



City of Flagstaff

Community Development Division

211 W. Aspen Ave

P: (928) 213-2618

Flagstaff, AZ 86001

www.flagstaff.az.gov

Date Received	Application for Subdivision Review		File Number
Property Owner(s) Sanjiv Chopra	Mailing Address 2200 Paseo Verde Parkway, Suite 260		Phone (209) 581-8445
	City, State, Zip Henderson, NV 89052	Email sanjiv@rhinoig.com	
Applicant(s) Same as above	Mailing Address		Phone (928) 699 - 1169
	City, State, Zip		Email
Project Representative Stephen Irwin	Mailing Address 110 W. Dale Ave.		Phone (928) 773-0354
	City, State, Zip Flagstaff, AZ 86001	Email sirwin@swiaz.com	
Requested Review:	<input type="checkbox"/> Development Master Plan <input type="checkbox"/> Modified Subdivision	<input type="checkbox"/> Conceptual Plat <input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Preliminary Plat P&Z and Council <input checked="" type="checkbox"/> Final Plat- Council

Project Name: Sears Redevelopment	Site Address 4800 N. Highway 89	Parcel Number 113-28-003H, 113-28-003J, & 113-28-003K		
Proposed Use Fitness Gym	Existing Use Auto Center	Subdivision, Tract & Lot Number N/A		
Zoning District Highway Commercial (HC)	Regional Plan Category Suburban Activity Center	Flood Zone X	Size of Site (Sq. ft. or Acres) +/- 6.52 Acres	
Property Information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Local/National Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Subject property is undeveloped land?			
Surrounding Uses	North	South	East	West
(Res, Com, Ind)	Commercial	Commercial	Commercial	Commercial

Proposed Use:	Number of Lots	Number of Units	Number of acres per use	Building Square Feet
Commercial	1	1	+/- 0.98 AC	5,792 SF

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

Property Owner Signature: (required) 	Date: 5.4.21	Applicant Signature: 	Date: 5.4.21
--	------------------------	--------------------------	------------------------

For City Use

Date Filed: 5/11/21	Case Number (s) PZ-21-00025-02			
P & Z Hearing Date: NA	Publication and Posting Date: NA			
Council Hearing Date: 6/15/21	Publication and Posting Date: NA			
Fee Receipt Number: 2114698	Amount: \$1,840	Date: 5/12/21		
Action by Planning and Zoning Commission: NA		Action By City Council:		
Approved		Approved		
Denied		Denied		
Continued		Continued		
Staff Assignments	Planning	Engineering	Fire	Public Works/Utilities
				Stormwater