

NOTICE AND AGENDA

ATTENTION

IN-PERSON AUDIENCES AT PLANNING & ZONING COMMISSION MEETINGS HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE

The meetings will continue to be live streamed on the city's website (<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>)

To participate in the meeting click the following link:

[Join Microsoft Team Meeting](#)

The public can submit comments that will be read at the dais by a staff member to CDPandZCommission@flagstaffaz.gov.

**PLANNING & ZONING COMMISSION
WEDNESDAY
01/12/2022**

**COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.**

1. Call to Order

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

DAVID ZIMMERMAN, CHAIR
MARIE JONES, VICE CHAIR
DR. RICARDO GUTHRIE
CAROLE MANDINO

DR. ALEX MARTINEZ
DR. ERIC NOLAN
LLOYD PAUL

3. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. APPROVAL OF MINUTES

Approval of the minutes from the meeting on December 8, 2021.

5. PUBLIC HEARING

A. PZ-20-00063: McMillan Mesa Natural Area:

A request by the City of Flagstaff for a Concept Zoning Map Amendment of approximately 299.68 acres, distributed across 10 parcels generally located at 1900 North Gemini Drive, from the Rural Residential (RR), Public Facilities (PF), and Research and Development (RD) zones with a Resource Protection Overlay (RPO) to the Public Open Space (POS) zone with a RPO.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning & Zoning Commission, in accordance with the findings presented in this report, forward the Concept Zoning Map Amendment to the City Council with a recommendation to approve with the following condition:

1. A Resource Protection Overlay (RPO) shall be applied to all areas contained in this rezoning request.

6. GENERAL BUSINESS

A. PZ-20-00216-02 Fimbrez Subdivision

Property owner, Ben Fimbrez, requests Preliminary Plat approval for Fimbrez Estates located at 1300 W Lower Coconino Avenue, a six-lot, single-family subdivision on 10.04 acres in the Estate Residential (ER) Zone within the Resource Protection Overlay (RPO).

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval with the following conditions:

1. That a minimum front setback of 15 feet be required for front loaded garages and a minimum of 10 feet be required for side-loaded garages.
2. Provide dedication language for a public trail or FUTS on Tract A with the Final Plat.

7. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

8. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on 1/7/21, at 2:00 p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this 7TH day of JANUARY, 2022.

Tammy Bishop, Administrative Specialist



Planning & Zoning Commission

5. A.

Meeting Date: 01/12/2022

From: Genevieve Pearthree, Senior Planner

Information

TITLE:

PZ-20-00063: McMillan Mesa Natural Area:

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STAFF RECOMMENDED ACTION:

Staff recommends the Planning & Zoning Commission, in accordance with the findings presented in this report, forward the Concept Zoning Map Amendment to the City Council with a recommendation to approve with the following condition:

1. A Resource Protection Overlay (RPO) shall be applied to all areas contained in this rezoning request.
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Attachments

Staff Report
Application
Legal Ad
Legal Description and Map
Vicinity, Zoning, and Context Analysis Maps
Project Narrative and Regional Plan Analysis
Public Participation Plan
Public Comments

PLANNING AND DEVELOPMENT SERVICES REPORT

Concept Zoning Map Amendment: McMillan Mesa Natura Area

PUBLIC HEARING
PZ-20-00063

DATE: December 21, 2021
MEETING DATE: January 12, 2021
REPORT BY: Genevieve Pearthree

REQUEST:

A request by the City of Flagstaff for a Concept Zoning Map Amendment of approximately 299.68 acres, distributed across 10 parcels generally located at 1900 North Gemini Drive, from the Rural Residential (RR), Public Facilities (PF), and Research and Development (RD) zones to the Public Open Space (POS) zone. A Resource Protection Overlay (RPO) will be applied to the area covered in this rezoning request.

STAFF RECOMMENDATION:

Staff recommends the Planning & Zoning Commission, in accordance with the findings presented in this report, forward the Concept Zoning Map Amendment to the City Council with a recommendation to approve an amendment to the Zoning Map for 299.68 acres from the Rural Residential (RR), Public Facilities (PF), and Research and Development (RD) zones to the Public Open Space (POS) zone, with the following condition:

1. A Resource Protection Overlay (RPO) shall be applied to all areas contained in this rezoning request.

PRESENT LAND USE:

This Zoning Map Amendment includes undeveloped land distributed across 10 parcels. The Flagstaff Urban Trails (FUTS) network has several multimodal paths that cross the area. There is also existing utility infrastructure in the area.

PROPOSED LAND USE:

The parcels will be rezoned as Public Open Space (POS) and will be managed by the City of Flagstaff Open Space Program as the McMillan Mesa Natura Area (MMNA). The POS zone only allows two uses: Open Spaces and Passive Recreation.

NEIGHBORHOOD DEVELOPMENT:

See the attached area context map.

- North: Buffalo Park (POS Zone); USGS Industrial Park, NACET Incubator (PF Zone); Veteran's Home (Rural Residential [RR] Zone); Basis Flagstaff and several medical facilities (RD Zone);
- East: Sunnyside Neighborhood (High Density Residential [HR], Medium Density Residential [MR], and Community Commercial [CC] zones);
- South: Single family and multifamily homes along Arrowhead Avenue (HR and MR zones); San Francisco De Asis Catholic Church (MR and RR zones);
- West: Single family and multifamily housing (HR, MR, and Single Family Residential [R1] zones); Jay Lively Activity Center (PF zone); BASIS Flagstaff School (RD zone).

REQUIRED FINDINGS:

The Commission shall find that the Concept Zoning Map Amendment meets the three findings for approval per City Code Division 10-20.50: Amendments to the Zoning Code Text and the Zoning Map.

I. Project Introduction

A. Background

The City of Flagstaff Open Space Program requests a Concept Zoning Map Amendment to rezone approximately 298.66 acres of land from the Rural Residential (RR), Public Facilities (PF), and Research and Development (RD) zones to

the Public Open Space (POS) zone. This Concept Zoning Map Amendment is the third step in a longer process to set aside City-owned land on McMillan Mesa as Designated Open Space.

The MMNA is comprised of 10 parcels located north and south of Forest Avenue. The area included in this rezoning request is currently undeveloped. These parcels are owned by the City of Flagstaff, but two of the ten parcels are only partially included in this rezoning request. The portion of APN 110-08-001G not being rezoned contains Buffalo Park, the US Geological Survey campus, and the Northern Arizona Center for Emerging Technology (NACET) Incubator; the portion of APN 109-02-001S not being rezoned contains Buffalo Park and the triangle of land between Cedar Avenue, West Street, and Linda Vista Drive.

On November 8, 2016, approximately 86% of Flagstaff voters voted in favor of Proposition 413—Campaign for a Greater Buffalo Park. This proposition restricted the use of City of Flagstaff-owned Property on McMillan Mesa to public open space and passive recreation. City Council approved the results by Resolution Number 2016-38 on November 28, 2016. The area covered in Proposition 413 is known as the McMillan Mesa Natural Area (MMNA). Proposition 413 did not change the Regional Plan Land Use Designations of the MMNA, nor did it update the zoning.

The City Council initiated and approved the McMillan Mesa Natural Area Major Plan Amendment on October 16, 2018 (Resolution 2018-15). This resolution amended the Flagstaff Regional Plan 2030 by updating the Future Growth Illustration (Maps 21 and 22) and the Road Network Illustration (Map 25) to make the land use and road network designations consistent with the MMNA. Specifically, the Amendment: 1) changed the Regional Plan land use designations of the MMNA from Existing Suburban, Employment, Special District, Area in White (not assigned a future land use designation), Future Urban, and Future Suburban to Parks/Open Space; 2) Removed the Ponderosa Parkway Connection from the Road Network Illustration (this road would have bisected the MMNA); and 3) corrected some mapping errors in the Regional Plan.

The MMNA is also covered in two additional City documents: The City of Flagstaff Management Plan for Legally-Designated Open Space Properties, and the McMillan Mesa Village Specific Plan. The Management Plan includes detailed information on the MMNA, including natural and historic resources, public use of the area, and a priority action plan. City Council approved the most recent update to the Management Plan on July 7, 2020 (Resolution 2020-46). The McMillan Mesa Village Specific Plan was passed by City Council Ordinance 92-1779 on December 15, 1992 and shows the general land uses for portions of the MMNA south of Forest Avenue. Conformance with the Regional Plan and Specific Plan is discussed in the Zoning Map Amendment Findings section later in this document.

B. Zoning Map Amendment Process

An applicant requesting an amendment to the Zoning Map may elect to pursue either a “Direct to Ordinance with a Site Plan” or “Authorization to Rezone with a Concept Zoning Plan” per Section 10-20.50.040.D of the Zoning Code. The Direct to Ordinance with a Site Plan process requires the applicant to submit fully developed plans with all information required for Site Plan review concurrently with the Zoning Map amendment application. Once the Zoning Map amendment is approved by the City Council, then the applicant can proceed directly to construction plan and building permit review.

The Concept Zoning Map Amendment process allows the applicant to prepare a Concept Zoning Plan and pursue Site Plan approval after the City Council approves the Zoning Map Amendment. A Concept Zoning Plan should consist of a plan with proposed use(s), vicinity maps, context maps, concept phasing, housing types if applicable and a proposed circulation map.

This Concept Zoning Map Amendment request proposes no new development currently. Thus, neither a Concept Plan nor a Site Plan are required to accompany this rezoning request.

C. Zoning Map Amendment Request

This Concept Zoning Map Amendment covers approximately 299.68 acres distributed across 10 parcels. The proposed changes in area to zones in the City of Flagstaff Zoning Map are as follows:

Changes in Land Use due to Proposed Zoning Map Amendment

Zoning	Acres Reduced	Acres Added
Public Facility (PF)	100.14	0
Rural Residential (RR)	192.07	0
Research and Development (RD)	7.45	0
Public Open Space (POS)	0	299.68

Two of the ten parcels are partially included in this rezoning request (APN 110-08-001G and APN 109-02-001S). Further, parcels 101-37-001E and 101-37-002H parcels (which serves as FUTS trail connectors) were not included in the original Proposition 413 area, but they were included in the Regional Plan Amendment. Parcels 101-28-007C, 110-08-001G, and 109-02-001S are partially designated with a Resource Protection Overlay (RPO). A summary of each of the parcels included in this rezoning request is provided below.

Summary of Parcels Included in the Zoning Map Amendment Request

	Parcel Number (APN)	Location/Description	Area in ZMA Request	Total Parcel Area	Description of Area in Rezoning Request	Current Zoning	Has a Resource Protection Overlay (RPO)?
1	101-37-002J	Adjacent to the west side of parcel 107-01-001F	0.08 acres	0.08 acres	Entire parcel	RD: 0.08 acres	Yes
2	107-01-001F	Southeast of Gemini Drive	1.94 acres	1.94 acres	Entire parcel	RD: 1.94 acres	Yes
3	107-01-001G	Adjacent to the west side of parcel 107-01-001B	0.09 acres	0.09 acres	Entire parcel	RR: 0.09 acres	Yes
4	101-37-001E	1751 North Gemini Drive. This parcel is a Flagstaff Urban Trail System connector	4.16 acres	4.16 acres	Entire parcel	RD: 4.16 acres	Yes
5	101-37-002H	1750 North Gemini Drive. This parcel is a FUTS connector	1.19 acres	1.19 acres	Entire parcel	RD: 1.19 acres	Yes
6	101-28-007E	East of North Pine Cliff Drive and west of parcel 101-28-007C	0.01 acres	0.01 acres	Entire parcel	PF: 0.01 acres	Yes
7	107-01-001B	Southeast of Gemini Drive	152.52 acres	152.52 acres	Entire parcel	PF: 5.17 acres RR: 147.34 acres	Yes
8	101-28-007C	Parcel immediately north of the "Horseshoe Neighborhood"	19.10 acres	19.10 acres	Entire parcel	PF: 19.10 acres	Partial (the thin north-south portion does not have a RPO)
9	110-08-001G	North of Forest Avenue (portion)	50.16 acres	298.81 acres	Area bounded by the USGS facility,	PF: 16.11 acres RR: 34.05 acres	Partial

		not being rezoned contains Buffalo Part, the USGS Campus, and the NACET Incubator			Switzer Canyon Trail, Forest Avenue, and North Turquoise Drive		(Buffalo Park, USGS, and NACET do not have a RPO)
10	109-02-001S	North and South of Forest Avenue (portion not being rezoned contains Buffalo Park and the triangle of land between Cedar Avenue, West Street, and Linda Vista Drive)	70.43 acres	181.80 acres	Southern portion of this parcel (area bounded by Forest Avenue, Coconino High School, the "cinder pit", and the APS powerline)	PF: 59.75 acres RR: 10.68 acres	Partial (most of the area north of Cedar does not have a RPO)

II. Application Review

On October 11, 2021, the Inter-Division Staff (IDS) accepted the Concept Zoning Map Amendment for the McMillan Mesa Natural Area with conditions. A copy of the application is attached to this report. There is no Concept Plan or Site Plan associated with this application because no new development is currently proposed.

A. Zoning – City of Flagstaff Zoning Code

If this Concept Zoning Map Amendment request is approved, approximately 299.68 acres will be zoned Public Open Space (POS) with a Resource Protection Overlay (RPO) from the current zoning designations of RR (Rural Residential), PF (Public Facilities), and RD (Research and Development) with a RPO.

i. Relevant Development Standards

Per Table 10-40.30.060.B., the POS zone only permits two uses: Open Spaces and Passive Recreation.

ii. Resource Protection

Seven of the 10 parcels in this rezoning request have a Resource Protection Overlay (RPO) across the entire parcel. Three of the parcels have a RPO applied to part of the parcel (the areas of these parcels with the RPO closely match the areas included in this rezoning request, although they are not an exact match). The POS zone requires protection of 30% of the trees, 60% of the slopes with a grade of 17-24.99%, 80% of the slopes with a grade of 25-34.99%, and 100% of slopes with a 35% or greater grade. APN 109-02-001S and APN 110-08-001G contain Urban Floodplains (the West Street Wash on APN 109-02-001S and the Switzer Canyon Wash on 110-08-001G). The Zoning Code allows Urban Floodplains to be disturbed pending approval from the City of Flagstaff Stormwater Section, unless these floodplains have characteristics conducive to water quality, wildlife habitat, and stream ecology.

iv. Pedestrian and Bicycle Circulation Systems

Existing multimodal FUTS trails traverse the site. There is also a FUTS along Forest Avenue/Cedar Avenue, which bisects the MMNA and is an important east-west transportation corridor.

B. Public Systems Impact Analysis

No impact analyses were required as part of this application because no new development is currently proposed.

III. Zoning Map Amendment Findings

An application for a Zoning Map Amendment shall be submitted to the Planning Director, who reviews the application and prepares a recommendation. The Planning Director’s recommendation shall be transmitted to the Planning and

Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include an evaluation of the three findings for approval of Zoning Map Amendments, per Division 10-20.50: Amendments to the Zoning Code Text and the Zoning Map:

1. The proposed amendment is consistent with and conforms to the goals of the General Plan and any applicable specific plans;
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan; and
3. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal), to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

The recommendation shall include an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans, the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment of Zones) of the Zoning Code, and whether the amendment should be granted, granted with conditions to mitigate anticipated impacts caused by the proposed development, or denied.

A. Finding #1

The proposed amendment is consistent with and conforms to the goals of the General Plan and any applicable specific plans.

The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan and any applicable specific plans. If the application is not consistent with the General Plan, and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code (Title 11: General Plans and Subdivisions) prior to considering the proposed amendment.

i. Flagstaff Regional Plan 2030 Process and Analysis Summary

When staff performs a Regional Plan (the “Plan”) analysis, staff reviews all maps, text, and goals and policies to determine which are the most relevant in relation to the proposed application. The Plan’s Future Growth Illustration on Maps 21 and 22 (same map; one is regional scale and one city scale) and the text of the Plan provide supplemental information for the interpretation of goals and policies. In the case of any conflict between the Future Growth Illustration and the Plan’s goals and policies, the goals and policies will prevail. The Future Growth Illustration has two types of land use designations: “Area Types” describe the place-making context of Urban, Suburban, Rural, or Employment, and “Place Types” such as activity centers, corridors, and neighborhoods which provide the framework for the density, intensities, and mix of uses within the area types.

Staff has identified the MMNA as a Park/Open Space area type. The Public Open Space (POS) zone is consistent with this area type.

ii. Applicable General Plan Goals and Policies

As part of its review, staff identified relevant Regional Plan Goals and Policies that could be applied to support or not support the proposed Zoning Map Amendment. These goals and policies are located within the applicant’s narrative. The narrative identifies 32 Regional Plan Goals and Policies that support the proposed rezoning, and eight Goals or Policies that do not support the rezoning. The following is a discussion of how the project generally meets or conflicts with goals and policies in the Regional Plan. A detailed Regional Plan conformance analysis is included as an attachment to this staff report.

Regional Plan 2030 Goals and Policies that Support the Rezoning

The Goals and Policies that support this rezoning request can be found in the following Regional Plan categories: Environmental Planning and Conservation (E&C), Open Space (OS), Community Character (CC), Growth Areas and Land Uses (LU), Economic Development (ED), Neighborhoods, Housing, & Urban Conservation (NH), Recreation (Rec), Transportation (T), Water Resources (WR). The applicant has summarized conformance as follows:

- **Open Spaces, Natural and Cultural Resources (E&C, OS, CC, LU):** These Goals and Policies are focused on the protection of natural resources, including dark skies, ecosystem health (protecting native plant and animal communities, conserving and restoring ecologically sensitive areas, controlling invasive species), and open spaces that act as greenways and wildlife corridors. This section also includes Goals and Policies to identify and protect historical, cultural, and archaeological resources. The MMNA will protect a montane grassland, which is an at-risk ecosystem type per the Regional Plan, and it will promote dark skies. Per the Legally Designated Open Space Management Plan, the MMNA will be regularly surveyed for invasive plants, and management strategies will be enacted accordingly. Finally, the MMNA will protect existing cultural and ecological resources.
- **Great Streets and Views (CC, LU, ED):** These Goals and Policies are focused on protecting, respecting, and enhancing views, gateway corridors, and public spaces. Map 12 of the Regional Plan shows Cedar Avenue as a Great Street that offers views of San Francisco Peaks, Dry Lake Hills, and McMillan Mesa. Designating the surrounding land as Public Open Space will preserve these views.
- **Nearby Neighborhoods and Schools (NH, CC):** These Goals and Policies are focused on stabilizing neighborhood identity, protecting cultural diversity, and completing sidewalks and FUTS connections for schools, community colleges, and university campuses. The MMNA will preserve open space adjacent to surrounding neighborhoods, and will provide safe non-motorized access through the open space between neighborhoods, community centers, and schools surrounding the MMNA.
- **Employment and Special District Area Types (LU, ED):** These Goals and Policies are focused on improving multimodal connectivity between existing and proposed employment centers and neighborhoods. It also focuses on leveraging regional assets, including the natural environment, to promote economic development. The MMNA is surrounded by, and interspersed with, important employment centers, including the USGS and NACET, as well as the surrounding neighborhoods of Switzer Ridge/Mesa, McMillan Mesa Village, and Sunnyside. The multimodal trails across the MMNA help connect these areas to each other, and may help increase marketability of the area.
- **Recreation (Rec.):** These Goals and Policies are focused on integrating active and passive recreation opportunities to promote a healthy community, promoting public and private partnerships to increase parks and recreation areas, and designing new/updating existing parks and recreational opportunities where feasible. The Buffalo Park/MMNA complex will provide the City's second-largest park/open space area. The size of the area and its continuity with Forest Service trails and resources will further enhance these combined properties' management and recreational opportunities.
- **Transportation (T):** These Goals and Policies are focused on providing multimodal transportation opportunities (walking and biking) that are safe, efficient, and consistent with conservation, preservation, and development goals to avoid, minimize, or mitigate impacts on the natural and built environment. There are eight existing trails that pass through the MMNA. Coconino High School and BASIS benefit from safe places for students to walk and bike.
- **Water Resources (WR):** These Goals and Policies are focused on maintaining a sustainable water budget and partnering with resource land managers and adjacent landowners to improve water yield and hydrologic processes. The MMNA is not expected to grow water demand or require additional water infrastructure capacity at this time because no new development is proposed.
- **Stormwater and Watershed Management, and Water Quality Goals and Policies (WR):** These Goals and Policies are focused on supporting a healthy watershed, identifying and mitigating downstream impacts

associated with new development, improving flood control, increasing groundwater recharge, improving water quality, and encouraging low-impact development strategies. The MMNA is not expected to generate any downstream impacts because no new development is proposed at this time. However, ample mitigation, treatment, and recharge opportunities already exist within its boundaries.

Regional Plan 2030 Goals and Policies that Do Not Support the Rezoning

Staff has identified eight Regional Plan Goals and Policies that do not support the rezoning. These conflicting goals and policies were presented to, and discussed by, the Planning and Zoning Commission and City Council as part of the Major Regional Plan Amendment in 2018 that changed the land use designation of the MMNA to Parks/Open Space. They are summarized here.

- **Economic Development (ED):** These Goals and Policies focus on protecting existing businesses and industrial land uses from encroachment, and promoting flexibility in land use and development options with the Urban Growth Boundary as identified in the Regional Plan. This rezoning request would change the zoning of 7.45 acres from Research and Development (RD) and 100.14 acres from Public Facility (PF) to Public Open Space (POS), thereby conflicting with the Regional Plan goals to promote infill and intensification near activity centers.
- **Growth Areas and Land Uses (LU):** These Goals and Policies focus on encouraging efficient use of infrastructure within the Urban Growth Boundary and fostering the intensification, expansion, and protection of existing industrial, warehousing, and distribution uses from encroachment where appropriate. The Public Open Space zoning designation would conflict with Regional Plan policies to protect employment and related uses from encroachment. However, the 2018 Regional Plan Major Plan Amendment already reduced the Regional Plan Employment/Special District and Housing land use area types in Maps 21 and 21: Future Growth Illustration. In the 2018 Staff Summary for the Resolution that approved this Amendment, Comprehensive Planning Staff indicated that the reduction in available land for housing and business park uses will need to be offset in another location as part of the next comprehensive update to the Regional Plan (to begin in 2022).
- **Transportation (T):** These Goals and Policies focus on creating efficient transportation networks to connect trade corridors and employment centers, protecting rights of way for future transportation corridors, and supporting economic vitality by improving intersection design for freight movements. The designation of the MMNA does not make forward progress on achieving these goals. However, the 2018 Regional Plan Major Plan Amendment already removed the Ponderosa Parkway extension to Gemini from Map 25 (Road Network Illustration). As discussed during the Amendment process, the elimination of the Ponderosa Parkway extension to Gemini was expected to reduce driving accessibility of the immediate area and could increase traffic on the 4th Street corridor. This change was expected to increase vehicle travel distances, cut through traffic in neighborhoods, and affect emergency response times.

iii. McMillan Mesa Village Specific Plan

This Plan covers parcels 101-37-002J, 107-01-001F, 101-37-002H, 101-28-007C, 101-37-001E—many of the parcels in the MMNA located south of Forest Avenue. The zoning designation of Public Open Space for these parcels will be consistent with the Plan: Tract J (101-28-007C) is shown as a School or Park, while parcels 101-28-007C and 101-37-001E are FUTS connectors that bisect areas zoned RD, MR, and CC, which are consistent with the Tracts D and E (Business Park), and Tract C (Suburban Commercial) shown in the Plan.

Tract G in the Plan (APN 101-37-002J and APN 107-01-001F) was originally contemplated to be a business park. However, the Proposition 413 identified it as open space, as did the Major Plan Amendment. At the time of the Amendment, Council elected not to amend the Plan to change the land use classification of Tract G from Business Park to Open Space because it is a City-owned parcel that had already been limited in its future use and/or sale by Proposition 413.

B. Finding #2

The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan.

To meet the findings for approval, the proposed amendment must be found to: 1) not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff (the “City”); and 2) add to the public good as described in the General Plan. Staff believes that the proposed project will not be detrimental to the public interest, health, safety, convenience, or welfare. Staff also believes that the proposed amendment will add to the public good, as discussed in the developer’s project narrative, and summarized below.

- The MMNA will protect a montane grassland, which is an at-risk ecosystem in the Flagstaff region.
- The Buffalo Park/MMNA complex will be the City's second-largest park.
- The City of Flagstaff Open Space program will manage the MMNA, which will allow for opportunities to enact forest restoration projects in partnership with the City Fire Department.
- The MMNA will preserve views within its boundaries and along Forest/Cedar Avenue. These views are meaningful to the character of the Flagstaff community and are essential to maintaining tourism and promoting economic opportunities.
- The MMNA will provide numerous neighborhoods with access to exercise opportunities and the outdoors.
- The MMNA will provide opportunities for outdoor education, including biological studies, environmental investigations, and opportunities to visit the site to learn about land management and urban planning. There are several schools that border or are within walking distance of the MMNA: Coconino High School, BASIS Flagstaff Charter School, the Montessori Charter School of Flagstaff, Peak School, Killip Elementary School, and Pine Forest Charter School.
- The trail network across the MMNA provides multimodal transportation options for Flagstaff residents and visitors.

C. Finding #3

The affected site is physically suitable in terms of design, location, shape, size, operating characteristics and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal), to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Staff believes that the proposed application meets this finding, as indicated by the Inter-Division Staff (IDS) reviewed and acceptance of the Concept Zoning Map Amendment application in October 2021. Although no new development is proposed at this time, the applicant provided a summary of why the site is a suitable candidate to limit the land uses to Open Space and Passive Recreation.

- There is easy access to the MMNA for vehicles, buses, bikes, and pedestrians through Forest/Cedar Avenue, which bisects the MMNA from east to west. Mountain Line Route 2 has several bus stops on Forest Avenue and Cedar Avenue in the middle of and adjacent to the MMNA. FUTS trails allow for bicycle and pedestrian access from Ponderosa Parkway, Cedar Avenue, and Buffalo Park. FUTS trails also circulate recreational traffic through Natural Area and Buffalo Park. These trails provide recreation access to the Dry Lake Hills and Mt. Elden on the Coconino National Forest.
- The MMNA is an important habitat for wildlife and provides the community with wildlife viewing opportunities. The montane grassland habitat supports small mammals and small birds of prey, including the Mexican Spotted Owl and Northern Goshawks. It also provides habitat for mule deer and prairie dog colonies.
- The MMNA contains important biological and cultural resources, including steep slopes, rare plant species, important views, existing opportunities for passive recreation, several cultural and archeological

resources, and historic resources such as the Beale Wagon Road.

IV. Citizen Participation

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with requests for Direct to Ordinance Zoning Map Amendments. In accordance with State Statute, notice of the public hearing was provided by placing an ad in the Daily Sun, posting notices on the property, and mailing a notice to all property owners within 300 feet of the site excluding rights-of-way.

The City of Flagstaff Open Space program held two virtual neighborhood meetings about the proposed Concept Zoning Map Amendment on December 14, 2020 and January 13, 2021. Per the meeting sign-in, approximately 38 individuals attended both meetings. A Public Participation Plan, attached, was prepared in response to the questions, comments and concerns presented. The meetings included a presentation from the Open Space Program, a question-and-answer session where questions/comments could be typed into the chat or spoken, and a set of ten Community Forum Questions about the McMillan Mesa Natural Area and if/how residents currently engage with the MMNA.

Nearly all attendees supported the rezoning of the MMNA to Public Open Space. Questions and comments focused on the process/next steps and the management of the MMNA (including concerns about invasive species, social trails, and unsheltered individuals).

Although not required by City Code, the Open Space Program also initiated a 60-day public comment period on the Flagstaff Community Forum to elicit feedback on the proposed rezoning. The comment period lasted from November 20, 2020 – February 2, 2021, and asked participants to provide feedback about the McMillan Mesa Natural Area and if/how residents currently engage with the MMNA (these are the same ten questions asked at the end of each neighborhood meeting). The Community Forum had 127 attendees and 73 responses. The Open Space Program also received one written comment and five verbal comments in response to the Community Forum questions.

Most respondents (84.7%) were in support of rezoning the MMNA to Public Open Space, while 8.3% stated that they did not support the proposed rezoning (the remaining respondents did not indicate support or opposition to the rezoning). Most respondents indicated in written feedback the need for the zoning change to meet the voters' intent for Proposition 413. Most preferred minimal or no developments or improvements to the MMNA, and keeping the MMNA natural. There were some concerns related to increased use and the deterioration of the Natural Area.

As of the writing of this report, staff has not received any additional comments on this rezoning case apart from responses received during Neighborhood Meetings and the Community Forum.

Attachments:

- Application
- Legal Ad
- Legal Description and Map
- Vicinity, Zoning, and Context Analysis Maps
- Project Narrative and Regional Plan Analysis
- Public Participation Plan



City of Flagstaff

Community Development Division

211 W. Aspen Ave

P: (928) 213-2618

Flagstaff, AZ 86001

F: (928) 213-2609

www.flagstaff.az.gov

Date Received 07/01/2019		Application for Concept Zoning Map Amendment		File Number PZ-20-00063	
Project Name McMillan Mesa Natural Area Zoning Map Amendment					
Site Address McMillan Mesa Natural Area		Parcel Number(s) <small>107-01-001B, 101-28-007C, 110-08-001G, 109-02-001S, 107-01-001F, 10</small>		Subdivision & Lot Number n/a	Site Acreage 299.68
Existing Zoning District Public Facilities & Rural Residential		Proposed Zoning District Public Open Space		Existing Regional Plan Area and Place Type Public Open Space	
Existing Use Open Space - Passive Recreation			Proposed Use Open Space - Passive Recreation		
Property Information: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Local/National Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Subject property is undeveloped land?					
Type of Zoning Map Amendment (Small, Medium, Large or Multi-Phase) Small scale					

Property Owner(s) City of Flagstaff		Phone 928.213.2000	
Mailing Address 211 W. Aspen Ave		City, State, Zip Flagstaff, AZ 86001	E-mail ask@flagstaffaz.gov
Applicant(s) COF Open Space Program		Phone 928.213.2154	
Mailing Address 211 W. Aspen Ave		City, State, Zip Flagstaff, AZ 86001	E-mail robert.wallace@flagstaffaz.gov
Project Representative(s) Robert Wallace, Open Space Specialist		Phone 928.213.2154	
Mailing Address 211 W. Aspen Ave		City, State, Zip Flagstaff, AZ 86001	E-mail robert.wallace@flagstaffaz.gov

Property Owner Signature (required) Greg Clifton 2021.09.02 10:02:27 -07'00'		Date	Applicant Signature Robert Wallace <small>Digitally signed by Robert Wallace Date: 2021.08.23 13:21:48 -07'00'</small>		Date 8/23/2021
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For City Use					
Date Filed:		File Number(s):			
P & Z Hearing Date:		Publication and Posting Date:			
Council Hearing Date:		Publication and Posting Date:			
Fee Receipt Number:		Amount:		Date:	
Action by Planning and Zoning Commission:			Action by City Council:		
<input type="checkbox"/> Approved			<input type="checkbox"/> Approved		
<input type="checkbox"/> Denied			<input type="checkbox"/> Denied		
<input type="checkbox"/> Continued			<input type="checkbox"/> Continued		
Staff Assignments	Planning	Engineering	Fire	PW/Water Services	Stormwater

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a Public Hearing on Wednesday, January 12, 2022 at 4:00 p.m. and the Flagstaff City Council will hold Public Hearings on Tuesday, February 15, 2022 at 3:00 p.m., and on Tuesday, March 1, 2022 at 3:00 p.m. to consider the following:

A. Explanation of Matters to be considered:

A proposed amendment to the official City of Flagstaff zoning map to rezone 299.68 acres from Public Facilities (PF), Rural Residential (RR), and Research and Development (RD) zoning to Public Open Space (POS) zoning for the purposes of passive recreation and open space. The site currently consists of land owned by the City of Flagstaff.

B. General Description of the Affected Area:

Approximately 299.68 acres located north and south of Forest Avenue, and south, and east of Gemini Road and Cedar Avenue, Coconino County Assessor's Parcel Numbers 107-01-001B, 107-01-001F, 101-28-007E, 101-37-001E, 101-37-002H, 101-37-002J, and 107-01-001G, and a portion of Coconino County Assessor's Parcel Numbers 101-28-007C, 109-02-001S, and 110-08-001G, Sections 11, 14 & 15, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona.

Planning and Zoning Commission meetings are currently being held virtually. For instructions on the virtual meetings visit the following link:

<https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission>. Contact the Planner listed for maps and information regarding the proposed amendment. The Council hearing for these items may be continued if the Planning and Zoning Commission has not given a recommendation.

Due to the COVID-19 pandemic, Council meetings may be held virtually. At the link below please refer to the posted agenda for any change to the meeting time and how to attend the meeting and submit comments:

<https://www.flagstaff.az.gov/328/Meetings>

The meetings will continue to be live streamed on the city's website:

<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>

PROPOSED ZONING MAP AMENDMENT

From Public Facilities (PF), Rural Residential (RR), and Research and Development (RD) zoning to Public Open Space (POS) zoning for the purposes of passive recreation and open space



ADDRESS: 1900 North Gemini Drive
APN: 107-01-001B, 101-28-007C, 110-08-001G, 109-02-001S, 107-01-001F, 101-28-007E, 101-37-001E, 101-37-002H, 101-37-002J, and 107-01-001G
ACRES: Approximately 299.68 Acres, City of Flagstaff, Coconino County

FOR INFORMATION PLEASE CONTACT:

Genevieve Pearthree
Planning & Development Services
211 West Aspen Avenue Flagstaff,
Arizona 86001
(928) 213-2603
gpearthree@flagstaffaz.gov

Robert Wallace
City of Flagstaff Parks, Recreation
and Open Space
211 West Aspen Avenue Flagstaff,
Arizona 86001
(928) 213-2154
robert.wallace@flagstaffaz.gov



Publish: December 28, 2021

EXHIBIT 'A'

LEGAL DESCRIPTION

PARCEL NO. 1: (Assessors Parcel No: 101-37-002J)

The following is a legal description of a parcel of land lying within Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

BEGINNING at a found 3 inch brass cap "USDI, BLM, Township 21 North, Range 7 East, S10, S11, S14, S15, 1981" at the northeast corner of Section 15, as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated June 28, 2006 and sealed by Michael J. Stark, RLS 30364 (here in referred to as R1), from which a found 1 1/2 inch aluminum cap "N.E.S. Township 21 North, Range 7 East, N 1/16, S15, S14, RLS 14671, 1999" on the east line of said Section bears South 01 degrees 25 minutes 10 seconds East, a distance of 1360.45 feet (measured and basis of bearing for this description) South 01 degrees 25 minutes 46 seconds East, a distance of 1360.30 feet R1);

THENCE along said Section line South 01 degrees 24 minutes 27 seconds East, a distance of 578.90 feet (South 01 degrees 25 minutes 46 seconds East, a distance of 578.85 feet R1) South 01 degrees 27 minutes 21 seconds East, a distance of 578.84 feet as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated March 18, 2006 and sealed by Michael J. Stark, RLS 30364 (herein referred to as R2) to a found 1/2 inch rebar and aluminum cap "N.E.S. RLS 14671" on the north Right of Way line of Gemini Drive;

THENCE continuing along said Section line South 01 degrees 26 minutes 12 seconds East, a distance of 144.31 feet (South 01 degrees 25 minutes 46 seconds East, a distance of 144.32 feet R1) (South 01 degrees 27 minutes 21 seconds East, a distance of 144.32 feet R2), South 01 degrees 22 minutes 18 seconds East, a distance of 144.34 feet as described in a deed recorded at Docket 1531, Page 90, official records of Coconino County (herein referred to as R3) to a found 1/2 inch rebar on the south Right of Way line of Gemini Drive and the TRUE POINT OF BEGINNING;

THENCE leaving said section line South 58 degrees 38 minutes 40 seconds West, along said Right of Way line, a distance of 64.50 feet (South 58 degrees 33 minutes 30 seconds West, a distance of 64.59 feet R1) (South 58 degrees 33 minutes 49 seconds West, a distance of 64.57 feet R2) (South 58 degrees 37 minutes 42 seconds West R3) to a found 1/2 inch rebar;

THENCE leaving said Right of Way line South 31 degrees 24 minutes 47 seconds East, a distance of 111.94 feet (South 31 degrees 25 minutes 05 seconds East, a distance of 111.90 feet R1) (South 31 degrees 26 minutes 39 seconds East, a distance of 111.90 feet R2) to a found 1/2 inch rebar and aluminum cap "N.E.S. RLS 14671" on said Section line from which a found

1/2 inch rebar and aluminum cap "N.E.S. RLS 14671" bears South 31 degrees 21 minutes 01 seconds East a distance of 107.99 feet (South 31 degrees 22 minutes 55 seconds East, a distance of 108.06 feet R1);

THENCE along said Section Line North 01 degrees 27 minutes 00 seconds West, a distance of 129.14 feet (North 01 degrees 25 minutes 46 seconds West, a distance of 129.20 feet R1) (North 01 degrees 27 minutes 12 seconds West, a distance of 129.19 feet R2) to the TRUE POINT OF BEGINNING.

Containing 3,610 square feet, or 0.08 acres, more or less.

PARCEL NO. 2: (Assessors Parcel No: 107-01-001F)

The following is a legal description of a parcel of land lying within Section 14, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

Beginning at a found 3 inch brass cap "USDI, BLM, Township 21 North, Range 7 East, S10, S11, S14, S15, 1981" at the northeast corner of Section 15, as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated June 28, 2006 and sealed by Michael J. Stark, RLS 30364 (here in referred to as R1), from which a found 1 1/2 inch aluminum cap "N.E.S. Township 21 North, Range 7 East, N 1/16, S15, S14, RLS 14671, 1999" on the east line of said Section bears South 01 degrees 25 minutes 10 seconds East, a distance of 1360.45 feet (measured and basis of bearing for this description) South 01 degrees 25 minutes 46 seconds East, a distance of 1360.30 feet R1)

THENCE along said Section line South 01 degrees 24 minutes 27 seconds East, a distance of 578.90 feet (South 01 degrees 25 minutes 46 seconds East, a distance of 578.85 feet R1) South 01 degrees 27 minutes 21 seconds East, a distance of 578.84 feet as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated March 18, 2006 and sealed by Michael J. Stark, RLS 30364 (herein referred to as R2) to a found 1/2 inch rebar and aluminum cap "N.E.S. RLS 14671" on the north Right of Way line of Gemini Drive;

THENCE continuing along said Section line South 01 degrees 26 minutes 12 seconds East, a distance of 144.31 feet (South 01 degrees 25 minutes 46 seconds East, a distance of 144.32 feet R1) (South 01 degrees 27 minutes 21 seconds East, a distance of 144.32 feet R2), South 01 degrees 22 minutes 18 seconds East, a distance of 144.34 feet as described in a deed recorded at Docket 1531, Page 90, official records of Coconino County, to a found 1/2 inch rebar on the south Right of Way line of Gemini Drive and the TRUE POINT OF BEGINNING;

THENCE continuing along said Section line South 01 degrees 27 minutes 00 seconds East, a distance of 129.14 feet (South 01 degrees 25 minutes 46 seconds East, a distance of 129.20 feet R1) (South 01 degrees 27 minutes 12 seconds East, a distance of 129.19 feet R2) to a found 1/2 inch rebar and aluminum cap "N.E.S. RLS 14671";

THENCE leaving said Section line South 31 seconds 21 minutes 01 seconds East, a distance of 107.99 feet (South 31 degrees 22 minutes 55 seconds East, a distance of 108.06 feet R1) to a found 1/2 inch rebar and aluminum cap "N.E.S. RLS 14671";

THENCE North 58 seconds 35 minutes 32 seconds East, a distance of 400.02 feet (North 58 degrees 35 minutes 07 seconds East, a distance of 400.01 feet R1) to a found 1/2 inch rebar and aluminum cap "N.E.S. RLS 14671";

THENCE North 31 degrees 26 minutes 04 seconds West, a distance 220.57 feet (North 31 degrees 26 minutes 04 seconds West, a distance of 220.57 feet R1) to a found 1/2 inch rebar and aluminum cap N.E.S. RLS 14671" on the south Right of "Way line of Gemini Drive and a point of cusp on a non-tangent curve concave to the northwest having a radius of 800.00 feet (R1), a central angle of 2 degrees 20 minutes 07 seconds (a central angle of 02 degrees 20 minutes 52 seconds R1) and being subtended by a chord which bears South 57 degrees 33 minute 05 seconds West 32.60 feet (South 57 degrees 36 minutes 00 seconds West 32.78 feet R1);

THENCE along said Right of Way southwesterly along said curve, a distance of 32.61 feet (32.78 feet R1) to a found 1/2 inch rebar and aluminum cap "N.E.S. RLS 14671";

THENCE continuing along said Right of Way South 58 degrees 34 minutes 27 seconds West, a distance of 302.72 feet (South 58 degrees 35 minutes 07 seconds West, a distance of 302.53 feet R1) to the TRUE POINT OF BEGINNING.

Containing 1.94 acres, more or less.

PARCEL NO. 3: (Assessors Parcel No: 107-01-001G)

The following is a legal description of a parcel of land lying within Section 14, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

Being the TRUE POINT OF BEGINNING at a found 1 1/2 inch aluminum cap "N.E.S. Township 21 North, Range 7 East, N 1/16, S15, S14, RLS 14671, 1999" on the east line of said Section 15 performed by Northland Exploration Survey, Inc. dated June 28, 2006 and sealed by Michael J. Stark, RLS 30364 (herein referred to as R1), from which a found 3 inch brass cap "USDI, 1981, BLM, Township 21 North, Range 7 East, S10, S11, S14, S15" at the northeast corner of said Section bears North 01 degrees 25 minutes 10 seconds West a distance of 1360.45 feet (measured and basis of bearing for this description) North 01 degrees 25 minutes 46 seconds West, a distance of 1360.30 feet R1)

THENCE along said Section line North 01 degrees 25 minutes 57 seconds West, a distance of 108.05 feet (North 01 degrees 25 minutes 45 seconds West, a distance of 107.98 feet R1), North 01 degrees 27 minutes 21 seconds West, a distance of 108.06 feet as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration

Survey, Inc. dated March 18, 2006 and sealed by Michael J. Stark, RLS 30364 (herein referred to as R2) to a found 1/2 inch rebar from which a found 1/2 inch rebar and aluminum cap "N.E.S., RLS 14671" on said Section line bears North 01 degrees 25 minutes 03 seconds West (North 01 degrees 25 minutes 45 seconds West R1) (North 01 degrees 27 minutes 21 seconds West R2) a distance of 400.06 feet;

THENCE leaving said Section line South 31 degrees 23 minutes 26 seconds East, a distance of 116.88 feet (South 31 degrees 23 minutes 07 seconds East, a distance of 116.76 feet R1) to a found 1/2 inch rebar and aluminum cap "N.E.S., RLS 14671";

THENCE South 58 degrees 41 minutes 07 seconds West, a distance of 67.24 feet (South 58 minutes 41 minutes 46 seconds West, a distance of 67.24 feet R1) to a found 1/2 inch rebar and aluminum cap "N.E.S., RLS 14671" on said Section line from which a found 1 inch iron pipe on said Section line bears South 01 degrees 24 minutes 48 seconds East, a distance of 782.47 feet;

THENCE along said Section line North 01 degrees 33 minutes 40 seconds West, a distance of 26.72 feet (North 01 degrees 24 minutes 48 seconds West, a distance of 26.67 feet R1) to the TRUE POINT OF BEGINNING.

Containing 3,933 square feet, or 0.09 acres, more or less.

PARCEL NO. 4: (Assessors Parcel No: 101-37-001E)

The following is a legal description of a parcel of land lying within Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

Beginning at a found 3 inch brass cap "USDI, BLM, Township 21 North, Range 7 East, S10, S11, S14, S15, 1981" at the northeast corner of Section 15, as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated June 28, 2006 and sealed by Michael J. Stark, RLS 30364 (herein referred to as R1), from which a found 1 1/2 inch aluminum cap "N.E.S., Township 21 North, Range 7 East, N 1/16, S15, S14, RLS 14671, 1999" on the east line of said Section bears South 01 degrees 25 minutes 10 seconds East, a distance of 1360.45 feet (measured and basis of bearing for this description) South 01 degrees 25 minutes 46 seconds East, a distance of 1360.30 feet R1)

THENCE along the north line of said Section South 89 degrees 48 minutes 27 seconds West, a distance of 439.74 feet (South 89 degrees 47 minutes 56 seconds West, a distance of 439.49 feet R1) South 89 degrees 46 minutes 19 seconds West, a distance of 439.62 feet to a found 1/2 inch rebar and aluminum cap "N.E.S., RLS 14671" as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated March 18, 2006 and sealed by Michael J. Stark RLS 30364, and South 89 degrees 50 minutes 12 seconds West, a distance of 439.62 feet as described in a deed recorded at Docket 1531, Page 90, official records of Coconino County (herein referred to as R2);

THENCE continuing along said Section line South 89 degrees 47 minutes 49 seconds West, a distance of 233.45 feet (South 89 degrees 50 minutes 12 seconds West R2), to a point of cusp of a non-tangent curve on the south Right of Way line of Forest Avenue;

THENCE leaving said Section line westerly along said Right of Way line, a distance of 133.94 feet along the non-tangent curve concave to the north, having a radius of 984.95 feet (985.00 feet R1, R2) a central angle of 7 degrees 47 minutes 30 seconds, and being subtended by a chord which bears South 78 degrees 41 minutes 37 seconds West, a distance of 133.84 feet and the TRUE POINT OF BEGINNING;

THENCE continuing along said Right of Way line westerly, a distance of 123.14 feet along the non-tangent curve concave to the north, having a radius of 984.95 feet (985.00 feet R1, R2) a central angle of 7 degrees 09 minutes 48 seconds and being subtended by a chord which bears South 86 degrees 10 minutes 16 seconds West, a distance of 123.06 feet to a found 1/2 inch rebar and aluminum cap "N.E.S., RLS 14671";

THENCE continuing along said Right-of-Way line South 89 degrees 39 minutes 11 seconds West, a distance of 46.76 feet to a found 1/2 inch rebar;

THENCE leaving said Right-of-Way line South 00 degrees 47 minutes 34 seconds West, a distance of 215.67 feet;

THENCE South 02 degrees 43 minutes 32 seconds East, a distance of 194.38 feet;

THENCE South 38 degrees 19 minutes 42 seconds East, a distance of 383.26 feet;

THENCE South 17 degrees 56 minutes 31 seconds East, a distance of 75.32 feet to a point on the north Right of Way line of Gemini Drive;

THENCE along said Right of Way line South 87 degrees 25 minutes 02 seconds East, a distance of 95.94 feet;

THENCE leaving said Right of Way line North 02 degrees 28 minutes 04 seconds West, a distance of 266.44 feet;

THENCE North 14 degrees 03 minutes 56 seconds West, a distance of 276.47 feet;

THENCE North 23 degrees 46 minutes 24 seconds West, a distance of 284.73 feet to the POINT OF BEGINNING.

Containing 4.16 acres, more or less.

PARCEL NO. 5: (Assessors Parcel No: 101-37-002H)

The following is a legal description of a parcel of land lying within Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

Beginning at a found 1 1/2 inch aluminum cap "N.E.S. Township 21 North, BLM, N1/16, S15, S14, RLS 14671, 1999" on the east line of said Section 15 as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey Inc. dated June 28 2006 and sealed by Michael J. Stark RLS 30364 (herein referred to as R1) from which a 3 inch brass cap "USDI, BLM, Township 21 North, Range 7 East, S10, S11, S14, S15, 1981" at the northeast corner of said Section bears North 01 degrees 25 minutes 10 seconds West a distance of 1360.45 feet (measured and basis of bearing for this description) (North 01 degrees 25 minutes 46 seconds West a distance of 1360.30 feet R1);

THENCE along the south line of the north half of the northeast quarter of said Section, North 89 degrees 52 minutes 14 seconds West, a distance of 449.33 feet (North 89 degrees 50 minutes 56 seconds West R1), North 89 degrees 53 minutes 56 seconds West, as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated March 18, 2006 and sealed by Michael J. Stark, RLS 30364 (herein referred to as R2) to the TRUE POINT OF BEGINNING;

THENCE continuing along said Section line North 89 degrees 52 minutes 14 seconds West (North 89 degrees 50 minutes 56 seconds West R1) (North 89 degrees 53 minutes 56 seconds West R2), a distance of 60.41 feet to a found 3 inch brass cap USDI BLM Lot 3 Lot 1 S15

THENCE continuing along said Section line North 89 degrees 49 minutes 12 seconds West (North 89 degrees 53 minutes 56 seconds West R2), a distance of 66.28 feet;

THENCE leaving said Section line North 17 degrees 51 minutes 09 seconds West, a distance of 487.20 feet to a point on the south Right of Way line of Gemini Drive;

THENCE along said Right of Way line South 87 degrees 25 minutes 02 seconds East, a distance of 106.68 feet;

THENCE leaving said Right of Way line South 17 degrees 51 minutes 09 seconds East, a distance of 169.89 feet;

THENCE South 21 degrees 31 minutes 46 seconds East, a distance of 319.89 feet to the TRUE POINT OF BEGINNING.

Containing 1.19 acres, more or less.

PARCEL NO. 6: (Assessors Parcel No: 101-28-007E)

The following is a legal description of a parcel of land lying with in Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

Beginning at a found 1 1/2 inch aluminum cap "N.E.S., Township 21 North, Range 7 East, N1/16, S15, S14, RLS 14671, 1999" on the east line of said Section 15 as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated June 28, 2006 and sealed by Michael J. Stark, RLS 30364 (herein referred to as R1), from which a found 3 inch brass cap "USDI, BLM, Township 21 North, Range 7 East, S10, S11, S14, S15, 1981" at the northeast corner of said Section bears North 01 degrees 25 minutes 10 seconds West, a distance of 1360.45 feet (measured and basis of bearing for this description) (North 01 degrees 25 minutes 46 seconds West, a distance of 1360.30 feet R1);

THENCE along the south line of the north half of the northeast quarter of said Section North 89 degrees 52 minutes 14 seconds West, a distance of 509.74 feet (North 89 degrees 50 minutes 56 seconds West, a distance of 509.74 feet R1), North 89 degrees 53 minutes 56 seconds West, a distance of 509.74 feet as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated March 18, 2006 and sealed by Michael J. Stark, RLS 30364 (herein referred to as R2) to a found 3 inch brass cap "USDI, BLM, Lot 3, Lot 1, S15, 1981";

THENCE continuing along said Section line North 89 degrees 49 minutes 12 seconds West, a distance of 495.53 feet (North 89 degrees 53 minutes 56 seconds West, a distance of 495.48 feet R2), to the TRUE POINT OF BEGINNING, from which a found 1/2 inch rebar and plastic cap "LS 18215" bears North 89 degrees 49 minutes 12 seconds West a distance of 844.35 feet (North 89 degrees 49 minutes 41 seconds West, a distance of 844.44 feet R1) (North 89 degrees 52 minutes 06 seconds West, a distance of 844.25 feet R2);

THENCE leaving said Section line South 01 degrees 23 minutes 37 seconds East (South 01 degrees 22 minutes 43 seconds East R1), a distance of 79.27 feet to a point on the proposed east Right of Way line of Pine Cliff Drive and a point of cusp on a non-tangent curve concave to the west having a radius of 322.00 feet and a central angle of 13 degrees 51 minutes 36 seconds and being subtended by a chord which bears North 08 degrees 19 minutes 25 seconds West, 80.12 feet, from which a found 1/2 inch rebar bears South 01 degrees 23 minutes 37 seconds East, a distance of 247.80 feet;

THENCE along said Right of Way line northerly along said curve, a distance of 80.32 feet to a point of cusp on said Section line;

THENCE along said Section line South 89 degrees 49 minutes 12 seconds East, a distance of 9.67 feet to the TRUE POINT OF BEGINNING.

Containing 253 square feet, or 0.01 acres, more or less.

PARCEL NO. 7: (Assessors Parcel No: 107-01-001B)

That portion of the Northwest quarter of Section 14, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

Commencing at the North quarter corner of said Section 14, and the TRUE POINT OF BEGINNING:

Thence South $0^{\circ}38'59''$ East, 2625.30 feet to the Center quarter corner of said Section 14;

Thence South $87^{\circ}55'33''$ West, 2618.50 feet to the West quarter corner of said Section 14;

Thence along the west line of said Section 14, North $1^{\circ}22'17''$ West, 551.25 feet

Thence continuing along said west line, North $1^{\circ}24'48''$ West, 782.47 feet to a point on the southerly line of the aforementioned PARCEL NO. 3 (Assessors Parcel No: 107-01-001G);

Thence along said southerly line, North $58^{\circ}41'07''$ East, 67.24 feet to the southeast corner thereof;

Thence along the northeasterly line of said PARCEL NO. 3, North $31^{\circ}23'26''$ West, 116.88 feet to a point on the west line of said Section 14;

Thence along said west line, North $1^{\circ}25'03''$ West, 400.06 feet to a point on the southwesterly line of the aforementioned PARCEL NO. 2 (Assessors Parcel No: 107-01-001F);

Thence along said southwesterly line, South $31^{\circ}21'01''$ East, 107.99 feet to the southwest corner thereof;

Thence along the southeasterly line of said PARCEL NO. 2, North $58^{\circ}35'32''$ East, 400.02 feet to the southeast corner thereof;

Thence along the northeasterly line of said PARCEL NO. 2, North $31^{\circ}26'04''$ West, 220.57 feet to a point on the southerly Right-of-Way line of Gemini Drive, said point being the beginning of a non-tangent curve concave to the northwest, having a radius of 800.04 feet and being subtended by a chord which bears North $32^{\circ}20'57''$ East, 648.22 feet;

Thence along said Right-of-Way line, and northeasterly along said curve, 667.40 feet through a central angle of $47^{\circ}47'47''$ to a point on the north line of said Section 14;

Thence along said north line, South $89^{\circ}59'47''$ East, 2003.43 feet to the TRUE POINT OF BEGINNING.

Containing 152.52 acres, more or less.

PARCEL NO. 8: (Assessors Parcel No: 101-28-007C)

That portion of that parcel of land situated in the East half of Section 15, Township 21 North, Range 7 East, Gila & Salt River Base and Meridian, Coconino County, Arizona,

being a portion of that parcel of land described in Docket 1220, Page 530, (R1), records of Coconino County, Arizona and being more particularly described as follows:

BEGINNING at the Northeast corner of said (R1), said point being the Northeast corner of the South half of the Northeast quarter of said Section 15;

THENCE along the east line of said Section 15, South $1^{\circ}33'40''$ East, 26.72;

THENCE continuing along said east line, South $1^{\circ}24'48''$ East, 782.47 feet to the northeast corner of Tract 11, SWITZER MESA UNIT 2 as shown in Case 2, Maps 344-344D (R2), records of Coconino County, Arizona;

THENCE continuing along said east line, South $1^{\circ}22'17''$ East, 551.25 feet to the east quarter corner of said Section 15;

THENCE continuing along said east line, South $1^{\circ}22'17''$ East, 243.47 feet to the southeast corner of said Tract 11;

Thence South $89^{\circ}59'53''$ West, 50.01 feet to the southwest corner of said Tract 11;

Thence North $1^{\circ}22'17''$ West, 794.72 feet to the northwest corner of said Tract 11;

THENCE South $89^{\circ}59'53''$ West, 291.00 feet to the northwest corner of Lot 33, SWITZER MESA UNIT 3 as shown in Case 3, Maps 111-111A (R3), records of Coconino County, Arizona;

THENCE along the north line of (R3) North $77^{\circ}00'32''$ West, 373.54 feet to the northwest corner of Tract "C" of (R3);

THENCE continuing along the north line of (R3), South $88^{\circ}36'40''$ West, 100.00 feet to the northwest corner of Lot 15 of (R3);

THENCE continuing along the north line of (R3), South $73^{\circ}34'21''$ West, 58.18 feet to the northeast corner of Tract "A" of (R3);

THENCE along the north line of said Tract "A" of (R3) South $88^{\circ}44'02''$ West, 106.08 feet to the northeast corner of said Lot 48;

THENCE along the north line of said Lot 48, South $88^{\circ}41'43''$ West, 109.98 feet to the southwest corner of said parcel;

THENCE leaving said north line, North $0^{\circ}18'34''$ West, 10.19 feet to the beginning of a curve to the right, concave to the east, having a radius of 562.50 feet and a central angle of $15^{\circ}18'08''$;

THENCE northeasterly along said curve, and along the westerly line of said parcel, a distance of 150.23 feet;

THENCE continuing along said westerly line, North 13°54'32" East, 99.95 feet to the beginning of a curve to the left, concave to the west, having a radius of 637.50 feet and a central angle of 15°15'40";

THENCE northerly along said curve, and along said westerly line, a distance of 169.80 feet;

THENCE continuing along said westerly line, North 1°23'37" West, 327.20 feet to the northwest corner of said parcel;

THENCE along the north line of said parcel, South 89°49'12" East, 495.53 feet;

THENCE continuing along said north line, South 89°52'14" East, 509.74 feet to the TRUE POINT OF BEGINNING.

Containing 19.10 acres, more or less.

PARCEL NO. 9 (A Portion of Assessor's Parcel No: 110-08-001G)

That portion of the Southeast quarter of Section 10, Township 21 North, Range 7 East , of the Gila and Salt River Base and Meridian, Coconino County , Arizona, described as follows:

Commencing a point on the Southerly right of way line of Old Cedar Avenue shown on the Right-of-Way Map, recorded in Book 2 of Maps, Page 55, Official Records of Coconino County (herein referred to as R3), said point being in common with the easterly Right-of-Way line of Turquoise Drive as described in City of Flagstaff Ordinance No. 581, and the TRUE POINT OF BEGINNING;

THENCE along said easterly Right-of-Way line of Turquoise Drive, South 00°22'50" West, 809.50 feet;

THENCE leaving said easterly Right-of-Way line, South 45°15'55" East, 33.81 feet to a point on the northerly Right-of-Way line of East Forest Avenue;

THENCE continuing along said Right-of-Way line, North 89°50'12" East, 76.21 feet;

THENCE continuing along said Right-of-Way line, North 00°09'48" West, 5.00 feet;

THENCE continuing along said Right-of-Way line, North 89°50'12" East, 42.17 feet;

THENCE continuing along said Right-of-Way line, South 88°03'49" East, 45.93 feet;

THENCE continuing along said Right-of-Way line, South 78°46'58" East, 16.81 feet;

THENCE continuing along said Right-of-Way line, North 89°50'12" East, 1434.30 feet to the beginning of a tangent curve concave to the northwest, having a radius of 865.00 feet and a central angle of 55°06'03";

THENCE continuing along said Right-of-Way line, and northeasterly along said curve, 831.86 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 965.00 feet and a central angle of 82°03'59" and being subtended by a chord which bears North 42°07'10" West 1267.04 feet;

THENCE leaving said Right-of-Way line, and northwesterly along said curve, 1382.20 feet;

THENCE South 68°13'56" West, 50.90 feet;

THENCE North 00°58'30" West, 340.30 feet;

THENCE North 00°24'38" West, 63.90 feet;

THENCE North 06°46'55" East, 294.46 feet;

THENCE South 48°29'42" West, 2.39 feet;

THENCE North 01°12'24" East, 55.99 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 966.00 feet and a central angle of 17°53'05" and being subtended by a chord which bears South 38°44'29" West 300.31 feet, said point being in common with the southerly Right-of-Way line of Old Cedar Avenue as shown on R3;

THENCE along said Right-of-Way line, and southwesterly along said curve, 301.53 feet;

THENCE continuing along said Right-of-Way line, South 27°59'00" West, 499.49 feet to the beginning of a tangent curve concave to the northwest having a radius of 966.00 feet and a central angle of 65°20'53";

THENCE continuing along said Right-of-Way line, and southwesterly along said curve, 1101.76 feet;

THENCE continuing along said Right-of-Way line, South 89°44'00" West, 157.86 feet to the TRUE POINT OF BEGINNING.

Containing 50.16 acres, more or less.

PARCEL NO. 10: (A portion of Assessor's Parcel No: 109-02-001S)

That portion of the Southwest quarter of Section 11, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

Commencing the Southwest corner of Section 11, from which the South quarter corner of said Section 11 bears South 89°59'47" East, 2653.94 feet;

THENCE along the south line of said Section 11, South 89°59'47" East, 650.51 feet to the beginning of a non-tangent curve concave to the west, having a radius of 800.04 feet and a central angle of 2°09'59" and being subtended by a chord bearing North 7°08'29" East, 30.23 feet, said point being in common with the easterly Right-of-Way line of North Gemini Drive, and the TRUE POINT OF BEGINNING;

THENCE along said Right-of-Way line, and northerly along said curve, 30.25 feet to the southwest corner of that parcel of land as described in Instrument Number 3773981, Official Records of Coconino County;

THENCE leaving said Right-of-Way line, and along the south line of said parcel, South 89°59'47" East, 585.88 feet to the southeast corner of said parcel;

THENCE along the easterly line of said parcel, North 14°29'46" West, 331.22 feet;

THENCE continuing along said easterly line, North 13°18'11" West, 564.50 feet to the northeast corner of said parcel;

THENCE along the northerly line of said parcel, North 74°43'21" West, 453.31 feet to the northwest corner of said parcel, and the beginning of a non-tangent curve concave to the southwest, having a radius of 349.69 feet and a central angle of 53°27'18" and being subtended by a chord bearing North 62°06'28" West, 314.55 feet, said point being in common with the easterly Right-of-Way line of North Gemini Drive;

THENCE along said Right-of-Way line, and northwesterly along said curve, 326.25 feet;

THENCE continuing along said Right-of-Way line, North 77°58'22" West, 117.06 feet;

THENCE continuing along said Right-of-Way line, South 89°38'00" West, 115.00 feet;

THENCE continuing along said Right-of-Way line, North 44°58'11" West, 41.54 feet to a point on the easterly Right-of-Way line of East Cedar Avenue;

THENCE along said Right-of-Way line, North 00°19'10" West, 411.60 feet to the beginning of a tangent curve concave to the southeast having a radius of 865.00 feet and a central angle of 68°10'22";

THENCE continuing along said Right-of-Way line, and northeasterly along said curve, 1029.21 feet;

THENCE continuing along said Right-of-Way line, North 67°51'09" East, 768.49 feet;

THENCE leaving said Right-of-Way line, South 00°00'00" West, 73.26 feet to the northwest corner of that parcel of land as described in Docket 1279, Page 109, Official Records of Coconino County (Coconino High School Parcel);

THENCE along the west line of said parcel, South 00°32'40" East, 1327.47 feet to the southwest corner thereof;

THENCE along the south line of said parcel, North 89°53'21" East, 891.44 feet to the northwest corner of that parcel of land as described in Docket 1668, Page 235, Official Records of Coconino County;

THENCE along the west line of said parcel, South 00°46'14" East, 447.06 feet to the southwest corner thereof, said point being in common with the north line of that parcel of land as described in Instrument Number 3786764, Official Records of Coconino County;

THENCE along the north line of said parcel, South 89°13'36" West, 59.63 feet to the northwest corner thereof;

THENCE South 00°46'24" East, 762.00 feet to the southwest corner of that parcel of land as described in Instrument Number 3725628, Official Records of Coconino County;

THENCE along the south line of said parcel, North 89°13'36" East, 430.00 feet to the southeast corner thereof, said point being in common with the west Right-of-Way line of North Isabel Street;

THENCE along said Right-of-Way line, South 00°00'13" West, 124.17 feet to a point on the south line of said Section 11;

THENCE along said south line, North 89°59'47" West, 1941.74 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion of the Southeast quarter of the Southwest quarter of Section 11, Township 21 North, Range 7 East, Gila & Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

BEGINNING for reference at the found 1962 City of Flagstaff South quarter corner of said Section 11;

THENCE North 0° 46' 24" West (Basis of Bearing from City of Flagstaff Isabel Street Widening and Extension – Case 1 of Maps, Map 149, records of Coconino County, Arizona) along the North-South mid-section line of said Section 11, which is also the East line of Isabel Street as shown on said Isabel Street Widening and Extension Plans, 125.00 feet;

THENCE South 89° 13' 36" West, at a right angle to the previous course, 60.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 89° 13' 36" West, 430.00 feet;

THENCE North 0° 46' 24" West, at a right angle to the previous course, 762.00 feet;

THENCE North 89° 13' 36" East, at a right angle to the previous course, 430.00 feet;

THENCE South 0° 46' 24" East, at a right angle to the previous course, 762.00 feet to the TRUE POINT OF BEGINNING;

Containing 70.43 acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

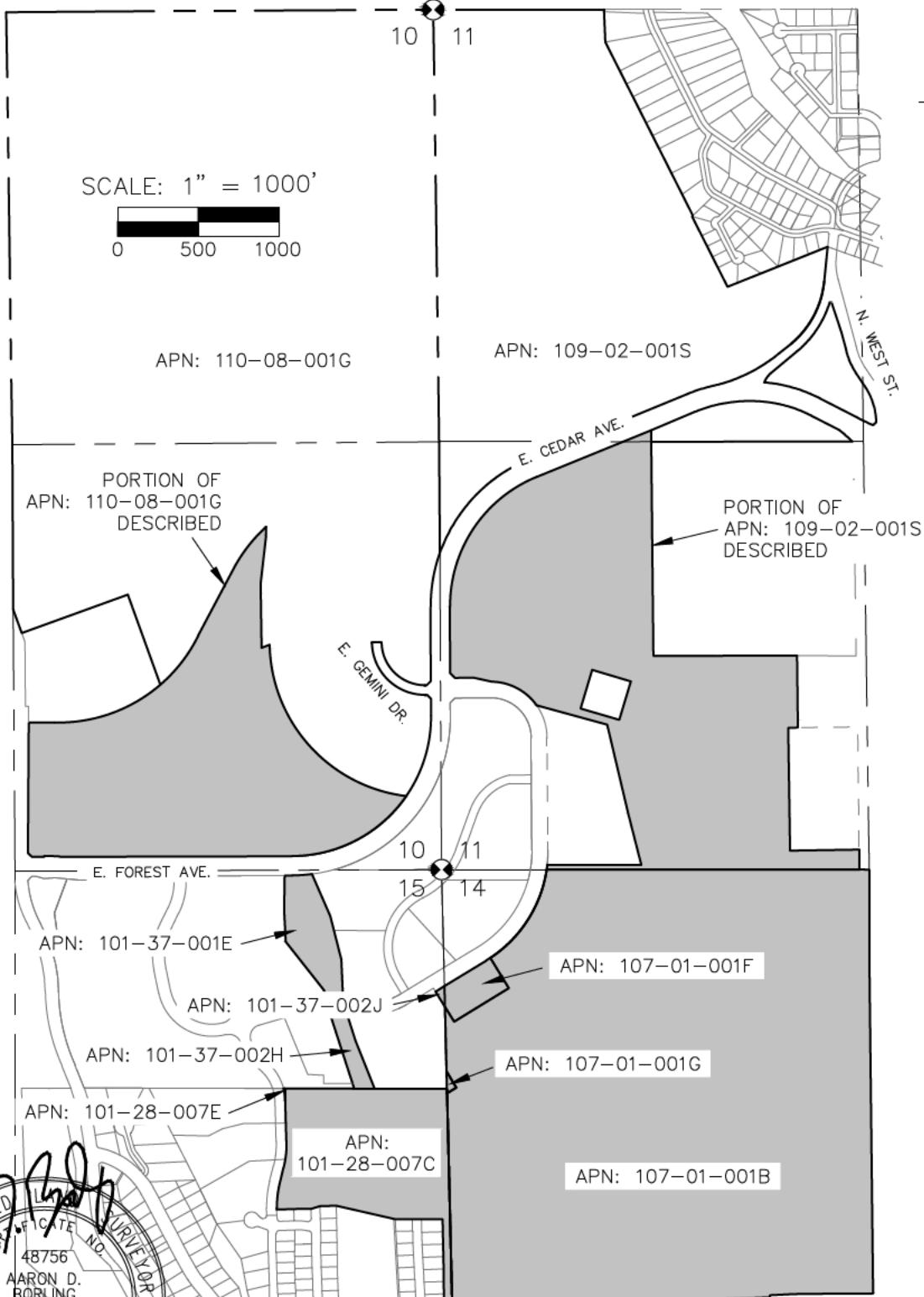
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: Jun 03, 2021-3:43pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, THE SOUTHWEST QUARTER OF SECTION 11, THE NORTHWEST QUARTER OF SECTION 14, AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.

FILE: P:\2021\21023\COF OPEN SPACE\LEGAL DESCRIPTIONS\EXHIBITB.DWG ABORLING



110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

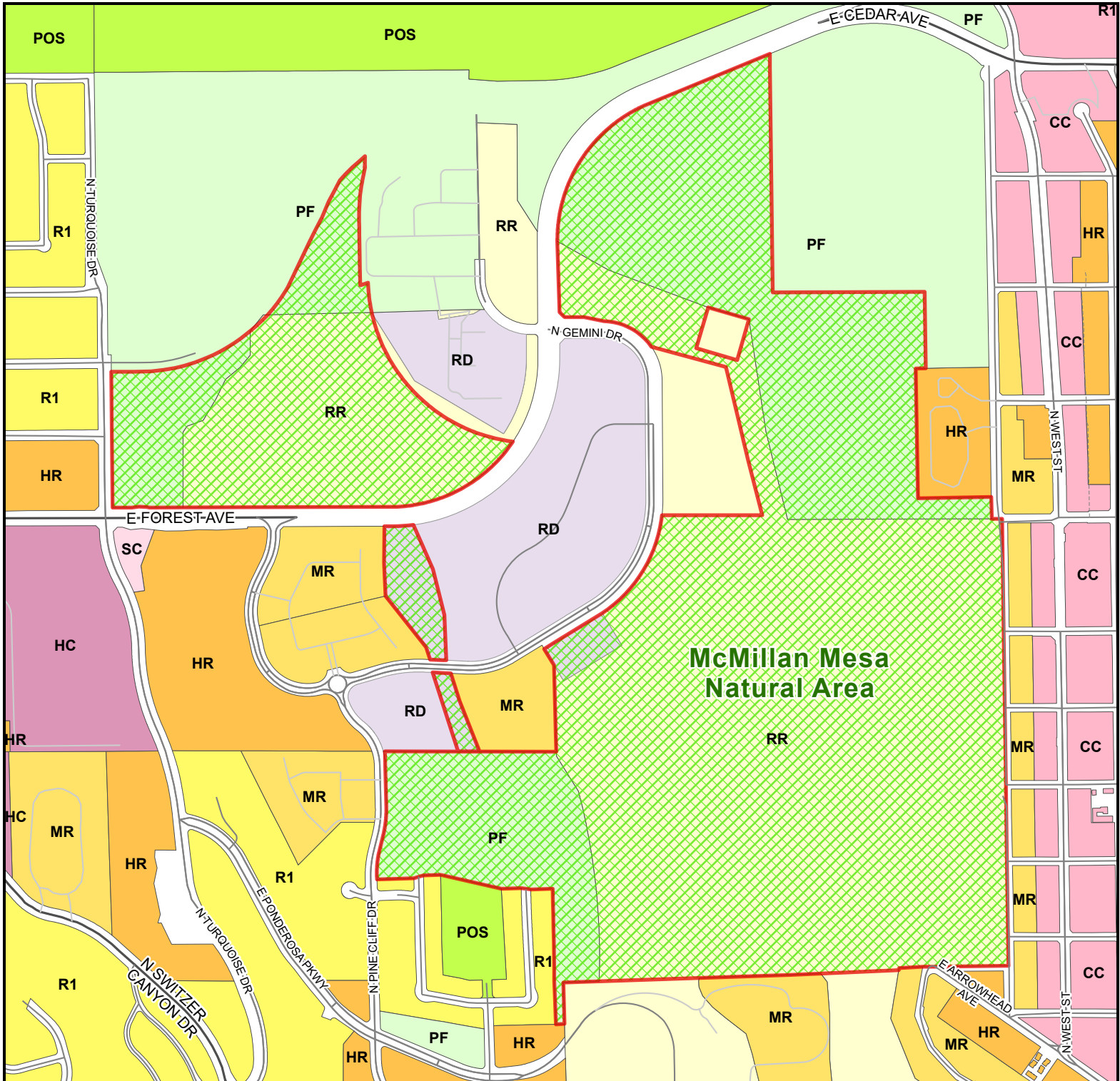
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SCALE	1"=1000'
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




COF OPEN SPACE	FLAGSTAFF, ARIZONA
LEGAL EXHIBIT	

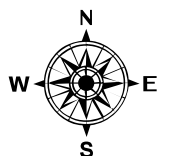
SHEET	15
OF	15

Proposed Zoning

McMillan Mesa Natural Area



- | | | |
|---|---|---|
|  McMillan Mesa Natural Area |  Medium Density Residential (MR) | Industrial Zones: |
|  Proposed Public Open Space |  High Density Residential (HR) |  Research and Development (RD) |
| Residential Zones: | Commercial Zones: | Resource and Open Space: |
|  Rural Residential (RR) |  Highway Commercial (HC) |  Public Facility (PF) |
|  Single-family Residential (R1) |  Community Commercial (CC) |  Public Open Space (POS) |
| |  Suburban Commercial (SC) | |

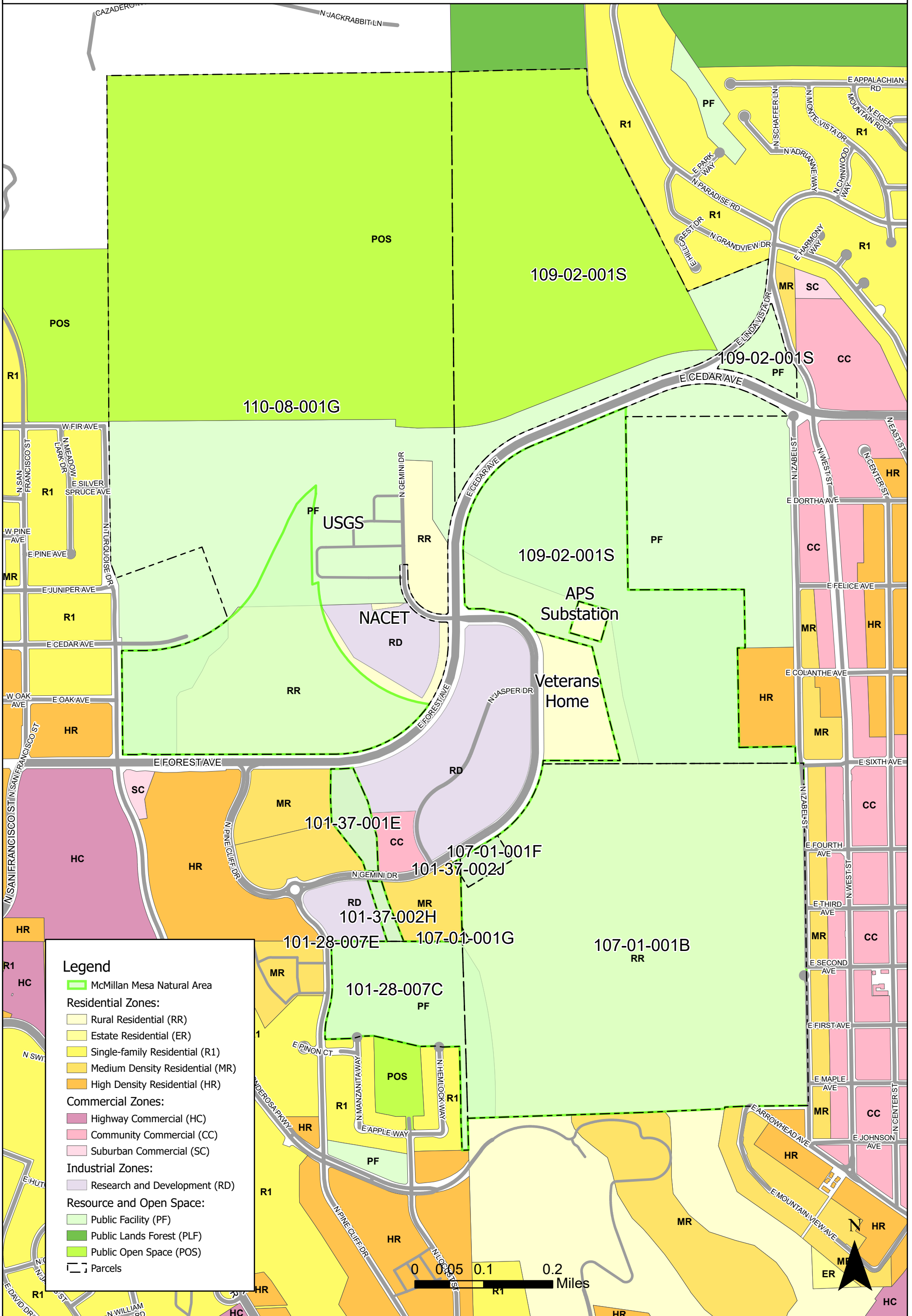


9/29/2020

0 0.13 0.25 0.5 Miles

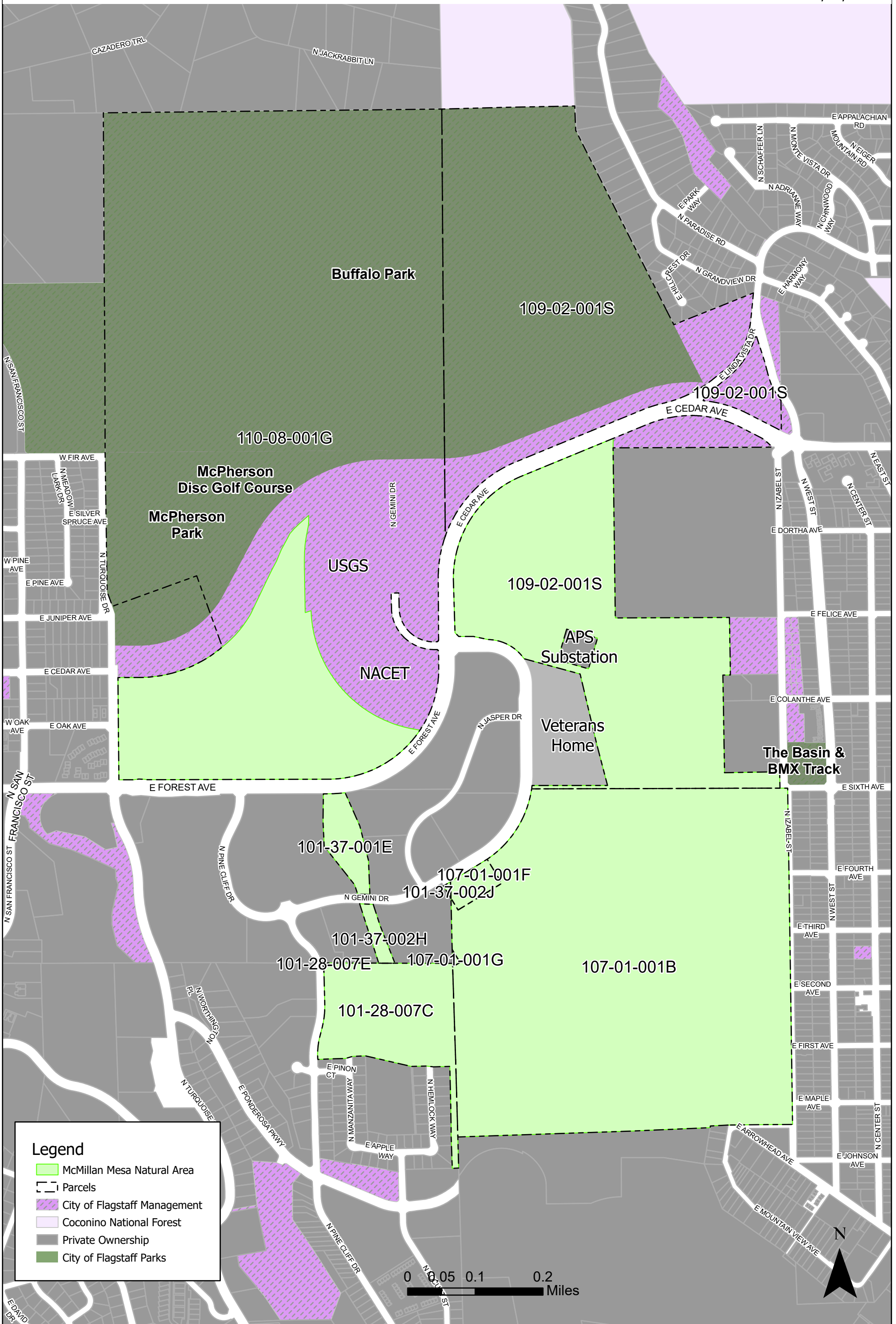
Context Analysis : McMillan Mesa Natural Area

7/21/2021



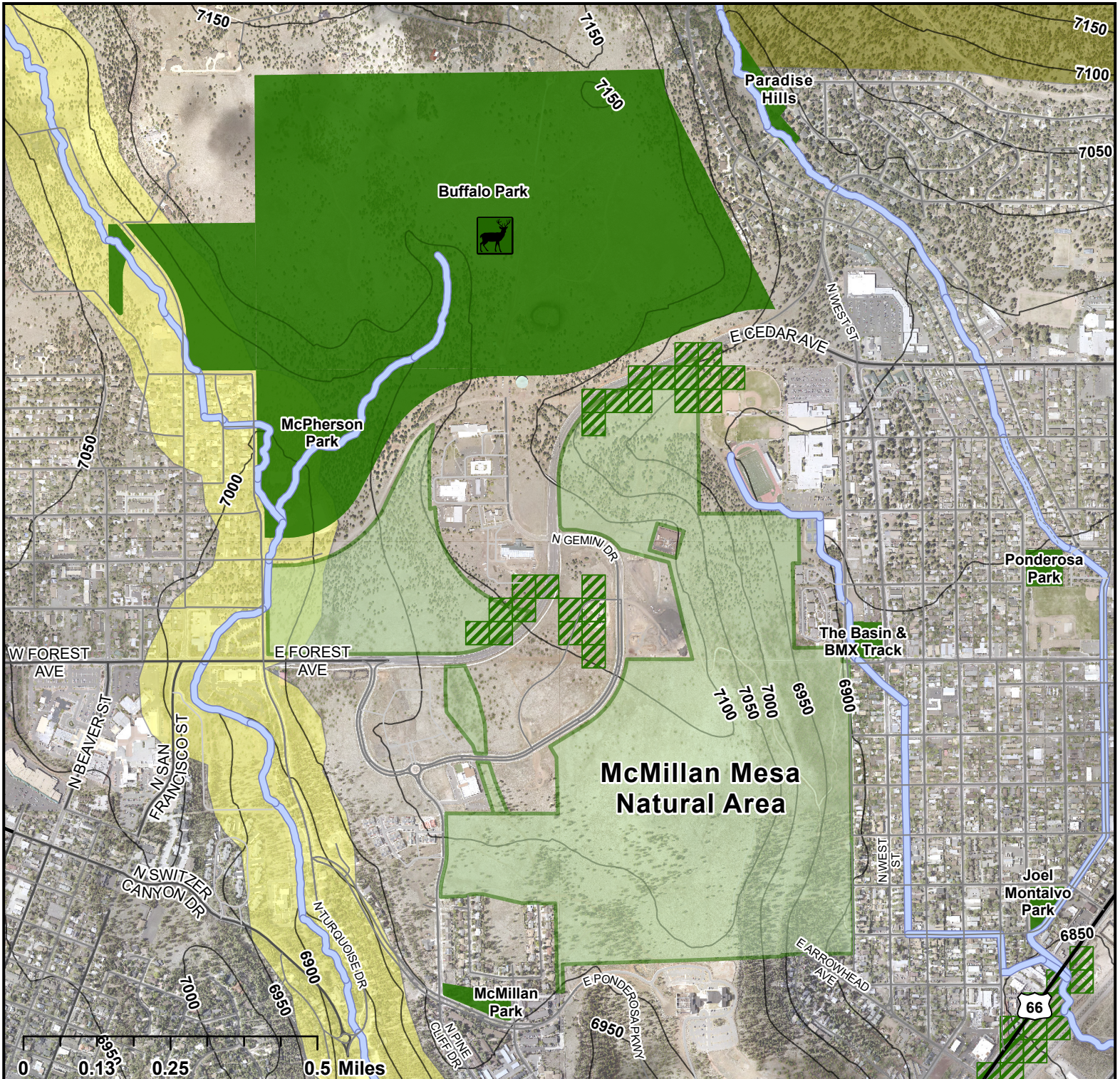
Vicinity Map : McMillan Mesa Natural Area

7/22/2021



Natural Resources

McMillan Mesa Natural Area



Watchable Wildlife



Riparian Vegetation



Tributaries



Wildlife Linkages



Contours 50ft



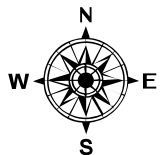
Prairie Dog Colonies



Parks



McMillan Mesa Natural Area

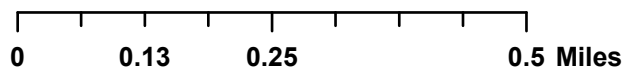
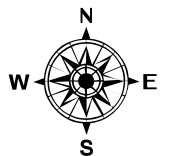


Trail Map

McMillan Mesa Natural Area



- McMillan Mesa Natural Area
- Existing Trails
- Planned Trails
- Parks

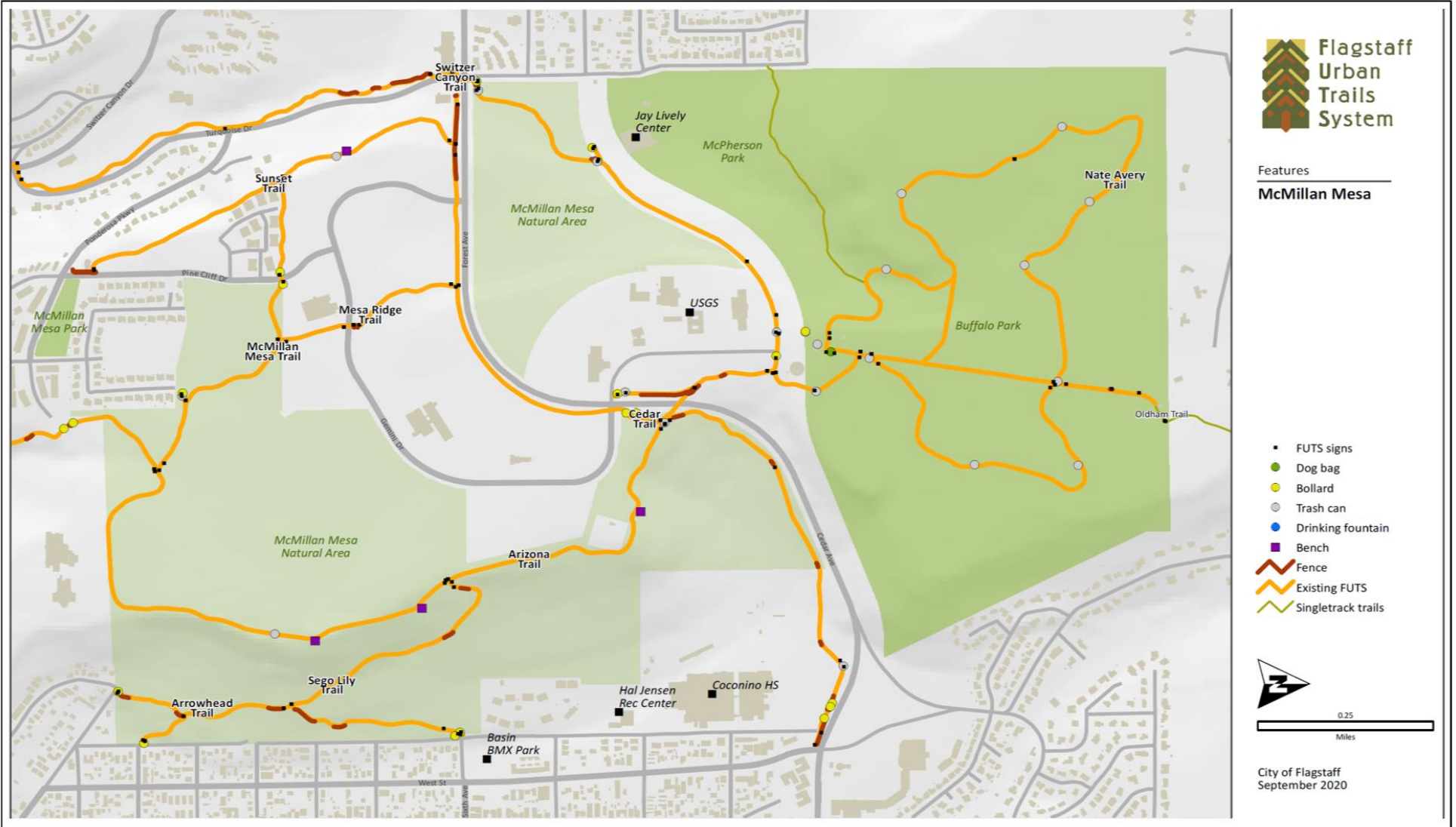


10/7/2020

USDA FSA, GeoEye

Existing Infrastructure

McMillan Mesa Natural Area



Existing Infrastructure of McMillan Mesa Natural Area

McMillan Mesa Natural Area Zoning Map Amendments PZ-20-00063

PART 2 – CONCEPT ZONING PLAN

II.7 Project Narrative:

Project Title

McMillan Mesa Natural Area Zoning Map Amendments

Project Start Date

June 1, 2020

Contact

The applicant team is led by the City of Flagstaff Open Space Program. Genevieve Pearthree, the Planning Development Manager, assigned to this case, is available at gpearthree@flagstaffaz.gov or 928-213-2603. Robert Wallace, Open Space Specialist responsible for submittal of this rezone application, can be reached at robert.wallace@flagstaffaz.gov or (928) 213-2154. Other departments supporting this effort are the City's Comprehensive Planning program, Real Estate, and GIS.

Reason for Request

City Council directed staff to amend the Regional Plan and Zoning Code to reflect the outcome of Proposition 413.

Project Summary

The City Council adopted the McMillan Mesa Village Specific Plan in 1992 and the McMillan Mesa Master Plan in 2002. The Flagstaff 2030 Regional Plan acknowledged the ongoing community conversation regarding the conservation values of the Mesa and designated portions of the City parcels on the Mesa north of Forest Avenue as "Employment," southwest as "Future Suburban," and areas outside of Buffalo Park as "Area in White" – a designation that does not bind those parcels to any specific use.

On November 8, 2016, approximately 86% of Flagstaff voters voted in favor of Proposition 413 – Campaign for a Greater Buffalo Park. This proposition restricted the use of approximately 300 acres of City-owned Property on McMillan Mesa to public open space and passive recreation. The results of the election were canvassed and approved by Resolution Number 2016-38 on November 28, 2016.

The land affected by Proposition 413 is primarily zoned as Public Facilities and Rural Residential, both of which permit "Outdoor Public Uses, General" and "Passive Recreation" as allowed uses. According to the Ordinance, the City cannot sell the land or permit any of the other allowed uses under Public Facilities and Rural Residential, and therefore it is protected as de facto conservation land given the development limitations. Even though the current zoning allows for the passive recreation uses required by the proposition, the City Council directed staff to amend the Regional Plan and Zoning Code to reflect the outcomes of Proposition 413. The City Council approved the McMillan Mesa Natural Area major plan amendment on Tuesday, October 16, 2018. The resolution amended the Flagstaff Regional Plan 2030 by amending the Future Growth Illustration (Maps 21 and 22) and the Road Network Illustration (Map 25) to make the land use and road network designations consistent with the McMillan Mesa Natural Area. The resolution went into effect on November 15, 2018. This Zoning Code Amendment proposes to rezone the Property to Public Open Space for the McMillan Mesa Natural Area, making the Property's zoning consistent with the Regional Plan Amendment, Future Growth Illustration and related maps, and Proposition 413.

Regional Plan Conformance Analysis

This section of the application for the zoning map amendment explains how the proposed amendment will affect the vision expressed in the written goals, objectives, and policies of the General Plan that are most relevant to the proposed amendment. This includes an analysis of conflicting goals and policies in the following section called Regional Plan Variance Analysis.

Supporting Goals and Policies

Abbreviations Used Below:

- Environmental Planning and Conservation - E&C.
- Open Space – OS
- Community Character - CC
- Growth Areas and Land Uses - LU
- Economic Development - ED
- Neighborhoods, Housing, & Urban Conservation - NH
- Recreation - Rec
- Transportation - T
- Water Resources – WR

➤ *Open Space, Natural and Cultural Resources*

Policy E&C.4.1. Assess vulnerabilities and risks of Flagstaff's natural resources

Goal E&C.5. Preserve dark skies as an unspoiled natural resource, basis for an important economic sector, and core element of community character.

Goal E&C.6. Protect, restore and improve ecosystem health and maintain native plant and animal community diversity across all land ownerships in the Flagstaff region.

Policy E&C.6.3. Promote protection, conservation, and ecological restoration of the region's diverse ecosystem types and associated animals

Policy E&C.6.7. Use best practices to control the spread of exotic and invasive plants, weeds, and animals, and eradicate where possible.

Goal E&C.8. Maintain areas of natural quiet and reduce noise pollution.

Policy E&C.10.1. Encourage local development to protect, conserve, and when possible enhance and restore wildlife habitat.

Policy E&C.10.2. Protect, conserve, and when possible enhance and restore wildlife habitat on public land.

Policy E&C.10.3. Protect sensitive and uncommon habitats such as ephemeral wetlands, riparian habitats, springs and seeps, rare plant communities, and open prairie ecosystems including the physical elements such as water sources and soil types on which they depend through open space acquisition efforts, avoiding these features in the design of subdivisions and other development, etc.

Policy E&C.10.5. Support the development of watchable wildlife recreation opportunities.

Goal OS.1. The region has a system of open lands, such as undeveloped natural areas, wildlife corridors and habitat areas, trails, access to public lands, and greenways to support the natural environment that sustains our quality of life, cultural heritage, and ecosystem health.

Policy CC.2.1. Actively locate, identify, interpret, and preserve historical, archaeological, and cultural resources, in cooperation with other agencies and non-governmental organizations, as aspects of our society for future generations to retain, understand, and enjoy their cultural identity.

Policy LU.3.3. Protect sensitive cultural and environmental resources with appropriate land uses and buffers.

Policy LU.4.2. Utilize the following as guidance in the development process: Natural Environment maps, Environmental Planning and Conservation policies, Considerations for Development, Cultural Sensitivity, and Historical Preservation maps, and Community Character policies, while respecting private property rights.

McMillan Mesa Natural Area provides the community an opportunity to expand the preservation and restoration of a montane grassland. This is an at-risk ecosystem type in the Flagstaff area. It also supports the preservation of dark skies by reducing lighting on the Mesa, which allows more recreational opportunities for amateur astronomers and supports the astronomy industry in the region.

At this time, invasive species are the most challenging ecological issue for the Mesa. With the management of the Property being coordinated under the Legally Designated Open Space Management Plan, the Property will be surveyed for invasive plants, and funds will be directed towards vegetation management. This will improve the ecological health and aesthetics of the Property.

Having this Property managed by the Open Space Program creates opportunities for forest restoration projects to reduce the potential for catastrophic wildfire to start or spreading through the Property. This work will be organized and completed in partnership with the City of Flagstaff Fire Department.

This area's open space designation will also allow the opportunity to manage the site to interpret the natural and cultural history and provide a space that supports education and research opportunities. Watchable wildlife opportunities may also be considered as part of the area's Management Plan.

➤ *Great Streets and Views*

Goal CC.1. Reflect and respect the region's natural setting and dramatic views in the built environment.
Policy CC.1.4. Identify, protect, and enhance gateways, gateway corridors, and gateway communities.
Policy LU.19.3. Enhance the viewsheds and frame the view along the corridors through design.
Policy ED.7.4. Invest in attractive community gateways, main corridors, and public spaces to draw the business and workforce the region desires.

Cedar Avenue is a Great Street on Map 12 of the Flagstaff Regional Plan. The corridor offers spectacular views of the San Francisco Peaks, Dry Lake Hills, and McMillan Mesa. The preservation of open space will preserve views throughout the corridor: the trees, slopes, and the grasslands. The presence of natural resources will enhance the surrounding land use values for the neighborhood and business park.

➤ *Nearby Neighborhoods and Schools*

Policy NH.1.8. Prioritize the stabilization of a neighborhood's identity and maintain cultural diversity as new development occurs.
Policy CC.5.4. Complete sidewalks and Flagstaff Urban Trails System connections for all schools, community colleges, and university campuses.

The preservation of the McMillan Mesa Natural Area will preserve the natural environment that is important to surrounding neighborhoods. It will also maintain safe non-motorized access through the open space to the neighborhoods, community centers, and schools that are located around the Natural Area.

➤ *Employment and Special District Area Types*

Policy LU.15.4. Accommodate safe and convenient walking, biking, and transit facilities in existing and proposed employment centers.
Policy LU.17.1. Enhance connectivity and coordinated planning efforts with neighborhoods contiguous to special planning areas.
Policy ED.7.3. Leverage the region's assets of history, culture, and natural environment, as well as educational and scientific facilities, as an economic development tool.

Preserving open space and enhancing the quality of trail connections in and around an employment area like McMillan Mesa is part of the Regional Plan's vision for harnessing the natural and scenic assets of the community as a tool for economic development. The development of biomedical and long-term medical

facilities in the McMillan Mesa business park brings together science, patient therapies, wellness, and workforce housing. Parks and open space contribute to these attributes and can help fuel the marketability and vitality of the area. Numerous trails provide walking and biking access between neighborhoods and employment areas. These include the Arrowhead, Arizona, Cedar, McMillan Mesa, Mesa Ridge, Segó Lily, Sunset, and Switzer Canyon Trails, which provide access from surrounding neighborhoods, including Switzer Ridge/Mesa, McMillan Mesa Village, and Sunnyside. Many of these trails traverse the Natural Area, cross Cedar/Forest Avenue, and continue into Buffalo Park. Furthermore, planned management actions identified in the Legally Designated Open Space Management Plan include investigating options to realign the steep section of the Cedar Trail. This realignment would enhance alternative transportation and increase public safety. Reviewing existing unauthorized trail alignments for inclusion/exclusion in the trail system as connector trails and designing ADA compliant trails will also be considered.

➤ *Recreation*

Policy Rec.1.1. Integrate active and passive recreational sites within walking distance throughout the region to promote a healthy community for all City and County residents and visitors.
Policy Rec.1.2. Promote public and private partnerships to offer parks, recreation facilities, and resources.
Policy Rec.1.3. Coordinate City, County, and Forest Service recreational planning to best serve the community.
Policy Rec.1.4. Design new or updated public facilities to include parks, open space, and/or recreational opportunities where feasible.

The Buffalo Park/McMillan Mesa Natural Area complex will provide the City's second-largest park/open space area. The size of the area and its continuity with Forest Service trails and resources will further enhance these combined properties' management and recreational opportunities.

➤ *Transportation*

Goal T.3. Provide transportation infrastructure that is conducive to conservation, preservation, and development goals to avoid, minimize, or mitigate impacts on the natural and built environment.
Goal T.5. Increase the availability and use of pedestrian infrastructure, including FUTS, as a critical element of a safe and livable community.
Goal T.6. Provide for bicycling as a safe and efficient means of transportation and recreation.

McMillan Mesa will provide an opportunity to walk and bicycle for recreation and transportation. There are eight existing trails that pass through the Natural Area, and more are planned through the Management Plan process. Schools Coconino High School and BASIS benefit from safe places for students to get to and from campus, walking and biking.

➤ *Water Resources Goals and Policies*

Goal WR.1. Maintain a sustainable water budget incorporating regional hydrology, ecosystem needs, and social and economic well-being.
Policy WR.1.2. Seek regional opportunities to partner with resource land managers and adjacent landowners to improve water yield and hydrologic processes.

The proposed McMillan Mesa Natural Area is expected to have no impact on Water Sources (WR.1 and WR.2) or Water Demand (WR.3 and WR.4) goals and policies. The Northern Arizona Center for Entrepreneurship and Technology, and some of the USGS facilities is currently served by a pressure sewer that connects to a gravity sewer toward the north end of this existing development. There is a desire from the City of Flagstaff to eliminate all pressure sewers. Therefore, there is a plan to serve this area with a gravity sewer by connecting the developed area to the sewer main within Forest Ave. This connection would cross a portion of the proposed Natural Area. This project will need to be reviewed by the City's legal department to ensure adherence to Proposition 413 directives.

➤ *Stormwater and Watershed Management, and Water Quality Goals and Policies*

Policy WR.5.3. Identify downstream impacts as the result of development and provide for mitigation measure to address impacts. When possible, mitigations should be non-structural in nature.

Policy WR.5.7. Support healthy watershed characteristics through implementation of practices, consistent with the City of Flagstaff Low Impact Design Manual, that improve flood control and flood attenuation, stormwater quality, and water sustainability; increase groundwater recharge; enhance open space quality; increase biodiversity, and reduce land disturbance and soil compaction.

Goal WR.6. Protect, preserve, and improve the quality of surface water, groundwater, and reclaimed water in the region.

Policy WR.6.4. Encourage low-impact development strategies.

While the Natural Area is not expected to create any downstream impacts, mitigation, treatment, and recharge opportunities exist within its boundaries, as discussed in the Stormwater and Drainage Impact analysis subsection. The use of Low Impact Design principles in the creation of such mitigation efforts should minimize the visual impact of such facilities.

Regional Plan Variance Analysis

➤ *Economic Development*

Policy ED.3.8. Protect existing business and industrial land uses from encroachment and allow for their expansion.

Policy ED.4.2. Promote variety and flexibility in land use and development options within the urban growth boundary

The designation of McMillan Mesa Natural Area as Public Open Space removes approximately 300 acres from the goal of promoting infill and intensification near activity centers.

➤ *Growth Areas and Land Uses*

Policy LU.5.1. Encourage development patterns within the designated growth boundaries to sustain efficient infrastructure projects and maintenance.

Policy LU.16.1. Encourage the continued intensification, expansion, and protection of existing industrial, warehousing, and distribution uses from encroachment where appropriate.

The open space designation conflicts with the Regional Plan policy to protect employment and uses from encroachment.

➤ *Transportation*

Policy T.8.1. Promote efficient transportation connectivity to major trade corridors, employment centers, and special districts that enhances the region's standing as a major economic hub.

Policy T.8.3. Design neighborhood streets using appropriate traffic calming techniques and street widths to sustain quality of life while maintaining traffic safety.

Policy T.8.4. Protect rights-of-way for future transportation corridors.

Policy T.8.5. Support the area's economic vitality by improving intersection design for freight movements

The elimination of Ponderosa Parkways extension to Gemini will reduce driving accessibility of the immediate area and could increase traffic on the 4th Street corridor. This change is expected to increase vehicle travel distances, cut through traffic in neighborhoods, and affect emergency response times.

Impact Analyses

➤ *Transportation Impact Analysis*

As a result of not constructing the future "Access" road between Ponderosa Parkway and Gemini, vehicle trips on Switzer Canyon, Pine Cliff, Turquoise, and 4th Street may receive more vehicle traffic than predicted in the Regional Plan Development Scenarios Analysis.

➤ *Water, Sewer, and Stormwater Drainage Impact Analysis*

• *Water Demand and Capacity*

There is no expected change in demand or capacity based on the proposed McMillan Mesa Natural Area; no associated improvements are necessary.

The majority of water mains exist within the existing road's right-of-ways. In addition to water mains within the right-of-ways, there are some eight-inch water mains that connect the San Francisco de Asis school/church to Pinecliff Dr and Gemini Rd's 12-inch water mains. No new water mains are desired or expected within the proposed McMillan Mesa Natural Area. However, the Legally Designated Open Space Management Plan does state that the City of Flagstaff Water Services will continue to have access to the existing lines that pass through the proposed Natural Area.

• *Stormwater*

There are no expected changes to any downstream stormwater facilities based on the proposed McMillan Mesa Natural Area.

There are opportunities within the proposed Natural Area to potentially improve stormwater quality or reduce downstream effects. A location was identified within Tract J of the original McMillan Mesa Specific Plan (which is now part of the Natural Area) for a potential detention basin. This location has some existing stormwater infrastructure and has historically experienced drainage issues during large events along Hemlock Way. Another area that may benefit from future stormwater infrastructure improvements is along the Natural Area's eastern border, against Isabel St. The slopes against Isabel St are soft, and sediment sometimes ends up in the Street during heavy rain events. The City's Legally Designated Open Space Management Plan identifies planned management actions to work with the City Stormwater Section to determine the need for stormwater treatments within the Natural Area.

There are numerous FUTS throughout the proposed Natural Area. The City's Stormwater Division needs approximately 30 feet around each trail to maintain the drainage and engineered features that would help the functionality of the existing FUTS. The City's Legally Designated Open Space Management Plan does permit the maintenance of formal trails.

• *100-Year Water Supply*

There is no expected change to the City of Flagstaff's 100-year water supply since the area's water demand is equal-to or less-than the original plan for the area, which was used to determine the 100-year water supply needs.

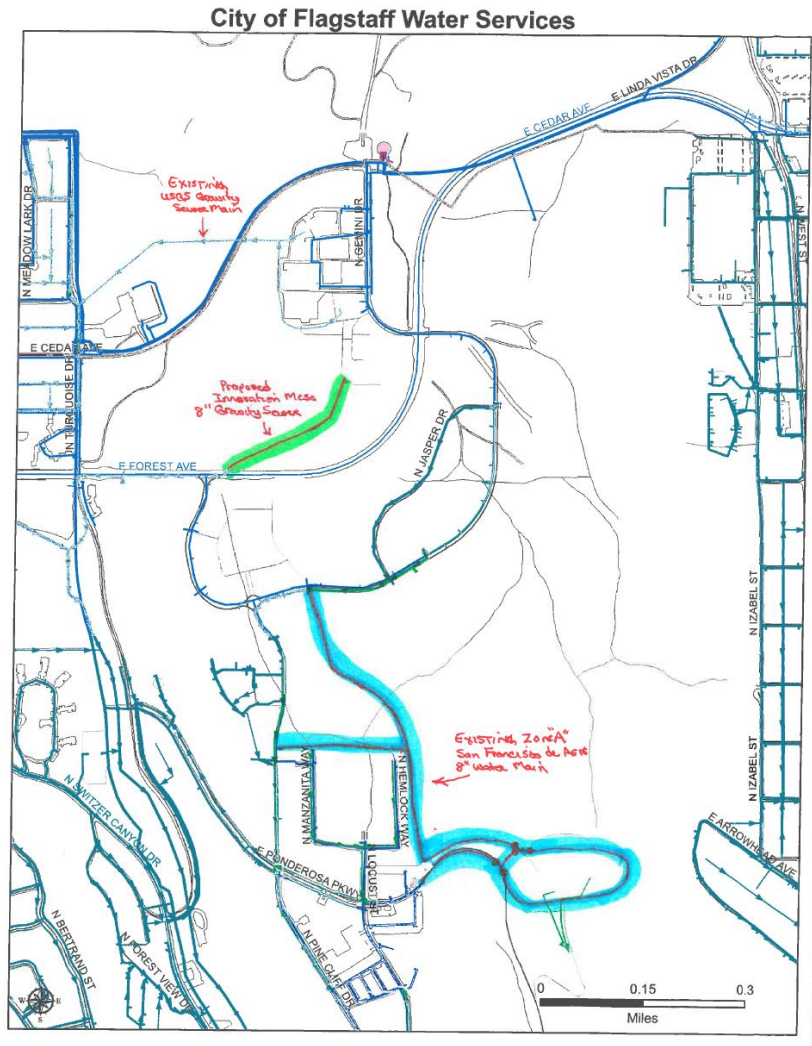
• *Reclaimed Water*

The McMillan Mesa Natural Area has not proposed using any reclaimed water. Therefore, there is no change to the City of Flagstaff's reclaimed water system as a result of this proposed rezoning. There is one existing 8-inch reclaimed waterline that runs through the McMillan Mesa Natural Area. Water Services needs access to this line at any time for maintenance, repairs in the event of a break or leak, and to access valves. Any rights granted by existing easements will not be impacted by this rezone. Moving forward, associated projects will need to involve City legal review and input to ensure adherence to legal directives of Proposition 413.

• *Sewer Demand and Capacity*

There is no expected change in sewer demand or capacity based on the McMillan Mesa Natural Area and no associated improvements are necessary.

The majority of sewer mains are located within the existing road's right-of-ways. The southern half of the existing development north of the Natural Area, containing the Northern Arizona Center for Entrepreneurship and Technology and some of the USGS facilities, is currently served by a pressure sewer that connects to a gravity sewer toward the north end of this existing development. There is a desire from the City of Flagstaff to eliminate all pressure sewers. Therefore, a plan to serve this area with a gravity sewer by connecting the developed area to the sewer main within Forest Ave has been proposed. This proposed connection would have to cross the McMillan Mesa Natural Area. Proposition 413 provides direction regarding improvements on the Property. This project will need to involve City legal review and input to determine if the project can move forward and adhere to legal directives of Proposition 413.



Water Service's proposed USGS gravity sewer project.

➤ *School Impact Analysis*

The designation of McMillan Mesa Natural Area to Public Open Space is not expected to generate new school enrollment for the Flagstaff area.

➤ *Police and Fire Impact Analysis*

The removal of the Ponderosa Parkway extension from the Road Network Illustration may have an impact on response times for nearby neighborhoods. Fire Station #2 is located on Ponderosa Parkway below the edge of the Mesa. To access properties to the north, engines will have to route around the Natural Area, which will add time to responses.

Having this Property managed by the Open Space Program creates opportunities for forest restoration projects to reduce the potential for catastrophic wildfire starting or spreading through the Property.

➤ **Economic Development Impact Analysis**

The proposed plan amendment will have both positive and negative effects on the economic development of the community. Positive influences will be to protect community character, including open space as a marketable characteristic to the medical and science research business park developing on the Mesa, and to create opportunities for the recreation and tourism industries on City land. The economic value (consumer surplus) derived from non-motorized trail use in Arizona by in-state residents, based on a midpoint estimate, is \$8.3 billion per year, with model estimates ranging between \$6.2 billion and \$10.6 billion, according to The Department of Agricultural and Resource Economics, The University of Arizona, 2020 assessment. The undesired economic effect will be the City's reduced capacity for infill and reduction in the size of the business park on McMillan Mesa.

Public Utilities and Essential Services Use Analysis

The proposed McMillan Mesa Natural Area is expected to have no impact on water demand, water capacity, wastewater demand, wastewater capacity, or other services that are typically associated with providing public facilities.

A complete new legal survey for the entire McMillan Mesa Natural Area for the following ten parcels (107-01-001B, 101-28-007C, 110-08-001G, 109-02-001S, 107-01-001F, 101-28-007E, 101-37-001E, 101-37-002H, 101-37-002J, and 107-01-001G) has been completed. A registered surveyor completed this legal description to obtain legal descriptions for the City Council ordinance. The City's GIS department produced maps that include all known existing easements and utilities within the area to be rezoned. This process identified as many utilities within the site as possible. The City recognizes that McMillan Mesa Natural Area is encumbered by existing easements. Any rights granted by existing easements will not be impacted by this rezone. In addition, the Open Space Program will continue to work with existing utilities with no easement, existing easement dedications, and other existing encumbrances to ensure adherence to legal directives of Proposition 413.

Land Use Analysis

Prior to McMillan Mesa Natural Area Major Plan Amendment in 2018, the Flagstaff 2030 Regional Plan designated portions of the City parcels on the Mesa north of Forest Avenue as "Employment," southwest as "Future Suburban," and areas outside of Buffalo Park as "Area in White" – a designation that does not bind those parcels to any specific use. When Proposition 413 passed and following the McMillan Mesa Natural Area Major Plan Amendment in 2018, these associated uses changed. The major plan amendment reduced the "Area in white", decreased the Suburban area, and increased the city-wide areas of Parks/Open Space. The net reduction in the Employment/Special District area types, which are designated for research, office, business park, industrial and employment generating uses, is approximately 28 acres. The mapping correction to Future Employment along Gemini increased Employment/Special District areas by 5.3 acres. Therefore, the total reduction in Employment and Special Districts is 22.7 acres. Designating a new "Special Planning Area" for the veteran's home on the Future Growth Illustration allocated 10 acres to this purpose.

The land affected by Proposition 413 is currently zoned as Public Facilities, Rural Residential, and Research and Development. According to the Ordinance, the City cannot sell the land or permit any of the other allowed uses under Public Facilities and Rural Residential. City Council directed staff to amend the Zoning Code to reflect the outcomes of Proposition 413. This proposed Zoning Code Amendment recommends rezoning the Property to Public Open Space for the McMillan Mesa Natural Area (10 parcels listed below), making the Property's zoning consistent with the Regional Plan Amendment, Future Growth Illustration and related maps, and proposition 413.

McMillan Mesa Natural Area 10 Parcels Proposed to be Rezoned to Public Open Space:

- All of 107-01-001B: 152.52 acres southeast of Gemini Drive and the “cinder pit” parcel. Existing Zoning: 5.168661 acres Public Facilities and 147.34 acres Rural Residential
- All of 101-28-007C: 19.10 acres parcel immediately north of the “Horseshoe Neighborhood”. Existing Zoning: 19.10 acres Public Facilities.
- Part of 110-08-001G: 50.16 acres (remaining parts are Buffalo Part and USGS business park) the southwest portion of this 298-acre parcel bounded by USGS facility, Switzer Canyon Trail, Forest Avenue, and North Turquoise Drive. Existing Zoning: 16.109275 acres Public Facilities and 34.050725 acres Rural Residential.
- Part of 109-02-001S: 70.43 acres of 181.8 acres (rest is Buffalo Park) the southern portion of this parcel bounded by Forest Avenue, Coconino High School, the “cinder pit”, and the APS powerline. Existing Zoning: 59.749 acres Public Facilities and 10.68 acres Rural Residential.
- All of 107-01-001F: 1.94 acres, located southeast of Gemini drive. Existing Zoning: Research and Development.
- All of 101-28-007E: 0.01 acres parcel east of N. Pine Cliff Drive and south of parcel #101-46-005A. Existing Zoning: Public Facility
- All of 101-37-001E: 4.158662 acres 1751 N Gemini Dr. Flagstaff, AZ 86001. Existing Zoning: Research and Development. Flagstaff Urban Trail System connector.
- All of 101-37-002H: 1.186275 acres 1750 N Gemini Dr. Flagstaff, AZ 86001. Existing Zoning: Research and Development. Flagstaff Urban Trail System connector.
- All of 101-37-002J: a 0.08 acres parcel adjacent to 107-01-001F. Existing Zoning: Research and Development.
- All of 107-01-001G: a 0.09 acres parcel adjacent on the west side of parcel 107-01-001B. Existing Zoning: Rural Residential.

Changes in Land Use due to this Proposed Zoning Amendment

Area Zoning	Acres Reduced	Acres Added	Net Change
Public Facility	100.14	0	-100.14
Rural Residential	192.07	0	-192.07
Research & Development	7.45	0	-7.45
Public Open Space	0	~300	~300

Public Good Analysis

Positive impacts of rezoning the Property include providing the community an opportunity to expand the preservation and restoration of a montane grassland. This is an at-risk ecosystem type in the Flagstaff area. The Buffalo Park/McMillan Mesa Natural Area complex will provide the City's second-largest, and most diverse recreational and natural resource area. The water, wildlife, vegetation, and geologic resources are important factors that support the Property's permanent preservation and will subsequently be managed and maintained appropriately to ensure protection. Having this Property managed by the Open Space Program creates opportunities for forest restoration projects in partnership with the City Fire Department that could reduce the potential for catastrophic wildfire starting or spreading through the Property. Rezoning the Property will preserve views within its boundaries and along priority corridors adjacent or through its boundary. Its continuity with Forest Service trails and resources will further enhance the opportunities of these combined properties. Eight existing multi-use trails pass through the Natural Area. These trails provide a chance to walk and bicycle for recreation and transportation. The presence of natural resources will enhance the surrounding neighborhoods and business park by protecting a marketable characteristic while providing mental and physical health opportunities for the community.

The allocation of 10 acres for the construction of the Veteran's home is part of the business park setting and will bring in patients throughout the region, providing a potential economic advantage. The preservation of McMillan Mesa Natural Area as Public Open Space offers the community with recreational opportunities that support physical and mental health. McMillan Mesa provides healthy opportunities to get outside for neighborhood and business parks alike, including Switzer Mesa, McMillan Mesa Village, Stone Ridge, Hospital Hill, the USGS and NACET Business Park, Shadow Mountain, Grandview Homes, and Sunnyside. Subsequently, the rezoning of this Property provides low-income residents with a direct connection to the natural environment. It helps achieve environmental justice, providing access to natural settings that allow better health, environment, and equitable access. People living in walkable neighborhoods get about 35–45 more minutes of moderate-intensity physical activity per week and are substantially less likely to be overweight. Transportation and land use will also be supported by prioritizing walking and biking to support public health. Rezoning the Property supports economic prosperity and recreation by enhancing recreation and outdoor opportunities and accommodating increased use.

The McMillan Mesa Natural Area is expected to have no impact on water demand, water capacity, wastewater demand, or wastewater capacity. While the Natural Area is not likely to create any downstream stormwater impacts, opportunities for mitigation exist to help with stormwater runoff.

Public Benefits:

- The McMillan Mesa Natural Area will preserve views within its boundaries and along priority corridors adjacent to the area. These views are meaningful to the character of the Flagstaff community and are essential to maintaining tourism and promoting economic benefits.
- Due to its location, it provides numerous neighborhoods with access to exercise opportunities and a healthy outdoor setting, both important components that are shown to improve the health of communities.
- McMillan Mesa's urban location and proximity to educational institutions make it a good fit for the biological studies of species, environmental investigations, and opportunities to visit the Property to learn about land management and urban planning. Coconino High School is within proximity to the northeast, BASIS Flagstaff Charter School to the east, and the Montessori Charter School of Flagstaff to the south. Also within walking distance is the Peak School, Killip Elementary School, and Pine Forest Charter School. The natural area and provides excellent chances for outdoor education.
- Several trails bisect the Natural Area. Trails can act as a firebreak, causing a gap in the vegetation to act as a barrier to slow or stop wildfire's progress and could hopefully reduce the size of a wildfire. General goals include maximizing the health of the Natural Area through the implementation of thinning and broadcast burning operations. Properly maintained trails could be useful to conducting fire operations and could offset the cost of completing work.
- City Strategic Plan Goals Supported by Rezoning:
 - 1.2, 2.2, 3.2, 4.1, 4.2, and 4.4.
- CAAP Goals Supported by Rezoning:
 - Protect existing forests, resources, and meaningful open spaces.
 - Support proactive engagement with the community.
 - Protect natural area and ecosystems services that are most vulnerable to the impacts of increased visitation and climate change.
 - Maintain ecosystems as dependable sources of recreation, economic prosperity, biodiverse plant, and wildlife habitat, and improve forest management through collaboration with regional partners.

Challenges presented by the preservation of the Natural Area include the City's reduced capacity for infill, reduction in the size of the business park on McMillan Mesa, and the indirect effects of the reduced motorized transportation through the Natural Area. The designation of Public Open Space on a large area central to Flagstaff further separates the east and west sides of the City and is, therefore, inconsistent with the Regional

Plan goals of promoting infill and intensification near activity centers. The open space designation also conflicts with the Regional Plan policy to protect employment land uses from encroachment.

Prior to McMillan Mesa Natural Area Major Plan Amendment in 2018, the Flagstaff 2030 Regional Plan designated portions of the City parcels on the Mesa north of Forest Avenue as "Employment," southwest as "Future Suburban," and areas outside of Buffalo Park as "Area in White" – a designation that does not bind those parcels to any specific use. These designations allow associated land uses that included employment expansion, suburban home expansion, and other development. When Proposition 413 passed, and following the McMillan Mesa Natural Area Major Plan Amendment in 2018, associated uses and the transportation network changed. The major plan amendment reduced the "Area in white", decreased the Suburban area, and increased the city-wide areas of Parks/Open Space. The reduction in Employment/Special District area type, which is designated for research, office, business park, industrial and employment-generating uses, is approximately 23 acres.

Transportation networks were also identified before the approval of the passing of Proposition 413. The Road Network Illustration in the Regional Plan showed a future road connection from the south. An "Access" road that would have connected Ponderosa Parkway and Gemini, though there was no anticipated timeline on when it may have been constructed. As a result of not constructing the future "Access" road between Ponderosa Parkway and Gemini, vehicle trips on Switzer Canyon, Pine Cliff, Turquoise, and 4th Street may receive more vehicle traffic than predicted. This change is expected to increase vehicle travel distances, cut-through traffic in neighborhoods, and affect emergency response times.

Public Challenges:

- The Open Space designation conflicts with the Regional Plan policy to protect employment and uses from encroachment.
- As a result of not constructing the future "Access" road between Ponderosa Parkway and Gemini, vehicle trips on Switzer Canyon, Pine Cliff, Turquoise, and 4th Street may receive more vehicle traffic than predicted in the Regional Plan Development Scenarios Analysis. This may also have an impact on response times for nearby neighborhoods. Fire Station #2 is located on Ponderosa Parkway below the edge of the Mesa. To access properties to the north, engines will have to route around the Natural Area, which will add time to responses.

These changes are not expected to be detrimental to the public interest (health, safety, convenience, welfare) and support other important community initiatives, such as City strategic plan goals and the Climate Action and Adaptation Plan (CAAP).

Access to the Natural Area and surrounding Open Space properties are provided by Cedar Avenue to the east and northwest and Pine Cliff Drive by way of Turquoise to the south and southwest. Gemini will provide ingress and egress to the Veteran's Home. The Natural Area will generate fewer trips from the site of this plan amendment than the original land use predictions. The exact modeling of trips for the Veteran's home will be completed by the State and may be reviewed by the City. The proposed McMillan Mesa Natural Area is expected to have no impact on water demand, water capacity, wastewater demand, or wastewater capacity.

Property Suitability Analysis

There is good access to the Natural Area provided by Cedar Avenue to the East and northwest and Pine Cliff Drive by way of Turquoise to the south and southwest. NAIPTA bus service Route 2 (Blue) is provided on Cedar Avenue at the eastern intersection with Gemini and through a school diversion along Gemini for school start and release times. FUTS trails allow for bicycle and pedestrian access from Ponderosa Parkway, Cedar Avenue, and Buffalo Park. FUTS trails also circulate recreational traffic through Natural Area and Buffalo Park. These trails provide recreation access to the Dry Lake Hills and Mt. Elden on the Coconino National Forest.

Preservation of the Natural Area provides the community an opportunity to expand the protection and restoration of a montane grassland, an at-risk ecosystem type in the Flagstaff area. The Buffalo Park/McMillan Mesa Natural Area complex will preserve views within its boundaries and along priority corridors adjacent or through its boundary.

McMillan Mesa provides access for passive recreation, education opportunities, and escape from urbanized settings. The Natural Area will preserve natural and cultural resources such as:

- Steep slopes, rocky outcrops and escarpment, and forest resources on the eastern side of the Property,
- Special status (rare) plant species,
- Sensitive wildlife species,
- The viewshed corridor and Great Street designation along Cedar Avenue,
- Passive recreation opportunities throughout the Natural Area and on adjacent open space properties,
- Several cultural and archeological resources on the eastern slopes of the Mesa, and
- Historic resources, including the Beale Wagon Road.

The Property is an important habitat for wildlife and provides the community with wildlife viewing opportunities. The Montane grassland habitat is known for supporting small mammals and is particularly important in providing prey animal populations that support sensitive and threatened birds of prey, such as the Mexican Spotted Owl and Northern Goshawks. The Natural Area provides habitat for mule deer and other species of wildlife. Prairie dog colonies within the plan amendment boundary have been mapped on the north side of Cedar Avenue, south of the USGS, and along the north side of the Natural Area near Coconino High School. Prairie dogs likely exist throughout the properties as their colony size and extent follows population boom and bust cycles.

McMillan Mesa Natural Area Zoning Map Amendments PZ-20-00063

PART 1 – GENERAL REQUIREMENTS

I.7 Neighborhood Meetings Plan

A plan for conducting the neighborhood meetings in compliance with Zoning Code Sections 10-20.30.060 and 10-20.30.070 is addressed below. This plan includes the following information:

- Property owners, citizens, jurisdictions, and public agencies within 300 feet of the area affected by the application, Homeowners Associations and Neighborhood Associations within 1,000 feet of the subject property, and the Registry of Interested persons or groups;
- Proposed notification methods for persons and organizations identified;
- Form, structure, and agenda of the meeting;
- Opportunities for those particularly affected parties to discuss and provide input on the applicant’s proposal;
- Location, date, and time of the neighborhood meeting;
- Methods to keep the Planning Director informed of the status and results of the neighborhood meeting.

Meeting Purpose and Plan

In accordance with Section 10-20.30.060 of the City of Flagstaff Zoning Code, the applicant will be holding two neighborhood meetings as part of its citizen participation efforts. Pursuant to direction from City Staff, the neighborhood meetings will be virtual and will be held on Zoom due to the Covid-19 pandemic.

Plan Purpose:

- Public Participation Meetings will provide a clear and comprehensive summary of all public participation opportunities and notification procedures required for the McMillan Mesa Zoning Amendment.

Meeting Purpose:

- Provide early and effective citizen participation in conjunction with the zoning map amendment to allow citizens time to understand any real or perceived impacts the application may have on the community;
- Ensure that the citizens and property owners have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process and;
- Facilitate ongoing communication with the community and potentially affected citizens and adjacent property owners.

Parties to be notified:

- The applicant will reach out to neighboring property owners and residences within 300 feet and Neighborhood Associations and HOAs within 1,000 feet of the area to be rezoned, and individuals on the Registry of Interested persons or groups. Staff has attached a list of all the properties within this identified area in the complete application called: “Property Owner/HOA Notification List.” The City of Flagstaff GIS Department generated these lists on October 26th, 2020. The list includes owners and nonowners mailing lists at a minimum of within 300 feet of the proposed rezoning proposal and a list of HOAs at a minimum of 1,000 ft of the proposed rezoning proposal. Maps are included in the submitted data demonstrating the area covered and include buffers beyond the required distance.

Notification Methods:

- The applicant is proposing to mail (via first-class mail of the United States Post Office) the attached Neighborhood Meeting Notice “letter to Community” to all parties described above who are required to be noticed. The letter will invite these parties to neighborhood meetings on Zoom. The letter providing the Zoom meeting link will be sent by first-class mail no later than 15 days prior to the meeting. A sign that will be at least 4’ x 4’ in size will be installed on the property near the intersection of E Cedar Ave. and N Gemini Rd on the NE corner in the public right of way at least ten days before the first neighborhood meeting. The sign will set forth the purpose, time, date, and place of the meeting. The attached Neighborhood Meeting Sign document “Sign Posting” includes the sign content. The lettering size and design will use Public Hearing sign design standards since the community is used to seeing. The sign shall have a white background with black lettering, with a minimum 2” title text and minimum 1” letter size. The sign shall be securely fastened to metal stakes. It will be made of laminated coroplast, laminated plywood, or other suitable construction material. The sign’s height shall be at least four feet from the finished grade to the top of the sign and shall not be obstructed from view.

Neighborhood Meeting Form, Structure, and Agenda Detail

- The meeting will begin with a presentation (draft included in submitted material) from the applicant’s team. It will be followed by a question and answer session with participants during which the applicant will attempt to address any concerns. The applicant’s proposed plan will be displayed during the presentation. Robert Wallace, Open Space Specialist, and Open Space Commission Members will make the presentation. There will be several talking points (draft included in submitted material) to cover during the meeting. The applicant will also establish communication guidelines at the beginning of the meeting and will reiterate them throughout as needed. At the beginning of the meeting, the applicant’s representative will ask all attendees to provide their names and address in the chatbox to record their attendance at the meeting. At the beginning of the meeting, the applicant’s project representative will inform the attendees that attendees will have the ability to use the chat function to ask questions respectfully and make comments, and in doing so, to respect the opinions of all attendees. The questions and comments will be addressed during the question and answer session following the presentation. Additionally, the attendees will be notified that they will have the opportunity to verbally provide questions, and input during the question and answer session of the meeting. They will be informed that they will have 3 minutes to speak, and they will be notified when their 3 minutes are up, and only one person will be allowed to talk at a time. They will also be notified that if participants in the meeting continue to interrupt other attendees or presenters, they may be removed from the meeting.
- Presentation and Display of rezoning request: the presentation to the attendees will describe the rezoning request, including the area to be rezoned, the current and proposed use of this area, the current and proposed zoning, reasons behind the rezoning request, the potential improvements that will be made to the area, and any other relevant information. Open Space Commissioners will assist with the presentation and provide input and comments as necessary. Open Space Commissioners will monitor the chat during the presentation. During the presentation, the applicant will also show the proposed Natural Area on the screen so the neighbors can get a full understanding of the site layout and the proposed use subject to the rezoning.
- Discussion with Attendees: The attendees will be muted during the presentation. However, while one member of the applicant’s team is speaking, the other members will be monitoring the chatbox to coordinate with attendees who communicate in writing during the meeting. Once the presentation is made, the applicant and his representatives will open the meeting to the attendees for verbal discussion. As stated above, attendees will have at least 3 minutes to speak. They will begin by answering any questions or responding to comments that attendees wrote in the chatbox during the presentation. The

attendees will then be asked if they have additional comments or questions, and the meeting will be opened to verbal discussion. The purpose of this part of the meeting is for the applicant and representatives to engage in dialogue to attempt to address any concerns the attendees may have. Once this discussion is completed, the meeting will be called to an end.

- Additional opportunities for those potentially affected parties to discuss and provide input on the applicant's proposal: The applicant will continue to make themselves available throughout the rezoning process to answer and address questions and concerns via email. It is noted that the applicant's contact information is clearly set forth on the proposed meeting notice to make for easy ongoing communications with the community. The applicant will address and attempt to resolve any concerns expressed by members of the community throughout the rezone process either through email, by phone, or in-person meetings that are specifically requested or arranged. Furthermore, the public will have the opportunity to comment via the Flagstaff Community Forum (draft included in submitted material) during the 60-day comment period. Comments will be accepted through the Flagstaff Community Forum (<https://www.opentownhall.com/portals/227/forum>). The community forum will include a map of rezoning request, a description of the rezoning request, including the area to be rezoned, the current and proposed use of this area, the current and proposed zoning, reasons behind the rezoning request, the potential improvements that will be made to the area, and any other relevant information. Participants will have the opportunity to provide written comments. Frequently asked questions and comments will be summarized and posted to the Community Forum results page.
- Following the neighborhood meetings, Community Forum, and efforts described above, the applicant will submit to the Planning Development Manager assigned to this rezoning case—Genevieve Pearthree—a Neighborhood Meeting Record of Proceedings and the Neighborhood Meeting Certification in accordance with Section 10-20.20-060 of the City's Zoning Ordinance. These are the methods that will be used to keep City Planning Staff, and the City Planning Director informed of the status.
- The Neighborhood Meeting Record of Proceedings will include details of techniques the applicant used to involve the public, including 1) Dates and location(s) of neighborhood meetings; 2) Copies of letters, notices, newsletters, and other correspondence, including dates and number of mailings or deliveries; 3) A copy of the mailing list; 4) The number and names of people that participated in the process based on the sign-in sheet for the meeting and Community Forum report, and 5) A dated photograph of the sign installed. The report will also include a summary of concerns, issues, and problems expressed during the neighborhood meeting, including the substance of the concerns, issues, problems, and the applicant's response to the comments received at the public meeting. The applicant's responses will be included in the appropriate documents(s) and included in the Neighborhood Meeting Record of Proceedings to the Planning Development Manager. If public comments are not included in any of these documents, an explanation of why they were not included must be provided.

Neighborhood Meeting Plan Steps:

- Create a press release that sets forth the purpose and substance of the proposed application and the time, date, and place of the neighborhood meeting (Release date: November 20th, 2020);
- Schedule meetings after the pre-application review meeting with the Planning Development Manager. All neighborhood meeting requirements must be met before Staff can approve the Zoning Map Amendment, and the public hearing can be scheduled before the Planning & Zoning Commission.
- Submit a copy of the notice to the Planning Development Manager.
- Identify property owners and residents within 300 feet and Neighborhood Associations and HOAs within 1,000 feet of the area to be rezoned, and individuals on the Registry of Interested persons or groups.

- Notify the individuals listed in the bullet point above of the 60-day comment period and meetings by first class mail (Mailing date: November 20th, 2020).
- Post the site with one sign November 20th, 2020) that is at least four feet by four feet in area on the property in a location or locations clearly visible from a public right-of-way to adjacent residents setting forth the purpose, time, date, and place of the neighborhood meeting, with an attached information tube containing copies of the meeting notice. This sign shall be installed a minimum of 10 days prior to the neighborhood meeting.
- Notification of the general public will take several forms:
 - A press release to communicate the virtual meetings and the 60-day comment period will be released.
 - Notification of the Open Space program email list prior to all meetings.
 - Notification on the Open Space Program Facebook page prior to all meetings.
 - Flyers for the open house on community bulletin boards around town.
 - Legal notice for a public hearing.
 - Notification by first class mail all parties required to be notified, as discussed previously in this document.
- Use drafted meeting agendas.
 - Meeting Agenda
 - Provide a short presentation on McMillan Mesa Natural Area’s history as it relates to Proposition 413 and the Regional Plan Amendment in response to Proposition 413.
 - Provide a summary of the McMillan Mesa Natural Area Rezone Application to allow citizens time to understand any real or perceived impacts the application may have on the community.
 - Facilitate a discussion to answer questions and receive comments on the McMillan Mesa Natural Area Rezone Application.
- Open the 60-day comment period two weeks prior to the first meeting (November 20th, 2020). Comments will be accepted through the Flagstaff Community Forum (<https://www.opentownhall.com/portals/227/forum>). Frequently asked questions and comments will be summarized and posted to the Community Forum results page.
- Hold meetings:
 - Virtual Meetings
 - Meeting 1:
 - Form:
 - Zoom Meeting Platform
 - Structure:
 - Presentation followed by question and comment period.
 - Date and Time:
 - December 14th, 2020 5-7 PM.
 - Agenda:
 - Provide a short presentation on the history of McMillan Mesa Natural Area as it relates to Proposition 413.
 - Provide a summary of the McMillan Mesa Natural Area Rezone Application to allow citizens time to understand any real or perceived impacts the application may have on the community.
 - Facilitate a discussion to answer questions and receive comments on the McMillan Mesa Natural Area Rezone Application.
 - Strategies: Provide time for questions during the meeting.
 - Provide time for comments during the meeting.

- Provide an option to write in a comment via the Flagstaff Community Forum (<https://www.opentownhall.com/portals/227/forum>).
- Minutes from the meeting will be posted on the Open Spaces Commission's website.
- Meeting 2:
 - Form:
 - Zoom Meeting Platform
 - Structure:
 - Presentation followed by question and comment period.
 - Date and Time:
 - Wednesday, January 13th, 2021 5-7 PM.
 - Agenda:
 - Provide a short presentation on the history of McMillan Mesa Natural Area as it relates to Proposition 413.
 - Provide a summary of the McMillan Mesa Natural Area Rezone Application to allow citizens time to understand any real or perceived impacts the application may have on the community.
 - Discuss any changes made in response to feedback from the first neighborhood meeting.
 - Facilitate a discussion to answer questions and receive comments on the McMillan Mesa Natural Area Rezone Application.
 - Strategies:
 - Provide time for questions during the meeting.
 - Provide time for comments during the meeting.
 - Provide an option to write in a comment via the Flagstaff Community Forum (<https://www.opentownhall.com/portals/227/forum>).
 - Minutes from the meeting will be posted on the Open Spaces Commission's website.
- Meeting 1 will be held virtually as a round table discussion that allows attendees to provide comments and ask questions.
- Meeting 2 will be held virtually as a round table discussion that allows attendees to provide comments and ask questions.
- Draft and send via electronic communication a summary of concerns, issues, problems expressed during the meetings and an overview of the responses given by City staff.

Record of Proceedings:

- A frequently asked questions and comments summary of the meetings will be submitted to the Director. The report will include:
 - Documentation that the meeting was noticed and conducted in compliance with requirements.
 - A list of techniques used to involve the public (including: dates and locations of neighborhood meetings or virtual meetings; a copy of letter, dates and numbers of mailings, a copy of the flyers distributed, dates and times of Facebook posts, a copy of the press releases, and dates and times of email notifications, mailing list, meeting sign in lists (for physical meetings), a dated photograph of the sign installed.
 - A summary of concerns, issues, and problems expressed during the meetings, and a summary of the responses given by City staff.
 - A copy of the written summary to all the people who recorded their names on the sign-in sheet for the meeting.

Meeting Schedule:

- **Meeting 1: Virtual**
 - Location: Zoom meeting
 - Date: Monday, December 14th, 2020
 - Time: 5-7 pm, 2 hours
- **Meeting 2: Virtual**
 - Location: Zoom meeting
 - Date: Wednesday, January 13th, 2021
 - Time: 5-7 pm, 2 hours

Methods to Keep the Director Informed:

- The Director will be notified immediately if there is any change in the location, date, or format of the meetings.
- The results will be provided in a Record of Proceedings, as provided by City Title 11-10.10.020.

Evidence of Plan Approval

X _____
Signature and date of Director



City of Flagstaff

November 20th, 2020

Dear Neighbor,

The purpose of this letter is to inform you that the City of Flagstaff's Open Space Program proposes to file for a Zoning Map Amendment for the McMillan Mesa Natural Area (to view a map visit: <https://flagstaff.az.gov/4169/McMillan-Mesa>), application number: PZ-20-00063. The application intends to change the existing Public Facilities and Rural Residential Zoning to Public Open Space Zoning for passive recreation and preservation. On November 8th, 2016, Flagstaff voters voted in favor of Proposition 413 – Campaign for a Greater Buffalo Park. This proposition restricted the use of approximately 300 acres of City-owned property on McMillan Mesa to public open space and passive recreation. The City Council approved the McMillan Mesa Natural Area major plan amendment (Resolution Number 2018-50) on Tuesday, October 16th, 2018. The next step is to amend the existing zoning of the McMillan Mesa Natural Area from Public Facilities and Rural Residential Zoning to Public Open Space.

To provide interested community members an opportunity to review the proposal and ask questions of staff, two meetings will take place.

Meeting 1: Community Virtual Meeting

- **Location:** Zoom Meeting Platform.
- **Link:** <https://us02web.zoom.us/j/83705245335?pwd=OUZFdG5sWmR1SzBPR0NYNTc1emtSQT09>




- **QR Code:** 
- **Date/Time:** Monday, December 14th, 2020. 5-7 pm, 2 hours.

Meeting 2: City of Flagstaff Open Space Commission Virtual Meeting: Staff will present the draft amendment at a regular meeting of the Open Space Commission

- **Location:** Zoom Meeting Platform.
- **Link:** <https://us02web.zoom.us/j/81886607204?pwd=NzZQRmZiYmIFUzIESzIGa09zU0ZKZz09>



- **QR Code:** 
- **Date/Time:** Wednesday, January 13th, 2021. 5-7 pm, 2 hours.

Each meeting will begin with a short presentation on McMillan Mesa Natural Area's history as it relates to Proposition 413, to be followed by the opportunity to provide feedback, and ask questions about the Zoning Map Amendment application.

If you cannot attend, you may also submit comments through the Flagstaff Community Forum (<https://www.flagstaff.az.gov/3284/Flagstaff-Community-Forum>) from December 1st, 2020 – January 31st, 2021. If you currently do not reside at this address, please notify tenants about this public participation opportunity.

If you have any questions, staff are happy to discuss them with you. You may contact Robert Wallace, Open Space Specialist at Robert.wallace@flagstaffaz.gov or (928) 213-2154. Please contact Genevieve Pearthree, the Planning Development Manager assigned to this case, with any questions about the Zoning Map Amendment process. She is available at gpearthree@flagstaffaz.gov or 928-213-2603.

As an interested party, property owner, resident, or HOA within the vicinity of this request, we greatly appreciate your input. Thank you for your attention to this letter.

Sincerely,

Robert Wallace | Open Space Specialist
City of Flagstaff Sustainability Section
Robert.Wallace@flagstaffaz.gov | 928.213.2154

211 WEST ASPEN AVENUE, FLAGSTAFF, ARIZONA 86001



City of Flagstaff

Media Advisory
Nov. 20, 2020
For Immediate Release

City seeks input on McMillan Mesa Natural Area rezone amendment application

FLAGSTAFF, Ariz– Proposition 413 (Campaign for a Greater Buffalo Park) was passed by Flagstaff voters in 2016. This proposition restricted the use of approximately 300 acres of City-owned property on McMillan Mesa to public open space and passive recreation. The land affected by Proposition 413 is currently zoned as Public Facilities and Rural Residential. The City Council directed staff to amend the Zoning Code to reflect the outcomes of Proposition 413. The City Council approved the McMillan Mesa Natural Area major plan amendment in 2018, the next step is to amend the existing zoning of the area Public Facilities and Rural Residential Zoning to Public Open Space.

To complete the Zoning Amendment application, the city is holding two community virtual meetings and a 60-day comment period to provide citizens the opportunity to review and comment on the application, to ensure citizens and property owners have an adequate opportunity to learn about application that may affect them and to facilitate ongoing communication with the community to resolve concerns.

Community meetings are on the following dates:

Meeting 1: Community Virtual Meeting

- Location: Zoom Meeting Platform:
<https://us02web.zoom.us/j/83705245335?pwd=OUZFdG5sWmR1SzBPR0NYNlU0ZkZz09>




- QR Code:
- Date: Dec. 14, 2020.
- Time: 5-7 p.m.

Meeting 2: Community Virtual Meeting

- Zoom Meeting Platform:
<https://us02web.zoom.us/j/81886607204?pwd=NzZQRmZiYmlFUzIESzIGa09zU0ZkZz09>



- QR Code: 
- Date: Jan. 13, 2021
- Time: 5-7 p.m.

Each meeting will begin with a short presentation on McMillan Mesa Natural Area's history as it relates to Proposition 413, to be followed by the opportunity to provide feedback, and ask questions about the Zoning Map Amendment application. Comments will also be accepted through the Flagstaff Community Forum (<https://www.flagstaff.az.gov/3284/Flagstaff-Community-Forum>) from December 1st, 2020 – January 31st, 2021.

If you have any questions about the McMillan Mesa Natural Area Rezoning Application or the upcoming public meetings, please contact Robert Wallace at 928-213-2154 or robert.wallace@flagstaffaz.gov. Please contact Genevieve Pearthree, Planning Development Manager, at gpearthree@flagstaffaz.gov or 928-213-2603 for questions about the Zoning Map Amendment application process.

###

Newsletter Content Community Notifications


Newsletter Notification Content 1:

City seeks input on McMillan Mesa Natural Area rezone amendment application


FLAGSTAFF, Arizona– Proposition 413 (Campaign for a Greater Buffalo Park) was passed by Flagstaff voters in 2016. This proposition restricted the use of approximately 300 acres of City-owned property on McMillan Mesa to public open space and passive recreation. The land affected by Proposition 413 is currently zoned as Public Facilities and Rural Residential. The City Council directed staff to amend the Zoning Code to reflect the outcomes of Proposition 413. The City Council approved the McMillan Mesa Natural Area major plan amendment in 2018, and the next step is to amend the existing zoning of the area Public Facilities and Rural Residential Zoning to Public Open Space.

To complete the Zoning Amendment application, the city is holding two community virtual meetings and a 60-day comment period to provide citizens the opportunity to ask about and comment on the application, and to facilitate ongoing communication with the community to resolve concerns.

Meeting 1: Community Virtual Meeting

- **Location:** Zoom Meeting Platform.
- **Link:**
<https://us02web.zoom.us/j/83705245335?pwd=OUZFdG5sWmR1SzBPR0NYNTclemtSQT09>
- **QR Code:** 
- **Date/Time:** Monday, December 14th, 2020. 5-7 pm, 2 hours.

Meeting 2: Community Virtual Meeting

- **Location:** Zoom Meeting Platform.
- **Link:**
<https://us02web.zoom.us/j/81886607204?pwd=NzZQRmZiYmlFUzIESzIGa09zU0ZKZz09>
- **QR Code:** 
- **Date/Time:** Wednesday, January 13th, 2021. 5-7 pm, 2 hours.

Each meeting will begin with a short presentation on McMillan Mesa Natural Area's history as it relates to Proposition 413, to be followed by the opportunity to provide feedback, and ask questions about the Zoning Map Amendment application.

If you cannot attend, you may also submit comments through the Flagstaff Community Forum (<https://www.flagstaff.az.gov/3284/Flagstaff-Community-Forum>) from December 1st, 2020 – January 31st, 2021.

If you have any questions, staff are happy to discuss them with you. You may contact Robert Wallace, Open Space Specialist at Robert.wallace@flagstaffaz.gov or (928) 213-2154. Please contact Genevieve Pearthree, the Planning Development Manager assigned to this case, with any questions about the Zoning Map Amendment process. She is available at gpearthree@flagstaffaz.gov or 928-213-2603.

As an interested community member, we greatly appreciate your input. Please feel free to share this opportunity with others, so they may have the opportunity to participate.

Vicinity Map : McMillan Mesa Natural Area




Newsletter Notification Content 2:

City seeks input on McMillan Mesa Natural Area rezone amendment application

FLAGSTAFF, Arizona– Proposition 413 (Campaign for a Greater Buffalo Park) was passed by Flagstaff voters in 2016. This proposition restricted the use of approximately 300 acres of City-owned property on McMillan Mesa to public open space and passive recreation. The land affected by Proposition 413 is currently zoned as Public Facilities and Rural Residential. The City Council directed staff to amend the Zoning Code to reflect the outcomes of Proposition 413. The City Council approved the McMillan Mesa Natural Area major plan amendment in 2018, and the next step is to amend the existing zoning of the area Public Facilities and Rural Residential Zoning to Public Open Space.

A second and final meeting to provide interested community members the opportunity to ask questions about the proposal and provide comments will take place on January 13th.

Meeting: Community Virtual Meeting

- **Location:** Zoom Meeting Platform.
- **Link:**
<https://us02web.zoom.us/j/81886607204?pwd=NzZQRmZiYmlFUzIESzIGa09zU0ZKZz09>
- **QR Code:** 
- **Date/Time:** Wednesday, January 13th, 2021. 5-7 pm, 2 hours.

This meeting will begin with a short presentation on McMillan Mesa Natural Area's history as it relates to Proposition 413, to be followed by the opportunity to provide feedback and ask questions about the Zoning Map Amendment application.

If you cannot attend, you may also submit comments through the Flagstaff Community Forum (<https://www.flagstaff.az.gov/3284/Flagstaff-Community-Forum>) from December 1st, 2020 – January 31st, 2021.

If you have any questions, staff are happy to discuss them with you. You may contact Robert Wallace, Open Space Specialist, at Robert.wallace@flagstaffaz.gov or (928) 213-2154. Please contact Genevieve Pearthree, the Planning Development Manager assigned to this case, with any questions about the Zoning Map Amendment process. She is available at gpearthree@flagstaffaz.gov or 928-213-2603.

Vicinity Map : McMillan Mesa Natural Area

9/28/2020



City of Flagstaff

NEIGHBORHOOD MEETINGS

LOCATION OF HEARINGS:
MEETING 1: VIRTUAL COMMUNITY OPEN HOUSE

GENERAL LOCATION: Zoom Meeting Platform.
LINK: <https://us02web.zoom.us/j/83705245335?pwd=OUZFdG5sWmR1SzBPRONyNTc1emtSQTO9>

QR Code: 

DATE: Monday, December 14th, 2020.
TIME: 5-7 pm, 2 hours.
SIZE OF SITE: Virtual

MEETING 2: CITY OF FLAGSTAFF OPEN SPACES COMMISSION VIRTUAL MEETING

GENERAL LOCATION: Zoom Meeting Platform.
LINK: <https://us02web.zoom.us/j/81886607204?pwd=NzZQRmZlYmIFUzIESzIGa09zU0ZKZz09>

QR Code: 

DATE: Wednesday, January 13th, 2021
TIME: 5-7pm, 2 hours.
SIZE OF SITE: Virtual

REQUEST: City of Flagstaff asks community members to provide comment on and ask questions of staff regarding the proposed Concept Zoning Map Amendment. Public may submit comments through attendance of above meetings, or through the Flagstaff Community Forum, from December 1st, 2020 – January 31st, 2021.

PROPOSAL: To file for a Concept Zoning Map Amendment for the McMillan Mesa Natural Area with the intent of changing the existing Public Facilities and Rural Residential Zoning to Public Open Space for passive recreation and preservation.

APPLICANT: Robert Wallace, Open Space Specialist. 928-213-2154. Robert.wallace@flagstaffaz.gov
City of Flagstaff Planning Development Manager: Genevieve Pearthree. 928-213-2603
gpearthree@flagstaffaz.gov
Posting Date: Monday, November 23rd, 2020

CASE# PZ-20-00063

Posted on November 20th, 2020

McMillan Mesa Natural Area Neighborhood Meeting Publicity and Record Documentation PZ-20-00063

Neighborhood Meeting 1: December 14th, 2020, 5-7 PM, Virtual Meeting – Zoom Platform

- 1) Neighborhood Meeting Notice sign posted at Gemini & Cedar on the McMillan Mesa Natural Area on November 19th, 2020 (attachment)
- 2) Press release sent out on November 20th, 2020 (attachment)
- 3) Letter to community sent out on November 20th, 2020 (attachment)
- 4) Mail listing for community letter (attachment)
- 5) Flagstaff Community Forum went live on November 20th, 2020
 - a) <https://www.flagstaff.az.gov/3284/Flagstaff-Community-Forum>
- 6) E-mail notification sent out December 2nd, 2020 (attachment)
- 7) E-mail notification list (attachment)
- 8) Flyer hung in various locations around Flagstaff community week prior to meeting
 - a) https://www.canva.com/design/DAENVktdZIU/xOjicD-h2vNgvmO9ZjzRqg/view?utm_content=DAENVktdZIU&utm_campaign=designshare&utm_medium=link&utm_source=homepage_design_menu
- 9) Sustainability December newsletter notice.
- 10) Sustainability Facebook event released for the 12/14/20 meeting
 - a) https://www.canva.com/design/DAENs5UTfWI/ekhLdKUwAtPO7pIMmuiUYA/watch?utm_content=DAENs5UTfWI&utm_campaign=designshare&utm_medium=link&utm_source=homepage_design_menu
 - i) <https://www.facebook.com/FlagstaffSustainabilityProgram/>
- 11) Sustainability Facebook post "Save the Date" for the 12/14/20 meeting
 - a) https://www.canva.com/design/DAENtRNvrHQ/xyLa4MpaKloXNIHIR-FE1Q/view?utm_content=DAENtRNvrHQ&utm_campaign=designshare&utm_medium=link&utm_source=homepage_design_menu
 - i) <https://www.facebook.com/FlagstaffSustainabilityProgram/>
- 12) Sustainability Facebook post for the 12/14/20 meeting itself (again directing people to the event) posted the week of the event (12/07/2020).
 - a) https://www.canva.com/design/DAENtQq8Xaw/QBADMM_9PE9f4Wzdg2VA/view?utm_content=DAENtQq8Xaw&utm_campaign=designshare&utm_medium=link&utm_source=homepage_design_menu
 - i) <https://www.facebook.com/FlagstaffSustainabilityProgram/>
- 13) Meeting 1 held on December 14th 2020.
 - a) This meeting records:
 - (1) A record of attendees
 - (2) A summary of concerns, issues, and problems expressed during the meetings, and a summary of the responses given by City staff (attachment)

Neighborhood Meeting 2: January 13th, 2021, 5-7 PM, Virtual Meeting – Zoom Platform

- 1) Neighborhood Meeting Notice sign posted at Gemini & Cedar on the McMillan Mesa Natural Area on November 19th, 2020 (attachment)
- 2) Press release sent out on November 20th, 2020 (attachment)
- 3) Letter to community sent out on November 20th, 2020 (attachment)
- 4) Mail listing for community letter (attachment)
- 5) Flagstaff Community Forum went live on November 20th, 2020
 - a) <https://www.flagstaff.az.gov/3284/Flagstaff-Community-Forum>
- 6) E-mail notification sent out January 6th, 2021 (attachment)
- 7) E-mail notification list (attachment)
- 8) Flyer hung in various locations around Flagstaff community week prior to meeting #1

- 9) Sustainability January newsletter notice.
- 10) Facebook event for the 1/13/21 meeting released on 12/27/2020.
 - a) https://www.canva.com/design/DAENtCuo874/ioD2HiRwQk5UzcYz8HNI1g/watch?utm_content=DAENtCuo874&utm_campaign=designshare&utm_medium=link&utm_source=homepage_design_menu
 - i) <https://www.facebook.com/FlagstaffSustainabilityProgram/>
- 11) Facebook post "Save the Date" for the 1/13/21 mtg (directing people to the event)- released on 12/27/2020.
 - a) https://www.canva.com/design/DAENtagURUw/En6uaej_CaLxMy6uAJ6EQ/view?utm_content=DAENtagURUw&utm_campaign=designshare&utm_medium=link&utm_source=homepage_design_menu
 - i) <https://www.facebook.com/FlagstaffSustainabilityProgram/>
- 12) Facebook post for the 1/13/21 mtg (again directing people to the Facebook event)- released on 1/4/21.
 - a) https://www.canva.com/design/DAENtd3xpSQ/SFOos7uJN3Pxp4PeMMATXQ/view?utm_content=DAENtd3xpSQ&utm_campaign=designshare&utm_medium=link&utm_source=homepage_design_menu
 - i) <https://www.facebook.com/FlagstaffSustainabilityProgram/>
- 13) Meeting 2 held on January 13th. 2021.
 - a) This meeting records
 - (1) A record of attendees
 - (2) A summary of concerns, issues, and problems expressed during the meetings, and a summary of the responses given by City staff (attachment)

Post Meeting Documented Steps:

- 1) Community Forum 60 - day participation opportunity, closed January 31st, 2021
 - a. Closing summary was reported.
- 2) Attendee notification sent out to all attendees to public meetings on March 8, 2021.
- 3) **I.9 Neighborhood Meeting Record of Proceedings Check List Documentation**
 1. Certification that the meeting was noticed and conducted in compliance with Zoning Code Section 10-20.30.060.
 - a. The certification letter is included on Page 15 of the document called, "I.1 & I.3_Zoning Map Amendment Checklist_PZ-20-00063_revised_3_8_2021" The certification letter needs the application manger Genevieve Pearthree's approval and signature.
 2. Written summary of the meetings that includes:
 - a. Written summary is complete – called, "McMillan Mesa Rezone Neighborhood Meetings Summary_PZ_20_00063_editedGP"
 3. Certification, on a form established by the Planning Director, that the meeting was noticed and conducted in compliance with the requirements of this section.
 - a. The certification letter is included on Page 15 of the document called, "I.1 & I.3_Zoning Map Amendment Checklist_PZ-20-00063_revised_3_8_2021" The certification letter needs the application manger Genevieve Pearthree's approval and signature.
 4. Details of techniques the applicant used to involve the public, including:
 - a. Dates and location(s) of neighborhood meetings;
 - i. Documentation included in "NeighborhoodMeetingComplianceRequirementReport_PZ_20_00063".
 - ii. Documentation included in "Presentation_Neighborhood Meetings_PZ_20_00063".
 - iii. Documentation included in "Community Meetings Talking Points Structure Forum PZ-20-00063".
 - iv. Documentation included in "Community Forum 60 day Comment Period Report_PZ-20-00063".
 - b. Copies of letters, notices, newsletters, and other correspondence, including dates and number of mailings or deliveries;

- i. Documentation included in “NeighborhoodMeetingComplianceRequirementReport_PZ_20_00063”.
 - ii. Documentation included in “Flagstaff Neighborhood Meeting Email Notifications_PZ_20_00063”.
 - iii. Documentation included in “I.8 Neighborhood meeting letter to community_PZ_20_00063”.
 - iv. Documentation included in “I.8 Public Press Release_PZ_20_00063”.
 - v. Documentation included in “Newsletter Content_PZ_20_00063”.
 - c. A copy of the mailing list and a summary of where residents, property owners, and potentially affected citizens receiving notices, newsletters, or other written materials were located;
 - i. Documentation included in “E-mail notification list_PZ_20_00063”
 - ii. Documentation included in “HOAs1000ft_MMSA_Map_PZ_20_00063”.
 - iii. Documentation included in “MMSAMailingLists_PZ_20_00063”.
 - iv. Documentation included in “ResidentsOwners300ft_MMSA_Map_PZ_20_00063”.
 - d. The number and names of people that participated in the process based on the sign-in sheet for the meeting; and
 - i. Documentation included in “McMillan Mesa Rezone Neighborhood Meetings Summary_PZ_20_00063_editedGP”.
 - e. A dated photograph of the sign installed.
 - i. Documentation included in “Neighborhood Meeting Sign Posting_MM_11_20_20_PZ_20_00063”.
- 5. A summary of concerns, issues, and problems expressed during the neighborhood meeting, including:
 - a. The substance of the concerns, issues, and problems; and
 - i. Documentation included in “McMillan Mesa Rezone Neighborhood Meetings Summary_PZ_20_00063_editedGP”.
 - b. The applicant’s response to the comments received at the public meeting. The applicant’s responses shall be included on the site plan, illustrative plan, other planning documents(s), and/or in an associated report. If public comments are not included in any of these documents, an explanation of why they were not included must be provided.
 - i. Documentation included in “Community Forum 60 day Comment Period Report_PZ-20-00063”.
 - ii. Documentation included in “McMillan Mesa Rezone Neighborhood Meetings Summary_PZ_20_00063_editedGP”.
- 6. The applicant shall also send a copy of the written summary to all the people who recorded their names on the sign-in sheet for the meeting.
 - i. Documentation included in “McMillan Mesa Rezone Neighborhood Meetings Summary_PZ_20_00063_editedGP”.

Neighborhood Meeting Certification

I, Robert Wallace, the authorized representative of McMillan Mesa Natural Area Zoning Map Amendment, do hereby attest that the neighborhood meeting for Project No. PZ-20-00063 was noticed and conducted in compliance with Section 10-20.30.060 of the City of Flagstaff Zoning Code and included the following:

- A Citizen Participation Plan, prepared in accordance with Section 10-20.30.030.C of the City of Flagstaff Zoning Code, was submitted to the City of Flagstaff on 11/06/2020 and accepted by the City of Flagstaff on 11/25/2020.
- A list of property owners within 300/1,000 feet of the subject property boundaries was prepared and submitted to the City of Flagstaff as part of the Citizen Participation Plan.
- Notices of the neighborhood meeting were sent via first class mail on 11/20/2020 to all property owners within 300/1,000 feet of the subject property boundaries, to all tenants residing on the subject property, to all Homeowners Associations (HOAs) within 1,000 feet of the subject property, and all persons or groups whose names are listed on the Registry of Persons and Groups.
- A total of 1 neighborhood meeting notification sign(s) were installed on 11/20/2020 at the following location(s):
 - NE corner of E Cedar Ave. and N. Gemini Rd. Flagstaff, AZ
 -
 -
- A written summary of the meetings, known as a Citizen Participation Report, was submitted to the City of Flagstaff on 3/08/2021.
- Copies of the Citizen Participation Report were sent via first class mail on 03/08/2021 to all persons who recorded their names on the neighborhood meeting sign-in sheet.

Authorized Representative of the Applicant:

Robert Wallace

Signature:

Robert Wallace Digitally signed by Robert Wallace
Date: 2021.08.23 11:24:45 -07'00'



City of Flagstaff McMillan Mesa Natural Area Rezone Neighborhood Meetings and Public Comment Summary

Neighborhood Meeting Session 1 December 14, 2020 | 5:00 PM – 7:00 PM Virtual Meeting (Zoom)

This meeting was noticed and conducted in compliance with Zoning Code Section 10-20.30.060.

22 Attendees

- Andy Bessler; 1255 N. Hemlock Way, Flagstaff AZ 86001
- Bryan Burton; 686 W. Old Territory Trail, Flagstaff AZ 86005
- Lisa Clark; 2724 E. Lewis Dr., Flagstaff AZ 86004
- Steve Finch; PO Box 30622, Flagstaff AZ 86003
- Lisa Gabaldon; 3601 N. Paradise Rd., Flagstaff AZ 86004
- Chris Gunn; 303 E. David Dr., Flagstaff AZ 86001
- Lori Hare; 426 W. Juniper Ave., Flagstaff AZ 86001
- Anna Hoffman; 1600 E. Rt. 66, Flagstaff AZ 86001
- Kara Kelty; 1175 N. Hemlock Way, Flagstaff AZ 86001
- Paul Kulpinski; 1515 E. Cedar Ave., Suite D-1, Flagstaff AZ 86004
- Karen Malis-Clark; 63 W. Pine Ave., Flagstaff AZ 86001
- Craig and Christi McMurray; 1155 N. Hemlock Way, Flagstaff AZ 86001
- Genevieve Pearthree; 211 W. Aspen Ave., Flagstaff AZ 86001
- Barbara Phillips; 1603 N. Sunset Dr., Flagstaff AZ 86001
- Rebecca Sayers; 211 W. Aspen Ave., Flagstaff AZ 86001
- Deborah Soltesz; 8815 N. Lunar Dr., Flagstaff AZ 86004
- Dennis Sperle; 3372 N. Estates St., Flagstaff AZ 86001
- Sylvia Struss; 2603 E. Elder Dr., Flagstaff AZ 86004
- Ian Torrence; 863 N. Pinecliff Dr., Flagstaff AZ 86001
- Robert Wallace; 4410 S. Lance Rd., Flagstaff AZ 86005
- Wm. Michael Wilson; 3639 S. Cheryl Dr., Flagstaff AZ 86005

Meeting Summary

The purpose of this neighborhood meeting was to provide background information and get feedback from the public on the McMillan Mesa area's proposed rezoning. The area is currently a patchwork of different types of zoning. To align with Proposition 413, the City's Regional Plan, and better manage the site, the City is proposing to rezone ten parcels currently zoned Rural Residential, Public Facilities, and Research & Development to Public Open Space. Below is a summary of concerns, issues, and questions regarding clarification and process that were discussed during the meeting on December 14, 2020. Additional feedback was provided through the Community Forum; results from the 60 – day public comment period and the community forum are included in this document.

Questions

When will this application be going to City Council for approval?

- **Response:** There is no date set yet, as the timing will be dependent on when the application materials are completed. The Open Space Program will be posting the date on social media when it is finalized. This information will also be included in the public notice for the Planning and Zoning Commission hearing.

Is any opposition from City Council expected for the rezone?

- **Response:** The rezone application process was initiated with direction from Council; the public is welcome to attend the Council meeting to share their agreement/disagreement with the proposed rezone and ordinance.

What are opposing voices saying to this proposal?

- **Response:** Both positive and negative impacts have been considered by staff and are included in the proposed rezoning application. Proposition 413 and the proposed rezoning eliminates a possible future access road between Ponderosa Pkwy and Gemini Rd., reduces the size of the business park on McMillan Mesa, reduces the potential for a source of in-fill for the City, and would further separate the east side of town from the west side.

Is there an existing plan that includes mapping the current vegetation and treatment of invasive plants on McMillan Mesa?

- **Response:** There is a Legally-Designated Open Space Management Plan that was recently revised and approved by the City Council, which includes directives for managing invasive plants and vegetation. However, implementation is limited by funding availability. Plans specific to each of the main Natural Areas can be found on the Flagstaff Open Space [website](#).

With the establishment of the Open Space, what is the possibility of cooperation with the adjacent landowners on invasive plant treatments?

- **Response:** With partner support, the Open Space Program has already started to connect with neighboring landowners to encourage cooperation on invasive plant management, and so far, neighbors are favorable to cooperating. The City will continue these efforts and utilize existing partnerships with organizations like the Arboretum at Flagstaff to help coordinate volunteer-based weed pulls that target invasive weeds on McMillan Mesa.

What is the current zoning of parcel 10128007F? The City zoning map shows it as Public Open Space already, but it is not included in this rezone.

- **Response:** The parcel in question is not owned by the City of Flagstaff. The owner's name is MMV DEVCO LLC, address: 15300 N 90th St. Number 200 Scottsdale, AZ 85260. This parcel already has Public Open Space zoning. It was set aside as part of the Switzer Mesa subdivision development, so it does not need to be rezoned. It is included as part of the McMillan Mesa Small Area Plan.

To the east of the Natural Area is mostly zoned as medium-density residential (MR), but there are some high-density zoned (HR) parcels to the south. Would it be possible to rezone those parcels?

- **Response:** While those areas are zoned as HR, there is currently no high-density residential development there. However, those parcels are privately owned, so they are outside of the scope of the current rezoning process.

Has there been any feedback provided from residents that back the trails and the Open Space property?

- **Response:** While there has been targeted outreach to these residents within the required radius of the McMillan Mesa property, there have been no comments received yet regarding the preservation of the Property. These residents will also be receiving notifications for the public hearing. All notifications for the neighborhood meeting(s), the Planning and Zoning Commission, and City Council hearings have been or will be noticed according to the requirements set forth in the City of Flagstaff Zoning Code.

Additional Feedback – Community Forum Questions

Questions asked:

1. How satisfied are you with current trailhead access and parking for the McMillan Mesa Natural Area? (main parking at Buffalo Park)
 - a. Satisfied
 - b. Neutral
 - c. Dissatisfied
 - d. Other
2. Do you support rezoning this Property to Public Open Space from Public Facilities and Rural Residential?
 - a. Yes
 - b. No
 - c. What's a rezoning?
 - d. Other
3. What concerns do you have for McMillan Mesa Natural Area?
 - a. Illegal camping in the Natural Area
 - b. Human/wildlife interactions
 - c. Deterioration of the Natural Area due to increased use
 - d. Lack of wildlife corridors to and from the Natural Area
 - e. Illegal dumping and litter
 - f. Other
4. Would you attend a community tour to become more familiar with the McMillan Mesa Natural Area?
 - a. Yes
 - b. No
 - c. Other
5. If the City were to allocate additional funding to support the management of McMillan Mesa Natural Area, what funding mechanisms would you support?
 - a. Municipal Bond
 - b. An additional fee (less than \$2.00) on City municipal bill (trash, water, sewer)
 - c. A small increase to Flagstaff's sales tax (less than 0.1%)
 - d. Small property tax increase
 - e. User fees
 - f. None of the above
 - g. Other
6. If you had \$10,000 to spend on McMillan Mesa Natural Area, how would you allocate it across the following categories? (1 dot = \$1,000)
 - a. Routine maintenance
 - b. Maintaining existing trails
 - c. Restoration of unauthorized trails
 - d. Trail improvements
 - e. Signage improvements
 - f. Invasive plant management

- g. Other
- 7. Is there a preserved OS property within 15-minute walk of where you live?
 - a. Yes
 - b. No
 - c. I'm not sure
- 8. What neighborhood do you live in?
 - a. Write response
- 9. Do you have additional comments you would like to share regarding McMillan Mesa Natural Area?
 - a. Other

Feedback:

- Most attendees were generally satisfied with the current trailhead access and parking for McMillan Mesa, though alternate parking is sometimes required, and parking can be difficult to find when there are events.
- Attendees generally supported rezoning this Property to Public Open Space.
- Concerns for McMillan Mesa Natural Area include illegal camping, human/wildlife interactions, deterioration due to increased use, lack of wildlife corridors, illegal dumping and litter, and invasive plants.
- Attendees expressed interest in attending a community tour to become more familiar with the Natural Area.
- If the City were to allocate additional funding to support the management of McMillan Mesa Natural Area, what funding mechanisms would you support?
 - Municipal bond (4 agreed, 1 disagreed, 1 agreed only if the bond would apply to other Open Space areas as well)
 - An additional fee on City municipal bill (3 agreed)
 - A small increase to Flagstaff's sales tax (4 agreed)
 - Small property tax increase (4 agreed)
 - User fees (1 agreed, 2 disagreed)
 - Additional suggestions: donations, outside grants
- Most attendees would allocate \$10,000 on maintenance, with some suggestions for restoration of unauthorized trails and signage in addition to invasive plant treatments.
- Most attendees have a preserved Open Space property within a 15-minute walk of where they live, with the exception of the south side of Flagstaff.
- These neighborhoods were represented:
 - Switzer Ridge/Mesa
 - Sunnyside
 - Lower Greenlaw
 - Ponderosa Trails
 - Downtown Flagstaff
 - Flagstaff Townsite
 - University Heights/Highlands
 - Grand View Homes
 - Cherry Hill
 - Hospital Hill
 - Koch Field
 - Valley Crest

Neighborhood Meeting Session 2
January 13, 2021 | 5:00 PM – 7:00 PM
Virtual Meeting (Zoom)

This meeting was noticed and conducted in compliance with Zoning Code Section 10-20.30.060.

16 Attendees

- Cheryl Barlow; 219 E. Cherry Ave., Flagstaff AZ 86045
- Andy Bessler; 1255 N. Hemlock Way, Flagstaff AZ 86001
- Valarie Bryant; 1300 N. Indian Springs Lane, Flagstaff AZ 86004
- Bryan Burton; 686 W. Old Territory Trail, Flagstaff AZ 86005
- Lisa Clark; 2724 E. Lewis Dr., Flagstaff AZ 86004
- Justin Inglis; 2816 N. First St. #1, Flagstaff AZ 86004
- Michele James; P.O. Box 23462, Flagstaff, AZ 86002
- Robert Larkin; 115 E. Terrace Ave. Apt. 10, Flagstaff AZ 86001
- Genevieve Pearthree; 211 W. Aspen Ave., Flagstaff AZ 86001
- Rebecca Sayers; 211 W. Aspen Ave., Flagstaff AZ 86001
- April Smith; 1351 N. Pine Cliff Dr., Flagstaff AZ 86001
- Sylvia Struss; 2603 E. Elder Dr., Flagstaff AZ 86004
- Ian Torrence; 863 N. Pinecliff Dr., Flagstaff AZ 86001
- Robert Wallace; 4410 S. Lance Rd., Flagstaff AZ 86005
- Wm Michael Wilson; 3639 S. Cheryl Dr., Flagstaff AZ 86005
- Naomi Yazzie-Sloan; 219 E. Cherry Ave., Flagstaff AZ 86045

Meeting Summary

The purpose of this neighborhood meeting was to provide background information and get feedback from the public on the McMillan Mesa area’s proposed rezoning. The area is currently a patchwork of different types of zoning. To align with Proposition 413, the City’s Regional Plan, and better manage the site, the City is proposing to rezone ten parcels currently zoned Rural Residential, Public Facilities, and Research & Development to Public Open Space. There was only one concern specifically related to the rezone application regarding the need for it, while other concerns were related to the management of the Open Space area. Details from the January 13, 2021 meeting, including answers to process and clarification questions, are shown below. Nearly all attendees supported the proposed rezone of the McMillan Mesa area. Additional feedback was provided through the Community Forum; results from the 60 – day public comment period and the community forum are included in this document.

Questions

What areas are included in the rezone?

- Response: South of Cedar Ave. around the residential areas and north of Cedar Ave. just southwest of Buffalo Park.

What is meant by “Open Space”?

- Response: Certain open areas are identified in the City Open Space and Greenways Plan. These areas are different from parks within the City as they contain minimal infrastructure. Protecting these areas also protects the natural integrity of the area and maintains the natural character of our community. The following are the City’s current, formally managed Open Space areas: Picture Canyon Natural and Cultural Preserve, McMillan Mesa Natural Area, Observatory Mesa Natural Area, and Schultz Creek Natural Area.

Have there been any efforts or initiatives to put another bridge on the lower end of Cedar by McPherson Park?

- Response: This idea was discussed by the Flagstaff Open Space and Parks and Recreation joint commissions when a potential bond measure was being crafted. The intent was to allow for the development of a loop system of trails, but there have not been any more specific discussions in the Open Space Program yet due to a lack of funding. The idea is currently tabled, though it could be brought back for review.

Is it correct to assume that this is likely to pass easily at the City Council level?

- Response: The rezoning effort was started based on City Council's direction, but with new Council members and a new Mayor in place, there are some unknowns. Regardless, there is value in participating in the process, and attendees are encouraged to comment during the Planning and Zoning Commission and City Council meetings to represent their views. If the rezone does not pass, the property management should not change due to Proposition 413, but those areas would not be zoned Public Open Space.

When will this item be on the City Council agenda?

- Response: It is not on a City Council agenda yet as the other steps (e.g., completing the application, staff review, Planning and Zoning Commission hearing, etc.) need to happen first, but those dates will be published when they are finalized.

Concerns

Rezoning: What is the value in rezoning and having this public meeting if the Proposition vote already happened?

- Response: Rezoning the Property to Public Open Space solidifies these properties as open space. Public Open Space land is primarily for passive recreation. Rezoning the Property will also align with Proposition 413, the City's Regional Plan, and allow for clarity as it pertains to property management. The public can share their views with City Council during public participation. The materials provided to City Council will also include a record of proceedings from neighborhood meetings.

Open Space: Unauthorized trail use through the grasslands at the top of the mesa

- Discussion: These trails need to be formalized or closed to use and restored because of the impact on the grassland. They are mostly utilized by students, so the City should work with the school to improve the parking situation and mitigate the need to use the unauthorized trails.
- Response: These trails will be assessed by the Open Space Commission.

Open Space: While homeless encampments are an issue on McMillan Mesa, other options need to be provided to these individuals rather than just asking them to leave.

- Response: The Open Space Program works with the Flagstaff Police Department when clearing these encampments. The Police Department always provides information about other services and resources in town that can be utilized.

Additional Feedback – Community Forum Questions

Attendees were asked the same questions as in the first neighborhood meeting (See above list of questions).

Feedback:

- Attendees were generally concerned that the shared parking for McMillan Mesa and Buffalo Park is not always sufficient to handle the number of vehicles. Suggested upgrades included paving the parking lot and removing invasive elm trees.
- Attendees generally supported rezoning this Property to Public Open Space.
- Concerns for McMillan Mesa Natural Area include deterioration due to increased use, illegal dumping and litter, illegal camping, lack of wildlife corridors, human/wildlife interactions, unauthorized trails, and erosion from runoff.
- Attendees expressed interest in attending a community tour to become more familiar with the Natural Area.
- If the City were to allocate additional funding to support the management of McMillan Mesa Natural Area, what funding mechanisms would you support?
 - Municipal bond that would be put on a ballot (5 agreed)
 - An additional fee on City municipal bill (4 agreed)
 - A small increase to Flagstaff's sales tax (5 agreed)
 - Small property tax increase (5 agreed)
 - User fees such as a self-pay station for entrance fees (2 agreed, 2 disagreed)
 - Additional suggestions: donations, fundraising, Friends of McMillan Mesa effort possibly led by Friends of Flagstaff's Future or another Flagstaff-based non-governmental organization
- Generally, attendees agreed that funding should be focused primarily on maintenance with additional suggestions to restore unauthorized trails, implement trail improvements, signage improvements, and invasive plant control.
- Most attendees have a preserved Open Space property within a 15-minute walk of where they live, with the exception of University Heights.
- These neighborhoods were represented:
 - Country Club Estates
 - McMillan Mesa Village
 - Switzer Ridge/Mesa
 - Sunnyside
 - Lower Greenlaw
 - Ponderosa Trails
 - Downtown Flagstaff
 - Flagstaff Townsite
 - University Heights/Highlands

60 – Day Public Comment Period and Community Forum Results

Open Comment Period:

Topic Start: November 20, 2020, 8:11 PM

Topic End: February 2, 2021, 3:58 PM

This forum had:

- Attendees: 127
- Responses: 73
- Written feedback submission: 1
- Approximate verbal comments conveyed to staff: 5

Community Forum High-Level Summary (Includes review of Community Forum survey, written comments, and verbal comments received separately from neighborhood meetings):

Flagstaff Open Space received 79 responses during the public comment period. Overall, most people, approximately 84%, indicated that they support the Property rezone to Public Open Space from Public Facilities and Rural Residential. In comparison, only 8% stated that they did not support the proposed rezoning. Respondents indicated in written feedback the need for the zoning change to meet the voters' intent for the Greater Buffalo Park. Most preferred minimized or no developments or improvements to the Property, and keeping the Property natural. There were some concerns related to increased use and the deterioration of the Natural Area. Over 80% of respondents indicated support for additional funding to support McMillan Mesa Natural Area's management, with 49% specifically supporting an additional fee (less than \$2.00) on City municipal bill. A detailed survey report can be viewed on The Flagstaff's Community Forum: <https://www.flagstaff.az.gov/3284/Flagstaff-Community-Forum>

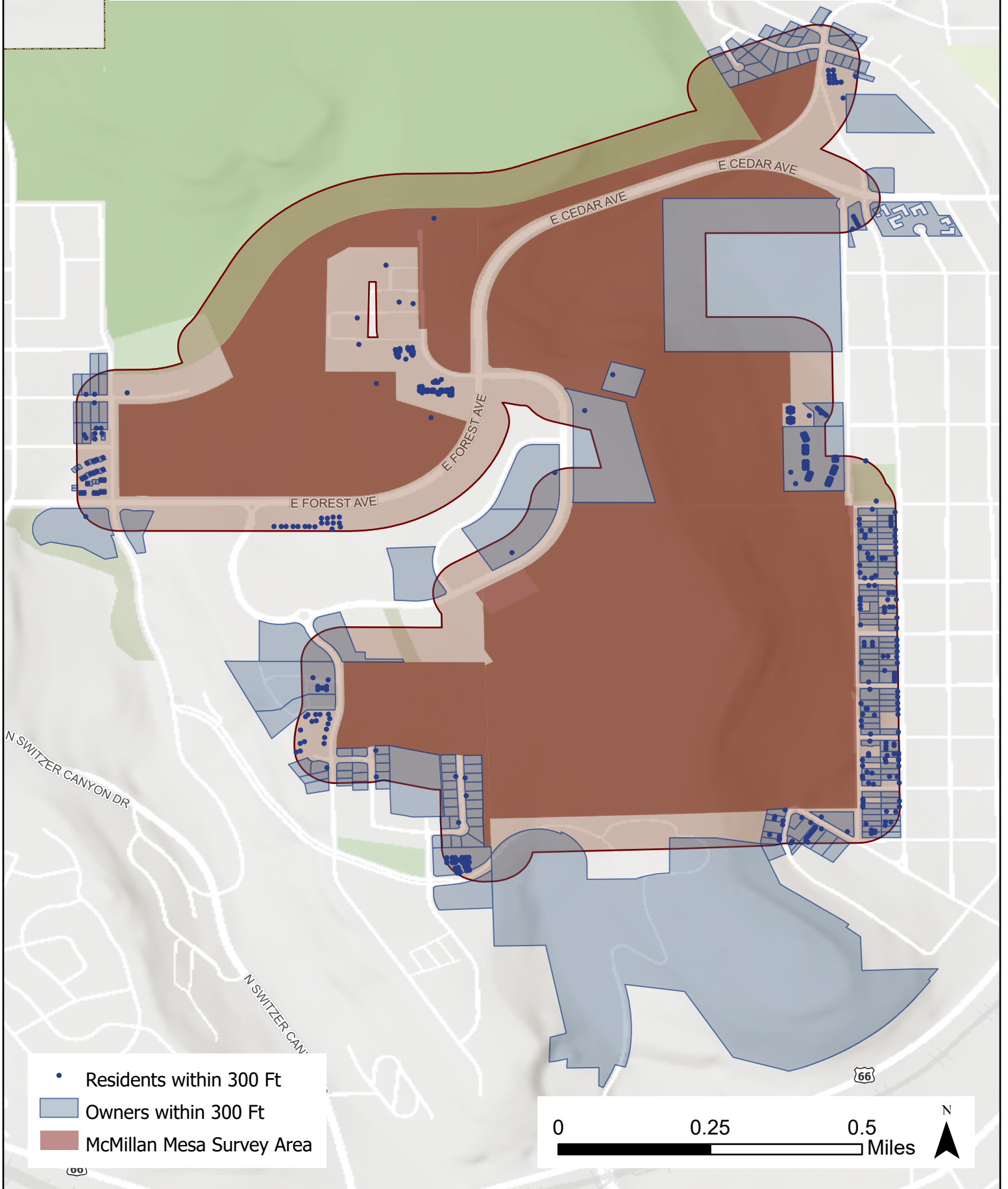
Community Forum Specific Question Results:

Questions asked:

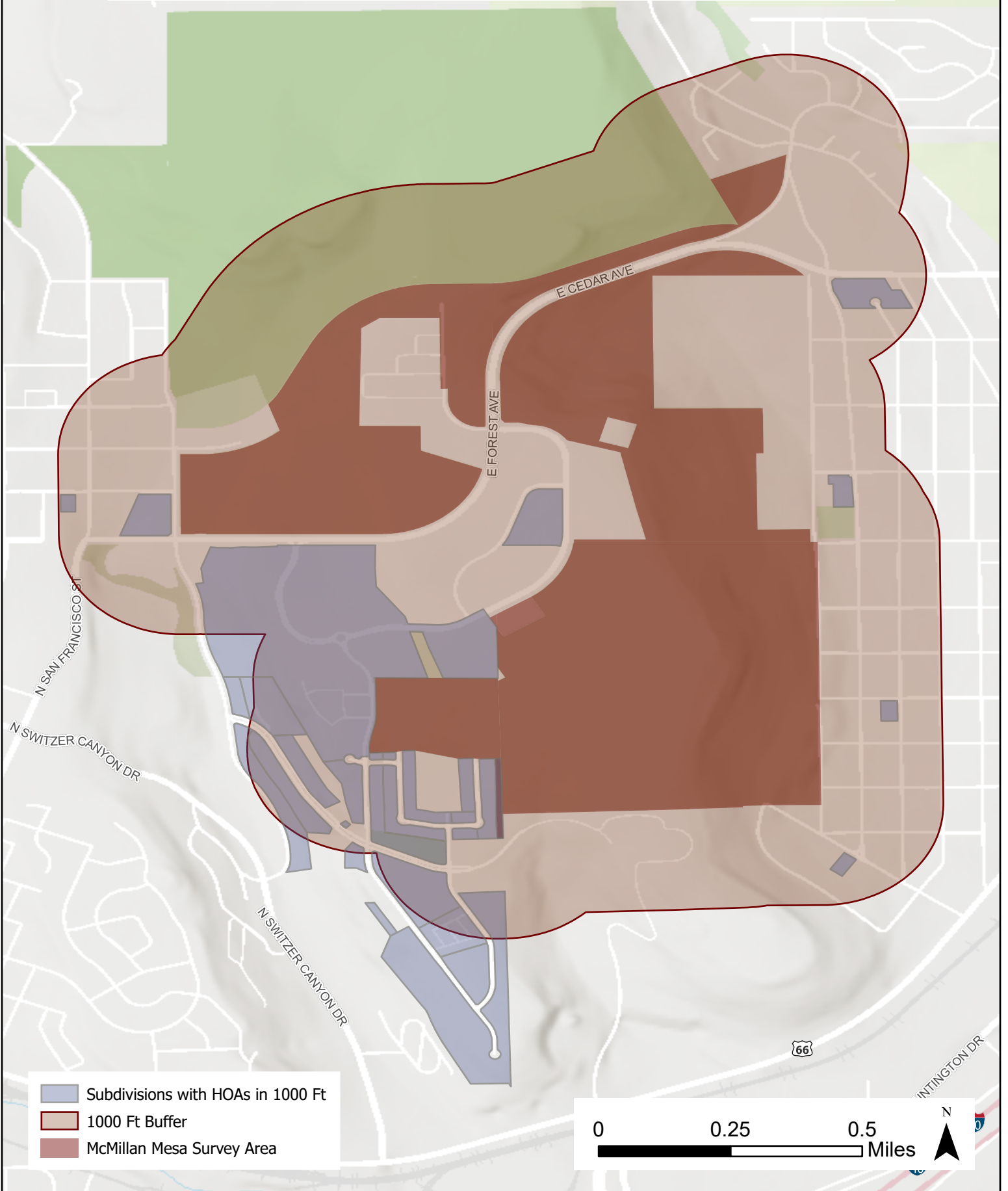
1. What might keep you from using the McMillan Mesa Natural Area? (select as many as applicable).
 - a. 26.8 % Proximity to where I live
 - b. 16.9 % Inadequate trailhead access points
 - c. 21.1 % Not enough parking
 - d. 5.6 % Unfamiliar with the area
 - e. 16.9 % Other
 - f. 36.6 % None
2. How satisfied are you with current trailhead access and parking for the McMillan Mesa Natural Area? (main parking at Buffalo Park)
 - a. 54.9 % Satisfied
 - b. 31 % Neutral
 - c. 11.3 % Dissatisfied
 - d. 2.8 % Other
3. Do you support rezoning this Property to Public Open Space from Public Facilities and Rural Residential?
 - a. 84.7 % Yes
 - b. 8.3 % No
 - c. 2.8 % What's a rezoning?

- d. 4.2 % Other
4. What concerns do you have for McMillan Mesa Natural Area?
 - a. 37.1 % Illegal camping in the Natural Area
 - b. 14.3 % Human/wildlife interactions
 - c. 55.7 % Deterioration of the Natural Area due to increased use
 - d. 67.1 % Lack of wildlife corridors to and from the Natural Area
 - e. 54.3 % Illegal dumping and litter
 - f. 18.6 % Other
 5. Would you attend a community tour to become more familiar with the McMillan Mesa Natural Area?
 - a. 44.3 % Yes
 - b. 32.9 % No
 - c. 22.9 % Other
 6. If the City were to allocate additional funding to support the management of McMillan Mesa Natural Area, what funding mechanisms would you support?
 - a. 35.2 % Municipal Bond
 - b. 49.3 % An additional fee (less than \$2.00) on City municipal bill (trash, water, sewer)
 - c. 40.8 % A small increase to Flagstaff's sales tax (less than 0.1%)
 - d. 43.7 % Small property tax increase
 - e. 12.7 % User fees
 - f. 8.5 % None of the above
 - g. 11.3 % Other
 7. If you had \$10,000 to spend on McMillan Mesa Natural Area, how would you allocate it across the following categories? (1 dot = \$1,000)
 - a. 25.2 % Routine maintenance
 - b. 21.3 % Maintaining existing trails
 - c. 12.5 % Restoration of unauthorized trails
 - d. 12 % Trail improvements
 - e. 5.9 % Signage improvements
 - f. 13.9 % Invasive plant management
 - g. 3.5 % Other
 8. Is there a preserved OS property within 15-minute walk of where you live?
 - a. 66.2 % Yes
 - b. 19.7% No
 - c. 9.9 % I'm not sure
 - d. 4.2 % Other
 9. What neighborhood do you live in?
 - a. 25 written responses
 10. Do you have additional comments you would like to share regarding McMillan Mesa Natural Area?
 - a. 25 Other

Property Owners and Residents within 300 Ft of McMillan Mesa Survey Area



Homeowner's Associations within 1000 Ft of McMillian Mesa Survey Area



OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP CODE
WELCH FAMILY TRUST DTD 05-26-94	4200 N COUNTRY CLUB DR	FLAGSTAFF	AZ	86004
VEALE Z & BE REVOCABLE TRUST DTD 08-23-88	3605 N PARADISE RD	FLAGSTAFF	AZ	86004
SHANTZ GENE & RENATE	2700 S WOODLANDS VILLAGE BLVD NO 300-253	FLAGSTAFF	AZ	86001
BLUM RICHARD & JUANA TRUST DTD 12-12-11	8374 N SPRINGFIELD DR	FLAGSTAFF	AZ	86004
ADAMS RICHARD C & MYRA JANE REVOCABLE LIVING TRUST DTD 02-04-08	7878 E GAINNEY RANCH RD NO 4	SCOTTSDALE	AZ	85258
CEDAR WEST CAPITAL LLC	10 E DALE AVE	FLAGSTAFF	AZ	86001
FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
ABDELKADER ALAIN & CAROLINE	3619 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
SOTELO MICHELLE RENAE & DANNY DEAN	3703 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
RESCHNER KATHARINA	3707 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
GABALDON CARLOS & LISA	3601 N PARADISE RD	FLAGSTAFF	AZ	86004
SHRADER JUDITH WOOD	3704 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
TURNER ELTON E & SANDRA J	3608 N PARADISE RD	FLAGSTAFF	AZ	86004
STEVENSON CATHERINE N	3602 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
WALLACE ROBERT	111 E OAK AVE NO 7	FLAGSTAFF	AZ	86001
KAHL DAVID	1075 E LARKSPUR LN	FLAGSTAFF	AZ	86001
RYAN DAVID R & ELLEN R	807 W ASPEN AVE APT 1	FLAGSTAFF	AZ	86001
WILLIAMS SHAWN A	1205 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
LUJAN TIFFANY S	3501 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
NORTHERN ARIZONA HEALTHCARE CORP	PO BOX 1268	FLAGSTAFF	AZ	86001
MUESCH DELORES SURVIVORS TRUST 04-26-95	2441 N SWEET CLOVER WAY	FLAGSTAFF	AZ	86004
PRIEB DAVID & MICHELE	1612 N IZABEL ST	FLAGSTAFF	AZ	86004
TALBOTT LIVING TRUST DTD 02-14-96	1206 E HARMONY WAY	FLAGSTAFF	AZ	86004
PAHLER MULTI-FAMILY ONE LLC	2309 N WALNUT RIDGE LN	FLAGSTAFF	AZ	86004
BAIN GEORGE W	145 E ASTRO LN	FLAGSTAFF	AZ	86001
ASSISTANCE LEAGUE OF FLAGSTAFF	PO BOX 3297	FLAGSTAFF	AZ	86003
DRUMM THOMAS J	111 E OAK AVE NO 34	FLAGSTAFF	AZ	86001
HELFRICH KENNETH G	111 E OAK AVE NO 38	FLAGSTAFF	AZ	86001
BLACK WILLIAM	111 E OAK AVE NO 42	FLAGSTAFF	AZ	86001
HARTMAN LEILANI O & CHARLES E	111 E OAK AVE NO 33	FLAGSTAFF	AZ	86001
SHIVA41 LLC	2302 E GARDENIA DR	PHOENIX	AZ	85020
PALMER JAMES D & ARCELIA S	103 E CEDAR AVE	FLAGSTAFF	AZ	86001
MCCLESKEY NANCY E RVCBL TRUST DTD 11-13-14	PO BOX 1023	FLAGSTAFF	AZ	86002
BORLING ERIK C & ANDREA D	109 E CEDAR AVE	FLAGSTAFF	AZ	86001
RICHARDS SCOTT S	3505 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
BUCHANAN LIVING TRUST DTD 06-25-91	3832 WESTHAVEN DR	CARLSBAD	CA	92008
CASTRUITA SERGIO & HILDA	4034 N GANNET WAY	FLAGSTAFF	AZ	86004
EMSHWILLER MARK E	2435 N CESSNA CIR	CAMP VERDE	AZ	86322
WACHTER ROBERT M & VICKI L	3609 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
CEDAR CREST/ FLAGSTAFF LP	4745 N 7TH ST NO 110	PHOENIX	AZ	85014
RODRIGUEZ JESSE REVOCABLE TRUST UA DTD 02-26-13	1717 E ARROWHEAD AVE	FLAGSTAFF	AZ	86004
MANIGLIA JOSEPH	1709 N WEST ST	FLAGSTAFF	AZ	86004
SANTANA ARTURO & M CARMEN	1908 N IZABEL ST	FLAGSTAFF	AZ	86004
DEVENNEY JAMES	2025 N WEST ST	FLAGSTAFF	AZ	86004
GALLEGOS AUGUSTINE & LYDIA	1909 N WEST ST	FLAGSTAFF	AZ	86004
HARRIS JAMES E JR	3733 N KINGSWOOD WAY	FLAGSTAFF	AZ	86004
FERNANDEZ CONNIE MARIA TRUST DTD 06-15-20	6100 N SILVERLODE CT	PRESCOTT VALLEY	AZ	86314
PAHLER MULTI-FAMILY ONE LLC	2309 N WALNUT RIDGE LN	FLAGSTAFF	AZ	86004
JEFF KNORR INVESTMENTS LLC	2430 W BLACKHAWK LN	FLAGSTAFF	AZ	86001
RIC'S AUTOMOTIVE LLC	135 W JUNIPER AVE	FLAGSTAFF	AZ	86001
HARRIS JAMES E JR	3733 N KINGSWOOD WAY	FLAGSTAFF	AZ	86004
GOOD JOSHUA L & BRENNAN	1611 N WEST ST	FLAGSTAFF	AZ	86004
ROUBAL JUDEY S TRUSTEE	405 JACKS CANYON RD APT 140	SEDONA	AZ	86351
VILLALOBOS PABLO ADRIAN	1807 N WEST ST	FLAGSTAFF	AZ	86004
MEAD FAMILY TRUST DTD 1-22-18	1500 N AZTEC ST	FLAGSTAFF	AZ	86001
ESTRADA ERIC	2024 N IZABEL ST	FLAGSTAFF	AZ	86004
POGGI-JENKINS MEREDITH & CARL J	111 N TURQUOISE DR NO 3	FLAGSTAFF	AZ	86001
KLEFSTAD LIVING TRUST DTD 06-04-18	111 E OAK AVE NO 8	FLAGSTAFF	AZ	86001
WHITE KENNETH A	111 E OAK AVE NO 2	FLAGSTAFF	AZ	86004
PHILLIPS FAMILY TRUST DTD 11-23-94	60590 WOODSIDE RD	BEND	OR	97702
DENNIS CHARLENE S TRUST DTD 08-01-05	1540 S MALABAR LN	GILBERT	AZ	85296
GOMOLAK DENISE A	111 E OAK AVE NO 18	FLAGSTAFF	AZ	86001
BARTELL FAMILY TRUST DTD 11-10-16	5300 TANAGER DR	FLAGSTAFF	AZ	86004
PARKER MITCHELL STANTON	1708 N IZABEL ST	FLAGSTAFF	AZ	86004
LOEFFLER KENNETH A & BERTA E	1100 N MANZANITA WAY	FLAGSTAFF	AZ	86001
TUNG WEN-CHUEN	PO BOX 3064	FLAGSTAFF	AZ	86003
DAVIDSON ASHLEY R REVOCABLE LIVING TRUST DTD 12-30-16	111 E OAK AVE NO 1	FLAGSTAFF	AZ	86001
MORRISSEY MERCY	1702 E 1ST AVE	FLAGSTAFF	AZ	86004
COFFEY DOUGLAS & KARISSA	1704 N IZABEL	FLAGSTAFF	AZ	86004
SCHIMMEL KEVIN	1001 E GRISWOLD RD NO 36	PHOENIX	AZ	85020
CATHEY DOUGLAS & MICHELLE	12455 DUTCHMAN DR	FLAGSTAFF	AZ	86004
FLAGSTAFF UNIFIED SCHOOL DISTRICT 1	3285 E SPARROW AVE	FLAGSTAFF	AZ	86004
RADMAN MARINA	920 N BARKLEY	MESA	AZ	85203
DEMEY BROCK	117 E JUNIPER AVE	FLAGSTAFF	AZ	86001
CARPENTER JASON & CAROLYN	1080 N PINE CLIFF DR	FLAGSTAFF	AZ	86001
ODEGAARD VAN & CAROL	2109 N 4TH ST	FLAGSTAFF	AZ	86004

GRANADO ROSEANNA ANGELA	2113 N WEST ST	FLAGSTAFF	AZ	86004
WOODRUFF KELLY A	7092 QUITO CT	CAMARILLO	CA	93012
GUTIERREZ EMMA FAMILY TRUST	1626 N IZABEL ST	FLAGSTAFF	AZ	86004
FLORES JOHNNY M	3576 E WESTERN DR	COTTONWOOD	AZ	86326
1608 IZABEL LLC	2903 KACHINA TRL	FLAGSTAFF	AZ	86005
CHOOPANYA KAMOLASIT	PO BOX 913	FLAGSTAFF	AZ	86002
DENNISON BRAD E REVOCABLE LIVING TRUST DTD 05-30-07	PO BOX 306	FLAGSTAFF	AZ	86002
MCCAULEY JACOB WAKEM	2029 N WEST ST	FLAGSTAFF	AZ	86004
DALLIS GOGI L	34091 GRANADA DR	DANA POINT	CA	92629
MARTINI DORIS P FAMILY TRUST DTD 05-14-96	111 E OAK AVE NO 9	FLAGSTAFF	AZ	86001
PISANO ROBERT A & HEATHER L	4450 E PEARCE RD	PHOENIX	AZ	85044
SCHNORR JANICE M REVOCABLE LIVING TRUST DTD 03-27-97	3034 BRITTANY PL	ANCHORAGE	AK	99504
MC DAVID WILLIAM E	BOX 31135	FLAGSTAFF	AZ	86003
MAURER JEFFREY ALLEN & KARI ANN JOINT LIVING TRUST	809 W RIORDAN RD STE 100-288	FLAGSTAFF	AZ	86001
PARTEN PATRICK S & JIMMIE EVERIDGE	111 E OAK AVE NO 27	FLAGSTAFF	AZ	86001
MULLANEY TERESA	111 E OAK NO 28	FLAGSTAFF	AZ	86001
SYRACUSE JASON M & TORY L	111 E OAK AVE NO 32	FLAGSTAFF	AZ	86001
VAN CLEVE LIVING TRUST DTD 04-08-98	111 E OAK AVE NO 14	FLAGSTAFF	AZ	86001
PIERCE FAMILY LIVING TRUST DTD 8-3-18	2220 N IZABEL ST	FLAGSTAFF	AZ	86004
KIDZ INVESTMENTS IZ LLC	PO BOX 3435	FLAGSTAFF	AZ	86003
SCOTT MICHAEL & LINDSEY	722 N CANYON TERRACE DR	FLAGSTAFF	AZ	86001
ROWELL KELLY RVCBL TRUST DTD 9-24-14	7470 N LUPINE CIRCLE	FLAGSTAFF	AZ	86001
AUMACK ETHAN	1140 N PINE CLIFF DR	FLAGSTAFF	AZ	86001
FRANKE BURKHARD	1631 N WEST ST	FLAGSTAFF	AZ	86004
PAINE JILL B	1135 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
PALOMINO ELIZABETH	455 HILLSIDE DR	MUNDS PARK	AZ	86017
SCHAFFNER FRANK W	1219 E LUKE AVE	PHOENIX	AZ	85014
MARZILLI JUDITH	111 E OAK AVE NO 36	FLAGSTAFF	AZ	86001
HOUSING SOLUTIONS OF NORTHERN ARIZONA INC	PO BOX 30134	FLAGSTAFF	AZ	86003
TACKITT SUZANNE M	310 W BIRCH AVE	FLAGSTAFF	AZ	86001
DURHAM ARTEC	1916 N IZABEL ST	FLAGSTAFF	AZ	86004
ALATORRE MARCO & MEGAN	1120 N MANZANITA WAY	FLAGSTAFF	AZ	86001
STAHL HOLLY G	429 E DAVID DR	FLAGSTAFF	AZ	86001
WORDEN JAMES	1616 N IZABEL ST	FLAGSTAFF	AZ	86004
IZABEL PROPERTIES LLC	750 E PARKWAY DR	CAMP VERDE	AZ	86322
NIETO TAMARA D	PO BOX 1326	FLAGSTAFF	AZ	86002
RADE CORY	21640 N JUNIPER RIDGE RD	PAULDEN	AZ	86334
CAMPOS FAMILY TRUST DTD 07-01-02	4540 S KATHY RD	FLAGSTAFF	AZ	86005
CRUZ MICHAEL E	3219 W VERDE WAY	NORTH LAS VEGAS	NV	89031
ESTRELLA ABEL F & PAMELA L	1703 E 2ND AVE	FLAGSTAFF	AZ	86004
LIPPMAN ARROYO S	2124 N IZABEL ST	FLAGSTAFF	AZ	86004
VALDEZ TIMOTHY DENNIS	6325 E PEAKS PKWY	FLAGSTAFF	AZ	86004
TRIPLE G RENTALS LLC	3891 N STEVES BLVD	FLAGSTAFF	AZ	86004
GROSBETY BRUCE M & JENNIFER A	1075 N MANZANITA WAY	FLAGSTAFF	AZ	86001
RUPERT EVA	2007 N WEST ST	FLAGSTAFF	AZ	86004
BLUE MANGO INVESTMENTS LLC	809 W RIORDAN RD NO 100-136	FLAGSTAFF	AZ	86001
MACKENZIE MARY JON	2905 E 3RD ST	LONG BEACH	CA	90814
KELTY JOHN W & KARA M	1175 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
MCMURRAY CRAIG R & CHRISTINA	1155 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
LOOMIS FAMILY TRUST DTD 02-20-20	603 N SAN FRANCISCO ST	FLAGSTAFF	AZ	86001
MINDER DOUGLAS & ALICE REVOCABLE TRUST DTD 06-24-08	220 N VINE AVE	TUCSON	AZ	85719
WELLS JASON G & SHANNAN C	1160 E APPLE WAY	FLAGSTAFF	AZ	86001
MARHOFFER JAY & KOVAL SUSAN	1175 E APPLE WAY	FLAGSTAFF	AZ	86001
VERNON FRANKLIN L & KATHLEEN Y	1095 N MANZANITA WAY	FLAGSTAFF	AZ	86001
WELLENDORF MICHAEL R & ERIN P	1100 N PINE CLIFF DR	FLAGSTAFF	AZ	86001
SOPER TREVOR R & ANNE M	2208 N IZABEL ST NO 2	FLAGSTAFF	AZ	86004
DAGGETT REBECCA ANDRA	1195 E APPLE WAY	FLAGSTAFF	AZ	86001
MONTANYE JOYCE	1812 N IZABEL ST	FLAGSTAFF	AZ	86004
REEVES MARY PONTAL	3618 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
BLACKGOAT CHRISTINE ME	3054 MOUNTAINWOOD CIR	JUNEAU	AK	99801
MCKELL DAVID S & MARY M	111 E OAK AVE NO 4	FLAGSTAFF	AZ	86001
BESSLER ANDREW V	1255 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
FICKEL LAURA A LIVING TRUST DTD 05-03-12	1140 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
VANDERWEY RISHA A	1120 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
WANGEMAN FAMILY TRUST DTD 09-29-11	12658 N 80TH PL	SCOTTSDALE	AZ	85250
LUNA JOSEPHINE	6122 W WILLOW	GLENDALE	AZ	85304
GRIFFIN TIMOTHY F & CATHY W	1920 N IZABEL ST	FLAGSTAFF	AZ	86004
CZACHOWSKI CHRISTOPHER M & MARGARET S	1135 N MANZANITA WAY	FLAGSTAFF	AZ	86001
WYSS BENJAMIN	1501 N SAN FRANCISCO ST	FLAGSTAFF	AZ	86001
MMV DEVCO LLC	15300 N 90TH ST NO 200	SCOTTSDALE	AZ	85260
ANDERSON ALVA EUGENE DECEDENTS TRUST DTD 12-31-90	1724 N SUNSET DR	FLAGSTAFF	AZ	86001
MILLHOUSE ROGER & MARTI	1702 E 2ND AVE	FLAGSTAFF	AZ	86004
SCHWALENSTOCKER JULIA W & GEORGE CPWROS	908 W COCONINO AVE	FLAGSTAFF	AZ	86001
KHALSA DHARM KAUR	2532 N FOURTH ST NO 554	FLAGSTAFF	AZ	86004
SALAMON DOMINIK Z & KRISTIN E	1023 E HILLCREST DR	FLAGSTAFF	AZ	86004
COSNER SHANNON & THOMAS	1032 E HILLCREST DR	FLAGSTAFF	AZ	86004
CROWE DAVID	1027 E HILLCREST DR	FLAGSTAFF	AZ	86004

GREENWELL RITA MARIE	1821 N WEST ST	FLAGSTAFF	AZ	86004
CARTER CARMEN	1024 E HILLCREST DR	FLAGSTAFF	AZ	86004
SWEENEY ANDREW C & JORDAN LAINE	3605 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
SHAMAH DOROTHY	1006 E HILLCREST DR	FLAGSTAFF	AZ	86004
ABELS LARRY P II	3513 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
DOTEN ANISSA	1131 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
LEE JAYNE	1124 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
GOOCH ROBERT A & KRISTA S	3609 N PARADISE RD	FLAGSTAFF	AZ	86004
VASQUEZ MICHAEL L & MARINA C	3700 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
1921 WEST STREET LLC	2903 KACHINA TRL	FLAGSTAFF	AZ	86001
FERNANDEZ RICHARD R & JACOBJE	1115 N MANZANITA WAY	FLAGSTAFF	AZ	86001
WILLIAMS RYAN & JESSICA	1195 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
CLARK BRIAN C	2008 N IZABEL ST	FLAGSTAFF	AZ	86004
PHIPPS MICHAEL PARK & BRENDA LOUISE	3613 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
JACOBSEN MURIEL	1028 E HILLCREST DR	FLAGSTAFF	AZ	86004
ROBERGE FRANK & SANDRA	6135 E MESA DR	COTTONWOOD	AZ	86326
ESTRELLA ABEL F & PAMELA L	1703 E 2ND AVE	FLAGSTAFF	AZ	86004
DUNDAS COLIN M	3608 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
PREUSSER DONNA	1090 N PINE CLIFF DR	FLAGSTAFF	AZ	86001
WEYBRIGHT JOHN E	1240 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
BELL BARNEY G & DIANE E	1180 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
MCGUIRE GEORGE M & SARAH ANN	1220 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
FIELDS REBECCA	1235 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
MACKENZIE MARY JON	2905 E 3RD ST	LONG BEACH	CA	90814
SCHWARTZ STEVEN T	119 E CEDAR AVE	FLAGSTAFF	AZ	86001
MEILBECK JEFF A	2532 N 4TH ST NO 229	FLAGSTAFF	AZ	86004
DURHAM ARTEC S	1916 N IZABEL ST	FLAGSTAFF	AZ	86004
MATTOCKS KURT J	3509 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
CORR COLM E & TAMMY L	1628 E MOUNTAIN VIEW AVE	FLAGSTAFF	AZ	86004
LVA PROPERTIES LLC	500 N MARKET PLACE DR STE 101	CENTERVILLE	UT	84014
WALDER SARAH	111 E OAK AVE NO 5	FLAGSTAFF	AZ	86001
NADELL AMY LAUREL	10844 N 34 ST	PHOENIX	AZ	85028
GOLIGHTLY 2000 REVOCABLE TRUST	3900 E HUNTINGTON DR	FLAGSTAFF	AZ	86004
WITT DANIEL F & JENNIFER E	1629 MOUNTAIN VIEW AVE	FLAGSTAFF	AZ	86004
WITT DANIEL F & JENNIFER F	1629 E MOUNTAIN VIEW AVE	FLAGSTAFF	AZ	86004
NORTHERN ARIZONA DERMATOLOGY CENTER	1490 N TURQUOISE DR	FLAGSTAFF	AZ	86001
DICUS JEFF	269 TOHO TRL	FLAGSTAFF	AZ	86001
LINDSLEY LIVING TRUST DTD 04-20-94	98 E OAK AVE	FLAGSTAFF	AZ	86001
LATHAM CHRISTOPHER	PO BOX 1453	FLAGSTAFF	AZ	86002
SAFEWAY INC	655 MONTGOMERY ST	SAN FRANCISCO	CA	94111
ARIZONA PUBLIC SERVICE COMPANY	PO BOX 53999, MS 9505	PHOENIX	AZ	850723940
HERSHEY BRENDA G REVOCABLE TRUST DTD 10-03-12	1100 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
MARKECHUK MONICA	1205 E APPLE WAY	FLAGSTAFF	AZ	86001
DYER JON C & SHARON K	1110 W AZURE DR	FLAGSTAFF	AZ	86001
JOHNSON HELEN E TRUST DTD 09-16-70	PO BOX 1131	CORNVILLE	AZ	86325
NORTHEAST PROFESSIONAL PLAZA OWNERS ASSO	123 N SAN FRANCISCO SUITE 404	FLAGSTAFF	AZ	86004
MOORE PAUL WM	1665 N TURQUOISE DR	FLAGSTAFF	AZ	86001
AUZA FRANKIE & TONYA M	104 E CEDAR AVE	FLAGSTAFF	AZ	86001
MILTON GARY & NANCY FAMILY TRUST DTD 7-19-18	1625 NORTH TURQUOISE DR	FLAGSTAFF	AZ	86001
GARCIA JOSE L & AIDA V	1080 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
VISKOCIL THOMAS G	128 E OAK AVE NO A	FLAGSTAFF	AZ	86001
SETTANNI V JOSEPH & LIANA	1285 S UVX RD	COTTONWOOD	AZ	86326
SETTANNI V JOSEPH & LIANA	1285 S UVX RD	COTTONWOOD	AZ	86326
JONES DANIEL & SAMTA	1018 E HILLCREST DR	FLAGSTAFF	AZ	86004
ELIZABETH RICHARDSON	16950 W SONORA ST	GOODYEAR	AZ	85338
MOSER ROBERT B	117 MEIN ST	NEWTOWN	WELLINGT	6021
CROCKER MEGHAN	128 E OAK AVE NO B	FLAGSTAFF	AZ	86001
STENGER LAURIEANNE	1611 E ARROWHEAD AVE	FLAGSTAFF	AZ	86004
SCOTT STEVE M & LAURA T	3015 E PINE DR	FLAGSTAFF	AZ	86004
JEHOVAH JIREH INC	PO BOX 2193	FLAGSTAFF	AZ	86003
BROWN GREGORY B	1724 N IZABEL ST	FLAGSTAFF	AZ	86004
BASIS SCHOOLS INC	7975 N HAYDEN RD NO B-202	SCOTTSDALE	AZ	85258
MUSCARELLA REVOCABLE TRUST DTD 7-2-07	PO BOX 1812	FLAGSTAFF	AZ	86002
MORRIS TERRY G & DIANNA L	871 ALPINE HWY	ALPINE	UT	84004
TUCKER MELVIN & BETH	118 E TERRACE AVE	FLAGSTAFF	AZ	86001
SWANSON FRANCES M	7945 PINE COUNTRY LN	FLAGSTAFF	AZ	86004
FREEMAN WEST LLC	3100 N WEST ST	FLAGSTAFF	AZ	86004
FSL HOLDING PROPERTIES LLC	1201 E THOMAS RD	PHOENIX	AZ	85014
ROHR JASON T & MARIAH A	38 S PINE CIR	FLAGSTAFF	AZ	86001
JENKINS RAND E	1623 E MOUNTAIN VIEW DR	FLAGSTAFF	AZ	86004
SAN FRANCISCO DE ASIS ROMAN CATHOLIC PARISH FLAGSTAFF	1600 E ROUTE 66	FLAGSTAFF	AZ	86001
GOBEIL NORMAND P & BETTY J	908 W MURRAY RD	FLAGSTAFF	AZ	86001
MPT OF FLAGSTAFF LLC	PO BOX 92129	SOUTHLAKE	TX	76092
ARIZONA STATE OF	100 N 15TH AVE	PHOENIX	AZ	85007
HARTER ELIZABETH M	2012 N IZABEL ST	FLAGSTAFF	AZ	86004
FLAGSTAFF MEDICAL CENTER INC	PO BOX 1268	FLAGSTAFF	AZ	86002
KLEINER PENNIE & GREG FAMILY TRUST DTD 03-11-10	2206 N TWISTED LIMB WAY	FLAGSTAFF	AZ	86004

DUNN STEPHEN	3714 N PARADISE RD	FLAGSTAFF	AZ	86004
OBRYANT DANIEL K & ALLISON U	905 E PINON CT	FLAGSTAFF	AZ	86001
NOVO KIRSTEN	CMR 450 BOX 691	APO	AE	9705
HIGHGATE FLAGSTAFF LLC	1177 W HASTINGS ST NO 2133	VANCOUVER	BC	V6E 2K3
FSL ST FRANCIS VILLAS LP	1201 E THOMAS RD	PHOENIX	AZ	85014
FLAGSTAFF TRANSITIONAL CARE LLC	1107 HAZELTINE BLVD NO 200	CHASKA	MN	55318
Coconino County	219 East Cherry Avenue	FLAGSTAFF	AZ	86001
USGS	2255 N Gemini Rd	FLAGSTAFF	AZ	86001
NACET	2225 N Gemini Rd	FLAGSTAFF	AZ	86001
NACET	2201 N Gemini Rd	FLAGSTAFF	AZ	86001
Guardian Medical Transport	1901 N GEMINI DR	FLAGSTAFF	AZ	86004
Arizona Department Of Veterans' Services	3839 N 3rd St	PHOENIX	AZ	85012
BASIS Flagstaff	1700 N Gemini Rd	FLAGSTAFF	AZ	86001
San Francisco de Asis Roman Catholic Church	1600 E Rte 66	FLAGSTAFF	AZ	86001
The Montessori Charter School of Flagstaff - Switzer Mesa Campus	850 N Locust Dr.	FLAGSTAFF	AZ	86001
Rehabilitation Hospital of Northern Arizona	1851 N Gemini Rd.	FLAGSTAFF	AZ	86001
Carl Bigler, M.D., FAAD	1490 N Turquoise Dr.	FLAGSTAFF	AZ	86001
Northern Arizona Orthopaedics - Flagstaff	1485 N Turquoise Dr.	FLAGSTAFF	AZ	86001
Northern Arizona Healthcare Medical Group – Flagstaff	107 E Oak Ave.	FLAGSTAFF	AZ	86001
Childtime of Flagstaff	109 E Oak Ave.	FLAGSTAFF	AZ	86001
iHouse Flagstaff	1601 E Mountain View Ave.	FLAGSTAFF	AZ	86004
edemption Church Flagstaff	2801 N Izabel St.	FLAGSTAFF	AZ	86004
Coconino High School	2801 N Izabel St.	FLAGSTAFF	AZ	86004
Ric's Automotive	1701 N West St.	FLAGSTAFF	AZ	86004
Palomino Glass Inc	1815 N West St.	FLAGSTAFF	AZ	86004
Coconino Pest Control Inc	1913 N West St.	FLAGSTAFF	AZ	86004
Preferred Homecare	2201 N West St.	FLAGSTAFF	AZ	86004
Arizona Central Credit Union	2521 N West St.	FLAGSTAFF	AZ	86004
Elks Lodge	2101 N San Francisco St.	FLAGSTAFF	AZ	86001

RESIDENT	ADDRESS	CITY	STATE	ZIP CODE
Current Resident	1601 E MOUNTAIN VIEW AVE	FLAGSTAFF	AZ	86004
Current Resident	2015 N WEST ST APT 4	FLAGSTAFF	AZ	86004
Current Resident	2015 N WEST ST APT 5	FLAGSTAFF	AZ	86004
Current Resident	1605 E MOUNTAIN VIEW AVE	FLAGSTAFF	AZ	86004
Current Resident	1201 E PONDEROSA PKWY APT B-113	FLAGSTAFF	AZ	86001
Current Resident	1615 N WEST ST UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	111 E OAK AVE APT 43	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 44	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 3	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 4	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 6	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 13	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 15	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 17	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 20	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 16	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 19	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 31	FLAGSTAFF	AZ	86001
Current Resident	1613 N WEST ST UNIT 3	FLAGSTAFF	AZ	86004
Current Resident	1613 N WEST ST UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	1623 E MOUNTAIN VIEW AVE	FLAGSTAFF	AZ	86004
Current Resident	111 E OAK AVE APT 1	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 35	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 38	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 42	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 36	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 37	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 41	FLAGSTAFF	AZ	86001
Current Resident	3011 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	3005 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	3007 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	3009 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1201 E PONDEROSA PKWY APT B-213	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-114	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-214	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-115	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-215	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-116	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-130	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-230	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-131	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-231	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-132	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-127	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-227	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-128	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-228	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-129	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-229	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-222	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-123	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-223	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-124	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-224	FLAGSTAFF	AZ	86001

Current Resident	1201 E PONDEROSA PKWY APT C-226	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-219	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-120	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-220	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-121	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-221	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-122	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-216	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-117	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-217	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-118	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-218	FLAGSTAFF	AZ	86001
Current Resident	1485 N TURQUOISE DR STE 200	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-119	FLAGSTAFF	AZ	86001
Current Resident	1720 N IZABEL ST APT A	FLAGSTAFF	AZ	86004
Current Resident	1720 N IZABEL ST APT B	FLAGSTAFF	AZ	86004
Current Resident	1615 N WEST ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	1613 N WEST ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	1608 N IZABEL ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	1733 E FIRST AVE APT 1	FLAGSTAFF	AZ	86004
Current Resident	1733 E FIRST AVE APT 2	FLAGSTAFF	AZ	86004
Current Resident	1733 E FIRST AVE APT 3	FLAGSTAFF	AZ	86004
Current Resident	1733 E FIRST AVE APT 4	FLAGSTAFF	AZ	86004
Current Resident	2128 N IZABEL ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	2128 N IZABEL ST UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	1721 N WEST ST UNIT A	FLAGSTAFF	AZ	86004
Current Resident	2213 N WEST ST UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	2213 N WEST ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	2015 N WEST ST APT 1	FLAGSTAFF	AZ	86004
Current Resident	2015 N WEST ST APT 2	FLAGSTAFF	AZ	86004
Current Resident	2015 N WEST ST APT 3	FLAGSTAFF	AZ	86004
Current Resident	1628 E MOUNTAIN VIEW AVE APT 1	FLAGSTAFF	AZ	86004
Current Resident	1733 E FIRST AVE APT 5	FLAGSTAFF	AZ	86004
Current Resident	1717 N WEST ST APT A	FLAGSTAFF	AZ	86004
Current Resident	1717 N WEST ST APT B	FLAGSTAFF	AZ	86004
Current Resident	1628 E MOUNTAIN VIEW AVE APT 2	FLAGSTAFF	AZ	86004
Current Resident	1201 E PONDEROSA PKWY APT C-232	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-133	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-233	FLAGSTAFF	AZ	86001
Current Resident	1721 N WEST ST UNIT B	FLAGSTAFF	AZ	86004
Current Resident	1700 N IZABEL ST APT A	FLAGSTAFF	AZ	86004
Current Resident	1700 N IZABEL ST APT B	FLAGSTAFF	AZ	86004
Current Resident	2217 N WEST ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	2217 N WEST ST UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	1917 N WEST ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	1924 N IZABEL ST APT 1	FLAGSTAFF	AZ	86004
Current Resident	1924 N IZABEL ST APT 2	FLAGSTAFF	AZ	86004
Current Resident	1924 N IZABEL ST APT 3	FLAGSTAFF	AZ	86004
Current Resident	1917 N WEST ST UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE APT 1	FLAGSTAFF	AZ	86004
Current Resident	1816 N IZABEL ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	1816 N IZABEL ST UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	1812 N IZABEL ST UNIT A	FLAGSTAFF	AZ	86004
Current Resident	1812 N IZABEL ST UNIT B	FLAGSTAFF	AZ	86004
Current Resident	1924 N IZABEL ST APT 4	FLAGSTAFF	AZ	86004

Current Resident	2112 N IZABEL ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	2112 N IZABEL ST UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	1901 N WEST ST APT 1	FLAGSTAFF	AZ	86004
Current Resident	2115 N WEST ST UNIT A	FLAGSTAFF	AZ	86004
Current Resident	2115 N WEST ST UNIT B	FLAGSTAFF	AZ	86004
Current Resident	1605 E MOUNTAIN VIEW AVE UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	1605 E MOUNTAIN VIEW AVE UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE APT 2	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE APT 3	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE APT 4	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE APT 5	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE APT 6	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE APT 7	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE APT 8	FLAGSTAFF	AZ	86004
Current Resident	1201 E PONDEROSA PKWY APT C-126	FLAGSTAFF	AZ	86001
Current Resident	3005 N WEST ST STE B	FLAGSTAFF	AZ	86004
Current Resident	1705 N WEST ST APT A	FLAGSTAFF	AZ	86004
Current Resident	1705 N WEST ST APT B	FLAGSTAFF	AZ	86004
Current Resident	2225 N GEMINI DR STE E1	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E3	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E4	FLAGSTAFF	AZ	86001
Current Resident	1605 E ARROWHEAD AVE APT 9	FLAGSTAFF	AZ	86004
Current Resident	2225 N GEMINI DR STE W4	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W5	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W6	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E7	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E8	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E5	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W1	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W2	FLAGSTAFF	AZ	86001
Current Resident	3100 N WEST ST STE 100	FLAGSTAFF	AZ	86004
Current Resident	2225 N GEMINI DR STE E2	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E9	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E10	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E11	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E6	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W11	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W7	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W8	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W9	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W10	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W3	FLAGSTAFF	AZ	86001
Current Resident	1901 N WEST ST APT 2	FLAGSTAFF	AZ	86004
Current Resident	1901 N WEST ST APT 3	FLAGSTAFF	AZ	86004
Current Resident	1901 N WEST ST APT 4	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 201	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 202	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 203	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 204	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 205	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 206	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 701	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 702	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 703	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 704	FLAGSTAFF	AZ	86004

Current Resident	2251 N IZABEL ST APT 609	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 610	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 303	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 304	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 305	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 602	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 603	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 604	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 605	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 606	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST APT 607	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 201	FLAGSTAFF	AZ	86004
Current Resident	1708 E FOURTH AVE	FLAGSTAFF	AZ	86004
Current Resident	116 E OAK AVE APT 1	FLAGSTAFF	AZ	86001
Current Resident	116 E OAK AVE APT 2	FLAGSTAFF	AZ	86001
Current Resident	2208 N IZABEL ST APT 1	FLAGSTAFF	AZ	86004
Current Resident	2208 N IZABEL ST APT 2	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 202	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 203	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 204	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 205	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 206	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 207	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 104	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 303	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 304	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 208	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 102	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 101	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 301	FLAGSTAFF	AZ	86004
Current Resident	1351 N PINE CLIFF DR STE 100	FLAGSTAFF	AZ	86001
Current Resident	1351 N PINE CLIFF DR APT 101	FLAGSTAFF	AZ	86001
Current Resident	1351 N PINE CLIFF DR APT 103	FLAGSTAFF	AZ	86001
Current Resident	1351 N PINE CLIFF DR APT 105	FLAGSTAFF	AZ	86001
Current Resident	1351 N PINE CLIFF DR APT 102	FLAGSTAFF	AZ	86001
Current Resident	1351 N PINE CLIFF DR APT 104	FLAGSTAFF	AZ	86001
Current Resident	2303 N IZABEL ST APT 302	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 103	FLAGSTAFF	AZ	86004
Current Resident	122 E OAK AVE APT A	FLAGSTAFF	AZ	86001
Current Resident	1509 N TURQUOISE DR APT A	FLAGSTAFF	AZ	86001
Current Resident	1509 N TURQUOISE DR APT B	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR	FLAGSTAFF	AZ	86001
Current Resident	1708 N IZABEL ST APT 1	FLAGSTAFF	AZ	86004
Current Resident	1708 N IZABEL ST APT 2	FLAGSTAFF	AZ	86004
Current Resident	1707 E FOURTH AVE	FLAGSTAFF	AZ	86004
Current Resident	1101 N PINE CLIFF DR	FLAGSTAFF	AZ	86001
Current Resident	128 E OAK AVE APT B	FLAGSTAFF	AZ	86001
Current Resident	2209 N GEMINI DR	FLAGSTAFF	AZ	86001
Current Resident	2217 N GEMINI DR	FLAGSTAFF	AZ	86001
Current Resident	1351 N PINE CLIFF DR APT 106	FLAGSTAFF	AZ	86001
Current Resident	122 E OAK AVE APT B	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY BLDG B	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY BLDG C	FLAGSTAFF	AZ	86001
Current Resident	1604 N IZABEL ST APT 2	FLAGSTAFF	AZ	86004
Current Resident	1604 N IZABEL ST APT 1	FLAGSTAFF	AZ	86004

Current Resident	2303 N IZABEL ST BLDG 1	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST BLDG 1	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST BLDG 2	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST BLDG 3	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST BLDG 5	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST BLDG 6	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST BLDG 7	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST BLDG 8	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST BLDG 10	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST BLDG 11	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST BLDG 3	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST BLDG 4	FLAGSTAFF	AZ	86004
Current Resident	2021 1/2 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1905 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1703 E FIRST AVE	FLAGSTAFF	AZ	86004
Current Resident	1351 N PINE CLIFF DR	FLAGSTAFF	AZ	86001
Current Resident	1351 N PINE CLIFF DR BLDG 1	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 112	FLAGSTAFF	AZ	86001
Current Resident	3050 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1801 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2255 N GEMINI DR BLDG 3	FLAGSTAFF	AZ	86001
Current Resident	2255 N GEMINI DR BLDG 4	FLAGSTAFF	AZ	86001
Current Resident	2255 N GEMINI DR BLDG 5	FLAGSTAFF	AZ	86001
Current Resident	2255 N GEMINI DR BLDG 6	FLAGSTAFF	AZ	86001
Current Resident	2255 N GEMINI DR	FLAGSTAFF	AZ	86001
Current Resident	1604 N IZABEL ST APT 3	FLAGSTAFF	AZ	86004
Current Resident	1604 N IZABEL ST APT 4	FLAGSTAFF	AZ	86004
Current Resident	1901 N GEMINI DR	FLAGSTAFF	AZ	86004
Current Resident	1603 E ARROWHEAD AVE	FLAGSTAFF	AZ	86004
Current Resident	1851 N GEMINI DR	FLAGSTAFF	AZ	86001
Current Resident	2112 N IZABEL ST UNIT 3	FLAGSTAFF	AZ	86004
Current Resident	2112 N IZABEL ST UNIT 4	FLAGSTAFF	AZ	86004
Current Resident	1251 N PINE CLIFF DR UNIT 111	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 110	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 109	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 108	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 107	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 106	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 117	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 118	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 114	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 113	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 105	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 102	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 101	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 103	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 104	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 136	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 135	FLAGSTAFF	AZ	86001
Current Resident	1627 E MOUNTAIN VIEW AVE UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	1627 E MOUNTAIN VIEW AVE UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	1251 N PINE CLIFF DR UNIT 122	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 134	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 137C	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 137B	FLAGSTAFF	AZ	86001

Current Resident	2102 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1702 E FOURTH AVE	FLAGSTAFF	AZ	86004
Current Resident	1706 E FOURTH AVE	FLAGSTAFF	AZ	86004
Current Resident	2205 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2201 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2221 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2119 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1707 E SIXTH AVE	FLAGSTAFF	AZ	86004
Current Resident	2210 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	2120 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	2214 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	2009 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2240 N IZABEL APT 206	FLAGSTAFF	AZ	86004
Current Resident	2240 N IZABEL APT 106	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 102	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 103	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 104	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 105	FLAGSTAFF	AZ	86004
Current Resident	2200 N GEMINI DR	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 106	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 107	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 210	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 204	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 205	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 206	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 207	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 208	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 209	FLAGSTAFF	AZ	86004
Current Resident	2117 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 108	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 109	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 110	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 201	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 202	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 203	FLAGSTAFF	AZ	86004
Current Resident	2106 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	2101 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2001 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1702 E SECOND AVE	FLAGSTAFF	AZ	86004
Current Resident	1929 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2021 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1921 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1917 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1925 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1912 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	116 E CEDAR AVE	FLAGSTAFF	AZ	86001
Current Resident	115 E CEDAR AVE	FLAGSTAFF	AZ	86001
Current Resident	2016 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	2014 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1913 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	110 E CEDAR AVE	FLAGSTAFF	AZ	86001
Current Resident	2000 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1703 E SECOND AVE	FLAGSTAFF	AZ	86004
Current Resident	1215 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1140 N MANZANITA WAY	FLAGSTAFF	AZ	86001

Current Resident	1080 N MANZANITA WAY	FLAGSTAFF	AZ	86001
Current Resident	1095 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1200 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1160 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1713 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1701 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1716 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1705 E FOURTH AVE	FLAGSTAFF	AZ	86004
Current Resident	1712 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1821 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1626 E ARROWHEAD AVE	FLAGSTAFF	AZ	86004
Current Resident	2209 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1618 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1829 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1621 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1622 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1825 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1650 N TURQUOISE DR	FLAGSTAFF	AZ	86001
Current Resident	1704 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1717 1/2 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1702 E FIRST AVE	FLAGSTAFF	AZ	86004
Current Resident	1806 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1817 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1815 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1808 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1620 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	3013 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1602 E ARROWHEAD AVE	FLAGSTAFF	AZ	86004
Current Resident	1625 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2100 N GEMINI DR	FLAGSTAFF	AZ	86004
Current Resident	2020 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1706 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1700 E SIXTH AVE	FLAGSTAFF	AZ	86004
Current Resident	2400 N GEMINI DR	FLAGSTAFF	AZ	86001
Current Resident	1624 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1820 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1717 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1627 E MOUNTAIN VIEW AVE	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE	FLAGSTAFF	AZ	86004
Current Resident	1601 E ARROWHEAD AVE	FLAGSTAFF	AZ	86004
Current Resident	1721 1/2 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1721 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2225 N GEMINI DR	FLAGSTAFF	AZ	86001

NAME	ADDRESS	CITY	STATE	ZIP CODE
Friends of Flagstaff's Future	P.O. Box 23462	FLAGSTAFF	AZ	86002
Northern Arizona Building Association	1500 East Cedar Avenue, Suite 86	FLAGSTAFF	AZ	86004
Northern Arizona Association of Realtors, Jeffrey Herd	1515 East Cedar Avenue, Suite C-4	FLAGSTAFF	AZ	86004
Tish Bogan-Ozmun	5271 Mt. Pleasant Drive	FLAGSTAFF	AZ	86004
Marilyn Weissman	1055 East Apple Way	FLAGSTAFF	AZ	86001
Maury Herman	Coast and Mountain Properties 3 North Leroux Street	FLAGSTAFF	AZ	86001
Nat White	1120 North Rockridge Road	FLAGSTAFF	AZ	86001
Charlie Silver	720 West Aspen Avenue	FLAGSTAFF	AZ	86001
Betsy McKellar	330 S Ash Lane	FLAGSTAFF	AZ	86001
David Carpenter	495 S River Run Suite 100	FLAGSTAFF	AZ	86001
Dorenda Coleman	Arizona Army National Guard, AZAA-FMO 5636 E McDowell Rd, M5330	PHOENIX	AZ	85008
Mary Beth Dreusike	US Navy, Intergovernmental Branch 850 Pacific Highway Building 1 – 5th Floor, Suite 513	SAN DIEGO	CA	92132
Celia Barotz	3354 N Crest Street	FLAGSTAFF	AZ	86001
Norm Wallen	3716 N Grandview	FLAGSTAFF	AZ	86004
Jay Christelman	Coconino County Community Development 2500 N Fort Valley Rd. Bldg 1	FLAGSTAFF	AZ	86001
Jess McNeely	Coconino County Community Development 2500 N Fort Valley Rd. Bldg 1	FLAGSTAFF	AZ	86001

OWNER NAME	OWNER ADDRESS	City	State	Zip
TIMOTHY MCCULLOUGH	OAK AVENUE AND TURQUOISE CONDOMINIUM, L.L.C. 420 N HUMPHREYS ST	FLAGSTAFF	AZ	86002
JOHANNA KLOMANN	SUNNYSIDE NEIGHBORHOOD ASSOCIATION OF FLAGSTAFF, INC. 419 W ASPEN AVE	FLAGSTAFF	AZ	86001
DEBBIE GROSSHAUSER	JENSEN MANOR HOMEOWNER'S ASSOCIATION, INC. 914 N SAN FRANCISCO ST STE A	FLAGSTAFF	AZ	86001
MIKE HUTCHINS	JUNIPER MEADOWS TOWNHOUSE ASSOCIATION, INC. 323 S RIVER RUN RD #1	FLAGSTAFF	AZ	86001
TOM KRAUSE	CLIFFSIDE ESTATES HOMEOWNERS ASSOCIATION, INC. PO BOX 1838	FLAGSTAFF	AZ	86002
OAK PARK MANOR	OAK PARK MANOR TOWNHOMES ASSOCIATION, INC. 3205 LAKESIDE VILLAGE DR	PRESCOTT	AZ	86301
SUNNYSIDE NEIGHBORHOOD ASSOCIATION	SUNNYSIDE NEIGHBORHOOD ASSOCIATION OF FLAGSTAFF, INC. 2304 N THIRD ST #124	FLAGSTAFF	AZ	86004
BRYAN BURTON	PINE VIEW VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION 2700 S WOODLANDS VILLAGE BLVD STE 300-108	FLAGSTAFF	AZ	86001
ALLEN T GINSBERG	TWIN PEAKS TOWNHOMES ASSOCIATION, INC. 5200 E CORTLAND BLVD D1	FLAGSTAFF	AZ	86004
GARY L DILLON	SWITZER CANYON MOBILE HOME PARK, L.L.C. 9015 W SIERRA PINTA DR	PEORIA	AZ	85382
Northeast Profession Plaza	Northeast Profession Plaza Sterling Real Estate Mgmt 323 S River Run, #1	FLAGSTAFF	AZ	86001
EDWIN C YAZZIE	ARROWHEAD WEST, INC. PO BOX 1307	KAYENTA	AZ	86003
BRANDON J KAVANAGH	PEAKS PLAZA CONDOMINIUMS 100 N ELDEN STREET	FLAGSTAFF	AZ	86001
GERALD W NABOURS	WEST STREET OFFICE CONDOMINIUMS OWNERS' ASSOCIATION 10 E DALE AVE	FLAGSTAFF	AZ	86001
DEBBIE GROSSHAUSE	STONE RIDGE HOMES CONDOMINIUMS "AT SWITZER MESA" ASSOCIATION 914 N SAN FRANCISCO ST STE A	FLAGSTAFF	AZ	86001

MIKE HUTCHINS	SWITZER MESA SUBDIVISION HOMEOWNERS ASSOCIATION 323 S RIVER RUN RD #1	FLAGSTAFF	AZ	86001
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Affidavit of Sign Posting

Case Number: PZ-20-00063

Project Name: McMillan Mesa Natural Area Zoning Map Amendment

Applicant Name: City of Flagstaff, Robert Wallace

Location: McMillan Mesa Natural Area

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, 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 that 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: Robert D. Wallace

SUBSCRIBED AND SWORN before me this 23 day of December, 2021 by:

Stacy M. Fobar
Notary Public

February 12, 2023
My Commission Expires:



Sign Posting Date Stamped Photos

Case Number: PZ-20-00063

Project Name: McMillan Mesa Natural Area Zoning Map Amendment

Applicant Name: City of Flagstaff, Robert Wallace

Location: McMillan Mesa Natural Area



Sign Posted December 22, 2021



Sign Posted December 22, 2021

East Cedar Avenue and North Gemini Road. The northeast corner of the intersection just north of the bus stop (stop code #48). Posted December 22, 2021 at 1:30 PM.



Sign Posted December 22, 2021



Sign Posted December 22, 2021

North Isabel Street and East 6th Avenue. The southwest corner of the intersection next to the Flagstaff Urban Trail access point. Posted December 22, 2021 at 2:00 PM.

McMillan Mesa Public Hearing Proposed Rezone Sign Locations



- McMillan Mesa Natural Area
- Existing Trails
- Planned Trails
- Parks



0 0.13 0.25 0.5 Miles

10/7/2020

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-20-00063

Project Name: McMillan Mesa Natural Area Zoning Map Amendment

Applicant Name: City of Flagstaff, Robert Wallace

Location: McMillan Mesa Natural Area

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, 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 10-20.30.060.A, 10-20.30.060.B, and 10-20.30.060.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 Planning 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: _____

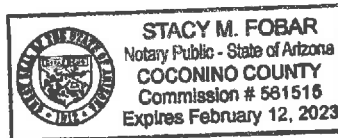
Robert D. Wallace

SUBSCRIBED AND SWORN before me this 23 day of December, 2021 by:

Stacy M. Fobar
Notary Public

My Commission Expires:

February 12, 2023





City of Flagstaff

December 22, 2021

Dear Neighbor,

The purpose of this letter is to inform you that the City of Flagstaff Open Space Program is moving forward with its proposal to implement a Concept Zoning Map Amendment for the McMillan Mesa Natural Area, application number: PZ-20-00063, which includes 10 parcels located generally at 1900 N. Gemini Dr. (107-01-001B, 101-28-007C, 110-08-001G, 109-02-001S, 107-01-001F, 101-28-007E, 101-37-002J, 107-01-001G, 101-37-001E, and 101-37-002H). To view a map visit: <https://flagstaff.az.gov/4169/McMillian-Mesa>. This action will change the existing Public Facilities (PF), Rural Residential (RR), and Research and Development (RD) zoning of these parcels to Public Open Space (POS) zoning to restrict the uses of the parcels to passive recreation and open space. There are several upcoming public hearings for this rezoning case that you are invited to attend (see below for details).

On November 8, 2016, Flagstaff voters voted in favor of Proposition 413 – Campaign for a Greater Buffalo Park. This proposition restricted the use of approximately 300 acres of City-owned property on McMillan Mesa to public open space and passive recreation. To carry out the voter's direction and align City guiding documents, the City Council approved the McMillan Mesa Natural Area Major Plan Amendment (Resolution Number 2018-50) on Tuesday, October 16, 2018. The purpose of this Amendment was to classify the McMillan Mesa Natural Area as a Park/Open Space land use type in the Flagstaff Regional Plan 2030. The last step in this process is to align the zoning of these parcels with the Regional Plan.

A Zoning Map Amendment requires a public hearing by the Planning and Zoning Commission, followed by two City Council meetings. The Planning and Zoning Commission serves as an advisory board to the City Council on matters relating to the growth and physical development of the City. On January 12, 2022 at 4pm, the Planning & Zoning Commission will conduct a virtual public hearing for this application and may forward a recommendation for the City Council's consideration.

Upon receipt of a recommendation from the Planning & Zoning Commission, the City Council will conduct two meetings and act on the application, which will include two ordinance reads. The first City Council meeting is February 15, 2022 at 3pm and the second meeting is March 1, 2022 at 3pm. If approved, the Concept Zoning Map Amendment will go into effect 30 days after the second read of the ordinance.

Any interested person or authorized agent may appear and be heard at these public hearings. **See the links below to join the meetings and for information on how to submit written comments.** *If you currently do not reside at this address, please notify tenants about this public participation opportunity.*

Meeting 1: Planning and Zoning Commission Public Hearing

- Date/Time: Wednesday, January 12, 2022 at 4 PM
- Location: Virtual.
- Participation Options:

- Submit written comments prior to the meeting via email to CDPandZCommission@flagstaffaz.gov and/or Genevieve Pearthree, Senior Planner, at gpearthree@flagstaffaz.gov.
- Participate in the virtual meeting at this link: <https://www.flagstaffaz.gov/2845/Planning-Zoning-Commission>.
- Use the following link to watch the meeting but not participate: <https://www.flagstaffaz.gov/1461/Streaming-City-Council-Meetings>.

Meeting 2: City Council Meeting (First Ordinance Read)

- Date/Time: Tuesday, February 15, 2022 at 3 PM
- Location: Hybrid virtual/in-person.
- Participation Options:
 - Submit written comments prior to the meeting via email to publiccomment@flagstaffaz.gov and/or gpearthree@flagstaffaz.gov.
 - At the link below, please refer to the posted agenda for any change to the meeting time and how to attend the meeting and submit comments: <https://www.flagstaffaz.gov/328/Meeting-Protocols-Information>. Due to the COVID-19 pandemic, Council meetings may be held virtually.
 - Use the following address to watch the meeting but not participate: <https://www.flagstaffaz.gov/1461/Streaming-City-Council-Meetings>.

Meeting 3: City Council Meeting (Second Ordinance Read)

- Date/Time: Tuesday, March 1, 2022 at 3 PM
- Location: Hybrid virtual/in-person.
- Participation Options:
 - Submit written comments prior to the meeting via email to publiccomment@flagstaffaz.gov and/or gpearthree@flagstaffaz.gov.
 - At the link below, please refer to the posted agenda for any change to the meeting time and how to attend the meeting and submit comments: <https://www.flagstaffaz.gov/328/Meeting-Protocols-Information>. Due to the COVID-19 pandemic, Council meetings may be held virtually.
 - Use the following address to watch the meeting but not participate: <https://www.flagstaffaz.gov/1461/Streaming-City-Council-Meetings>.

If you have any questions, staff are happy to discuss them with you. You may contact the applicant, Robert Wallace, Open Space Specialist, at Robert.wallace@flagstaffaz.gov or (928) 213-2154. Please contact Genevieve Pearthree, the City Senior Planner assigned to this case, with any questions about the City review and public hearing process. She can also provide copies of the application and development file. She is available at gpearthree@flagstaffaz.gov or 928-213-2603.

As an interested party, property owner, resident, or HOA within the vicinity of this request, we greatly appreciate your input. Thank you for your attention to this letter.

Sincerely,



Open Space Specialist
City of Flagstaff Parks, Recreation and Open Space

211 WEST ASPEN AVENUE, FLAGSTAFF, ARIZONA 86001

OWNERNAME	OWNERADDRESS_ADDRESS1	OWNERADDRESS_CITY	OWNERADDRESS_STATE	OWNERADDRESS_ZIP
EMSHWILLER MARK E	2435 N CESSNA CIR	CAMP VERDE	AZ	86322
JACKSON STACEY	4417 E SHARON DR	PHOENIX	AZ	85032
GRAND CHALET LLC	3104 E CAMELBACK RD NO 262	PHOENIX	AZ	85016
ASSISTANCE LEAGUE OF FLAGSTAFF	PO BOX 3297	FLAGSTAFF	AZ	86003
FLAGSTAFF UNIFIED SCHOOL DISTRICT 1	3285 E SPARROW AVE	FLAGSTAFF	AZ	86004
CITY OF FLAGSTAFF				
ATTN: Genevieve Pearthree	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
MOORE PAUL W	1665 N TURQUOISE DR	FLAGSTAFF	AZ	86001
	ATTENTION: ALEX CIFUENTES			
ARIZONA PUBLIC SERVICE COMPANY	PO BOX 53999, MS 9505	PHOENIX	AZ	85072-3940
TACKITT SUZANNE M	310 W BIRCH AVE	FLAGSTAFF	AZ	86001
STAHL HOLLY G	429 E DAVID DR	FLAGSTAFF	AZ	86001
MCCLESKEY NANCY E REVOCABLE TRUST DTD 11-13-14	PO BOX 1023	FLAGSTAFF	AZ	86002
PIERCE FAMILY LIVING TRUST DTD 8-3-18	2220 N IZABEL ST	FLAGSTAFF	AZ	86004
BLUM RICHARD & JUANA TRUST DTD 12-12-11	8374 N SPRINGFIELD DR	FLAGSTAFF	AZ	86004
WELCH FAMILY TRUST DTD 05-26-94	4200 N COUNTRY CLUB DR	FLAGSTAFF	AZ	86004
BAIN GEORGE W	145 E ASTRO LN	FLAGSTAFF	AZ	86001
SOPER ANNE M	2208 N IZABEL ST NO 2	FLAGSTAFF	AZ	86004
DURHAM ARTEC	1916 N IZABEL ST	FLAGSTAFF	AZ	86004
KLEINER PENNIE & GREG FAMILY TRUST DTD 03-11-10	2206 N TWISTED LIMB WAY	FLAGSTAFF	AZ	86004
ODEGAARD VAN & CAROL	2109 N 4TH ST	FLAGSTAFF	AZ	86004
SCOTT MICHAEL & LINDSEY	722 N CANYON TERRACE DR	FLAGSTAFF	AZ	86001
RADE CORY	21640 N JUNIPER RIDGE RD	PAULDEN	AZ	86334
CHOOPANYA KAMOLASIT	PO BOX 913	FLAGSTAFF	AZ	86002
WELCH FAMILY TRUST DTD 05-26-94	4200 N COUNTRY CLUB DR	FLAGSTAFF	AZ	86004
DENNISON BRAD E REVOCABLE LIVING TRUST DTD 05-30-07	PO BOX 306	FLAGSTAFF	AZ	86002
LUNA JOSEPHINE	6122 W WILLOW AVE	GLENDALE	AZ	85304
TRIPLE G RENTALS LLC	3891 N STEVES BLVD	FLAGSTAFF	AZ	86004
CATHEY DOUGLAS & MICHELLE	12455 DUTCHMAN DR	FLAGSTAFF	AZ	86004
Eric's Building Supply	1921 WEST STREET LLC	FLAGSTAFF	AZ	86004
Mary Hazlehurst	2903 KACHINA TRL	FLAGSTAFF	AZ	86005
MCDAVID WILLIAM E	431 W PINE AVE	FLAGSTAFF	AZ	86001
NIETO TAMARA D	PO BOX 1326	FLAGSTAFF	AZ	86002
MILLHOUSE ROGER & MARTI	1702 E 2ND AVE	FLAGSTAFF	AZ	86004
ANDERSON ALVA EUGENE DECEDENTS TRUST DTD 12-31-90	1724 N SUNSET DR	FLAGSTAFF	AZ	86001
CRUZ MICHAEL E	3219 W VERDE WAY	NORTH LAS VEGAS	NV	89031
ESTRELLA ABEL F & PAMELA L	1703 E 2ND AVE	FLAGSTAFF	AZ	86004
KHALSA DHARM KAUR	2532 N FOURTH ST NO 554	FLAGSTAFF	AZ	86004
IZABEL PROPERTIES LLC	750 E PARKWAY DR	CAMP VERDE	AZ	86322
PALOMINO ELIZABETH	455 HILLSIDE DR	MUNDS PARK	AZ	86017
ROBERGE FRANK & SANDRA	6135 E MESA DR	COTTONWOOD	AZ	86326
MORRISSEY MERCY	1702 E 1ST AVE	FLAGSTAFF	AZ	86004
BROWN GREGORY B	1724 N IZABEL ST	FLAGSTAFF	AZ	86004
RYAN DAVID R & ELLEN R	807 W ASPEN AVE APT 1	FLAGSTAFF	AZ	86001
FERNANDEZ CONNIE MARIA TRUST DTD 06-15-20	6100 N SILVERLODE CT	PRESCOTT VALLEY	AZ	86314
SCHWALENSTOCKER JULIA W & GEORGE CPWROS	908 W COCONINO AVE	FLAGSTAFF	AZ	86001
RODRIGUEZ JESSE REVOCABLE TRUST UA DTD 02-26-13	1717 E ARROWHEAD AVE	FLAGSTAFF	AZ	86004
FERNANDEZ CONNIE MARIA TRUST DTD 06-15-20	6100 N SILVERLODE CT	PRESCOTT VALLEY	AZ	86314
TUNG WEN-CHUEN	PO BOX 3064	FLAGSTAFF	AZ	86003
WANGEMAN FAMILY TRUST DTD 09-29-11	12658 N 80TH PL	SCOTTSDALE	AZ	85250
BLACKGOAT CHRISTINE ME	3054 MOUNTAINWOOD CIR	JUNEAU	AK	99801
RIC'S AUTOMOTIVE LLC	135 W JUNIPER AVE	FLAGSTAFF	AZ	86001
KAHL DAVID	1075 E LARKSPUR LN	FLAGSTAFF	AZ	86001
BUCHANAN LIVING TRUST DTD 06-25-91	3832 WESTHAVEN DR	CARLSBAD	CA	92008
MEILBECK JEFF A	2532 N FOURTH ST NO 229	FLAGSTAFF	AZ	86004
MACKENZIE MARY JON	2905 E 3RD ST	LONG BEACH	CA	90814
ROHR JASON T & MARIAH A	38 S PINE CIR	FLAGSTAFF	AZ	86001
MUSCARELLA REVOCABLE TRUST DTD 07-02-07	PO BOX 1812	FLAGSTAFF	AZ	86002
DAVIS ELIZABETH S	1620 N KITTREDGE RD	FLAGSTAFF	AZ	86001
JENKINS RAND E	1623 E MOUNTAIN VIEW DR	FLAGSTAFF	AZ	86004
TUCKER MELVIN & BETH	118 E TERRACE AVE	FLAGSTAFF	AZ	86001
JEHOVAH JIREH INC	PO BOX 2193	FLAGSTAFF	AZ	86003
LOOMIS FAMILY TRUST DTD 02-20-20	603 N SAN FRANCISCO ST	FLAGSTAFF	AZ	86001
LATHAM CHRISTOPHER	PO BOX 1453	FLAGSTAFF	AZ	86002
GOLIGHTLY 2000 REVOCABLE TRUST	3900 E HUNTINGTON DR	FLAGSTAFF	AZ	86004
LVA PROPERTIES LLC	500 N MARKET PLACE DR NO 101	CENTERVILLE	UT	84014
SAFEWAY INC	PO BOX 800729	DALLAS	TX	75380
HOUSING SOLUTIONS OF NORTHERN ARIZONA INC	PO BOX 30134	FLAGSTAFF	AZ	86003
CEDAR CREST/ FLAGSTAFF LP	4745 N 7TH ST NO 110	PHOENIX	AZ	85014
FLORES JOHNNY M	3576 E WESTERN DR	COTTONWOOD	AZ	86326
SHANTZ GENE & RENATE	2700 S WOODLANDS VILLAGE BLVD NO 300	FLAGSTAFF	AZ	86001
HARRIS JAMES E JR	3733 N KINGSWOOD WAY	FLAGSTAFF	AZ	86004
SCOTT STEVE M & LAURA T	3015 E PINE DR	FLAGSTAFF	AZ	86004
DICUS JEFF	269 TOHO TRL	FLAGSTAFF	AZ	86001

DYER JON C & SHARON K	1110 W AZURE DR	FLAGSTAFF	AZ	86001
PAHLER MULTI-FAMILY ONE LLC	2309 N WALNUT RIDGE LN	FLAGSTAFF	AZ	86004
CAMPOS FAMILY TRUST DTD 07-01-02	4540 S KATHY RD	FLAGSTAFF	AZ	86005
ADAMS RICHARD C & MYRA JANE REVOCABLE LIVING TRUST	7878 E GAINNEY RANCH RD NO 4	SCOTTSDALE	AZ	85258
CASTRUITA SERGIO & HILDA	4034 N GANNET WAY	FLAGSTAFF	AZ	86004
KLEINER PENNIE & GREG FAMILY TRUST DTD 03-11-10	2206 N TWISTED LIMB WAY	FLAGSTAFF	AZ	86004
COFFEY DOUGLAS & KARISSA	1704 N IZABEL	FLAGSTAFF	AZ	86004
ROUBAL FAMILY TRUST DTD 09-20-90	405 JACKS CANYON RD NO 140	SEDONA	AZ	86351
PAHLER MULTI-FAMILY ONE LLC	2309 N WALNUT RIDGE LN	FLAGSTAFF	AZ	86004
KIDZ INVESTMENTS IZ LLC	PO BOX 3435	FLAGSTAFF	AZ	86003
HOUSING SOLUTIONS OF NORTHERN ARIZONA INC	PO BOX 30134	FLAGSTAFF	AZ	86003
ROUBAL FAMILY TRUST DTD 09-20-90	405 JACKS CANYON RD NO 140	SEDONA	AZ	86351
IZABEL RENTALS LLC	PO BOX 2727	FLAGSTAFF	AZ	86003
GREENWELL RITA MARIE	1821 N WEST ST	FLAGSTAFF	AZ	86004
NORTHERN ARIZONA HEALTHCARE CORPORATION	PO BOX 1268	FLAGSTAFF	AZ	86001
BLUE HERON VENTURES LLC	1843 E SLEEPER HOLLOW CT	FLAGSTAFF	AZ	86005
WITT DANIEL F & JENNIFER F	1629 E MOUNTAIN VIEW AVE	FLAGSTAFF	AZ	86004
MAURER JEFFREY ALLEN & KARI ANN JOINT LIVING TRUST	809 W RIORDAN RD NO 100-288	FLAGSTAFF	AZ	86001
MUESCH DELORES SURVIVORS TRUST DTD 04-26-95	2441 N SWEET CLOVER WAY	FLAGSTAFF	AZ	86004
Mayan Landscaping	1608 IZABEL LLC	FLAGSTAFF	AZ	86004
Current Resident	2903 KACHINA TRL	FLAGSTAFF	AZ	86005
WYSS BENJAMIN	1501 N SAN FRANCISCO ST	FLAGSTAFF	AZ	86001
ESTRELLA ABEL F & PAMELA L	1703 E 2ND AVE	FLAGSTAFF	AZ	86004
HAIGHT MATTHEW R	4343 E SOLIERE AVE NO 1037	FLAGSTAFF	AZ	86004
MEAD FAMILY TRUST DTD 01-22-18	1500 N AZTEC ST	FLAGSTAFF	AZ	86001
NORTHEAST PROFESSIONAL PLAZA OWNERS ASSOCIATION	123 N SAN FRANCISCO ST NO 404	FLAGSTAFF	AZ	86004
FLAGSTAFF MEDICAL CENTER INC	PO BOX 1268	FLAGSTAFF	AZ	86002
ARIZONA DEPARTMENT OF ADMINISTRATION	100 N 15TH AVE	PHOENIX	AZ	85007
WITT DANIEL F & JENNIFER E	1629 MOUNTAIN VIEW AVE	FLAGSTAFF	AZ	86004
MOSER ROBERT B	1C ZOHRAB ST	HATAITAI	WELLINGTON	6021
GOBEIL NORMAND P & BETTY J	908 W MURRAY RD	FLAGSTAFF	AZ	86001
DUNN STEPHEN	3714 N PARADISE RD	FLAGSTAFF	AZ	86004
NOVO KIRSTEN	CMR 450 BOX 691	APO	AE	9705
SETTANNI V JOSEPH & LIANA	1285 S UVX RD	COTTONWOOD	AZ	86326
VISKOCIL THOMAS G	128 E OAK AVE NO A	FLAGSTAFF	AZ	86001
CROCKER MEGHAN	128 E OAK AVE NO B	FLAGSTAFF	AZ	86001
BASIS SCHOOLS INC	7975 N HAYDEN RD NO B-202	SCOTTSDALE	AZ	85258
MMV DEVCO LLC	15300 N 90TH ST NO 200	SCOTTSDALE	AZ	85260
FSL ST FRANCIS VILLAS LP	1201 E THOMAS RD	PHOENIX	AZ	85014
SAN FRANCISCO DE ASIS ROMAN CATHOLIC PARISH FLAGSTAFF	1600 E ROUTE 66	FLAGSTAFF	AZ	86001
JOHNSON HELEN E TRUST DTD 09-16-70	PO BOX 1131	CORNVILLE	AZ	86325
SLS PROPERTY LLC	3100 N WEST ST NO 100-200	FLAGSTAFF	AZ	86004
CEDAR WEST CAPITAL LLC	10 E DALE AVE	FLAGSTAFF	AZ	86001
DALLIS GOGI L	34091 GRANADA DR	DANA POINT	CA	92629
WOODRUFF KELLY A	7092 QUITO CT	CAMARILLO	CA	93012
BLACK WILLIAM	111 E OAK AVE NO 42	FLAGSTAFF	AZ	86001
SHIVA41 LLC	2302 E GARDENIA DR	PHOENIX	AZ	85020
SCHIMMEL KEVIN	1001 E GRISWOLD RD NO 36	PHOENIX	AZ	85020
ROWELL KELLY RVCBL TRUST DTD 9-24-14	7470 N LUPINE CIRCLE	FLAGSTAFF	AZ	86001
SCHAFFNER FRANK W	1219 E LUKE AVE	PHOENIX	AZ	85014
PISANO ROBERT A & HEATHER L	4450 E PEARCE RD	PHOENIX	AZ	85044
SCHNORR JANICE M REVOCABLE LIVING TRUST DTD 03-27-9	3034 BRITTANY PL	ANCHORAGE	AK	99504
RADMAN MARINA	920 N BARKLEY	MESA	AZ	85203
GOMOLAK DENISE A	111 E OAK AVE NO 18	FLAGSTAFF	AZ	86001
DENNIS CHARLENE S TRUST DTD 08-01-05	1540 S MALABAR LN	GILBERT	AZ	85296
BARTELL FAMILY TRUST DTD 11-10-16	5300 TANAGER DR	FLAGSTAFF	AZ	86004
CREEKSIDE PROPERTIES LLC	270 RIM SHADOWS DR	SEDONA	AZ	86336
POGGI-JENKINS MEREDITH & CARL J	111 N TURQUOISE DR NO 3	FLAGSTAFF	AZ	86001
NADELL AMY LAUREL	10844 N 34TH ST	PHOENIX	AZ	85028
VILLALOBOS PABLO ADRIAN	1807 N WEST ST	FLAGSTAFF	AZ	86004
MPT OF FLAGSTAFF LLC	PO BOX 92129	SOUTHLAKE	TX	76092
CWRP CEDAR FLAGSTAFF MOB OWNER LLC	30021 TOMAS RD NO 130	RANCHO SANTA MARGAR	CA	92688
FLAGSTAFF TRANSITIONAL CARE LLC	1107 HAZELTINE BLVD NO 200	CHASKA	MN	55318
HIGHGATE FLAGSTAFF LLC	1177 W HASTINGS ST NO 2133	VANCOUVER	BC	
JEFF KNORR INVESTMENTS LLC	2430 W BLACKHAWK LN	FLAGSTAFF	AZ	86001
MOUNTAIN TOWN HOMES LLC	2050 S WOODLANDS VILLAGE BLVD NO 1	FLAGSTAFF	AZ	86001

V6E 2K3

RESIDENT	FULLADDR	CITY	STATE	ZIPCODE
Current Resident	2200 N GEMINI DR	FLAGSTAFF	AZ	86004
Current Resident	1080 N PINE CLIFF DR	FLAGSTAFF	AZ	86001
Current Resident	2220 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1707 E SIXTH AVE	FLAGSTAFF	AZ	86004
Current Resident	2221 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2214 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	2210 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	2120 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	2205 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2201 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2119 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2117 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2106 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	2113 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2102 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1702 E FOURTH AVE	FLAGSTAFF	AZ	86004
Current Resident	1706 E FOURTH AVE	FLAGSTAFF	AZ	86004
Current Resident	1625 N TURQUOISE DR	FLAGSTAFF	AZ	86001
Current Resident	116 E CEDAR AVE	FLAGSTAFF	AZ	86001
Current Resident	110 E CEDAR AVE	FLAGSTAFF	AZ	86001
Current Resident	103 E CEDAR AVE	FLAGSTAFF	AZ	86001
Current Resident	109 E CEDAR AVE	FLAGSTAFF	AZ	86001
Current Resident	115 E CEDAR AVE	FLAGSTAFF	AZ	86001
Current Resident	119 E CEDAR AVE	FLAGSTAFF	AZ	86001
Current Resident	98 E OAK AVE	FLAGSTAFF	AZ	86001
Current Resident	2029 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2021 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2001 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2024 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	2016 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	2014 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	2008 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	2000 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1920 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1916 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1912 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1908 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1702 E SECOND AVE	FLAGSTAFF	AZ	86004
Current Resident	1929 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1925 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1921 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1917 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1913 N WEST ST	FLAGSTAFF	AZ	86004

Current Resident	1909 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	3605 N PARADISE RD	FLAGSTAFF	AZ	86004
Current Resident	3700 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
Current Resident	3618 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
Current Resident	3608 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
Current Resident	3605 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
Current Resident	3609 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
Current Resident	3613 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
Current Resident	3619 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
Current Resident	3703 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
Current Resident	1018 E HILLCREST DR	FLAGSTAFF	AZ	86004
Current Resident	1024 E HILLCREST DR	FLAGSTAFF	AZ	86004
Current Resident	1028 E HILLCREST DR	FLAGSTAFF	AZ	86004
Current Resident	1032 E HILLCREST DR	FLAGSTAFF	AZ	86004
Current Resident	1027 E HILLCREST DR	FLAGSTAFF	AZ	86004
Current Resident	1023 E HILLCREST DR	FLAGSTAFF	AZ	86004
Current Resident	1131 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
Current Resident	3513 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
Current Resident	3509 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
Current Resident	3505 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
Current Resident	3602 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
Current Resident	1205 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
Current Resident	1135 N MANZANITA WAY	FLAGSTAFF	AZ	86001
Current Resident	1140 N MANZANITA WAY	FLAGSTAFF	AZ	86001
Current Resident	1120 N MANZANITA WAY	FLAGSTAFF	AZ	86001
Current Resident	1100 N MANZANITA WAY	FLAGSTAFF	AZ	86001
Current Resident	1080 N MANZANITA WAY	FLAGSTAFF	AZ	86001
Current Resident	1115 N MANZANITA WAY	FLAGSTAFF	AZ	86001
Current Resident	1095 N MANZANITA WAY	FLAGSTAFF	AZ	86001
Current Resident	1175 E APPLE WAY	FLAGSTAFF	AZ	86001
Current Resident	1195 E APPLE WAY	FLAGSTAFF	AZ	86001
Current Resident	1205 E APPLE WAY	FLAGSTAFF	AZ	86001
Current Resident	1080 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1120 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1095 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1160 E APPLE WAY	FLAGSTAFF	AZ	86001
Current Resident	1135 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1155 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1175 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1195 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1215 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1235 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1140 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1160 N HEMLOCK WAY	FLAGSTAFF	AZ	86001

Current Resident	1180 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1200 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1255 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1240 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1220 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1100 N PINE CLIFF DR	FLAGSTAFF	AZ	86001
Current Resident	1090 N PINE CLIFF DR	FLAGSTAFF	AZ	86001
Current Resident	1490 N TURQUOISE DR	FLAGSTAFF	AZ	86001
Current Resident	1703 E SECOND AVE	FLAGSTAFF	AZ	86004
Current Resident	1829 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1825 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1821 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1817 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1815 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1702 E FIRST AVE	FLAGSTAFF	AZ	86004
Current Resident	1806 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1713 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1709 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1701 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1704 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1706 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1712 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1716 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1626 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1622 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1624 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1621 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1625 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1618 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1620 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1616 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1612 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1626 E ARROWHEAD AVE	FLAGSTAFF	AZ	86004
Current Resident	1602 E ARROWHEAD AVE	FLAGSTAFF	AZ	86004
Current Resident	2400 N GEMINI DR	FLAGSTAFF	AZ	86001
Current Resident	1124 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
Current Resident	3601 N PARADISE RD	FLAGSTAFF	AZ	86004
Current Resident	1700 E SIXTH AVE	FLAGSTAFF	AZ	86004
Current Resident	1140 N PINE CLIFF DR	FLAGSTAFF	AZ	86001
Current Resident	1808 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1820 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	2020 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	2209 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1650 N TURQUOISE DR	FLAGSTAFF	AZ	86001

Current Resident	3013 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2007 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1705 E FOURTH AVE	FLAGSTAFF	AZ	86004
Current Resident	2100 N GEMINI DR	FLAGSTAFF	AZ	86004
Current Resident	1717 1/2 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1721 1/2 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1721 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1717 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1627 E MOUNTAIN VIEW AVE	FLAGSTAFF	AZ	86004
Current Resident	1629 E MOUNTAIN VIEW AVE	FLAGSTAFF	AZ	86004
Current Resident	2225 N GEMINI DR	FLAGSTAFF	AZ	86001
Current Resident	1601 E ARROWHEAD AVE	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE	FLAGSTAFF	AZ	86004
Current Resident	1628 E MOUNTAIN VIEW AVE	FLAGSTAFF	AZ	86004
Current Resident	1623 E MOUNTAIN VIEW AVE	FLAGSTAFF	AZ	86004
Current Resident	1605 E MOUNTAIN VIEW AVE	FLAGSTAFF	AZ	86004
Current Resident	1601 E MOUNTAIN VIEW AVE	FLAGSTAFF	AZ	86004
Current Resident	3011 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	3005 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	3007 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	3009 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	111 E OAK AVE APT 44	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 43	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 42	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 41	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 38	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 37	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 36	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 31	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 32	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 33	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 34	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 35	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 13	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 20	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 19	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 18	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 17	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 16	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 15	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 14	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 7	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 1	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 2	FLAGSTAFF	AZ	86001

Current Resident	111 E OAK AVE APT 3	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 4	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 5	FLAGSTAFF	AZ	86001
Current Resident	111 E OAK AVE APT 6	FLAGSTAFF	AZ	86001
Current Resident	1615 N WEST ST UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	1613 N WEST ST UNIT 3	FLAGSTAFF	AZ	86004
Current Resident	1613 N WEST ST UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	2015 N WEST ST APT 4	FLAGSTAFF	AZ	86004
Current Resident	2015 N WEST ST APT 5	FLAGSTAFF	AZ	86004
Current Resident	1201 E PONDEROSA PKWY APT B-113	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-213	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-114	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-214	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-115	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-215	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-116	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-216	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-117	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-217	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-118	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-218	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-119	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-219	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-120	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-220	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-121	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-221	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-122	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-222	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-123	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-223	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-124	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT B-224	FLAGSTAFF	AZ	86001
Current Resident	1485 N TURQUOISE DR STE 200	FLAGSTAFF	AZ	86001
Current Resident	1720 N IZABEL ST APT A	FLAGSTAFF	AZ	86004
Current Resident	1720 N IZABEL ST APT B	FLAGSTAFF	AZ	86004
Current Resident	1613 N WEST ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	1615 N WEST ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	1201 E PONDEROSA PKWY APT C-226	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-127	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-227	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-128	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-228	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-129	FLAGSTAFF	AZ	86001

Current Resident	1201 E PONDEROSA PKWY APT C-229	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-130	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-230	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-131	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-231	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-132	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-232	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-133	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY APT C-233	FLAGSTAFF	AZ	86001
Current Resident	1917 N WEST ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	1917 N WEST ST UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	1924 N IZABEL ST APT 1	FLAGSTAFF	AZ	86004
Current Resident	1924 N IZABEL ST APT 2	FLAGSTAFF	AZ	86004
Current Resident	1924 N IZABEL ST APT 3	FLAGSTAFF	AZ	86004
Current Resident	1924 N IZABEL ST APT 4	FLAGSTAFF	AZ	86004
Current Resident	2015 N WEST ST APT 1	FLAGSTAFF	AZ	86004
Current Resident	2015 N WEST ST APT 2	FLAGSTAFF	AZ	86004
Current Resident	2015 N WEST ST APT 3	FLAGSTAFF	AZ	86004
Current Resident	2213 N WEST ST UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	2213 N WEST ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	2217 N WEST ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	2217 N WEST ST UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	2128 N IZABEL ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	2128 N IZABEL ST UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	2112 N IZABEL ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	2112 N IZABEL ST UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	1608 N IZABEL ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	1608 N IZABEL ST UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	1717 N WEST ST APT A	FLAGSTAFF	AZ	86004
Current Resident	1717 N WEST ST APT B	FLAGSTAFF	AZ	86004
Current Resident	1721 N WEST ST UNIT A	FLAGSTAFF	AZ	86004
Current Resident	1721 N WEST ST UNIT B	FLAGSTAFF	AZ	86004
Current Resident	1733 E FIRST AVE APT 1	FLAGSTAFF	AZ	86004
Current Resident	1733 E FIRST AVE APT 2	FLAGSTAFF	AZ	86004
Current Resident	1733 E FIRST AVE APT 3	FLAGSTAFF	AZ	86004
Current Resident	1733 E FIRST AVE APT 4	FLAGSTAFF	AZ	86004
Current Resident	1733 E FIRST AVE APT 5	FLAGSTAFF	AZ	86004
Current Resident	1700 N IZABEL ST APT A	FLAGSTAFF	AZ	86004
Current Resident	1700 N IZABEL ST APT B	FLAGSTAFF	AZ	86004
Current Resident	1816 N IZABEL ST UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	1816 N IZABEL ST UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	1812 N IZABEL ST UNIT A	FLAGSTAFF	AZ	86004
Current Resident	1812 N IZABEL ST UNIT B	FLAGSTAFF	AZ	86004
Current Resident	1628 E MOUNTAIN VIEW AVE APT 1	FLAGSTAFF	AZ	86004

Current Resident	1628 E MOUNTAIN VIEW AVE APT 2	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE APT 1	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE APT 2	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE APT 3	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE APT 4	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE APT 5	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE APT 6	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE APT 7	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE APT 8	FLAGSTAFF	AZ	86004
Current Resident	1605 E ARROWHEAD AVE APT 9	FLAGSTAFF	AZ	86004
Current Resident	1201 E PONDEROSA PKWY APT C-126	FLAGSTAFF	AZ	86001
Current Resident	3005 N WEST ST STE B	FLAGSTAFF	AZ	86004
Current Resident	3100 N WEST ST STE 100	FLAGSTAFF	AZ	86004
Current Resident	2225 N GEMINI DR STE E1	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E3	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E4	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W4	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W5	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W6	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W11	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W7	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W8	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W9	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W10	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W3	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W2	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E2	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E9	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E10	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E11	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E6	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E7	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E8	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE E5	FLAGSTAFF	AZ	86001
Current Resident	2225 N GEMINI DR STE W1	FLAGSTAFF	AZ	86001
Current Resident	2115 N WEST ST UNIT A	FLAGSTAFF	AZ	86004
Current Resident	2115 N WEST ST UNIT B	FLAGSTAFF	AZ	86004
Current Resident	1605 E MOUNTAIN VIEW AVE UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	1605 E MOUNTAIN VIEW AVE UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	1705 N WEST ST APT A	FLAGSTAFF	AZ	86004
Current Resident	1705 N WEST ST APT B	FLAGSTAFF	AZ	86004
Current Resident	1901 N WEST ST APT 1	FLAGSTAFF	AZ	86004
Current Resident	1901 N WEST ST APT 2	FLAGSTAFF	AZ	86004
Current Resident	1901 N WEST ST APT 3	FLAGSTAFF	AZ	86004

Current Resident	2303 N IZABEL ST APT 302	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 103	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 104	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 303	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST APT 304	FLAGSTAFF	AZ	86004
Current Resident	2208 N IZABEL ST APT 1	FLAGSTAFF	AZ	86004
Current Resident	2208 N IZABEL ST APT 2	FLAGSTAFF	AZ	86004
Current Resident	1708 N IZABEL ST APT 1	FLAGSTAFF	AZ	86004
Current Resident	1708 N IZABEL ST APT 2	FLAGSTAFF	AZ	86004
Current Resident	1101 N PINE CLIFF DR	FLAGSTAFF	AZ	86001
Current Resident	1351 N PINE CLIFF DR STE 100	FLAGSTAFF	AZ	86001
Current Resident	1351 N PINE CLIFF DR APT 101	FLAGSTAFF	AZ	86001
Current Resident	1351 N PINE CLIFF DR APT 103	FLAGSTAFF	AZ	86001
Current Resident	1351 N PINE CLIFF DR APT 105	FLAGSTAFF	AZ	86001
Current Resident	1351 N PINE CLIFF DR APT 102	FLAGSTAFF	AZ	86001
Current Resident	1351 N PINE CLIFF DR APT 104	FLAGSTAFF	AZ	86001
Current Resident	1351 N PINE CLIFF DR APT 106	FLAGSTAFF	AZ	86001
Current Resident	1708 E FOURTH AVE	FLAGSTAFF	AZ	86004
Current Resident	1707 E FOURTH AVE	FLAGSTAFF	AZ	86004
Current Resident	1509 N TURQUOISE DR APT A	FLAGSTAFF	AZ	86001
Current Resident	1509 N TURQUOISE DR APT B	FLAGSTAFF	AZ	86001
Current Resident	128 E OAK AVE APT A	FLAGSTAFF	AZ	86001
Current Resident	128 E OAK AVE APT B	FLAGSTAFF	AZ	86001
Current Resident	122 E OAK AVE APT A	FLAGSTAFF	AZ	86001
Current Resident	122 E OAK AVE APT B	FLAGSTAFF	AZ	86001
Current Resident	116 E OAK AVE APT 1	FLAGSTAFF	AZ	86001
Current Resident	116 E OAK AVE APT 2	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR	FLAGSTAFF	AZ	86001
Current Resident	2209 N GEMINI DR	FLAGSTAFF	AZ	86001
Current Resident	2217 N GEMINI DR	FLAGSTAFF	AZ	86001
Current Resident	1905 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2255 N GEMINI DR BLDG 3	FLAGSTAFF	AZ	86001
Current Resident	2255 N GEMINI DR BLDG 4	FLAGSTAFF	AZ	86001
Current Resident	2255 N GEMINI DR BLDG 5	FLAGSTAFF	AZ	86001
Current Resident	2255 N GEMINI DR BLDG 6	FLAGSTAFF	AZ	86001
Current Resident	1801 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1724 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	2012 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1100 N HEMLOCK WAY	FLAGSTAFF	AZ	86001
Current Resident	1807 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	1703 E FIRST AVE	FLAGSTAFF	AZ	86004
Current Resident	1631 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2255 N GEMINI DR	FLAGSTAFF	AZ	86001
Current Resident	3050 N WEST ST	FLAGSTAFF	AZ	86004

Current Resident	1901 N GEMINI DR	FLAGSTAFF	AZ	86004
Current Resident	1351 N PINE CLIFF DR	FLAGSTAFF	AZ	86001
Current Resident	1611 E ARROWHEAD AVE	FLAGSTAFF	AZ	86004
Current Resident	1603 E ARROWHEAD AVE	FLAGSTAFF	AZ	86004
Current Resident	1604 N IZABEL ST APT 2	FLAGSTAFF	AZ	86004
Current Resident	1604 N IZABEL ST APT 3	FLAGSTAFF	AZ	86004
Current Resident	1604 N IZABEL ST APT 4	FLAGSTAFF	AZ	86004
Current Resident	1604 N IZABEL ST APT 1	FLAGSTAFF	AZ	86004
Current Resident	1851 N GEMINI DR	FLAGSTAFF	AZ	86001
Current Resident	2021 1/2 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST BLDG 1	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST BLDG 3	FLAGSTAFF	AZ	86004
Current Resident	2303 N IZABEL ST BLDG 4	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST BLDG 1	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST BLDG 2	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST BLDG 3	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST BLDG 5	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST BLDG 6	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST BLDG 7	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST BLDG 8	FLAGSTAFF	AZ	86004
Current Resident	1351 N PINE CLIFF DR BLDG 1	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY BLDG B	FLAGSTAFF	AZ	86001
Current Resident	1201 E PONDEROSA PKWY BLDG C	FLAGSTAFF	AZ	86001
Current Resident	2251 N IZABEL ST BLDG 10	FLAGSTAFF	AZ	86004
Current Resident	2251 N IZABEL ST BLDG 11	FLAGSTAFF	AZ	86004
Current Resident	1251 N PINE CLIFF DR UNIT 112	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 111	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 110	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 109	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 108	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 107	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 106	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 105	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 102	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 101	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 103	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 104	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 122	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 117	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 118	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 114	FLAGSTAFF	AZ	86001
Current Resident	1251 N PINE CLIFF DR UNIT 113	FLAGSTAFF	AZ	86001
Current Resident	2112 N IZABEL ST UNIT 3	FLAGSTAFF	AZ	86004
Current Resident	2112 N IZABEL ST UNIT 4	FLAGSTAFF	AZ	86004

Current Resident	1627 E MOUNTAIN VIEW AVE UNIT 1	FLAGSTAFF	AZ	86004
Current Resident	1627 E MOUNTAIN VIEW AVE UNIT 2	FLAGSTAFF	AZ	86004
Current Resident	2201 N GEMINI DR STE 136	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 135	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 134	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 137C	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 137B	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 137A	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 138	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 139	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 140	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 141	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 129	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 130	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 131	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 132	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 115	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 116	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 117	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 118	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 119	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 120	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 121	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 122	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 123	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 124A	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 124B	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 124C	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 125	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 126	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 127C	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 127B	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 127A	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 128A	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 128B	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 128C	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 133	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 101	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 102	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 100	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 104	FLAGSTAFF	AZ	86001
Current Resident	2201 N GEMINI DR STE 103	FLAGSTAFF	AZ	86001
Current Resident	2018 N IZABEL ST	FLAGSTAFF	AZ	86004
Current Resident	1651 N GEMINI DR UNIT 36	FLAGSTAFF	AZ	86001

Current Resident	1651 N GEMINI DR UNIT 39	FLAGSTAFF	AZ	86001
Current Resident	1651 N GEMINI DR UNIT 37	FLAGSTAFF	AZ	86001
Current Resident	1651 N GEMINI DR UNIT 38	FLAGSTAFF	AZ	86001
Current Resident	1651 N GEMINI DR UNIT 40	FLAGSTAFF	AZ	86001
Current Resident	1651 N GEMINI DR UNIT 41	FLAGSTAFF	AZ	86001
Current Resident	1651 N GEMINI DR UNIT 42	FLAGSTAFF	AZ	86001
Current Resident	1651 N GEMINI DR UNIT 43	FLAGSTAFF	AZ	86001
Current Resident	1651 N GEMINI DR UNIT 44	FLAGSTAFF	AZ	86001
Current Resident	1651 N GEMINI DR UNIT 45	FLAGSTAFF	AZ	86001
Current Resident	1651 N GEMINI DR UNIT 46	FLAGSTAFF	AZ	86001
Current Resident	1651 N GEMINI DR UNIT 47	FLAGSTAFF	AZ	86001
Current Resident	1651 N GEMINI DR UNIT 48	FLAGSTAFF	AZ	86001
Current Resident	1651 N GEMINI DR UNIT 49	FLAGSTAFF	AZ	86001
Current Resident	1651 N GEMINI DR UNIT 50	FLAGSTAFF	AZ	86001
Current Resident	1651 N GEMINI DR UNIT 51	FLAGSTAFF	AZ	86001
Current Resident	1651 N GEMINI DR UNIT 52	FLAGSTAFF	AZ	86001
Current Resident	1651 N GEMINI DR UNIT 53	FLAGSTAFF	AZ	86001
Current Resident	2303 N IZABEL ST BLDG 2	FLAGSTAFF	AZ	86004
Current Resident	2240 N IZABEL APT 206	FLAGSTAFF	AZ	86004
Current Resident	2240 N IZABEL APT 106	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 102	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 103	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 104	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 105	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 106	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 107	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 108	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 109	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 110	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 201	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 202	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 203	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 204	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 205	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 206	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 207	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 208	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 209	FLAGSTAFF	AZ	86004
Current Resident	3050 N WEST ST APT 210	FLAGSTAFF	AZ	86004
Current Resident	2009 N WEST ST	FLAGSTAFF	AZ	86004
Current Resident	905 E PINON CT	FLAGSTAFF	AZ	86004
Current Resident	1831 N JASPER DR UNIT 122	FLAGSTAFF	AZ	86001
Current Resident	1831 N JASPER DR UNIT 123	FLAGSTAFF	AZ	86001
Current Resident	1831 N JASPER DR UNIT 221	FLAGSTAFF	AZ	86001

Current Resident	1831 N JASPER DR UNIT 222	FLAGSTAFF	AZ	86001
Current Resident	1840 N JASPER DR STE 1	FLAGSTAFF	AZ	86001
Current Resident	1840 N JASPER DR STE 2	FLAGSTAFF	AZ	86001
Current Resident	1840 N JASPER DR STE 3	FLAGSTAFF	AZ	86001
Current Resident	1895 N JASPER DR STE 1	FLAGSTAFF	AZ	86001

OWNER NAME	OWNER ADDRESS	City	State	Zip
TIMOTHY MCCULLOUGH	OAK AVENUE AND TURQUOISE CONDOMINIUM, L.L.C. 420 N HUMPHREYS ST	FLAGSTAFF	AZ	86002
JOHANNA KLOMANN	SUNNYSIDE NEIGHBORHOOD ASSOCIATION OF FLAGSTAFF, INC. 419 W ASPEN AVE	FLAGSTAFF	AZ	86001
DEBBIE GROSSHAUSER	JENSEN MANOR HOMEOWNER'S ASSOCIATION, INC. 914 N SAN FRANCISCO ST STE A	FLAGSTAFF	AZ	86001
MIKE HUTCHINS	JUNIPER MEADOWS TOWNHOUSE ASSOCIATION, INC. 323 S RIVER RUN RD #1	FLAGSTAFF	AZ	86001
TOM KRAUSE	CLIFFSIDE ESTATES HOMEOWNERS ASSOCIATION, INC. PO BOX 1838	FLAGSTAFF	AZ	86002
OAK PARK MANOR	OAK PARK MANOR TOWNHOMES ASSOCIATION, INC. 3205 LAKESIDE VILLAGE DR	PRESCOTT	AZ	86301
SUNNYSIDE NEIGHBORHOOD ASSOCIATION	SUNNYSIDE NEIGHBORHOOD ASSOCIATION OF FLAGSTAFF, INC. 2304 N THIRD ST #124	FLAGSTAFF	AZ	86004
BRYAN BURTON	PINE VIEW VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION 2700 S WOODLANDS VILLAGE BLVD STE 300-108	FLAGSTAFF	AZ	86001
ALLEN T GINSBERG	TWIN PEAKS TOWNHOMES ASSOCIATION, INC. 5200 E CORTLAND BLVD D1	FLAGSTAFF	AZ	86004
GARY L DILLON	SWITZER CANYON MOBILE HOME PARK, L.L.C. 9015 W SIERRA PINTA DR	PEORIA	AZ	85382
Northeast Profession Plaza	Northeast Profession Plaza Sterling Real Estate Mgmt 323 S River Run, #1	FLAGSTAFF	AZ	86001
EDWIN C YAZZIE	ARROWHEAD WEST, INC. PO BOX 1307	KAYENTA	AZ	86003
BRANDON J KAVANAGH	PEAKS PLAZA CONDOMINIUMS 100 N ELDEN STREET	FLAGSTAFF	AZ	86001

GERALD W NABOURS	WEST STREET OFFICE CONDOMINIUMS OWNERS' ASSOCIATION 10 E DALE AVE	FLAGSTAFF	AZ	86001
DEBBIE GROSSHAUSE	STONE RIDGE HOMES CONDOMINIUMS "AT SWITZER MESA" ASSOCIATION 914 N SAN FRANCISCO ST STE A	FLAGSTAFF	AZ	86001
MIKE HUTCHINS	SWITZER MESA SUBDIVISION HOMEOWNERS ASSOCIATION 323 S RIVER RUN RD #1	FLAGSTAFF	AZ	86001
Sterling Real Estate Management	323 S River Run Rd #1	FLAGSTAFF	AZ	86001
Alpine Mesa Dave Lembke	1120 W. University Ave #200	FLAGSTAFF	AZ	86001

NAME	ADDRESS	CITY	STATE	ZIP CODE
Friends of Flagstaff's Future	P.O. Box 23462	FLAGSTAFF	AZ	86002
Michele A. James	P.O. Box 23462	FLAGSTAFF	AZ	86002
Northern Arizona Building Association	1500 East Cedar Avenue, Suite 86	FLAGSTAFF	AZ	86004
Northern Arizona Association of Realtors, Jeffrey Herd	1515 East Cedar Avenue, Suite C-4	FLAGSTAFF	AZ	86004
Tish Bogan-Ozmun	5271 Mt. Pleasant Drive	FLAGSTAFF	AZ	86004
Marilyn Weissman	1055 East Apple Way	FLAGSTAFF	AZ	86001
Maury Herman	Coast and Mountain Properties 3 North Leroux Street	FLAGSTAFF	AZ	86001
Nat White	1120 North Rockridge Road	FLAGSTAFF	AZ	86001
Charlie Silver	720 West Aspen Avenue	FLAGSTAFF	AZ	86001
Betsy McKellar	330 S Ash Lane	FLAGSTAFF	AZ	86001
David Carpenter	495 S River Run Suite 100	FLAGSTAFF	AZ	86001
Dorenda Coleman	Arizona Army National Guard, AZAA-FMO 5636 E McDowell Rd, M5330	PHOENIX	AZ	85008

Mary Beth Dreusike	US Navy, Intergovernmental Branch 850 Pacific Highway Building 1 – 5th Floor, Suite 513	SAN DIEGO	CA	92132
Celia Barotz	3354 N Crest Street	FLAGSTAFF	AZ	86001
Norm Wallen	3716 N Grandview	FLAGSTAFF	AZ	86004
Jay Christelman	Coconino County Community Development 2500 N Fort Valley Rd. Bldg 1	FLAGSTAFF	AZ	86001
Tyler Denham	800 W Forest Meadows St, Apt 119	FLAGSTAFF	AZ	86001
Jess McNeely	Coconino County Community Development 2500 N Fort Valley Rd. Bldg 1	FLAGSTAFF	AZ	86001
Steve Finch	Flagstaff Lodging, Restaurant & Tourism Association PO Box 30622	FLAGSTAFF	AZ	86003
Adrian Skabelund	819 West Grand Canyon Ave.	FLAGSTAFF	AZ	86001
Rachel Bass	3083 W. Easterday Lane	FLAGSTAFF	AZ	86001
David Hayward Neighborhood Homes, LLC	2368 N Fremont Blvd	FLAGSTAFF	AZ	86001

Barry Levitan

19 S San Francisco St FLAGSTAFF

AZ

86001

From: Dr. B. Gowey NMD <goweyresearch@hotmail.com>
Sent: Monday, January 3, 2022 9:48 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: re: Open space

Hello,

I wanted to thank you for your work regarding the open space at McMillian Mesa.

Thank you...we need more spaces like this!

Dr. Brandie Gowey, NMD
Gowey Research Group (GRG)
928.214.8793 office
3011 N. West St
Flagstaff, AZ 86004
www.drgowey-business.site

From: Joe <jjmhjr@cox.net>
Sent: Wednesday, January 5, 2022 1:15 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Re zoning McMillian Mesa

Please **approve** the proposed reasoning of McMillian Mesa to Public Open Space.
Thank you,

Joseph Harte
1000 E Ponderosa Parkway
Flagstaff

-----Original Message-----

From: Dawn Gardner <dzgardner@hotmail.com>
Sent: Wednesday, January 5, 2022 2:33 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Macmillan Mesa open space

Please, please, keep the Macmillan Mesa open space; it is such a beautiful easy walk and the Arizona Trail goes through it. While I have walked Buffalo Park for 30 years, this is a new area for me to enjoy, with far fewer people. You can hear the wind, birds, and see for a very long way in all directions. The only problem I have with it is the development/building that is going on right now in the area; I wish the entire mesa were free open space.

Dawn Gardner



Planning & Zoning Commission

6. A.

Meeting Date: 01/12/2022

From: Tiffany Antol, Senior Planner

Information

TITLE:

PZ-20-00216-02 Fimbrez Subdivision

Property owner, Ben Fimbrez, requests Preliminary Plat approval for Fimbrez Estates located at 1300 W Lower Coconino Avenue, a six-lot, single-family subdivision on 10.04 acres in the Estate Residential (ER) Zone within the Resource Protection Overlay (RPO).

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval with the following conditions:

1. That a minimum front setback of 15 feet be required for front loaded garages and a minimum of 10 feet be required for side-loaded garages.
2. Provide dedication language for a public trail or FUTS on Tract A with the Final Plat.

Executive Summary:

This Preliminary Plat request is for a single-family residential subdivision consisting of six individual lots. Each lot has a proposed building envelope with the remainder of the lot restricted to undeveloped or undisturbed space as was required with the 2010 rezoning.

Attachments

Staff Report

Fimbrez Estates Preliminary Plat

PLANNING & DEVELOPMENT SERVICES REPORT

PRELIMINARY PLAT

PZ-20-00216-02

DATE: December 22, 2021

MEETING DATE: January 12, 2022

REPORT BY: Tiffany Antol, AICP

REQUEST:

Property owner, Ben Fimbres, requests Preliminary Plat approval for Fimbres Estates located at 1300 W Lower Coconino Avenue, a six-lot, single-family subdivision on 10.04 acres in the Estate Residential (ER) Zone within the Resource Protection Overlay (RPO).

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval with the following conditions:

1. That a minimum front setback of 15 feet be required for front loaded garages and a minimum of 10 feet be required for side-loaded garages.
2. Provide dedication language for a public trail or FUTS on Tract A with the Final Plat.

PRESENT LAND USE:

The subject site is currently vacant with the only improvement consisting of a private road.

PROPOSED LAND USE:

A six-lot, single-family residential subdivision.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map for more information.

North: Lowell Observatory, Medium Density Residential (MR) Zone

South: BNSF Railroad

East: Flagstaff Townsite Subdivision, Single-Family Residential Neighborhood (R1N) Zone

West: Flagstaff Mesa Subdivision, Rural Residential (RR) Zone

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

STAFF REVIEW:

I. Project Information

A. Background

In 2010 the applicant/owner, Ben Fimbres, requested a minor Regional Land Use Plan Amendment to support a rezoning from Rural Residential (RR) to Estate Residential (ER) for a six-lot subdivision referred to as Fimbres Estates. Both the Regional Plan Amendment and the rezoning occurred under the previous Regional Land Use Plan and the Land Development Code. Under the Land Development Code, the Rural Residential (RR) zone would have only allowed two units on the 10+ acre site. The rezoning to Estate Residential (ER) allowed the applicant to utilize the "single-family detached development pad option" for a total of six-units on the 10+ acre site. This option provides a

mechanism for achieving gross densities for conventional single-family residential subdivisions when substantial natural resources are present on site. This option today is like the Planned Residential Development use currently in the Zoning Code. The current Zoning Code would not have required the rezoning that was approved in 2010. While both the plan amendment and the rezoning were approved, the applicant did not move forward with the subdivision.

The applicant is now seeking Preliminary Plat approval for a six-lot single-family residential subdivision subject to the rezoning in 2010. Lot sizes range from 1.07 acres to 1.47 acres. The site is located north of the BNSF Railway at the end of Lower Coconino Avenue between the Flagstaff Mesa and Flagstaff Townsite neighborhoods. The triangular site contains approximately 1,050 linear feet of private street frontage along Lower Coconino Avenue. The property provides two access points via the existing private roadway that connects the Lower Coconino Avenue cul-de-sac at the northeast corner of the subject site, through the proposed development to Flagstaff Mesa at the southwest corner of the site.

B. Type of Plat

This Preliminary Plat request is for a single-family residential subdivision consisting of six individual lots. Each lot has a proposed building envelope with the remainder of the lot restricted to undeveloped or undisturbed space as was required with the 2010 rezoning. All development will be limited to the development envelope area as designated on the plat leaving large portions of the lots undisturbed, including the steep sloped areas which are the most visible from surrounding properties. The original conditions of approval restricted these portions of the lots from being fenced. All areas in the subdivision not allocated as lots are reserved as tracts. Tract A is located along the southern boundary of the proposed subdivision and is designated as a private roadway for ingress and egress for Lowell Observatory, Flagstaff Mesa Subdivision and the general public, public utilities, and storm water conveyance.

II. Required Findings: Conformance with City Development Standards and Regional Plan

Staff reviewed and approved the Preliminary Plat based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

A. City of Flagstaff Zoning Code (Title 10)

i. Estate Residential (ER) Zone

The property is zoned ER, Estate Residential with the Resource Protection Overlay (RPO). The ER Zone with RPO has a maximum density of one dwelling unit per acre. There is no minimum density for this zone. Six lots on 10.04 acres is a density of .59 units per acre. All lots within this proposed subdivision meet the minimum lot width, depth, and size requirements for the ER Zone.

- Minimum width: 149'
- Minimum size: 1 acre

For the purposes of tree and steep slope resource protection, the plat proposes unique building envelopes for each lot that **reduces** the minimum required setbacks for the ER Zone (see page 2 of the Preliminary Plat).

- Front: 50' required – **proposing 10' (staff is recommending 10' for side load garage and 15' for front loaded garages)**
- Interior Side: 20'/45' combined required
- Rear: 60' required

ii. Natural Resources

The subject property is located within the Resource Protection Overlay. At the time this property was rezoned there were different resource preservation standards. These resource preservation standards have been applied to the current subdivision to remain in compliance with the concept plat submitted with the rezoning. The end result in regard to resources is very similar and more than the required resources under either code. The site contains both slope and forest resources. The only forest resources outside of required slope are limited to a small portion of the northwest corner of the property. The remaining property is sloped land that is forested except for the private roadway. The protection factors used are as follows:

Forest Resource Protection in the ER Zone

EXISTING TREE CANOPY	REQUIRED PROTECTION	PROPOSED PROTECTION
10.04 acres	50%	81% or 8.19 acres

Steep Slope Protection in the ER Zone

SLOPE RESOURCE	TOTAL SF	REQUIRED PROTECTION	PROPOSED PROTECTION
Slope: 17%-24.9%	3,672	66.5%	100% or 3,672 SF
Slope: 25%-34.9%	338,684	76%	81.56% or 276,244 SF

iii. Historic/Cultural Resources

The City of Flagstaff Heritage Preservation Commission accepted a Cultural Resource Report prepared by a professional for the subject site. No mitigation of resources is required.

iv. Parks, Open Space, Pedestrian, and Bicycle Facilities

The site is located approximately a quarter mile from Old Town Springs Park, a neighborhood park less than one acre in size just east of the proposed subdivision on Lower Coconino Avenue. The proposed subdivision is not expected to require additional improvements to the existing parks system. The Zoning Code does not specifically require the provision of open space with a subdivision of this size. However, the original approval required that all areas outside of the building envelopes be preserved as open space and remain unfenced. Specific pedestrian and bicycle facilities are not provided in conjunction with this subdivision as the private road serving the property already exists. However, the applicant is granting public access to the private road to ensure existing trail connections can be maintained.

B. City of Flagstaff Subdivision Standards (Title 11)

i. Preliminary Plat

IDS approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat.

ii. Subdivision Standards and Regulations

IDS also approved the Preliminary Plat based on conformance with relevant standards in Section 11-20.120: Subdivision Design Standards and Requirements.

1. Lot Design

The proposed subdivision meets the standards for lot design:

- Meet the minimum lot width, depth, and size requirements of the Zoning Code.
- Be designed appropriately for the location and character of the proposed development, street improvements, and underlying topography.
- All lots shall be lawfully built upon and be developable (lots are designed in a way so that development can meet all relevant development standards).
- Buildable area (building envelope) shall be located away from the crest of ridge lines.
- Buildable area shall be determined by setback requirements and the location of natural topographic features.

2. Street Design

The proposed subdivision meets the standards for street design:

- Meet the street cross-section standards (Engineering Standards) for the type of street proposed.
- Street design is appropriate for underlying topography and in relation to existing streets. Where feasible, streets shall be placed on top of ridges to minimize the extent of grading and reduce the visual impact of development.

3. Easement Design

The proposed subdivision meets the standards for easement design:

- Easements shall be provided and dedicated where deemed necessary for specific purposes (the plat will dedicate a public utility easement and a drainage easement).
- Drainage easements shall substantially follow the line of any existing watercourse that traverses the land.

4. Block Design

The proposed subdivision meets the standards for block design:

- Blocks in non-transect zones shall not normally exceed 1,200 feet in length measured from the property lines, except in hillside developments or where a subdivision of one-half acre lots or larger justify or require a variation from this requirement, or where there are unusual conditions of the property being subdivided.

iii. Minimum Required Subdivision Improvements

The subdivider is required to improve all streets, pedestrian ways, alleys, and easements in the subdivision and adjacent to it as required to serve the subdivision. Staff review of the Preliminary Plat along with the impact analyses discussed in the Engineering Standards section below identified the required improvements in conformance with Section 11-20.130: Minimum Required Subdivision Improvements. These improvements will formally be approved with Civil Engineering Plans review, which will occur after Preliminary Plat approval by City Council.

C. City of Flagstaff Engineering Standards (Title 13)

As part of the Preliminary Plat Block Plat review, Staff conducted a public systems analysis to confirm preliminary compliance with Engineering Standards. Following Preliminary Plat approval, the applicant shall submit and receive approval for Civil Engineering Plans for the subdivision prior to review and approval of the Final Plat. Approval of the Civil Engineering Plans will be contingent on the plat meeting City Engineering Standards.

i. Access and Traffic

A Traffic Impact Analysis is not required for residential subdivisions that do not generate either one hundred or more AM or PM peak hour trips. The six proposed units of this subdivision do not approach this threshold. As such, an analysis was not required for this development. The City's Traffic Engineering section believes the City's existing street system will be able to adequately service the traffic from this subdivision.

Access to the development would be available from the private roadway, Lower Coconino Avenue, which was extended through the Fimbrez property and paved with the platting of the Flagstaff Mesa subdivision. The private roadway through the Fimbrez property is classified as a Residential Local street and the cross section is classified as

a Rural Local “Narrow” road, with two ten-foot lanes of pavement. The street does not provide either bicycle or pedestrian facilities nor does it provide for on-street parking.

ii. Water and Wastewater

The City of Flagstaff Water Services Division reviewed the proposed preliminary plat and determined that the project will have no significant impact to either water or sewer infrastructure off-site as a result of this development.

1. Water

The proposed development will be required to connect to the Flagstaff Mesa Zone “A” line. Further, the developer is required to provide an eight-inch looped pipeline configuration. Water mains and hydrants will be required to be located on the north side of the private street with fire hydrants spaced at 500-foot intervals.

2. Wastewater

The nearest sewer line to be utilized by this project will be the existing eight-inch line located under West Lower Coconino Avenue. Each new residence will be required to tap into the existing sewer line; approximate locations are indicated on the preliminary plat.

iii. Stormwater

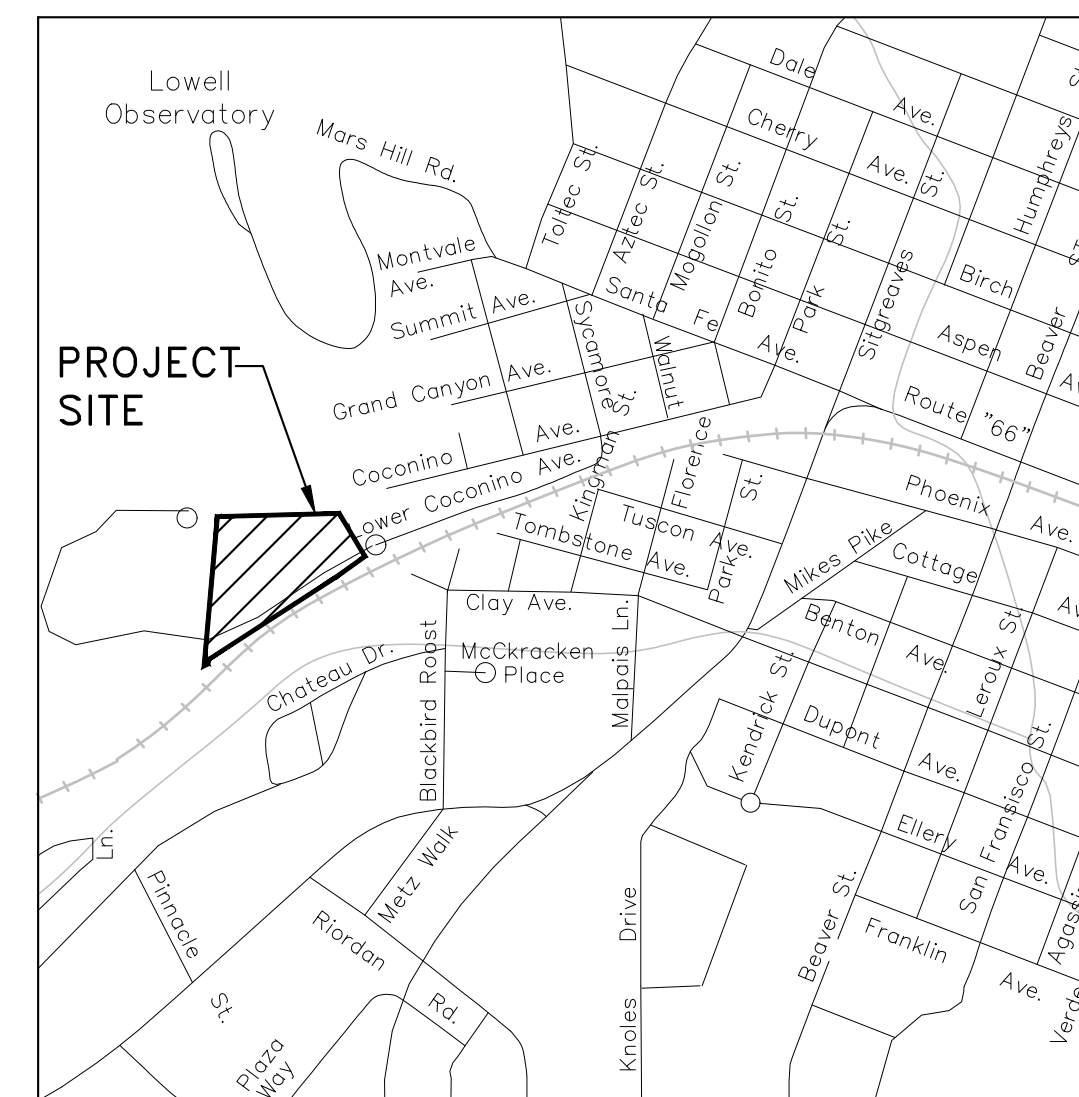
A Preliminary Drainage Report was reviewed in conjunction with the Preliminary Plat for this development. There is an existing twenty-foot-wide paved roadway at the base of the sloped property intended to be subdivided into the six lots. An existing ditch runs along the north side of the private roadway which conveys onsite storm runoff to existing catch basins and storm drainpipes. Required improvements will include detention facilities to limit the post-developed flow rates to be less than the pre-developed flow rates for the 2, 10, and 100-year storm events. A Final Drainage Report will be reviewed with the Final Plat.

Attachments:

- Application
- Preliminary Plat, including the Natural Resource Protection Plan (8 sheets, 24 x 36”)

FIMBREZ ESTATES PRELIMINARY PLAT

A PROPOSED IMPROVEMENT IN THE NW QUARTER OF SECTION 21, TOWNSHIP
21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,
COCONINO COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

NOTES

DEVELOPMENT NAME	FIMBREZ SUBDIVISION
SITE ADDRESS	1300 W LOWER COCONINO AVE
APN#	103-01-006A, 112-04-001D
TOTAL PROPERTY GROSS AREA	10.04 ACRES
TOTAL NUMBER OF LOTS	6
CURRENT LAND USE	VACANT LAND
PROPOSED LAND USE	RESIDENTIAL
FLOOD ZONE	X
MINIMUM LOT SIZE	1 ACRES
GROSS DENSITY	1.67 LOTS PER ACRE
WATER	CITY OF FLAGSTAFF
SEWER	CITY OF FLAGSTAFF
ROADS	PRIVATE PAVED
GARBAGE DISPOSAL	PRIVATE PICKUP
FIRE PROTECTION	CITY OF FLAGSTAFF
EXISTING ZONING	ESTATE RESIDENTIAL

LEGAL DESCRIPTION: THAT PARCEL DESCRIBED IN INSTRUMENT NO. 3268936, RECORDS OF COCONINO COUNTY, ARIZONA.

CONTOURS FROM FIELD TOPOGRAPHY AND ALTA BY RICK ENGINEERING IN 2008. CONTOURS ON THIS SHEET ONLY ARE CITY OF FLAGSTAFF GIS.

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE MEASURES NORTH LINE OF THIS PARCEL, BEING A BEARING OF S88°28'08E.

THIS PRELIMINARY PLAT SUBSTANTIALLY CONFORMS TO THE REZONING ORDINANCE 2010-29 FOR THE PROPERTY.

TRACT A-2.30 ACRES

OWNED BY THE HOA AND RESERVED FOR PRIVATE ROADWAY INGRESS/EGRESS TO LOWELL OBSERVATORY, FLAGSTAFF MESA, AND THE GENERAL PUBLIC FOR PUBLIC ACCESS PURPOSES. TRACT A SHALL ALSO INCLUDE TRAIL INGRESS/EGRESS, A PUBLIC UTILITIES EASEMENT AND STORM WATER CONVEYANCE EASEMENT.

IMPERVIOUS AREA CALCULATION

EXISTING IMPERVIOUS AREA IS APPROXIMATELY 25,466 SF (EXISTING ROADWAY).

NO IMPERVIOUS AREA WILL BE ADDED FOR INFRASTRUCTURE. ALL IMPERVIOUS AREA WILL BE CONSTRUCTED DURING HOME CONSTRUCTION.

NEW IMPERVIOUS AREA = 21,000 SF

TOTAL IMPERVIOUS AREA = 46,466 SF

REFER TO SHEET 3: PRELIMINARY GRADING PLAN AND NARRATIVE FOR DRAINAGE CONDITIONS AND PROPOSED MANAGEMENT PLAN.

LANDSCAPING

RESIDENTIAL ZONE BUFFER
REQUIRED PER DWELLING UNIT - 1 TREE, 2 SHRUBS, 2 GROUNDCOVER

LANDSCAPING CREDIT FOR EXISTING TREES
EACH LOT HAS EXISTING TREES THAT WILL MEET OR EXCEED THE LANDSCAPING REQUIREMENT. NO ADDITIONAL TREES WILL BE REQUIRED AS PART OF THIS DEVELOPMENT. BASED ON FIELD VISIT AND AERIAL PHOTOGRAPHY EXISTING TREE LOCATIONS ARE INDICATED ON SHEET 3 AND 4 OF THIS PRELIMINARY PLAT.

ALL DISTURBED SLOPES WILL BE SEEDED FOR EROSION CONTROL.

PARKING

RESIDENTIAL PARKING REQUIREMENT
REQUIRED PER DWELLING UNIT 2 SPACES
+1 SPACE IF ABOVE 4 BEDROOMS

EACH LOT WILL HAVE A PRIVATE 2 CAR GARAGE AND PROVIDE ADDITIONAL 2 SPACES OF PARKING ONSITE.

4 SPACES EXCEED THE CITY REQUIREMENTS.

CONCEPT APPROVAL

THE CITY OF FLAGSTAFF APPROVES THESE PLANS FOR CONCEPT ONLY. ALL LIABILITY FOR ERRORS OR OMISSIONS IS THE RESPONSIBILITY OF THE DESIGN ENGINEER.

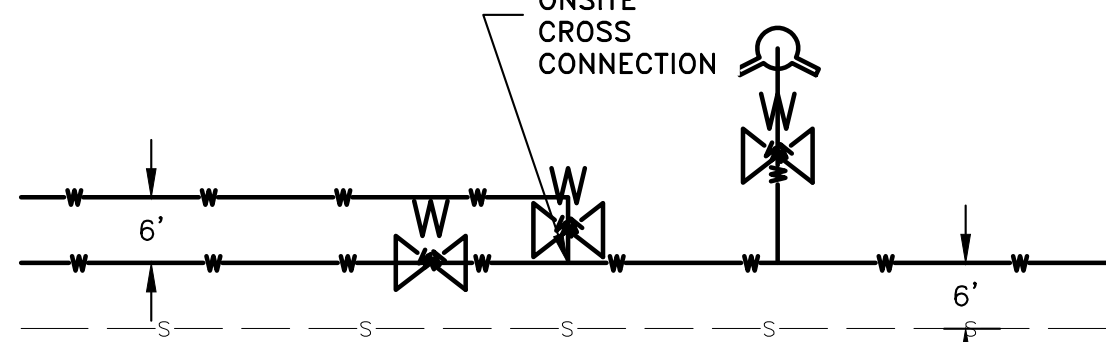
OWNER
BEN FIMBREZ
14638 N 10TH STREET
PHOENIX, AZ 85022
(602) 615-5948

ENGINEER
WOODSON ENGINEERING AND SURVEYING, INC.
124 N. ELDEN ST.
FLAGSTAFF, AZ 86001
(928) 774-4636

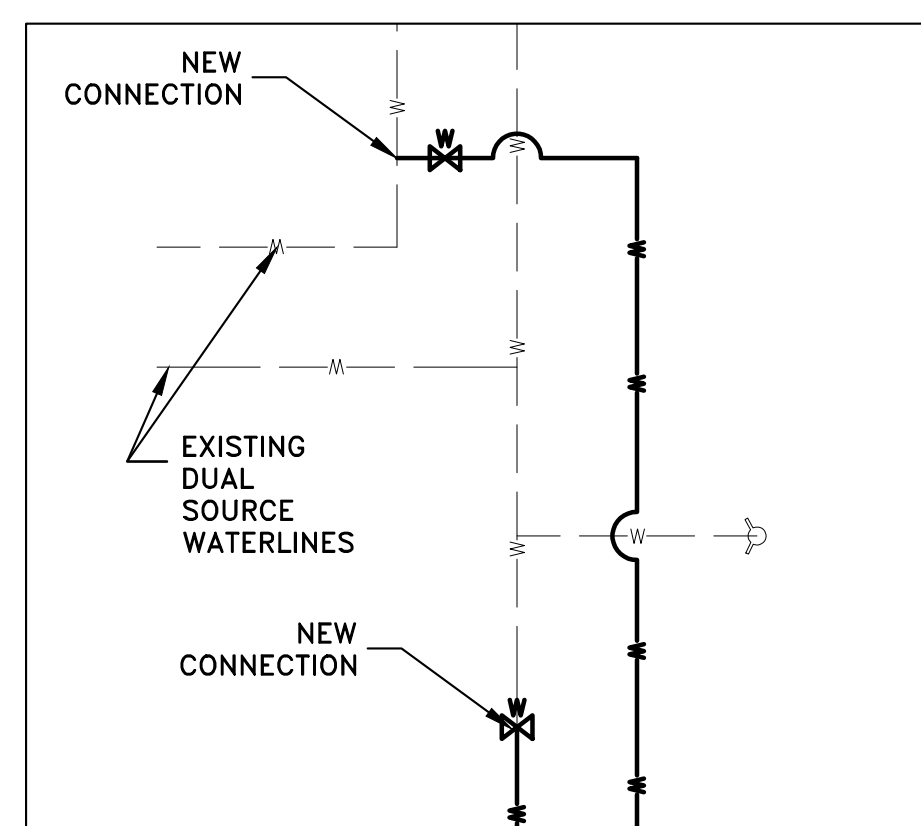
SHEET 1 OF 4
CITY PROJECT # 20-00216

LEGEND

	EXISTING PROPERTY LINE
	EXISTING ROAD CENTERLINE
	EXISTING EASEMENT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FLOWLINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING CABLE TV LINE
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTIC LINE
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	EXISTING WALL
	EXISTING CONCRETE
	EXISTING STRUCTURE
	EXISTING PAVEMENT
	PROPOSED PROPERTY LINE
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED FLOWLINE
	PROPOSED WATER LINE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING CATCH BASIN
	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	EXISTING LIGHT POLE
	EXISTING SIGN POST
	EXISTING BOLLARD
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT



DETAIL 1
NOT TO SCALE



DETAIL 2- DUAL SOURCE CONNECTION
NOT TO SCALE

UTILITY SERVICE STATEMENT

THE CITY OF FLAGSTAFF PROVIDES WATER [UTILITY] SERVICE PURSUANT TO STATE LAW, AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41-900002.0002

WASTEWATER WILL BE CONVEYED WITH NEW SERVICES TO THE EXISTING PUBLIC SEWER IN THE PRIVATE ROADWAY

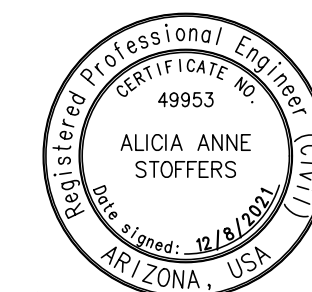
WATER WILL BE PROVIDED TO THE SITE WITH THE OFFSITE CONNECTION SHOWN ABOVE TO THE PUBLIC CITY OF FLAGSTAFF WATER SYSTEM

SHEET INDEX

- COVER SHEET
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WOODSON
ENGINEERING & SURVEYING
124 N. ELDEN ST. FLAGSTAFF, AZ 86001
(928) 774-4636 WWW.WOODSONENG.COM



Alicia Stoffers

120053

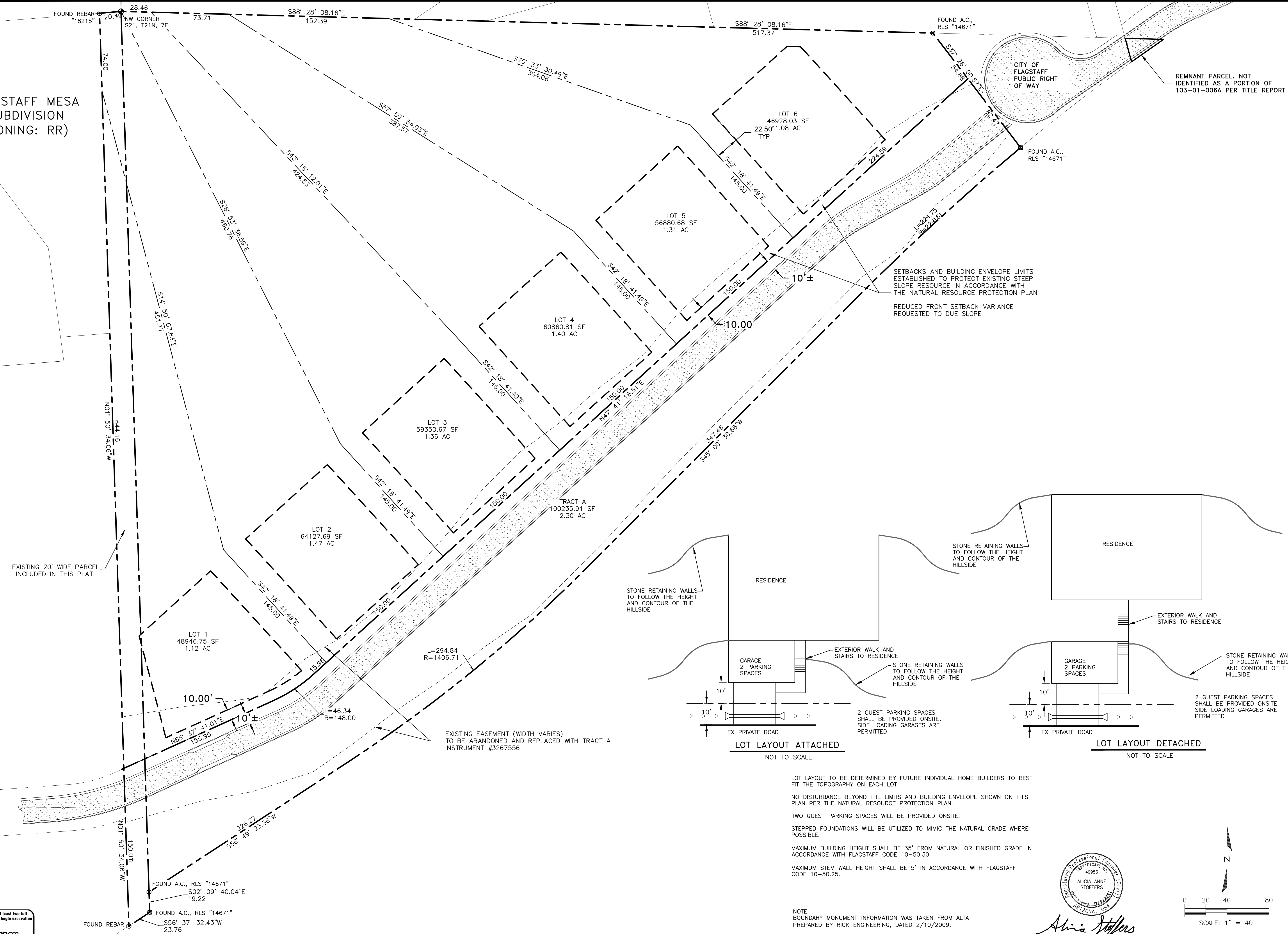
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12/8/2021

FIMBREZ ESTATES
BEN FIMBREZ
PRELIMINARY PLAT

DRAFTED BY: AS
DATE: 12/8/2021
PROJ. NO.: 120053
PLAT: PRELIMINARY PLAT

FLAGSTAFF MESA
SUBDIVISION
(ZONING: RR)

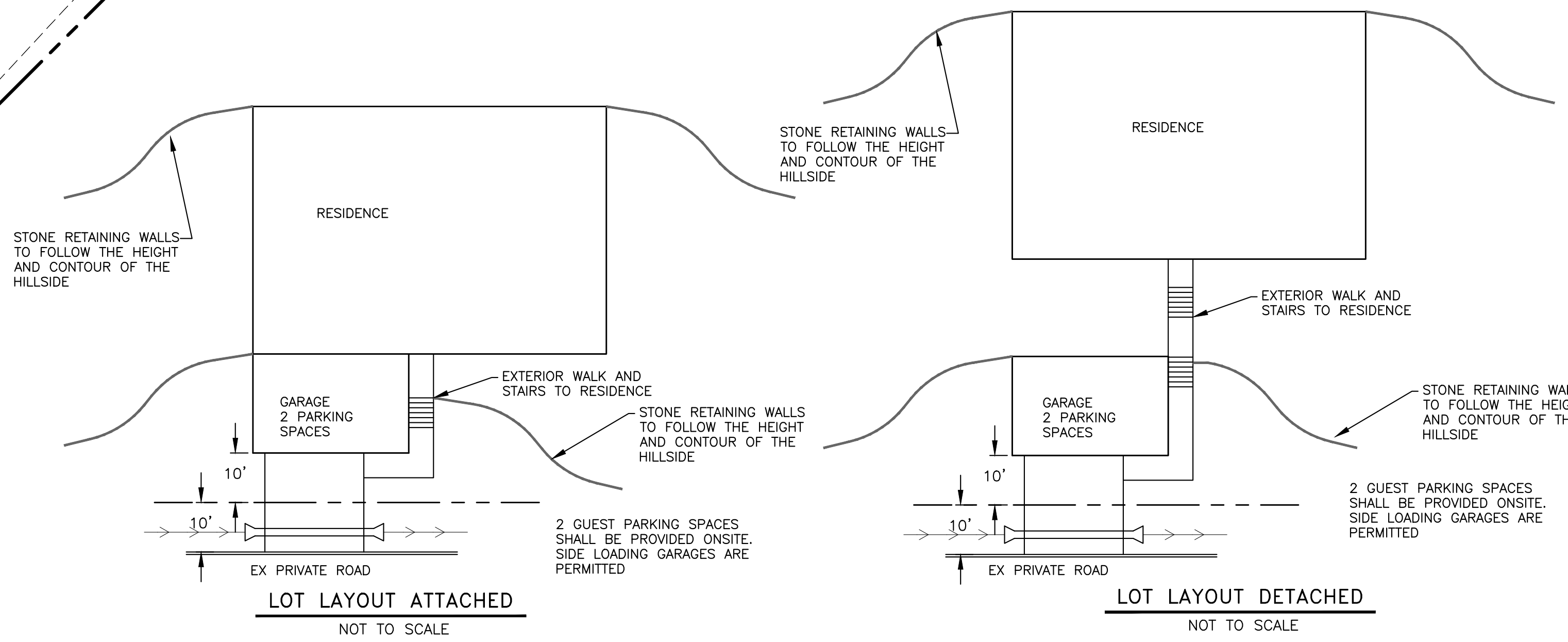


EXISTING 20' WIDE PARCEL
INCLUDED IN THIS PLAT

SETBACKS AND BUILDING ENVELOPE LIMITS
ESTABLISHED TO PROTECT EXISTING STEEP
SLOPE RESOURCE IN ACCORDANCE WITH
THE NATURAL RESOURCE PROTECTION PLAN

REDUCED FRONT SETBACK VARIANCE
REQUESTED TO DUE SLOPE

EXISTING EASEMENT (WIDTH VARIES)
TO BE ABANDONED AND REPLACED WITH TRACT A
INSTRUMENT #3267556



LOT LAYOUT ATTACHED
NOT TO SCALE

LOT LAYOUT DETACHED
NOT TO SCALE

LOT LAYOUT TO BE DETERMINED BY FUTURE INDIVIDUAL HOME BUILDERS TO BEST
FIT THE TOPOGRAPHY ON EACH LOT.

NO DISTURBANCE BEYOND THE LIMITS AND BUILDING ENVELOPE SHOWN ON THIS
PLAN PER THE NATURAL RESOURCE PROTECTION PLAN.

TWO GUEST PARKING SPACES WILL BE PROVIDED ONSITE.

STEPPED FOUNDATIONS WILL BE UTILIZED TO MIMIC THE NATURAL GRADE WHERE
POSSIBLE.

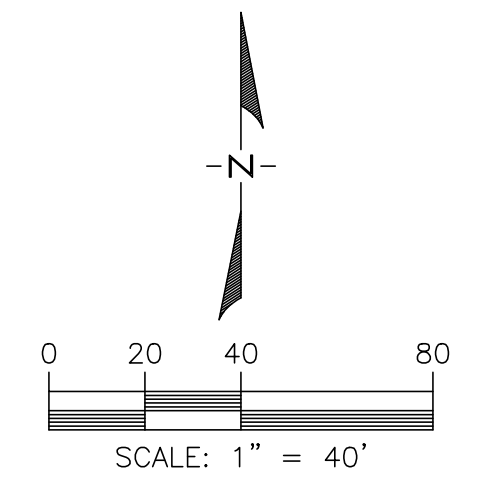
MAXIMUM BUILDING HEIGHT SHALL BE 35' FROM NATURAL OR FINISHED GRADE IN
ACCORDANCE WITH FLAGSTAFF CODE 10-50.30

MAXIMUM STEM WALL HEIGHT SHALL BE 5' IN ACCORDANCE WITH FLAGSTAFF
CODE 10-50.25.

NOTE:
BOUNDARY MONUMENT INFORMATION WAS TAKEN FROM ALTA
PREPARED BY RICK ENGINEERING, DATED 2/10/2009.



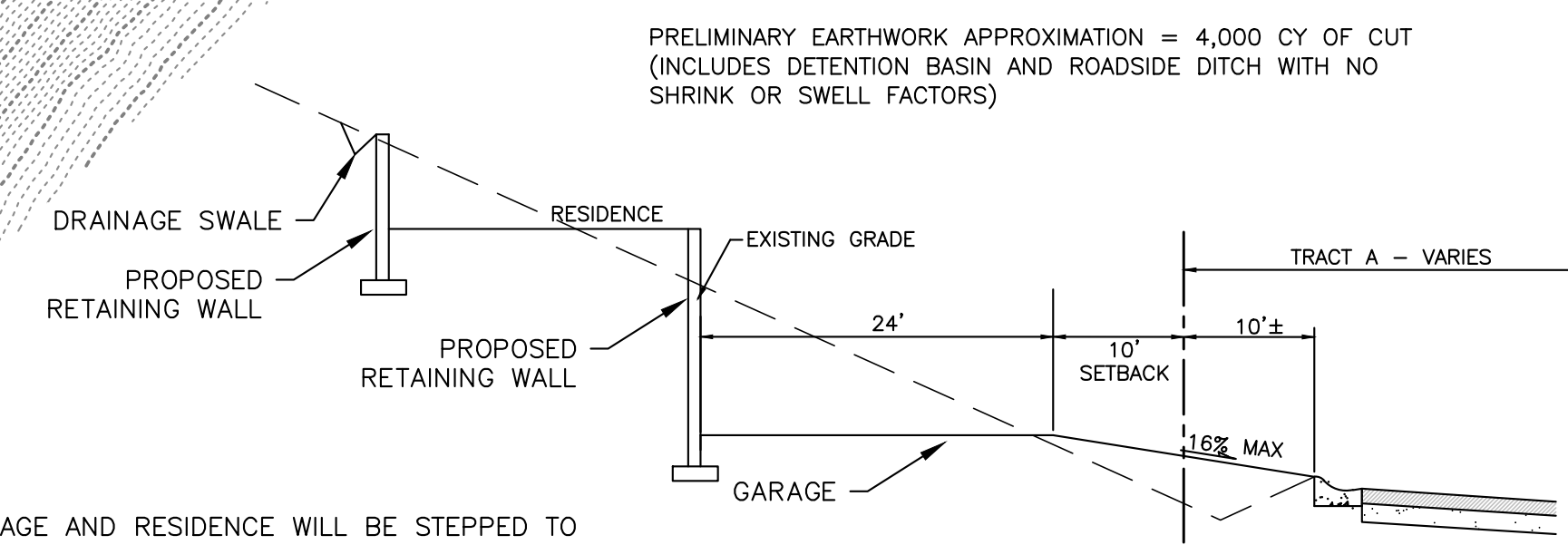
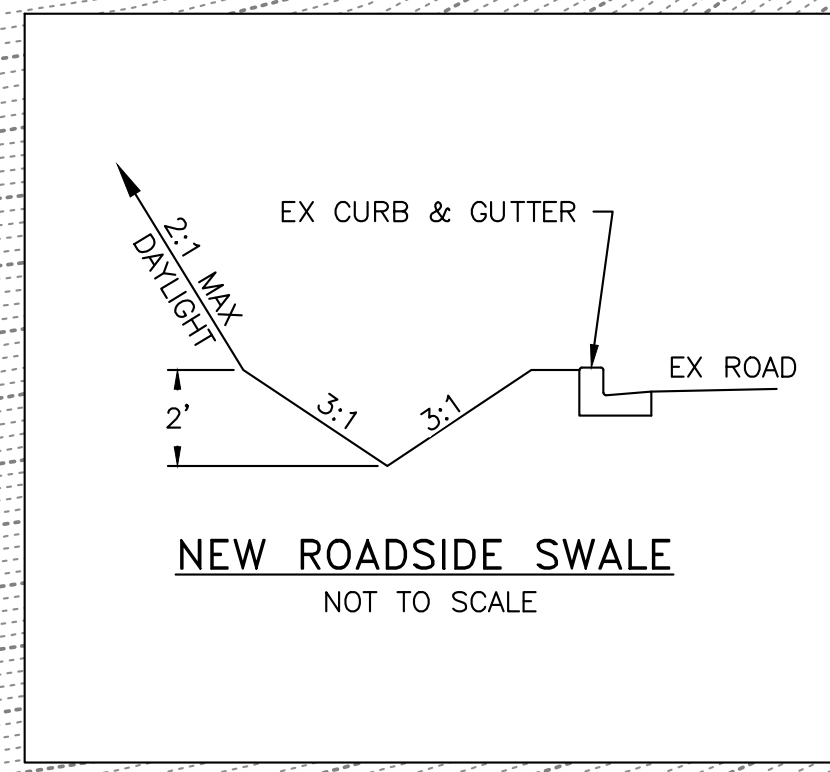
Alicia Stoffers



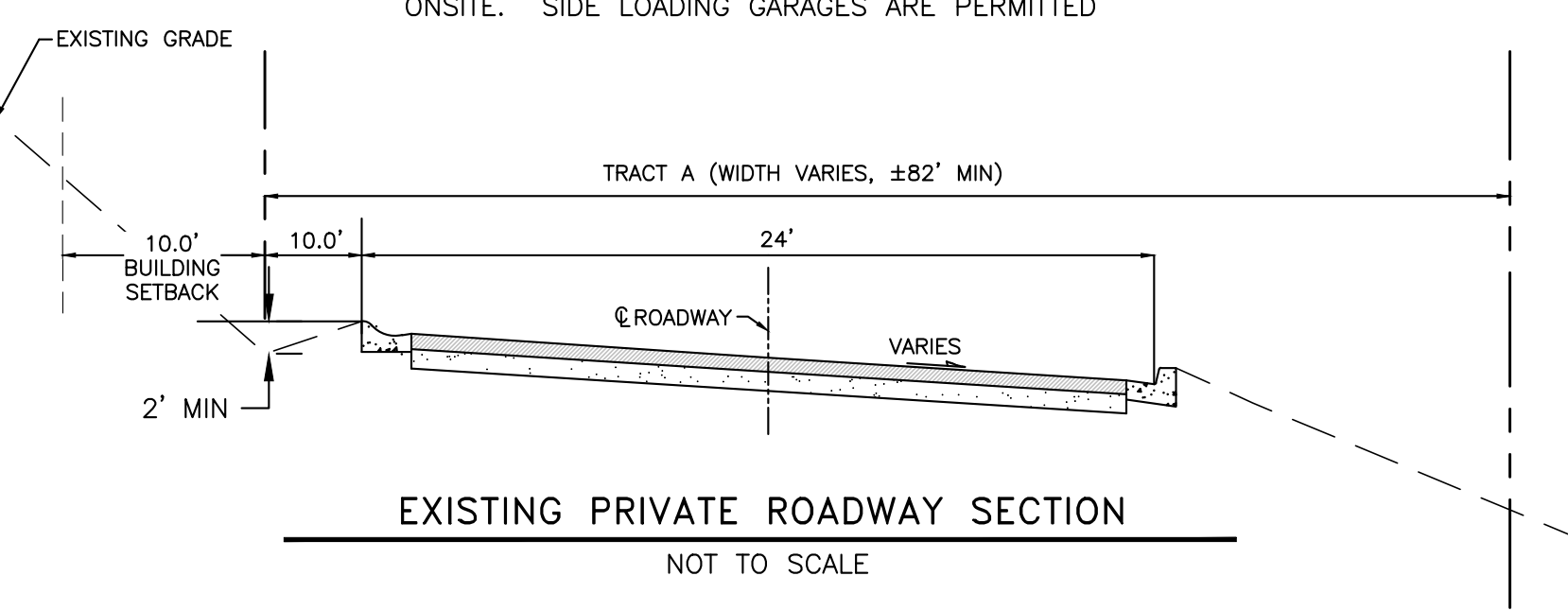
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FLAGSTAFF MESA
SUBDIVISION
(ZONING: RR)



1. GARAGE AND RESIDENCE WILL BE STEPPED TO FIT THE EXISTING TOPOGRAPHY
2. RETAINING WALL TO FOLLOW HEIGHT AND CONTOUR OF HILLSIDE BEHIND
3. RESIDENCE ACCESS FROM GARAGE WILL BE PROVIDED BY STEPS AND UNIQUE TO EACH HOME BASED ON GRADING NEEDS
4. 2 GUEST PARKING SPACES SHALL BE PROVIDED ON-SITE. SIDE LOADING GARAGES ARE PERMITTED

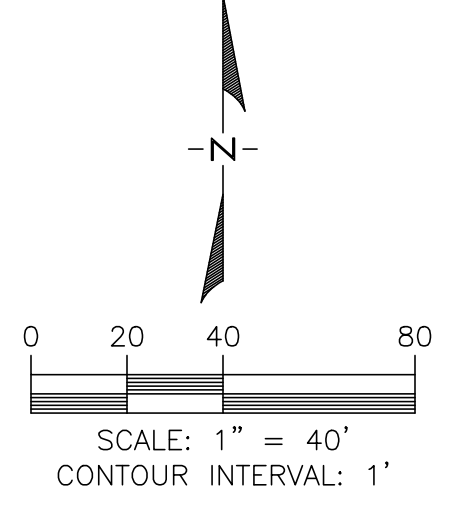


DRAINAGE NOTES:

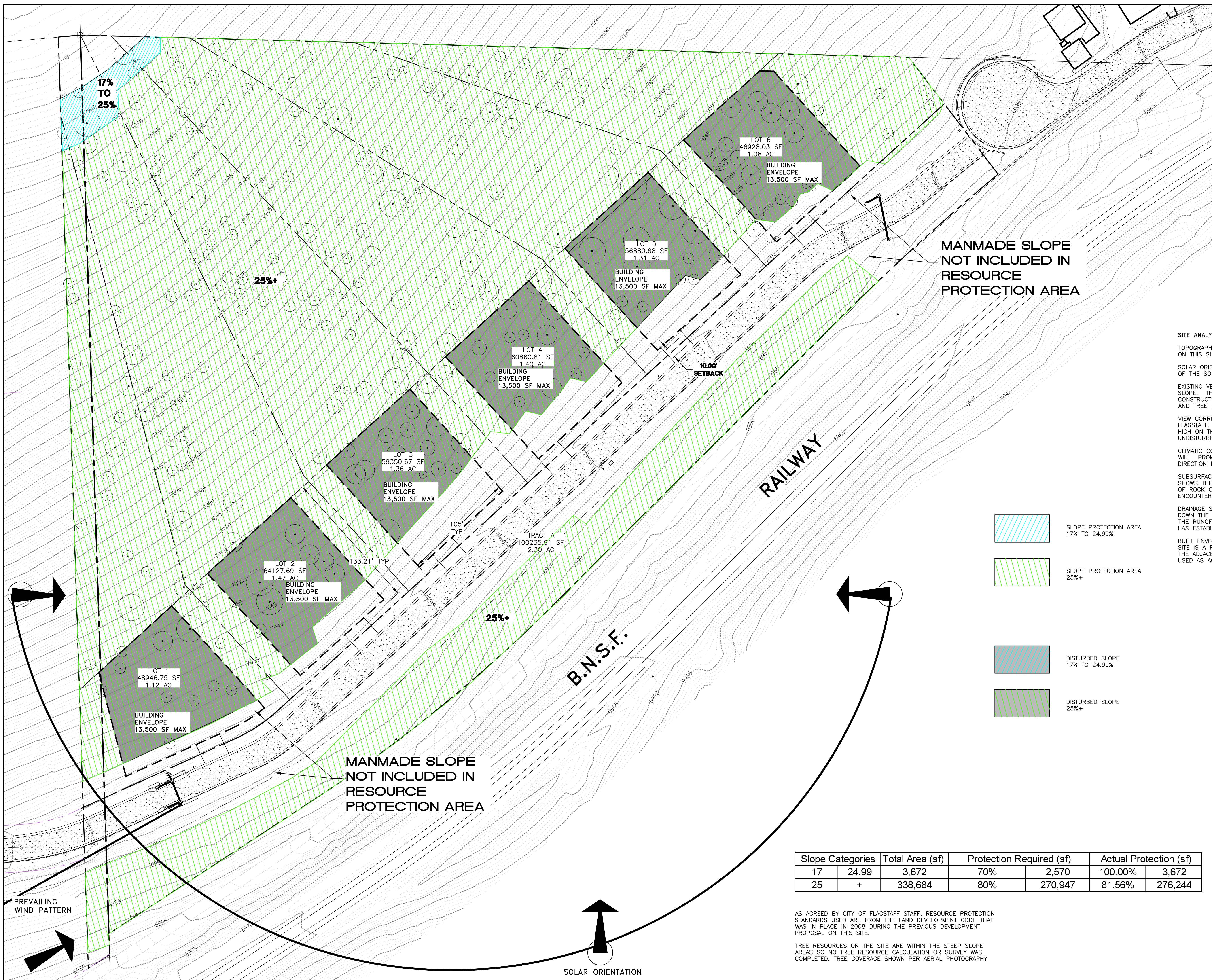
1. THE DRAINAGE REPORT FOR THE FLAGSTAFF MESA SUBDIVISION (DATED JULY 2005) INCLUDED THIS (UNDEVELOPED) SUBJECT SITE IN THE DRAINAGE ANALYSIS.
2. A PRELIMINARY DRAINAGE REPORT (DATED 9/13/2021) HAS BEEN PREPARED FOR THE SUBJECT SITE UTILIZING BOTH INFORMATION FROM THE ABOVE REFERENCED DRAINAGE REPORT AS WELL AS THE WEB SOIL SURVEY FROM THE USDA. THE PROPOSED FLOW RATES WILL BE MITIGATED USING DETENTION TO LIMIT EACH STORMWATER DISCHARGE POINTS TO LESS THAN 0.5 CFS INCREASE FROM PRE-DEVELOPED CONDITION TO POST-DEVELOPED CONDITION.
3. RUNOFF CONTROL VOLUMES (ROCV) FROM THE SITE WILL BE CAPTURED USING A VEGETATED ROADSIDE SWALE WITH ROCK CHECK DAMS AS WELL AS DEAD STORAGE IN THE DETENTION BASIN TO RETAIN THE FIRST INCH OF RUNOFF FROM THE NEWLY ADDED IMPERVIOUS AREA.
4. A DETENTION BASIN IS PROPOSED IN THE EASTERN PORTION OF THE SITE SOUTH OF THE ROAD, TO PROVIDE FLOW MITIGATION.



Alicia Stoffers



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SITE ANALYSIS

TOPOGRAPHY – STEEP SLOPES IN EXCESS OF 25% AS SHOWN ON THIS SHEET

SOLAR ORIENTATION – LOTS ARE ORIENTATED TO TAKE ADVANTAGE OF THE SOUTH FACING EXPOSURE

EXISTING VEGETATION – SCATTERED PONDEROSA TREES ON STEEP SLOPE. THE BUILDING ENVELOPE LOCATIONS WILL KEEP CONSTRUCTION NEAR THE ROADWAY TO PRESERVE THE SLOPE AND TREE RESOURCES.

VIEW CORRIDORS – HILLSIDE OVERLOOKS THE WEST SIDE OF FLAGSTAFF. IMPROVEMENTS WILL BE LOW ON THE SITE AND NOT HIGH ON THE HILL. THE EXISTING TREES AND SLOPE WILL BE UNDISTURBED BEYOND THE BUILDING ENVELOPES.

CLIMATIC CONSIDERATIONS – UTILIZING THE SOUTHERN EXPOSURE WILL PROMOTE SNOW AND ICE MELT. PREVAILING WIND DIRECTION INDICATED ON THIS PLAN.

SUBSURFACE CONDITIONS – THE EXISTING EXPOSED ROADWAY CUT SHOWS THE SUBSURFACE CONDITIONS. THERE IS NOT EVIDENCE OF ROCK ON THE SURFACE ALTHOUGH IT IS EXPECTED TO BE ENCOUNTERED DURING EXCAVATION FOR THE HOMES.

DRAINAGE SWALES – THE SURFACE DRAINAGE IS SHEET FLOW DOWN THE STEEP HILL AND THE EXISTING STORM DRAIN COLLECTS THE RUNOFF. THERE IS AN EXISTING STORM DRAIN SYSTEM THAT HAS ESTABLISHED FLOW PATTERNS THAT WILL NOT BE ALTERED.

BUILT ENVIRONMENT – THE ONLY EXISTING IMPROVEMENTS ON SITE IS A PAVED ROADWAY CONSTRUCTED TO PROVIDE ACCESS TO THE ADJACENT WESTERN SUBDIVISION. THE SAME ROAD WILL BE USED AS ACCESS FOR EACH OF THE NEW LOTS.

Slope Categories	Total Area (sf)	Protection Required (sf)	Actual Protection (sf)
17	24.99	3,672	70%
25	+	338,684	80%
			2,570
			270,947
			100.00%
			3,672
			81.56%
			276,244

AS AGREED BY CITY OF FLAGSTAFF STAFF, RESOURCE PROTECTION STANDARDS USED ARE FROM THE LAND DEVELOPMENT CODE THAT WAS IN PLACE IN 2008 DURING THE PREVIOUS DEVELOPMENT PROPOSAL ON THIS SITE.

TREE RESOURCES ON THE SITE ARE WITHIN THE STEEP SLOPE AREAS SO NO TREE RESOURCE CALCULATION OR SURVEY WAS COMPLETED. TREE COVERAGE SHOWN PER AERIAL PHOTOGRAPHY

