



communities

at

**TIMBER SKY**

**Southwest Corner of  
US Route 66 and Woody Mountain Road**

**Annexation  
PZ-21-00271-04**

**Direct Ordinance Zoning Map Amendment  
PZ-21-00271-05**

**Record of Proceedings**

**Submitted: April 12, 2023**

## 1. INTRODUCTION

In accordance with Section 10-20.30.060.F of the Zoning Code, VP 66 & Woody Mountain LLC d/b/a as Vintage Partners (“Vintage”) and Liv Communities (“Liv”) (collectively, “Applicant”) are submitting this Record of Proceedings related to the proposed development of the approximate 13.86 acres located at the southwest corner of US Route 66 and Woody Mountain Road (“Property”).

We filed application case no. PZ-21-00271-04 to Annex the approximate 1.555 acres (“1.5 Acres”) located at the southwest corner of US Route 66 & Woody Mountain Road (cross-hatched below). We also filed application case no. PZ-21-00271-05 to rezone the Property (including the 1.5 Acres) from RR—RPO (Rural Residential—Resource Protection Overlay) to HR—RPO (High-Density Residential—Resource Protection Overlay) (“Application”) to allow for the development of Liv Timber Sky, a 214-unit, multi-family residential community.

## 2. NEIGHBORHOOD MEETINGS

In accordance with Section 10-20.30.060.A, the Applicant held two neighborhood meetings.

**Neighborhood Meeting Notification.** On November 23, 2022, a notice of neighborhood meetings was mailed by first class to properties 300-feet; property owners’ associations and homeowner’s associations within a 1,000-foot radius; and individuals, groups, etc. on the City’s “Registry of Persons and



Groups” as provided by the City (collectively, “Affected Party or Affected Parties”). The letter set forth the purpose and substance of the proposed application, the time, date, and virtual meeting weblink for the neighborhood meetings, and contact information for the Applicant/Representative and the assigned City Planner.

**Site Posting Notification.** On November 23, 2021, one notification sign was installed on the Property near the intersection of US Route 66 & Woody Mountain Road. The sign set forth the purpose and substance of the proposed application, the time, date, and virtual meeting weblink for the neighborhood meetings, and contact information for the Applicant/Representative and the assigned City Planner. The sign included a tube containing copies of the neighborhood meetings notification letter. See **Tab A** — First Neighborhood Meeting Notification Letter, Mailing List, and Neighborhood Meeting Certification.

**Voluntary Neighborhood Meeting Notification.** On January 13, 2023, the Applicant mailed a voluntary notice of neighborhood meeting reminder by first class to Affected Parties and individuals that registered for the first neighborhood meeting and provided their address and/or email. See **Tab B** — Voluntary Second Neighborhood Meeting Reminder and Mailing List.

**First Neighborhood Meeting Summary.** The first neighborhood meeting was held on December 12, 2022 from 6:00 to 7:25 PM. The meeting was held via the Zoom virtual meeting platform. The meeting consisted of an overview of the meeting procedures and instructions for asking questions, a formal presentation, and



concluded with questions & answers and comments. Approximately 13 members of the public registered for and attended the meeting. See **Tab C** — First Virtual Neighborhood Meeting Attendee List.

The Development Team provided a formal presentation, which included presentation of an aerial map, site plan, perspective renderings, building elevations, landscaping, and public civic space area, an overview of the applications and requests, conformance with the Regional Plan, as well as discussion regarding the project's response to the City's Climate Action & Adaptation Plan and the City's Housing Crisis. The Development Team responded to questions and comments regarding: signalization of the intersection of US Route 66 & Woody Mountain Road; traffic; density; building height; commercial users; partnership with Habitat for Humanity; student housing; the site plan; and conformance with the Regional Plan.

**Second Neighborhood Meeting Summary.** The second neighborhood meeting was held on February 6, 2023 from 6:00 — 6:40 PM. The meeting was held via the Zoom virtual meeting platform. The meeting consisted of an overview of the meeting procedures and instructions for asking questions, a formal presentation, and concluded with questions & answers and comments. Approximately 4 members of the public registered for and attended the meeting. See **Tab D** — Second Virtual Neighborhood Meeting Attendee List.



The Development Team provided a presentation similar to the first neighborhood meeting, as well as addressed traffic and traffic control at the intersection of US Route 66 & Woody Mountain Road. The Development Team responded to questions regarding traffic, access, and signalization of the intersection of US Route 66 & Woody Mountain Road. The Applicant reaffirmed its commitment to install the traffic signal at the intersection, which those participating in the meeting were pleased to hear.

### 3. NEIGHBORHOOD MEETING SUMMARY LETTER

In accordance with Section 10-20.30.060.F.4, the Applicant mailed a written summary those who registered for the neighborhood meeting(s) and provided their address and/or email. See **Tab E** — Neighborhood Meetings Summary Letter.

### 4. PUBLIC HEARING NOTIFICATION

Once scheduled for public hearing, the Applicant shall install signs on the Property advising of dates, times, and other pertinent details related to the hearings. In addition, a notification letter will be sent via first class mail to the Affected Parties and residents that registered for and provided their email and/or mailing address for the virtual neighborhood meetings. The public hearing notification letter will include a description of the request and application case number, location and acreage, a conceptual site plan and renderings for the project, details regarding the scheduled public hearings and contact information for the Applicant/Representative and City Planner.



**TAB A**

First Neighborhood Meeting Notification Letter  
Mailing List  
Neighborhood Meeting Certification



November 23, 2022

Dear Property Owner, Resident, Neighborhood Association, or Interested Citizen,

VP 66 & Woody Mountain LLC d/b/a as Vintage Partners, in partnership with Liv Communities is proposing to develop the approximate 13.86 acres located at the southwest corner of US Route 66 and Woody Mountain Road (“Property”). Vintage Partners is responsible for developing forward thinking and award-winning projects throughout the State for more than 30 years, including the highly successful Timber Sky master-planned community—the finest Dark Skies compliant master-planned community in the State. In addition, Vintage Partners is in the process of developing Sky Cottages located at the northwest corner of McAllister Ranch and Woody Mountain Roads (directly south of the Property). See enclosed Context Map. Liv Communities is an experienced multi-family and generational housing residential developer and management company that designs communities to promote eco-friendly, social, and healthy lifestyles for their residents. Liv’s Arizona development portfolio currently includes 12 communities in the State.

We recently filed application case no. PZ-21-00271-04 to Annex the approximate 1.9 acres located at the southwest corner of US Route 66 & Woody Mountain Road. See enclosed Annexation Map. In addition, we filed application case no. PZ-21-00271-05 to rezone the Property (including the 1.9 acres) from RR-RPO (Rural Residential, Resource Protection Overlay) to HR-RPO (High Density Residential, Resource Protection Overlay) to allow for the development of a market rate, 214 multi-family residential dwelling unit community at a density of approximately 16.45 dwelling units per acre. The 2030 Regional Plan designates the Property as Urban-Future land use—the proposed use and density comply with this designation. Dwelling units will consist of 1, 2, and 3 bedroom units spread throughout a series of 2-story carriage units and 3-story buildings. Amenities are planned to include a centrally located resident amenity area, open space area, clubhouse, fitness center, spa, bbq area and ramadas, fire pit and seating area, pickleball court, and dog park. In addition, civic (public) space, which includes seating, landscaping, and hardscape, is planned at the northeast corner of the Property. See enclosed Site Plan and Building Elevations.

We have scheduled two virtual neighborhood meetings to discuss the proposed applications.

**VIRTUAL NEIGHBORHOOD MEETING NO. 1: December 12, 2022 from 6:00 – 7:00 PM**

**VIRTUAL NEIGHBORHOOD MEETING NO. 2: February 6, 2023 from 6:00 – 7:00 PM**

**Meeting details for BOTH virtual neighborhood meeting are as follows:**

**Meeting:** Liv Timber Sky—Virtual Neighborhood Meeting  
**Location:** Meeting to be held virtually in Zoom.  
**Link:** <https://www.gblaw.com/livtimbersky/>  
**Date and Time:** As stated above.

**Instructions for Access to Virtual Neighborhood Meetings.** The neighborhood meetings will be held on the Zoom video conferencing platform, which can be accessed through your internet browser or through the Zoom app on your mobile device via the above link. For registration assistance, please contact Taylor Manemann at **(602) 256-4454** or [tmanemann@gblaw.com](mailto:tmanemann@gblaw.com).

Please note, to access the meetings, you will be required to register. Meeting registration information will be part of the public record and shared with the City. We will also use this information to keep you informed of future meetings and hearings via email, as well as traditional mail. At the beginning of the neighborhood meetings, we will provide a brief overview of the meeting procedures and instructions for asking questions once the formal presentation has concluded.

**A follow-up notification letter will be mailed in mid-January 2023 to remind you of the SECOND virtual neighborhood meeting.**

Please be advised that future meetings and hearings before the Planning & Zoning Commission and City Council will be scheduled to review this case. Specific meeting and hearing dates have not yet been set. An additional notification letter will be provided identifying the date, time, and location of these meetings and hearings.

The City Planner assigned to this case is Ms. Genevieve Pearthree, Senior Planner. Ms. Pearthree can be reached at (928) 213-2603 or [Genevieve.Pearthree@flagstaffaz.gov](mailto:Genevieve.Pearthree@flagstaffaz.gov). She can answer your questions regarding the City's review and hearing process. Should you have any questions in the meantime or are unable to attend either or both of the virtual neighborhood meetings and would like more information, please do not hesitate to contact me at **(602) 459-9929** or [walter@vintagevp.com](mailto:walter@vintagevp.com).

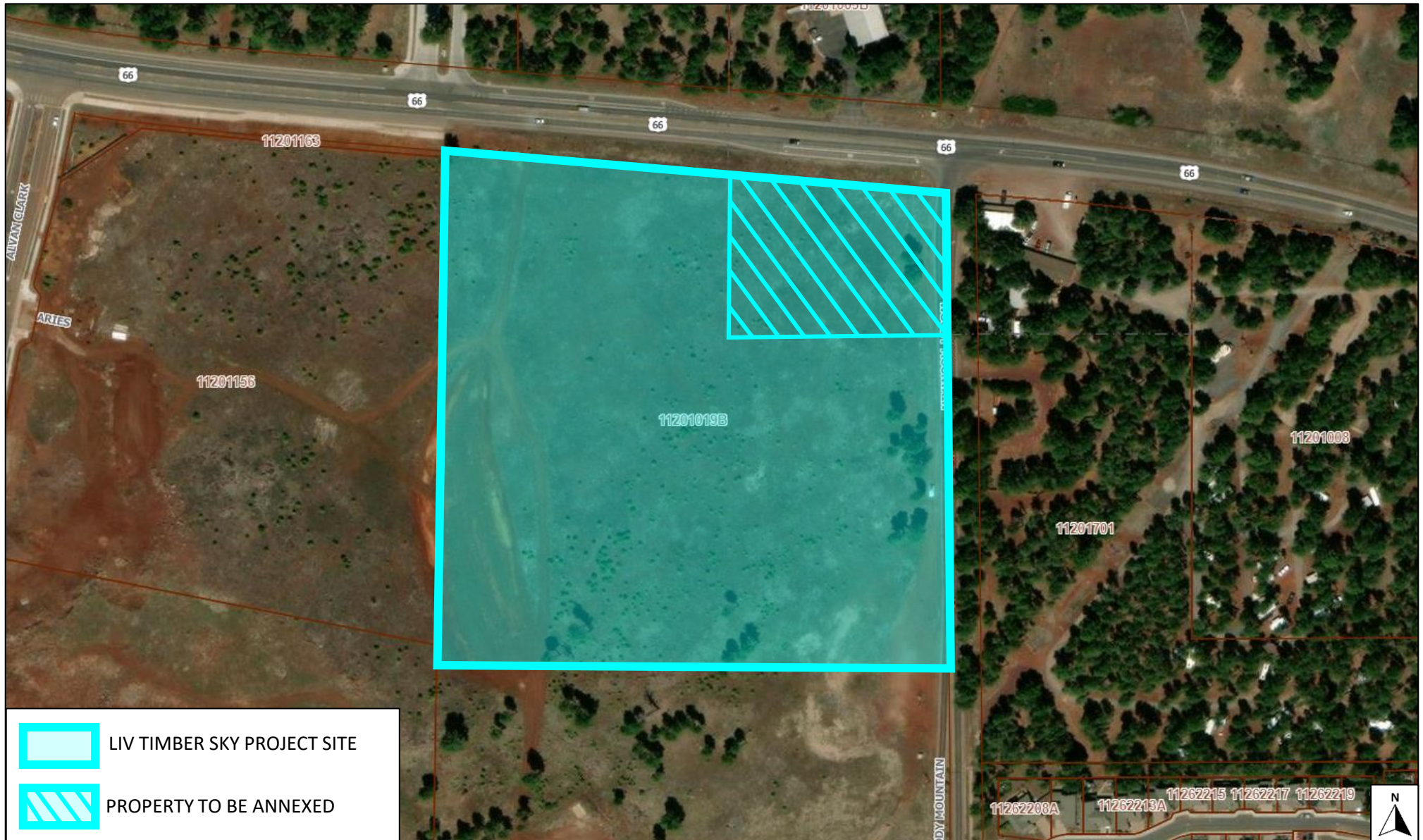
Sincerely,

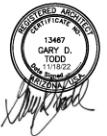
Walter Crutchfield  
Vintage Partners

# CONTEXT MAP



# ANNEXATION MAP





**DEVELOPMENT TEAM:**

**DEVELOPER:**  
 LTV COMMUNITIES  
 1605 S. BEACON BLVD.  
 SUITE 260  
 GRAND HAVEN, MI 49417  
 616-846-6900

**ARIZONA OFFICE:**  
 8930 SOUTH 52ND STREET  
 SUITE 115  
 TEMPE, AZ 85284  
 480-739-6240

**VINTAGE PARTNERS:**  
 3302 E. CAMELBACK RD.  
 SUITE 214  
 PHOENIX, AZ 85016  
 602-459-9929

**ARCHITECTURE:**  
 TODD + ASSOCIATES  
 4019 N. 44TH STREET  
 PHOENIX, AZ 85018  
 602-962-8280

**LANDSCAPE ARCHITECTURE:**  
 NCBRS DESIGN  
 901 E. MADISON STREET  
 PHOENIX, AZ 85034  
 602-254-9400

**CIVIL ENGINEER:**  
 SHEPARD WENSTER, INC.  
 110 DALE AVENUE  
 FLAGSTAFF, AZ 86001  
 928-773-0334

**ZONING ATTORNEY:**  
 GAMMAGE & BERNHARDT  
 40 N. CENTRAL AVENUE  
 30TH FLOOR  
 PHOENIX, AZ 85004  
 602-256-6566

**SITE DATA:**

**SITE ADDRESS:**  
 2701 South Woody Mountain Road

**APN:**  
 12501-0198

**NOTE:** as of January 1, 2023, the parcel number will be changed to APN 12101-712

**SITE AREA:**  
 GROSS AREA: 13.01 ACRES (567,000 SF)  
 NET AREA: 13.01 ACRES (567,000 SF)

**LOT COVERAGE:**  
 MAX ALLOWED: 50% (0.50 x 567,000 SF = 283,500 SF)  
 PROVIDED: 23% (130,737 SF)

**LOT COVERAGE CALCULATIONS:**  
 BUILDING 1: 1,461 SF x 8 FT = 9,688 S.F.  
 BUILDING 2: 5,780 S.F. x 5 = 5,780 S.F.  
 CARRIAGE: 2,277 S.F. x 5 = 11,385 S.F.  
 CLUBHOUSE: 9,249 S.F.  
 FITNESS: 6,930 S.F.  
 GARAGE: 2,035 S.F. x 6 = 12,210 S.F.  
 RANNAOS: 600 S.F.

**COMMON OPEN SPACE:** (SEE LANDSCAPE OPEN SPACE PLAN)  
 REQUIRED: 15% (85,050 SF)  
 PROVIDED: 16% (89,109 SF)

**CIVIC OPEN SPACE:** (SEE LANDSCAPE OPEN SPACE PLAN)  
 REQUIRED: 15% (85,050 SF)  
 PROVIDED: 15% (85,050 SF)

**ZONING:**  
 EXISTING ZONING: COF: Rural Residential - Resource Protection Overlay (RR-RPO) (L1:1.31 ac.)  
 CC: General - 0 AC. Minimum (E1:70 ac.)  
 COF: High Density Residential - Resource Protection Overlay (HR-RPO) (E1:3.01 ac.)

**HEIGHT:**  
 ALLOWED: 40'-0" (65'-0" ALLOWED WITH #12 REINFORCED ROOF)  
 PROVIDED: 3 STORIES - 5'-00" / 2 STORIES - 1'-30" (AT FINISH GRADE)  
 (Building height shall be measured vertically from top of any point of a structure or building element, including the top of parapet, top of mansard roof, screened wall or pitched roof to the nature grade directly beneath one point measured under the finished grade abutting the edge, or structure to below the natural grade.)

**UNIT MIX:**  
 2 BEDROOM / 1 BATH: 48 D.U. (22.4%)  
 2 BEDROOM / 2 BATH: 118 D.U. (55.2%)  
 3 BEDROOM / 2 BATH: 48 D.U. (22.4%)  
**TOTAL: 214 D.U. (100%)**

**CONSTRUCTION TYPE:**  
 PROPOSED: TYPE V-A-V, IV-R, BLENDED (RESIDENTIAL APARTMENT BLDGS.)

**DENSITY:**  
 MAXIMUM ALLOWED: 29 D.U./GROSS ACRE (MAX. WITH RPO, INSIDE PEDESTRIAN SHEEP OF AN ACTIVITY CENTER)  
 PROVIDED: 81.44 D.U./GROSS ACRE

**PARKING:**  
 REQUIRED PARKING:  
 2 BEDROOM/1 BATH (18 D.U.) x 1.50 P.S./D.U. = 72 P.S.  
 2 BEDROOM/2 BATH (118 D.U.) x 2.00 P.S./D.U. = 236 P.S.  
 3 BEDROOM/2 BATH (48 D.U.) x 2.00 P.S./D.U. = 96 P.S.  
 GUEST (E & S BEDROOM - 168 D.U.) x 0.50 P.S. = 84 P.S.  
**TOTAL REQUIRED PARKING: 484 P.S.**

**REQUIRED ACCESSIBLE PARKING:**  
 REQUIRED, PER CITY OF FLAGSTAFF TABLE 10-50.80.090 B:  
 40-500 TOTAL P.S. = 10 ACC. P.S.  
 PROVIDED: 10 PARKING SPACES (9 SURFACE, 1 GARAGE)

**PROVIDED PARKING:**  
 SURFACE PARKING: 390 P.S. (INCLUDES 340 SURFACE P.S. & 5 EV CHARGING STATIONS & 47 TANDEM P.S.)  
 ATTACHED GARAGES: 47 P.S.  
 CARRIAGE BUILDING GARAGES: 40 P.S.  
 DETACHED GARAGE: 48 P.S.  
**TOTAL PROVIDED PARKING: 485 P.S.**  
 INCLUDES 10 ACCESSIBLE P.S. 9 SURFACE, 1 GARAGE

**GENERAL PARKING DIMENSIONS:**  
 PARKING SPACE: 9' x 18' WITH 1.5' OVERHANG  
 ABLE WIDTH: 26' FIRE CODE (APPENDIX D)  
 LANDSCAPE ISLAND RATIO: 8 P.S. PER 1 LANDSCAPE ISLAND

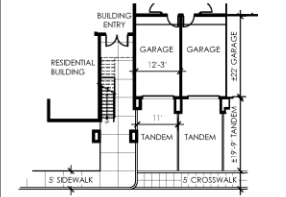
**BICYCLE PARKING:**  
 REQUIRED: 5% OF REQUIRED PARKING = 24 BICYCLE PARKING SPACES  
 PROVIDED: 35 x 44" x 22" & 24 BICYCLE PARKING SPACES

**BUILDING SETBACK:**  
 REQUIRED: 15' ± BUILDING - FRONT (RCUTE 64)  
 15' ± BUILDING - FRONT (RCUTE 64)  
 5' ± BUILDING - STREET SIDE (WOODY MOUNT RD)  
 5' ± BUILDING - SIDE (WEST PROPERTY LINE)  
 10' ± BUILDING - REAR (SOUTH PROPERTY LINE)  
 15' ± BUILDING - DETACHED GARAGE

**FIRE CODE:**  
 CITY OF FLAGSTAFF FIRE DEPARTMENT HAS ADOPTED APPENDIX D WITHIN THE 2018 FIRE CODE WHICH REQUIRES THE FOLLOWING:  
 1. WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30', APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED.  
 2. AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 24'.  
 3. FIRE APPARATUS ACCESS ROADS SHALL BE LOCATED NOT LESS THAN 15' AND NOT GREATER THAN 30' FROM THE BUILDING. AERIALS SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.

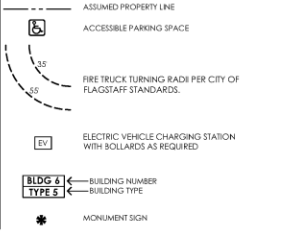
**FIRE TRUCK TURNING RADIUS:**  
 INSIDE: 35'  
 OUTSIDE: 55'

**DETAIL AT TYPICAL ATTACHED GARAGE**



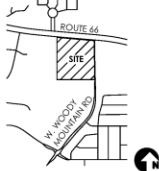
- NOTE:**
- TANDEM PARKING SPACE TO BE ASSIGNED TO SAME DWELLING UNIT AS ASSOCIATED GARAGE
  - TANDEM PARKING SPACE COUNT HAS NOT BEEN COUNTED TOWARD THE REQUIRED PARKING.

**LEGEND**



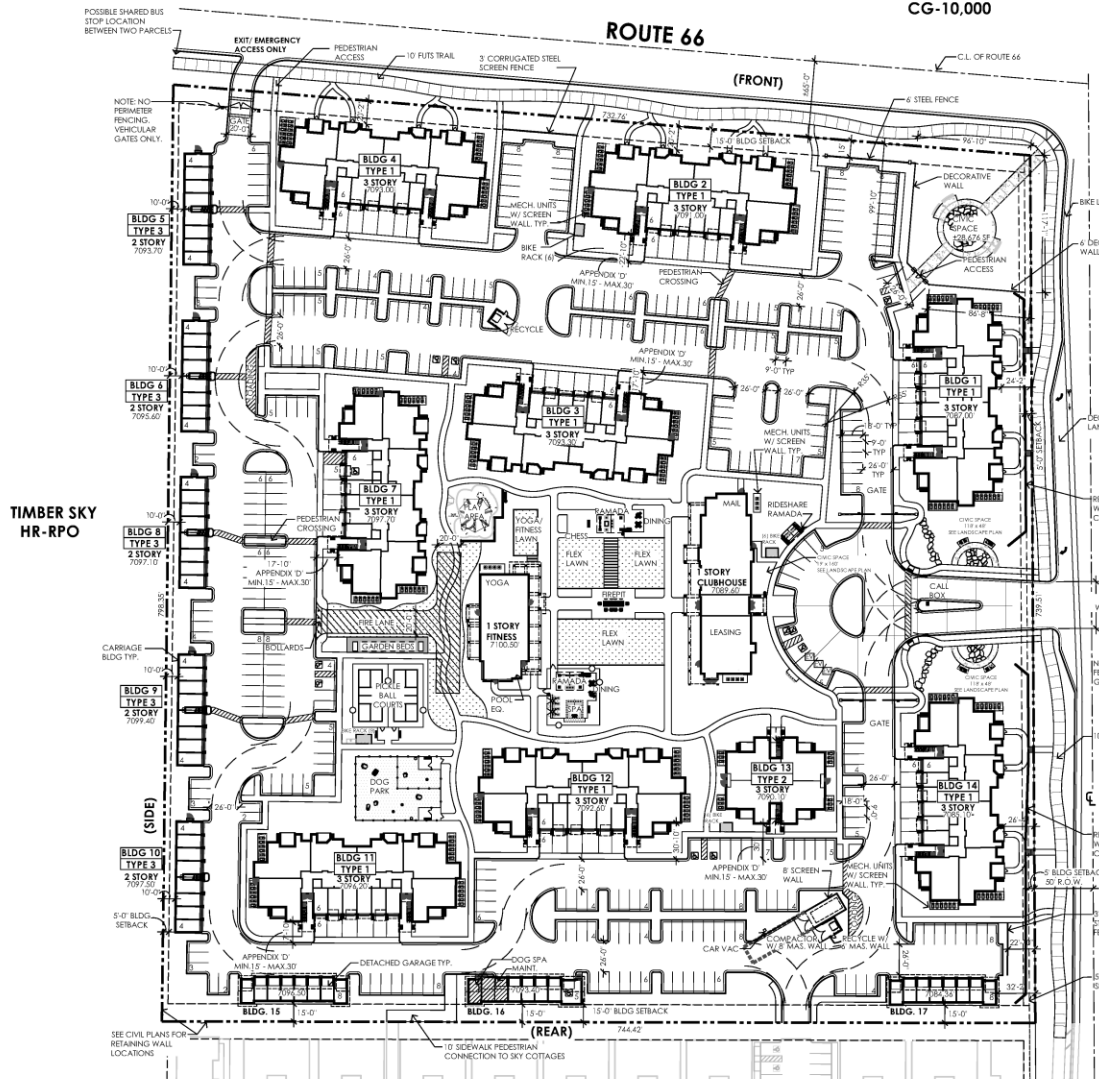
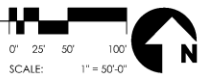
BUILDING S.F. (GROSS)			
BUILDING / LEVEL	CONST	TYPE	OCC.
<b>BLDG TYPE 1:</b>			
1ST FLR.	10,250 S.F.	V-A	R-2
2ND FLR.	10,233 S.F.	V-A	R-2
3RD FLR.	10,233 S.F.	V-A	R-2
<b>SUBTOTAL</b>	<b>30,716 S.F.</b>	<b>(2 x 8' = 220,720 S.F.)</b>	
<b>BLDG TYPE 2:</b>			
1ST FLR.	4,574 S.F.	V-A	R-2
2ND FLR.	4,574 S.F.	V-A	R-2
3RD FLR.	4,574 S.F.	V-A	R-2
<b>SUBTOTAL</b>	<b>13,722 S.F.</b>	<b>(2 x 1' = 13,722 S.F.)</b>	
<b>BLDG TYPE 3:</b>			
1ST FLR.	2,299 S.F.	V-A	R-2
2ND FLR.	2,285 S.F.	V-A	R-2
3RD FLR.	2,285 S.F.	V-A	R-2
<b>SUBTOTAL</b>	<b>6,869 S.F.</b>	<b>(4 x 3' = 22,407 S.F.)</b>	
<b>TOTAL RESIDENTIAL: 281,870 S.F.</b>			
<b>CLUBHOUSE:</b>			
1ST FLR.	6,511 S.F.	V-B	A-3/B
<b>SUBTOTAL</b>	<b>6,511 S.F.</b>	<b>(1 x 1.5' = 1,500 S.F.)</b>	
<b>FITNESS:</b>			
1ST FLR.	3,783 S.F.	V-B	A-3
<b>SUBTOTAL</b>	<b>3,783 S.F.</b>	<b>(1 x 1.5' = 3,783 S.F.)</b>	
<b>DETACHED GARAGES:</b>			
1ST FLR.	2,012 S.F.	V-B	U
2ND FLR.	2,012 S.F.	V-B	U
3RD FLR.	2,012 S.F.	V-B	U
<b>SUBTOTAL</b>	<b>6,036 S.F.</b>	<b>(1 x 1.5' = 2,250 S.F.)</b>	
<b>TOTAL ALL BUILDINGS: 298,304 S.F.</b>			

**VICINITY MAP**



**CODE COMPLIANCE**  
 THE FLAGSTAFF CITY COUNCIL HAS ADOPTED THE FOLLOWING BUILDING CODES WITH AMENDMENTS:  
 2018 INTERNATIONAL BUILDING CODE  
 2018 INTERNATIONAL PLUMBING CODE  
 2018 INTERNATIONAL FUEL GAS CODE  
 2018 INTERNATIONAL EXISTING BUILDING CODE  
 2017 NFPA 70 / NATIONAL ELECTRICAL CODE  
 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS  
 2018 INTERNATIONAL RESIDENTIAL CODE  
 2018 INTERNATIONAL MECHANICAL CODE  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE  
 1997 UNIFORM ADMINISTRATIVE CODE  
 1997 UNIFORM HOUSE CODE  
 ICC A117.1-2017 ACCESSIBLE & USABLE BUILDINGS & FACILITIES

**ARCHITECTURAL SITE PLAN**



**TIMBER SKY  
 HR-RPO**

**SKY COTTAGES  
 MR-RPO**

POSSIBLE SHARED BUS STOP LOCATION BETWEEN TWO PARCELS

NOTE: NO PERIMETER FENCING REQUIRED. MAX ALLOWED GATES ONLY.

BLDG 5 TYPE 3 2 STORY 7093.70

BLDG 6 TYPE 3 2 STORY 7093.70

BLDG 7 TYPE 3 2 STORY 7093.70

BLDG 8 TYPE 3 2 STORY 7093.70

BLDG 9 TYPE 3 2 STORY 7093.70

BLDG 10 TYPE 3 2 STORY 7093.70

BLDG 11 TYPE 3 3 STORY 2919.00

BLDG 12 TYPE 1 3 STORY 7024.30

BLDG 13 TYPE 2 3 STORY 7024.30

BLDG 14 TYPE 1 3 STORY 7024.30

BLDG 15 TYPE 1 3 STORY 7024.30

CG-10,000

CG-10,000

RR-RPO  
 WOODY MOUNTAIN RD.

(STREET SIDE)

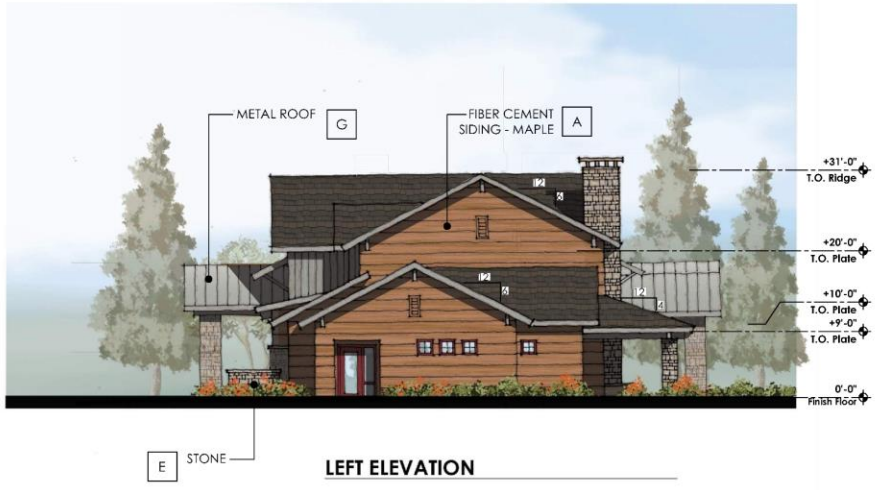
(REAR)

(FRONT)

C.L. OF ROUTE 66



**REAR ELEVATION**

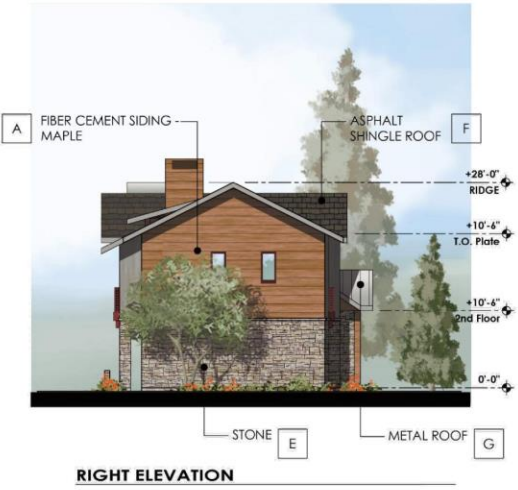


**LEFT ELEVATION**

LOCATION	COLOR	SWATCH
A Fiber Cement Siding Body 1	MFG.: Alura Lap Siding - Horizontal Panels Traditional Texture COLOR: Maple	[Swatch]
B Fiber Cement Siding Body 2	MFG.: Alura Lap Siding - Vertical Panels Traditional Texture COLOR: Slate	[Swatch]
C Fiber Cement Fascia	MFG.: Alura - Plycem Fiber Cement Trim COLOR: Sterling Gray LRV: 48.20	[Swatch]
D Fiber Cement Trim	MFG.: Alura - Plycem Fiber Cement Trim COLOR: Autumn Red LRV: 12.60	[Swatch]
E Stone Veneer	MFG.: Coronado - Getty Stone COLOR: Embassy Blend	[Swatch]
F Shingle Roof	MFG.: GAF Timberline - Ultra HD Shingles COLOR: Charcoal	[Swatch]
G Metal Roof	MFG.: MBCI - Slimline Roof Panel COLOR: Signature 300 "Slate Gray" LRV: 18.76	[Swatch]
H Metal Railing	MFG.: Sherwin Williams COLOR: SW 7578 "Borscht" LRV: 6	[Swatch]

**CLUBHOUSE ELEVATIONS**





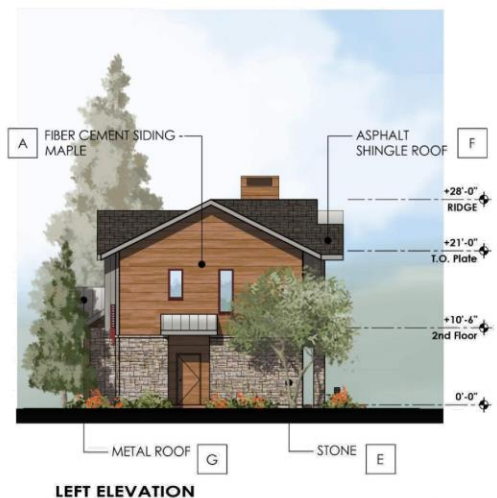
**RIGHT ELEVATION**



**FRONT ELEVATION**

LOCATION	COLOR	SWATCH
<b>A</b> Fiber Cement Siding Body 1	MFG.: Allura Lap Siding - Horizontal Panels Traditional Texture COLOR: PPG Bleached Maple (PPG1089-5) LRV: 37	
<b>B</b> Fiber Cement Siding Body 2	MFG.: Allura Lap Siding - Vertical Panels Traditional Texture COLOR: PPG Cloudy Slate (PPG0996-4) LRV: 29	
<b>C</b> Fiber Cement Fascia	MFG.: Allura - Plycem Fiber Cement Trim COLOR: Alura Sterling Gray LRV: 49.2	
<b>D</b> Fiber Cement Trim	MFG.: Allura - Plycem Fiber Cement Trim COLOR: Alura Autumn Red LRV: 12.6	
<b>E</b> Stone Veneer	MFG.: Coronado - Getty Stone COLOR: Embassy Blend LRV: 45.43	
<b>F</b> Shingle Roof	MFG.: GAF Timberline - Ultra HD Shingles COLOR: Charcoal LRV: n/a	
<b>G</b> Metal Roof	MFG.: MBCI - Slimline Roof Panel COLOR: Signature 300 "Slate Gray" LRV: 18.76	
<b>H</b> Metal Railing	MFG.: Sherwin Williams COLOR: SW 7578 "Borscht" LRV: 6	

COLOR SCHEDULE



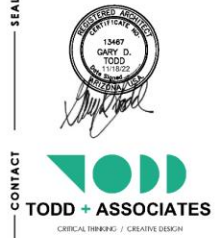
**LEFT ELEVATION**



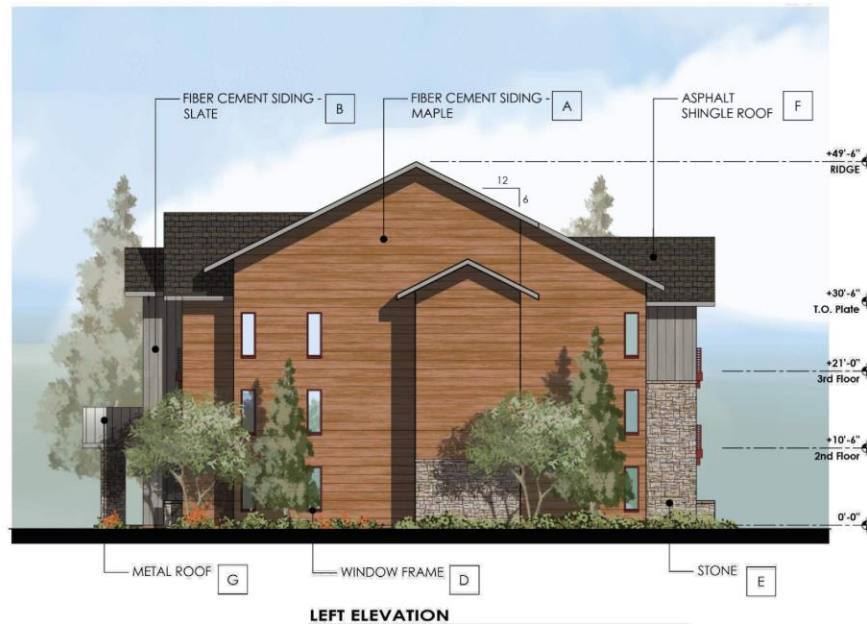
**REAR ELEVATION**

**TYPE 3 ELEVATIONS**





**REAR ELEVATION**



**LEFT ELEVATION**

LOCATION	COLOR	SWATCH
A	Fiber Cement Siding Body 1 MFG.: Allura Lap Siding - Horizontal Panels Traditional Texture COLOR: PPG Bleached Maple (PPG1089-5) LRV: 37	[Swatch A]
B	Fiber Cement Siding Body 2 MFG.: Allura Lap Siding - Vertical Panels Traditional Texture COLOR: PPG Cloudy Slate (PPG0996-4) LRV: 29	[Swatch B]
C	Fiber Cement Fascia MFG.: Allura - Plycem Fiber Cement Trim COLOR: Akura Sterling Gray LRV: 48.2	[Swatch C]
D	Fiber Cement Trim MFG.: Allura - Plycem Fiber Cement Trim COLOR: Akura Autumn Red LRV: 12.6	[Swatch D]
E	Stone Veneer MFG.: Coronado - Getty Stone COLOR: Embassy Blend LRV: 45.43	[Swatch E]
F	Shingle Roof MFG.: GAF Timberline - Ultra HD Shingles COLOR: Charcoal LRV: n/a	[Swatch F]
G	Metal Roof MFG.: MBCI - Slimline Roof Panel COLOR: Signature 300 "Slate Gray" LRV: 18.76	[Swatch G]
H	Metal Railing MFG.: Sherwin Williams COLOR: SW 7578 "Borscht" LRV: 6	[Swatch H]

**TYPE 1 ELEVATIONS**



Property Owners within 300-feet					
Property Owner Name	Mailing Address	City	Sate	ZIP	APN
DUNN SHELLY R	2864 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	11262212A
ESTERLY BRIAN & ROSETTA	24361 N 73RD ST	SCOTTSDALE	AZ	85255	11262208A
FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001	11201002
HELIN BUILDING LLC	1800 N HEREFORD DR	FLAGSTAFF	AZ	86001	11201003A 11201003B
PRESIDIO IN THE PINES HOMEOWNER'S ASSOC INC	323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001	11262473B
TIMBER SKY COMMUNITY ASSOCIATION	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016	11201163
VAN HOY FAMILY REVOCABLE TRUST DTD 01-16-02	14194 W SMOKETREE DR	SURPRISE	AZ	85387	11262207
VP 66 & WOODY MOUNTAIN LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016	11201156 11201157
WALKER WINSTON W & MARY M	13450 N KACHINA DR	ORO VALLEY	AZ	85755	11262210A
WOODY MOUNTAIN CAMPGROUND	1425 W FOREST MEADOWS	FLAGSTAFF	AZ	86001	11201701
HOAs and Neighborhood Associations within 1,000-feet					
Organization / Contact	Mailing Address	City	Sate	ZIP	
RAILROAD SPRINGS 66 LLLP	1016 W UNIVERSITY AVE NO 203	FLAGSTAFF	AZ	86001	
PRESIDIO IN THE PINES HOMEOWNER'S ASSOC INC	323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001	
TIMBER SKY COMMUNITY ASSOCIATION	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016	
Registry of Persons and Groups					
Organization / Contact	Mailing Address	City	Sate	ZIP	Email
Friends of Flagstaff's Future	P.O. Box 23462	Flagstaff	AZ	86002	<a href="mailto:info@friendsofflagstaff.org">info@friendsofflagstaff.org</a>
Friends of Flagstaff's Future ATTN: Michele A. James	P.O. Box 23462	Flagstaff	AZ	86002	
Northern Arizona Building Association	1500 East Cedar Avenue, Suite 86	Flagstaff	AZ	86004	<a href="mailto:tbociung@nazba.org">tbociung@nazba.org</a>
Northern Arizona Association of Realtors ATTN: Jeffrey Herd	1515 East Cedar Avenue, Suite C-4	Flagstaff	AZ	86004	<a href="mailto:naarflag@nazrealtor.com">naarflag@nazrealtor.com</a>
Tish Bogan-Ozman	5271 Mt. Pleasant Drive	Flagstaff	AZ	86004	<a href="mailto:tishflagstaff@gmail.com">tishflagstaff@gmail.com</a>
Marilyn Weissman	1055 East Apple Way	Flagstaff	AZ	86001	<a href="mailto:Missymoet@aol.com">Missymoet@aol.com</a>
Nat White	1120 North Rockridge Road	Flagstaff	AZ	86001	<a href="mailto:white@lowell.edu">white@lowell.edu</a>
Charlie Silver	720 West Aspen Avenue	Flagstaff	AZ	86001	<a href="mailto:Cws720@gmail.com">Cws720@gmail.com</a>
Betsy McKellar	330 S Ash Lane	Flagstaff	AZ	86004	
David Carpenter	1109 W Beal Road	Flagstaff	AZ	86001	<a href="mailto:dc@hopeaz.com">dc@hopeaz.com</a>
Arizona Army National Guard, AZAA-FMO ATTN: Dorenda Coleman	5636 E McDowell Rd, M5330	Phoenix	AZ	85008	<a href="mailto:dorenda.j.coleman.nfg@mail.mil">dorenda.j.coleman.nfg@mail.mil</a>
US Navy, Intergovernmental Branch. ATTN: Mary Beth Dreusike	850 Pacific Highway Building 1 – 5th Floor, Suite 513	San Diego	CA	92132	<a href="mailto:marybeth.dreusike@navy.mil">marybeth.dreusike@navy.mil</a>
Celia Barotz	3354 N Crest Street	Flagstaff	AZ	86001	<a href="mailto:cbarotz@gmail.com">cbarotz@gmail.com</a>
Norm Wallen	3716 N Grandview	Flagstaff	AZ	86004	<a href="mailto:normwallenflg@gmail.com">normwallenflg@gmail.com</a>
Coconino County Community Development ATTN: Jay Christelman	2500 N Fort Valley Rd. Bldg 1	Flagstaff	AZ	86001-1287	<a href="mailto:ichristelman@coconino.az.gov">ichristelman@coconino.az.gov</a>
Tyler Denham	800 W Forest Meadows St, Apt 119	Flagstaff	AZ	86001	<a href="mailto:tyler.b.denham@gmail.com">tyler.b.denham@gmail.com</a>
Coconino County Community Development ATTN: Jess McNeely	2500 N Fort Valley Rd. Bldg 1	Flagstaff	AZ	86001-1287	<a href="mailto:wmcneely@coconino.az.gov">wmcneely@coconino.az.gov</a>
Flagstaff Lodging, Restaurant & Tourism Association ATTN: Steve Finch	PO Box 30622	Flagstaff	AZ	86003	<a href="mailto:sfinch@flrta.org">sfinch@flrta.org</a>
Rachel Bass	3083 W. Easterday Lane	Flagstaff	AZ	86001	<a href="mailto:rsilverton@gmail.com">rsilverton@gmail.com</a>
Other Interested Parties					
Organization / Contact	Mailing Address	City	Sate	ZIP	Email
City of Flagstaff Community Development ATTN: Genevieve Pearthree	211 W. Aspen Ave	Flagstaff	AZ	86001	<a href="mailto:gpearthree@flagstaffaz.gov">gpearthree@flagstaffaz.gov</a>
Gammage & Burnham, PLC ATTN: Nick Sobraske	40 N Central, 20th Floor	Phoenix	AZ	85004	<a href="mailto:nsobraske@gblaw.com">nsobraske@gblaw.com</a>

## Neighborhood Meeting Certification

Gammage & Burnham, PLC  
I, c/o Lindsay C. Schube, the authorized representative of VP 66 & Woody Mountain LLC, do hereby attest that the neighborhood meeting for Project No. PZ- 21 - 00271 - 05 and <sup>PZ - 21 - 00271 - 04</sup> 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 11/22/2022 and accepted by the City of Flagstaff on 12/8/2022.
- A list of property owners within 300 feet of the subject property boundaries was prepared and submitted to the City of Flagstaff as part of the Citizen Participation Plan.
- Notices of the neighborhood meeting were sent via first class mail on 11/23/2022 to all property owners within 1,000 feet of the subject property boundaries, 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 11/23/2022 at the following location(s):
  - Near the intersection of US Route 666 & Woody Mountain Road
  - \_\_\_\_\_
  - \_\_\_\_\_
- A written summary of the meetings, known as a Citizen Participation Report, was submitted to the City of Flagstaff on 4/12/2023.
- Copies of the Citizen Participation Report were sent via first class mail on 4/11/2023 to all persons who recorded their names on the neighborhood meeting sign-in sheet.

Authorized Representative of the Applicant:

Lindsay C. Schube

Signature:



Voluntary Second Neighborhood Meeting Reminder  
Mailing List



January 13, 2023

Dear Property Owner, Resident, Neighborhood Association, or Interested Citizen,

You are receiving this follow-up letter as a courtesy reminder that Vintage Partners is hosting a second virtual neighborhood meeting for the Liv Timber Sky development proposal on the approximate 13.86 acres located at the southwest corner of US Route 66 and Woody Mountain Road (“Property”). VP 66 & Woody Mountain LLC d/b/a as Vintage Partners, in partnership with Liv Communities, is proposing to develop a new, market-rate multi-family residential development on the Property.

We recently filed application case no. PZ-21-00271-04 to Annex the approximate 1.9 acres located at the southwest corner of US Route 66 & Woody Mountain Road. See enclosed Annexation Map. In addition, we filed application case no. PZ-21-00271-05 to rezone the Property (including the 1.9 acres) from RR-RPO (Rural Residential, Resource Protection Overlay) to HR-RPO (High Density Residential, Resource Protection Overlay). Approval of these applications will allow for the development of a 214 multi-family residential dwelling unit community at a density of approximately 16.45 dwelling units per acre. The 2030 Regional Plan designates the Property as Urban-Future land use—the proposed use and density comply with this designation. Dwelling units will consist of 1, 2, and 3 bedroom units spread throughout a series of 2-story carriage units and 3-story buildings. Amenities are planned to include a centrally located resident amenity area, open space area, clubhouse, fitness center, spa, bbq area and ramadas, fire pit and seating area, pickleball court, and dog park. In addition, civic (public) space, which includes seating, landscaping, and hardscape, is planned at the northeast corner of the Property. See enclosed Site Plan and Building Elevations.

The second virtual neighborhood meeting to discuss the development proposal is scheduled as follows:

<b>Meeting:</b>	Liv Timber Sky—Virtual Neighborhood Meeting
<b>Location:</b>	Meeting to be held <u>virtually in Zoom</u> .
<b>Registration Link:</b>	<u><a href="https://www.gblaw.com/livtimbersky/">https://www.gblaw.com/livtimbersky/</a></u>
<b>Date and Time:</b>	February 6, 2023 at 6:00 PM

**Instructions for Access to Virtual Neighborhood Meetings.** The neighborhood meetings will be held on the Zoom video conferencing platform, which can be accessed through your internet browser or through the Zoom app on your mobile device via the above link. For registration assistance, please contact Taylor Manemann at **(602) 256-4454** or **tmanemann@gblaw.com**.

Please note, to access the meeting, you will be required to register. Meeting registration information will be made part of the public record and shared with the City. We will also use this information to keep you informed of future meetings and/or hearings via email, as well as traditional mail. At the beginning of the neighborhood meeting, we will provide a brief overview of the meeting procedures and instructions for asking questions once the formal presentation has concluded.

Please be advised that future hearings before the Planning & Zoning Commission and City Council will be scheduled to review this case. Specific dates have not yet been set. An additional notification letter will be provided identifying the date, time, and location of these meetings and hearings.

The City Planner assigned to this case is Ms. Genevieve Pearthree, Senior Planner. Ms. Pearthree can be reached at (928) 213-2603 or [Genevieve.Pearthree@flagstaffaz.gov](mailto:Genevieve.Pearthree@flagstaffaz.gov). She can answer your questions regarding the City's review and hearing process. Should you have any questions in the meantime or are unable to attend this neighborhood meeting and would like more information, please do not hesitate to contact me at **(602) 459-9929** or **[walter@vintagevp.com](mailto:walter@vintagevp.com)**.

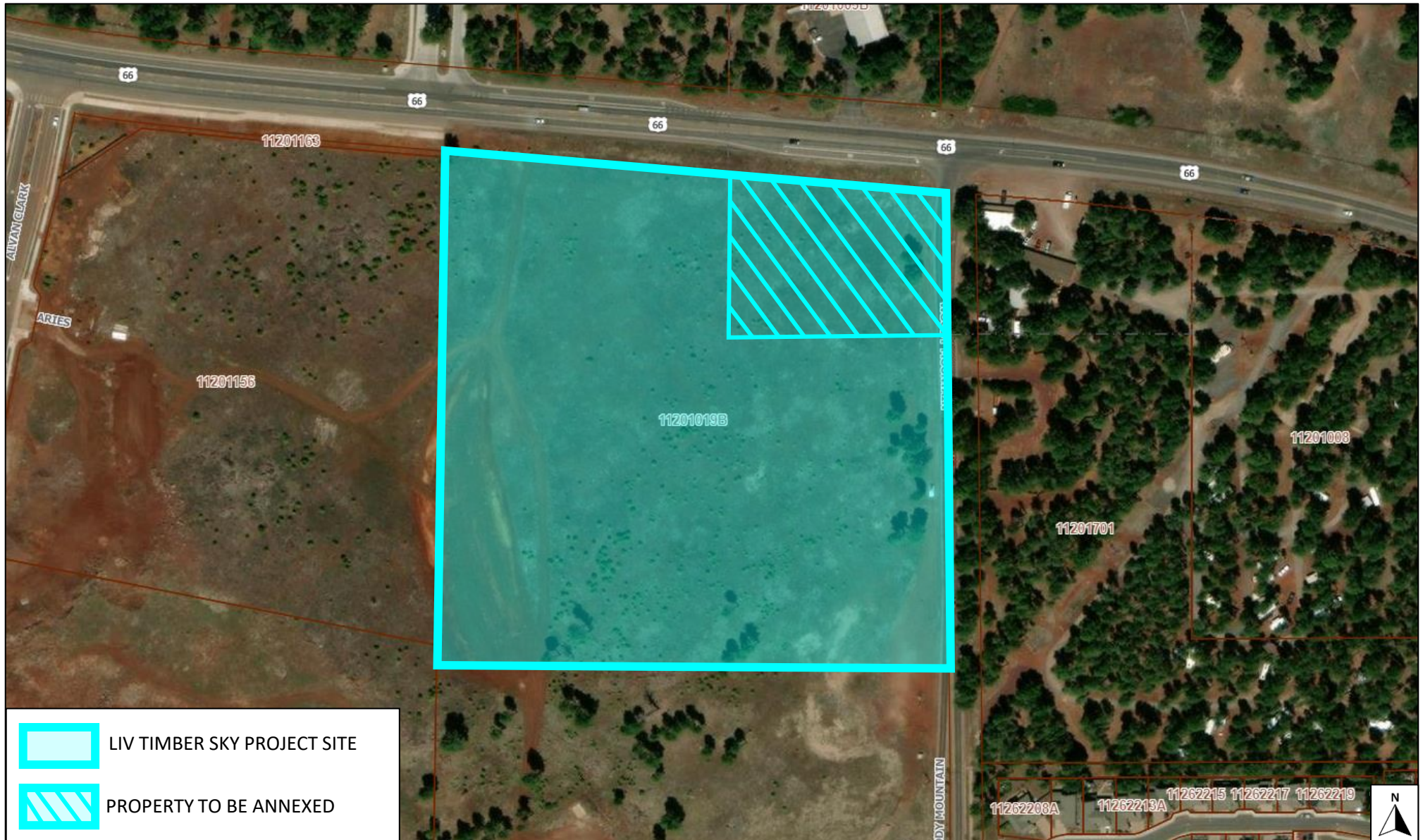
Sincerely,

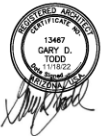
Walter Crutchfield  
Vintage Partners

# CONTEXT MAP



# ANNEXATION MAP





**DEVELOPMENT TEAM:**

**DEVELOPER:**  
 LTV COMMUNITIES  
 1605 S. BEACON BLVD.  
 SUITE 260  
 GRAND HAVEN, MI 49417  
 616-846-6900

**ARIZONA OFFICE:**  
 8950 SOUTH 52ND STREET  
 SUITE 115  
 TEMPE, AZ 85284  
 480-739-6240

**VINTAGE PARTNERS:**  
 3302 E. CAMELBACK RD.  
 SUITE 214  
 PHOENIX, AZ 85016  
 602-459-9929

**ARCHITECTURE:**  
 TODD + ASSOCIATES  
 4019 N. 44TH STREET  
 PHOENIX, AZ 85018  
 602-962-8280

**LANDSCAPE ARCHITECTURE:**  
 NCBRS DESIGN  
 901 E. MADISON STREET  
 PHOENIX, AZ 85034  
 602-254-9400

**CIVIL ENGINEER:**  
 SHEPARD WENSTER, INC.  
 110 DALE AVENUE  
 FLAGSTAFF, AZ 86001  
 928-773-0334

**ZONING ATTORNEY:**  
 GAMMAGE & BERNHARDT  
 40 N. CENTRAL AVENUE  
 30TH FLOOR  
 PHOENIX, AZ 85004  
 602-256-6566

**SITE DATA:**

**SITE ADDRESS:**  
 2701 South Woody Mountain Road

**APN:**  
 12501-0198

**NOTE:** as of January 1, 2023, the parcel number will be changed to APN 12101-712

**SITE AREA:**  
 GROSS AREA: 13.01 ACRES (567,000 SF)  
 NET AREA: 13.01 ACRES (567,000 SF)

**LOT COVERAGE:**  
 MAX ALLOWED: 50% (0.65) x 567,000 SF = 283,500 SF  
 PROVIDED: 23% (130,737 SF)

**LOT COVERAGE CALCULATIONS:**  
 BUILDING 1: 1,461 SF x 8 FT = 9,688 S.F.  
 BUILDING 2: 5,780 S.F. x 5 = 5,780 S.F.  
 CARRIAGE: 2,277 S.F. x 5 = 11,385 S.F.  
 CLUBHOUSE: 9,249 S.F.  
 FITNESS: 6,930 S.F.  
 GARAGE: 2,035 S.F. x 6 = 12,210 S.F.  
 RANNAOS: 600 S.F.

**COMMON OPEN SPACE:** (SEE LANDSCAPE OPEN SPACE PLAN)  
 REQUIRED: 15% (85,050 SF)  
 PROVIDED: 16% (89,109 SF)

**CIVIC OPEN SPACE:** (SEE LANDSCAPE OPEN SPACE PLAN)  
 REQUIRED: 15% (85,050 SF)  
 PROVIDED: 15% (85,050 SF)

**ZONING:**  
 EXISTING ZONING: COF: Rural Residential - Resource Protection Overlay (RR-RPO) (L1:1.31 ac.)  
 CC: General - 0 AC. Minimum (E1:70 ac.)  
 COF: High Density Residential - Resource Protection Overlay (HR-RPO) (E1:3.01 ac.)

**PROPOSED:**  
 COF: Rural Residential - Resource Protection Overlay (RR-RPO) (L1:1.31 ac.)  
 CC: General - 0 AC. Minimum (E1:70 ac.)  
 COF: High Density Residential - Resource Protection Overlay (HR-RPO) (E1:3.01 ac.)

**HEIGHT:**  
 ALLOWED: 40'-0" (65'-0" ALLOWED WITH #12 REINFORCED ROOF)  
 PROVIDED: 3 STORIES - 5'-00" / 2 STORIES - 1'-30" (AT FINISH GRADE)

**UNIT MIX:**  
 2 BEDROOM / 1 BATH: 48 D.U. (22.4%)  
 2 BEDROOM / 2 BATH: 118 D.U. (55.2%)  
 3 BEDROOM / 2 BATH: 48 D.U. (22.4%)  
**TOTAL: 214 D.U. (100%)**

**CONSTRUCTION TYPE:**  
 PROPOSED: TYPE V-A-V, IV-R, BLENDED (RESIDENTIAL APARTMENT BLDGS.)

**DENSITY:**  
 MAXIMUM ALLOWED: 29 D.U./GROSS ACRE (MAX. WITH RPO, INSIDE PEDESTRIAN SHELF OFF AN ACTIVITY CENTER)  
 PROVIDED: 81.44 D.U./GROSS ACRE

**PARKING:**  
 REQUIRED PARKING:  
 2 BEDROOM/1 BATH (18 D.U.) x 1.50 P.S./D.U. = 72 P.S.  
 2 BEDROOM/2 BATH (118 D.U.) x 2.00 P.S./D.U. = 236 P.S.  
 3 BEDROOM/2 BATH (48 D.U.) x 2.00 P.S./D.U. = 96 P.S.  
 GUEST (E & S BEDROOM - 168 D.U.) x 0.50 P.S. = 84 P.S.  
**TOTAL REQUIRED PARKING: 484 P.S.**

**REQUIRED ACCESSIBLE PARKING:**  
 REQUIRED, PER CITY OF FLAGSTAFF TABLE 10-50.80.00(B):  
 40-500 TOTAL P.S. = 10 ACC. P.S.  
 PROVIDED: 10 PARKING SPACES (9 SURFACE, 1 GARAGE)

**PROVIDED PARKING:**  
 SURFACE PARKING: 390 P.S. (INCLUDES 340 SURFACE P.S. & 5 EV CHARGING STATIONS & 47 TANDEM P.S.)  
 ATTACHED GARAGES: 47 P.S.  
 CARRIAGE BUILDING GARAGES: 40 P.S.  
 DETACHED GARAGE: 48 P.S.  
**TOTAL PROVIDED PARKING: 485 P.S.**  
 INCLUDES 10 ACCESSIBLE P.S. 9 SURFACE, 1 GARAGE

**GENERAL PARKING DIMENSIONS:**  
 PARKING SPACE: 9' x 18' WITH 1.5' OVERHANG  
 AISLE WIDTH: 26' FIRE CODE (APPENDIX D)  
 LANDSCAPE ISLAND RATIO: 8 P.S. PER 1 LANDSCAPE ISLAND

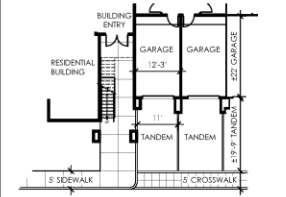
**BIKE PARKING:**  
 REQUIRED: 5% OF REQUIRED PARKING = 24 BIKE PARKING SPACES  
 PROVIDED: 35 x 44" x 22" & 24 BIKE PARKING SPACES

**BUILDING SETBACK:**  
 REQUIRED: 15' ± BUILDING - FRONT (RCUTE 64)  
 15' ± BUILDING - FRONT (RCUTE 64)  
 5' ± BUILDING - STREET SIDE (WOODY MOUNT RD)  
 5' ± BUILDING - SIDE (WEST PROPERTY LINE)  
 10' ± BUILDING - REAR (SOUTH PROPERTY LINE)  
 15' ± BUILDING - DETACHED GARAGE

**FIRE CODE:**  
 CITY OF FLAGSTAFF FIRE DEPARTMENT HAS ADOPTED APPENDIX D WITHIN THE 2018 FIRE CODE WHICH REQUIRES THE FOLLOWING:  
 1. WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30', APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED.  
 2. AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 24'.  
 3. FIRE APPARATUS ACCESS ROADS SHALL BE LOCATED NOT LESS THAN 15' AND NOT GREATER THAN 30' FROM THE BUILDING. AERIALS SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.

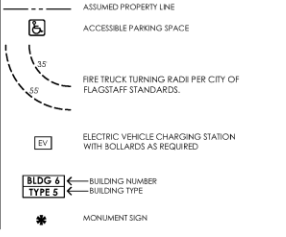
**FIRE TRUCK TURNING RADIUS:**  
 INSIDE: 35'  
 OUTSIDE: 55'

**DETAIL AT TYPICAL ATTACHED GARAGE**



- NOTE:**
- TANDEM PARKING SPACE TO BE ASSIGNED TO SAME DWELLING UNIT AS ASSOCIATED GARAGE
  - TANDEM PARKING SPACE COUNT HAS NOT BEEN COUNTED TOWARD THE REQUIRED PARKING.

**LEGEND**

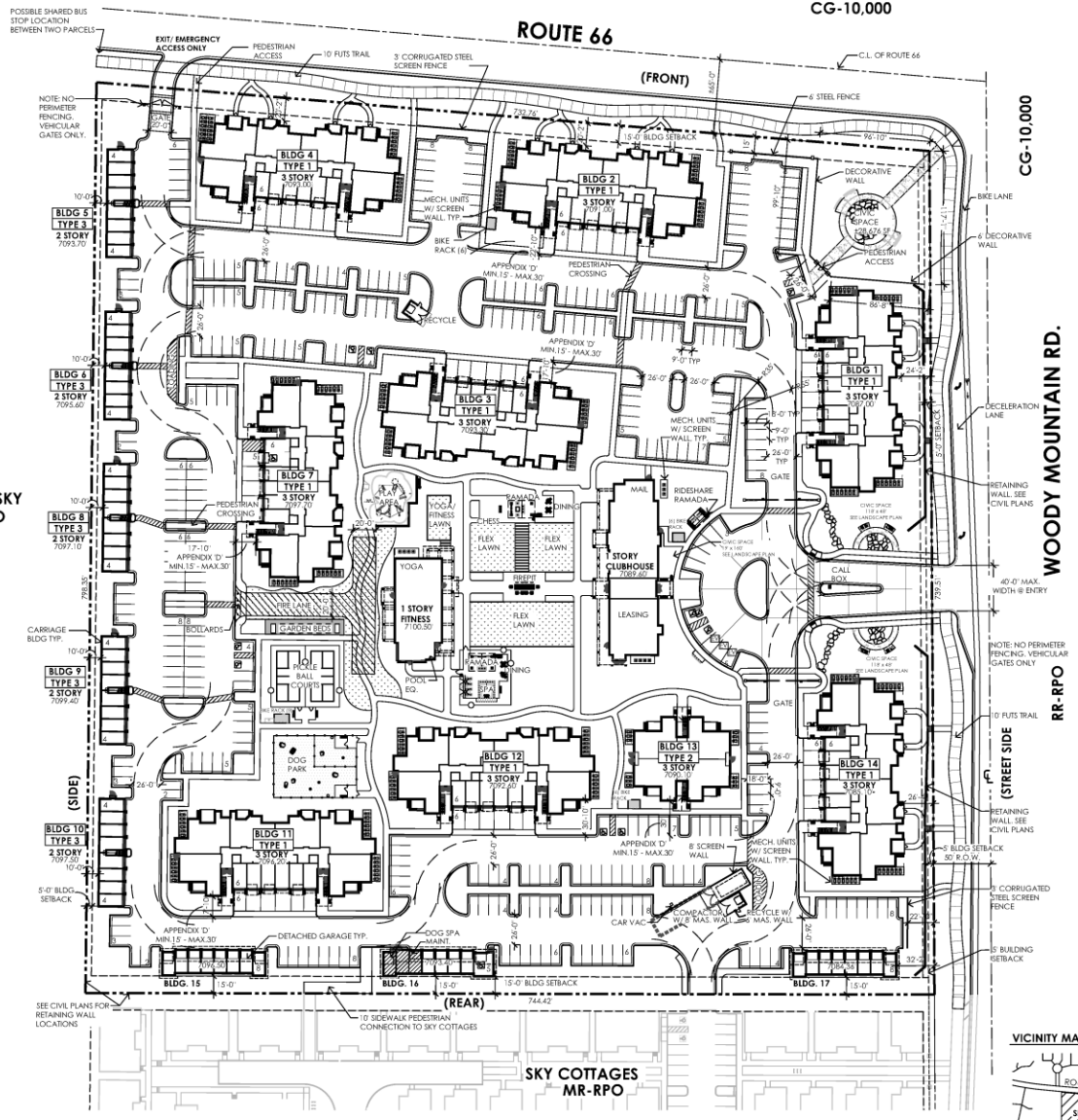
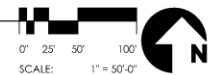


BUILDING S.F. (GROSS)			
BUILDING / LEVEL	CONST	TYPE	OCC.
<b>BLDG TYPE 1:</b>			
1ST FLR.	10,250 S.F.	V-A	R-2
2ND FLR.	10,233 S.F.	V-A	R-2
3RD FLR.	10,233 S.F.	V-A	R-2
<b>SUBTOTAL</b>	<b>30,716 S.F.</b>	<b>(2.8 = 228,795 S.F.)</b>	
<b>BLDG TYPE 2:</b>			
1ST FLR.	4,574 S.F.	V-A	R-2
2ND FLR.	4,574 S.F.	V-A	R-2
3RD FLR.	4,574 S.F.	V-A	R-2
<b>SUBTOTAL</b>	<b>13,722 S.F.</b>	<b>(1.2 = 13,722 S.F.)</b>	
<b>BLDG TYPE 3:</b>			
1ST FLR.	2,299 S.F.	V-A	R-2
2ND FLR.	2,285 S.F.	V-A	R-2
3RD FLR.	2,285 S.F.	V-A	R-2
<b>SUBTOTAL</b>	<b>6,869 S.F.</b>	<b>(0.6 = 22,407 S.F.)</b>	
<b>TOTAL RESIDENTIAL: 281,870 S.F.</b>			
<b>CLUBHOUSE:</b>			
1ST FLR.	6,511 S.F.	V-B	A-3/B
<b>SUBTOTAL</b>	<b>6,511 S.F.</b>	<b>(0.6 = 1,581 S.F.)</b>	
<b>FITNESS:</b>			
1ST FLR.	3,783 S.F.	V-B	A-3
<b>SUBTOTAL</b>	<b>3,783 S.F.</b>	<b>(1.1 = 3,783 S.F.)</b>	
<b>DETACHED GARAGES:</b>			
1ST FLR.	2,012 S.F.	V-B	U
2ND FLR.	2,012 S.F.	V-B	U
3RD FLR.	2,012 S.F.	V-B	U
<b>SUBTOTAL</b>	<b>6,036 S.F.</b>	<b>(1.1 = 5,731 S.F.)</b>	
<b>TOTAL ALL BUILDINGS: 298,304 S.F.</b>			

**VICINITY MAP**



**ARCHITECTURAL SITE PLAN**



**CODE COMPLIANCE**  
 THE FLAGSTAFF CITY COUNCIL HAS ADOPTED THE FOLLOWING BUILDING CODES WITH AMENDMENTS:  
 2018 INTERNATIONAL BUILDING CODE  
 2018 INTERNATIONAL PLUMBING CODE  
 2018 INTERNATIONAL FUEL GAS CODE  
 2018 INTERNATIONAL EXISTING BUILDING CODE  
 2017 NFPA 70 / NATIONAL ELECTRICAL CODE  
 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS  
 2018 INTERNATIONAL RESIDENTIAL CODE  
 2018 INTERNATIONAL MECHANICAL CODE  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE  
 1997 UNIFORM ADMINISTRATIVE CODE  
 1997 UNIFORM HOUSE CODE  
 ICC A117.1-2017 ACCESSIBLE & USABLE BUILDINGS & FACILITIES

**TIMBER SKY  
 HR-RPO**

**SKY COTTAGES  
 MR-RPO**

POSSIBLE SHARED BUS STOP LOCATION BETWEEN TWO PARCELS

NOTE: NO PERIMETER FENCING REQUIRED. MAX ALLOWED GATES ONLY.

CARRIAGE BLDG TYP.

SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS

SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS

SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS

SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS

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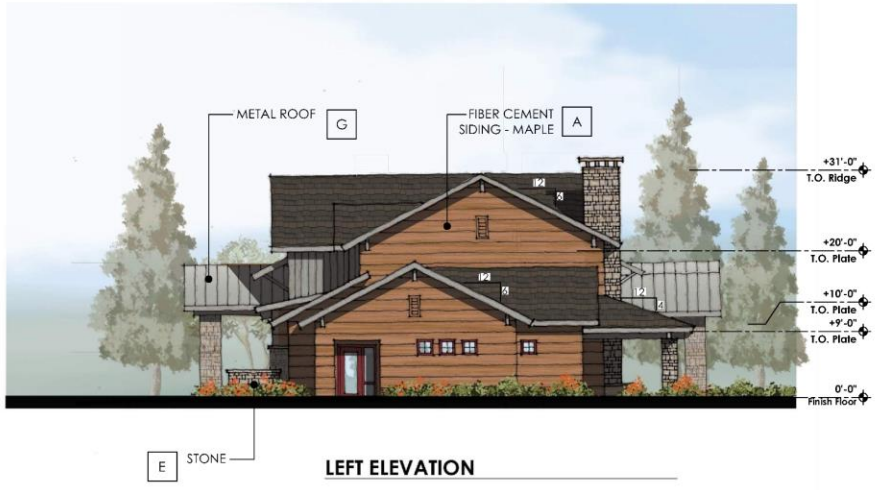
SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS

SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS

SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS



**REAR ELEVATION**

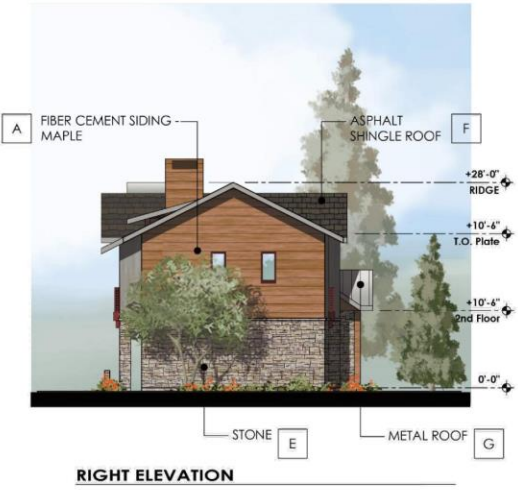


**LEFT ELEVATION**

LOCATION	COLOR	SWATCH
A Fiber Cement Siding Body 1	MFG.: Alura Lap Siding - Horizontal Panels Traditional Texture COLOR: Maple	[Swatch]
B Fiber Cement Siding Body 2	MFG.: Alura Lap Siding - Vertical Panels Traditional Texture COLOR: Slate	[Swatch]
C Fiber Cement Fascia	MFG.: Alura - Plycem Fiber Cement Trim COLOR: Sterling Gray LRV: 48.20	[Swatch]
D Fiber Cement Trim	MFG.: Alura - Plycem Fiber Cement Trim COLOR: Autumn Red LRV: 12.60	[Swatch]
E Stone Veneer	MFG.: Coronado - Getty Stone COLOR: Embassy Blend	[Swatch]
F Shingle Roof	MFG.: GAF Timberline - Ultra HD Shingles COLOR: Charcoal	[Swatch]
G Metal Roof	MFG.: MBCI - Slimline Roof Panel COLOR: Signature 300 "Slate Gray" LRV: 18.76	[Swatch]
H Metal Railing	MFG.: Sherwin Williams COLOR: SW 7578 "Borscht" LRV: 6	[Swatch]

**CLUBHOUSE ELEVATIONS**





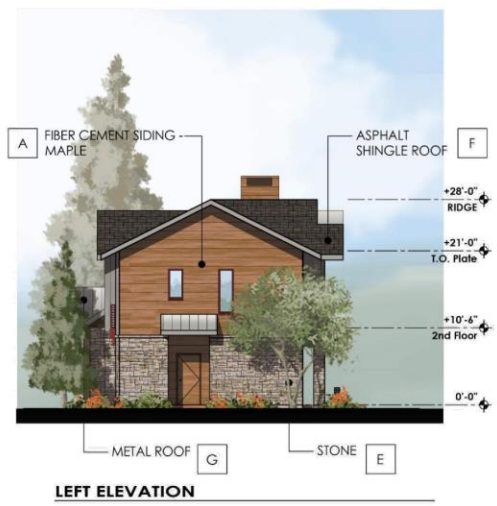
**RIGHT ELEVATION**



**FRONT ELEVATION**

LOCATION	COLOR	SWATCH
<b>A</b> Fiber Cement Siding Body 1	MFG.: Allura Lap Siding - Horizontal Panels Traditional Texture COLOR: PPG Bleached Maple (PPG1089-5) LRV: 37	
<b>B</b> Fiber Cement Siding Body 2	MFG.: Allura Lap Siding - Vertical Panels Traditional Texture COLOR: PPG Cloudy Slate (PPG0996-4) LRV: 29	
<b>C</b> Fiber Cement Fascia	MFG.: Allura - Plycem Fiber Cement Trim COLOR: Alura Sterling Gray LRV: 49.2	
<b>D</b> Fiber Cement Trim	MFG.: Allura - Plycem Fiber Cement Trim COLOR: Alura Autumn Red LRV: 12.6	
<b>E</b> Stone Veneer	MFG.: Coronado - Getty Stone COLOR: Embassy Blend LRV: 45.43	
<b>F</b> Shingle Roof	MFG.: GAF Timberline - Ultra HD Shingles COLOR: Charcoal LRV: n/a	
<b>G</b> Metal Roof	MFG.: MBCI - Slimline Roof Panel COLOR: Signature 300 "Slate Gray" LRV: 18.76	
<b>H</b> Metal Railing	MFG.: Sherwin Williams COLOR: SW 7578 "Borscht" LRV: 6	

COLOR SCHEDULE



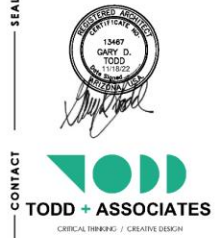
**LEFT ELEVATION**



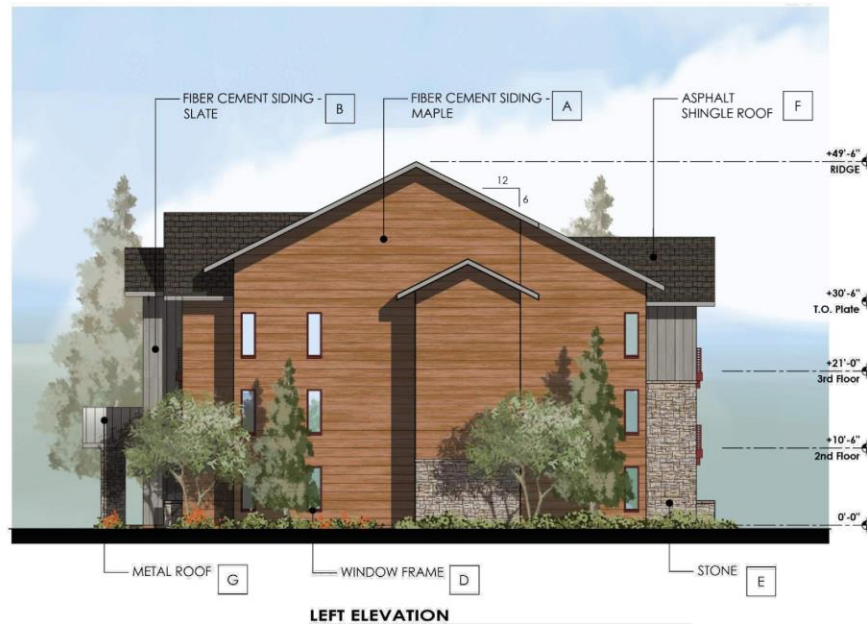
**REAR ELEVATION**

**TYPE 3 ELEVATIONS**





**REAR ELEVATION**



**LEFT ELEVATION**

LOCATION	COLOR	SWATCH
<b>A</b> Fiber Cement Siding Body 1	MFG.: Allura Lap Siding - Horizontal Panels Traditional Texture COLOR: PPG Bleached Maple (PPG1089-5) LRV: 37	[Swatch A]
<b>B</b> Fiber Cement Siding Body 2	MFG.: Allura Lap Siding - Vertical Panels Traditional Texture COLOR: PPG Cloudy Slate (PPG0996-4) LRV: 29	[Swatch B]
<b>C</b> Fiber Cement Fascia	MFG.: Allura - Plycem Fiber Cement Trim COLOR: Akura Sterling Gray LRV: 48.2	[Swatch C]
<b>D</b> Fiber Cement Trim	MFG.: Allura - Plycem Fiber Cement Trim COLOR: Akura Autumn Red LRV: 12.6	[Swatch D]
<b>E</b> Stone Veneer	MFG.: Coronado - Getty Stone COLOR: Embassy Blend LRV: 45.43	[Swatch E]
<b>F</b> Shingle Roof	MFG.: GAF Timberline - Ultra HD Shingles COLOR: Charcoal LRV: n/a	[Swatch F]
<b>G</b> Metal Roof	MFG.: MBCI - Slimline Roof Panel COLOR: Signature 300 "Slate Gray" LRV: 18.76	[Swatch G]
<b>H</b> Metal Railing	MFG.: Sherwin Williams COLOR: SW 7578 "Borscht" LRV: 6	[Swatch H]

**TYPE 1 ELEVATIONS**



Property Owners within 300-feet					
Property Owner Name	Mailing Address	City	Sate	ZIP	APN
DUNN SHELLY R	2864 W PICO DEL MONTE CIR	FLAGSTAFF	AZ	86001	11262212A
ESTERLY BRIAN & ROSETTA	24361 N 73RD ST	SCOTTSDALE	AZ	85255	11262208A
FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001	11201002
HELIN BUILDING LLC	1800 N HEREFORD DR	FLAGSTAFF	AZ	86001	11201003A 11201003B
PRESIDIO IN THE PINES HOMEOWNER'S ASSOC INC	323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001	11262473B
TIMBER SKY COMMUNITY ASSOCIATION	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016	11201163
VAN HOY FAMILY REVOCABLE TRUST DTD 01-16-02	14194 W SMOKETREE DR	SURPRISE	AZ	85387	11262207
VP 66 & WOODY MOUNTAIN LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016	11201156 11201157
WALKER WINSTON W & MARY M	13450 N KACHINA DR	ORO VALLEY	AZ	85755	11262210A
WOODY MOUNTAIN CAMPGROUND	1425 W FOREST MEADOWS	FLAGSTAFF	AZ	86001	11201701
HOAs and Neighborhood Associations within 1,000-feet					
Organization / Contact	Mailing Address	City	Sate	ZIP	
RAILROAD SPRINGS 66 LLLP	1016 W UNIVERSITY AVE NO 203	FLAGSTAFF	AZ	86001	
PRESIDIO IN THE PINES HOMEOWNER'S ASSOC INC	323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001	
TIMBER SKY COMMUNITY ASSOCIATION	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016	
Registry of Persons and Groups					
Organization / Contact	Mailing Address	City	Sate	ZIP	Email
Friends of Flagstaff's Future	P.O. Box 23462	Flagstaff	AZ	86002	<a href="mailto:info@friendsofflagstaff.org">info@friendsofflagstaff.org</a>
Friends of Flagstaff's Future ATTN: Michele A. James	P.O. Box 23462	Flagstaff	AZ	86002	
Northern Arizona Building Association	1500 East Cedar Avenue, Suite 86	Flagstaff	AZ	86004	<a href="mailto:tbociung@nazba.org">tbociung@nazba.org</a>
Northern Arizona Association of Realtors ATTN: Jeffrey Herd	1515 East Cedar Avenue, Suite C-4	Flagstaff	AZ	86004	<a href="mailto:naarflag@nazrealtor.com">naarflag@nazrealtor.com</a>
Tish Bogan-Ozmun	5271 Mt. Pleasant Drive	Flagstaff	AZ	86004	<a href="mailto:tishflagstaff@gmail.com">tishflagstaff@gmail.com</a>
Marilyn Weissman	1055 East Apple Way	Flagstaff	AZ	86001	<a href="mailto:Missymoet@aol.com">Missymoet@aol.com</a>
Nat White	1120 North Rockridge Road	Flagstaff	AZ	86001	<a href="mailto:white@lowell.edu">white@lowell.edu</a>
Charlie Silver	720 West Aspen Avenue	Flagstaff	AZ	86001	<a href="mailto:Cws720@gmail.com">Cws720@gmail.com</a>
Betsy McKellar	330 S Ash Lane	Flagstaff	AZ	86004	
David Carpenter	1109 W Beal Road	Flagstaff	AZ	86001	<a href="mailto:dc@hopeaz.com">dc@hopeaz.com</a>
Arizona Army National Guard, AZAA-FMO ATTN: Dorenda Coleman	5636 E McDowell Rd, M5330	Phoenix	AZ	85008	<a href="mailto:dorenda.j.coleman.nfg@mail.mil">dorenda.j.coleman.nfg@mail.mil</a>
US Navy, Intergovernmental Branch. ATTN: Mary Beth Dreusike	850 Pacific Highway Building 1 – 5th Floor, Suite 513	San Diego	CA	92132	<a href="mailto:marybeth.dreusike@navy.mil">marybeth.dreusike@navy.mil</a>
Celia Barotz	3354 N Crest Street	Flagstaff	AZ	86001	<a href="mailto:cbarotz@gmail.com">cbarotz@gmail.com</a>
Norm Wallen	3716 N Grandview	Flagstaff	AZ	86004	<a href="mailto:normwallenfg@gmail.com">normwallenfg@gmail.com</a>
Coconino County Community Development ATTN: Jay Christelman	2500 N Fort Valley Rd. Bldg 1	Flagstaff	AZ	86001-1287	<a href="mailto:jchristelman@coconino.az.gov">jchristelman@coconino.az.gov</a>
Tyler Denham	800 W Forest Meadows St, Apt 119	Flagstaff	AZ	86001	<a href="mailto:tyler.b.denham@gmail.com">tyler.b.denham@gmail.com</a>
Coconino County Community Development ATTN: Jess McNeely	2500 N Fort Valley Rd. Bldg 1	Flagstaff	AZ	86001-1287	<a href="mailto:wmcneely@coconino.az.gov">wmcneely@coconino.az.gov</a>
Flagstaff Lodging, Restaurant & Tourism Association ATTN: Steve Finch	PO Box 30622	Flagstaff	AZ	86003	<a href="mailto:sfinch@firta.org">sfinch@firta.org</a>
Rachel Bass	3083 W. Easterday Lane	Flagstaff	AZ	86001	<a href="mailto:rsilverton@gmail.com">rsilverton@gmail.com</a>

First Neighborhood Meeting Attendees/Registrants					
Organization / Contact	Mailing Address	City	Sate	ZIP	Email
Lori McCorry	2462 W. Clement Cir	Flagstaff	AZ	86001	dl1664@bellsouth.net
Bryan Deley	2914 S Presidio de Calabasas	Flagstaff	AZ	86001	bdeley@tricom-solutions.com
Crystal Graziano	2433 W Bruce Balle Dr	Flagstaff	AZ	86001	crystal.graziano@nau.edu
H & K Mountain	2462 South Polaris Way	Flagstaff	AZ	86001	highlandmary@gmail.com
Leah Rosenfeld	2921 W Paz De Avenida	Flagstaff	AZ	86001	Ldr5020@gmail.com
Richard Pogue	2924 S Camel Dr	Flagstaff	AZ	86001	poguera@gmail.com
Brent Ballard	10838 N 10th Place	Phoenix	AZ	85020	arizonalifestyle@aol.com
Martha Johnson	2845 W. Pico del Monte Circle	Flagstaff	AZ	86001	mej0017@gmail.com
Robert Davis	2912 W Paz de Avenida	Flagstaff	AZ	86001	radavis15@mac.com
Nancy & Bruce Helin	1800 N Hereford Dr	Flagstaff	AZ	86001	bnhelin@msn.com
Dennis Bellamy	2542 W Pollo Circle	Flagstaff	AZ	86001	slammer737@gmail.com
Chris Hedlund	2524 W Josselyn Dr	Flagstaff	AZ	85001	ched12345@aol.com
Axel Anderson	2502 E Camelback Rd #214, Phoenix, AZ 85016	Phoenix	AZ	85016	axel.e.anderson@gmail.com
Barry and Susanna Lutz and Maxwell	3340 S Skye Way	Flagstaff	AZ	86005	maxwell.lutz@gmail.com
John Gartin	2461 W Pollo Cir	Flagstaff	AZ	86001	johnggartin@gmail.com
Neal Kenmore	2562 W Josselyn Dr	Flagstaff	AZ	86001	beartrap4junk@gmail.com
Christina George	2959 S Pepita Dr	Flagstaff	AZ	86001	Christina.george610@gmail.com
Other Interested Parties					
Organization / Contact	Mailing Address	City	Sate	ZIP	Email
City of Flagstaff Community Development ATTN: Genevieve Pearthree	211 W. Aspen Ave	Flagstaff	AZ	86001	<a href="mailto:gpearthree@flagstaffaz.gov">gpearthree@flagstaffaz.gov</a>
Gammage & Burnham, PLC ATTN: Nick Sobraske	40 N Central, 20th Floor	Phoenix	AZ	85004	<a href="mailto:nsobraske@gbllaw.com">nsobraske@gbllaw.com</a>

First Virtual Neighborhood Meeting Attendee List



**December 12, 2022 First Virtual Neighborhood Meeting Attendees**

<b>Registrants Name</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
Bryan Deley	2914 S Presidio de Calabasas	Flagstaff	AZ	86001
Crystal Graziano	2433 W Bruce Balle Dr	Flagstaff	AZ	86001
Kevin Mountain	2462 South Polaris Way	Flagstaff	AZ	86001
Leah Rosenfeld	2921 W Paz De Avenida	Flagstaff	AZ	86001
Lori McCorry	2462 W. Clement Cir	Flagstaff	AZ	86001
Mary Highland	2462 South Polaris Way	Flagstaff	AZ	86001
Barry and Susanna Lutz and Maxwell	3340 S Skye Way	Flagstaff	AZ	86005
Brent Ballard	2948 S Camel Dr	Flagstaff	AZ	86001
Bruce Helin	1800 N Hereford Dr	Flagstaff	AZ	86001
Chris Hedlund	2524 W Josselyn Dr	Flagstaff	AZ	85001
Christina George	2959 S Pepita Dr	Flagstaff	AZ	86001
Dennis Bellamy	2542 W Pollo Circle	Flagstaff	AZ	86001
John Gartin	2461 W Pollo Cir	Flagstaff	AZ	86001
Martha Johnson	2845 W. Pico del Monte Circle	Flagstaff	AZ	86001
Nancy Helin	1800 N Hereford Dr	Flagstaff	AZ	86001
Neal Kenmore	2562 W Josselyn Dr	Flagstaff	AZ	86001
Richard Pogue	2924 S Camel Dr	Flagstaff	AZ	86001
Robert Davis	2912 W Paz de Avenida	Flagstaff	AZ	86001

Second Virtual Neighborhood Meeting Attendee List



**February 6, 2023 Second Virtual Neighborhood Meeting Attendees**

<b>Registrants Name</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
Nancy Helin	2800 W Rt 66	Flagstaff	AZ	86001
Bruce Helin	2800 W Rt 66	Flagstaff	AZ	86001
Robert Davis	2912 W Paz de Avenida	Flagstaff	AZ	86001
David Danker	2400 S Luginbuhl St	Flagstaff	AZ	86001

**TAB E**

Neighborhood Meetings Summary Letter



April 11, 2023

Dear Property Owner, Resident, Neighborhood Association, or Interested Citizen:

Thank you for your interest in Liv Timber Sky, the development proposal at the southwest corner of US Route 66 & Woody Mountain Road (the "Property"). You are receiving this letter because you attended either or both of the neighborhood meetings for this project. In accordance with the City's requirements for neighborhood meeting proceedings, please find enclosed a summary of the two virtual neighborhood meetings.

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

Sincerely,

GAMMAGE & BURNHAM, PLC

A handwritten signature in black ink that reads "L. Schube". The signature is written in a cursive, flowing style.

Lindsay C. Schube

# **LIV TIMBER SKY—Summary of Neighborhood Meetings**

Southwest corner of US Route 66 & Woody Mountain Road

Case Nos.: PZ-21-00271-04 and -05

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## **Neighborhood Meeting**

Vintage Partners and the Development Team held two virtual neighborhood meetings. The first meeting was held on December 12, 2022; the second meeting was held on February 6, 2023. The format for both meetings included a formal presentation followed by questions, comments, and discussion. In general, the formal presentation included an overview of the: (1) applications; (2) site plan; (3) building elevations, architecture, and materials; (4) existing and proposed zoning; (5) Regional Plan land use designation; (6) open space and amenities; and (7) process.

## **Questions, Comments, and Discussion**

Generally, the participants in both meetings were supportive of the use and complimentary of the proposed site plan and architecture. The participants acknowledged a lack of housing in Flagstaff and the need for a diversity of housing opportunities for the community.

Participants primarily commented on the existing traffic at the intersection of US Route 66 & Woody Mountain Road. Vintage Partners has offered to install a traffic light at this intersection for years. The Development Team responded by explaining that a traffic impact analysis was being reviewed by the City and ADOT, which determined that with development of Liv Timber Sky, installation of the traffic signal is warranted. The Development Team further explained to participants that there are benefits of a traffic signal, including increased safety and efficiencies.

Participants that live in Timber Sky or Presidio also inquired about commercial uses at the hard corner of US Route 66 & Woody Mountain Road. The Development Team explained that these uses generally generate more traffic (compared to the proposed multi-family residential use). Instead, the Development Team is planning for civic space open to the public at the hard corner. During the second neighborhood meeting, Vintage Partners announced to participants that it has purchased property at the southeast corner of US Route 66 & Woody Mountain Road (opposite of Liv Timber Sky), and is looking into redevelopment with some commercial uses, which may include the possibility of service uses (e.g., restaurant, retail, etc.). The Development Team expressed that the southeast corner of US Route 66 & Woody Mountain Road is a better location for commercial uses.

Other topics participants inquired about included vehicular access and circulation for the development proposal, density and conformance with the Regional Plan, and possibility of student housing.

A participant inquired about revising the development proposal to provide a right-out only access driveway along US Route 66. In response to this comment, Vintage Partners agreed it would revise the development proposal, provided it was acceptable to both the City and ADOT. The Development Team continues to work with the City and ADOT to see if this is acceptable. However, the Development Team cannot commit to the access point.

The City's Regional Plan designates the Property an Urban Activity Center (U7) with the intent of promoting increased density. This designation calls for a minimum of 13 dwelling units per acre (du/ac) with no maximum density. Vintage Partners acknowledges the delicate balance of meeting the requirements of the Regional Plan, while respecting the community desires. As such, Liv Timber Sky is proposed at a low density, while ensuring compliance with the Regional Plan, with 214 multi-family units at approximately

## ***LIV TIMBER SKY—Summary of Neighborhood Meetings***

Southwest corner of US Route 66 & Woody Mountain Road

Case Nos.: PZ-21-00271-04 and -05

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16.45 du/ac. At this density, the Development Team believes it has found the balance between providing the density desired by the Regional Plan, while balancing the community's interest.

Liv Timber Sky has been designed to attract families and young professionals in the City. Student housing developments have specific programming elements and amenities, such as pool and spa, clubhouse, game room, study room, fitness center, and lobby, as well as units with 4- and 5-bedroom units. Liv Timber Sky features none of these student-targeted amenities. Rather, at Liv Timber Sky, there is a focus on open space and recreation, pedestrian connectivity, and the natural environment.