



City of Flagstaff

Community Development

April 16, 2021

Mr. G Burton
MMV Devco LLC
1530 N 90th St, Ste 200
Scottsdale, AZ 85260

RE: Cedar Medical Phase 2 Approval (PZ-19-00022-02)

Dear Mr. Burton:

As of the date of this correspondence, the City of Flagstaff Inter-Division Staff (IDS) has approved Project No. PZ-19-00022-02 for the proposed development of a 44,702 square foot Medical Office building located at 1895 N Jasper Drive. The Coconino County Assessor Parcel Number for the subject property is 101-46-012B. The approval is subject to the attached Conditions of Approval.

Unless modified to comply with the Conditions of Approval, development shall substantially conform to the Site Plan Review Submittal and the approved drawings as follows:

- Site Plan (sheet A0.1) prepared by Dalke Design Group dated 3/31/21, and revised on 4/14/21,
- Landscape & Irrigation Plan (sheets L1, L2, L3) prepared by WLB Group dated April 2021,
- Floor Plan (Sheet A1.1) prepared by Dalke Design Group dated 3/31/21,
- Building Elevations (Sheets A3.1, A3.2, G0.2) prepared by Dalke Design Group dated 3/31/21.

This approval shall be valid for a period of one year following the above date, April 16, 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 approval shall expire. A request for extension may be made at least 30 days prior to the date of expiration.

Any future alterations of the approved development will require approval from the Current Planning staff. This may include a Minor Modification to Development Approval, a Minor Improvement Permit, or a new Concept Plan Review; as well as any additional permits required.

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,

David Millis, to schedule a meeting to discuss the application submittal requirements, the review process, and timing of reviews. David can be reached at (928) 213-2618 or via e-mail at david.millis@flagstaffaz.gov.

We look forward to working with you and your development team through the civil review and building permit review process, and construction/completion of the approved project. Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely;

A handwritten signature in black ink, appearing to read 'Patrick St. Clair', followed by a horizontal line extending to the right.

Patrick St. Clair
Planning Development Manager
City of Flagstaff Current Planning
928.213.2612
pstclair@flagstaffaz.gov

Attachment: Conditions of Approval