



**Conditional Use Permit
Application Narrative
Plaza Way Apartments
PZ-20-00100-02**

1580 S. Plaza Way, Flagstaff, AZ. 86001

APN: 112-24-010B

September 24, 2021

DEVELOPER/BUYER

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SELLER

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Matthew Peace
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SELLER

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Tubac24@gmail.com

LEGAL

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123 N San Francisco St. #300
Flagstaff, AZ 86001
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928-774-1478
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LANDSCAPE ARCHITECT

Norris Design
6 East Aspen Avenue, Suite 260
Flagstaff, AZ. 86001
929-233-3021
www.norris-design.com

ENGINEERING

Shephard Wesnitzer. Inc
110 W. Dale Avenue
Flagstaff, Az. 86001
928-773-0354
gcortes@swiaz.com

ARCHITECT

Smith Architecture
1503 S. Yale Street, Suite 200
Flagstaff, AZ. 86001
928-779-5993
www.smith-arc.com



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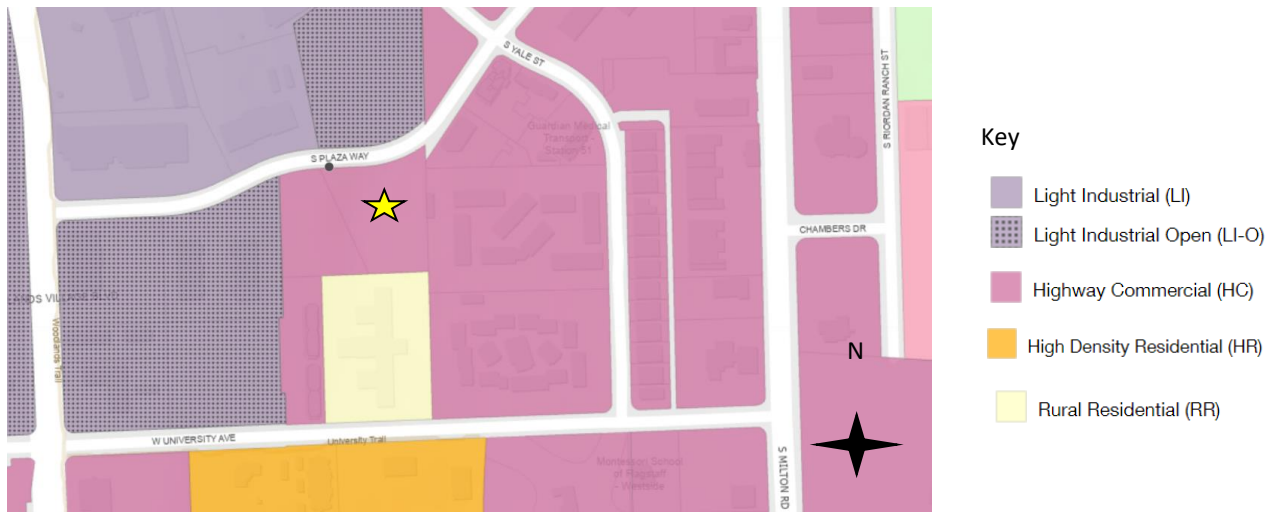
- Conditional Use Application
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Group Mailing List



PROPERTY DETAILS

The Project site is an infill property approximately 1.77 acres and located in the heart of Flagstaff at 1580 S. Plaza Way, in an existing Suburban Activity Center and a Regional Pedestrian Shed. Its central location provides easy access to grocery stores, shopping and restaurants providing opportunities for residents to choose alternative forms of transportation; walking, biking or public transportation. The site is also in Lighting Zone 2 and located within a Resource Protection Overlay Zone.

The property is zoned Highway Commercial (HC) and surrounded by commercial, light industrial and multi-family development. Planned Residential Development (PRD) will be used to develop the site as proposed. A PRD is allowed in the HC zone with a Conditional Use Permit. The Planned Residential Development (PRD) mechanism will be used, following standards: T4.N2 Transect Zone.



PROJECT OVERVIEW

Miramonte Acquisitions LLC (Miramonte) is in escrow to acquire the property at 1580 S. Plaza Way and develop the Plaza Way Apartments, a “for rent” apartment complex to provide additional workforce housing for the city of Flagstaff. Total allowed units per acre is 29 for a total of 49.59 allowable units, total proposed units are 40. There will be two, three story apartment buildings. The two buildings combined will cover approximately 14,740 SF or 19.8% of the gross site area.

There will be a total of 52 bedrooms, (24) one-bedroom units, (12) two-bedroom units, and (4) studios. One bedroom and studio units will be approximately 723 SF with two-bedroom units approximately 1050 SF. The development will be wood framed construction and will feature a variety of different siding: horizontal lap siding, board and batten, and standing seam



metal and malapai stone to provide dimension, shadow patterns and articulation to the façade. A combination of standing seam and asphalt shingle roofing materials are used on multiple types and slopes of roof elements. The buildings will be painted in earth tones to match the surrounding architecture and style of construction in Flagstaff. Every unit will have either a covered porch or balcony.

STANDARDS FOR GRANTING CONDITIONAL USE PERMIT

Per the City of Flagstaff Zoning Code Section 10-20.40.050 the following standards must be met for granting a conditional use permit.

- 1. That the conditional use is consistent with the objectives of the Zoning Code and purpose of the zone in which the site is located.***

The property is zoned Highway Commercial (HC). To develop the property as proposed the Planned Residential Development mechanism will be used, following standards: T4.N2 Transect Zone, this is allowed use in the HC zone with a Conditional Use Permit.

- 2. That granting the conditional use will not be detrimental to the public health, safety or welfare.***

- a. Property damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.***

The development will comply with the City of Flagstaff Engineering Standards and Building Codes during the construction to limit the disturbance of the development for the adjacent property owners. Ongoing, the Project will not be a nuisance related to noise, smoke, odor, dust, vibration, or illumination. The Project will comply with the City of Flagstaff Outdoor Lighting Standards in Section 10-50-70 of the Zoning Code.

- b. Hazard to persons or property from possible explosion, contamination, fire, or flood.***

This is a residential development project that will not have the risk of explosion or contamination. The development will comply with the City of Flagstaff Codes to ensure fire safety during construction. The site is located within Zone X of FEMA Firm Map #04005C6816G, effective September 3, 2010. Zone X is described as an area determined to be outside the .2% annual chance floodplain.

- c. Impact on surrounding area arising from unusual volume or character or traffic.***

The development will be a 40-unit residential rental community with a total of 52 bedrooms. Surrounding uses are commercial businesses and multi-family. The property is in an existing suburban activity zone on an infill lot, multi-family residential is a supported use in this zone. The development will not have a significant impact on the surrounding area related to an increase in volume, character or traffic.

- 3. That the characteristics of the conditional use as proposed and as it may be conditioned are reasonably compatible with the types of uses permitted in the surrounding area. The Conditional Use Permit shall be issued only when the Planning***



Commission finds that the applicant has considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area:

a. Access and traffic; pedestrian, bicycle and vehicular circulation.

Access to the site will be provided by a single full access driveway on S. Plaza Way. The Project is centrally located and within 1/3 mile of grocery stores, shopping and restaurants. Sidewalks are located off S. Plaza Way providing a walkable community. A NAIPTA bus stop is ¼ mile from the site. Miramonte is actively working with Mountain Line to consider opportunities for reduced bus passes for its future residence, to encourage alternative modes of transportation and reduce carbon emissions.

There will be a total of 57 standard vehicle spaces and 3 ADA accessible parking spaces, plus 2 motorcycle spaces and 12 bicycle spaces. The parking requirement of 71 spaces was reduced to 60 total vehicle spaces due to the following.

- (2) motorcycle spaces are provided, providing (1) parking space reduction.
- A transit stop is located within ¼ mile of the Project which provides a 10% reduction in parking.
- (12) bicycle spaces are provided, providing 3 parking space reduction.

b. Adequacy of Site and Open Space Provisions, Including Site Capacity and Resource Protection Standards Where Applicable.

The Project was required to preserve 3,725 SF or 5% of the total area as open space. Plaza Way Apartments is preserving 18,194 SF of open space which will retain the stand of ponderosa pine trees in the west corner of the development, preserving 30% of the natural resources on site, additionally 5,822 SF of the natural resource slope will be protected.

The Open Space provided for this project retains the existing pine stand in its natural state in an increasingly urbanized area of the city. Future residents of the project will be able to use this natural area immediately adjacent their home for passive recreation in the same way city residents use pine stands off-trail at Buffalo Park, or along the FUTS trail near NAU, or along Sinclair Wash. In the absence of increased hardscape, traditional amenities and general disturbance to a natural area, the character of this pine stand (which is iconic to Flagstaff) will be preserved without reducing the spaces affordability for recreational opportunities. These opportunities include but are not limited to hammocking, slacklining, picnicking, and nature play for children.

c. Noise, light, visual, and other pollutants.

The Project will comply with the City of Flagstaff Engineering Standards and Building Codes during the construction activities to limit the disturbance of the development for the



adjacent property owners. The project will comply with the City of Flagstaff Outdoor Lighting Standards in Section 10-50-70 of the Zoning Code.

d. Proposed style and siting of structure(s), and relationship to the surrounding neighborhood.

The surrounding uses are commercial and multi-family residential. The development of a 40- unit apartment complex as a Planned Residential Development is consistent with the surrounding uses and is an approved use in the Highway Commercial Zone with a Conditional Use Permit.

Special design considerations have been applied regarding the architecture of the buildings to ensure compatibility with the surrounding properties and elements. The overall height and scale of the buildings will be proportionate to the relative slope and tall Ponderosa Pine Stands to the west.

Appropriate building massing has been provided with multiple projections that will be detailed and visually supported by wood corbels and beam ends. Intermittent recesses within the wall plane will be created by private balconies and building elements providing visual interest to all sides of the buildings. Multiple roof types and slopes have been utilized to enhance the building form while complementing the existing vernacular of adjacent mountain, residential, modern & commercial types of architecture.

Detailed fenestration placement allows for a unified composition in proportion to the building elevations. Apartment unit window assemblies will be recessed from the main facade to provide contrast, depth and shadows to the openings. Storefront assemblies will help define the main pedestrian entries and frontage types for each building.

Materials, textures & colors have been selected to provide an aesthetic appeal to the foundations, building facades and roof elements. Split face block retaining walls will be utilized to terrace the existing while transitioning to help “ground” the eastern building stem walls. The masonry units and colors will blend and relate to many of the surrounding buildings utilizing the same material. Natural malapai stone veneer will be used to skin the building at the pedestrian level which is another reoccurring material used in surrounding and centers. Multiple siding profiles have been defined including, standing seam metal, horizontal lap and board and batten to provide dimension, shadow patterns and articulation to the facade. A combination of standing seam and asphalt shingle roofing materials are used on multiple types and slopes of roof elements. Natural, earth tone materials and colors have been selected to blend well with the surrounding resources. Grey and natural masonry materials at the ground level will provide a connection to the exposed basalt rocks slopes and outcroppings. Subtle, yet heavy toned greens and browns will complement the natural surrounding ponderosa pines and new landscaping elements.

Overall, the Plaza Way Apartment complex has been designed to accommodate the natural and existing surroundings while catering to a new, residential atmosphere that will



support the local and immediate businesses and activity centers while enhancing the pedestrian connection to the area.

e. Landscaping and screening provisions.

Native drought tolerant plants will be planted to enhance the development and provide passive rainwater harvesting. Plants have been selected to maintain an element of natural aesthetics without an abundance of ornamental species, like neighboring commercial and residential developments. Landscape beds are subdued to blend with the neighborhood character but designed to provide seasonal variation. The goal of this design of the streetscape and street buffer is to highlight the area as a pedestrian-friendly space without breaking from the neighborhood character. Additionally, the ponderosa pine tree stand in the west section of the property will create an added buffer between the existing commercial development and the Project.

f. Impact on public utilities.

Currently, all public water infrastructure exists near the property. The Project will provide a new 8" dead end connection to the 8" water main located in South Plaza Way. Domestic, fire and irrigation services will branch off the new dead end main. The Project will connect new 6" sewer services to the 8" sewer main located in the 16' utility easement on the eastern boundary of the site.

The City required detention/LID for any commercial development greater than ¼ acre in size. Due to the site being currently undeveloped, the project will need to attenuate increases in peak flows caused by the new improvements for the 10 and 100-year events through detention facilities. LID policies will require 1" of ROCV to be retained on site. The project will use underground retention facilities to meet these requirements.

g. Signage and outdoor lighting.

The Project will comply with the City of Flagstaff Outdoor Lighting Standards in Section 10-50-70 of the Zoning Code for Light Zone 2. Any signage installed will comply with Section 10-20.40.120 of the Zoning Code and obtain the necessary permits required.

h. Dedication and development of streets adjoining the property.

The Project is located off S. Plaza Way an improved city street. A portion of the property frontage will be dedicated as additional right-of-way to encompass the existing sidewalk that is currently partially encroaching onto the parcel.

i. Impacts on historical, prehistoric, or natural resources.

The site has been reviewed by the City of Flagstaff's Historic Preservation Officer. No historical, prehistoric, or natural resources are being impacted on this site. No further HPO review is required.



City of Flagstaff

Community Development Division

211 W. Aspen Ave
 Flagstaff, AZ 86001
 www.flagstaff.az.gov

P: (928) 213-2618

Date Received	Application for Conditional Use		File Number
Property Owner(s) AXXO Holdings LLC- Matthew Peace		Phone 928-699-1245	
Mailing Address 6086 E. Barney Drive	City, State, Zip Flagstaff, AZ. 86001	Email axxoproperties@gmail.com	
Applicant(s) Miramonte Acquisitions LLC		Phone 520-615-8900	
Mailing Address 102 S. Mikes Pike	City, State, Zip Flagstaff, AZ. 86001	Email chris@kemmerly.com	
Project Representative Charity Lee- Land Acquisition and Development Manager		Phone 928-600-3594	
Mailing Address 102 S. Mikes Pike	City, State, Zip Flagstaff, AZ. 86001	Email clee@miramontehomes.com	

Project Name Plaza Way Apartments			
Site Address 1580 S. Plaza Way	Parcel Number(s) 112-24-010B	Subdivision, Tract & Lot Number Woodlands Village Unit 01 Portion of Lot 10	
Zoning District Highway Commercial	Regional Plan Land Use Category Suburban Existing Activity Zone	Flood Zone X	
Property Information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing City of Flagstaff 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are pre-World War II housing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Subject property is undeveloped land?		
Surrounding Uses (Res, Com, Ind)	North Ind	South Commercial	West Commercial

Note:

Conditional Use Permits are reviewed by City's Planning and Zoning Commission (P&Z), which meets the **second and fourth Wednesday of every month**. Applications are due by the close of business no fewer than 30 days prior to the meeting. You must provide a complete application form, along with the required number of plans and information as indicated in the attached checklist. **Incomplete submittals will not be scheduled.**

Property Owner Signature 	Date 9/7/21	Applicant Signature 	Date 9/7/21
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For City Use

Date Filed	File Number:				
Hearing Date	Pub. / Posting Date(s):		Prop. Owner Notif. Date:		
Fee Receipt Number	Amount		Date		
Action by Planning and Zoning Commission:					
Hearing Date:			Type of Request:		
<input type="checkbox"/> Approved			<input type="checkbox"/> CUP		
<input type="checkbox"/> Denied			<input type="checkbox"/> Extension		
<input type="checkbox"/> Continued					
Staff Assignments	Planning	Engineering	Fire	Public Works/Water	Stormwater



**Neighborhood Meeting and Citizen Outreach Plan
for
Plaza Way Apartments
1580 S. Plaza Way, Flagstaff, AZ. 86001
112-24-010B
PZ-20-00100-02
September 24, 2021**

In connection with our application for a Conditional Use Permit, the applicant, Miramonte Acquisitions, LLC, (Miramonte) has formulated this Neighborhood Meeting and Citizen Outreach Plan and welcomes feedback from the City of Flagstaff (the "City") regarding any of the details set forth herein. The information herein is intended to comply with relevant portions of the Flagstaff Zoning Code (the "Code"), Section 10-20.30.060.

Introduction

Miramonte Acquisitions, LLC is proposing to develop a 1.77-acre parcel located at 1580 S. Plaza Way, Flagstaff, AZ. 86001, Assessor Parcel Number 112-24-010B. The development will consist of two, three story apartment buildings consisting of 40-units and 52 bedrooms, (24) one-bedroom units, (12) two-bedroom units, and (4) studios. One bedroom and studio units will be approximately 723 SF with two-bedroom units approximately 1050 SF. The two buildings total approximately 40,186 SF.

The property is zoned Highway Commercial (HC). Planned Residential Development is allowed in the HC zone with a conditional use permit. The Planned Residential Development (PRD) mechanism will be used, following standards: T4.N2 Transect Zone.

Neighborhood Meeting

A. Purpose

Miramonte understands the purpose of the required neighborhood meeting to encompass the following goals:

- Encourage Miramonte to allow for informed decision making through the dissemination of proposals and alternatives. *See Code Section 10-20.30.060(B)(1).*
- Ensure that Miramonte pursues early and effective citizen participation in conjunction with its applications, giving it the opportunity to understand and try to mitigate any real or perceived impacts its applications may have on the community. *See Code Section 10-20.30.060(B)(2).*
- Ensure that the citizens and property owners within the community have an adequate opportunity to learn about how Miramonte's applications may affect them and to work with Miramonte to resolve concerns at an early stage of the process. *See Code Section 10-20.30.060(B)(3).*
- Facilitate ongoing communication between Miramonte potentially affected citizens and adjacent property owners, City staff, Planning Commissioners and elected officials throughout the application review process. *See Code Section 10-20.30.060(B)(4).*

B. Applicability and Requirements

Miramonte understands its application will require it to hold a neighborhood meeting and that it is responsible for the costs associated with the meeting. If the Director requires as much, Miramonte will host additional neighborhood meetings. Miramonte would like to schedule the first neighborhood meeting on **November 1st, 2021.**

C. Neighborhood Meeting Plan

Pursuant to Code Section 10-20.30.060(C)(2), Miramonte's plan for how it intends to conduct the neighborhood meeting must be submitted to and approved by the Director in compliance with the review schedule. In anticipation of this requirement, Miramonte includes the following proposed plan for conducting the neighborhood meeting. The neighborhood meeting will be hosted at a suitable gathering location at or near the proposed project site. Miramonte may hold the public meeting(s) at the subject site, if it is determined to be a suitable location for the meeting(s). Miramonte intends to hold in-person meetings, assuming that social distancing requirements caused by the COVID-19 pandemic can be met. If in-person meetings are not feasible as a result of the pandemic, then Miramonte will either delay the meeting until such time as in-person meeting can be suitably held or it will conduct the meeting virtually, if approved by the Director. Again, while Miramonte has determined the location, date and time of the neighborhood meeting, it will include such information in its plan sent to the Director in compliance with the review schedule.

While the Director may determine that additional notices are required, Miramonte will, at a minimum, provide notices, via first class mail and email (if available) to the following parties:

- Property owners, citizens, jurisdictions and public agencies within 600 feet of the proposed project;
- The head of any homeowners association, or community/neighborhood representative within 1,000 feet of the proposed project;
- All persons or groups whose names are on the registry of persons and groups described in Code Section 10-20.30.080(B) who are interested in receiving such notice; and
- If required by the Director, to any party falling within an expanded notification area.

Further, Miramonte will post a sign on the subject property. The sign posted on the subject property will be at least 4' x 4' and will be clearly visible from Woody Mountain Road and will have an attached information tube containing copies of the meeting notice. This sign will be installed at least 10 days prior the neighbor meeting. In addition, each of these notices will set forth the purpose and substance of the proposed application, and the time, date and place of the neighborhood meeting. Miramonte will submit a copy of such notice to the Director.

At the meeting(s), Miramonte will circulate a sign-in sheet (or collection of participant information for a virtual meeting), and will provide an introduction of the proposed development, with an overview of the development's design and goals. After Miramonte provides an overview of the proposed project, Miramonte will engage in a charrette-style interaction, encouraging attendees' written contribution of any comments or concerns about the proposed development, and in particular will solicit attendees' desired community outcomes. For a virtual meeting, Miramonte will invite contribution of comments and concerns to be submitted in advance of the meeting via email and at the meeting via chat features through the online meeting service. Upon collection of the attendees' written responses, Miramonte will discuss some of the comments received and facilitate an open forum discussion with attendees. Miramonte will provide attendees with contact information to permit follow up discussions with any interested participant.

D. Record of Proceedings

Pursuant to Code Section 10-20.30.060(F), after the meeting(s), Miramonte will create a written summary of the meeting(s) and will submit the report to the Director in its next formal submission. The report will include the information specified in Code Section 10-20.30.060(F), including (i) certification, on a form established by the Director, that the meeting was properly noticed and conducted; (ii) dates and locations of all meetings; (iii) a copy of the notices provided, including dates and number of mailings or deliveries; (iv) 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; (v) the number and names of people that participated in the process based on the sign-in sheet; and a dated photograph of the sign installed on the subject property, as discussed above.

In addition, Miramonte's report will contain a summary of concerns, issues and problems expressed during the neighborhood meeting(s), including: (i) the substance of the concerns, issues, and

problems raised during the process; (ii) how Miramonte has responded to these comments. Further, Miramonte's responses will be included in an associated report.

Finally, Miramonte will provide a copy of the written summary to all attendees who recorded their name on the sign-in sheet. Miramonte welcomes any feedback from the City regarding its proposed neighborhood meeting plan.

Notice of Public Hearings

A. Planning Commission Public Hearing

In addition to the neighborhood meeting(s), the Director must schedule a hearing with the Planning Commission to provide additional opportunities for interested members of the public to be informed of and provide comments on Miramonte's development proposals. Miramonte will notice the public hearing as required by Code Section 10-20.30.080.

As indicated above, Miramonte understands the need for heightened community involvement throughout the application process and welcomes the City's input on any of the information and plans set forth herein. To the extent not expressly indicated, Miramonte intends to conduct the neighborhood meeting(s) and citizen outreach in accordance with the requirements of the Code.

City of Flagstaff
Materials Management Plan
Plaza Way Apartments
PZ-20-00100-02
1580 S. Plaza Way, Flagstaff, AZ. 86001
APN: 112-24-010B
September 24, 2021

In accordance with the City of Flagstaff requirements, the following is the Materials Management Plan for Plaza Way Apartments. The project is to consist of two buildings with a total of 40 units and is located at 1580 S. Plaza Way.

The Site Plan depicts the locations of the proposed Trash Enclosures. The proposed enclosures will be dual dumpsters, each with one 6-yard dumpster for trash and one 6-yard dumpster for recycling. The trash enclosures shown are per City of Flagstaff Engineering Construction Standards and Public Works Standard Detail PW-50-010. Residents access to the enclosures will be via the pedestrian ways shown on the Site Plan.

Trash and Recycle Volumetric Computations:

Pick-up Frequency-Once per week

Number of residential units=40

City recommended trash capacity per unit= 0.15 c.y.

City recommended recycle capacity per unit=0.15c.y.

City recommended trash capacity for project= 6 c.y

City recommended recycle capacity for project= 6 c.y.

Provided trash capacity for project= 6 c.y.

Provided recycle capacity for project=.6 c.y.

Double Dumpster Enclosures= 1 trash dumpster and 1 recycle dumpster enclosure

Number of 6 c.y. trash dumpsters=1 each

Number of 6 c.y. recycle dumpsters=1 each

Excess trash capacity for move-in/move-out periods=6.9 c.y.

Excess recycle capacity for move-in/move-out periods=6.9 c.y.

Trash and Recycle Services and Education

To increase recycling within the complex, property managers will include materials provided by the City of Flagstaff Sustainability Department to residents on what can and cannot be recycled

at move in. Signage will also be included on the trash bins. Additionally, residents will be provided information on how they can learn more about ways to recycle by contacting the City of Flagstaff Sustainability Program at 928-213-2152 or sustainability@flagstaffaz.gov.

City Contacts:

Solid Waste Section Director, Todd Hansen, 928-213-2135, thansen@flagstaffaz.gov

Zero Waste Coordinator, Dylan Lenzen, 928-213-2158, dlenzen@flagstaffaz.gov

Sustainability Director, Nicole Antonopoulos, 928-213-2149, nantonopoulos@flagstaffaz.gov

Plaza Way Apartments

Vicinity Map

PZ-20-00100-02

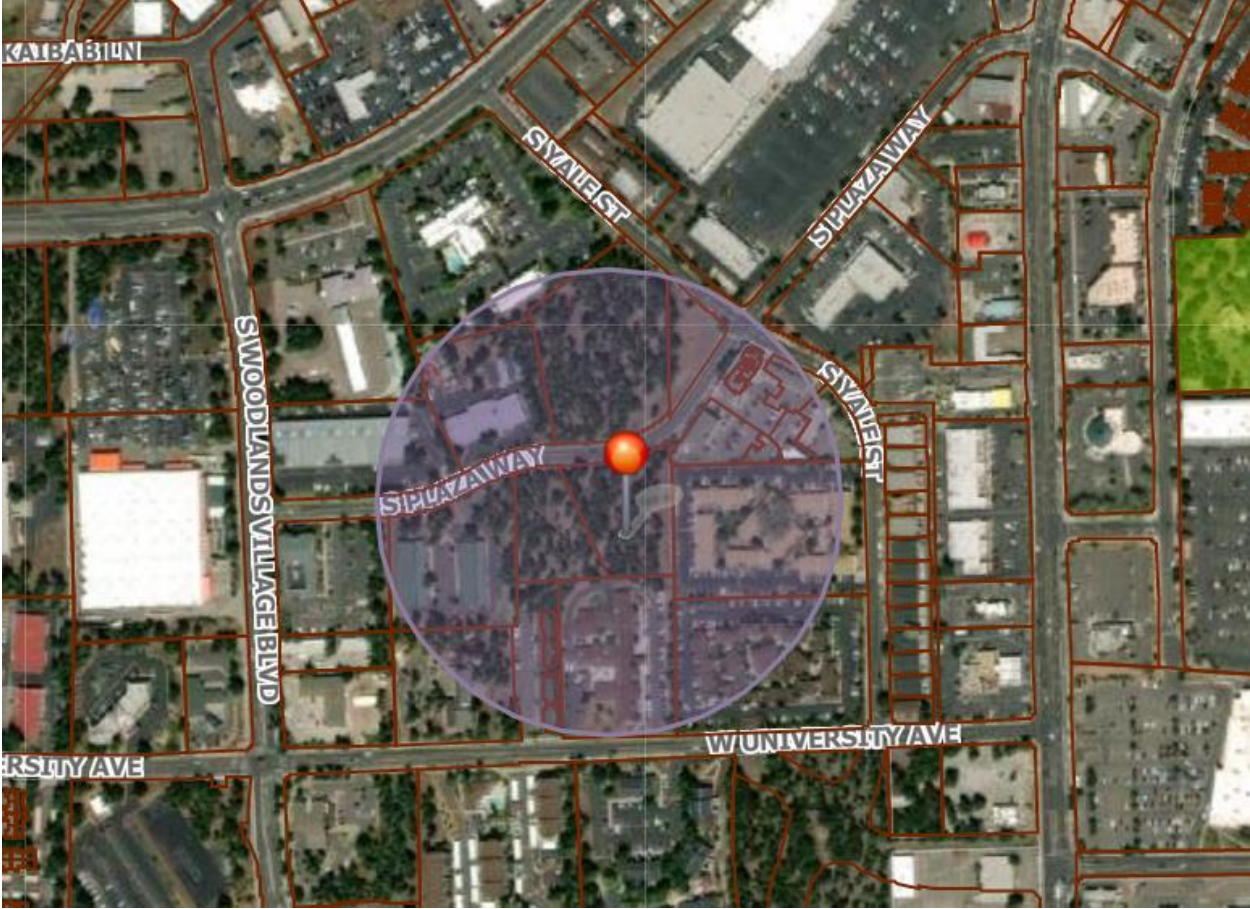
1580 S. Plaza Way, Flagstaff, AZ. 86001

APN: 112-24-010B



1581 S. Plaza Way Apartments

Mailing List Radius



APN	OWNERNAME	OWNERADDRESS_ADDRI	OWNERADDRESS	OWNERADDRESS	OWNERAD	OWNERAC	OWNERADDRESS_COUNTRY
11224016	WOODLAND VILLAGE APARTMENTS	PO BOX 3568	FLAGSTAFF	AZ		86003	
10320077	MOUNTAINS WITHOUT WATER LLC	1501 S YALE ST NO 252	FLAGSTAFF	AZ		86001	
10320014I	MCDONALDS CORPORATION	3111 N CADEN CT NO 170	FLAGSTAFF	AZ		86004	
11224007	PLAZA WAY DEVELOPMENT LLC	5900 N CAMINO PRECIADO	TUCSON	AZ		85718	
10320069I	1503 YALE LLC	1503 S YALE ST NO 200	FLAGSTAFF	AZ		86001	
10320061	NO AZ REG BEHAVIORAL HEALTH AUTHORI	616 N BEAVER ST	FLAGSTAFF	AZ		86001	
11224004I	WOODLANDS PLAZA HOTEL	21172 S FIGUEROA ST	CARSON	CA		90745	
10320075I	YALE PLAZA LLC	417 N AGASSIZ ST NO 28	FLAGSTAFF	AZ		86001	
10320005	ELDEN PROPERTIES LLC	1914 E MOUNTAIN VIEW AVE NO 13	FLAGSTAFF	AZ		86004	
10320011	PARRA-ATAYDE ADRIAN & LAURA	1845 W SHELLIE DR	FLAGSTAFF	AZ		86001	
10320014I	MCDONALDS CORPORATION	3111 N CADEN CT NO 170	FLAGSTAFF	AZ		86004	
11224012I	MONKEY BUSINESS INVESTMENTS LLC	1840 W KAIBAB LN NO 200	FLAGSTAFF	AZ		86001	
10320071	YALE PLAZA OWNERS ASSOCIATION	2050 S WOODLANDS VILLAGE BLVD NO 1	FLAGSTAFF	AZ		86001	
10320063	VESTAR UNIVERSITY PLAZA LLC	2425 E CAMELBACK RD NO 750	PHOENIX	AZ		85016	
10321026	VP CINEMA LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ		85016	
11224017	QWEST CORPORATION	1025 EL DORADO BLVD.	BROOMFIELD	CO		80021	
10320008	BLEEKERS INVESTMENTS LLC	5400 E EMPIRE AVE	FLAGSTAFF	AZ		86004	
10320064I	FLAGSTAFF MEDICAL CENTER INC	PO BOX 1268	FLAGSTAFF	AZ		86002	
11224011I	CHABAD OF FLAGSTAFF INC	2098 W TOBOGGAN CT	FLAGSTAFF	AZ		86001	
10320072	MARTIN REALTY LLC	1501 S YALE ST NO 150	FLAGSTAFF	AZ		86001	
11224021	DOWELL THERESA & ALAN FAMILY TRUST	906 W UNIVERSITY AVE NO B	FLAGSTAFF	AZ		86001	
10320059I	BROOKSIDE LLC	10632 N SCOTTSDALE RD NO B466	SCOTTSDALE	AZ		85254	
10303020	VESTAR UNIVERSITY PLAZA LLC	2425 E CAMELBACK RD NO 750	PHOENIX	AZ		85016	
10320009	PARRA-ATAYDE ADRIAN & LAURA	1845 W SHELLIE DR	FLAGSTAFF	AZ		86001	
10320070	AEC PROPERTIES INC	1150 N SAN FRANCISCO ST	FLAGSTAFF	AZ		86001	
11224019	HAVEN FLAGSTAFF REAL ESTATE LLC	1 WHITECLIFF	LAGUNA NIGUEL	CA		92677	
11224008	GREAT NORTHERN PROPERTIES LLLP	1130 38TH AVE NO B	GREELEY	CO		80634	
11224006I	PLAZA WAY DEVELOPMENT LLC	5900 N CAMINO PRECIADO	TUCSON	AZ		85718	
10320006	ELDEN PROPERTIES LLC	1914 E MOUNTAIN VIEW AVE NO 13	FLAGSTAFF	AZ		86004	
10320065	N AZ REG BEHAVIORAL HEALTH AUTHORIT	616 N BEAVER ST	FLAGSTAFF	AZ		86001	
10320073	MARTIN REALTY LLC	1501 S YALE ST NO 150	FLAGSTAFF	AZ		86001	
11224022	STARK REAL ESTATE HOLDINGS LLC	906 W UNIVERSITY AVE STE 100	FLAGSTAFF	AZ		86001	
11224005	N AZ REG BEHAVIORAL HEALTH AUTHORIT	616 N BEAVER ST	FLAGSTAFF	AZ		86001	

10320076, MOUNTAINS WITHOUT WATER LLC	1501 S YALE ST NO 252	FLAGSTAFF	AZ	86001
11224010, SIDLINGER BRUCE D	1650 S PLAZA WAY	FLAGSTAFF	AZ	86001
10320012 STUMP RONALD E & CHRISTAL A	7609 WHITEWOOD WAY	FLAGSTAFF	AZ	86004
11224010I AX XO HOLDINGS LLC	824 W BIRCH AVE	FLAGSTAFF	AZ	86001
10321025 VP CINEMA LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016
10320007 ELDEN PROPERTIES LLC	1914 E MOUNTAIN VIEW AVE NO 13	FLAGSTAFF	AZ	86004
10320013 PORTER MICHAEL	1776 N SCOTTSDALE RD NO 1931	SCOTTSDALE	AZ	85257
10321006 ELDEN PROPERTIES LLC	1914 E MOUNTAIN VIEW AVE NO 13	FLAGSTAFF	AZ	86004
11224020 DOWELL THERESA & ALAN FAMILY TRUST	906 W UNIVERSITY AVE NO B	FLAGSTAFF	AZ	86001
11224015 BREIT ACG MF STERLING POINTE LLC	PO BOX A3878	CHICAGO	IL	60690
10320059I UNIVERSITY SQUARE APARTMENTS	PO BOX 3568	FLAGSTAFF	AZ	86003
10320068, PADRNOS PATRICK E & CHEVON	4140 N ZERMATT WAY	FLAGSTAFF	AZ	86004
10320066 VESTAR UNIVERSITY PLAZA LLC	2425 E CAMELBACK RD NO 750	PHOENIX	AZ	85016
10320010 JAMB PROPERTIES OF NORTHERN ARIZONA	3191 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004
11224009 SIDLINGER BRUCE D	1650 S PLAZA WAY	FLAGSTAFF	AZ	86001
10320074 MARTIN REALTY LLC	1501 S YALE ST NO 150	FLAGSTAFF	AZ	86001

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