



City of Flagstaff

June 9, 2021

Lowell Observatory
1400 Mars Hill Road
Flagstaff, AZ 86001

RE: Site Plan Approval PZ-19-00233-01

To Whom It May Concern:

As of the date of this correspondence, the City of Flagstaff has approved, subject to the attached Conditions of Approval, Project No. PZ-19-00233-01 for the proposed Astronomy Discovery Center (ADC) at Lowell Observatory located at 1400 Mars Hill Road. The Coconino County Assessor Parcel Number for the subject property is 100-14-001C.

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

- Site Plan, Elevations, Resource Protection Plan, and Landscape Plan dated May 2020, prepared by JWA Architects and SWI Engineering.

This approval shall be valid for a period of one year following the above date, June 9, 2021. If, at the expiration of this period, the property has not been improved for the approved development; or a certificate of occupancy has not been issued; or the site has not been occupied per Zoning Code section 10-20.40.140, the site plan 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, Dana Cole, to schedule a meeting to discuss application submittal requirements, the review process, and timing of reviews. Dana can be reached at (928) 213-2703 or via e-mail at dcole@flagstaffaz.gov.

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,

Alexandra Pucciarelli, Planning Director
P. 928-213-2640
apucciarelli@flagstaffaz.gov

211 West Aspen Avenue, Flagstaff, Arizona 86001