



City of Flagstaff

Community Development

September 13, 2022

Mike Zipprich
Flagland, LLC
7114 E. Stetson Rd., Suite 350
Scottsdale, AZ 86251

RE: ARC Flagstaff Site Plan Approval (PZ-20-00164-06)

Dear Mr. Zipprich:

As of the date of this correspondence, the City of Flagstaff Inter-Division Staff (IDS) has approved Project No. PZ-20-00164-06 for the proposed development of a 63,709 square foot rehab campus (Custodial Care Use) with a 1,710 square foot equine therapy area (Equestrian Recreation Facility use) located at 7000 N. Highway 89. The Coconino County Assessor Parcel Numbers for the subject property are APN 301-50-005G and APN 113-17-001A. The approval is subject to the attached Conditions of Approval and the applicant obtaining a Conditional Use Permit for the Equestrian Recreation Facility.

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:

- Architectural Site Plan prepared by Paul Bustamante Architects, dated August 30, 2022 and revised September 13, 2022,
- Civil Site Plan prepared by Shephard Wesnitzer, Inc., dated March 15, 2022 and revised September 1, 2022,
- Landscape & Irrigation Plan prepared by Morning Dew Landscaping, Inc., dated March 15, 2022 and revised August 31, 2022, and
- Floor Plans and Building Elevations prepared by Paul Bustamante Architects, dated March 1, 2022 and revised August 12, 2022.

This approval shall be valid for a period of one year following the above date, and shall expire on September 13, 2023. If, at the expiration of this period, a building or civil permit has not been issued for the improvements related to the site plan; the issued permit(s) has/have expired for site plan related improvement; or the lot or parcel has not been used for purpose for which the site plan was approved, 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 to 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 a Conditional Use Permit ("CUP"), followed by Civil Improvement Plan ("Civil") review. Conditional Use Permits are granted by the Planning and Zoning

Commission. Please contact me if you have any question about the CUP application or process. I will be your main point of contact for the CUP.

Prior to Civil submittal, please contact the Development Engineering Project Manager assigned to the project, Dana Cole, to schedule a meeting to discuss the application submittal requirements, the review process, and timing of reviews. Dana can be reached at (928) 213-2703 or via e-mail at dcole@flagstaffaz.gov.

We look forward to working with you and your development team through the Conditional Use Permit, civil review process, 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;



Genevieve Pearthree
Senior Planner | Current Planning
City of Flagstaff | 211 W. Aspen Ave | Flagstaff, AZ 86001
gpearthree@flagstaffaz.gov | Office: 928-213-2603

Attachment: Conditions of Approval