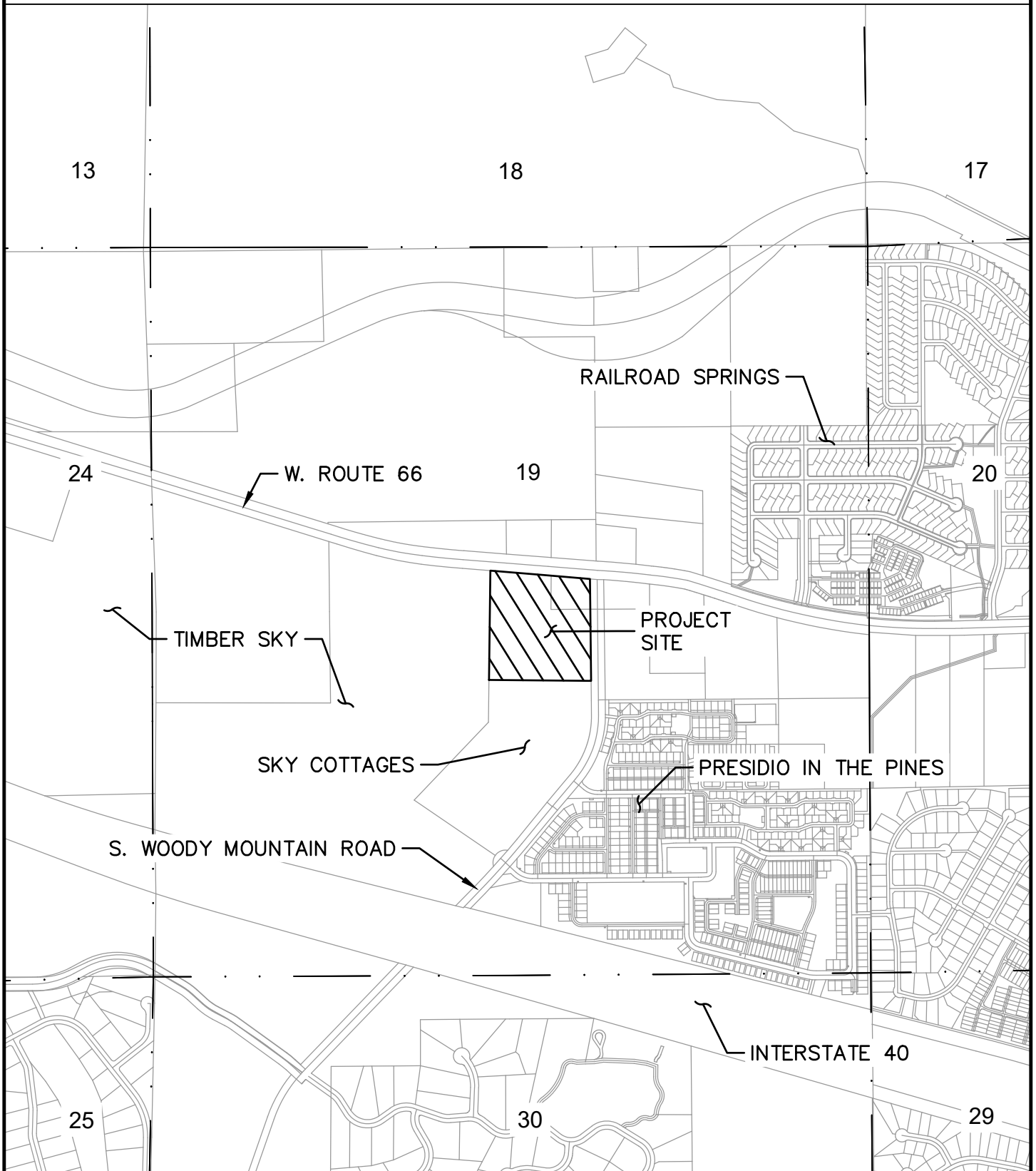


PLOTTED: Aug 31, 2022-11:01am



LOCATED IN SECTION 19, TOWNSHIP 21 NORTH,
RANGE 7 EAST, GILA AND SALT BASE MERIDIAN,
COCONINO COUNTY, FLAGSTAFF, ARIZONA



FILE: P:\2022\22045\DRAWINGS\REZONE-ANNEXATION\22045 - VICINITY MAP.DWG KBAYER



Shephard Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	22045
DATE	AUG 22
SCALE	1"=1000'
DRAWN	KMF
DESIGN	KMF
CHECKED	SCI

LIV TIMBER SKY

FLAGSTAFF
ARIZONA

VICINITY MAP

SHEET

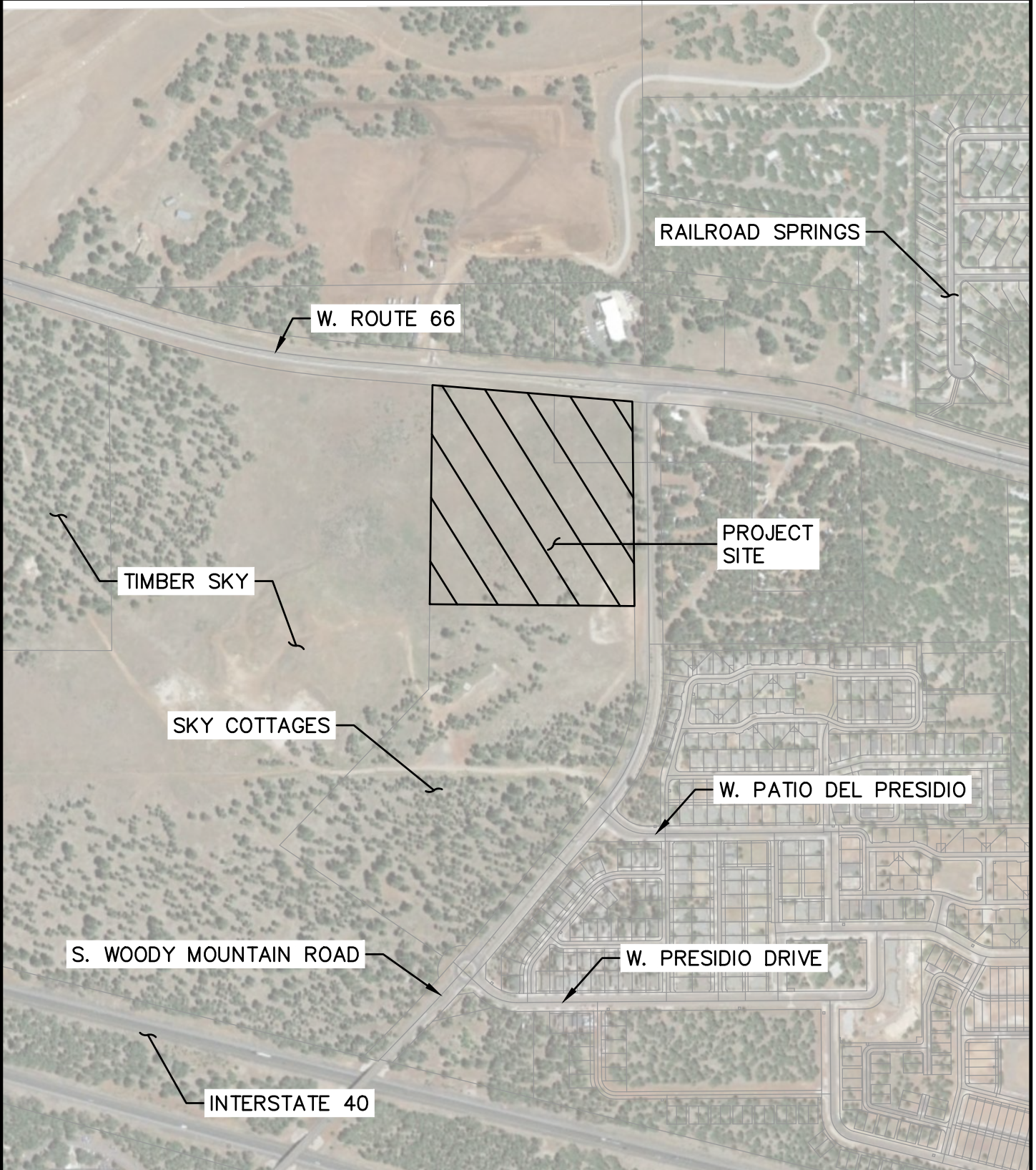
1

OF 2

PLOTTED: Aug 31, 2022-11:02am



LOCATED IN SECTION 19, TOWNSHIP 21 NORTH,
RANGE 7 EAST, GILA AND SALT BASE MERIDIAN,
COCONINO COUNTY, FLAGSTAFF, ARIZONA



FILE: P:\2022\22045\DRAWINGS\REZONE-ANNEXATION\22045 - VICINITY MAP.DWG KBAYER



Shephard Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	22045
DATE	AUG 22
SCALE	1"=500'
DRAWN	KMF
DESIGN	KMF
CHECKED	SCI

LIV TIMBER SKY

FLAGSTAFF
ARIZONA

VICINITY MAP WITH AERIAL

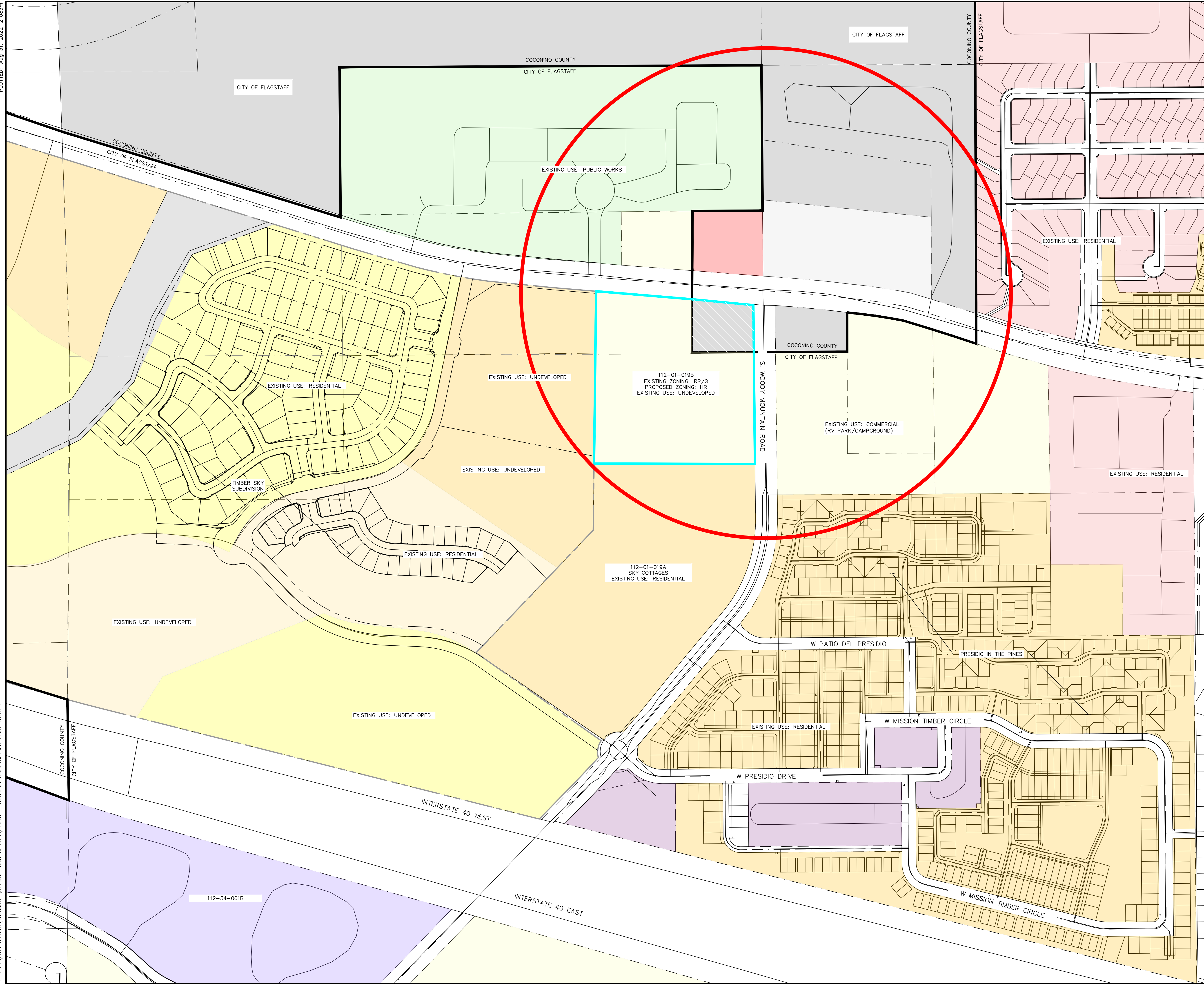
SHEET

2

OF 2

PLOTTED: Aug 31, 2022 - 2:08pm

FILE: P:\2022\22045 DRAWINGS\REZONE-ANNEXATION\22045 - CONTEXT ANALYSIS MAP.DWG KBAIER



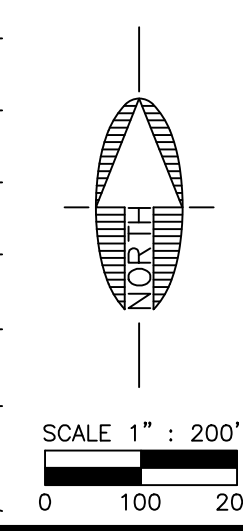
ZONING LEGEND

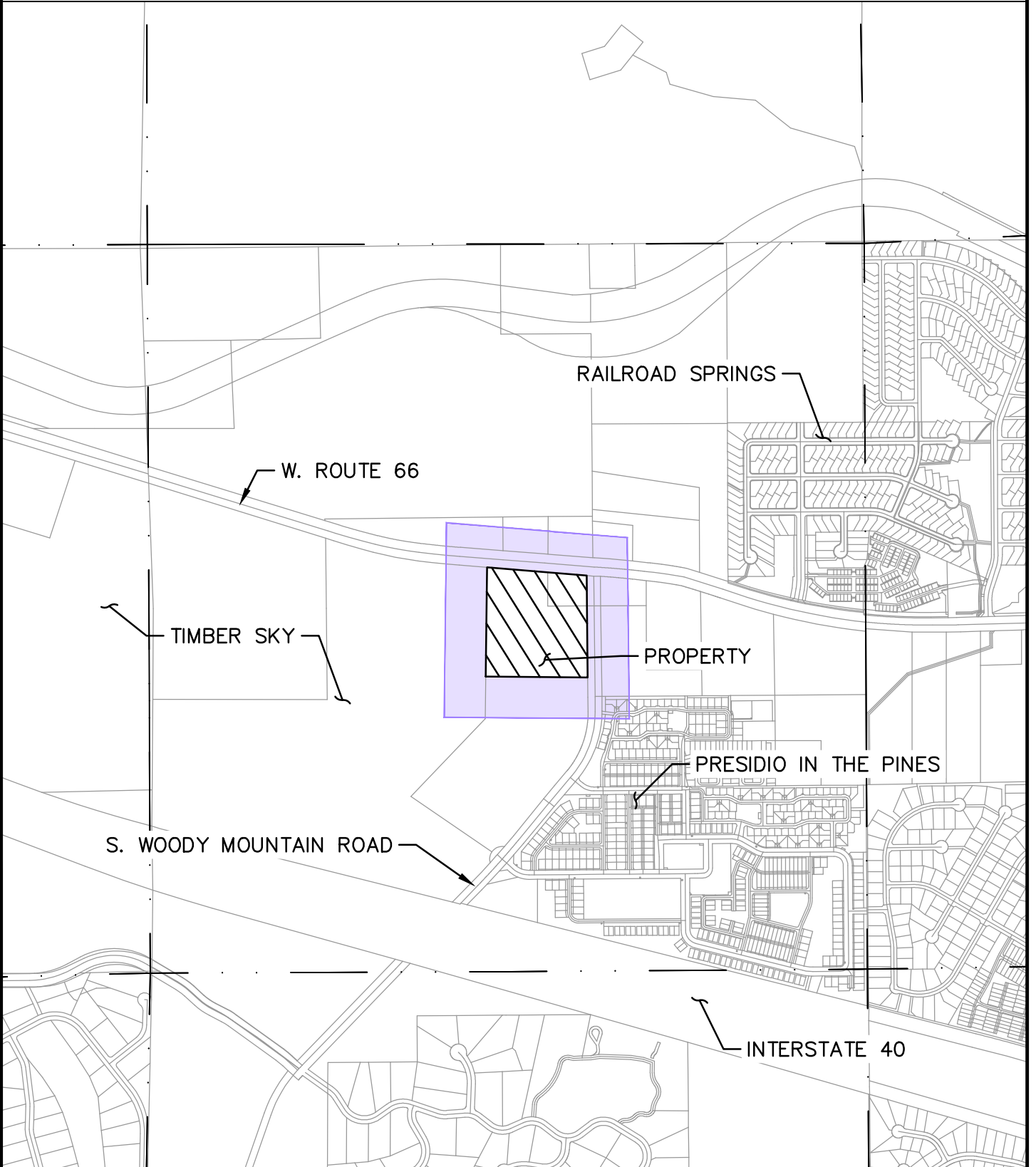
- FLAGSTAFF ZONING**
- MH MANUFACTURED HOUSING
 - PF PUBLIC FACILITY
 - POS PUBLIC OPEN SPACE
 - HC HIGHWAY COMMERCIAL
 - RD RESEARCH AND DEVELOPMENT
 - R1 SINGLE FAMILY RESIDENTIAL
 - MR MEDIUM DENSITY RESIDENTIAL
 - HR HIGH DENSITY RESIDENTIAL
 - RR RURAL RESIDENTIAL
 - PROPOSED REZONE PROPERTY

- COCONINO ZONING**
- G GENERAL
 - PC PLANNED COMMUNITY
 - CG COMM. GENERAL- 10,000SQFT
 - PROPOSED ANNEXATION PROPERTY

CITY OF FLAGSTAFF URBAN ACTIVITY CENTER (UAC)

JOB NO: 22045		DATE: AUG 22		SCALE: AS SHOWN		DRAWN: KMF		DESIGN: KMF		CHECKED: SCI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swi.com											
 Shephard Wesnitzer, Inc.											
REVISIONS		NO.	DESCRIPTION	DATE	BY						
Call at least two full working days before you begin excavation. ARIZONA 811 Arizona Blue Stakes, Inc.											
Drawing No. EX01											
SHT NO.		OF									
1		1									





Shephard Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	22045
DATE	SEP 22
SCALE	AS SHOWN
DRAWN	KMF
DESIGN	KMF
CHECKED	SCI

LIV TIMBER SKY

FLAGSTAFF
ARIZONA

SHEET

1

300 FT BUFFER MAP

OF 1

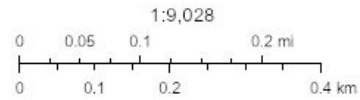
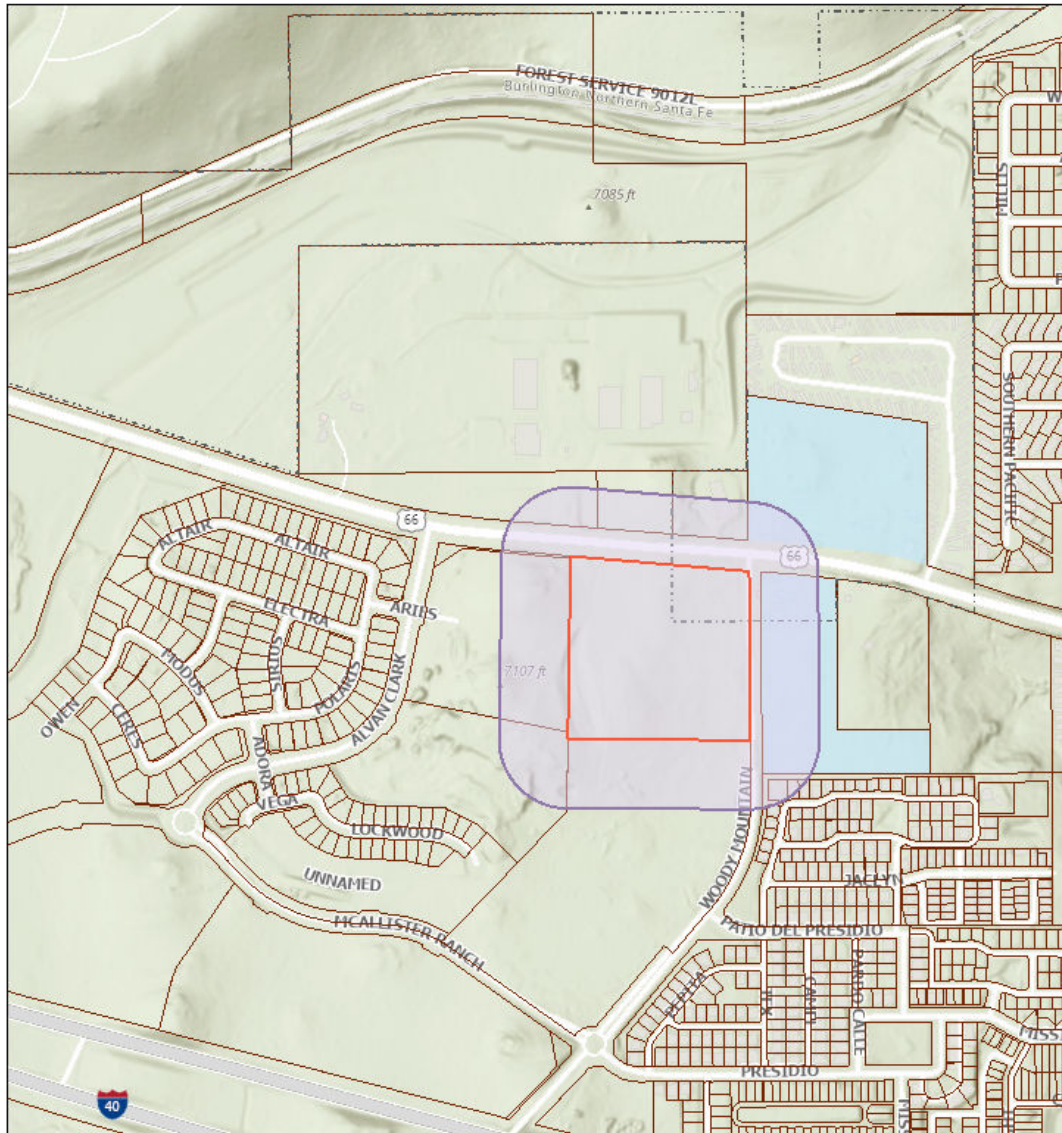


Parcel Report - 300 ft Buffer

Area of Interest (AOI) Information

Area : 1,814,854.54 ft²

Sep 12 2022 15:12:37 Mountain Standard Time



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Tax Parcel

#	APN	Account #	911 Address	Owner Name	Owner Address
1	11262207	R0281923	2884 W PICO DEL MONTE CIR	VAN HOY GARY R & MARY E	14194 W SMOKETREE DR SURPRISE, AZ 85387
2	11262212A	R0350347	2864 W PICO DEL MONTE CIR	DUNN SHELLY R	2864 W PICO DEL MONTE CIR FLAGSTAFF, AZ 86001
3	11201163	R0352223	N/A	TIMBER SKY COMMUNITY ASSOCIATION	2502 E CAMELBACK RD NO 214 PHOENIX, AZ 85016
4	11262210A	R0350346	2868 W PICO DEL MONTE CIR	WALKER WINSTON W & MARY M	13450 N KACHINA DR ORO VALLEY, AZ 85755
5	11262208A	R0350345	2876 W PICO DEL MONTE CIR	ESTERLY BRIAN & ROSETTA	24361 N 73RD ST SCOTTSDALE, AZ 85255
6	11262473B	R0349778	2200 W MISSION TIMBER CIR	PRESIDIO IN THE PINES HOMEOWNER'S ASSOC INC	323 S RIVER RUN RD NO 1 FLAGSTAFF, AZ 86001
7	11201002	R0053125	N/A	FLAGSTAFF CITY OF	211 W ASPEN AVE FLAGSTAFF, AZ 86001
8	11201003B	R0053127	2800 W ROUTE 66	HELIN BUILDING LLC	1800 N HEREFORD DR FLAGSTAFF, AZ 86001
9	11201003A	R0053126	2800 W ROUTE 66	HELIN BUILDING LLC	1800 N HEREFORD DR FLAGSTAFF, AZ 86001
10	11201157	R0352217	N/A	VP 66 & WOODY MOUNTAIN LLC	2502 E CAMELBACK RD NO 214 PHOENIX, AZ 85016
11	11201701	R0053122	2727 W HWY 66	WOODY MOUNTAIN CAMPGROUND	1425 W FOREST MEADOWS FLAGSTAFF, AZ 86001
12	11201156	R0352216	N/A	VP 66 & WOODY MOUNTAIN LLC	2502 E CAMELBACK RD NO 214 PHOENIX, AZ 85016
13	11201019A	R0354976	N/A	N/A	N/A
14	11201019B	R0354977	N/A	N/A	N/A

#	Subdivision	Parcel Area	Area Units	Sale Date	Sale Price	Area(ft ²)
1	PRESIDIO IN THE PINES	0.060000	A	2/29/2016, 5:00 PM	323955.000000	173.15
2	PRESIDIO IN THE PINES	4350.000000	F	5/31/2020, 5:00 PM	425000.000000	948.19
3	TIMBER SKY	0.250000	A	N/A	N/A	2,738.95
4	PRESIDIO IN THE PINES	4394.000000	F	8/31/2020, 5:00 PM	499750.000000	3,314.95
5	PRESIDIO IN THE PINES	7608.000000	F	12/31/2021, 5:00 PM	725000.000000	7,483.78
6	PRESIDIO IN THE PINES	34.320000	A	N/A	N/A	8,797.35
7	N/A	5.000000	A	N/A	N/A	49,409.75
8	N/A	2.210000	A	2/28/2001, 5:00 PM	25000.000000	54,794.74
9	N/A	1.990000	A	N/A	N/A	55,572.35
10	TIMBER SKY	9.660000	A	N/A	N/A	88,233.04
11	N/A	0.000000	N/A	N/A	N/A	215,786.09
12	TIMBER SKY	10.560000	A	N/A	N/A	221,287.33
13	N/A	N/A	N/A	N/A	N/A	239,769.47
14	N/A	N/A	N/A	N/A	N/A	601,297.85

Permits

#	Permit Number	Area(ft ²)
1	PZ-LP-22-001	8,797.35
2	BLD-01-0413	54,794.74
3	PZ-LP-97-002	54,794.74
4	PZ-SP-98-005	54,794.74
5	PZ-VAR-97-003	54,794.74
6	BLD-97-0206	54,794.74
7	BLD-92-1033	215,786.09
8	EQ-12-0036	215,786.09

County Supervisor

#	District #	County Supervisor	Area(ft ²)
1	1	Patrice Horstman	1,814,854.54

Subdivision

#	Subdivision	Area(ft ²)
1	PRESIDIO IN THE PINES	28,325.95
2	TIMBER SKY FINAL BLOCK	312,259.32

Zoning

#	Zoning Code	Zoning Description	Area(ft ²)
1	PC	Planned Community	35,780.50
2	CG-10,000	Comm. Gen.-10,000 sq.ft. min	54,794.74
3	G	General-10AC min.	129,867.50

These data are for
general planning purposes only. No warranty of
accuracy is given or implied.