

Notification in lieu of Neighborhood Meeting for proposed custom residence to be built at 4840 E. Gandalf Ln.

Date: July 28, 2021

Dear Neighbor,

Recent updates to the Flagstaff Zoning Code requires single-family homes with seven or more bedroom or five or more bathrooms to obtain approval from the Planning and Zoning Commission of a Conditional Use Permit. Applicants for a Conditional Use Permit are usually required to hold a neighborhood meeting to alert adjacent and nearby property owners of the application. In this case, the Planning Director has allowed a direct mailing with information about the application in lieu of the neighborhood meeting. The purpose of the mailing is to inform citizens and property owners of the application and allow communication between the applicant and the affected citizens

The custom residence is proposed to be built at 4840 E. Gandalf Ln., in the Forest Ridge Community. See attached plans for detailed information about the residence being proposed. The 7-bedroom, 5-bath home that has met the design guidelines and received approval from the Forest Ridge DRC and is now under review for permit with Building Safety. The owners of the property will be using it as a second home.

Please contact me (by phone at 480.966.4001, email at brandong@lgedesigngroup.com, or regular mail at 1200 N. 52nd St, Phoenix, AZ 85008) with any concerns or comments you may have. I must receive your comment(s) on or before August 9, 2021 for it to be valid.

You will be contacted again once the project is scheduled to go before the P&Z Commission.

On behalf of Owners, Brian and Beverly Burch,

Sincerely,



Brandon Gowen
Project Manager, LGE Design Group

O: 480.966.4001