

# GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

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Lindsay C. Schube  
lschube@gblaw.com

WRITER'S DIRECT LINE  
(602) 256-4471

November 6, 2023

Dear Property Owner, Neighborhood Association, or Interested Citizen,

We represent Roers Companies (“Roers”) with respect to the development of Woody Mountain Apartments—a 221-unit affordable multi-family residential community on the approximate 11 acres located at the southeast corner of U.S. Route 66 and Alvan Clark Boulevard, also known as Coconino County Assessor Parcel Number 112-01-156 (“Site”). See Aerial Map. The Site is zoned High Density Residential, Resource Protection Overlay (HR—RPO), which allows for the proposed multi-family use and density by-right. In order to facilitate development, Roers filed PZ-22-00100-04 for an Adjustment of Property Development Standards (“Application”). See enclosed Site Plan. Requested adjustments include, but are not limited to, building massing recessed garage doors, and parking design.

Roers is an emerging national leader in real estate development and property management, with a mission to elevate multifamily housing by developing and operating market-rate, workforce, active 55+, and affordable housing in highly desired neighborhoods.

The purpose of this correspondence is to inform you that the Application has been scheduled for public hearing before the Flagstaff City Council, as follows:

**November 21, 2023 at 3:00 PM**  
Flagstaff City Council Chambers  
211 West Aspen Avenue  
Flagstaff, Arizona 86001

Please visit <https://www.flagstaff.az.gov/991/Agendas-Minutes> for instructions on how to participate in the virtual meeting and submit written comments prior to the start of the meeting. The meeting will be held in person and virtually.

Please confirm meeting details by calling the City’s Planning & Development Services Section at (928) 213-2611, as they are subject to change. Any interested person or authorized agent may appear and be heard at the hearing.

The City Council will conduct a public hearing for and take action on the Application. The City Planner assigned to this case is Mr. Patrick St. Clair. Mr. St. Clair can be reached at (928) 213-2612 or [pstclair@flagstaffaz.gov](mailto:pstclair@flagstaffaz.gov). He can answer your questions regarding the City’s review and hearing processes and make the development case file available for your review.

SEC U.S. Route 66 & Alvan Clark Boulevard  
Notice of City Council Hearing  
November 6, 2023  
Page 2

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

Sincerely,

GAMMAGE & BURNHAM, P.L.C.

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

By

Lindsay C. Schube

LCS/nas  
Enclosures





<b>NOTIFICATION LIST</b>				
<b>PROPERTY OWNERS WITHIN 300-FEET</b>				
<b>PROPERTY OWNER</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
ABBOTT-RHOTON INVESTMENTS LLC	3605 S FLAGSTAFF RANCH RD	FLAGSTAFF	AZ	86005
BAKER SEAN & TRACY	3508 W ALTAIR WAY	FLAGSTAFF	AZ	86001
BART BRIAN & VANESSA	11285 N 118TH WAY	SCOTTSDALE	AZ	85260
BROWN CHARLES C	2350 S POLARIS WAY	FLAGSTAFF	AZ	86001
CAMPANO RAFAEL C & MARITES B	14366 CLASSIQUE WAY	SAN DIEGO	CA	92129
DUANE TIMOTHY P REVOCABLE TRUST DTD 06-06-16	2383 S POLARIS WAY	FLAGSTAFF	AZ	86001
FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
FLECK RICHARD K	2347 S POLARIS WAY	FLAGSTAFF	AZ	86001
HABITAT FOR HUMANITY OF NORTHERN ARIZONA INC	PO BOX 3783	FLAGSTAFF	AZ	86003
HELIN BUILDING LLC	1800 N HEREFORD DR	FLAGSTAFF	AZ	86001
HENK CHRISTOPHER JOSEPH	2359 S POLARIS WAY	FLAGSTAFF	AZ	86001
HERRERA LAURA	11808 S TUZIGOOT CT	PHOENIX	AZ	85044
HU ALEXANDER	3625 W CERES WAY	FLAGSTAFF	AZ	86001
KUMARAVEL VANAJA	27224 N 51ST GLEN	PHOENIX	AZ	85083
LEIGH GRAHAM M & STEPHANIE L	24011 N 24TH PL	PHOENIX	AZ	85024
LIV SC FLAGSTAFF LLC	1600 S BEACON BLVD NO 260	GRAND HAVEN	MI	49417
MCCARTHY JOHN JR & MARY	2310 S POLARIS WAY	FLAGSTAFF	AZ	86001
MEVAWALA PHILIP F & BARBARA G	7 LARKSPUR TRL	FLAGSTAFF	AZ	86001
NACKARD PATRYCIA JEWEL	112 E DESERT PARK LN	PHOENIX	AZ	85020
PHEGLEY JONATHAN STEVEN & SAMANTHA LYNN	2302 S POLARIS WAY	FLAGSTAFF	AZ	86001
TIMBER SKY COMMUNITY ASSOCIATION	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016
VP 66 & WOODY MOUNTAIN LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016
ZERMATT TRUST DTD 06-20-14	2366 S POLARIS WAY	FLAGSTAFF	AZ	86001
<b>HOMEOWNERS ASSOCIATIONS WITHIN 1,000-FEET</b>				
<b>ORGANIZATION/CONTACT</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
TIMBER SKY COMMUNITY ASSOCIATION	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016
WOODY MOUNTAIN CAMPGROUND	1425 W FOREST MEADOWS ST	FLAGSTAFF	AZ	86001
PRESIDIO IN THE PINES HOMEOWNER'S ASSOC INC	323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001
<b>REGISTRY OF INTERESTED PERSONS AND GROUPS</b>				
<b>ORGANIZATION/CONTACT</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>

Friends of Flagstaff's Future Attn: Michelle James	P.O. Box 23462	FLAGSTAFF	AZ	86002
Tish Bogan-Ozmun	5271 Mt. Pleasant Drive	FLAGSTAFF	AZ	86004
Betsy McKellar	330 S Ash Lane	FLAGSTAFF	AZ	86004
Northern Arizona Building Assoc.	1500 East Cedar Avenue, Suite 86	FLAGSTAFF	AZ	86004
Marilyn Weissman	1055 East Apple Way	FLAGSTAFF	AZ	86001
David Carpenter	1715 E Trade Winds Court	FLAGSTAFF	AZ	86005
Northern AZ Association of Realtors Attn: Robb Shedd	1515 East Cedar Avenue, Suite C-4	FLAGSTAFF	AZ	86004
Coast and Mountain Properties Attn: Maury Herman	3 North Leroux Street	FLAGSTAFF	AZ	86001
Coconino Co. Community Dev. Attn: Jay Christelman	2500 N Ft Valley Rd Bldg 1	FLAGSTAFF	AZ	86001
Nat White	1120 North Rockridge Road	FLAGSTAFF	AZ	86001
Charlie Silver	720 West Aspen Avenue	FLAGSTAFF	AZ	86001
Norm Wallen	3716 N Grandview	FLAGSTAFF	AZ	86001
Celia Borotz	3354 N Crest St.	FLAGSTAFF	AZ	86001
US Navy, Intergovernmental Branch Attn: Mary Beth Dreusike	Building 1- 5th Floor, Ste. 513 850 Pacific Highway	San Diego	CA	92101
Tyler Denham	800 W Forest Meadows #119	FLAGSTAFF	AZ	86001
AZAA-FMO Attn: Dorenda Coleman	5636 E McDowell Rd	PHOENIX	AZ	85008
Coconino Co Comm Dev Attn: Jess McNeely	2500 N Ft Valley Rd Bldg 1	FLAGSTAFF	AZ	86001
Flagstaff Lodging Restaurant & Tourism Attn: Steve Finch	PO Box 30622	FLAGSTAFF	AZ	86003
Adrian Skabelund	819 W Grand Canyon Ave	FLAGSTAFF	AZ	86001
Rachel Bass	3083 W Easterday Lane	FLAGSTAFF	AZ	86001
Barry Levitan	19 S San Francisco St	FLAGSTAFF	AZ	86001
HOUSING ADVOCACY NOTIFICATION LIST				
ORGANIZATION/CONTACT	MAILING ADDRESS	CITY	STATE	ZIP
Northern Arizona Interfaith Council Attn: Roxana Cardiel Del Niz	PO Box #1302	FLAGSTAFF	AZ	86002

Habitat for Humanity of Northern Arizona Attn: Eric Wolverton	2016 N Fourth St	FLAGSTAFF	AZ	86004
Housing Solutions of Northern Arizona Attn: Devonna McLaughlin	2304 N 3rd St	FLAGSTAFF	AZ	86004
Northland Family Help Center Attn: Heather Marcy	2532 N Fourth St #506	FLAGSTAFF	AZ	86004
Catholic Charities	2101 N Fourth St	FLAGSTAFF	AZ	86004
<b>OTHER INTERESTED PARTIES</b>				
<b>ORGANIZATION/CONTACT</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
GAMMAGE & BURNHAM, PLC ATTN: NICK SOBRASKE	40 N CENTRAL AVE, 20TH FLR	PHOENIX	AZ	85004



Name: Gammage & Burnham

Date: 10.23.2023

INV #: 00000

Rev #: 1

CUSTOMER'S APPROVAL

- Approved
- Approved with Changes
- Revise and Proof Again

Signature \_\_\_\_\_  
 Date \_\_\_\_\_

SIGN SPECS

- Radius Corners  in.
- Holes Punched
  - Center Top & Bottom
  - All Four Corners
- Hems  Grommets

PRODUCTION STAGES

- Design  Material
- Printed/ Cut
- Production  Install

**DONE**  
 Signature \_\_\_\_\_ Date \_\_\_\_\_



2333 E. Spruce Avenue,  
Flagstaff, AZ 86004

Ph: (928) 714-0740  
Email: signs@sarflagstaff.com  
Web: www.SARflagstaff.com

48 in

# CITY OF FLAGSTAFF CITY COUNCIL PUBLIC HEARING

## FOR A REQUEST FOR ADJUSTMENT OF PROPERTY DEVELOPMENT STANDARDS

APPLICATION NO. PZ-22-00100-04

Roers Companies is requesting an Adjustment of Property Development Standards to allow for an affordable housing development consisting of 221 multifamily residential units on +/- 11 acres generally located at the southeast corner of U.S. Route 66 & Alvan Clark Boulevard. Zoning: High Density Residential, Resource Protection Overlay (HR—RPO).

To arrange to review the application file or make written comment contact: pstclair@flagstaffaz.gov

When: November 21, 2023 at 3:00 PM

Where: City Council Chambers, 211 West Aspen Avenue

City Council meeting can also be attended virtually. For instructions, visit the following link: <https://www.flagstaff.az.gov/991/Agendas-Minutes>

Any interested person or authorized agent may attend the City Council hearing and be heard.

Representative: Gammage & Burnham, PLC / Lindsay C. Schube

City Contact Patrick St. Clair, Planner (928) 213-2612

Posting Date: November 6, 2023

48 in

### Coroplast Sign / Qty. [x1]

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Notes: