

**DEDICATION**

STATE OF ARIZONA  
COUNTY OF COCONINO SS.

KNOW ALL MEN BY THESE PRESENTS: THAT JP 325, LLC., ("OWNER") HAS SUBDIVIDED UNDER THE NAME OF "PARCEL 1 AT JUNIPER POINT", LOCATED IN SOUTH SECTIONS 27 AND 34, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS THE PLAT OF "PARCEL 1 AT JUNIPER POINT" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND DIMENSIONS OF THE LOTS AS SHOWN HEREON AND THAT EACH SHALL BE KNOWN BY THE NUMBER GIVEN ON SAID PLAT.

THE OWNER HEREBY DEDICATES TO THE CITY OF FLAGSTAFF:

- 1. THOSE PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREON FOR THE BENEFIT OF ALL AUTHORIZED UTILITY COMPANIES FOR PUBLIC UTILITY INSTALLATION, MAINTENANCE, AND ACCESS PURPOSES ONLY.
2. THOSE RIGHTS OF WAY (R.O.W.) SHOWN HEREON FOR USE/ACCESS BY THE PUBLIC AND USE BY ALL AUTHORIZED COMPANIES FOR THE CITY OF FLAGSTAFF.

THE OWNER HERBY DEDICATES TO UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY, UNS GAS:

- 3. ASSIGNS ALL AREAS ON THIS PLAT MARKED PUE OR PUBLIC UTILITY EASEMENT AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS. WHETHER PUBLIC OR PRIVATE, FOR EXISTING NATURAL GAS FACILITIES TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE TO SERVE IMPROVEMENTS THEREON OR ADJACENT TO.

THE OWNER HEREBY DEDICATES THE FOLLOWING TO THE HOA:

- 4. TRACT A IS DEDICATED FOR THE PURPOSE OF A POCKET PARK AS SHOWN HEREON.
5. TRACT B IS DEDICATED FOR THE PURPOSE OF RESOURCE PROTECTION AS SHOWN HEREON.
6. TRACT C IS DEDICATED FOR THE PURPOSE OF RESOURCE PROTECTION AS SHOWN HEREON.
7. TRACT D IS DEDICATED FOR THE PURPOSE OF RESOURCE PROTECTION AS SHOWN HEREON.
8. TRACT E IS DEDICATED FOR THE PURPOSE OF RESOURCE PROTECTION AS SHOWN HEREON.
9. TRACT F IS DEDICATED FOR THE PURPOSE OF RESOURCE PROTECTION AS SHOWN HEREON.

IN WITNESS WHEREOF, THE DECLARANT HAS CAUSED THIS DECLARATION TO BE DULY EXECUTED AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: JP 325, LLC

BY: BRIAN RHOTON
ITS: MANAGING MEMBER

**ACKNOWLEDGEMENT**

STATE OF ARIZONA SS.
COUNTY OF COCONINO

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED BY SELF TO THE REPRESENT JP 325, LLC, AND THAT HE/SHE AS SUCH, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO FORTH MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**CITY OF FLAGSTAFF CERTIFICATION**

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_ MAYOR
ATTEST: \_\_\_\_\_ CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE INTERNAL DEVELOPMENT STAFF BOARD OF THE CITY OF FLAGSTAFF, ARIZONA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_ CITY COUNCIL
BY: \_\_\_\_\_ CITY ENGINEER
BY: \_\_\_\_\_ CITY PLANNING DIRECTOR

**SOURCE OF PROJECT INFORMATION**

BOUNDARY INFORMATION BASED ON ALTA/NSPS LAND TITLE SURVEY OF APN'S 104-14-003C & 104-14-001B BY NORTHLAND EXPLORATION SURVEYS, INC., DATED 07/06/2018.

TOPOGRAPHIC INFORMATION BASED ON ALTA/NSPS LAND TITLE SURVEY OF APN'S 104-14-003C & 104-14-001B BY NORTHLAND EXPLORATION SURVEYS, INC., DATED 01/03/2006.

SUPPLEMENTAL TOPOGRAPHIC INFORMATION BASED ON TOPOGRAPHIC SURVEY PROVIDED BY SHEPHARD-WESNITZER, INC., DATED 2/25/2020. BOUNDARY INFORMATION FOR APN 105-10-187 PROVIDED BY SWI, DATED 2/25/2020.

**BASIS OF BEARING**

N 00°20'48" W 2620.29' FROM EAST QUARTER CORNER OF SECTION 27 TO THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF APN'S 104-14-003C & 104-14-001B BY NORTHLAND EXPLORATION SURVEYS, INC., DATED 07/06/2018.

**LEGAL DESCRIPTION:**

APN 104-14-001B & 104-14-001C
A PORTION OF PARCELS 1 AND 2 BASED ON ALTA/NSPS LAND TITLE SURVEY OF APN'S 104-14-003C & 104-14-001B BY NORTHLAND EXPLORATION SURVEYS, INC., DATED 07/06/2018.

APN 104-10-187
TRACT 13 ACCORDING TO THE FINAL PLAT OF ESTATES AT PINE CANYON UNIT 1, CASE 8, MAP 92 OFFICIAL RECORDS OF COCONINO COUNTY.

**FLOOD ZONE CLASSIFICATION:**

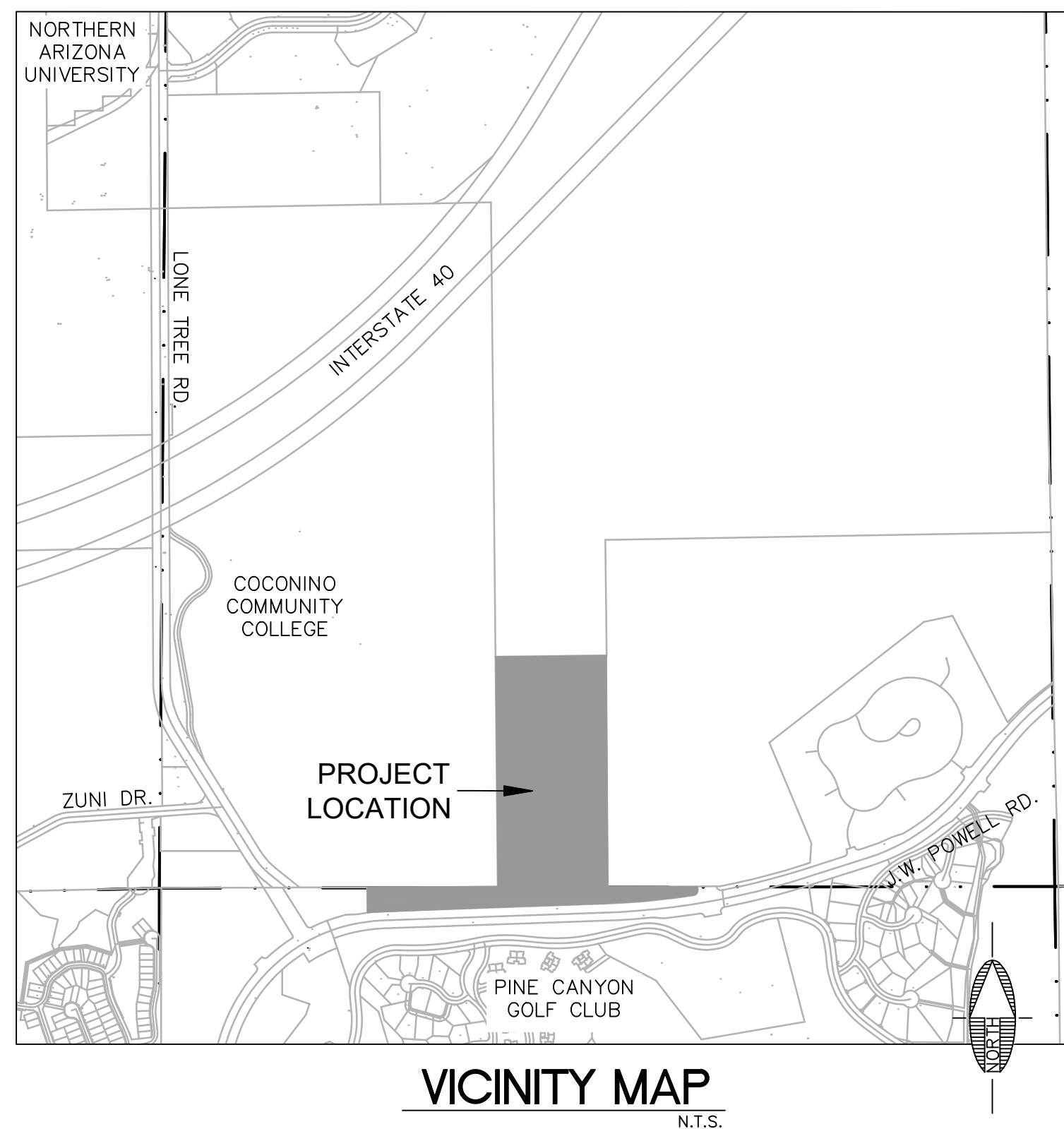
THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6817, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**RESOURCE PROTECTION OVERLAY ZONE:**

THE PROJECT FALLS WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. THE RESOURCES HEREIN SHALL BE PRESERVED BASED ON THE APPROVED NRPP PROVIDED WITHIN CIVIL CONSTRUCTION PLANS.

FINAL PLAT FOR PARCEL 1 AT JUNIPER POINT A PLANNED RESIDENTIAL DEVELOPMENT FLAGSTAFF, ARIZONA

LOCATED IN PORTIONS OF SECTION 27 & 34, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, CITY OF FLAGSTAFF, ARIZONA



**PROPERTY OWNER:**

JP 325 LLC
BRIAN RHOTON
3605 S. FLAGSTAFF RANCH RD.
FLAGSTAFF, AZ 86005

**SURVEYOR:**

SHEPHARD-WESNITZER, INC.
AARON BORLING, RLS #48756
110 WEST DALE AVE.
FLAGSTAFF, AZ 86001
(928) 773-0354

**PROJECT ENGINEER:**

SHEPHARD-WESNITZER INC.
STEPHEN C. IRWIN, P.E. #58405
110 WEST DALE AVE.
FLAGSTAFF, AZ 86001
(928) 773-0354

**LEGEND**

Table with 3 columns: Symbol, Description, and Found Monuments. Includes symbols for Row Boundary, Ex. Easement, Road Centerline, Lot Line, Easement, Section Line, Found Monuments, Section Corner as Noted, and Calculated Point.

SWI SHEET INDEX table with columns: SHT NO., DWG. NO., DESCRIPTION. Rows include CVR (COVER SHEET), FP1 (EXISTING BOUNDARY & EASEMENTS), FP2 (FINAL PLAT OVERVIEW), FP3 (FINAL PLAT), and FP4 (SECTIONS & SETBACKS).

**PROPERTY INFORMATION:**

PARCEL 1 AT JUNIPER POINT
ADDRESS - TBD
FLAGSTAFF, AZ 86005

NUMBER OF UNITS/LOTS: 38
NUMBER OF TRACTS:
BUILDING TYPE: SINGLE-FAMILY HOUSE
FRONTAGE TYPE: COMMON YARD
GROSS AREA: 105.08 ACRES
GROSS DENSITY: 0.36 UNITS PER ACRE
NET DENSITY (EXCLUDING ROADWAY): 0.37 UNITS PER ACRE
NET ACREAGE: 103.27 ACRES

APN# 104-14-001B (± 100.03 AC)
ZONING: RURAL RESIDENTIAL (RR)
GROSS ACREAGE: 100.03 ACRES
NET ACREAGE: 98.37 ACRES

APN# 104-10-187 (± 5.05 AC)
ZONING: SINGLE-FAMILY RESIDENTIAL (R1)
GROSS ACREAGE: 5.05 ACRES
NET ACREAGE: 4.90 ACRES

- 1. THE CITY OF FLAGSTAFF PROVIDES WATER (UTILITY) SERVICE PURSUANT TO STATE LAW AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO 41-90000.0002.
2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
4. AN ASSOCIATION WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" (INCLUDING LANDSCAPED AREAS).
5. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING
6. ALL RIGHT-OF-WAYS WITHIN THE SUBDIVISION SHALL BE DEDICATED TO CITY OF FLAGSTAFF.
7. NO FENCING, RE-GRADING, DISTURBANCE OF NATURAL GROUND, PLACEMENT OF FILL OR ANY OTHER OBSTRUCTIONS ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS.
8. ALL INDIVIDUAL LOT AREAS OUTSIDE THE MAXIMUM BUILDING COVERAGE, DRIVEWAYS, AND UTILITIES ARE DEEMED AS PRIVATE OPEN SPACE AND PROTECTED FOREST RESOURCE AREAS.
9. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS FOR THE PARCEL 1 AT JUNIPER POINT SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT.
10. TRACT G IS OWNED AND MAINTAINED FOR FUTURE DEVELOPMENT BY JP 325, LLC, OR ITS SUCCESSORS..

**ZONING:**

THE PROJECT IS LOCATED WITHIN THE CITY OF FLAGSTAFF'S R1 AND RR ZONING DISTRICTS. THE PROPOSED DEVELOPMENT IS USING THE PLANNED RESIDENTIAL DEVELOPMENT OPTION AND THE SINGLE-FAMILY RESIDENCE STANDARDS.

**UTILITY COMPANY CONTACTS**

APS
CONTACT: CHAD BROOKS
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
CHAD.BROOKS@APS.COM
PHONE: (928) 773-6440

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAWRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226-2269

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779-4935

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266-0672

**UTILITY CONFLICT**

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND WERE COMPILED FROM RECORD DRAWINGS, SURVEY, AND CONSTRUCTION PLANS FURNISHED BY OTHERS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OF ALL UNDERGROUND LINES THAT MAY AFFECT WORK PRIOR TO CONSTRUCTION. THERE ARE NO APPARENT UTILITY CONFLICTS. REFER TO THE REVIEW AGENCY RESPONSE LETTERS FOR MORE INFORMATION.

**FIRE PREVENTION**

EACH HOME WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM PER THE INTERNATIONAL FIRE CODE (IFC) AND CITY OF FLAGSTAFF AMENDMENTS TO IFC.

**CERTIFICATE OF LAND SURVEYOR**

THIS IS TO CERTIFY THAT THE SURVEY OF THE PROPERTY DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THE PLAT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED TENTATIVE PLAT AND THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Aaron D. Borling, RLS 48756

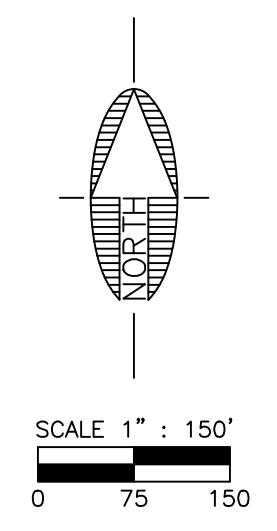
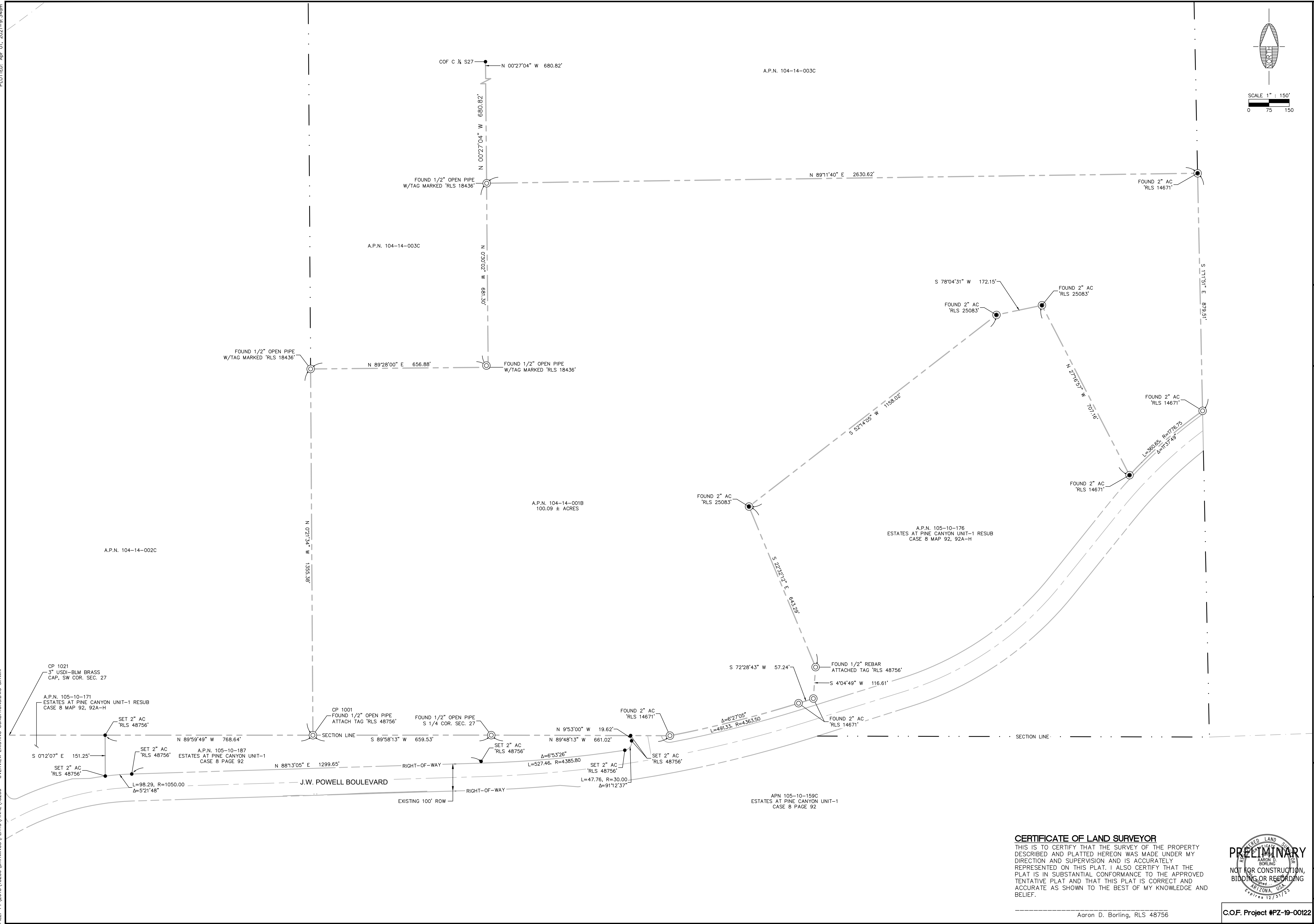


C.O.F. Project #PZ-19-00122

Vertical sidebar containing: FLAGSTAFF ARIZONA, PARCEL 1 AT JUNIPER POINT FINAL PLAT, COVER SHEET, JOB NO: 18256, DATE: APR 21, SCALE: AS SHOWN, DRAWN: KMF, DESIGN: KMF, CHECKED: AUB/SCI, 110 W. Dole Avenue, Flagstaff, AZ 86001, 928.773.0354, 928.774.8934 fax, www.swi.az.com, SWI Shephard Wesnitzer, Inc., REVISIONS table, DRAWING NO. CVR, SHT NO. 1 OF 5.

PLOTTED: Apr 01, 2021-9:34am

FILE: P:\2018\18256\DRAWINGS\PLATS\FINAL\18256 - OVERVIEW EXISTING CONDITIONS.DWG SIRWIN



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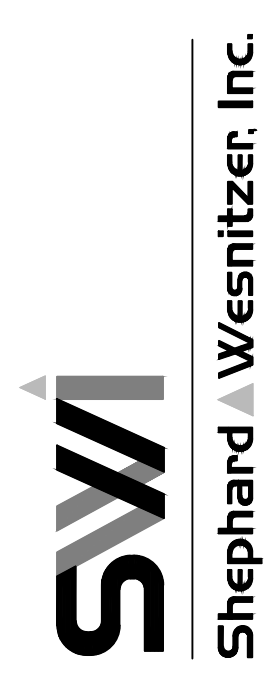
Aaron D. Borling, RLS 48756

C.O.F. Project #PZ-19-00122

FLAGSTAFF ARIZONA  
 PARCEL 1 AT JUNIPER POINT FINAL PLAT  
 EXISTING BOUNDARY & EASEMENTS

JOB NO: 18256  
 DATE: APR 21  
 SCALE: AS SHOWN  
 DRAWN: MMB  
 DESIGN: KMF  
 CHECKED: ADB/SCI

110 W. Dole Avenue  
 Flagstaff, AZ 86001  
 928.773.0354  
 928.774.8934 fax  
 www.swiagz.com



NO.	DESCRIPTION	DATE	BY

Call out least two full working days before you begin excavation.  
**ARIZONA 801**  
 Arizona Blue Stakes, Inc.  
 808 841-1188 or 1-800-514-6111 (Toll-Free)

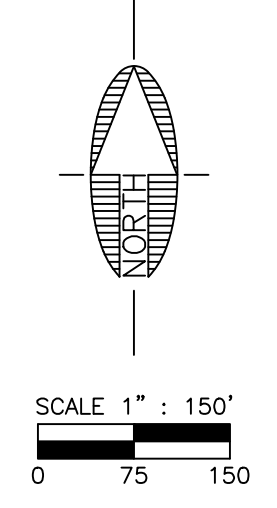
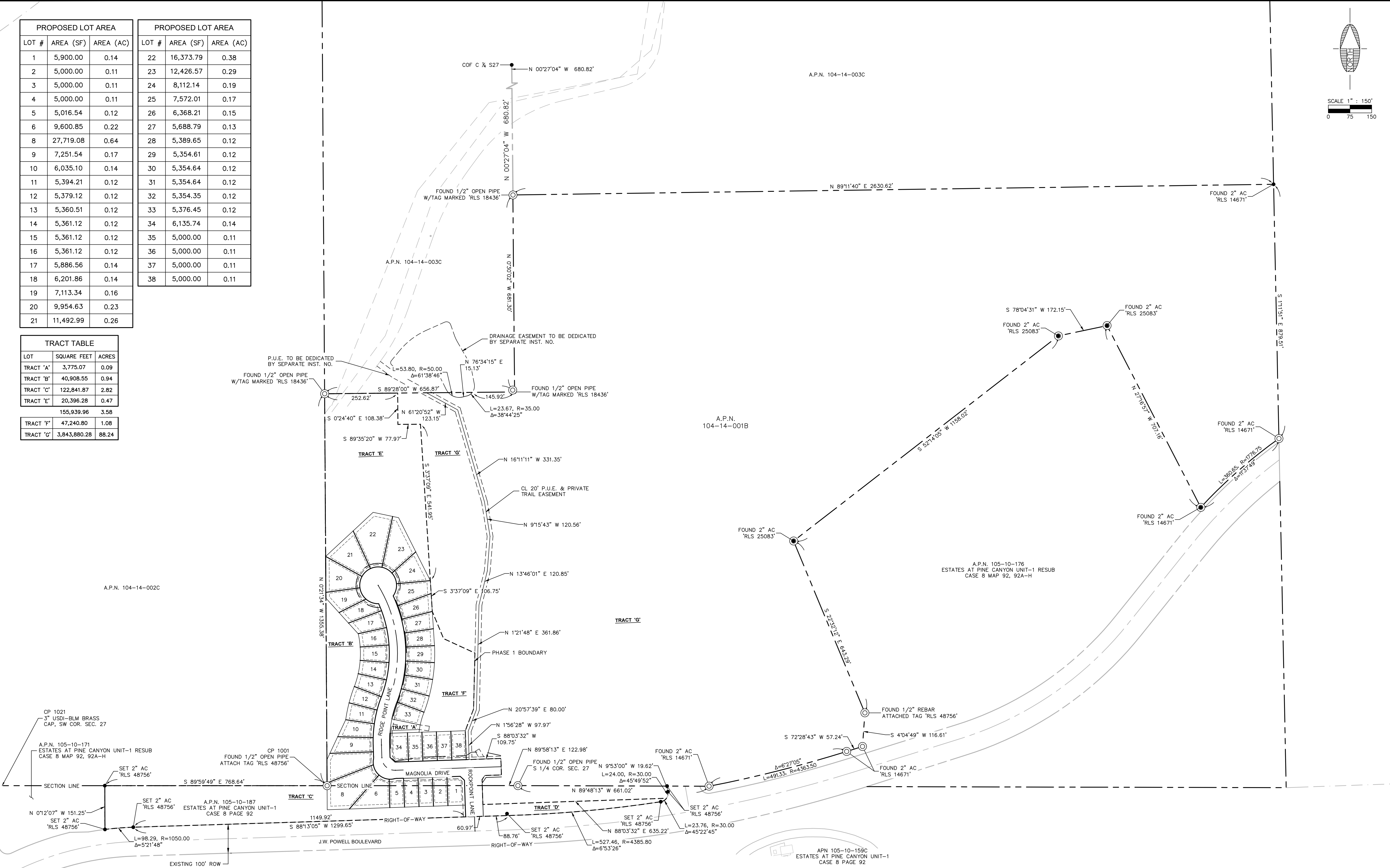
DRAWING NO.  
**FP1**  
 SHT NO. OF  
 2 5

PLOTTED: Apr 01, 2021-9:34am

FILE: P:\2018\18256\DRAWINGS\PLATS\FINAL\18256-FINAL PLAT OVERVIEW DWG SIRWIN

PROPOSED LOT AREA			PROPOSED LOT AREA		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
1	5,900.00	0.14	22	16,373.79	0.38
2	5,000.00	0.11	23	12,426.57	0.29
3	5,000.00	0.11	24	8,112.14	0.19
4	5,000.00	0.11	25	7,572.01	0.17
5	5,016.54	0.12	26	6,368.21	0.15
6	9,600.85	0.22	27	5,688.79	0.13
8	27,719.08	0.64	28	5,389.65	0.12
9	7,251.54	0.17	29	5,354.61	0.12
10	6,035.10	0.14	30	5,354.64	0.12
11	5,394.21	0.12	31	5,354.64	0.12
12	5,379.12	0.12	32	5,354.35	0.12
13	5,360.51	0.12	33	5,376.45	0.12
14	5,361.12	0.12	34	6,135.74	0.14
15	5,361.12	0.12	35	5,000.00	0.11
16	5,361.12	0.12	36	5,000.00	0.11
17	5,886.56	0.14	37	5,000.00	0.11
18	6,201.86	0.14	38	5,000.00	0.11
19	7,113.34	0.16			
20	9,954.63	0.23			
21	11,492.99	0.26			

TRACT TABLE		
TRACT	SQUARE FEET	ACRES
TRACT 'A'	3,775.07	0.09
TRACT 'B'	40,908.55	0.94
TRACT 'C'	122,841.87	2.82
TRACT 'E'	20,396.28	0.47
	155,939.96	3.58
TRACT 'F'	47,240.80	1.08
TRACT 'G'	3,843,880.28	88.24



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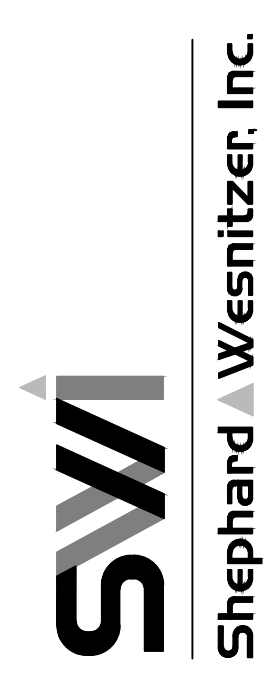


Aaron D. Borling, RLS 48756

FLAGSTAFF ARIZONA  
 PARCEL 1 AT JUNIPER POINT FINAL PLAT  
 FINAL PLAT OVERVIEW

JOB NO: 18256  
 DATE: APR 21  
 SCALE: AS SHOWN  
 DRAWN: KMF  
 DESIGN: KMF  
 CHECKED: ADB/SCI

110 W. Dole Avenue  
 Flagstaff, AZ 86001  
 928.773.0354  
 928.774.8934 fax  
 www.swi.com



NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.  
**ARIZONA 800**  
 Arizona Blue Stakes, Inc.  
 808 841-1188 or 1-800-STATE-11 (782-5348)

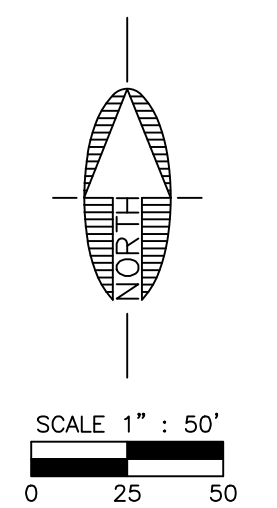
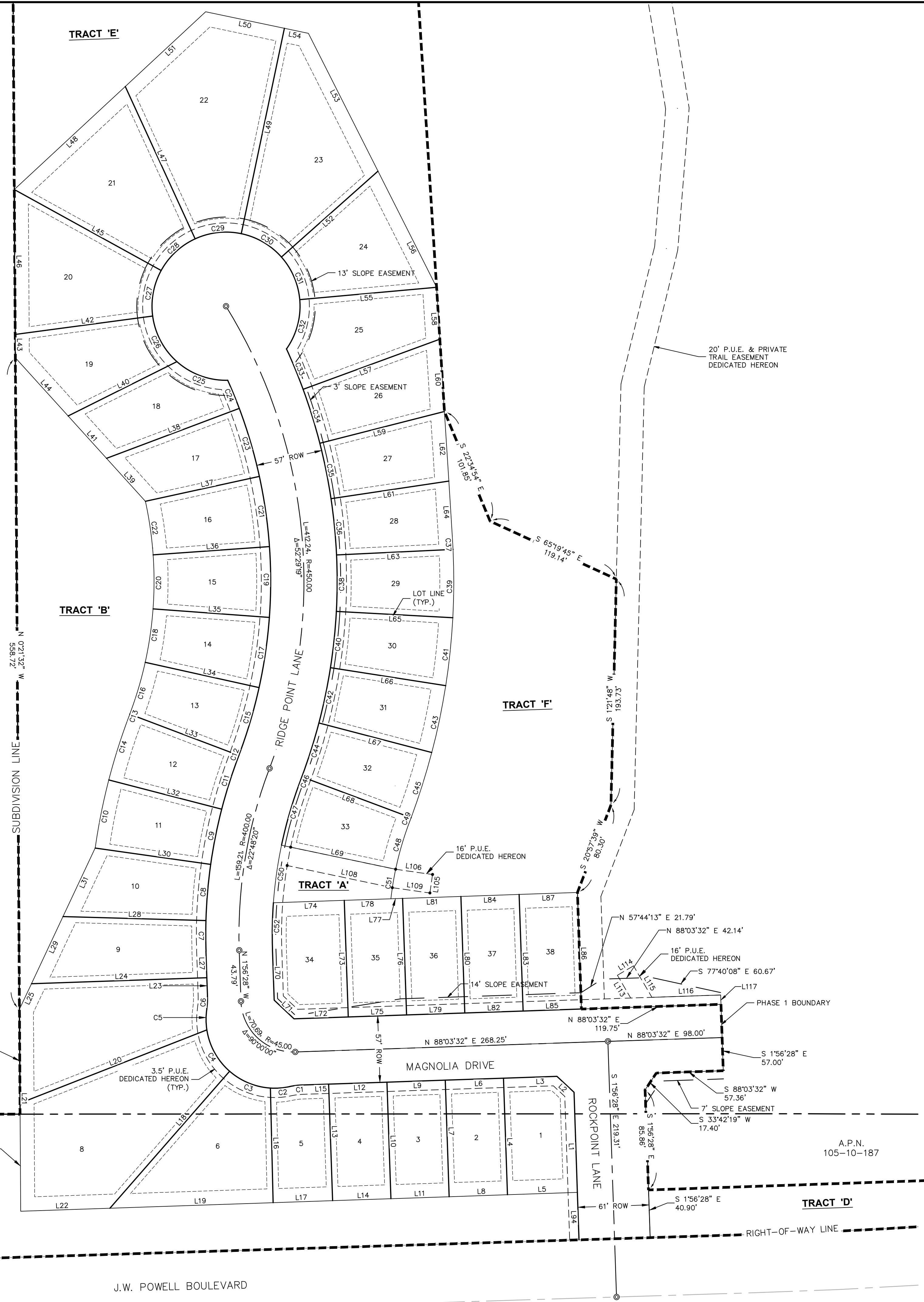
DRAWING NO.  
**FP2**  
 SHT NO. OF  
 3 OF  
 C.O.F. Project #PZ-19-00122

A.P.N.  
104-14-002C

TRACT 'C'  
A.P.N.  
105-10-187

TRACT 'G'  
A.P.N.  
104-14-001B

A.P.N.  
105-10-187



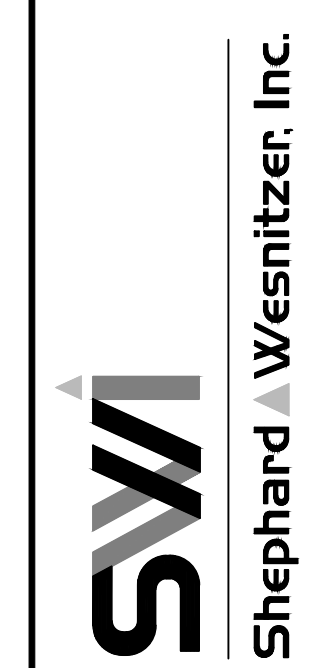
FLAGSTAFF  
ARIZONA

PARCEL 1 AT JUNIPER POINT FINAL PLAT

FINAL PLAT

JOB NO:	18256
DATE:	APR 21
SCALE:	AS SHOWN
DRAWN:	MMB
DESIGN:	MME/KMF
CHECKED:	AUB/SCI

110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.swigaz.com



NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.

**ARIZONA 811**  
Arizona Blue Stake, Inc. (928-5348)

088 8-1-1 or 1-800-544-1111 (928-5348)

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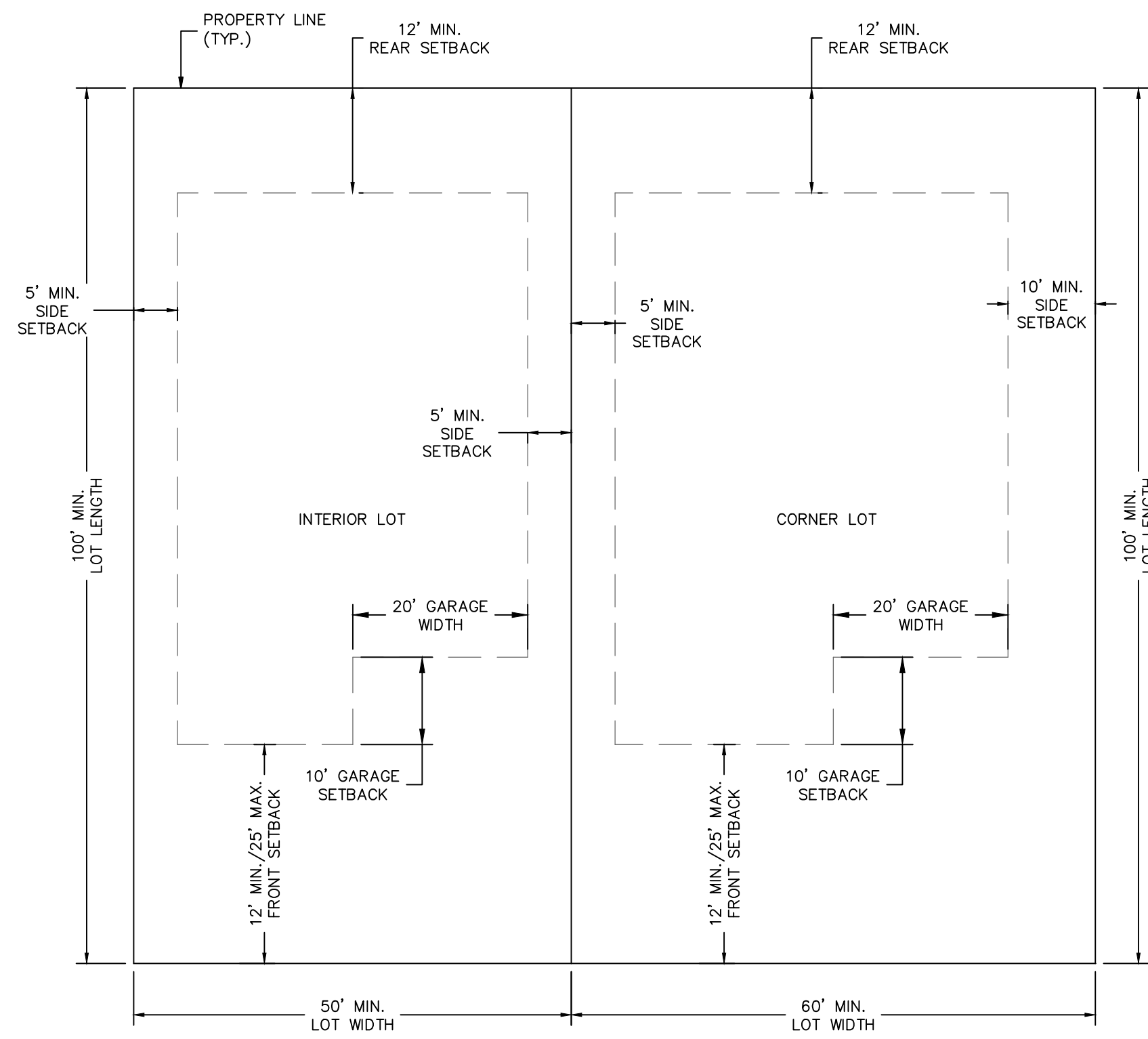


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C.O.F. Project #PZ-19-00122

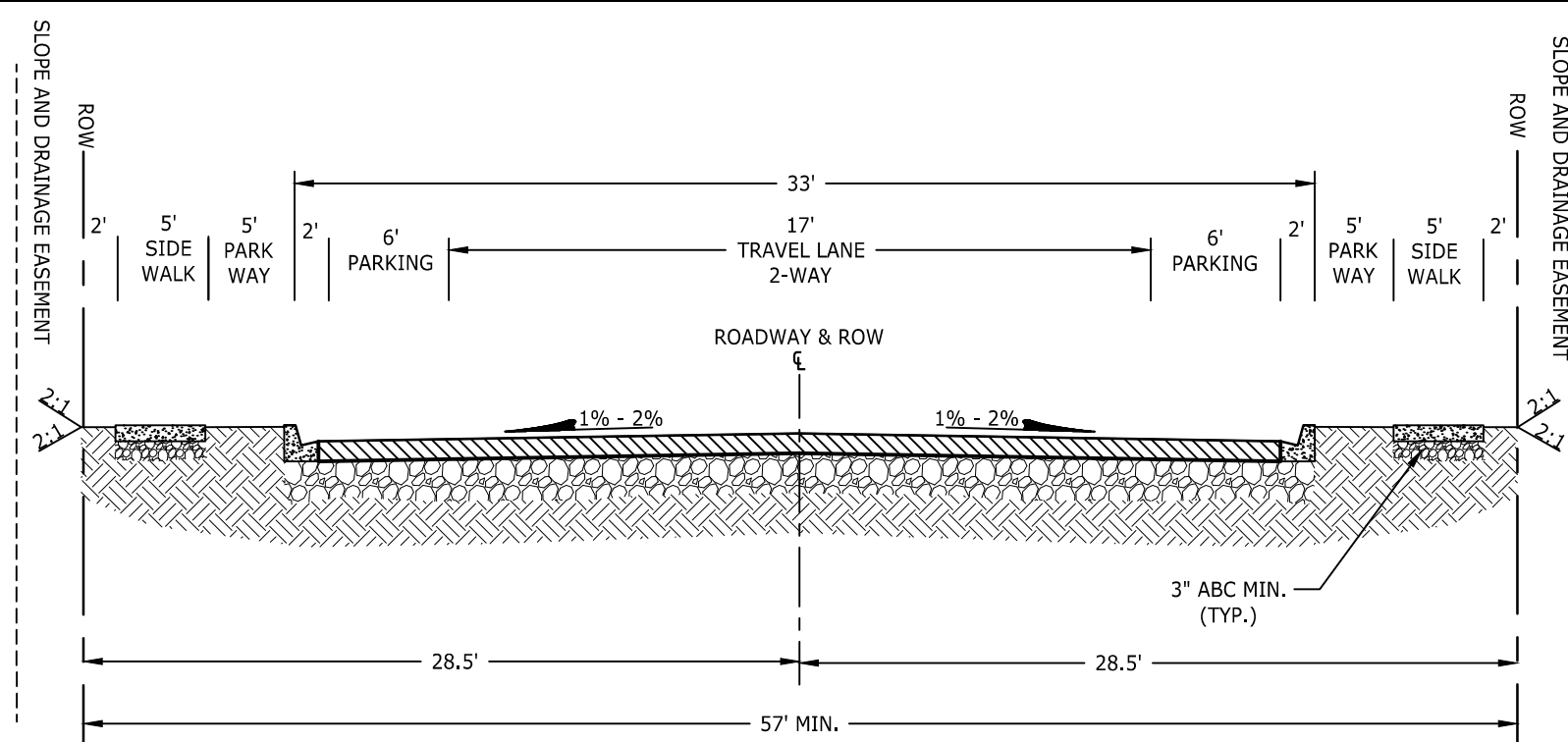
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**FP3**

SHT NO.	OF
4	5

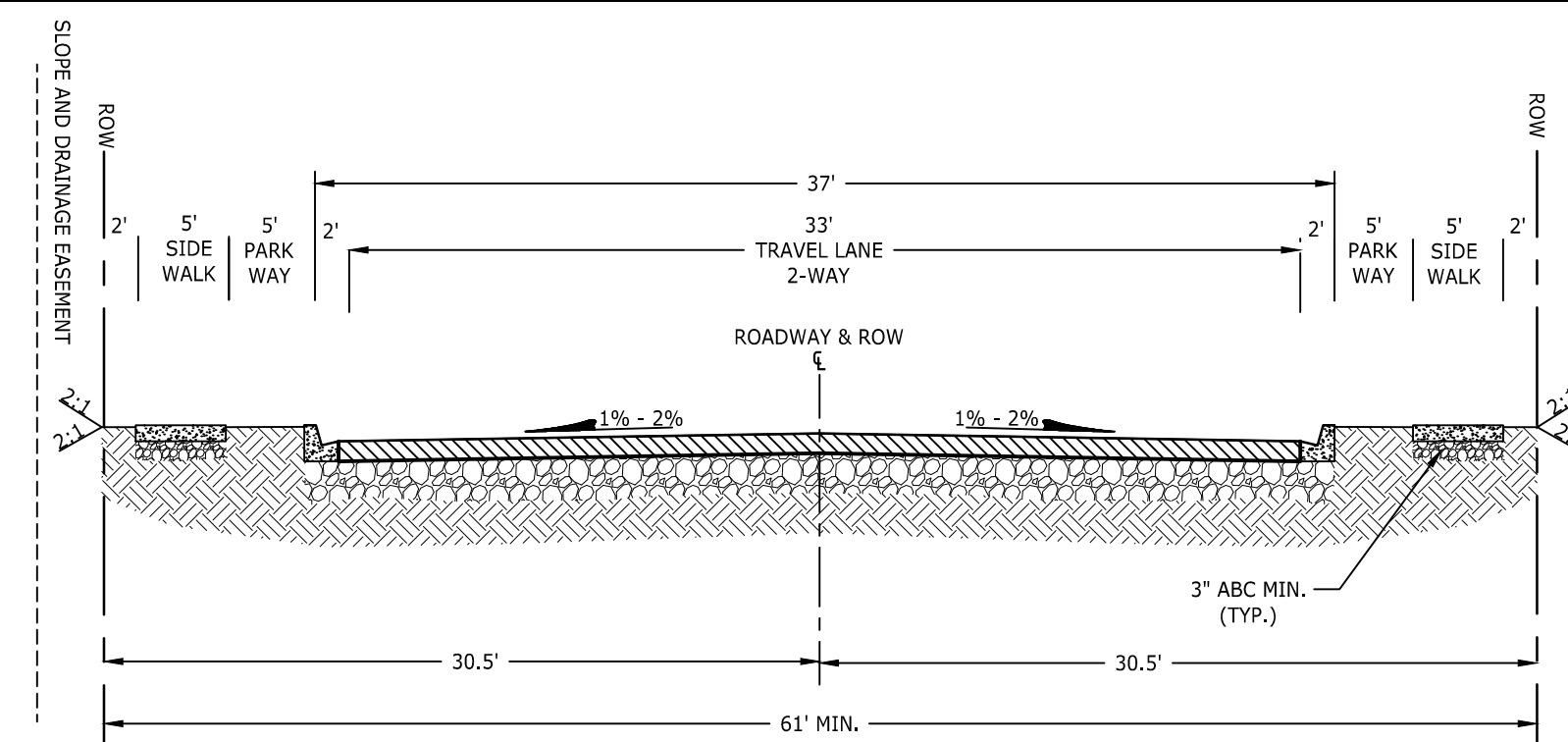


- LOT PROVISIONS:**
1. NOMINAL LOT AREA TO BE MIN. 5,000 SF, TYPICAL 50'X100' LOTS.
  2. LOT WIDTH FOR INTERIOR LOTS IS 50 FT AT FRONT OR REAR SETBACK LINE.
  3. LOT WIDTH FOR CORNER LOTS IS 60 FT AT FRONT OR REAR SETBACK LINE.
  4. MAXIMUM ALLOWABLE LOT COVERAGE IS 50%.
  5. MAXIMUM ALLOWABLE BUILDING HEIGHT IS 44 FT AND 3 STORIES..
  6. PRIVATE OPEN SPACE TO HAVE 20 FT MINIMUM WIDTH AND DEPTH.
  7. MINIMUM 10' GARAGE SETBACK FROM FRONT OF HOME.
  8. MINIMUM 20' GARAGE WIDTH.
  9. PROVIDE A MINIMUM OF 2 PARKING SPACES PER LOT.
  10. GROUND FINISH FLOOR LEVEL MAY BE LOWER THAN SIDEWALK GRADE AND 12" ABOVE SURROUNDING GRADE PROVIDING POSITIVE STORMWATER FLOW AWAY FROM THE HOME.
  11. ALLOWED ENCROACHMENTS: 5' IN THE FRONT, STREET SIDE, AND REAR. 3' IN THE SIDE.
  12. ACCESSORY BUILDING SETBACKS: FRONT 20', SIDE 3' MIN./6' MAX., AND REAR 3'.
  13. ALLOWED FRONTAGE TYPES: PORCH (ENGAGED, INTEGRAL, PROJECTING), STOOP.

**TYPICAL LOT LAYOUT**  
N.T.S.



**TYPICAL SECTION**  
RESIDENTIAL LOCAL (COF 10-09-038)  
N.T.S.



**TYPICAL SECTION**  
RESIDENTIAL LOCAL "WIDE" (COF 10-09-037)  
N.T.S.  
NOTE: ONLY FOR SEGMENT OF RIDGE POINT THAT INTERSECTS WITH J.W. POWELL

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	85.86	N 1°56'28" W
L2	20.00	N 46°56'28" W
L3	45.86	S 88°03'32" W
L4	100.00	S 1°56'28" E
L5	60.00	N 88°03'32" E
L6	50.00	S 88°03'32" W
L7	100.00	S 1°56'28" E
L8	50.00	N 88°03'32" E
L9	50.00	S 88°03'32" W
L10	100.00	S 1°56'28" E
L11	50.00	N 88°03'32" E
L12	50.00	S 88°03'32" W
L13	100.00	S 1°56'28" E
L14	50.00	N 88°03'32" E
L15	22.61	S 88°03'32" W
L16	98.29	S 1°21'29" E
L17	51.00	N 88°03'32" E
L18	155.93	N 41°08'01" E
L19	140.03	N 88°03'32" E
L20	171.97	N 68°35'30" E
L21	90.01	S 0°22'24" E
L22	76.49	N 88°03'32" E
L23	16.07	N 1°56'28" W
L24	150.47	N 88°03'32" E
L25	24.23	S 25°08'36" W
L27	22.59	N 1°56'28" W
L28	122.56	S 88°23'58" E
L29	63.61	S 25°08'36" W
L30	100.00	S 81°56'11" E
L31	64.89	S 25°08'36" W
L32	100.00	S 75°28'39" E
L33	100.00	S 69°15'48" E
L34	100.00	S 77°31'51" E
L35	100.00	S 85°47'57" E
L36	100.00	N 85°55'57" E
L37	100.00	N 77°39'51" E
L38	121.61	N 69°23'44" E
L39	49.71	S 42°09'52" E
L40	104.24	N 63°28'39" E
L41	49.04	S 42°09'52" E
L42	118.83	N 82°23'21" E
L43	20.00	S 0°21'39" E
L44	67.35	S 42°09'52" E
L45	143.79	S 61°07'10" E
L46	124.27	S 0°21'39" E
L47	143.79	S 24°37'41" E
L48	129.80	S 47°07'35" W
L49	180.00	S 11°51'48" W
L50	68.94	N 78°08'12" W
L51	94.12	S 47°07'35" W
L52	110.84	S 48°21'17" W
L53	132.31	N 26°46'45" W
L54	21.05	N 78°08'12" W
L55	117.76	S 84°50'46" W
L56	111.53	N 26°46'45" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L57	124.90	S 69°51'51" W
L58	44.61	N 3°37'09" W
L59	110.25	S 75°40'54" W
L60	62.13	N 3°37'09" W
L61	102.13	S 81°29'02" W
L62	59.76	N 3°37'09" W
L63	100.00	S 87°17'10" W
L64	49.65	N 3°37'09" W
L65	100.00	N 86°54'43" W
L66	100.00	N 81°06'35" W
L67	100.00	N 75°18'27" W
L68	100.00	N 69°30'00" W
L69	100.00	S 78°07'07" E
L70	43.79	S 1°56'28" E
L71	23.33	S 46°56'28" E
L72	46.50	N 88°03'32" E
L73	100.00	N 1°56'28" W
L74	60.87	S 88°03'32" W
L75	50.00	N 88°03'32" E
L76	100.00	N 1°56'28" W
L77	10.08	S 88°03'32" W
L78	39.92	S 88°03'32" W
L79	50.00	N 88°03'32" E
L80	100.00	S 1°56'28" E
L81	50.00	S 88°03'32" W
L82	50.00	N 88°03'32" E
L83	100.00	S 1°56'28" E
L84	50.00	S 88°03'32" W
L85	50.00	N 88°03'32" E
L86	100.00	S 1°56'28" E
L87	50.00	S 88°03'32" W
L88	119.75	N 88°03'32" E
L89	57.00	S 1°56'28" E
L90	57.36	S 88°03'32" W
L91	17.40	S 33°42'19" W
L92	20.73	S 1°56'28" E
L93	106.03	S 1°56'28" E
L94	40.73	N 1°56'28" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L105	16.00	S 8°04'37" W
L106	31.97	S 81°55'23" E
L108	92.18	S 78°07'07" E
L109	32.50	S 81°55'23" E
L113	22.66	S 30°20'54" E
L114	16.00	N 59°43'58" E
L115	31.29	S 30°20'54" E
L116	58.97	S 88°03'32" W
L117	8.00	N 1°56'28" W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	10.88	59.00	10°33'50"
C2	16.64	59.00	16°09'37"
C3	38.59	59.00	37°28'43"
C4	41.28	59.00	40°05'29"
C5	17.92	59.00	17°23'52"
C6	10.88	59.00	10°33'50"
C7	26.49	428.50	3°32'30"
C8	48.33	428.50	6°27'47"
C9	48.31	428.50	6°27'33"
C10	59.58	528.50	6°27'33"
C11	47.43	428.50	6°20'30"
C12	0.94	421.50	0°07'40"
C13	0.72	321.50	0°07'40"
C14	58.50	528.50	6°20'30"
C15	60.82	421.50	8°16'03"
C16	46.39	321.50	8°16'03"
C17	60.83	421.50	8°16'06"
C18	46.40	321.50	8°16'06"
C19	60.83	421.50	8°16'06"
C20	46.40	321.50	8°16'06"
C21	60.83	421.50	8°16'06"
C22	46.40	321.50	8°16'06"
C23	60.83	421.50	8°16'06"
C24	26.11	421.50	3°32'58"
C25	47.47	63.50	42°50'08"
C26	45.26	63.50	40°50'09"
C27	40.44	63.50	36°29'29"
C28	40.44	63.50	36°29'29"
C29	40.44	63.50	36°29'29"
C30	40.44	63.50	36°29'29"
C31	40.44	63.50	36°29'29"
C32	44.80	63.50	40°25'15"
C33	37.39	478.50	4°28'40"
C34	48.48	478.50	5°48'17"
C35	48.48	478.50	5°48'19"
C36	48.48	478.50	5°48'19"
C37	9.08	578.50	0°53'59"
C38	48.48	478.50	5°48'19"
C39	58.61	578.50	5°48'17"
C40	48.48	478.50	5°48'19"
C41	58.61	578.50	5°48'17"
C42	48.48	478.50	5°48'19"
C43	58.61	578.50	5°48'17"
C44	48.48	478.50	5°48'16"
C45	58.61	578.50	5°48'18"
C46	3.04	478.50	0°21'51"
C47	58.24	371.50	8°58'58"
C48	42.57	271.50	8°58'58"
C49	3.68	578.50	0°21'51"
C50	49.84	371.50	7°41'13"
C51	25.65	271.50	5°24'47"
C52	39.78	371.50	6°08'08"

JOB NO: 18256 DATE: APR 21 SCALE: AS SHOWN DRAWN: MMB/KMF DESIG: MMB/KMF CHECKED: ADB/SCI

PARCEL 1 AT JUNIPER POINT FINAL PLAT

110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.swi-gz.com

**SWI**  
Shephard Westnizer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.

**ARIZONA 811**  
Arizona Blue Stakes, Inc. (928-5348)

Call at least two full working days before you begin excavation.

**CERTIFICATE OF LAND SURVEYOR**  
THIS IS TO CERTIFY THAT THE SURVEY OF THE PROPERTY DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THE PLAT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED TENTATIVE PLAT AND THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**PRELIMINARY**  
AARON D. BORLING  
NOT FOR CONSTRUCTION, BIDDING OR RECORDING  
ATZONA, USA  
Expires 12/31/25

DRAWING NO. **FP4**

SHT NO. 5 OF 5

C.O.F. Project #PZ-19-00122

Aaron D. Borling, RLS 48756