



Public Participation Report
Project: Plaza Way Apartments
Project Number: PZ-20-00100-02

11/10/2021

November 1, 2021, a neighborhood meeting was held via zoom to notify owners and surrounding residents of the request for a Conditional Use Permit to develop two, three story buildings providing 40 units using the Planned Residential Development following standard T4.N2 Transect Zone in the Highway Commercial Zone.

In accordance with Section 10-20.30.070 of the Zoning Code a sign was placed on the property on October 18th and neighborhood meeting notifications were mailed first class on that date to owners within 600' of the property to inform them of the neighborhood meeting that would be held on November 1st.

Miramonte received one attendee from the mailouts, Bruce Sidlinger. The additional attendees were all part of the Project team. Mr. Sidlinger expressed concerns related to trespassers on his open space and was worried that residents may park at his commercial site at 1650 S. Plaza Way. The Project has a total of 60 parking spaces, plus 2 motorcycle spaces and 12 bicycle spaces. There are a total of 52 bedrooms, each will have an available parking space with 10 spaces to spare. However, to address Mr. Sidlinger's concerns Miramonte will do the following.

- Install a fence on the west property boundary of parcel 112-24-010B.
- Inform the tenants to not park on adjacent properties.

Miramonte and/or its property manager will be unable to monitor and enforce parking violations. It will be the responsibility of the adjacent property owner(s) to install signage and enforce any violations.

No further neighborhood meetings were required by the City of Flagstaff due to the lack of attendees.

Call Log:

10/29/21 Charity Lee spoke to Bruce Sidlinger property owner at 1650 S. Plaza Way, APN's 112-24-009 and 112-24-010A. Bruce owns two properties that are adjacent and to the west of the Plaza Way Apartments. Parcel 112-24-010A is a vacant parcel that abuts the Project. Bruce had concerns that the residents of the Plaza Way Apartments would not be able to differentiate between the open space at the apartment complex and his property and requested that Miramonte install a fence on the property boundary to prevent the residents from trespassing. Bruce also had concerns that the residents may park at his commercial site at 1650 S. Plaza Way, APN 112-24-009. Bruce had asked if Miramonte would install signage and/or install an electric parking gate on his property to prevent trespassers. Miramonte responded, that additional language would be included in our lease agreements to deter residents from parking on any adjacent property as it would be trespassing. Bruce was fine with adding language in our leases to that affect and was willing to work with Miramonte in the event he saw residents from Plaza Way parking on his lot he would contact the property manager to address the issue.

11/5/2021 Charity Lee spoke to Bruce Sidlinger. Miramonte would not be able to add language in the lease that would create a violation for the tenant if they were to park on an adjacent property owner's property. Bruce asked if we could possibly include language in the rules and regulations.

11/10/21 Charity Lee spoke to Bruce Sidlinger. Miramonte can include general language in the rules that discourage parking on adjacent properties but would be unable to enforce it. If trespassing is a concern, signage should be installed onsite by the property owner.

Enclosures:

- Picture of Sign Installed
- Neighborhood Meeting Certification
- Affidavit of Sign Posting
- Affidavit of Notifications to Affected Property Owners
- Neighborhood Notification
- Neighborhood Mailing List
- Registry of Interested Persons Mailing List
- Neighborhood Meeting Plan

3:50

LTE



October 18
1:50 PM

Edit

LIVE



Neighborhood Meeting Certification

I, Charity Lee, the authorized representative of Miramonte Homes, do hereby attest that the neighborhood meeting for Project No. PZ- 20-00100-02 was noticed and conducted in compliance with Section 10-20.30.060 of the City of Flagstaff Zoning Code and included the following:

- A Citizen Participation Plan, prepared in accordance with Section 10-20.30.030.C of the City of Flagstaff Zoning Code, was submitted to the City of Flagstaff on 8-24-2021 and accepted by the City of Flagstaff on 10-1-2021
- A list of property owners within 600 feet of the subject property boundaries was prepared and submitted to the City of Flagstaff as part of the Citizen Participation Plan. 10-18-2021
- Notices of the neighborhood meeting were sent via first class mail on 10-18-2021 to all property owners within 600' of the Project to all tenants residing on the subject property, to all Homeowners Associations (HOAs) within 1,000 feet of the subject property, and all persons or groups whose names are listed on the Registry of Persons and Groups.
- A total of 1 neighborhood meeting notification sign(s) were installed on 10-18-2021 at the following location(s):
 - on the subject property, parcel 112-24-010B
 - _____
 - _____
- A written summary of the meetings, known as a Citizen Participation Report, was submitted to the City of Flagstaff on 11/10/2021
- Copies of the Citizen Participation Report were mailed on 11-12/2021 to all persons who recorded their names on the neighborhood meeting sign-in sheet.

Authorized Representative of the Applicant:

Charity Lee

Signature:



Affidavit of Sign Posting

Case Number: PZ-20-00100-02
Project Name: Plaza Way Apartments
Applicant Name: Miramonte Acquisitions LLC
Location: 1580 S. Plaza Way, 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.**

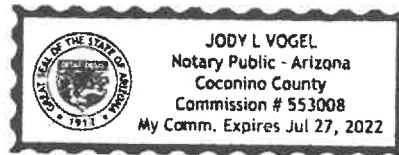
I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: Charity Lee

SUBSCRIBED AND SWORN before me this 5th day of November, 2021 by:

Jody L. Vogel & LaCombe
Notary Public



My Commission Expires:

July 27, 2022

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-20-00100-02

Project Name: Plaza Way Apartments

Applicant Name: Miramonte Acquisitions LLC

Location: 1580 S. Plaza Way, Flagstaff, AZ. 86001

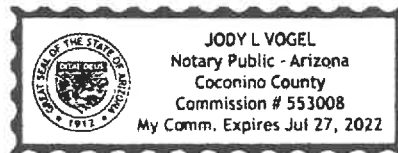
In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility 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: Charity Lee

SUBSCRIBED AND SWORN before me this 5th day of November, 2021 by:

Jody L. Vogel & Sacombse
Notary Public



My Commission Expires:

July 27, 2022



October 18, 2021

Via First Class Mail

RE: Invitation for Citizen Participation Neighborhood Meeting
For: Conditional Use Permit
Developer: Miramonte Holdings
Owner: AXXO Holdings LLC, and Cedar Rose LLC
Project Name: Plaza Way Apartments
Project No. PZ-20-00100-02
Property Address: 1580 S. Plaza Way, Flagstaff, AZ. 86001
A.P.N.: 112-24-010B

Dear Neighbors and Interested Parties:

We are pleased to invite you to a virtual Neighborhood Meeting, as an opportunity for you to provide your comments related to the request for a Conditional Use Permit for the property at 1580 S. Plaza Way.

Miramonte proposes to develop the Plaza Way Apartments, a 40-unit multi-family residential rental community, providing additional housing for the city of Flagstaff. A Planned Residential Community is allowed in the Highway Commercial Zone with a Conditional Use Permit.

At the meeting, we will share additional documents and information about the project. The meeting structure will include an introduction of the project, optional written contribution from attendees, discussion of attendees' written contribution, and an opportunity for discussion with the various project team members.

The meeting will be held virtually via zoom

**Monday, November 1st, 2021
at 5:00PM**

To attend the meeting, login to the zoom link.

<https://us02web.zoom.us/j/84129738427?pwd=MmlMSVJkK2xBLOhKcEhURXRtcTR2QT09>

Meeting ID: 841 2973 8427

Passcode: 240223

Call in Number: +1 346 248 7799

Interested persons may submit their comments/questions in advance of the meeting to, Charity Lee, clee@miramontehomes.com, or by mail at Miramonte Homes, 102 S. Mikes Pike, Flagstaff, AZ. 86001. For more information call (928) 600-3594.



For Additional Information Contact:

Tiffany Antol, Planning Development Manager
City of Flagstaff, Community Development Department
211 W. Aspen Avenue, Flagstaff, Arizona, 86001
tantol@flagstaffaz.gov
(928) 213-2605

The developer, engineering team, and City of Flagstaff planning representatives will be available at the meeting to answer your questions.

Sincerely,

Charity Lee

Charity Lee
Land Acquisition and Development Manager
Miramonte Homes
102 S. Mikes Pike St.
Flagstaff, Az 86001
(928)600-3594
clee@miramontehomes.com

Encl.
Vicinity Map
Site Plan Exhibit
Architectural Drawings

PLAZA WAY APARTMENTS
 1580 S. PLAZA WAY
 FLAGSTAFF, ARIZONA

smith ARCHITECTS inc.
 ARCHITECTURE | PLANNING | COLLABORATION
 1503 S. YALE STREET, SUITE 200
 FLAGSTAFF, ARIZONA 86001
 PH: 928.779.5993
 www.smith-arc.com

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DRAWN BY: REVIEW BY:
 T.SCANTLEBURY R.SMITH
 PROJECT NO.:
 2020-16
 DATE:
 FEBRUARY 2, 2021
 SHEET:

A2.1
 BUILDING ELEVATIONS



EXTERIOR FINISH LEGEND & SCHEDULE

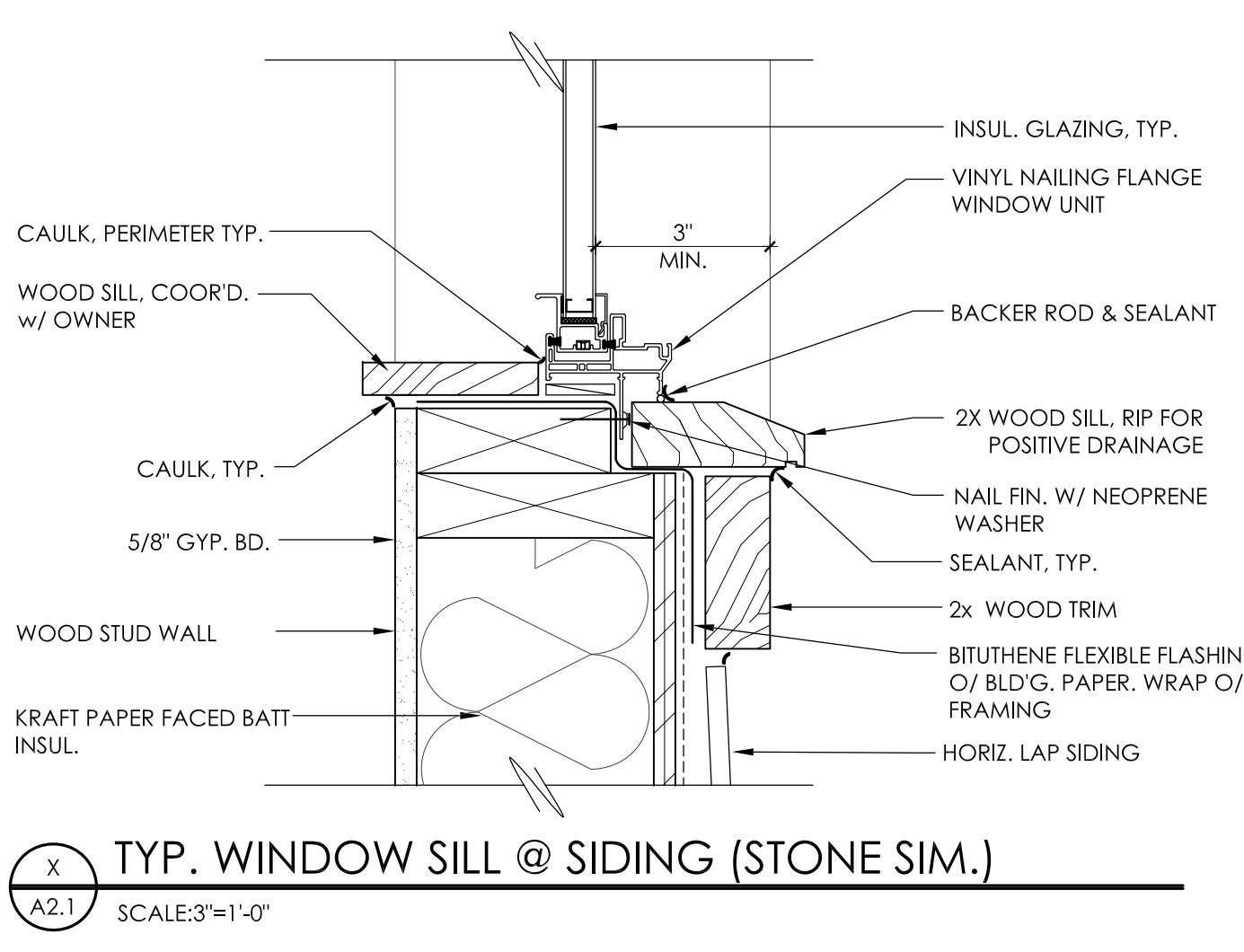
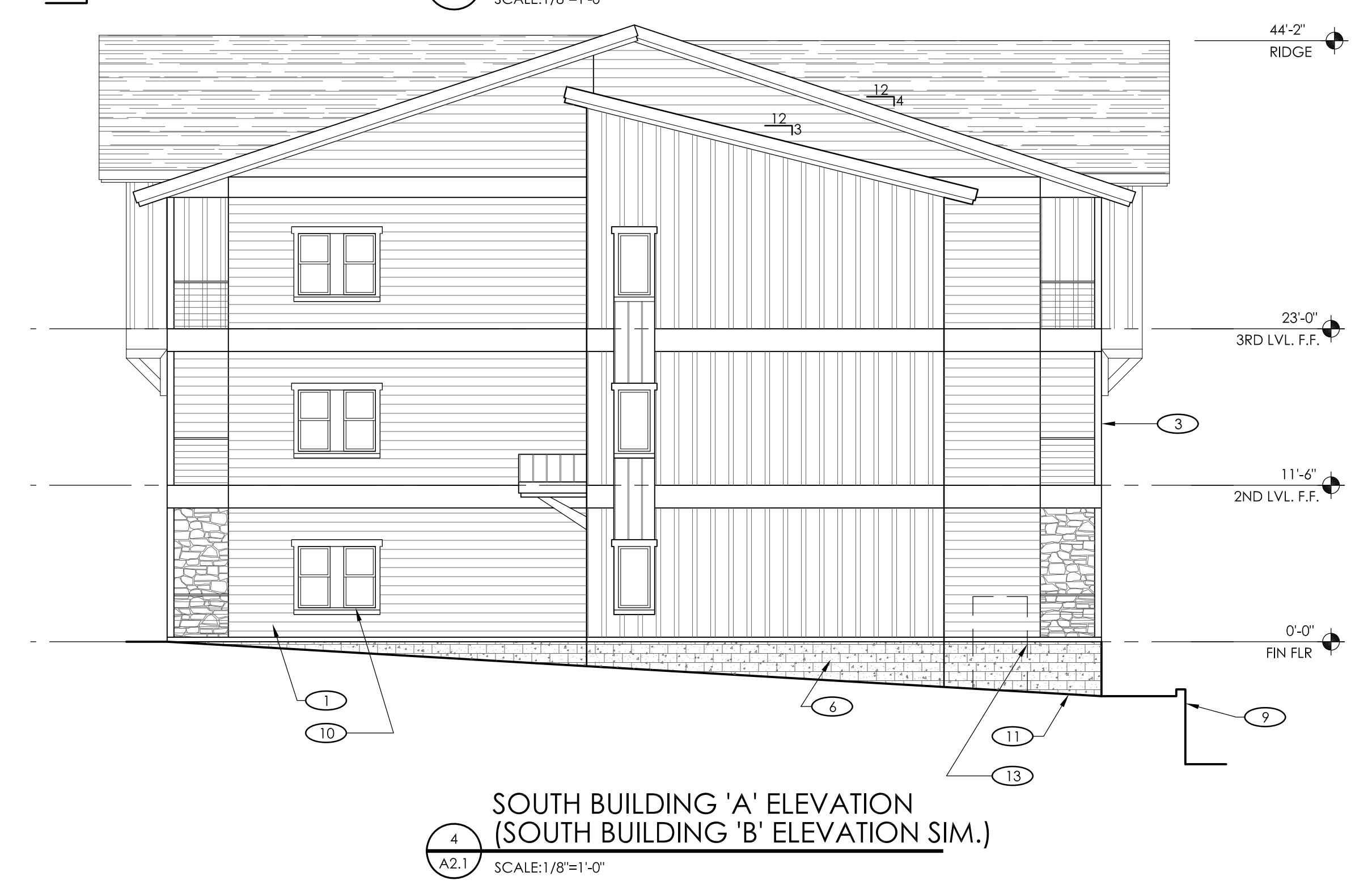
LEGEND	MATERIAL	DESCRIPTION/ COLOR
[Symbol 1]	COMPOSITE SHINGLES	HIGH DEFINITION ASPHALT COMPOSITE SHINGLES "GAF. TIMBERLINE HD" OR EQUAL w/ (1) LAYER 40# FELT o/ ROOF STRUCTURE COLOR/ FINISH: WEATHERED WOOD
[Symbol 2]	STANDING SEAM MTL. ROOF/ SIDING	STANDING SEAM MTL. ROOF PANEL COLOR/ FINISH: DARK BRONZE
[Symbol 3]	HORIZONTAL LAP SIDING	FIBER CEMENT HORIZONTAL WOOD LAP SIDING w/ 8" EXPOSURE.
[Symbol 4]	BOARD & BATT SIDING	FIBER CEMENT 1X4 BATTEN o/ 1X12 BOARD
[Symbol 5]	NATURAL STONE VENEER	NATURAL MALAPAI STONE VENEER.
[Symbol 6]	MASONRY	SPLIT-FACE CONCRETE MASONRY UNITS COLOR/ FINISH: STANDARD CONCRETE GRAY

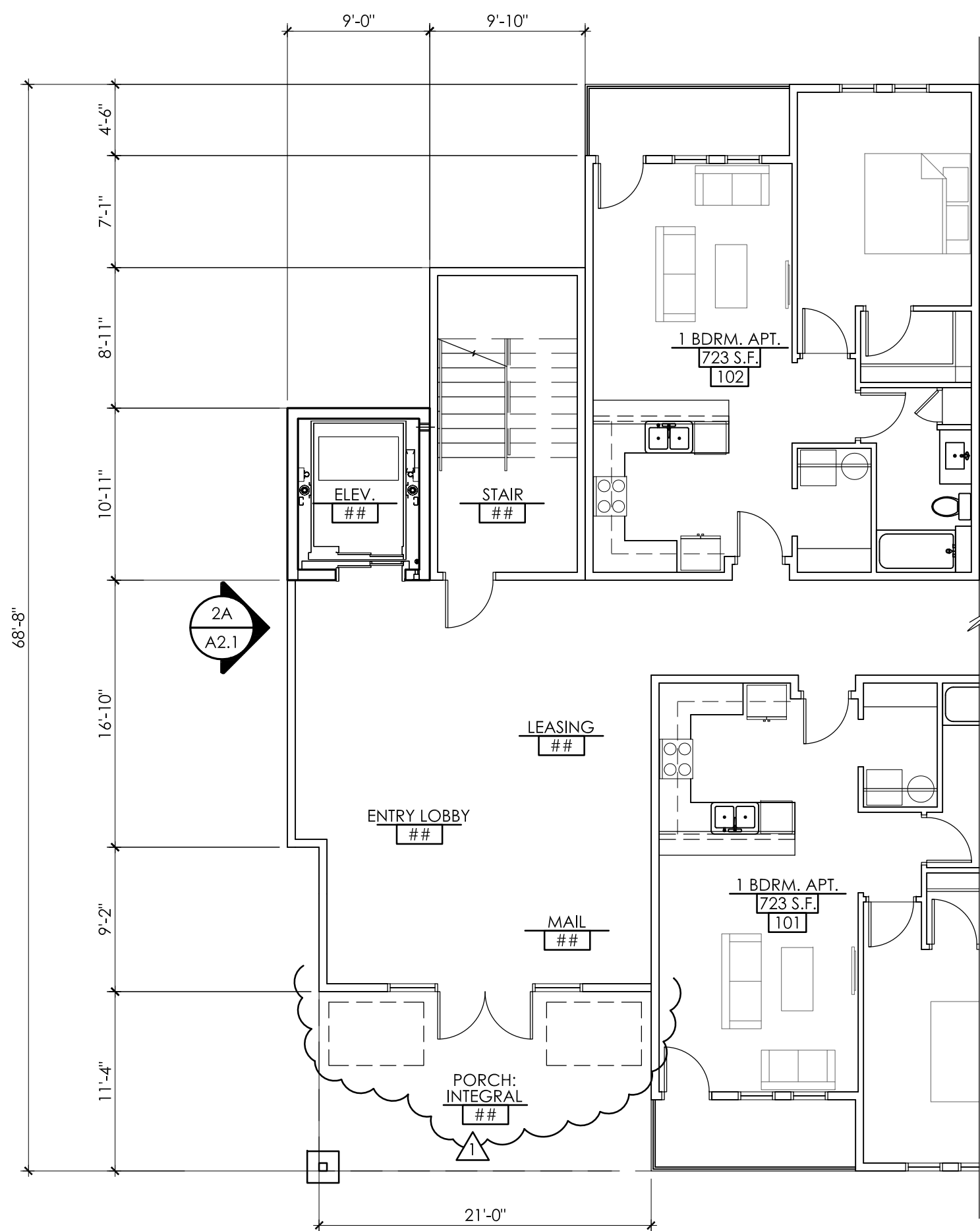
KEYED NOTES:

- FIBER CEMENT LAP SIDING
- STONE VENEER
- WOOD SUPPORT COLUMNS
- ALUM. STOREFRONT DOOR
- ALUM. STOREFRONT SYSTEM
- SPLIT-FACE CMU'S
- HORIZONTAL STL. GUARDRAIL
- PRE-CAST CONC. CAP
- RETAINING WALL
- VINYL WINDOW UNIT
- APPROX. FINISH GRADE. COORD. w/ CIVIL DWGS.
- ROUGH SAWN PERGOLA FRAMING
- APPROX. MECH./ ELEC. EQUIPMENT TO BE SCREENED FROM PUBLIC WAY.

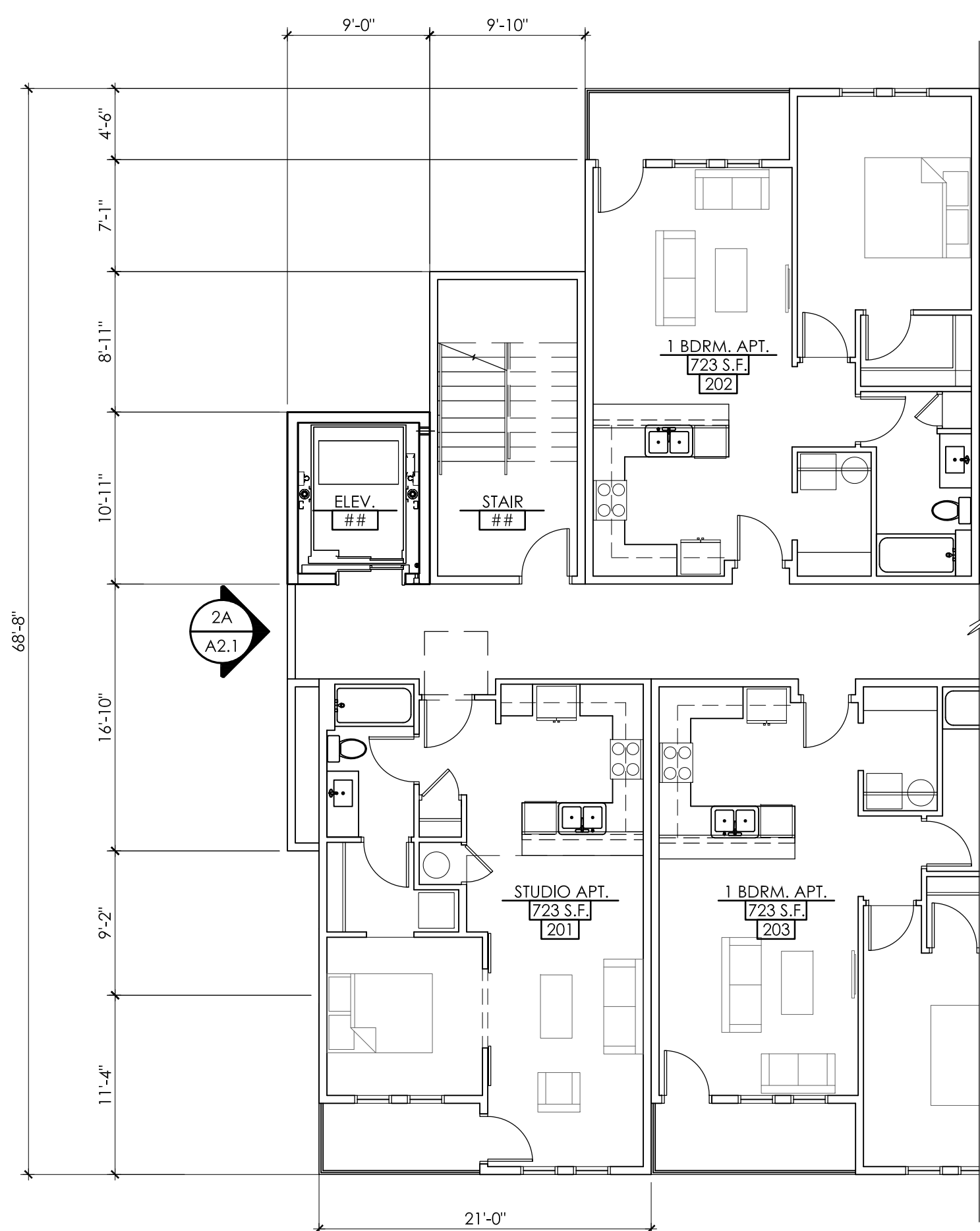
COLOR LEGEND

ACCENT	SHERWIN WILLIAMS "ATTITUDE GRAY"-SW 7060 LRV: 20	TRIM	SHERWIN WILLIAMS "STUDIO CLAY"-SW 9172 LRV: 27
BODY	SHERWIN WILLIAMS "LAUREL WOODS"-SW 7749 LRV: 6	CORBEL	SHERWIN WILLIAMS "REQUISITE GRAY"-SW 7023 LRV: 45

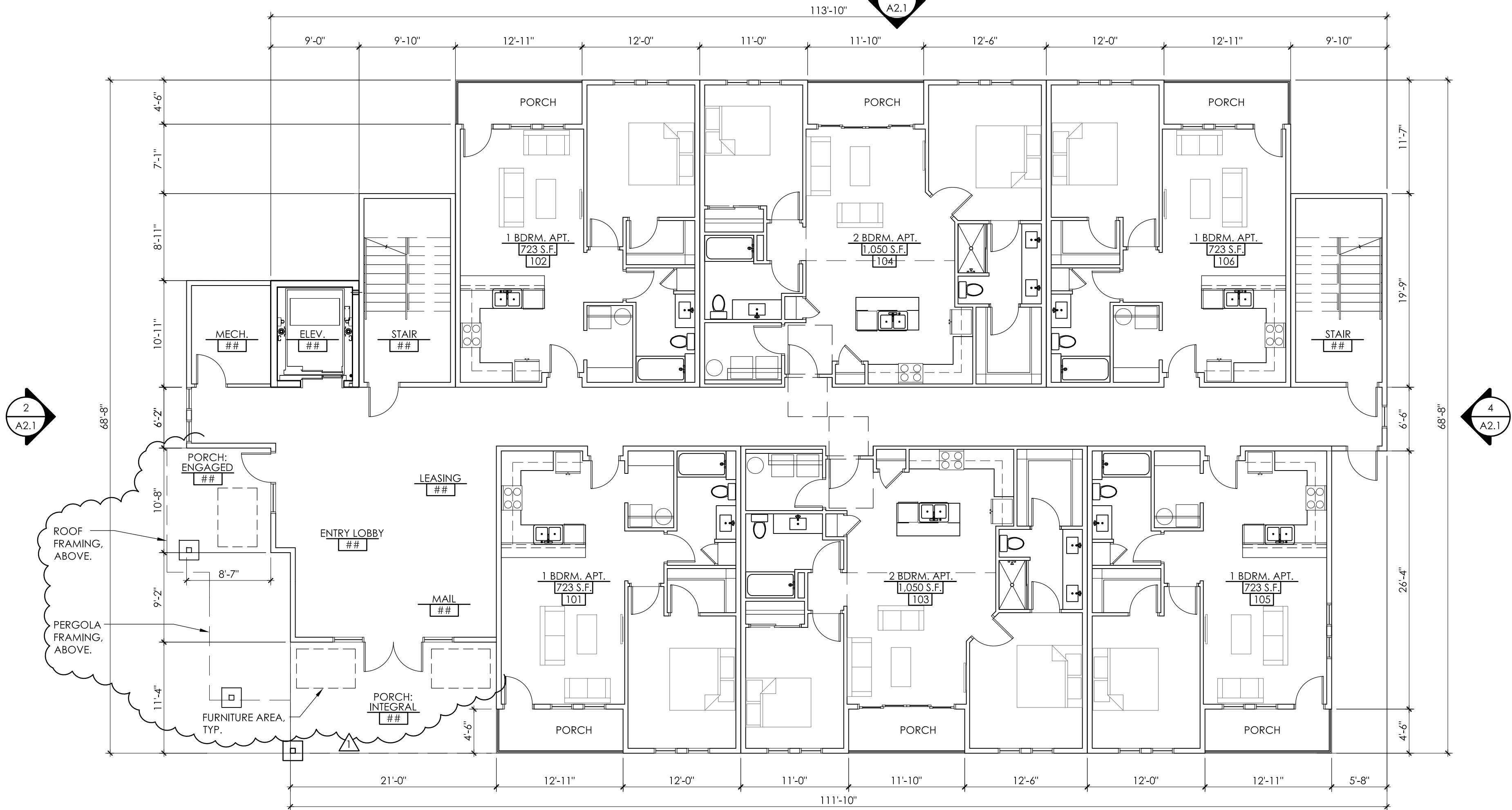




BUILDING 'B' PARTIAL FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"
 * ALL INTERIOR PARTITIONS WILL BE 10'-0" HIGH U.N.O.



BUILDING 'B' PARTIAL SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"
 * ALL INTERIOR PARTITIONS WILL BE 10'-0" HIGH U.N.O.



BUILDING 'A' FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"
 * ALL INTERIOR PARTITIONS WILL BE 10'-0" HIGH U.N.O.



BUILDING 'A' SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"
 * ALL INTERIOR PARTITIONS WILL BE 10'-0" HIGH U.N.O.

FILE: 1906_A1.1.dwg LAST UPDATE: 12-05-19 LAST PLOT: 12-05-19

REVISION:	DATE:
COF COMMENTS	3-24-21

PLAZA WAY APARTMENTS
 1580 S. PLAZA WAY
 FLAGSTAFF, ARIZONA

smith ARCHITECTS inc.
 ARCHITECTURE | PLANNING | COLLABORATION
 1503 S. YALE STREET, SUITE 200
 FLAGSTAFF, ARIZONA 86001
 PH: 928.779.5993
 FX: 928.774.0785

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DRAWN BY:	REVIEW BY:
T. SCANTLEBURY	R. SMITH
PROJECT NO.:	2020-16
DATE:	FEBRUARY 2, 2021
SHEET:	



1 BUILDING 'A' & 'B' THIRD FLOOR PLAN
 A1.2 SCALE: 1/8"=1'-0"
 * ALL INTERIOR PARTITIONS WILL BE 10'-0" HIGH U.S.O.

REVISION:	DATE:
COF COMMENTS	3-24-21

PLAZA WAY APARTMENTS
 1580 S. PLAZA WAY
 FLAGSTAFF, ARIZONA

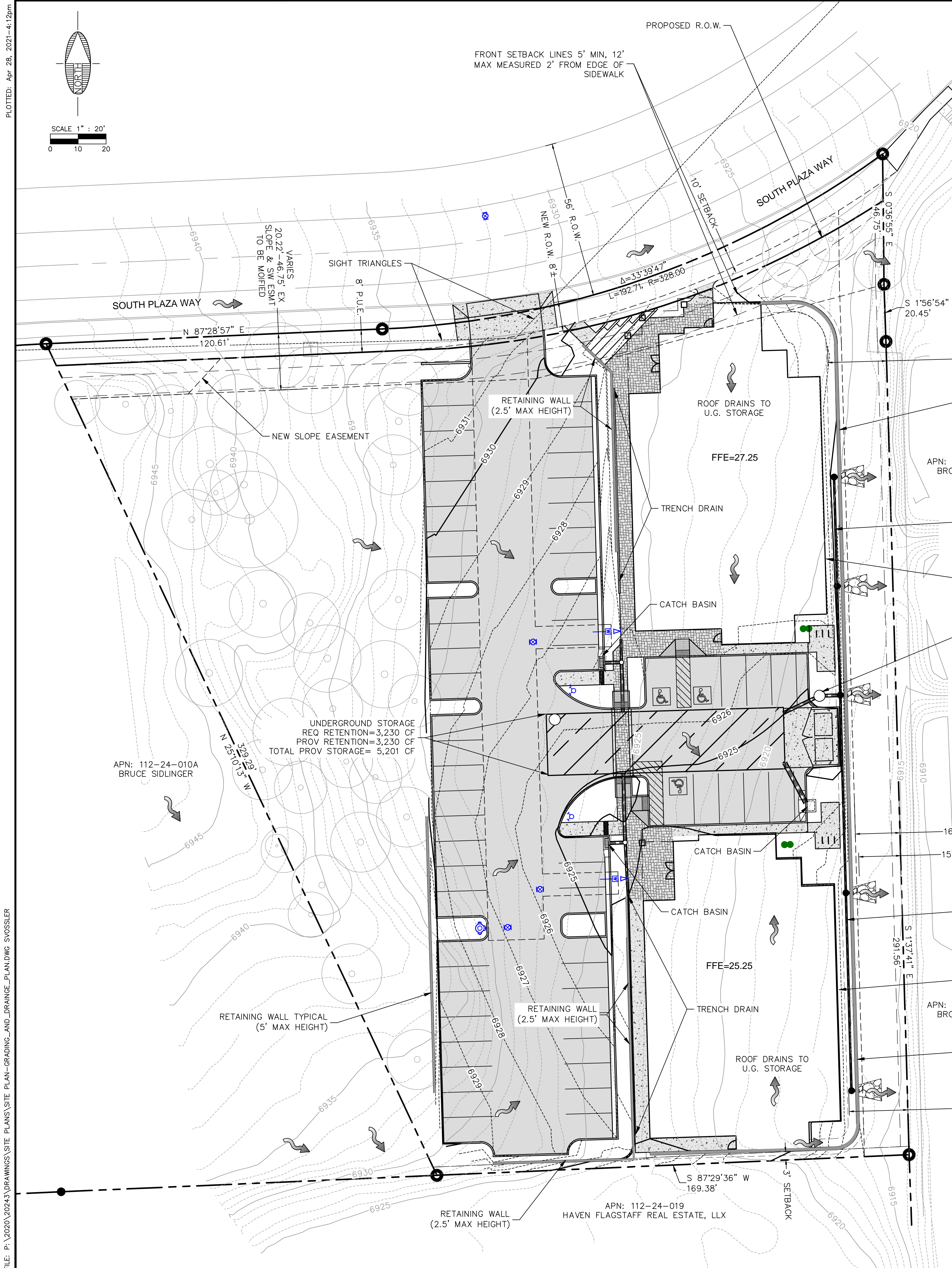
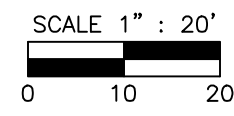
smith ARCHITECTS inc.
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 NOT FOR CONSTRUCTION OR RECORDING

DRAWN BY:	REVIEW BY:
T. SCANTLEBURY	R. SMITH
PROJECT NO.:	
2020-16	
DATE:	
FEBRUARY 2, 2021	
SHEET:	

A1.2
 FLOOR PLANS



CIVIL SITE PLAN FOR PLAZA WAY CONDOMINIUMS 1580 S. PLAZA WAY FLAGSTAFF, ARIZONA

PORTION OF LOT 10, WOODLANDS VILLAGE UNIT 1, AS SHOWN BY RECORD OF SURVEY RECORDED AS INSTRUMENT 3487631, AND CASE 4 MAPS, PG 62-62A. LOCATED IN SECTION 21, TOWNSHIP 21 NORTH, RANGE 7 EAST GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

PROPERTY OWNER/DEVELOPER:

AXXO HOLDINGS, LLC
FLAGSTAFF, AZ 86001
CONTACT: MATT PEACE

PROJECT ARCHITECT

SMITH ARCHITECTS, INC.
1503 S. YALE ST. SUIT 200
FLAGSTAFF, AZ 86001
(928) 779-5993
CONTACT: RYAN SMITH

PROJECT ENGINEER:

SHEPHARD-WESNITZER INC.
110 WEST DALE AVE.
FLAGSTAFF, AZ 86001
(928) 773-0354
CONTACT: STEPHEN IRWIN

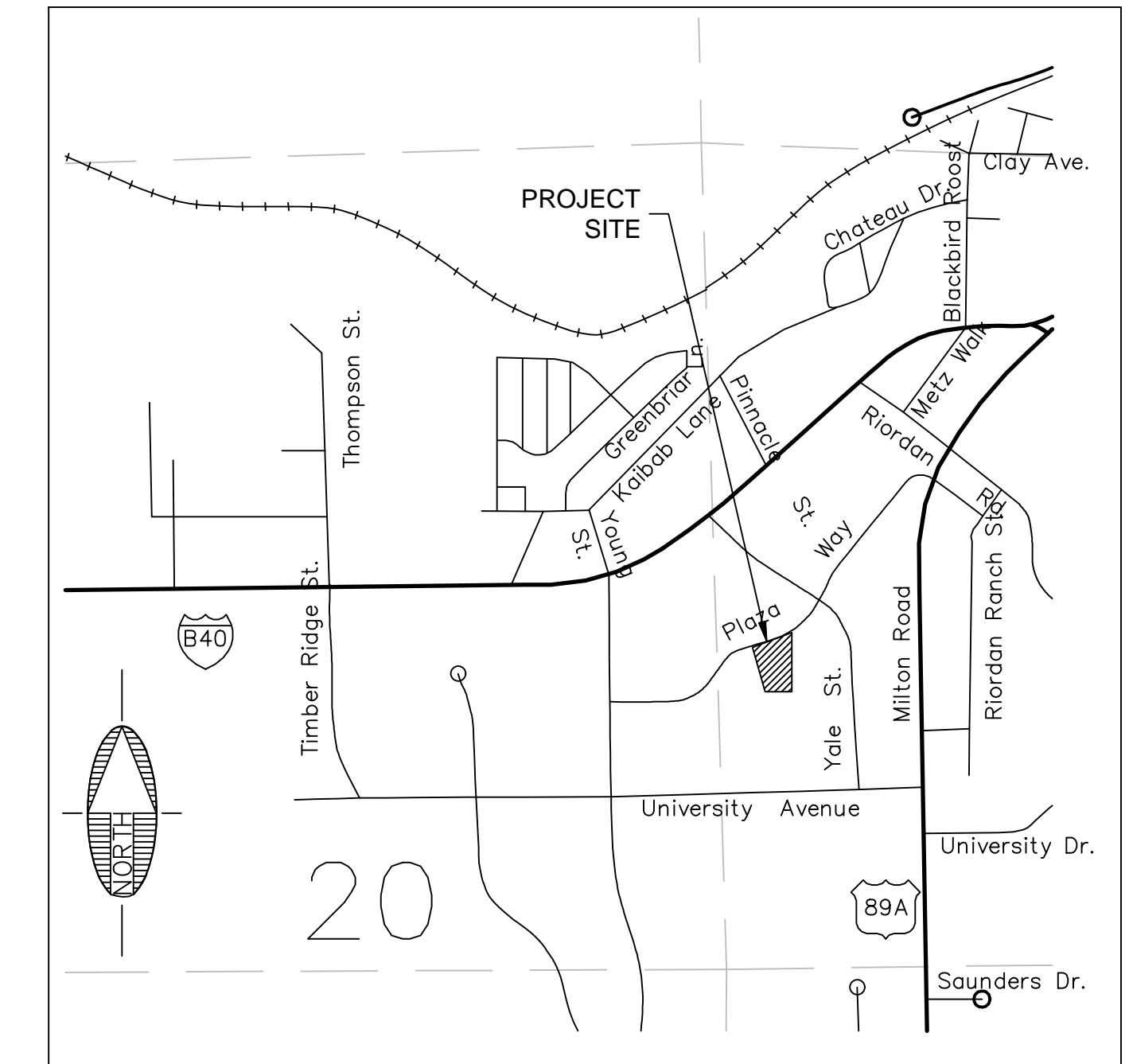
PROJECT INFORMATION

SITE ADDRESS: 1580 S. PLAZA WAY
FLAGSTAFF, AZ 86001

APNS: 112-24-010B

AREA: GROSS: 1.71 ACRES (74,487 SF)
NET: 1.91 ACRES (83,168 SF)
BLDG: 13,732 SF (18% COVERAGE)

ZONING: HIGHWAY COMMERCIAL-PRD



LEGEND

- ROW
- EASEMENT
- LOT LINE
- SETBACK
- STORM DRAIN PIPE
- ⊕ FIRE HYDRANT
- ⊗ GATE VALVE
- ⊙ EX SEWER MANHOLE
- STORM DRAIN MANHOLE
- ▣ CATCH BASIN
- ⊙ LIGHT POLE

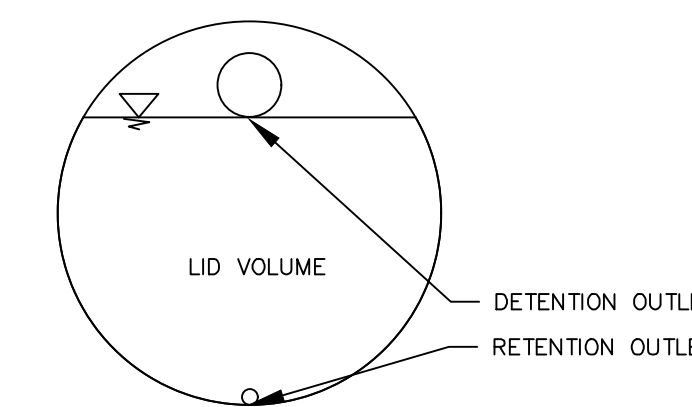
IMPERVIOUS AREA SUMMARY

PRE-DEVELOPMENT IMPERVIOUS AREA = 0 SF
POST-DEVELOPMENT IMPERVIOUS AREA = 38,768 SF
NEW IMPERVIOUS AREA = 36,768 SF

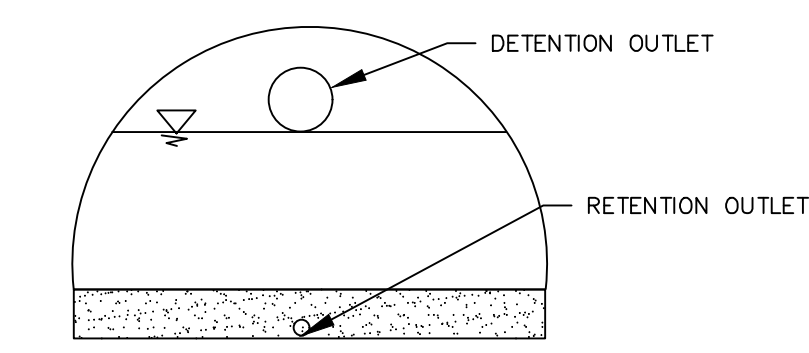
1" LID VOLUME = 3,230 CF
LID AND DETENTION ARE REQUIRED AND WILL BE PROVIDED IN UNDERGROUND STORAGE TANKS.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C8316G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



STORAGE TANK OUTLET SECTION



STORAGE TANK OUTLET SECTION (ALTERNATE DESIGN)

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

JOB NO: 20243		DATE: APR 21		SCALE: AS SHOWN		DRAWN: SJV		DESIGN: SJV		CHECKED: SCI	
75 Kallio Pl Flagstaff, AZ 86001 928.282.2058 fax www.swi.com		Shephard Wesnitzer, Inc.		APN: 112-24-010B		GROSS: 1.71 ACRES (74,487 SF)		NET: 1.91 ACRES (83,168 SF)		BLDG: 13,732 SF (18% COVERAGE)	
REVISIONS		DATE		BY		DESCRIPTION		NO.		DATE	
2		4/29/2021				SITE PLAN 2ND SUBMITTAL		2			
Contact Arizona 811 at least two full working days before you begin excavation		ARIZONA 811		DRAWING NO.		SP01		SHT NO.		OF	
Call 811 or click Arizona811.com				1		3					

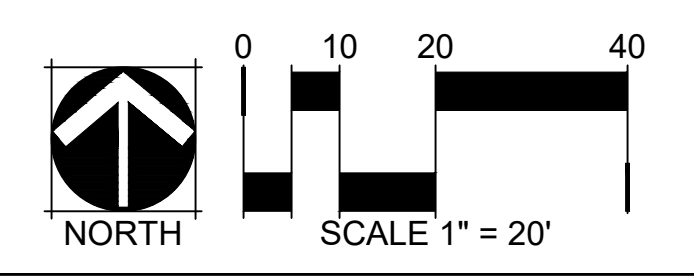
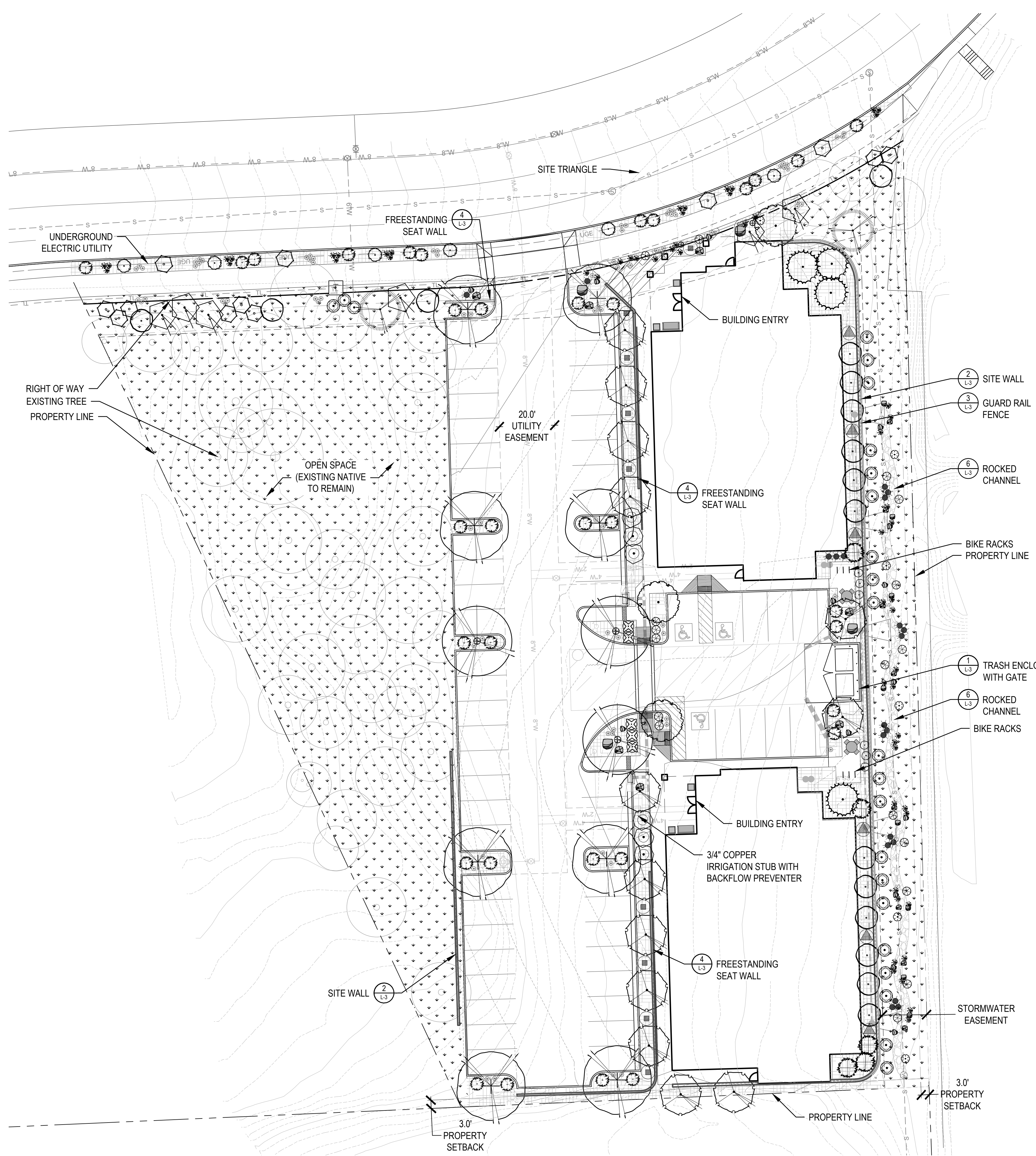
PLANT SCHEDULE

SYM.	GENUS & SPECIES COMMON NAME	PLANTING SIZE	ESTIMATED MATURE SIZE	SPACING	QTY (PRIV.)
TREES (DECIDUOUS CANOPY)					
[Symbol]	Acer freemanii Autumn Blaze Maple	2" CAL, B&B	45' H X 30' W	AS SHOWN	3
	Gleditsia triacanthos inermis 'Skyline' Skyline Honey Locust	2" CAL, B&B	50' H X 40' W	AS SHOWN	8
TREES (EVERGREEN)					
[Symbol]	Juniperus chinensis 'Blue Point' Blue Point Juniper	6' HT MIN., B&B	15' H X 5' W	AS SHOWN	5
[Symbol]	Picea pungens 'bakeri' Bakeri Spruce	6' HT MIN., B&B	20' H X 12' W	AS SHOWN	4
[Symbol]	Pinus edulis Pinyon Pine	6' HTMIN., B&B	30' H X 20' W	AS SHOWN	2
TREES (DECIDUOUS ORNAMENTAL)					
[Symbol]	Acer tataricum Hot Wings Maple	15 GALLON MULTI-STEM	20' H X 20' W	AS SHOWN	3
[Symbol]	Populus tremuloides Quaking Aspen	1.5" CAL, B&B SINGLE-STEM	35' H X 15' W	AS SHOWN	6
[Symbol]	Pyrus calleryana 'Chanticleer' Chanticleer Pear	1.5" CAL, B&B SINGLE STEM	25' H X 15' W	AS SHOWN	14
DECIDUOUS SHRUBS					
[Symbol]	Amelanchier alnifolia Saskatoon Serviceberry	5-GALLON	15' H X 8' W	8' O.C.	16
[Symbol]	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5-GALLON	4' H X 4' W	4'-5' O.C.	5
[Symbol]	Perovskia atriplicifolia 'Little Spire' Dwarf Russian Sage	5-GALLON	2' H X 3' W	3'-4' O.C.	8
[Symbol]	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	2-GALLON	3' H X 3' W	3'-4' O.C.	15
[Symbol]	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5-GALLON	2' H X 6' W	4'-5' O.C.	6
[Symbol]	Ribes aureum Golden Currant	5-GALLON	7' H X 7' W	6'-7' O.C.	6
[Symbol]	Rosa woodsii Woods' Rose	2-GALLON	3' H X 3' W	3'-4' O.C.	6
[Symbol]	Symphoricarpos albus Snowberry	2-GALLON	3' H X 3' W	3'-4' O.C.	2
[Symbol]	Syringa patula 'Miss Kim' Miss Kim Lilac	5-GALLON	4' H X 5' W	4'-5' O.C.	9
EVERGREEN SHRUBS					
[Symbol]	Arctostaphylos x coloradoensis panchito Panchito Manzanita	2-GALLON	1' H X 5' W	4'-5' O.C.	6
[Symbol]	Chamaebatia millefolium Fernbush	5-GALLON	5' H X 6' W	5'-6' O.C.	12
[Symbol]	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5-GALLON	1' H X 6' W	4'-5' O.C.	34
[Symbol]	Mahonia aquifolium compacta Compact Oregon Grape Holly	5-GALLON	3' H X 5' W	4'-5' O.C.	23
ORNAMENTAL GRASS					
[Symbol]	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Grama Grass	1-GALLON	4' H X 3' W	3'-4' O.C.	59
[Symbol]	Panicum virgatum 'Shenandoah' Shenandoah Switchgrass	1-GALLON	4' H X 3' W	3'-4' O.C.	20
ACCENT PERENNIALS					
[Symbol]	Achillea x Moonshine Moonshine Yarrow	1-GALLON	16" H X 18" W	1.5' O.C.	TBD
[Symbol]	Geranium x 'Johnson's Blue' Johnson's Blue Cranesbill	1-GALLON	8" H X 24" W	2' O.C.	TBD
[Symbol]	Rudbeckia fulgida 'Goldsturm' Black-Eye Susan	1-GALLON	24" H X 18" W	1.5' O.C.	TBD
[Symbol]	Sedum spectabile 'Autumn Joy' Autumn Joy Sedum	1-GALLON	18" H X 18" W	1.5' O.C.	TBD
GROUNDCOVER PERENNIALS					
[Symbol]	Carastium tomentosum Snow in Summer	1-GALLON	6" H X 18" W	1.5' O.C.	TBD
[Symbol]	Mahonia repens Creeping Mahonia	1-GALLON	8" H X 18" W	1.5' O.C.	TBD

TOTAL PERENNIALS: 89

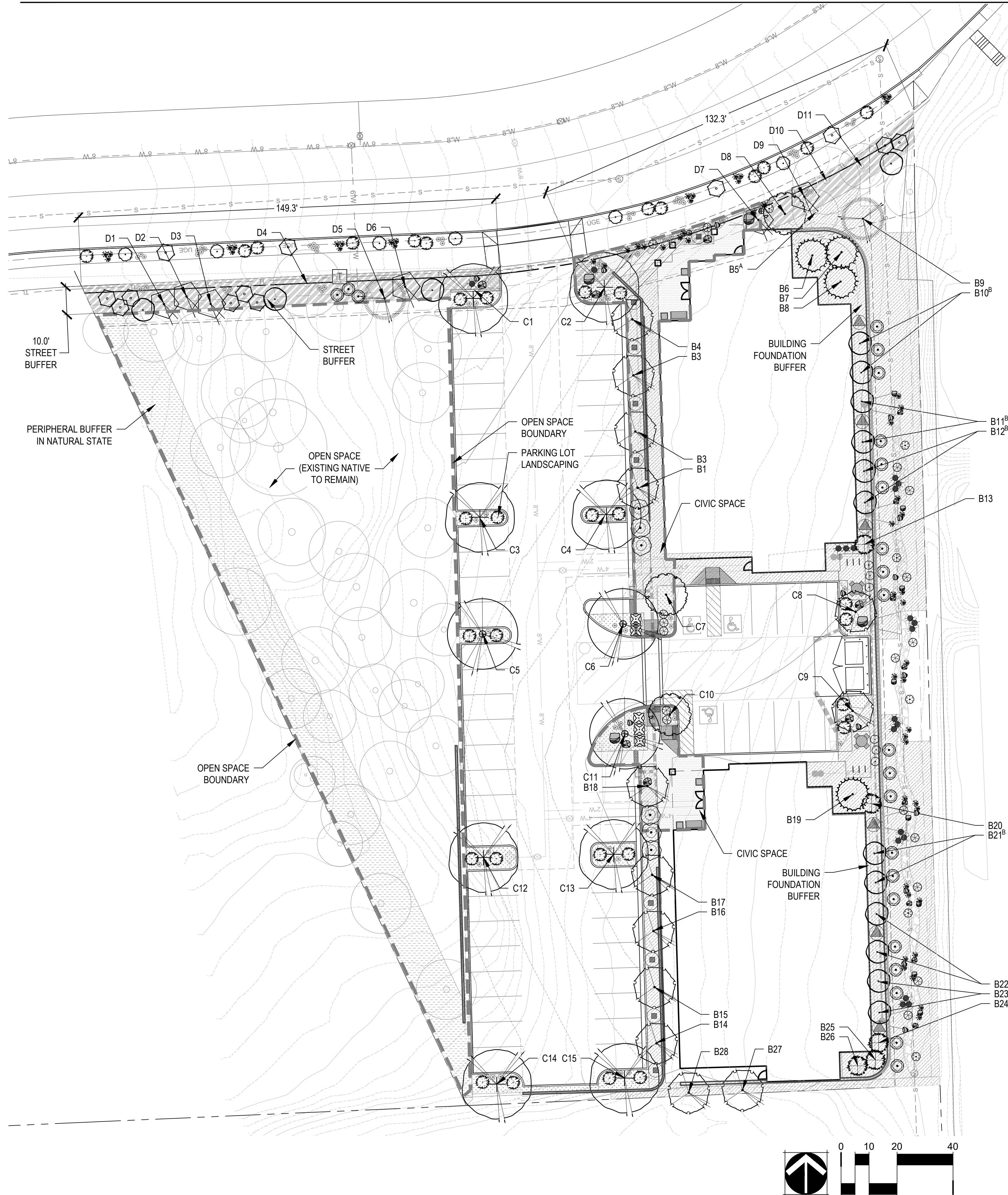
DIAGRAM LEGEND

- [Symbol] NATIVE GRASS (RESEED WHERE DISTURBED)
- [Symbol] LANDSCAPE BED W/ ROCK MULCH
- [Symbol] ROCKED CHANNEL
- [Symbol] BIKE RACKS
- [Symbol] BENCH
- [Symbol] BOULDERS
- [Symbol] PLANTED POT
- [Symbol] FIXED TABLE
- [Symbol] EXISTING PONDEROSA PINE



CHECKED BY: JK
 DRAWN BY: KW

SITE LANDSCAPE CALCULATIONS, CIVIC SPACE, & OPEN SPACE DIAGRAM



SITE LANDSCAPE CALCULATIONS

LOT 1 - RESIDENTIAL 1.71 ACRES		REQUIRED	MINIMUM SIZE REQUIRED	PROVIDED
PERIPHERAL BUFFER				
TOTAL L.F. 370	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 15 2 PER TREE = 30 2 PER TREE = 30	15 GALLON 5 GALLON 1 GALLON	0 ^C 0 ^C 0 ^C
	EXISTING TREES			8
BUILDING FOUNDATION - NORTH**				
TOTAL L.F. 330	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 13 2 PER TREE = 26 2 PER TREE = 26	15 GALLON 5 GALLON 1 GALLON	10 ^{AB} 33 ^{AB} 26
	EXISTING TREES			1
BUILDING FOUNDATION - SOUTH**				
TOTAL L.F. 365	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 15 2 PER TREE = 30 2 PER TREE = 30	15 GALLON 5 GALLON 1 GALLON	12 ^A 36 ^A 30
	EXISTING TREES			0
PARKING AREA				
TOTAL PARKING SPACES 60	TREES SHRUBS GROUNDCOVERS	2 EVERY 8 PARKING SPACE = 15 2 PER TREE = 30 2 PER TREE = 30	15 GALLON 5 GALLON 1 GALLON	15 34 ^A 32 ^A
	MIN. INTERIOR LANDSCAPED AREA	30sf PER SPACE + 1,800sf		1,922sf
STREET BUFFER				
TOTAL L.F. 282	TREES SHRUBS GROUNDCOVER	1 PER 25 LINEAR FEET = 11 2 PER TREE = 22 2 PER TREE = 22	15 GALLON 5 GALLON 1 GALLON	8 20 ^A 16 ^A
	EXISTING TREES*			3

^A EACH EXISTING TREE THAT IS 6"-10" IN DIAMETER AT BREAST HEIGHT (DBH) MAY SUBSTITUTE FOR THE REQUIREMENT OF ONE LANDSCAPE TREE. FOR EACH EXISTING TREE RETAINED IN A LANDSCAPE AREA, THE REQUIREMENT FOR SHRUBS AND GROUNDCOVERS ASSOCIATED WITH THAT TREE WILL BE WAIVED. (C.O.F. LANDSCAPING STANDARDS SECTION 10-50.60.050.A).
^B TWO FIVE-GALLON SHRUBS MAY SUBSTITUTED FOR ONE REQUIRED TREE. TWO ONE-GALLON GROUNDCOVER PLANTS MAY BE SUBSTITUTED FOR ONE FIVE-GALLON SHRUB. (C.O.F. LANDSCAPING STANDARDS SECTION 10-50.60.050.B).
^C PERIPHERAL LANDSCAPING IS REQUIRED IN SETBACKS EXCEPT WHERE LANDSCAPE IS RETAINED IN A NATURAL STATE AND THE DIRECTOR DETERMINES THAT LANDSCAPING IS NOT NECESSARY TO ACHIEVE THE PURPOSES OF THIS DIVISION (C.O.F. LANDSCAPING STANDARDS SECTION 10-50.60.040.A.1.b)

SITE DEVELOPMENT REQUIREMENTS

LOT 1 - RESIDENTIAL 1.71 ACRES		REQUIRED	PROVIDED
PEDESTRIAN AMENITY SPACE/CIVIC SPACE	N/A (SITE CONTAINS FEWER THAN 50 UNITS)		3,737sf
OPEN SPACE	3,725sf (5% OF TOTAL AREA)		18,194sf

DIAGRAM LEGEND

- BUILDING FOUNDATION BUFFER
- PARKING AREA
- STREET BUFFER
- CIVIC SPACE
- OPEN SPACE

TREE COUNT CODE

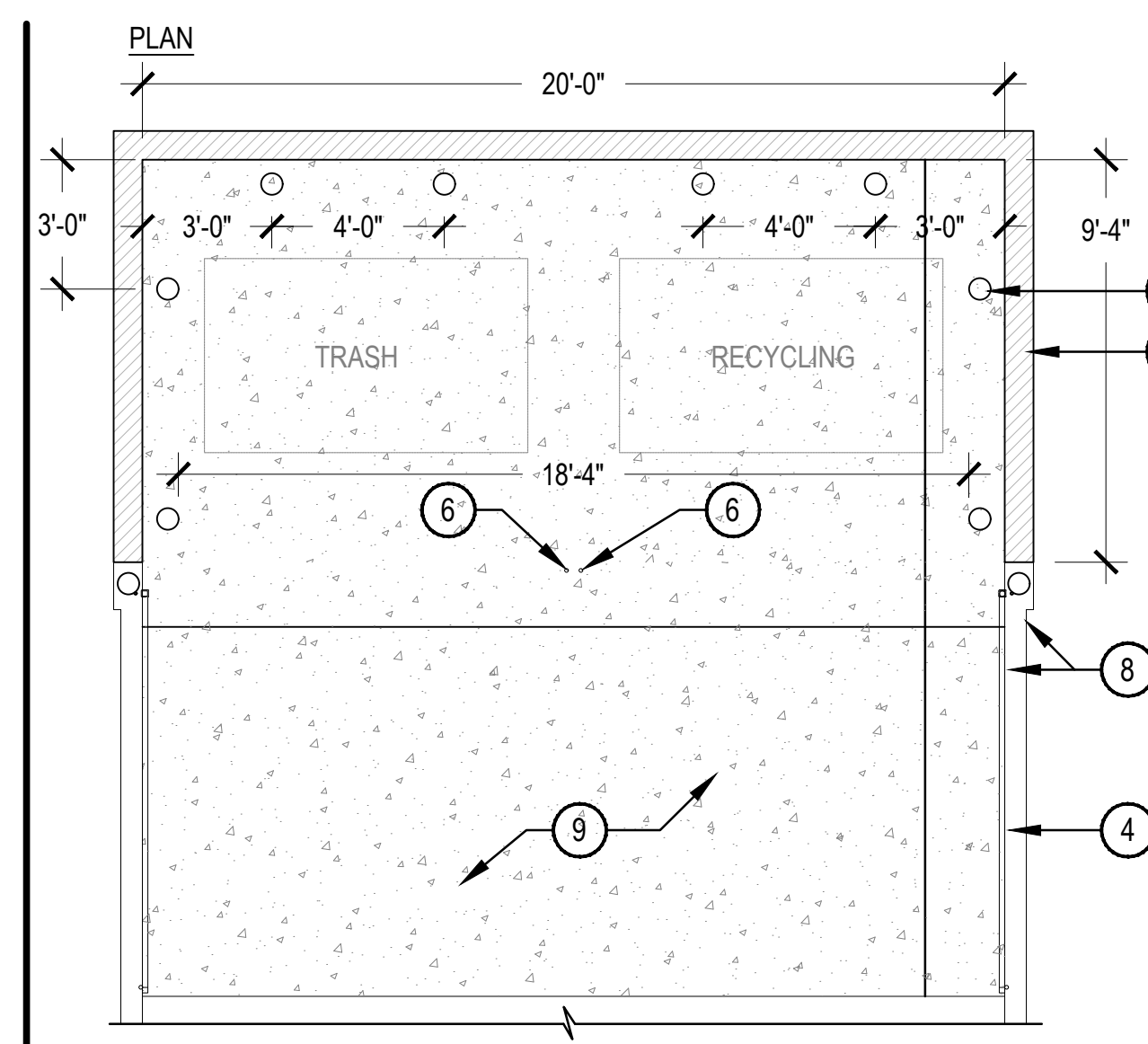
- A# PERIPHERAL BUFFER
- B# BUILDING FOUNDATION BUFFER
- C# PARKING AREA
- D# STREET BUFFER



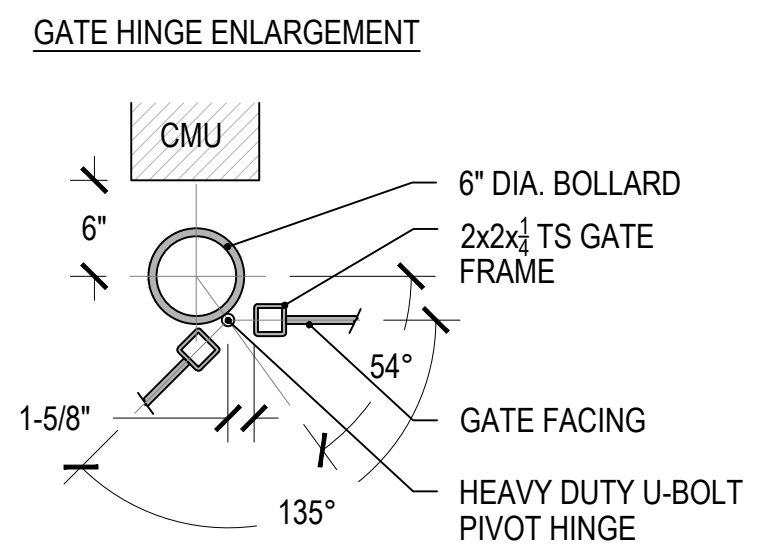
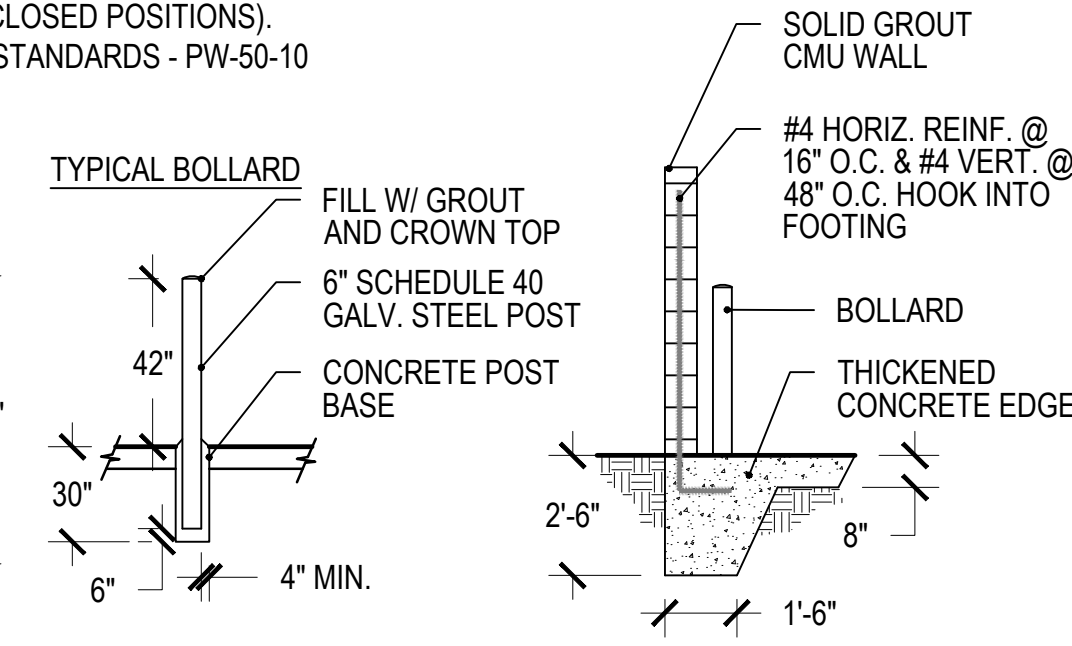
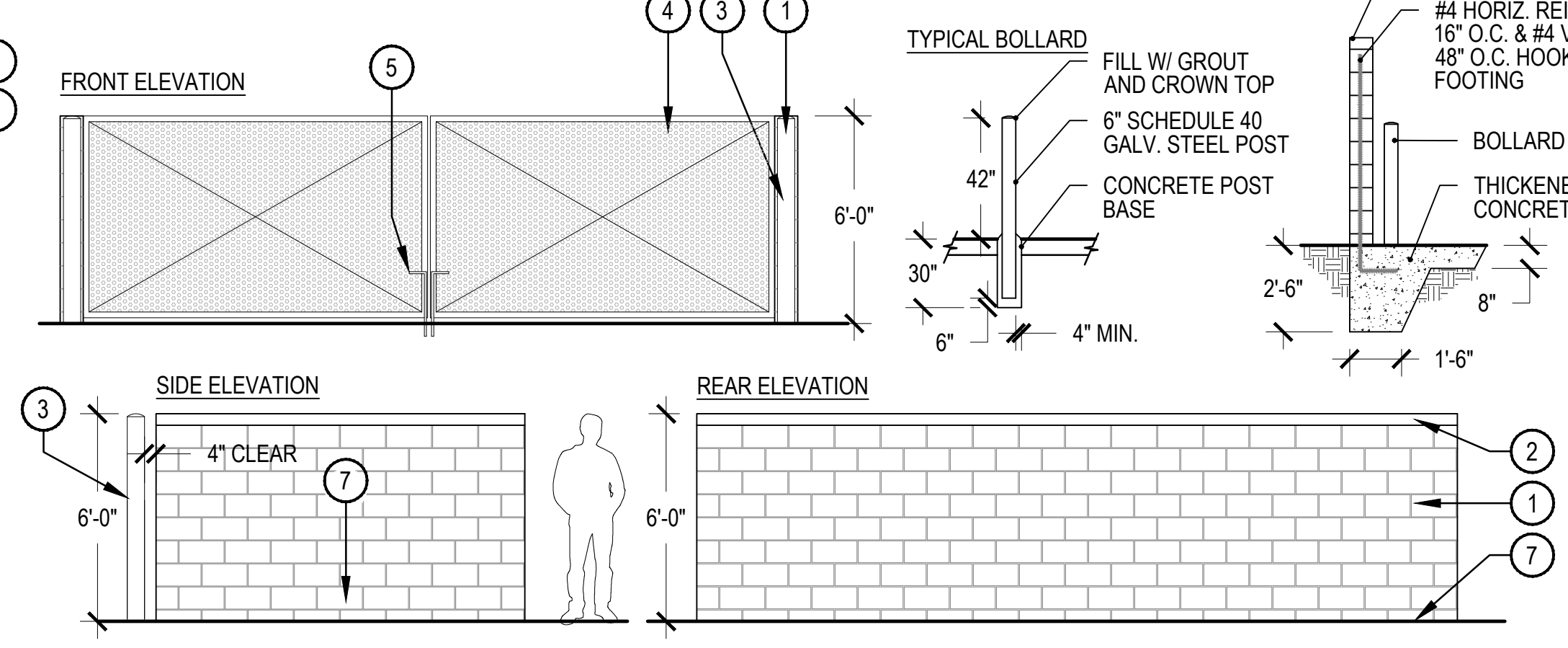
NOT FOR CONSTRUCTION

DATE:
 02/02/21 SITE PLAN
 04/29/21 SITE PLAN

SHEET TITLE:
 LANDSCAPE
 CALCS



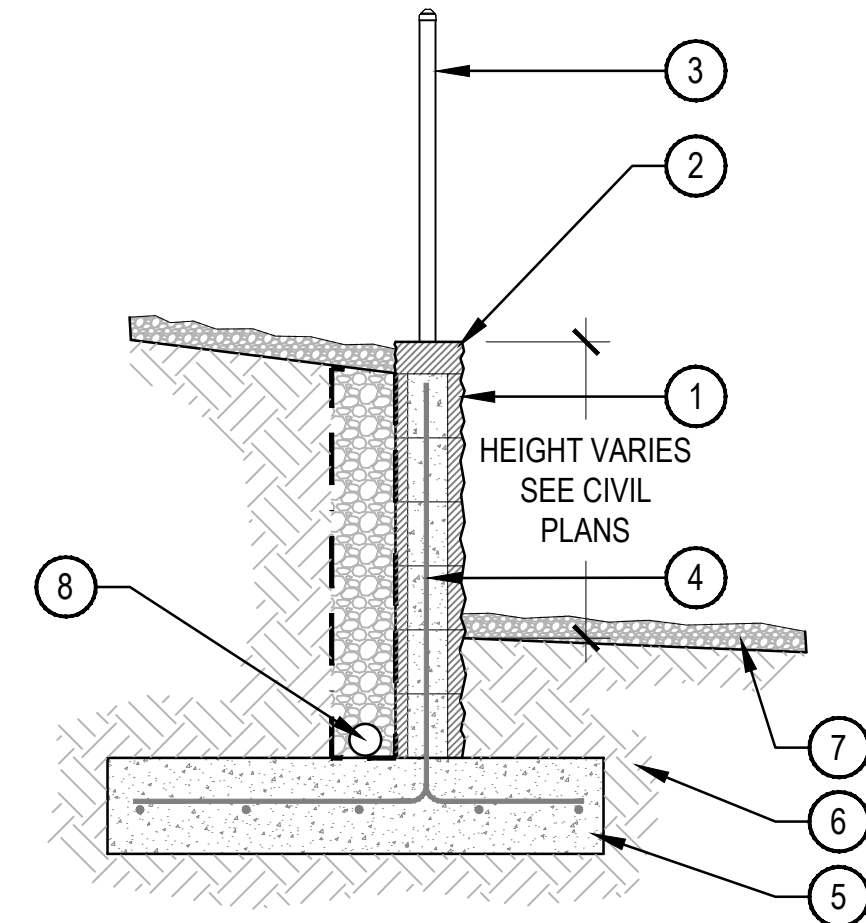
NOTES:
 1. TRASH ENCLOSURE TO BE LOCATED ON 8" CONCRETE SLAB WITH THICKENED EDGES AND REBAR FOR WALL AS SHOWN.
 2. VERIFY EXACT LOCATIONS FOR GATE ROD DROPS (2 PER GATE, OPENED AND CLOSED POSITIONS).
 3. TRASH ENCLOSURE IS DESIGNED TO MEET CITY OF FLAGSTAFF ENGINEERING STANDARDS - PW-50-10



1 TRASH ENCLOSURE WITH GATE

- 1 SPLIT FACE CMU BLOCK WALL, COLOR GRAY TO COMPLIMENT BUILDING
- 2 SPLIT FACE CMU BLOCK CAP TO MATCH WALL
- 3 6" DIA. STANDARD STEEL BOLLARD FILLED WITH CONCRETE, PRIME AND PAINT COLOR T.B.D.
- 4 PIVOTING DOUBLE SWING PERFORATED ALUMINUM PANEL GATE (25% OPEN MAX.) CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL, PRIME AND PAINT COLOR T.B.D.
- 5 LOCKABLE GATE ROD ASSEMBLY
- 6 GATE ROD DROPS, GALVANIZED STEEL SLEEVES IN SLAB
- 7 FINISHED GRADE
- 8 CURB PER CIVIL PLANS
- 9 CONCRETE SLAB PER CIVIL PLANS

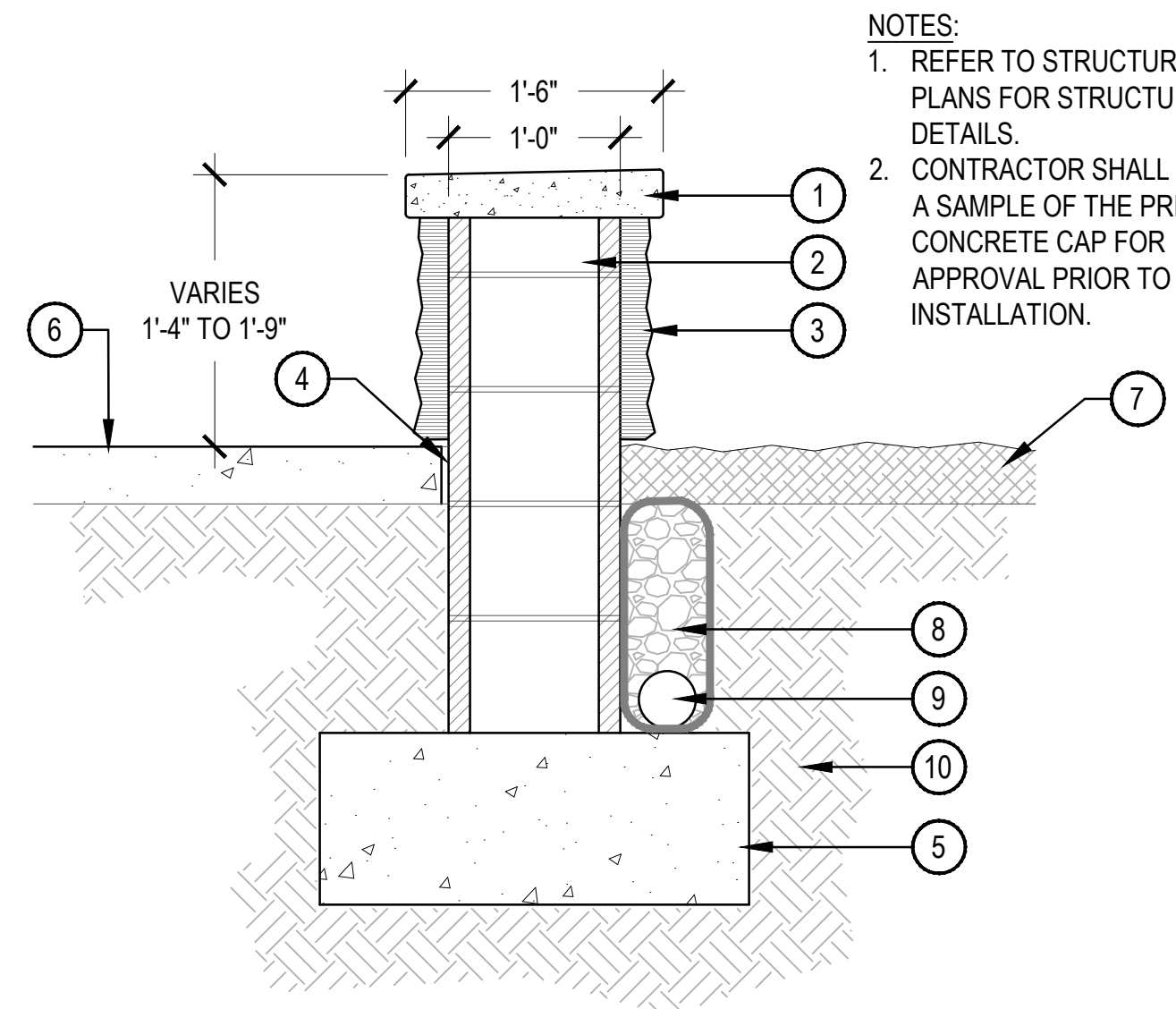
SCALE: 1/4" = 1'-0"



- 1 SPLIT FACE GROUTED CMU WALL, COLOR: GRAY TO COMPLEMENT BUILDING
- 2 SPLIT FACE CMU CAP
- 3 42" HEIGHT GUARD RAIL FENCING WHERE WALL IS 30" OR TALLER, ADJACENT SIDEWALK OR PAVING
- 4 STRUCTURAL REINFORCING TO BE DESIGNED BY A STRUCTURAL ENGINEER
- 5 CONCRETE FOOTER TO BE DESIGNED BY A STRUCTURAL ENGINEER
- 6 COMPACTED SUB-GRADE PER GEOTECH RECOMMENDATIONS
- 7 ADJACENT LANDSCAPE TREATMENT OR CONCRETE WALK - REFER TO PLANS
- 8 DRAINAGE SYSTEM BEHIND WALL PER WALL MANUFACTURER SPECIFICATIONS, GEOTECH AND STRUCTURAL ENGINEER REQUIREMENTS

2 SITE WALL

SCALE: 1/2" = 1'-0"



NOTES:
 1. REFER TO STRUCTURAL PLANS FOR STRUCTURAL DETAILS.
 2. CONTRACTOR SHALL SUBMIT A SAMPLE OF THE PRECAST CONCRETE CAP FOR APPROVAL PRIOR TO INSTALLATION.

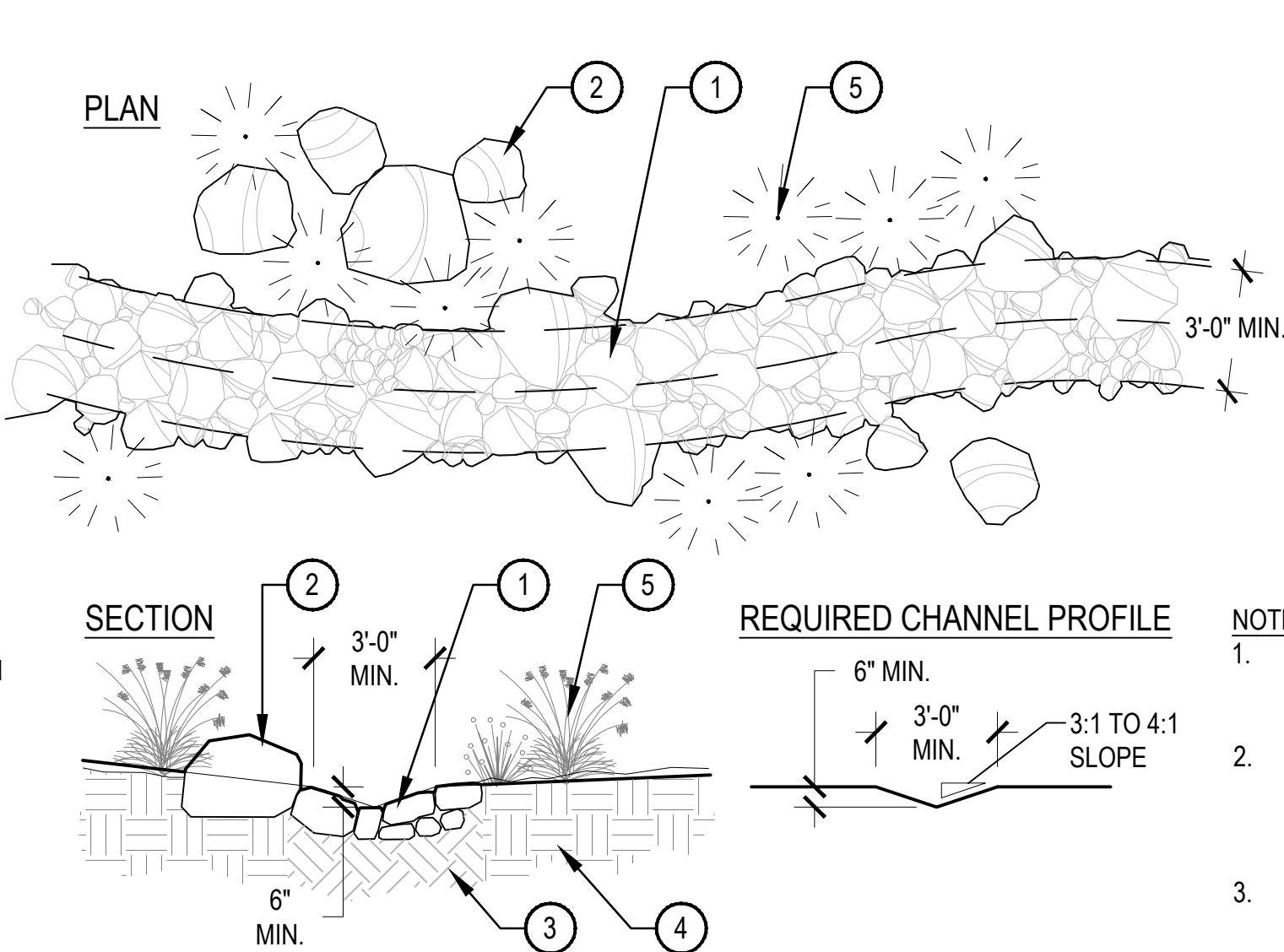
- 1 INTEGRALLY COLORED PRECAST CONCRETE CAP - 3" THICK, 18" WIDE, 24" LONG. SLOPE TOP 1/4" PER FOOT
- 2 12"x8"x16" CMU BLOCK
- 3 FAUX STONE VENEER TO MATCH BUILDING
- 4 1/2" SEALED EXPANSION JOINT
- 5 CONCRETE FOOTER
- 6 ADJACENT CONCRETE FLATWORK
- 7 ADJACENT DECOMPOSED GRANITE SURFACING OR PLANTING BED
- 8 8" WIDE CLEAN DRAINAGE ROCK COMPLETELY WRAPPED IN MIRAFI 140 FILER FABRIC
- 9 4" PERFORATED PVC PIPE (WHERE CALLED FOR ON THE COURTYARD GRADING PLAN - CONNECT TO STORM SEWER SYSTEM)
- 10 SUB-GRADE PER GEOTECHNICAL RECOMMENDATIONS

4 FREESTANDING SEAT WALL

SCALE: 1" = 1'-0"

3 GUARD RAIL FENCE

SCALE: 1/2" = 1'-0"

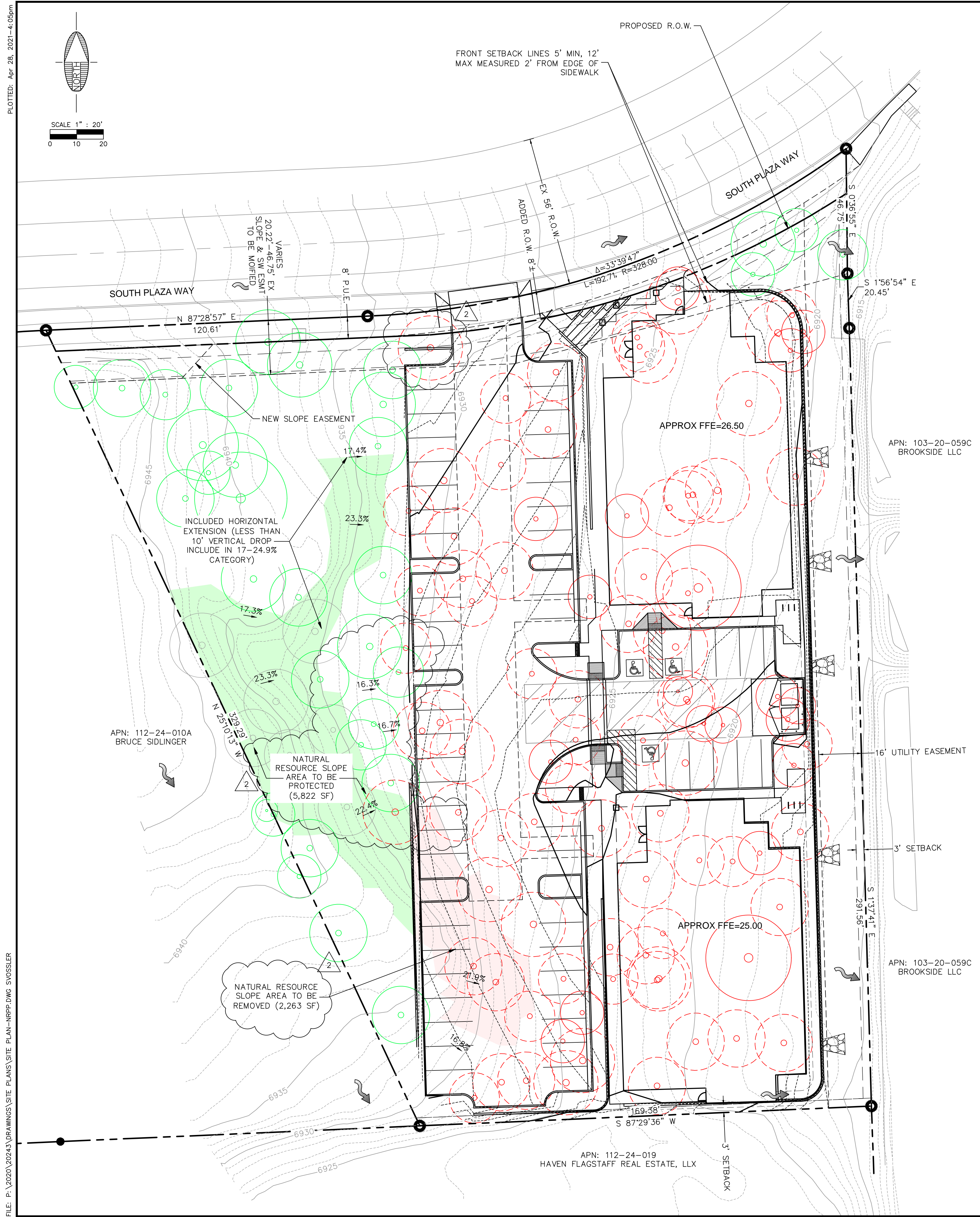
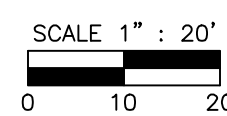


- 1 LIMESTONE ROCK LINED CHANNEL - 6" DEPTH MIN. 70% 6"-8" DIA. ROCK, 30% 8"-12" DIA. ROCK
- 2 FREESTANDING AND/OR CLUSTERED LIMESTONE BOULDERS AROUND CHANNEL PER LANDSCAPE PLANS - BURY 1/4" FOR NATURAL APPEARANCE
- 3 COMPACTED SUB-GRADE PER GEOTECH RECOMMENDATIONS
- 4 UNDISTURBED SOIL
- 5 PLANTINGS PER LANDSCAPE PLAN

NOTES:
 1. LIMESTONE BOULDERS AND ROCK SHALL BE FROM THE STOCK PILE FOR THIS PROJECT.
 2. CONTACT LANDSCAPE ARCHITECT FOR APPROVAL OF FIRST DROP STRUCTURE INSTALLED FOR PRIOR TO SETTING OTHERS.
 3. SET ROCK AND BOULDERS TO MEET THE DESIGNED CHANNEL VOLUME AS DESIGNATED BY THE CIVIL ENGINEER.
 4. CHANNEL SLOPE SHALL BE 1% MIN.

5 ROCKED CHANNEL

SCALE: 1/4" = 1'-0"



RESOURCE PRESERVATION

SLOPE RESOURCES				
SLOPES	0-16.99%	17-24.99%	25-34.99%	>35%
EXISTING (SF)	66,523.00	8,085.00	0	0
PROTECTED (SF)	22,858.00	5,822.00	0.00	0.00
% PROTECTED	34%	72%	100%	100%
% REQUIRED PROTECTION	0%	60%	80%	100%
PROTECTED ABOVE REQUIREMENT(SF)		971		
ADDED TREE POINTS		19		

TOTAL TREE RESOURCES					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	2	22	79	29	1
POINTS	1	2	4	8	20
SUM OF POINTS	2	44	316	232	20
SUBTOTAL TREE POINTS=					614
30% PRESERVATION RATE=					184.2

POST-DEVELOPMENT TREES					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER REMAINING	1	6	17	8	1
POINTS	1	2	4	8	20
SUM OF POINTS	1	12	68	64	20
TREE POINTS=					165
ADDITIONAL SLOPE POINTS=					19
REQUIRE PRESERVATION RATE=					30%
PRESERVATION RATE=					30%

NOTE:
 1. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, COMMERCIAL ZONES PRESERVATION RATE IS 30%.

LEGEND

- ROW
- EASEMENT
- LOT LINE
- SETBACK
- PROTECTED TREE
- REMOVED TREE
- PROTECTED SLOPE
- REMOVED SLOPE

FLAGSTAFF ARIZONA

PLAZA WAY CONDOMINIUMS

SITE PLAN
NATURAL RESOURCE PROTECTION PLAN

JOB NO: 20243
 DATE: APR 21
 SCALE: AS SHOWN
 DRAWN: SJV
 DESIGN: SJV
 CHECKED: SCI

75 Killion Place
 Suite 107, Flagstaff, AZ 86001
 928.282.2058 fax
 www.swiiz.com

SWI
Shepherd Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY
1	SITE PLAN 2ND SUBMITTAL	4/29/2021	
2			

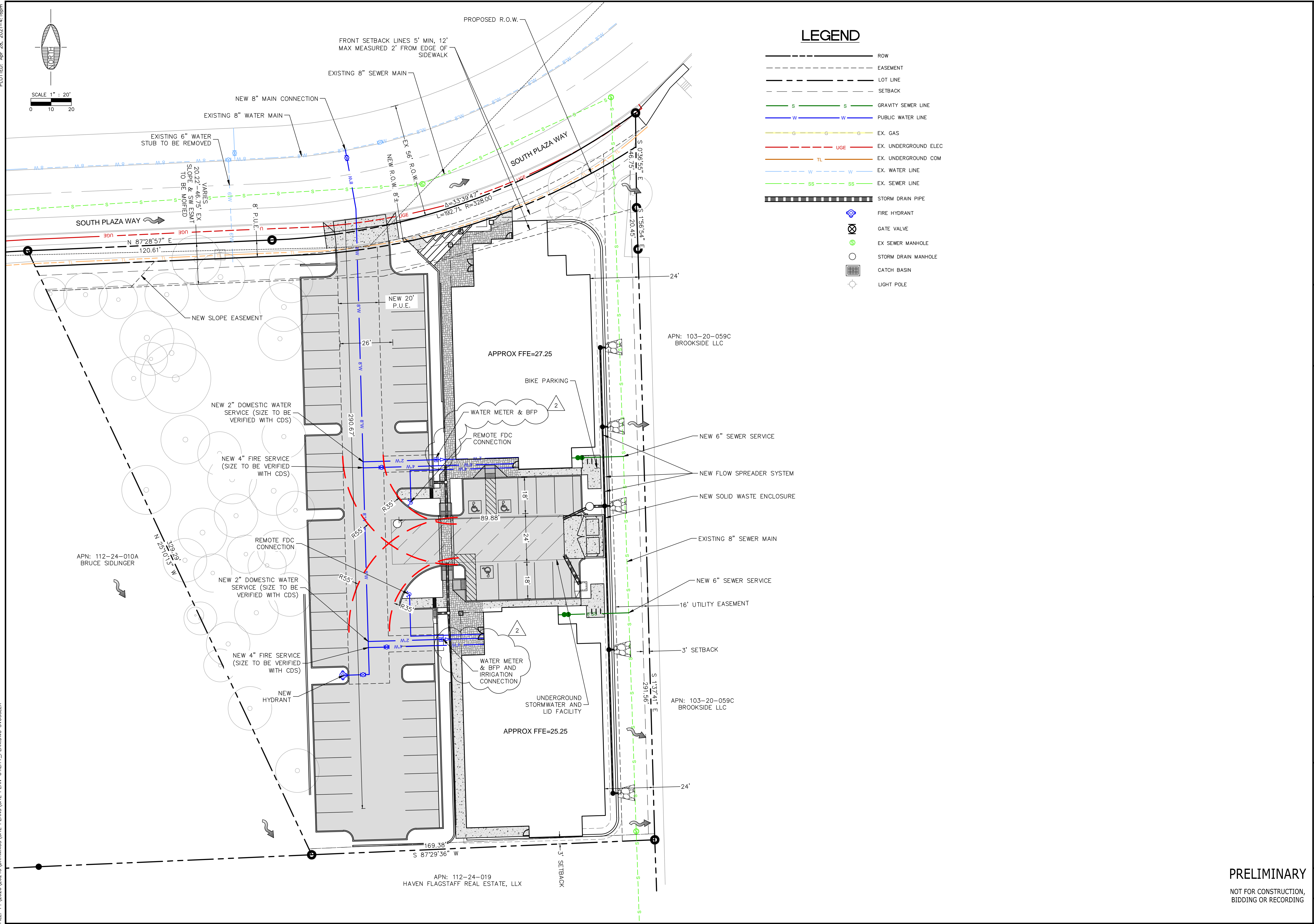
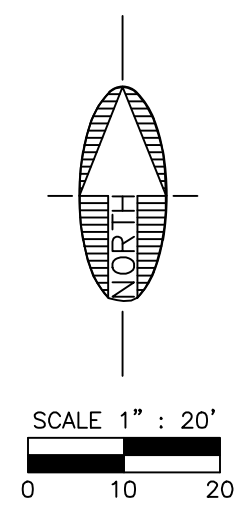
Contact Arizona 811 at least two full working days before you begin excavation
 Call 811 or click Arizona811.com

PRELIMINARY
 NOT FOR CONSTRUCTION, BIDDING OR RECORDING

DRAWING NO. **SP03**

SHT NO. 3 OF 3

PLOTTED: Apr 28, 2021 4:16pm



LEGEND

- ROW
- - - EASEMENT
- - - LOT LINE
- - - SETBACK
- S S GRAVITY SEWER LINE
- W W PUBLIC WATER LINE
- G G EX. GAS
- UGE EX. UNDERGROUND ELEC
- TL EX. UNDERGROUND COM
- W W EX. WATER LINE
- SS EX. SEWER LINE
- STORM DRAIN PIPE
- ⊕ FIRE HYDRANT
- ⊗ GATE VALVE
- ⊙ EX SEWER MANHOLE
- STORM DRAIN MANHOLE
- ▣ CATCH BASIN
- LIGHT POLE

 Shephard Wesnitzer, Inc.		ARIZONA 811 <small>Contact Arizona 811 at least two full working days before you begin excavation. Call 811 or click Arizona811.com</small>								
JOB NO: 20243 DATE: APR 21 SCALE: AS SHOWN DRAWN: SJV DESIGN: SJV CHECKED: SCI	75 Killion Place Suite 200 Phoenix, AZ 85001 928.282.2058 fax www.swi.az.com	SITE PLAN PRELIMINARY UTILITY PLAN								
PLAZA WAY CONDOMINIUMS APN: 103-20-059C BROOKSIDE LLC										
REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>SITE PLAN 2ND SUBMITTAL</td> <td>4/29/2021</td> <td></td> </tr> </tbody> </table>			NO.	DESCRIPTION	DATE	BY	2	SITE PLAN 2ND SUBMITTAL	4/29/2021	
NO.	DESCRIPTION	DATE	BY							
2	SITE PLAN 2ND SUBMITTAL	4/29/2021								
PRELIMINARY NOT FOR CONSTRUCTION, BIDDING OR RECORDING										
DRAWING NO. SP02		SHT NO. OF 2 OF 3								

FILE: P:\2020\20243 DRAWINGS\SITE PLANS\SITE PLAN-UTILITY_PLANDWG_SWOSSLER

Plaza Way Apartments

Vicinity Map

PZ-20-00100-02

1580 S. Plaza Way, Flagstaff, AZ. 86001

APN: 112-24-010B

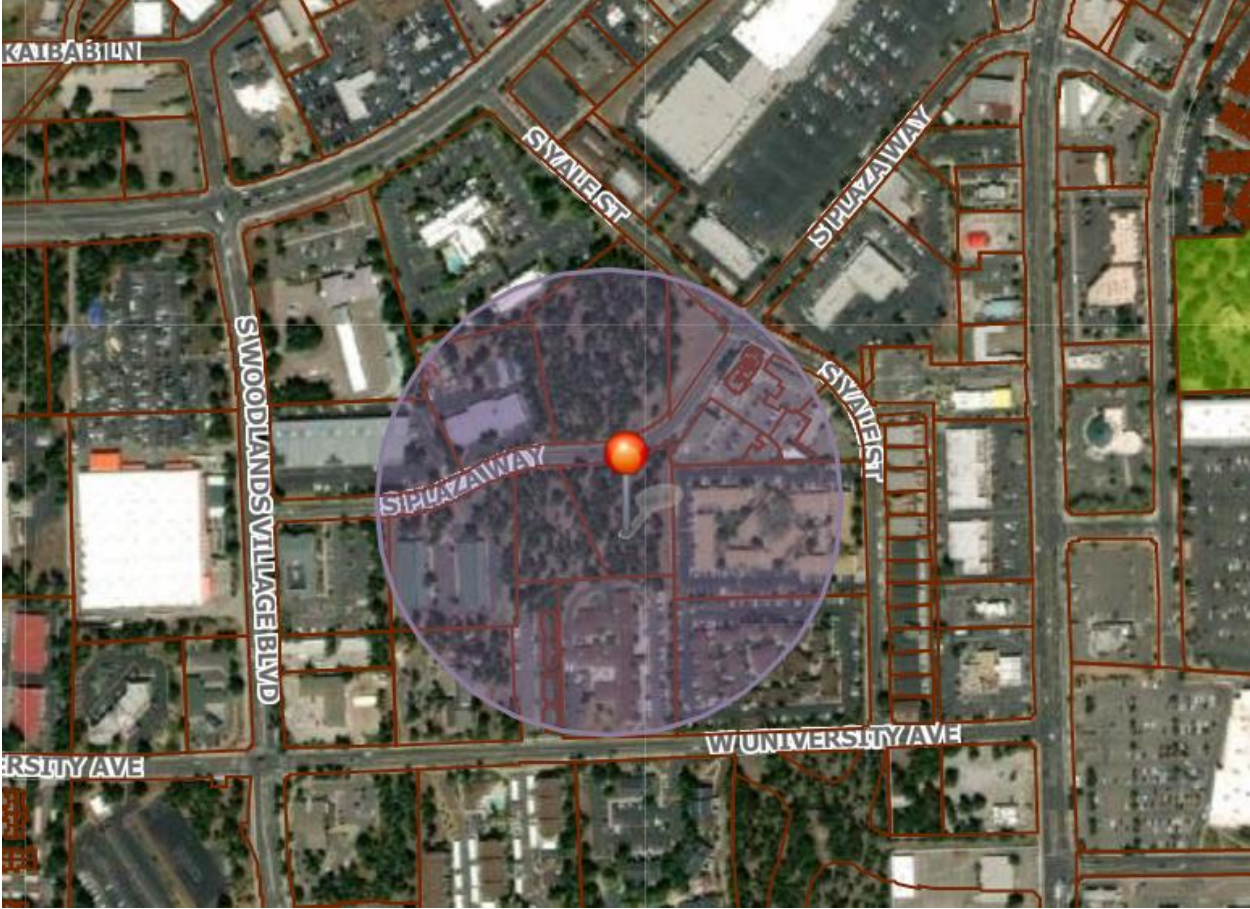


Key

- Light Industrial (LI)
- Light Industrial Open (LI-O)
- Highway Commercial (HC)
- High Density Residential (HR)
- Rural Residential (RR)

1581 S. Plaza Way Apartments

Mailing List Radius



PORTER MICHAEL
1776 N. SCOTTSDALE RD. NO.
1931
SCOTTSDALE, AZ. 85257

BREIT ACG MF STERLING POINTE
LLC
P.O. BOX A3878
CHICAGO, IL. 60690

UNIVERISTY SQUARE
APARTMENTS
P.O. BOX 3568
FLAGSTAFF, AZ. 86003

PADRNOS PATRICK & CHEVON
4140 N. ZERMATT WAY
FLAGSTAFF, AZ. 86004

JAMB PROPERTIES OF
NORTHERN ARIZONA
3191 E. COLD SPRINGS TRAIL
FLAGSTAFF, AZ. 86004

Friends of Flagstaff's Future

P.O. Box 23462
Flagstaff, AZ 86002

Nat White

1120 North Rockridge Road
Flagstaff, AZ 86001

Michele A. James

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

Charlie Silver

720 West Aspen Avenue
Flagstaff, AZ 86001

Northern Arizona Building Association

1500 East Cedar Avenue, Suite 86
Flagstaff, AZ 86004

Betsy McKellar

330 S Ash Lane
Flagstaff, AZ 86004

Northern Arizona Association of Realtors, Jeffrey Herd

1515 East Cedar Avenue, Suite C-4
Flagstaff, AZ 86004

Tish Bogan-Ozmun

5271 Mt. Pleasant Drive
Flagstaff, AZ 86004

Marilyn Weissman

1055 East Apple Way
Flagstaff, AZ 86001

Maury Herman

Coast and Mountain Properties
3 North Leroux Street
Flagstaff, AZ 86001

Jay Christelman

Coconino County Community Development
2500 N Fort Valley Rd. Bldg 1
Flagstaff, Az 86001-1287

Tyler Denham

800 W Forest Meadows St, Apt 119
Flagstaff, AZ 86001

Jess McNeely

Coconino County Community Development
2500 N Fort Valley Rd. Bldg 1
Flagstaff, Az 86001-1287

Steve Finch

Flagstaff Lodging, Restaurant &
Tourism Association
PO Box 30622

Adrian Skabelund

819 West Grand Canyon Ave.
Flagstaff, AZ 86001

Rachel Bass

3083 W. Easterday Lane
Flagstaff 86001

Norm Wallen

3716 N Grandview
Flagstaff, Az 86004

Celia Barotz

3354 N Crest Street
Flagstaff, AZ 86001

Mary Beth Dreusike

US Navy, Intergovernmental Branch
850 Pacific Highway
Building 1 – 5th Floor, Suite 513
San Diego, CA 92132

Dorenda Coleman

Arizona Army National Guard, AZAA-FMO
5636 E McDowell Rd, M5330
Phoenix, AZ 85008

David Carpenter

495 S River Run Suite 100
Flagstaff, AZ 86001



**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.