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July 30, 2023

Ms. Alaxandra Pucciarelli
City of Flagstaff
Community Development Department
211 West Aspen Avenue
Flagstaff, Arizona 86001

Re: Request for Annexation of approximately 1.815 acres of property generally located at the southwest corner of US Route 66 & Woody Mountain Road.

Dear Alax:

Introduction.

VP 66 & Woody Mountain LLC (“Vintage”) is proposing to annex 1.815 acres (“Annexation Area”) of property generally located at the southwest corner of US Route 66 & Woody Mountain Road (see Legal Description). Vintage is the owner of the west approximately 1.555 acres of the Annexation Area; the remainder is right-of-way. The approximate 1.555 acres is part of a larger approximately 13-acre property, known as Coconino County Assessor Parcel Number 112-01-712. Vintage is proposing to develop the 13 acres with multi-family residences (“Project”). Vintage requests that the City annex the Annexation Area.

Compliance with A.R.S. § 9-471.

A.R.S. § 9-471 sets forth the qualifications and required processes for the annexation of real property. As requested by the City, the following addresses compliance with Subsections H. and I. of A.R.S. § 9-471, allowing the City to annex the Annexation Area:

H. Territory is not contiguous for the purposes of subsection A, paragraph 1 of this section unless:

1. It adjoins the exterior boundary of the annexing city or town for at least three hundred feet.

Response: Complies. The south and west boundaries of the Annexation Area adjoin the City by more than 575-feet, as depicted on the Legal Description.

2. It is, at all points, at least two hundred feet in width, excluding rights-of-way and roadways.

Response: Complies. The 1.815 acres is approximately 330-feet east-to-west and between 224 and 253-feet north-to-south.

3. The distance from the existing boundary of the annexing city or town where it adjoins the annexed territory to the furthest point of the annexed territory from that boundary is not more than twice the maximum width of the annexed territory.

Response: Complies. The distance from the City boundary where it adjoins the Annexation Area to the furthest point of the Annexation Area is boundary is not more than twice the maximum width of the Annexation Area, as depicted on the Legal Description.

- I. A city or town shall not annex territory if, as a result of that annexation, unincorporated territory is completely surrounded by the annexing city or town or a combination of the annexing city or town and other cities or towns.

Response: Complies. Annexation of the Annexation Area does not result in unincorporated Coconino County being completely surrounding by the City.

Regional Plan.

The City’s 2030 Regional Plan (“Regional Plan”) designates the Annexation Area as Urban Future. Additionally, the Annexation Area is also located within Urban Activity Center U6. The Annexation Area is located within the City’s Urban Growth Boundary.

Infrastructure & Facilities.

Water & Sewer. Water and sewer will be provided by the City. Adequate water and sewer capacity exists to serve the Project.

Traffic. US Route 66 and Woody Mountain Road provide adequate vehicular access to serve the Project.

Material Management. Refuse will be provided to serve the Project.

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Should you have any questions or require additional information, please do not hesitate to contact me at **(602) 256-4471** or **lschube@gblaw.com**. Thank you.

Sincerely,

GAMMAGE & BURNHAM

A handwritten signature in black ink that reads "LCSchube". The letters are cursive and fluidly connected.

By

Lindsay C. Schube

LCS/nas