

RE: PZ-21-00184 - neighborhood meeting

Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>

Tue 8/10/2021 3:15 PM

To: Brandon Gowen <brandong@lgedesigngroup.com>

Cc: Chris Robinson <Chris.Robinson@flagstaffaz.gov>

Hi Brandon-

I waive the requirement for a second neighborhood meeting for this project. It is my understanding that to date you have received no comments or questions from those notified.

Please let us know if you do hear back from anyone. Chris will work with you to schedule a Planning & Zoning Commission hearing.

Thanks,

Alaxandra Pucciarelli

Current Planning Manager

Acting Planning Director

Community Development

211 W. Aspen Avenue

Flagstaff, AZ 86001

Phone: (928) 213-2640

Email: apucciarelli@flagstaffaz.gov

From: Brandon Gowen <brandong@lgedesigngroup.com>

Sent: Tuesday, August 10, 2021 3:11 PM

To: Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>

Cc: Chris Robinson <Chris.Robinson@flagstaffaz.gov>

Subject: PZ-21-00184 - neighborhood meeting

Hi Alaxandra,

I wanted to see if you could possibly waive our 2nd neighborhood meeting requirement due to the lack of response from the first mailer. We had no response over the last week and half.

Thank you very much!

Designing your vision. Building your future.

Brandon Gowen

Project Manager

O: 480.966.4001

1200 N. 52nd St., Phoenix, AZ 85008



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RE: Burch Res. Conditional Use Permit application

Brandon Gowen <brandong@lgedesigngroup.com>

Tue 8/10/2021 9:30 AM

To: Chris Robinson <Chris.Robinson@flagstaffaz.gov>

Chris,

Just following up after close of business yesterday. I've received no calls, emails, or mail response from any of the neighbors.

Thanks!



Designing your vision. Building your future.

Brandon Gowen

Project Manager

O: 480.966.4001

1200 N. 52nd St., Phoenix, AZ 85008



SIGN UP FOR OUR NEWSLETTER

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From: Chris Robinson <Chris.Robinson@flagstaffaz.gov>

Sent: Monday, August 9, 2021 2:29 PM

To: Brandon Gowen <brandong@lgedesigngroup.com>

Subject: Re: Burch Res. Conditional Use Permit application

Hi Brandon,

Just checking in on the CUP mailer notification, and a reminder to email a short report of the response to it. Also, I looked at application materials you sent along for the CUP, and it looks like the mini plan set (containing the cover sheet, site plan, floor plans and elevations) was not submitted. Could you please put that together and email it to bcardiff@flagstaffaz.gov, letting her know it goes with PZ-21-00184?

Chris Robinson

Affidavit of Sign Posting

Case Number: PZ-21-00184

Project Name: _____

Applicant Name: _____

Location: 4840 E. GANDOLF LN, FLAGSTAFF AZ 86004

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property 15 days prior to the hearing and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.

I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

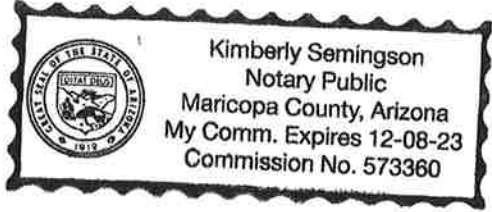
See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: Brian Buch

SUBSCRIBED AND SWORN before me this 19th day of August, 2021 by:

Kimberly Semington
Notary Public

My Commission Expires:
December 8, 2023



City of Flagstaff
PUBLIC HEARING

Planning and Zoning Commission: September 8th, 2021, at 4pm

LOCATION OF HEARING:

City Hall, 211 W Aspen Ave., Flagstaff, AZ 86001

REQUEST: For a Conditional Use Permit to allow for a new single-family residence to include 7 bedrooms and 5 bathrooms. The zoning code classification for the residence is RR or Residential Rural.

LOCATION: Lot 10, Forest Ridge Subdivision, 4840 E Gandalf Lane, Flagstaff, AZ 86004

SIZE OF SITE: 3.88 Acres

CASE#: PZ-21-00184

APPLICANT/CONTACT: LGE Design Group, Brandon Gowen,
project manager

PHONE: 480-966-4001

Planning and Development Services Department: 928-213-2600

Posting Date: 08/20/2021

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-21-00184

Project Name: _____

Applicant Name: _____

Location: 4840 E. GANDALF LN. FLAGSTAFF, AZ 86004

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to establish a list of the names and addresses of persons who require notification of a public hearing as established in sections 10-20.30.60.(A).3, 10-20.30.60.(B), and 10-20.30.60.(C) of the Zoning Code, and mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date. It shall also be the responsibility of the applicant to submit a notarized copy of the mailing list to the Director prior to the fifteenth day before the public hearing date.

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.080 of the City of Flagstaff Zoning Code at least fifteen (15) days prior to the public hearing.

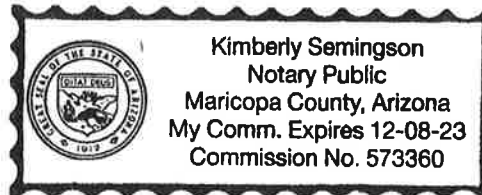
Applicant's/Representative's Signature: Brian Buch

SUBSCRIBED AND SWORN before me this 14th day of August, 2021 by:

Kimberly Semington
Notary Public

My Commission Expires:

December 8, 2023



City of Flagstaff Conditional Use Permit Submittal List of Property Owners within 300'

SITE A

APN: 10608013

Owner Name: VORA DHARMESH

Owner Address: 1660 W UNIVERSITY HEIGHTS DR N FLAGSTAFF, AZ 86005

SITE B

APN: 10608014

Owner Name: ROSE FAMILY TRUST

Owner Address: 5429 E MORRISON LN PARADISE VALLEY, AZ 85253

SITE C – N/A

SITE D

APN: 10608016

Owner Name: NILSEN FAMILY TRUST DTD 11-19-92

Owner Address: 7140 E BRONCO DR PARADISE VALLEY, AZ 85253

SITE E

APN: 10608017

Owner Name: NILSEN FAMILY TRUST DTD 11-19-92

Owner Address: 7140 E BRONCO DR PARADISE VALLEY, AZ 85253

SITE F

APN: 10608008

Owner Name: GOODWIN JOHN M & KATHLEEN A

Owner Address: 3441 E CLAREMONT AVE PARADISE VALLEY, AZ 85253

SITE G

APN: 10608007

Owner Name: STROINSKI FAMILY TRUST AGREEMENT DTD 12-12-05

Owner Address: 7314 N 12TH AVE PHOENIX, AZ 85021

SITE H

APN: 10608023

Owner Name: FOREST RIDGE HOMEOWNERS ASSOCIATION

Owner Address: 323 S RIVER RUN RD NO 1 FLAGSTAFF, AZ 86001

SITE I

APN: 10608006

Owner Name: MAROSTICA FAMILY TRUST DTD 03-13-15

Owner Address: 2810 N CAREFREE CIR FLAGSTAFF, AZ 86004

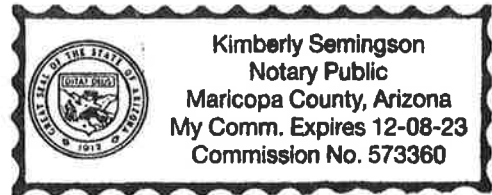
SITE J

APN: 10608020

Owner Name: FLAGSTAFF CITY OF

Owner Address: 211 W ASPEN AVE FLAGSTAFF, AZ 86001

Brian Buch



*Kimberly Semington
My Commission Expires:
December 8, 2023*

City of Flagstaff Planning & Zoning Hearing Notice

Date: August 18, 2021

Dear Neighbor,

The purpose of this letter is to notify you that on **September 8, 2021**, at **4pm**, being held virtually via Microsoft Teams, the Planning & Zoning Commission will hold a public hearing regarding a proposed single-family residence for property located at 4840 E. Gandalf Ln., lot 10, in the Forest Ridge Community. Please contact Chris Robinson with Planning and Development Services for more information. Email: Chris.Robinson@flagstaffaz.gov, phone: 928-213-2608.

The provisions of the City ordinance covering the review of this application require that all property owners within 300 feet of the subject site receive a certified notice of the public hearing. The property's designated City of Flagstaff Tax Area is 0150 - SD#1, located in the RR-Rural Residential zoning district. The property is owned by Brian and Beverly Burch.

The application involves obtaining approval of a Conditional Use Permit from the Planning & Zoning Commission. On March 1, 2021 the High Occupancy Housing Zoning Code Text Amendment went into effect, which requires a conditional use permit for any single-family dwelling unit with seven or more bedrooms, or five or more sanitation facilities (bathrooms). We are proposing to construct a 6,956 SF single family residence containing 7 bedrooms and 6 sanitation facilities. For additional information, please visit the City's website at: www.flagstaff.az.gov/HOHZoningCode.

See below for additional information regarding the case:

- Please contact Chris Robinson, with the City of Flagstaff, at 928-213-2608, for locations and times to view the complete application and development file.

- Any interested person or authorized agent may appear and be heard through the City's website: <https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>. You may also attend and participate through Microsoft Teams link on the City's website: <https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission>.
- You can submit written comments via email to: CDFrontCounter@flagstaffaz.gov "prior" to the hearing and they will be read at the dais by a staff member.
- The existing zone classification is RR (Residential Rural).
- This Case is for a Conditional Use Permit

If you have any further questions about the details of this application, feel free to email me at brandong@lgedesigngroup.com or contact me through phone below.

On behalf of Owners, Brian and Beverly Burch,

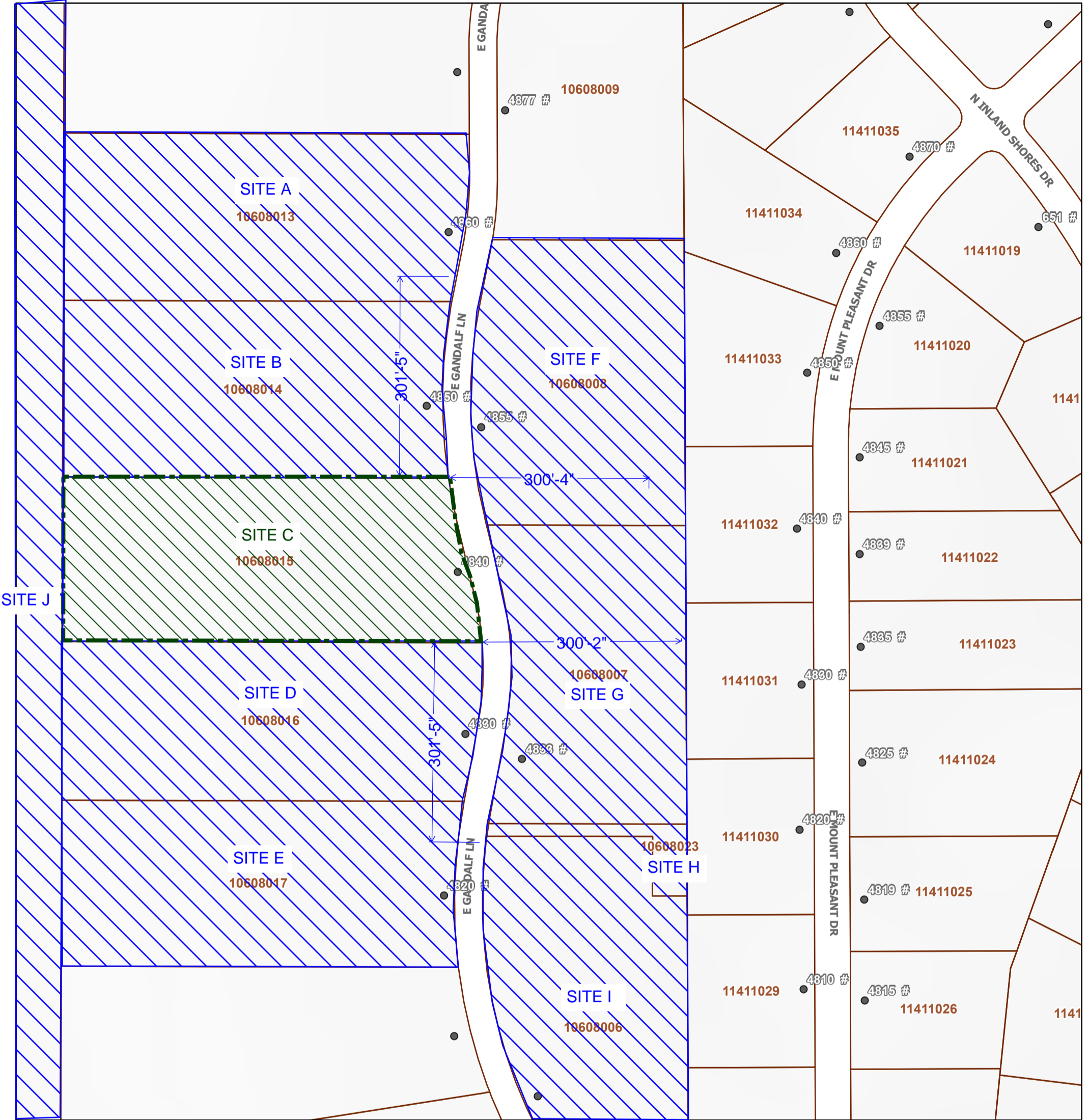
Sincerely,



Brandon Gowen
Project Manager, LGE Design Group

O: 480.966.4001

Parcel Viewer Map



6/25/2021, 10:43:19 AM

1:2,257

- County Boundary
- Municipal Boundaries
- Coconino County Parcels

Addresses

- Primary

Land Ownership

- Private
- Private

- PROPERTY WITHIN 300' OF 4840 E. GANDALF LN., SUBJECT PROPERTY
- 4840 E. GANDALF LN., SUBJECT PROPERTY

