



City of Flagstaff

Community Development Division

211 W. Aspen Ave
 Flagstaff, AZ 86001
 www.flagstaff.az.gov

P: (928) 213-2618

Date Received	Application for Subdivision Review		File Number
Property Owner(s) Coconino Ridge at Pine Canyon, LLC; TLC PC Land Investors LLC		Phone 480-498-3300	
Mailing Address 8601 N. Scottsdale Road		City, State, Zip Scottsdale, AZ 85253	Email tseverson@symmetrycompanies.com
Applicant(s) Coconino Ridge at Pine Canyon, LLC; TLC PC Land Investors LLC		Phone 480-498-3300	
Mailing Address 8601 N. Scottsdale Road		City, State, Zip Scottsdale, AZ 85253	Email tseverson@symmetrycompanies.com
Project Representative Lindsay Schube, Gammage & Burnham PLC		Phone 602-256-4471	
Mailing Address 40 N. Central Ave, 20th Floor		City, State, Zip Phoenix, AZ 85004	Email lschube@gblaw.com
Requested	<input type="checkbox"/> Development Master Plan	<input type="checkbox"/> Conceptual Plat	<input type="checkbox"/> Preliminary Plat P&Z and Council
Review:	<input type="checkbox"/> Modified Subdivision	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat- Council

Project Name: Coconino Ridge at Pine Canyon - Replat Lots 23, 24, Tract E		Site Address 2460 S Pinyon Jay		Parcel Number 105-22-084, -085, -098	
Proposed Use Lots, Private Road, PUE, Drainage Esmt		Existing Use Lots, PUE, Drainage Esmt		Subdivision, Tract & Lot Number Coconino Ridge Lots 23-24, Tract E	
Zoning District R-1		Regional Plan Category Suburban		Flood Zone Zone X	
				Size of Site (Sq. ft. or Acres) 38,194 sf	
Property Information:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Local/National Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Subject property is undeveloped land?			
Surrounding Uses		North	South	East	West
(Res, Com, Ind)		Residential	Residential	State Land	Private Road
Proposed Use:		Number of Lots	Number of Units	Number of acres per use	Building Square Feet
Residential		No change	N/A	N/A	N/A
Please complete a "Subdivision Review Application" and provide an initialed "Application and Information Checklist" form along with the required number of plans and information as appropriate for a Development Master Plan, Conceptual, Preliminary or Final Plat. Incomplete submittals will not be scheduled.					
Property Owner Signature: (required)		Date:	Applicant Signature:		Date:
[Signature]		8/21/23	[Signature]		8/21/23

For City Use					
Date Filed:		Case Number (s)			
P & Z Hearing Date:			Publication and Posting Date:		
Council Hearing Date:			Publication and Posting Date:		
Fee Receipt Number:		Amount:		Date:	
Action by Planning and Zoning Commission:			Action By City Council:		
<input type="checkbox"/> Approved			<input type="checkbox"/> Approved		
<input type="checkbox"/> Denied			<input type="checkbox"/> Denied		
<input type="checkbox"/> Continued			<input type="checkbox"/> Continued		
Staff Assignments	Planning	Engineering	Fire	Public Works/Utilities	Stormwater