



City of Flagstaff

May 10, 2021

Mr. Matt Peace
AXXO Holdings
824 W Birch Avenue
Flagstaff, AZ 86001

RE: Site Plan Approval PZ-20-00100-02

Dear Mr. Peace:

As of the date of this correspondence, the City of Flagstaff Development Review Staff has approved, subject to the attached Conditions of Approval, Project No. PZ-20-00100-02 for the proposed multi-family residential development utilizing the Planned Residential Development requiring the issuance of a Conditional Use Permit located 1580 S Plaza Way. The Coconino County Assessor Parcel Number for the subject property is 112-24-010B.

Unless modified to comply with the Conditions of Approval, development of the project shall substantially conform to the approved plans as follows:

- Site Plans, floor plans and elevations dated March 24, 2021, prepared by Smith Architects, inc.
- Utility Plan, NRP Plan, and Grading and Drainage Plans dated April 2021 prepared by SWI, Inc.
- Landscape Plan dated 4/29/21 prepared by Norris Design.

This approval shall be valid for a period of one year following the above date, May 10, 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 shall expire.

After obtaining a Conditional Use Permit, the next step in the development process is Civil Improvement Plan ("Civil") review. Prior to Civil submittal, please contact the Development Engineering Project Manager assigned to the project, James Boyer, to schedule a meeting to discuss application submittal requirements, the review process, and timing of reviews. James can be reached at (928) 213-2705 or via e-mail at jboyer@flagstaffaz.gov.

For your information, alterations to your property may affect how your property taxes are calculated. To find out how your project may affect your property valuation for tax purposes, contact the Coconino County Assessor's Office at (928) 679-7962 or in person at 110 E Cherry Ave, Flagstaff.

We look forward to working with you and your development team through Civil Improvement Plan review, Building Permit review, construction, and completion of the approved project. Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

Tiffany Antol, Planning Director
P. 928-213-2605
tantol@flagstaffaz.gov

cc. Smith Architects, inc.

211 West Aspen Avenue, Flagstaff, Arizona 86001