & SUSAN M	8211 179TH PL NE	ARLINGTON	WA	98223
SWARUP VIMAL P	6040 LAUREL LOOP	FLAGSTAFF	AZ	86004
TAGUCHI NAOKO	2922 S TEX LN	FLAGSTAFF	AZ	86001
TEN ELENA	2730 W JACLYN DR	FLAGSTAFF	AZ	86001
THIESING JAMES W & CAROL A	2092 ASHBURTON WAY	MOUNT PLEASANT	SC	29466
THOMAS MATTHEW	2925 S CAMEL DR	FLAGSTAFF	AZ	86001
TIMBER SKY 3A LLC	1955 COMMERCE CENTER CIR NO A	PRESCOTT	AZ	86301
TIMBER SKY 3A LLC	1955 COMMERCE CENTER CIR NO A	PRESCOTT	AZ	86301
TIMBER SKY 3A LLC	1955 COMMERCE CENTER CIR NO A	PRESCOTT	AZ	86301
TIMBER SKY COMMUNITY ASSOCIATION	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016
TOLBY ROY & MARJORIE	227 N TONTO TRL	PAYSON	AZ	85541

PROPERTY OWNERS WITHIN 1,000-FEET (CONTINUED)					
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP	
TSOSIE BRIAN L & JENNIFER P	2740 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
TURNER CODY C	2939 S PEPITA DR	FLAGSTAFF	AZ	86001	
TUTAY DANIEL J & ERIN M	2709 W JACLYN DR	FLAGSTAFF	AZ	86001	
TUTWILER THOMAS R	2888 W PATIO DEL PRESIDIO	FLAGSTAFF	AZ	86001	
UPSON BRENT W	3022 W NIGHT OWL LN	PHOENIX	AZ	85085	
URBANEK FAMILY REVOCABLE LIVING TRUST AMENDED 1-22-18	2020 W MUSKET PL	CHANDLER	AZ	85286	
VALLEN GARY & KIM	1655 N KITTREDGE RD	FLAGSTAFF	AZ	86001	
VAN DEN BURG ROBERT J & INGRID M	2765 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
VAN DER VEER KAREN	662 N PINE CLIFF DR	FLAGSTAFF	AZ	86001	
VAN HOY GARY R & MARY E	9660 W BENT TREE DR	PEORIA	AZ	85383	
VAN KAMPEN KOREY & AMANDA	2700 S WOODLANDS VILLAGE BLVD NO 300-228	FLAGSTAFF	AZ	86001	
VANDERMEULEN JOSHUA	2741 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
VASCASSENNO NICHOLAS S & SHARINA M	2911 S PEPITA DR	FLAGSTAFF	AZ	86001	
VERA KIMBERLY A & SALVADOR JR	2931 S PEPITA DR	FLAGSTAFF	AZ	86001	
VJI LIVING TRUST DTD 06-12-13	3636 E SHOMI ST	PHOENIX	AZ	85044	
VP 66 & WOODY MOUNTAIN LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016	
WALKER JOSHUA FORREST & KRISTLE MARIE	2682 W JACLYN DR	FLAGSTAFF	AZ	86001	
WALSH CATHERINE LIVING TRUST DTD 09-17-15	2868 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
WANDERLAND FLAGSTAFF LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016	
WEIDINGER JOSEPH E & BECKY Y	2705 W JACLYN DR	FLAGSTAFF	AZ	86001	
WELLINS-NEUBERGER FAMILY TRUST DTD 05-05-16	11111 E SOREL LN	SCOTTSDALE	AZ	85259	
WERLEY JAKE P	250 N CIRCLE DR	FLAGSTAFF	AZ	86001	
WILSON JONATHAN S	2904 W PRESIDIO DR	FLAGSTAFF	AZ	86001	
WINBORNE VAUGHAN S JR & LISA M	PO BOX 1538	FLAGSTAFF	AZ	86002	
WINBURN BRIAN	PO BOX 2426	FLAGSTAFF	AZ	86003	
WINFREE KYLE N & VANESSA	2781 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	
WOODRUFF JOHN	43258 W MARICOPA AVE	MARICOPA	AZ	85138	
WYATT JANICE L REVOCABLE LIVING TRUST DTD 10-27-2010	11087 N JOY FAITH DR	ORO VALLEY	AZ	85737	
XU QIANG	5045 S TOPAZ RD	FLAGSTAFF	AZ	86005	
ZERGER ADAM S & SARA K	2954 S TEX LN	FLAGSTAFF	AZ	86001	
ZETICH DONALD S & MARYANN	2928 W PRESIDIO DR	FLAGSTAFF	AZ	86001	
OTHER INTERESTED PARTIES					
ORGANIZATION/CONTACT	MAILING ADDRESS	CITY	STATE	ZIP	
VP66 & WOODY MOUNTAIN, LLC / TIMBER SKY	2502 E. CAMELBACK ROAD, STE. 214	PHOENIX	AZ	85016	
PRESIDIO IN THE PINES HOA	323 S RIVER RUN ROAD, NO. 1	FLAGSTAFF	AZ	86001	
RAILROAD SPRINGS 66, LLC	1016 W. UNIVERSITY AVENUE, NO. 203	FLAGSTAFF	AZ	86001	
FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002	
NORTHERN ARIZONA BUILDING ASSOCIATION	1500 E CEDAR AVE	FLAGSTAFF	AZ	86004	
NORTHERN ARIZONA ASSOCIATION OF REALTORS ATTN: JEFFREY HERD	1515 E CEDAR AVE, STE. C-4	FLAGSTAFF	AZ	86004	
TISH BOGAN-OZMUN	5271 MOUNT PLEASANT DR	FLAGSTAFF	AZ	86004	
MARILYN WEISSMAN	1055 E APPLE WAY	FLAGSTAFF	AZ	86001	
COAST AND MOUNTAIN PROPERTIES ATTN: MAURY HERMAN	3 N LEROUX ST	FLAGSTAFF	AZ	86001	
NAT WHITE	1120 N ROCKRIDGE RD	FLAGSTAFF	AZ	86001	
CHARLIE SILVER	720 W ASPEN AVE	FLAGSTAFF	AZ	86001	
BETSY MCKELLAR	330 S ASH LANE	FLAGSTAFF	AZ	86004	
DAVID CARPENTER	495 S RIVER RUN, STE. 100	FLAGSTAFF	AZ	86001	
ARIZONA ARMY NATIONAL GUARD, AZAA-FMO ATTN: DORENDA COLEMAN	5636 E McDOWELL RD, M5330	PHOENIX	AZ	85008	
US NAVY, INTERGOVERNMENTAL BRANCH ATTN: MARY BETH DREUSIKE	850 PACIFIC HIGHWAY, BLDG. 1 - 5TH FLOOR, STE. 513	SAN DIEGO	CA	92132	
CELIA BAROTZ	3354 N CREST STREET	FLAGSTAFF	AZ	86001	
NORM WALLEN	3716 N GRANDVIEW	FLAGSTAFF	AZ	86004	
COCONINO COUNTY COMMUNITY DEVELOPMENT ATTN: JAY CHRISTELMAN	2500 N FORT VALLEY ROAD, BLDG. 1	FLAGSTAFF	AZ	86001-1287	
COCONINO COUNTY COMMUNITY DEVELOPMENT ATTN: JESS McNEELY	2500 N FORT VALLEY ROAD, BLDG. 1	FLAGSTAFF	AZ	86001-1287	
FLAGSTAFF LODGING, RESTAURANT & TOURISM ATTN: STEVE FINCH	P.O. BOX 30622	FLAGSTAFF	AZ	86003	
ADRIAN SKABELUND	819 WEST GRAND CANYON AVENEU	FLAGSTAFF	AZ	86001	
RACHEL BASS	3083 E. EASTERDAY LANE	FLAGSTAFF	AZ	86001	
TIFFANY ANTOL	211 W. ASPEN AVE.	FLAGSTAFF	AZ	86001	
COCONINO COUNTY	2500 N. FORT VALLEY ROAD	FLAGSTAFF	AZ	86001	
GAMMAGE & BURNHAM, PLC ATTN: NICK SOBRASKE	40 NORTH CENTRAL AVE, 20TH FLOOR	PHOENIX	AZ	85004	
NEIGHBORHOOD MEETING ATTENDEES					
ATTENDEE NAME	MAILING ADDRESS	CITY	STATE	ZIP	
Ali Gulfaraz	4371 E Savannah Circle	Flagstaff	AZ	86004	
Lauri Budzinski	2940 S Camel Drive	Flagstaff	AZ	86001	
Gail Robertson	2749 W Pico Del Monte Circle	Flagstaff	AZ	86001	
Michelle Kuzdas	2338 W Mission Timber Circle	Flagstaff	AZ	86001	
Joe and Gianna Elms	2883 W Patio del Presidio	Flagstaff	AZ	86001	
Jennifer Hampton	2741 W Jaclyn Drive	Flagstaff	AZ	86001	
Amy Vogler	2398 W Mission Timber Circle	Flagstaff	AZ	86001	
Linda Denham	3605 S Lariat Loop	Flagstaff	AZ	86005	
Carlton Johnson	2845 W Pico Del Monte Circle	Flagstaff	AZ	86001	

**NEIGHBORHOOD MEETING ATTENDEES (CONTINUED)**

<b>ATTENDEE NAME</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
Leslie Boulet	2898 W Presidio Drive	Flagstaff	AZ	86004
Lisa Harris	2737 W Jaclyn Drive	Flagstaff	AZ	86001
Cal Hamren	2896 W Paz de Avenida	Flagstaff	AZ	86001
John and Therese Prentice	2920 S Pais Del Norte	Flagstaff	AZ	86001
Jason Rohr	1601 E Mountain View Avenue	Flagstaff	AZ	86001
Barbara DuPaul	2569 W Clement Circle	Flagstaff	AZ	86001
Anthony Williams	3460 S Skye Way	Flagstaff	AZ	86005
Lisa Galyen	2601 W Josselyn Drive	Flagstaff	AZ	86001
Sue Bunch	2760 W Pico Del Monte Circle	Flagstaff	AZ	86001
Christina George	2959 S Pepita Drive	Flagstaff	AZ	86001
Robert Davis	2912 W Paz de Avenida	Flagstaff	AZ	86001
Lori McCorry and David Moorehead	2462 W Clement Circle	Flagstaff	AZ	86001
John Morgan	2919 S Pepita Drive	Flagstaff	AZ	86001
Linda Otzen	2910 S Pepita Drive	Flagstaff	AZ	86001
Richard Pogue	2924 S Camel Drive	Flagstaff	AZ	86001
Brian Hanabury	2949 S Camel Drive	Flagstaff	AZ	86001
AraLynn Nowack	2341 W Mission Timber Cir	Flagstaff	AZ	86001
Manny Gurrrola	10838 N 10th Place	Phoenix	AZ	85020
Clinton Whiting	5350 Tanager Road	Flagstaff	AZ	86004
Paul Ferry	2333 W Mission Timber Circle	Flagstaff	AZ	86001
Brent Ballard	10838 N 10th Place	Phoenix	AZ	85020
Marvin Kissinger	2597 W Josselyn Drive	Flagstaff	AZ	86001
Brian Wilson	2389 S Cliffview Street	Flagstaff	AZ	86001
Ara Nowack	2341 W Mission Timber Circle	Flagstaff	AZ	86001
Tom Boggess	3572 S Cheryl Drive	Flagstaff	AZ	86001
Jeff Smith	2899 W Presidio Drive	Flagstaff	AZ	86001
Hartley Rodie	3720 E Earll Drive	Phoenix	AZ	85018
Carmen Neuberger	11111 E Sorrel Lane	Scottsdale	AZ	85259
Sal Vera	2931 S Pepita Drive	Flagstaff	AZ	86001
Debra Nankivell	2918 S Pardo Calle	Flagstaff	AZ	86001
Karen Sorensen	2640 W Kiltie Lane	Flagstaff	AZ	86005
Lori McCorry	2462 W Clement Circle	Flagstaff	AZ	86001
Barbara Fisher	3405 S Skye Way	Flagstaff	AZ	86005
PJ Aerts	3280 S Skye Way	Flagstaff	AZ	86005
David Grogg	PO Box 2097	Flagstaff	AZ	86003

# GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

FORTY NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

December 29, 2020

WRITER'S DIRECT LINE  
(602) 256-4471

Lindsay C. Schube  
lschube@gblaw.com

Dear Neighbor or Resident:

Vintage Partners is proposing to develop Sky Cottages, a new residential community located on the approximate 23 acres located at the northwest corner of Woody Mountain Road and the McAllister Ranch Road alignment (generally south of the southwest corner of US 66 and Woody Mountain Road) ("Property").

Vintage Partners is responsible for developing forward thinking and award winning projects throughout the State for more than 30 years. One of those projects includes the highly successful Timber Sky master-planned community, located just west of Sky Cottages, which is considered the finest Dark Skies compliant master-planned community in the State. Sky Cottages, planned as an extension of Timber Sky, will be an accessible, athletic, outdoor build-to-rent community with a target of 202 dwelling units (maximum 208 du) comprised of 1, 2, and 3 bedrooms. Units will be 1-story, with some 2-story units located near the center of the Property (away from Woody Mountain Road). The majority of the units are detached, similar to that of a traditional single-family residential community, such as Presidio in the Pines. Sky Cottage residents will be able to have a single-family residential experience, with the benefit of a professionally-managed and highly amenitized community that will include active and passive open spaces and trail connections throughout, as well as civic space available for use by the public. See enclosed Concept Site Plan and Conceptual Building Elevations.

In order to facilitate development of Sky Cottages, Zoning Map Amendment application case no. PZ-20-000153 ("Application") was filed with the City of Flagstaff ("City") to rezone the Property from RR RPO (Rural Residential, Resource Protection Overlay) to MR RPO (Medium Density Residential, Resource Protection Overlay).

The purpose of this correspondence is to inform you the Application has been scheduled for **virtual** public hearing as follows:

## PLANNING & ZONING COMMISSION

**January 13, 2021 at 4:00 PM**

Please visit

[https://www.flagstaff.az.gov/2845/ Planning-Zoning-Commission](https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission) for instructions on how to participate in the **virtual** meeting and submit written comments prior to the start of the meeting.

## CITY COUNCIL

**February 2, 2021 at 3:00 PM (tentative)**

Please visit

<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings> for instructions on how to participate in the **virtual** meeting and submit written comments prior to the start of the meeting.

Due to the COVID-19 pandemic, the City has currently suspended in-person public hearing meetings. Please confirm meeting details by calling the City's Planning & Development Services Section at (928) 213-2611, as they are subject to change. Additional information may also be found at <https://www.flagstaff.az.gov/328/Meetings>.

The Planning & Zoning Commission serves as an advisory board to the City Council on matters relating to the growth and physical development of the City. The Planning & Zoning Commission will conduct a public hearing for the Application and may forward a recommendation on for the City Council's consideration. Upon receipt of a recommendation from the Planning & Zoning Commission, the City Council will conduct a public hearing and take action on the Application. The City Planner assigned to this case is Ms. Tiffany Antol. Ms. Antol can be reached at (928) 213-2605 or [TAntol@flagstaffaz.gov](mailto:TAntol@flagstaffaz.gov). Ms. Antol can answer your questions regarding the City's review and hearing processes, and provide copies of development file materials for the Application.

Should you have any questions or would like more information, please do not hesitate to contact me at (602) 256-4471 or [lschube@gblaw.com](mailto:lschube@gblaw.com). Thank you.

Sincerely yours,

GAMMAGE & BURNHAM



By

Lindsay C. Schube

LCS/nas  
Enclosures

# OVERALL SITE PLAN

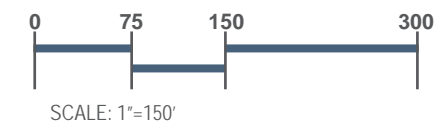


## KEY

- 1 DETENTION BASIN  
NATURAL TURF MULTI-PURPOSE PLAY FIELD
- 2 NORTH COMMONS
- 3 SOUTH COMMONS

## FLOORPLANS

- 1BR-A
- 1BR-B
- 2BR
- 3BR





**SKY COTTAGES**  
at **TIMBER SKY**  
PZ-20-00153

**V**  
VINTAGE  
PARTNERS

**GAMMAGE  
BURNHAM**  
Attorneys at Law

**SWI**  
Shepherd & Westitzen, Inc.

**Mosaic**

**NORRIS DESIGN**  
Planning | Landscape Architecture | Consulting

SHEET NAME:  
BUNGALOW  
EXTERIOR VIEW  
SHEET NO.  
18 of 33



**SKY COTTAGES**  
at **TIMBER SKY**  
PZ-20-00153

**V**  
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&  
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**NORRIS DESIGN**  
Planning | Landscape Architecture | Engineering

SHEET NAME:

3-BD UNIT  
EXTERIOR VIEW

SHEET NO.

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