

NOTICE OF PUBLIC HEARING

to consider the following:

DEVELOPMENT AGREEMENT

Project Number: PZ-21-00284-04

2950 E. BUTLER AVENUE

Public Hearing to consider a Development Agreement across 17.24 acres,
A.P.N. Numbers: 106-04-006B, 107-11-001B, 106-04-007C and 107-44-062
for a mixed-use development with 172 apartment units.

NOTICE IS HEREBY GIVEN that the City Council will hold a Public Hearing on
April 4, 2023, at 3:00 p.m.
at Flagstaff City Hall, 211 W. Aspen Avenue
to consider the Development Agreement

Due to the COVID-19 pandemic, Council meetings may be held virtually. At the link below please refer to the posted agenda for any change to the meeting time and how to attend the meeting and submit comments:

<https://www.flagstaff.az.gov/328/Meetings>

The meetings will continue to be live-streamed on the city's website:

<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>

For additional information contact: Miramonte Homes, Charity Lee at 928-600-3594, clee@miramontehomes.com or
Patrick St. Clair, Senior Planner at the City of Flagstaff Community Development Department, 928-213-2612,
pstclair@flagstaffaz.gov.

Posting Date March 20th, 2023

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Posting Date March 20th, 2023



Date: March 17th, 2023

Via First Class Mail

**RE: Public Hearing Notification
Development Agreement**

Property Owner: Sierra Vista No. 6 L.L.C and Brookstone Ventures, L.C.

Project Name: Lofts on Butler

Project No. PZ-21-00284-04

Property Address: 2950 E. Butler Avenue, Flagstaff, AZ. 86001

A.P.N. Numbers: 106-04-006B, 107-11-001, 106-04-007C and 107-44-062

Dear Neighbors and Interested Parties:

MICM Butler Lofts Project LP is proposing to develop approximately 17.24 acres at 2950 East Butler Avenue, Flagstaff, AZ. 86001. The property consists of four parcels that will be combined; APNs 106-04-006B, 107-11-001, 106-04-007C and 107-44-062. The project will consist of (43) 4-plex buildings (172 units), and a clubhouse. The clubhouse will include a 2,154 SF "for rent" commercial space on the second story. One acre of the site will be split off and developed for future commercial use.

**We invite all interested parties to attend the public hearing
to consider the Development Agreement.**

NOTICE IS HEREBY GIVEN that the City Council will hold a Public Hearing on **April 4th, 2023 at 3:00 p.m. at Flagstaff City Hall, 211 W. Aspen Avenue**

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<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>

For more information, interested parties may contact Charity Lee, Land Acquisition and Entitlements Manager for Miramonte Homes at 928-600-3594 or via e-mail at clee@miramontehomes.com.

Written comments may be submitted to Patrick St.Clair by emailing **pstclair@flagstaffaz.gov** or **CDPandZCommission@flagstaffaz.gov**. Any interested person or authorized agent may appear and be heard. The complete application and development file may be viewed by the public at the Community Development Counter at the Flagstaff City Hall at 211 W. Aspen Avenue from 8am-4:30pm, Monday-Friday.

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-21-00284-04

Project Name: The Lofts on Butler

Applicant Name: MICM BUTLER LOFTS PROJECT LP

Location: 2950 E. BUTLER AVENUE, FLAGSTAFF, AZ. 86004

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, 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 10-20.30.060.A, 10-20.30.060.B, and 10-20.30.060.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 Planning 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: *Charley Lee*

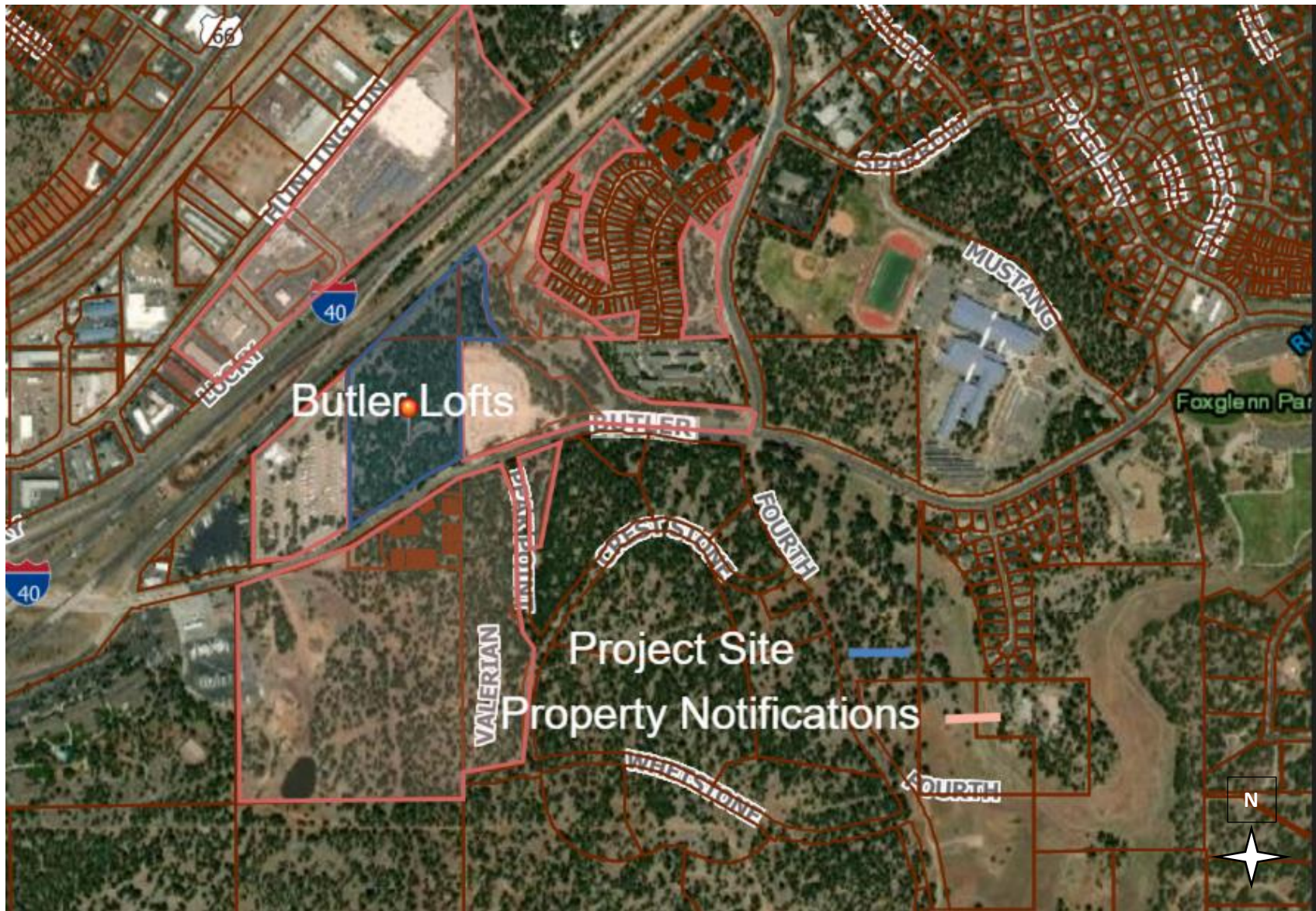
SUBSCRIBED AND SWORN before me this 22nd day of March, 2023 by:

Kimberly F Cotter
Notary Public



My Commission Expires:
12/1/24

Property Notifications



ParcelId	OwnerNm	SiteAddr	SiteCity	SiteState	SiteZipFull	OwnerAdc	OwnerCity	OwnerSta	OwnerZip
106-04-00	Flagstaff City Of	2989 E Butler Ave	Flagstaff	AZ	86004	211 W Asp	Flagstaff	AZ	86001-535
106-04-00	Pedrick Lee Doran Successor Trus	2760 E Butler Ave	Flagstaff	AZ	86004-600	PO Box 18	Flagstaff	AZ	86002-184
106-04-01	Light Stone Lodging LLC	2540 E Lucky Ln	Flagstaff	AZ	86004-850	PO Box 23	Flagstaff	AZ	86002-023
106-04-01	Woodshire On Butler LLC	45095 E Butler Ave Unit:	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211
106-04-02	Woodshire On Butler LLC	3001 E Butler Ave Unit: 2	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211
106-04-02	Woodshire On Butler LLC	3001 E Butler Ave Unit: 3	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211
106-04-02	Woodshire On Butler LLC	3001 E Butler Ave Unit: 4	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211
106-04-02	Woodshire On Butler LLC	3001 E Butler Ave Unit: 5	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211
106-04-02	Woodshire On Butler LLC	3001 E Butler Ave Unit: 6	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211
106-04-02	Woodshire On Butler LLC	3001 E Butler Ave Unit: 7	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211
106-04-02	Woodshire On Butler LLC	3001 E Butler Ave Unit: 8	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211
106-04-02	Woodshire On Butler LLC	E Butler Ave	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211
106-04-02	Woodshire On Butler LLC	3001 E Butler Ave Unit: 1	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211
106-04-02	Woodshire On Butler LLC	3001 E Butler Ave Unit: 1	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211
106-04-03	Woodshire On Butler LLC	3001 E Butler Ave Unit: 1	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211
106-04-03	Woodshire On Butler LLC	3001 E Butler Ave Unit: 1	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211
106-04-03	Woodshire On Butler LLC	3001 E Butler Ave Unit: 1	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211
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106-04-03	Woodshire On Butler LLC	3001 E Butler Ave Unit: 2	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211
106-04-03	Woodshire On Butler LLC	3001 E Butler Ave Unit: 2	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211
106-04-04	Woodshire On Butler LLC	3001 E Butler Ave Unit: 2	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211
106-04-04	Vollendorf, Sean	3001 E Butler Ave Unit: 2	Flagstaff	AZ	86004	9 E Carolin	Tempe	AZ	85284-312
106-04-04	Conigliari Family Trust	3001 E Butler Ave Unit: 2	Flagstaff	AZ	86004	1843 E Sle	Flagstaff	AZ	86005-274
106-04-04	Panicci, Ramona	3001 E Butler Ave Unit: 2	Flagstaff	AZ	86004	974 E Leev	Tempe	AZ	85283-194
106-04-04	Madrid, Nathaniel J	3001 E Butler Ave Unit: 2	Flagstaff	AZ	86004	923 W Uni	Flagstaff	AZ	86001-309
106-04-04	Dorrah, Brian	3001 E Butler Ave Unit: 2	Flagstaff	AZ	86004	7662 E Cac	Scottsdale	AZ	85250-465
106-04-04	Eckardt, Aaron J	3001 E Butler Ave Unit: 2	Flagstaff	AZ	86004	12437 S 3	Phoenix	AZ	85044-382
106-04-04	Bhatt, Jankee H	3001 E Butler Ave Unit: 2	Flagstaff	AZ	86004	2070 W 67	Denver	CO	80221-262
106-04-04	Woodshire On Butler LLC	3001 E Butler Ave Unit: 3	Flagstaff	AZ	86004	3550 N Ce	Phoenix	AZ	85012-211

106-04-04	Alles, Anthony	3001 E Butler Ave Unit: 3	Flagstaff	AZ	86004	4622 E Wa Gilbert	AZ	85297-744
106-04-05	Woodshire On Butler LLC	3001 E Butler Ave Unit: 3	Flagstaff	AZ	86004	3550 N Ce Phoenix	AZ	85012-211
106-04-05	Woodshire On Butler LLC	300133 E Butler Ave Unit	Flagstaff	AZ	86004	3550 N Ce Phoenix	AZ	85012-211
106-04-05	Woodshire On Butler LLC	3001 E Butler Ave Unit: 3	Flagstaff	AZ	86004	3550 N Ce Phoenix	AZ	85012-211
106-04-05	Leibovit Mark A Living Trust	3001 E Butler Ave Unit: 3	Flagstaff	AZ	86004	10632 N Si Scottsdale	AZ	85254-616
106-04-05	Woodshire On Butler LLC	3001 E Butler Ave Unit: 3	Flagstaff	AZ	86004	3550 N Ce Phoenix	AZ	85012-211
106-04-05	Woodshire On Butler LLC	3001 E Butler Ave Unit: 3	Flagstaff	AZ	86004	3550 N Ce Phoenix	AZ	85012-211
106-04-05	Salamon, Kristin	3001 E Butler Ave Unit: 3	Flagstaff	AZ	86004	1023 E Hill Flagstaff	AZ	86004-160
106-04-05	Groff, Genna Marie	3001 E Butler Ave Unit: 3	Flagstaff	AZ	86004	3832 S Tir Flagstaff	AZ	86005-272
106-04-05	Gatt, Kenneth	3001 E Butler Ave Unit: 4	Flagstaff	AZ	86004	3612 E Pas Phoenix	AZ	85018-151
106-04-05	Long, Sheila M	3001 E Butler Ave Unit: 4	Flagstaff	AZ	86004	22309 N 3 Phoenix	AZ	85050-835
106-04-06	Marostica, Chasen C	3001 E Butler Ave Unit: 4	Flagstaff	AZ	86004	10990 Her Flagstaff	AZ	86004-303
106-04-06	Schubmehl, Michael	3001 E Butler Ave Unit: 4	Flagstaff	AZ	86004	13734 N 1 Surprise	AZ	85379-420
106-04-06	Potvin, Nathalie Marie Therese	3001 E Butler Ave Unit: 4	Flagstaff	AZ	86004	9073 E Caç Scottsdale	AZ	85260-760
106-04-06	Woodshire On Butler LLC	3001 E Butler Ave Unit: 4	Flagstaff	AZ	86004	3550 N Ce Phoenix	AZ	85012-211
106-04-06	Morrison, Dana	3001 E Butler Ave Unit: 4	Flagstaff	AZ	86004	6888 Blue Flagstaff	AZ	86001-200
106-04-06	Wilkerson, Benjamin L	3001 E Butler Ave Unit: 4	Flagstaff	AZ	86004	1990 W Rç San Tan Vç	AZ	85142-450
106-04-06	Lamis, Julia	3001 E Butler Ave Unit: 4	Flagstaff	AZ	86004	3001 E But Flagstaff	AZ	86004
106-04-06	Conigliari, Paul	3001 E Butler Ave Unit: 4	Flagstaff	AZ	86004	1843 E Sle Flagstaff	AZ	86005-274
106-04-06	Desai Family Trust	3001 E Butler Ave Unit: 5	Flagstaff	AZ	86004	61656 N 2 Phoenix	AZ	85043
106-04-06	Woodshire On Butler LLC	3001 E Butler Ave Unit: 1	Flagstaff	AZ	86004	3550 N Ce Phoenix	AZ	85012-211
106-04-07	Flagstaff City Of	E Butler Ave	Flagstaff	AZ	86004	211 W Asp Flagstaff	AZ	86001-535
106-08-00	Csl Flagstaff 2019 LLC	3100 E Butler Ave	Flagstaff	AZ	86004-000	930 W 1st Fort Worth	TX	76102-274
106-08-04	Cdr Devcorp Ltd		Flagstaff	AZ	86004	3605 S Flaç Flagstaff	AZ	86005
107-11-00	Cbocs West Inc	2560 E Lucky Ln	Flagstaff	AZ	86004-850	PO Box 78 Lebanon	TN	37088-078
107-11-00	Mdc Coast 4 LLC	2600 E Lucky Ln	Flagstaff	AZ	86004-852	2202 N Wç Tampa	FL	33607-574
107-11-00	Wal-Mart Stores Inc	2601 E Huntington Dr	Flagstaff	AZ	86004-892	PO Box 80 Bentonville	AR	72716
107-11-00	Flag Stone Lodging LLC	1000 N Bronco Way	Flagstaff	AZ	86004-600	8658 E Sar Scottsdale	AZ	85258-430
107-16-00	Flagstaff City Of	2691 E Huntington Dr	Flagstaff	AZ	86004-892	211 W Asp Flagstaff	AZ	86001-535
107-44-05	Forest Springs Homeowners Asso	1201 N 4th St	Flagstaff	AZ	86004-894	323 S Rive Flagstaff	AZ	86001-590
107-44-09	Smith, Brion	3095 E Cold Springs Trl	Flagstaff	AZ	86004-797	3095 E Col Flagstaff	AZ	86004-797
107-44-09	Smith, Brion	3087 E Cold Springs Trl	Flagstaff	AZ	86004-797	3095 E Col Flagstaff	AZ	86004
107-44-13	Forest Springs Townhomes Unit 2	3088 E Cold Springs Trl	Flagstaff	AZ	86004-797	323 S Rive Flagstaff	AZ	86001-590

Woodshire On Butler LLC
3550 N Central Ave No 1101
Phoenix AZ 85012

Sean Vollendorf
9 E Caroline Ln
Tempe AZ 85284

Conigliari Family Trust
1843 E Sleeper Hollow Ct
Flagstaff AZ 86005

Ramona Panicci
974 E Leeward Ln
Tempe AZ 85283

Brian Dorrah
7662 E Cactus Wren Rd
Scottsdale AZ 85250

Aaron J Eckardt
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Phoenix AZ 85044

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Anthony Alles
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Leibovit Mark A Living Trust
10632 N Scottsdale Rd B-426
Scottsdale AZ 85254

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Flagstaff AZ 86004

Genna M Groff
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Dana Morrison
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Flagstaff AZ 86001

Benjamin Wilkerson
1990 W Rains Way
San Tan Valley AZ 85142

Julia Lamis
555 W Forest Meadows St #423
Flagstaff AZ 86001

Paul Conigliari
1843 E Sleeper Hoolow Ct
Flagstaff AZ 86005

Desai Family Trust
61656 N 2nd Dr
Phoenix AZ 85043

Friends of Flagstaff's Future
P.O. Box 23462
Flagstaff, AZ 86002

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720 West Aspen Avenue
Flagstaff, AZ 86001

Northern Arizona Association of Realtors, Jeffrey Herd
1515 East Cedar Avenue, Suite C-4
Flagstaff, AZ 86004

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

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

Rachel Bass
3083 W. Easterday Lane
Flagstaff 86001

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

Barry Levitan
19 S. San Francisco Street
Flagstaff, AZ. 86001

Nat White
1120 North Rockridge Road
Flagstaff, AZ 86001

Northern Arizona Building Association
1500 East Cedar Avenue, Suite 86
Flagstaff, AZ 86004

Tish Bogan-Ozmun
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Steve Finch
Flagstaff Lodging, Restaurant & Tourism Association
PO Box 30622

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3716 N Grandview
Flagstaff, Az 86004

Dorenda Coleman
Arizona Army National Guard, AZAA-FMO
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Phoenix, AZ 85008

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Executive Director
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Flagstaff, Arizona 86002

Betsy McKellar
330 S Ash Lane
Flagstaff, AZ 86004

Marilyn Weissman
1055 East Apple Way
Flagstaff, AZ 86001

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

Adrian Skabelund
819 West Grand Canyon Ave.
Flagstaff, AZ 86001

Celia Barotz
3354 N Crest Street
Flagstaff, AZ 86001

David Carpenter
495 S River Run Suite 100
Flagstaff, AZ 86001

Sierra Vista No 6 LLC
 PO Box 10
 Scottsdale AZ 85252

Miramonte At Forest Springs LLC
 4578 N 1st Ave No 160
 Tucson AZ 85718

Lauren K Mills
 3027 Via Amador
 Carlsbad CA 92010

Brion & Kate Smith
 3095 E Cold Springs Trl
 Flagstaff AZ 86004

Brion & Kate Smith
 3087 E Cold Springs Trl
 Flagstaff AZ 86004

Forest Springs Townhomes Unit 2
 Association
 323 S River Run Rd No 1
 Flagstaff AZ 86001

Flagstaff City Of
 211 W Aspen Ave
 Flagstaff AZ 86001

Walmart Stores Inc.
 P.O. Box 8050
 MS-0555
 Bentonville, AR. 72716

MDC Coast 4 LLC
 2202 N. Westshore Blvd 5th Floor
 Tampa, FL. 33607

Flagstone Lodging LLC
 8658 E. San Alberto Drive
 Scottsdale, AZ. 85258

CBOCS West Inc.
 PO. Box 787
 Lebanon, TN. 37088

Light Stone Lodging LLC
 PO Box 237
 Flagstaff, AZ. 86002

ADOT Right of Way
 205 S. 17th Avenue
 MD 612E
 Phoenix, AZ. 85007

Pedrick Lee Doran
 Successor Trustee
 P.O. Box 1846
 Flagstaff, AZ. 86002

Little America Hotels & Resort Inc.
 P.O. Box 30825
 Salt Lake City, UT. 84130

Woodshire on Butler LLC
 3550 N. Central Avenue
 No, 1101
 Phoenix, AZ. 85012

CDR Land Investors II LLC
 3101 N. Central Avenue
 No. 1600
 Phoenix, AZ. 85012

CDR Devcorp LTD
 3605 S. Flagstaff Ranch Rd.
 Flagstaff, AZ. 86005

Brion Smith
3095 E Cold Springs Trl
Flagstaff AZ 86004

Pedrick Successor
PO Box 1846
Flagstaff AZ 86002

Light Stone Lodging LLC
PO Box 237
Flagstaff AZ 86002

Forest Springs Homeowners
Association Inc
323 S River Run Rd No 1
Flagstaff AZ 86001

Sean Vollendorf
9 E Caroline Ln
Tempe AZ 85284

Conigliari Family Trust
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Flag Stone Lodging LLC
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Scottsdale AZ 85258

Nathaniel J Madrid
923 W University Ave #317
Flagstaff AZ 86001

Brian Dorrah
7662 E Cactus Wren Rd
Scottsdale AZ 85250

Aaron Eckardt
12437 S 38th Pl
Phoenix AZ 85044

Jankee Bhatt
2070 W 67th Pl
Denver CO 80221

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4622 E Waterman St
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1990 W Rains Way
San Tan Valley AZ 85142

Julia Lamis
3001 E Butler Ave No 48
Flagstaff AZ 86004

Paul Conigliari
1843 E Sleeper Hoolow Ct
Flagstaff AZ 86005

Csl Flagstaff 2019 LLC
930 W 1st St No 400
Fort Worth TX 76102

Cdr Devcorp Ltd
3605 S Flagstaff Ranch Rd
Flagstaff AZ 86005

Mdc Coast 4 LLC
2202 N Westshore Blvd 5th Floor
Tampa FL 33607

Wal-Mart Stores Inc
PO Box 8050 Ms-0555
Bentonville AR 72716