



City of Flagstaff

Community Development

November 24, 2021

Museum of Northern Arizona
3100 N Fort Valley Rd
Flagstaff, AZ 86001
c/o Dino Pergola
Pinnacle Consulting, Inc.
1426 N Marvin St.
Gilbert, AZ 85223

RE: Bullwhip Cell Tower Approval (PZ-20-00039-02)

Dear Dino Pergola:

As of the date of this correspondence, the City of Flagstaff Inter-Division Staff (IDS) has approved Project No. PZ-20-00039-92 for the proposed development of a 900 square foot enclosed lease area for a 70'-0" tall, camouflaged antenna supporting structure located at 3100 N Fort Valley Rd. The Coconino County Assessor Parcel Number for the subject property is APN 111-01-006C. The approval is subject to the attached Conditions of Approval and a successful Conditional Use Permit application.

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

- Site Plan prepared by Pinnacle Consulting, Inc dated October 22, 2020,
- Floor Plan prepared by Pinnacle Consulting, Inc dated October 22, 2020,
- Building Elevations prepared by Pinnacle Consulting, Inc dated October 22, 2020.

This approval shall be valid for a period of one year following the above date, November 24, 2021. If, at the expiration of this period, the property has not been improved for the approved development; or a certificate of occupancy has not been issued; or the site has not been occupied per Zoning Code section 10-20.40.140, the site plan approval shall expire. A request for extension may be made at least 30 days prior to the date of expiration.

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

The next step in the development process is Conditional Use Permit Application. The proposal currently has a CUP application under review (PZ-20-00039-03). Continue to work with the Planning Development Manager, Patrick St. Clair through the CUP process. My contact information is listed below.

If the CUP is approved the following step will be Civil Improvement Plan ("Civil") review. Prior to Civil submittal, please contact the Development Engineering Project Manager assigned to the project, Blake Berner, to schedule a meeting to discuss the application submittal requirements, the review process, and timing of reviews. Blake can be reached at (928) 213-2678 or via e-mail at Blake.Berner@flagstaffaz.gov

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

Sincerely;

A handwritten signature in black ink, appearing to read "Patrick St. Clair", with a long horizontal line extending to the right.

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

Attachment: Conditions of Approval



City of Flagstaff
Community Development
Substantive Review Comments

Project Name: Bullwhip Cell Tower
Project No.: PZ-21-00039-02
Project Address: 4565 E Marketplace Dr, Flagstaff, AZ 86004

Date: November 24, 2021

Application Type: Site Plan
Review Type: Substantive 1st Submittal

Project Manager: Patrick St. Clair
E-mail: pstclair@flagstaffaz.gov
Phone: 928.213.2612

Status of Review: ***Approved with Conditions***

In accordance with ARS 9-835(J), the Substantive Review of the application is complete and the application has been approved subject to the following conditions and comments. This correspondence is being transmitted on Day 13 of the 22-day Substantive Review Timeframe.

CONDITIONS OF RESUBMITTAL/COMMENTS: Please provide a copy of this letter with any responses as part of the next submittal.

Substantive Current Planning: Current Planning, Patrick St. Clair ***Approved with Conditions*** 11/24/2021

Conditions of Approval:

1. The proposed Site Plan for an antenna supporting structure is conditionally approved based on the project receiving an approved Conditional Use Permit.

Future Comments:

1. The site plan has been approved and may move forward to Conditional Use Permit submittal for Planning and Zoning Commission public hearing. The Conditional Use Permit application for this project is currently under review as PZ-20-00039-03.
2. If the CUP is approved, civil drawings and building permit applications may be submitted as required.

Substantive Building & Safety: Building Safety, Victoria St. Clair ***Approved with Conditions*** 11/18/2021

Conditions of Site Plan Approval:

1. A Commercial Building Permit is required for the telecommunications tower, equipment, and ground level yard enclosure. The services of an Arizona Registered Design Professional is required. Standard building permit submittal requirements can be obtained from the City of Flagstaff website. <https://www.flagstaff.az.gov/494/Building-Safety>

General Comments:

1. A geotechnical investigation report ("soils report") with foundation design recommendations is required at the time of building permit application.
2. The Building Safety Program reserves the right to make additional comments during actual plan submittal and review of building permit applications.

Substantive Engineering: Engineering, Blake Berner ***Approved*** 11/16/2021

General Comment:

1. Comprehensive Easement and Encumbrance maps have been received accompanied by necessary Title Reports.



City of Flagstaff
Community Development
Substantive Review Comments

Substantive Fire Prevention: Fire Prevention, Christopher Jack **Approved** 11/08/2021
No Comments

Substantive Public Works: Public Works, Scott Overton **Approved** 11/09/2021
No Comments

Substantive Water Services: Water Services, Douglas Slover **Approved** 11/17/2021
No Comments

Substantive Traffic: Traffic, Reid Miller **Approved** 11/08/2021
No Comments

Substantive Stormwater: Stormwater, Douglas Slover **Approved** 11/17/2021
No Comments

Substantive Housing: Housing, Jennifer Mikelson **Approved** 11/18/2021
No Comments

Substantive HPC/Comm Design: Heritage Preservation, Mark Reavis **Approved with Conditions** 11/15/2021
Condition of approval:

1. Project remains largely unchanged from initial submission and still meets cultural resource study's determination of not impacting museum as the primary historic asset. Flagstaff HPO approves review. NOTE: please make sure that the plan changes, even though minor, had been reviewed by AZ SHPO and are in compliance with Section 106 requirements.

Substantive Parks: Parks, Amy Hagin **Approved** 11/08/2021
No Comments

Substantive Sustainability: Sustainability, Jenny Niemann **Approved** 11/15/2021
No Comments

Substantive Multimodal: Traffic, Martin Ince **Approved** 11/22/2021
No Comments
