



August 24, 2022

Re: Planning and Zoning Commission Public Hearing Notification
Parcel Number: 111-01-006C, Zoned Public Facility (PF)
Located at 3100 North Fort Valley Road, Flagstaff, AZ 86001

Dear Property Owner, Resident, or Neighborhood Association President.

The purpose of this letter is to inform you, on behalf of Sun State Towers and Verizon Wireless, that Pinnacle Consulting Inc. recently filed an application for a conditional use permit for a 70' camouflaged telecommunication facility. We are sending this letter to notify you of the upcoming Planning and Zoning Meeting to be held on **September 14, 2022 at 4:00pm**. In-person audiences at Planning and 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/2845/Planning-Zoning-Commission>.

To participate in the meeting, join via Microsoft Teams from the link available on the Planning and Zoning website. (<https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission>.) Interested persons may file comments in writing regarding the proposed permits or be heard at the hearing date herein set forth. Please contact Patrick St. Clair, Planner at pstclair@flagstaffaz.gov. or 928-213-2612 for additional information, to view the project file, or to submit written requests.

Project Overview:

The conditional use permit is to construct a 70'ft monopine designed stealth wireless facility with a 30'x 30' CMU wall. The proposed tower will be located at the Museum of Northern Arizona (3100 North Fort Valley Road, Flagstaff, AZ 86001).

The stealth facility will offer several benefits to the museum improving the Wi-Fi and cell service on museum campus. Improved cell and WIFI service will help MNA researchers and improve the quality of MNA online programs. In addition, putting up a tower on the museum property benefits the community, by improving cell service in an area where it currently drops off and along with improving communications for emergency services, who may use the cell tower for fire and 911 dispatch.

The placement of the proposed cell tower was carefully considered to make sure it won't impede views of the San Francisco Peaks and it is far from residences, offices, and the museum exhibits building. The selected location is on a portion of the MNA property that has no other probable use and is next to city land that is already used for utilities, and therefore in keeping with the area. The location is also lightly forested, so the mono-pine cell tower will visually blend in with the existing ponderosa trees.



If you have any questions for the project developer we would be happy to answer them or hear any concerns that you may have regarding this project. You may reach me at 480-907-4265 or via email at Michelle.Lamoureux@pinnacleco.net for any additional information.

Sincerely,

Michelle Lamoureux

Michelle Lamoureux
Pinnacle Consulting, Inc

Pinnacle Consulting, Inc. 1426 N. Marvin St. #101, Gilbert, AZ 85233 t: (480) 907-4265



Affidavit of Notifications to Affected Property Owners

Case Number: PZ-20-00039-03

Project Name: AZ10-037 Bullwhip/AZ2 Cheshire

Applicant Name: Pinnacle Consulting Inc.

Location: 3100 N. Fort Valley Rd.

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

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

Applicant's/Representative's Signature: Umichelle Lamouroux

SUBSCRIBED AND SWORN before me this 29th day of August, 2022 by:

Anna Fugere
Notary Public

My Commission Expires:
9/24/23



United States
Coconino National Forest

City of Flagstaff

Planning and Zoning Commission

AZ10-037 Bullwhip/AZ2 Cheshire Conditional Use Permit

Hearing Date: September 14th at 4:00pm

REQUEST: New Wireless Facility

PROPOSAL: The Installation of a New 70'ft Monopine Wireless Facility

PARCEL LOCATION: 3100 N Fort Valley Road., Flagstaff, AZ 86001

ASSESSOR'S PARCEL NUMBER: 111-01-006C **PARCEL SIZE:** 13.65 Acres

CASE NUMBER: PZ-20-00039-03 **PARCEL ZONING:** Public Facility (PF)

APPLICANT: Michelle Lamoureux | Pinnacle Consulting, Inc.

Meeting Location: Meetings are live streamed on the city's website

Interested persons may file comments in writing regarding the proposed permits or be heard at the hearing date herein set forth.

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

<https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission>

City of Flagstaff Planning & Development Services Department:

Patrick St. Clair (pstclair@flagstaffaz.gov) Planner; (928) 213-2612

Contact for additional information, to view project file,
or submit written requests.

Posting Date: August 29, 2022

Affidavit of Sign Posting

Case Number: PZ-20-00039-03

Project Name: AZ10-037 Bullwhip/Aza Cheshire

Applicant Name: Pinnacle Consulting Inc.

Location: 3100 N. Fort Valley Rd.

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

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

See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: Michelle Lamoureux

SUBSCRIBED AND SWORN before me this 29th day of August, 2022 by:

[Signature]
Notary Public



My Commission Expires:
9/24/23

Exhibit A: 1,000' Assessor's Map



	Public Property	Public	Public
	Water, Wetlands	Public	Private
	Public	Public	Private

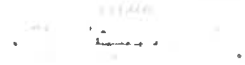


Exhibit B: 1000' Ft Property Owner Mailing List

APN	OWNERNAME	OWNERADDRESS	FLAGSTAFF	AZ	86001
11122052	GARBARINO WILLIAM F & DEANNA J REVOCABLE TRUST	2181 W BLUE WILLOW RD	FLAGSTAFF	AZ	86001
11116018	CUSTODIO DANIEL J & LYNNDEL E	3325 N CREST ST	FLAGSTAFF	AZ	86001
11117024	ULIBARRI GAIL	3376 N ESTATES ST	FLAGSTAFF	AZ	86001
11116025	CANDELARIA ANTHONY R & SUSAN K	3334 N ESTATES ST	FLAGSTAFF	AZ	86001
11109068	THAMES ROBERT P & KATHLEEN K	2880 N GREGG DR	FLAGSTAFF	AZ	86001
11116001	ALMQUIST EUGENE R	3309 E ESTATES ST	FLAGSTAFF	AZ	86001
11116028	LEWIS MARY L LIVING TRUST DTD 04-25-12	3348 N ESTATES ST	FLAGSTAFF	AZ	86001
11116013	BURGOON JENNIFER M & CHRISTIAN L	3346 N CREST ST	FLAGSTAFF	AZ	86001
11119020A	COYOTE SPRINGS HOMEOWNERS GROUP INC	PO BOX 10000	PRESCOTT	AZ	86304
11122027	GUZLEY ROBERT S TRUST DTD 02-09-10	7402 E BEATRICE ST	SCOTTSDALE	AZ	85257
11116008	CALLA LILY LLC	635 E CHOCTAW ST	FLAGSTAFF	AZ	86005
11117033	JOHNSON STANLEY P & JULIE E	3353 N CREST ST	FLAGSTAFF	AZ	86001
11119019	PLATEAU WINDS CORPORATION	7745 E EVANS RD	SCOTTSDALE	AZ	85260
11122059	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11116015	SMITH LUCINDA J	3341 N CREST ST	FLAGSTAFF	AZ	86001
11116022	OGG FLETCHER S & TIFFANY L	3316 N ESTATES ST	FLAGSTAFF	AZ	86001
11116039	HARTL RYAN	3323 N ESTATES ST	FLAGSTAFF	AZ	86001
11116004	BARQUIN JAMES P & LISA M	3306 N CREST ST	FLAGSTAFF	AZ	86001
11116036	IWAI KEIJI & KRISTEN DACEY	3335 N ESTATES ST	FLAGSTAFF	AZ	86001
11116042A	NHC INC	2944 N 44TH ST NO 200	PHOENIX	AZ	85018
11119005	SHERECK JON R & PAULINE K	2824 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001
11117003	FRITZLER JOEL C & JULIE D	3358 N CREST ST	FLAGSTAFF	AZ	86001
11116031	OUTPOST PROPERTIES LLC	PO BOX 11773	GLENDALE	AZ	85318
11101007	APOORE FAMILY TRUST DTD 03-15-96	3005 N FORT VALLEY RD	FLAGSTAFF	AZ	86001
11116014	GREENWOOD PAUL D & CYNTHIA J	3345 N CREST ST	FLAGSTAFF	AZ	86001
11116005	PASSALACQUA PHILIP V & VICKI M	3310 N CREST ST	FLAGSTAFF	AZ	86001
11122039	WELLER CHRISTOPHER H & SHERRILL L	1410 N AZTEC DR	FLAGSTAFF	AZ	86001
11116023	WICKLAND STACEY E	3320 N ESTATES ST	FLAGSTAFF	AZ	86001
11101006C	MUSEUM OF NORTHERN ARIZONA	3101 N FORT VALLEY RD	FLAGSTAFF	AZ	86001
11116021	REICHSTADT AUDREY	3300 N ESTATES ST	FLAGSTAFF	AZ	86001
11116007	WILLIS SCOTT A & KAREN R	3318 N CREST ST	FLAGSTAFF	AZ	86001
11122056	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11117001	MILLER ANGELA	3350 N CREST ST	FLAGSTAFF	AZ	86001
11116011	TESSMER DAVID M & TARA K	3336 N CREST ST	FLAGSTAFF	AZ	86001
11119018A	MCCAFFREY KEVIN & KRISTINE	28182 N HAYDEN RD	SCOTTSDALE	AZ	85266
11116026	STEPHENS DAVID T & WENDY L	3340 N ESTATES ST	FLAGSTAFF	AZ	86001
11102006A	MUSEUM OF NORTHERN ARIZONA	3101 N FORT VALLEY RD	FLAGSTAFF	AZ	86001
11116002	BIGGS JOSHUA & VIRGINIA	3305 N ESTATES ST	FLAGSTAFF	AZ	86001
11109074	GOLDMAN AARON M	2808 N GREGG DR	FLAGSTAFF	AZ	86001
11117034	NAGEL JOHN K	3349 N CREST ST	FLAGSTAFF	AZ	86001
11109069	COPLER COREY & MONICA	2872 N GREGG DR	FLAGSTAFF	AZ	86001
11124025	SCHULTZ PASS MEADOWS HOMEOWNERS ASSOCIATION	3125 W DANNIELLE DR	FLAGSTAFF	AZ	86001
11116009	LEE MICHELLE	3326 N CREST ST	FLAGSTAFF	AZ	86001
11116016	HONEYFIELD EVAN & ANITA	3333 N CREST ST	FLAGSTAFF	AZ	86001
11117002	BAROTZ CELIA	3354 N CREST ST	FLAGSTAFF	AZ	86001
11119018B	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11116012	HICKEY JOHN D & TENA K	3342 N CREST ST	FLAGSTAFF	AZ	86001
11101003E	MUSEUM OF NORTHERN ARIZONA	3101 N FORT VALLEY RD	FLAGSTAFF	AZ	86001
11117023	SPERLE DENNIS	3372 N ESTATES ST	FLAGSTAFF	AZ	86001
11116040	LEONARD JOHN LANDER & CECILIA E LIVING TRUST	5255 E 20TH ST	TUCSON	AZ	85711
11117004	GUISE WILLIAM J & JULIE W	3366 N CREST ST	FLAGSTAFF	AZ	86001
11119006	LAMM KENNETH R & DOROTHY A REVOCABLE TRUST	1956 W MUSEUM TRL	FLAGSTAFF	AZ	86001
11116034	LEMBKE FAMILY TRUST DTD 05-03-17	1409 W LOUISE WAY	FLAGSTAFF	AZ	86001
11101021C	NORTHERN ARIZONA SENIOR LIVING COMMUNITY LLC	1107 HAZELTINE BLVD NO 200	CHASKA	MN	55318
11116019	VANKIRK STEVEN HENRY	3321 N CREST ST	FLAGSTAFF	AZ	86001
11116024	PATTON FAMILY LIVING TRUST DTD 05-10-16	3324 N ESTATES ST	FLAGSTAFF	AZ	86001
11116037	FLEISHMAN MARGARET & RICHARD	3331 N ESTATES ST	FLAGSTAFF	AZ	86001
11101001F	MUSEUM OF NORTHERN ARIZONA	3101 N FORT VALLEY RD	FLAGSTAFF	AZ	86001
11122040	KEIM PAUL S & JENNY M	2672 N DOVES NEST LN	FLAGSTAFF	AZ	86001
11116035	FIELD MATTHEW	3339 N ESTATES ST	FLAGSTAFF	AZ	86001
11116029	MASLAR NICHOLAS P & REBECCA L	3352 N ESTATES ST	FLAGSTAFF	AZ	86001
11102005	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11109084	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11116020	DILLON MATTHEW R & DANIELLE M	3317 N CREST ST	FLAGSTAFF	AZ	86001
11116006	TUNG JACOB	3314 N CREST ST	FLAGSTAFF	AZ	86001
11122026	SCANTLEBURY MARK THOMAS	2807 N FORT VALLEY RD	FLAGSTAFF	AZ	86001
11117032	HUFFMAN FAMILY REVOCABLE LIVING TRUST	3357 N CREST ST	FLAGSTAFF	AZ	86001
11109070	AKER LIVING TRUST DTD 02-07-07	8255 N STONY MOUNTAIN WAY	FLAGSTAFF	AZ	86001

11117021MCGUFFIE CLYDE A & MARY K	11234 N MILLER RD	SCOTTSDALE	AZ	85260
11116003GRABAREK ELLEN S & THOMAS J	3301 N ESTATES ST	FLAGSTAFF	AZ	86001
11116038PHILLIPS CHRIS	3327 N ESTATES ST	FLAGSTAFF	AZ	86001
11102006BFLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11122041HAZEL EVANS TRUST DTD 05-07-19	2692 N DOVES NEST LN	FLAGSTAFF	AZ	86001
11116030BUTTERFIELD BRADLEY J & KAREN C	3356 N ESTATES ST	FLAGSTAFF	AZ	86001
11101002FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11101001E FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11122051GARBARINO WILLIAM F & DEANNA J REVOCABLE TRUST	2181 W BLUE WILLOW RD	FLAGSTAFF	AZ	86001
11116010MARTINEZ ISSAC & SANDRA	3330 N CREST ST	FLAGSTAFF	AZ	86001
11119007YANNELLI CHRISTINE BIOLCHINI	815 MOULTON LOOP RD	JACKSON	WY	83001
11116017MEYER JEFFREY A SR & ELLEN M TRUSTEES ;	729 W DUXBURY LN	BARTLETT	IL	60103
MEYER JA SR & EM LVNG TRUS				
11101005D MUSEUM OF NORTHERN ARIZONA	3101 N FORT VALLEY RD	FLAGSTAFF	AZ	86001
11116041MCELFRESH JASON A	2777 W DARLEEN DR	FLAGSTAFF	AZ	86001
11122053A GARBARINO WILLIAM F & DEANNA J REVOCABLE TRUST	2181 W BLUE WILLOW RD	FLAGSTAFF	AZ	86001
11116027ALLSOPP LINDA L	PO BOX 5246	SNOWMASS VLG	CO	81615

Exhibit C: List of Homeowners Associations

"Registry of Persons and Groups"

As Required in Zoning Code Section 10-20.30.080.B

Friends of Flagstaff's Future
P.O. Box 23462
Flagstaff, AZ 86002
info@friendsofflagstaff.org
(928) 556-8663

Michele A. James
Executive Director
Friends of Flagstaff's Future
P.O. Box 23462
Flagstaff, Arizona 86002

Northern Arizona Building Association
1500 East Cedar Avenue, Suite 86
Flagstaff, AZ 86004
tbociung@nazba.org
(928) 779-3071

Northern Arizona Association of Realtors,
Jeffrey Herd
1515 East Cedar Avenue, Suite C-4
Flagstaff, AZ 86004
nazflag@nazrealtor.com and
naaragovaffairs@outlook.com
(928) 779-4303

Tish Bogan-Ozmun
5271 Mt. Pleasant Drive
Flagstaff, AZ 86004
tishflagstaff@gmail.com

Marilyn Weissman
1055 East Apple Way
Flagstaff, AZ 86001
(928) 779-5323
Missymoet@aol.com

Maury Herman
Coast and Mountain Properties
3 North Leroux Street
Flagstaff, AZ 86001
(928) 779-6211
mherman@coastandmountain.com

Nat White
1120 North Rockridge Road
Flagstaff, AZ 86001
white@lowell.edu

Charlie Silver
720 West Aspen Avenue
Flagstaff, AZ 86001
Cws720@gmail.com

Betsy McKellar
330 S Ash Lane
Flagstaff, AZ 86004
birdvest8@gmail.com

David Carpenter
495 S River Run Suite 100
Flagstaff, AZ 86001
dc@hopeaz.com

Dorenda Coleman
Arizona Army National Guard, AZAA-FMO
5636 E McDowell Rd, M5330
Phoenix, AZ 85008
dorenda.i.coleman.nfg@mail.mil

Mary Beth Dreusike
US Navy, Intergovernmental Branch
850 Pacific Highway
Building 1 – 5th Floor, Suite 513
San Diego, CA 92132
marybeth.dreusike@navy.mil

Celia Barotz
3354 N Crest Street
Flagstaff, AZ 86001
cbarotz@gmail.com

Norm Wallen
3716 N Grandview
Flagstaff, Az 86004
normwallenfj@gmail.com

Jay ♦
Coconino Cmnty Com.mitmity·Defelopment
2500 NI Fmt Vallley Rd. filli.g,1
Fl ag sta ff . A.: 86001-1287
christelman@coconino.az.gov
Tyler Denham
80(1 W for est Mead Clil:S St, Apt 119
Fl ag sta ff , AZ 86001
tyler.b.denham@gmail.com

Jess McNeely
Coconino Cmnty Com.mitmity Development
2500 NI Fort Vallley Rd. filli.g,1
Fl ag staff, [Az. 86001-1287](tel:86001-1287)
wmcneely@coconino.az.gov

Stefie Finch
Flag sta ff Lodging Rest.a'l.lrant & Tollrism
Association
PO Box3062,2
Flag sta ff , AZ 86003
sfinch@lrta.org
(9 2S:) 326"6008

Adrian
819 West Grand Canyon Ave.
Flag sta ff , AZ 86001
askahlund@azdailysun.com

Rachel:Bass
3033 W. Lame
Flag sta ff 8 6001
rsilverton@gmail.com

Requested Notification of
Zoning Code Text Amendments Only

David:1 Hayward!
Neighborhood Homes LLC
510-351-3380
david@menghborhooi:thomes.com

Batry Levitarn
19 S San francisoo St
Fl agsta ff , AZ 86001
blip:s@aol.com