

PROJECT INFORMATION

PROJECT NAME: THE LOFTS AT CONTINENTAL
PROJECT LOCATION: 5531 E. CORTLAND BLVD.
PER COCONINO COUNTY GIS
APN NUMBER: 113-37-001E
TOTAL ACREAGE OF APN: 113-37-001E: 19.26462± (839,167 S.F.)
MINUS
UNIMPROVED R.O.W. ACREAGE: 1.73973± (75,783 S.F.)
(45' R.O.W. - FUTURE CONSTRUCTION BY THE CITY OF FLAGSTAFF):
IMPROVED R.O.W. ACREAGE: 0.52856± (23,024 S.F.)
(CUL-DE-SAC AT END OF CORTLAND - TO BE BUILT BY DEVELOPER):
REMNANT PARCEL ACREAGE: 5.76756± (251,235 S.F.)
(WESTERN PARCEL - NOT A PART OF THIS PROJECT):
EQUALS
DEVELOPED ACREAGE: 11.22874± (489,124 S.F.)
TOTAL NUMBER OF UNITS: 139
UNITS PER ACRE: 139 UNITS / 11.22874 AC. = 12.38±
(UNITS / DEVELOPED ACREAGE)
TOTAL NUMBER OF BUILDINGS: 25
(2) 4 PLEX'S
(7) 5 PLEX'S
(16) 6 PLEX'S
REGIONAL PLAN DESIGNATION: SUBURBAN EXISTING
OPEN SPACE TYPE: COMMON
CURRENT ZONING DISTRICT: (HC) HIGHWAY COMMERCIAL
(LI-0) LIGHT INDUSTRIAL OPEN
(RD) RESEARCH & DEVELOPMENT
PROPOSED ZONING DISTRICT: (HR) HIGH DENSITY RESIDENTIAL
CURRENT USE: VACANT
PROPOSED USE: APARTMENTS
LOCATED WITHIN R.P.O. ZONE: YES
PROPERTY OWNER: MONGINI & SELNA CHILDRENS
IRREVOCABLE LIVING TRUST
P.O. BOX 35
JEROME AZ, 86331
(928) 699-4381
DEVELOPER: MIRAMONTE HOLDINGS, LLC
2502 E. RIVER ROAD
TUCSON, AZ. 85718
(928) 774-0028

COVER SHEET AND PROJECT INFORMATION FOR THE LOFTS at CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8,
TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

SHEET 1 OF 1

Mogollon ENGINEERING & SURVEYING

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Mogollon
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411 W Santa Fe Avenue
Flagstaff, Arizona 86001
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DATE: 7/29/21
DESIGNED BY: MME
DRAWN BY: MME
CHECKED BY: RDB
PROJECT NO. 20356
FN: COVER SHEET
VERT SCALE: N/A
HOR SCALE: 1"=400'
REVISIONS:
THE LOFTS
at CONTINENTAL
COVER SHEET # PROJECT INFORMATION MES# 20356