



City of Flagstaff

December 8, 2020

Andy Pulsipher
7045 N 23rd Way
Phoenix, AZ 85020

RE: Site Plan Approval PZ-20-00019-04

Dear Mr. Pulsipher:

As of the date of this correspondence, the City of Flagstaff Development Review Staff has approved, subject to the attached Conditions of Approval, Project No. PZ-20-00019-04 for the proposed development of the DCS Office Building project located at 2163 N Vickey Street. The Coconino County Assessor Parcel Number for the subject property is 107-30-016B.

Unless modified to comply with the Conditions of Approval, development of the project shall substantially conform to the approved plans as follows:

- Site Plan, Landscape Plan, Floor Plan and Exterior Elevations prepared by Andy Pulsipher Architect dated November 10, 2020

This approval shall be valid for a period of one year following the above date, December 8, 2020. If, at the expiration of this period, the property has not been improved for the approved development; or a certificate of occupancy has not been issued; or the site has not been occupied per Zoning Code section 10-20.40.140, the site plan shall expire.

After obtaining a Conditional Use Permit, the next step in the development process is Civil Improvement Plan ("Civil") review. Prior to Civil submittal, please contact the Development Engineering Project Manager assigned to the project, Brian Gall, to schedule a meeting to discuss application submittal requirements, the review process, and timing of reviews. Brian can be reached at (928) 213-2678 or via e-mail at brian.gall@flagstaffaz.gov.

For your information, alterations to your property may affect how your property taxes are calculated. To find out how your project may affect your property valuation for tax purposes, contact the Coconino County Assessor's Office at (928) 679-7962 or in person at 110 E Cherry Ave, Flagstaff.

We look forward to working with you and your development team through Civil Improvement Plan review, Building Permit review, construction, and completion of the approved project. Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely;

Tiffany Antol

Tiffany Antol, Planning Director
P. 928-213-2605

City of Flagstaff

tantol@flagstaffaz.gov