

AZ10-037 Bullwhip/AZ2 Chesire

Neighborhood Meeting Plan



Project Name: AZ10-037 Bullwhip/AZ2 Chesire
Project Location: 3100 N. Fort Valley Road, Flagstaff, AZ 86001
Case Number(s): PZ-20-00039-03
Date Submitted: 08/22/2022



This Neighborhood Meeting Plan ("Plan") for the AZ10-037 Bullwhip/AZ2 Chesire is being submitted for your review and approval pursuant to Flagstaff Zoning Code (the "Code") Section 10- 20.30.060.C.2. Please see below for a detailed outline of our proposed Plan. The neighborhood meeting is proposed to be held on September 30th, 2021. A second neighborhood meeting was held on August 04, 2022.

a. 1,000 Foot Property Owner Notification

The Code requires notification of a neighborhood meeting to be mailed to all property owners located within 300 feet, exclusive of rights-of-way, of a proposed site being considered for re-zoning, unless the Planning and Development Services Director ("Director") otherwise expands the required notification area. For that meeting, the notification area was been expanded to include those property owners located within 1,000 feet of the proposed site (Exhibit A). We will continue to follow that model for notifications of the local property owners for this, and the 2nd required public meeting. A corresponding list of property owners that are located within the proposed notification area with Coconino County Assessor's Office Parcel Numbers and mailing addresses is attached as Exhibit B.

b. Notification Methods

Pursuant to Code Section 10-20.30.060.D, notification of the neighborhood meeting will be mailed via first class mail to: (i) property owners located within 1,000 feet of the site, per City staff's direction; (ii) the site or actual address of all tenants and residents living on the subject property (Exhibit C); and, (iii) homeowners associations and registered interested persons within 1,000 feet of the site. The City-provided notification list for homeowners associations and registered interested persons is attached hereto as Exhibit D. We propose installing a neighborhood meeting notification sign per the requirements of Code Section 10-20.30.060.D.6. The notification sign is proposed to be located at the 3100 N. Fort Valley Road, Flagstaff, Arizona 86001. Please see Exhibit F for a copy of the proposed sign language.

The mailed notification is proposed to be mailed to applicable parties on September 15th, 2021 to allow at least minimum of a ten (10) calendar day notice window. Please see Exhibit G for a copy of the proposed mailing notification.

- c.** The mailed notification letter will also include email information for neighbors to contact Michelle.Lamoureux@pinnacleco.net to receive zoom link for those that are not able to attend live meeting.

d. Neighborhood Meeting Format

The neighborhood meeting will be facilitated by the applicant as an open house style meeting. A project overview presentation will be given to kick-off the meeting. Following the presentation there will be an opportunity for one-on-one questions and answers about the project with interested attendees, with answers from both the consultants and members of the development team. Summary minutes will be taken to provide an overview of key discussion points, comments/concerns and other important information provided by those in attendance.

d. Location, Date and Time of Neighborhood Meeting

As noted above, we propose holding the neighborhood meeting on Thursday, September 30th, 2021. The neighborhood meeting will be held during the evening hours from 6:00 PM to 7:00 PM. The neighborhood meeting will be held on site at 3100 N. Fort Valley Road, Flagstaff, AZ 86001 (Exhibit G). The second neighborhood meeting was held August 04, 2022

Neighbors may also attend the meeting virtually via Zoom. This link will be provided to those unable to attend by emailing Michelle.Lamoureux@pinnacleco.net.

di. Methods to Keep the Director Informed of the Status and Results of the Neighborhood Meeting

A Record of Proceedings will be filed with the City of Flagstaff pursuant to Code Section 10-20.30.060.F.

dii. Sign-Off Authorization

The staff planner has approved the above Neighborhood Involvement Plan.

By: _____ Dated: _____

Exhibit A: 1,000' Assessor's Map



Exhibit B: 1000' Ft Property Owner Mailing List

APN	OWNERNAME	OWNERADDRESS			
11122052	GARBARINO WILLIAM F & DEANNA J REVOCABLE TRUST	2181 W BLUE WILLOW RD	FLAGSTAFF AZ	86001	
11116018C	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	
11101007A	POORE 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	COPLEY 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 ; MEYER JA SR & EM LVNG TRUS	729 W DUXBURY LN	BARTLETT	IL	60103
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

N/A:

Property is undeveloped without residents or tenants.

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
naarflag@nazrealtor.com and
naar.govaffairs@outlook.com
(928) 779-4303

Tish Rogan-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
birdvest3@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
normwallenfg@gmail.com

Jlay ♦

Coconino Cmnty Com.mitnity DeveloPment

2500 NI Fmt Vallley Rd. fill!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.mitnity Development

2500 NI Fort Vallley Rd. fill!g,1

Fl ag staff, Az 86001-1287

jmneely@coconino.az.gov

Stefie Finch

Flagsta ff Lodgiring Res.tal.lrant & Tollrism

Association

PO Box3062.2

Flagsta ff , AZ 86003

sfmh@lrta.org

(92S:) 326*6008

Adriian

819 West Grand Canyon Ave.

Flagsta ff , AZ 86001

askalund@azdailyson.com

Rachel Bass

3033 W. Lame

Flagsta ff 8 6001

rsilverton@gmail.com

.Req uested Notifi cation of

Zoning Colle Text Amen Ilmern t s Only.

Dav'ii:1 Hayward

Neighborhood Homes LLC

510-3S1-3380

david@rnighborhoodhomes.com

Batry Levitam

19 S San francisoo St

Fl agsta ff , AZ 86001

blip:s@aol.com

Exhibit D: Proposed Sign Location



Exhibit E: 1st Neighborhood Meeting Letter and
Affidavit of Notification



Re: Neighborhood Meeting Notification for the Parcel 111-01-006C,
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 we recently filed an application for a conditional use permit for 70' stealth wireless facility.

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.

Per 20.30.060 (A) (1), two neighborhood meetings shall be held. This will be one of two neighborhood meetings required for conditional use permit. The second meeting will be held at a later date determined in coordination with the planning department along with the application process and prior to the final board approval for the conditional use permit.

We are inviting you to an evening informational session, which will be held at the following location:

Proposed Monopine Wireless
Facility Neighborhood Meeting
Thursday, 09/30/2021
from 6:00 – 7:00 PM
Museum of Northern Arizona
3100 N. Fort Valley Rd.
Flagstaff, AZ 86001

In addition, residents may attend virtually via Zoom:

<https://us06web.zoom.us/j/6993652766?pwd=NmY5bWdOSUFxb2c4bVZlYi8xdlBZQT09>

Meeting ID: 699 365 2766

Passcode: UKR7DN

We would appreciate your attendance at the session along with us, the project developer, and members of the City of Flagstaff Community Development Department to learn more about our proposed project, to ask any questions you may have and to make any suggestions about the project that you'd like to.

I would be happy to answer any questions or hear any concerns that you may have regarding this meeting or about the project. You may reach me at 480-773-4853 or via email to dino.pergola@pinnacleco.net. The City of Flagstaff Planning & Development Manager assigned to this project is Mr. Patrick St. Clair. Mr. St. Clair will be present at meeting to discuss the process and the procedure. Mr. Patrick St. Clair can be reached at (928) 213-2612 or via email to (pstclair@flagstaffaz.gov) for any additional information.

Sincerely,
Dino Pergola

Site Acquisition Specialist

PREPARED FOR:
SUN STATE TOOLS, LLC
 1428 NORTH MARINA STREET #101
 GLEBEET, AZ 85225
 PHONE: 480-249-4200 FAX: 480-249-4860

CARRIER
verizon
 150 N. GAVIN DR. TOLPE, AZ 85283
 PHONE: 480-777-4800
 FAX: 480-777-4901

ALL CONSULTING FEES ARE NET OF PROFESSIONAL TAX
PINNACLE CONSULTING, INC.
 CONSULTING - High Performance Site Development
 1428 N. MARINA STREET #101
 GLEBEET, AZ 85225

PROJECT NO.: AZ1007 BULLWHIP
 DRAWN BY: JC
 CHECKED BY: WF

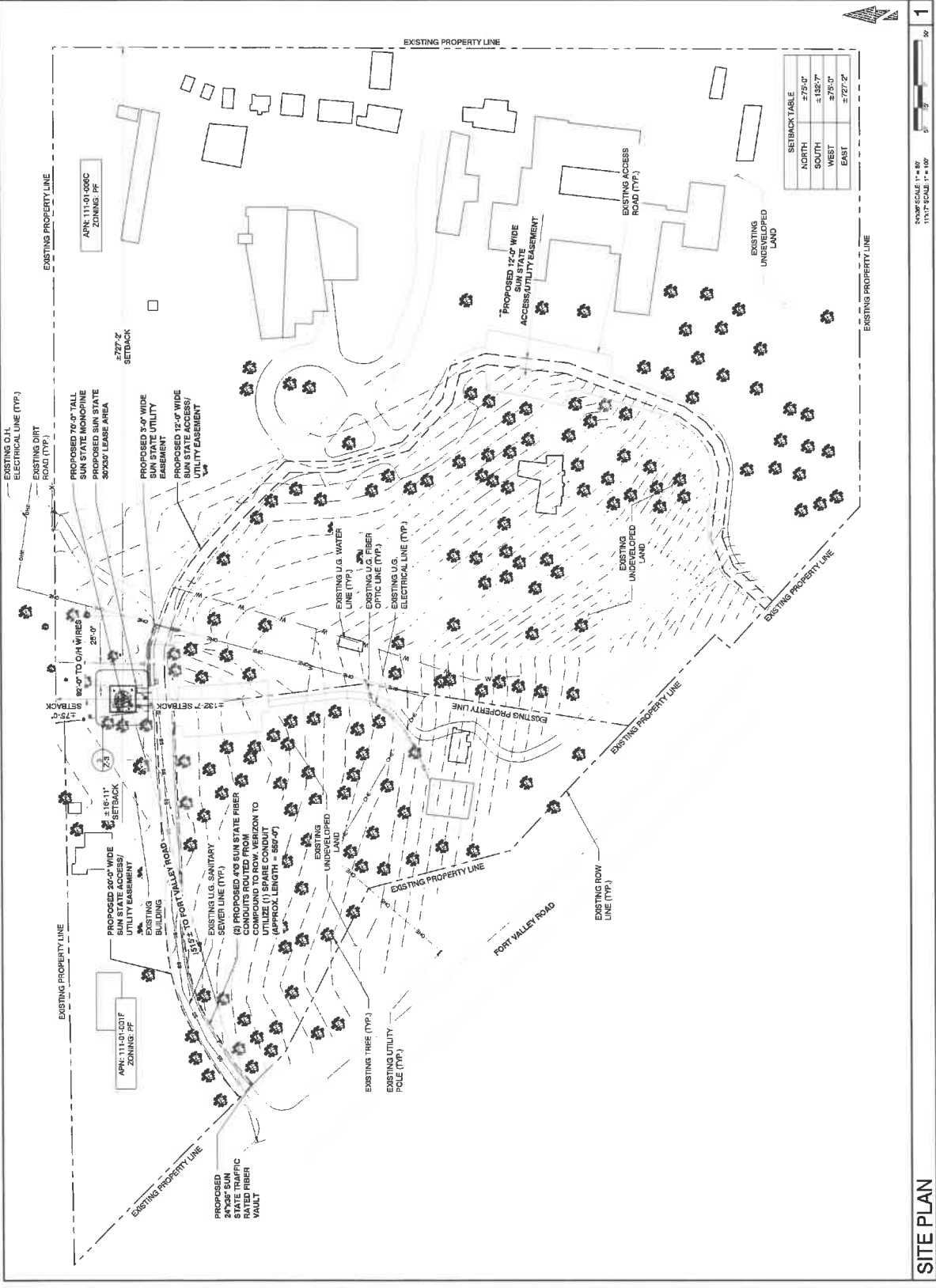
REV	DATE	DESCRIPTION	BY
A	01/27/2020	SPIN REVIEW	JC
0	02/26/2020	FINAL ZONING	JC
1	07/10/20	FINAL ZONING	RFW
2	10/22/2020	FINAL ZONING	CS

FINAL FOR ZONING ONLY

AZ10-037 BULLWHIP AZZ
 CHESHIRE
 9126 N. FORT VALLEY RD.
 FLAGSTAFF, AZ 86001
 COCONINO COUNTY

SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-1



SITE PLAN

SCALE: 1" = 80'
 1/4" = 100'

1

Affidavit of Notifications to Affected Property Owners

Case Number: PZ 20-60039-03

Project Name: AZ 10-037 Bullwhip - AZZ Chesire

Applicant Name: Dino Perzina - Pinnacle Consulting, Inc.

Location: 3100 N Fort Valley Rd, Flagstaff, AZ 86001

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: [Signature]

SUBSCRIBED AND SWORN before me this 29th day of October, 2021 by:

[Signature]
Notary Public



My Commission Expires:
9/24/2023

Exhibit F: 1st Neighborhood Meeting Site Posting
and Affidavit of Site Posting

ONE
WAY

City of Flagstaff
NEIGHBORHOOD MEETING FOR
AZ10-037 Bullwhip/AZ2 Cheshire
September 30th, 6:00pm to 7:00pm

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

APPLICANT: Dino Pergola | Pinnacle Consulting, Inc.
PHONE #: (480) 773-4853

ADDRESS: 1426 N. Marvin St. #101, Gilbert, AZ 85001
Join via Zoom Meeting:
<https://us05web.zoom.us/j/8993652766?pwd=NmY5bWd0SURibzZlYkVZVjR8kd1RzQ109>
Meeting ID: 699 365 2766
Passcode: UKR7DN

City of Flagstaff Planning & Development Services Department:
(928) 213-2600

Patrick St. Clair (pstclair@flagstaffaz.gov) Planning Development Manager:
Contact for additional information:
Posting Date Sept 15th 2021

Affidavit of Sign Posting

Case Number: PZ-20-00039-03

Project Name: AZ 10-037 Bullwhip - AZ2 Chesire

Applicant Name: Dino Regala - Pinnacle Consulting, Inc.

Location: 3100 N. Fort Valley Rd, Flagstaff, AZ 86001

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: 

SUBSCRIBED AND SWORN before me this 29th day of October, 2021 by:


Notary Public



My Commission Expires:
9/24/2023

Exhibit G: 1st Neighborhood Meeting Report and
Attendance List

Bullwhip Neighborhood Meeting
09/30/2021 6pm-7pm
3100 North Fort Valley Road, Flagstaff, AZ 86001

Troy Gilliam: Thanks everyone for being at Museum. This will be a great thing for us and help benefit the surrounding neighbors. For everyone's benefit.

Michelle Lamaroueux: Site is necessary for the area. Setback near existing utilities and enough trees to mask the site. 70' ft in height and painted CMU wall. The placement of site was placed in lieu of San Fran Peaks. Due to covid there has been an increase in internet services.

Barb Phillips: Doesn't look like anything to cover South?

Steve Kennedy in Response-Light green and green, brown and blue will cover area. Blue is covering most of the areas. Brown is covering south. We need to add more capacity. The new site will take up where its lacking coverage.

Jean Pearson: Will this effect hidden hollow way? We have poor service in area which is one mile north.

Steve Kennedy: this will help hidden hollow way. The tower will cover southwest corner.

Jean Pearson: Will other carriers go on site?

Michelle: Verizon is the first carrier. It does have space for additional carriers.

Jean Pearson: Not century link?

Michelle: no not century link.

Margaret: How far is it from main building?

Kristan: its about 775 ft from museum.

Margaret: have you done any research about cell towers being close to people. Not sure why the museum is doing this and I was very involved with cell tower going up within 1100 feet by my house. I just want to go on record as a resident and lover of the museum. The museum needs to do research about ramifications. Not sure why they need better coverage? Some major issues and I have been involved with cell towers and the close proximity to major org to city of flagstaff. This is disappointing and hope some serious research will occur by the museum.

Kristan: thanks and if you have any comments, the city planner is online.

Margaret: I was involved when we had other issues such as gas lines. There could have been other issues involving 3 pipelines. Not sure what other issues there may be under the earth of museum. I hpe you can look into this before making decision. And its important that citizens know. They put a cell tower on building at NAU and now have health problems. This is difficult to discuss these issues and bunch of us that are worried about cancer and emfs. If ½ mile way it wouldn't be a big deal. Thank you!

Michelle: thank you for commenting and appreciate your time.

Meeting over 6:30pm.

Exhibit H: 2nd Neighborhood Meeting Letter and
Affidavit of Notification



July 19, 2022

Re: Neighborhood Meeting Notification for the Parcel 111-01-006C, 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 we have recently filed an application for a conditional use permit for 70' stealth wireless facility. This is the second neighborhood meeting as required by 10,20,30.060 (A) (1).

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.



Affidavit of Notifications to Affected Property Owners

Case Number: PZ-20-0039-03

Project Name: AZ10-037 Bullwhip/AZ2 Cheshire

Applicant Name: Michelle Lamoureux

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: Michelle Lamoureux

SUBSCRIBED AND SWORN before me this 22nd day of August, 2022 by:

Anna Fugere
Notary Public



My Commission Expires:
9/24/2023

Exhibit J: 2nd Neighborhood Meeting Site Posting
and Affidavit of Site Posting

Jul 28, 2022 at 1:33:58 PM
3042-3088 N Fort Valley Rd
Flagstaff AZ 86001
United States
Coconino National Forest

City of Flagstaff
NEIGHBORHOOD MEETING FOR
AZ10-037 Bullwhip/AZ2 Cheshire
August 4th, 6:00pm to 7:00pm

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

Meeting Location: Pearson Hall at above address

APPLICANT: Michelle Lamoureux | Pinnacle Consulting, Inc.
PHONE #: (480) 664-9588 ext. 230
ADDRESS: 1426 N. Marvin St. #101, Gilbert, AZ 86001

Join Virtually the Neighborhood meeting by calling: 323-591-0687
Access Code: 343557015
Email Michelle for additional virtual info: michelle.lamoureux@pinnacleco.net

City of Flagstaff Planning & Development Services Department:
Patrick St. Clair (pstclair@flagstaffaz.gov) Planner, Contact for
additional information: (928) 213-2612
Posting Date: July 20, 2022



Affidavit of Sign Posting

Case Number: PZ-20-0039-03

Project Name: AZ10-037 Bullwhip/AZ2 Cheshire

Applicant Name: Michelle Lamoureux

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 22nd day of August 2022 by:

Anna Fugere
Notary Public

My Commission Expires:

9/24/2023

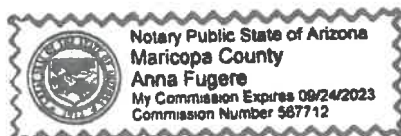


Exhibit K: 2nd Neighborhood Meeting Report

Second Neighborhood meeting

No persons attended the second neighborhood meeting in person or virtually. One neighbor reached out via phone to inquire as to when the service would be available.