

NOTICE AND AGENDA

PLANNING & ZONING COMMISSION
WEDNESDAY
MAY 8, 2024

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.

To participate in the meeting virtually use the following link:

[Join the Meeting Online](#)

Planning & Zoning Commission meetings will be live streamed on the city website
(<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>)

The public can submit comments that will be read at the dais by a staff member to
CDPandZCommission@flagstaffaz.gov

1. CALL TO ORDER

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this work session, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

CAROLE MANDINO, CHAIR
BOB HARRIS, III
CARLTON JOHNSON
CJ LUCKE

MARY NORTON, VICE CHAIR
IAN SHARP
MEGAN WELLER

3. PUBLIC COMMENT

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. APPROVAL OF MINUTES

Approval of the minutes from the regular meeting on Wednesday, [April 24, 2024](#)

5. GENERAL BUSINESS

A. Ghost Tree II at Pine Canyon PZ-21-00155-07

TLC PC Land Investors, LLC requests Preliminary Plat approval for Ghost Tree at Pine Canyon located at 3201 South Clubhouse Circle, a 12-unit single-family home subdivision on 7.87 acres in the Single-Family Residential (R1) Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning & Zoning Commission, in accordance with the findings

presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval, given the following conditions:

1. The Preliminary Plat is granted a reduction of 1.5% from the preservation requirement of 70% for the 17-24.99% slope resources based on the request provided.

B. Regional Plan Preferred Scenario and Growth Concept Outreach

STAFF RECOMMENDED ACTION:

Discussion only

6. **MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

7. **ADJOURNMENT**

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this _____ day of _____, 2024.

Alexandra Pucciarelli, Commission Liaison



Planning & Zoning Commission

5. A.

Meeting Date: 05/08/2024

From: Wesley Welch, Planner

Information

TITLE:

Ghost Tree II at Pine Canyon PZ-21-00155-07

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STAFF RECOMMENDED ACTION:

Staff recommends the Planning & Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval, given the following conditions:

1. The Preliminary Plat is granted a reduction of 1.5% from the preservation requirement of 70% for the 17-24.99% slope resources based on the request provided.

Executive Summary:

TLC PC Land Investors, LLC requests Preliminary Plat approval for Ghost Tree at Pine Canyon located at 3201 South Clubhouse Circle, a 12-unit single-family home subdivision on 7.87 acres in the Single-Family Residential (R1) Zone. The site has a Resource Protection Overlay and is currently vacant. It is located in the northwestern corner of the larger 660-acre Pine Canyon development.

Attachments

Staff Report
Application
Preliminary Plat
Natural Resource Protection Plan - Comparison
Request for Modification
Vicinity Map
Utility Letters

PLANNING & DEVELOPMENT SERVICES REPORT

PRELIMINARY PLAT

PZ-21-00155-07

DATE: April 29, 2024

MEETING DATE: May 8, 2024

REPORT BY: Wesley Welch

REQUEST:

TLC PC Land Investors, LLC requests Preliminary Plat approval for Ghost Tree at Pine Canyon located at 3201 South Clubhouse Circle, a 12-unit single-family home subdivision on 7.87 acres in the Single-Family Residential (R1) Zone.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval, given the following condition:

1. The Preliminary Plat is granted a reduction of 1.5% from the preservation requirement of 70% for the 17%-24.99% slope resources based on the request provided.

PRESENT LAND USE:

The vacant subject site is located within the northwestern corner of the larger Pine Canyon development, which encompasses 660-acres. Pine Canyon includes a 31,000 square foot clubhouse, an eighteen-hole golf course occupying approximately 215 acres, 539 single-family lots, 46 townhome lots, and 60 condominiums.

PROPOSED LAND USE:

Ghost Tree at Pine Canyon subdivision, consisting of 12 single-family lots located on 7.87 acres in the Single-Family Residential (R1) Zone.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map for more information.

North: Estates at Pine Canyon Unit One (golf course and undeveloped land), R1 Zone

South: Pine Canyon main entrance and Estates at Pine Canyon Unit One (golf course and single-family homes), R1 Zone

East: Estates at Pine Canyon Unit One (golf course), R1 Zone

West: Estates at Pine Canyon Unit One (golf course and undeveloped land), R1 Zone

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

STAFF REVIEW:

I. Project Information

A. Background

In June of 2000, the City Council approved a rezoning request and development agreement allowing the development of Pine Canyon, which includes a mixture of condominium, townhomes, estate homes, clubhouse and recreational facilities, maintenance and storage facilities, and an 18-hole private golf course with accessory facilities, located on approximately 660 acres. The primary entrance to Pine Canyon is located near the intersection of Lone Tree Road and John Wesley Powell Blvd, just west of the Ghost Tree plat.

TLC PC Land Investors, LLC is seeking Preliminary Plat approval for a 12-lot single-family residential subdivision within the larger Pine Canyon development. Lot sizes range from 9,342 square feet to 21,861 square feet. The subdivision is one of the last undeveloped areas in Pine Canyon and is located between existing golf course and residential uses. The final plat was approved by Council on January 3, 2023. However, there were many small errors in the plat and the Coconino County Recorder's office would not record the document with a list of corrections. This plat has corrected those issues and is now going through the process once again to receive approval.

Since the first approval of the final plat, the applicant has identified an issue with meeting the originally proposed building envelopes. Due to the topography of the site, the side-loaded garage design (which helped to accommodate building envelopes that met resource protection standards) has been changed in order to minimize the length and slope of the driveways. The new building envelopes, slightly modified to make room for front-loaded garages, require a reduction in the required amount of preserved slope. Pursuant to Section 10-50.90.110(B), the Commission may allow a modification to the required resources.

New infrastructure will need to be provided for the project including a new private road, new water and sewer lines, and Low Impact Development (LID) basins. The proposed lots have been reviewed for compliance with the R1 Zoning district standards as well as conformance with the Resource Protection Overlay. City Staff approved the Preliminary Plat with conditions on March 30, 2024.

B. Type of Plat

This Preliminary Plat request is for a single-family residential subdivision consisting of 12 individual lots. All areas in the subdivision not allocated as lots are reserved as tracts. The size and purpose of the tracts are listed in the Tract Summary Table on page 4 of the plat.

II. Required Findings: Conformance with City Development Standards and Regional Plan

Staff reviewed and approved the Preliminary Plat based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

A. City of Flagstaff Zoning Code

i. Single-Family Residential (R1) Zone

The property is zoned R1, Single-Family Residential. The lots within Ghost Tree at Pine Canyon Subdivision comply with the minimum density, lot size, width, and depth requirements for the R1 Zone. For the purposes of tree and steep slope resource protection, the plat proposes unique building envelopes for each lot that meet or exceed the minimum required setbacks for the R1 zone (see pages 4 and 5 of the Preliminary Plat).

- Front: 15' (25' for parking)
- Interior Side: 8'
- Exterior Side: 15'
- Rear: 25'

ii. Natural Resources

The subject property is located within the Resource Protection Overlay. A Resource Protection Plan was provided in conjunction with this Preliminary Plat. Resources on the site include moderate slopes and forest; there are no floodplains on the site. The Resource Protection Plan submitted with the Preliminary Plat application indicated that the minimum protection standards would need to be adjusted to account for the unique topography of the site. Although the applicant is using unique building envelopes to preserve resources, the required slope resources for

the 17-24.99% slope category are 1.5% short. It is important to note that the applicant preserved extra slope in the 25-34.99% category, however that excess slope was credited towards tree resources based on code provisions of one tree credit per 50 square feet of preserved slope. The Commission may grant the reduction of resources per Section 10-50.90.110(B) of the Flagstaff Zoning Code.

There are four required items that need to be demonstrated for the Commission to grant the requested reduction:

i. Why priority areas described in Section 10-50.90.030, Priority for Resource Protection, cannot be retained

The applicant's narrative provides justification for the reduction of required slope resources based on the topography of the site in relation to the driveways and garages. Previously approved building envelopes were determined to not be feasible due to the sloped nature of the site. The new configurations replace the side-loaded garages with front-loaded garages which results in removing steep driveways in favor of driveways that are more gently sloped.

ii. That there are no reasonable methods or techniques to implement the resource protection requirements of this division;

In order to meet the required minimum density, the applicant is not able to provide fewer lots on the site to help mitigate the required resource protection.

iii. A proposal for mitigation as defined in this section

Mitigation techniques found in the code (10-50.90.110.B.2 and 3) are directly related to forest resources, there are no mitigation techniques provided by code that apply to slope resources. It is worth noting that the applicant is preserving excess slope in the 25%-34.99% slope category, although this excess slope is being used for tree resource points on the development site.

iv. Mitigation proposals should not create future fire problems and have been approved by the FFD

It has been confirmed by the Fire Department that this requirement only applies to forest resources.

Forest Resource Protection in the R1 Zone: Ghost Tree at Pine Canyon Subdivision

EXISTING TREE RESOURCE POINTS	REQUIRED PROTECTION LEVEL & POINTS	PROPOSED PROTECTION LEVEL & POINTS
529 points	50% or 265 points	50.5% or 267 points

Steep Slope Protection in the R1 Zone: Ghost Tree at Pine Canyon Subdivision

SLOPE RESOURCE	TOTAL SQUARE FEET	REQUIRED PROTECTION LEVEL & SQUARE FOOTAGE	PROTECTED LEVEL & PROTECTED SQUARE FOOTAGE
Slope: 17-24.9%	89,393	70% or 62,575 sq. ft.	68.5% or 61,235 sq. ft.
Slope: 25% - 34.9%	26,326	80% or 21,061 sq. ft.	84.4% or 22,212 sq. ft.
Slope: 35%+	None	--	--

iii. Parks, Open Space, Pedestrian, and Bicycle Facilities

As part of the overall Pine Canyon development, a 10-foot-wide paved FUTS trail from the intersection of existing Lone Tree Road to the intersection of JWP Blvd along the north side of the extension of Lone Tree Road to the intersection of Zuni was completed. A 10-foot-wide paved FUTS trail was also constructed from the intersection of Lake Mary Road on the east side of JWP Blvd to the Lone Tree intersection. An extension of the trail was also constructed from the intersection of existing Lone Tree/JWP eastward along the south side of JWP towards the proposed third entrance to Pine Canyon where the FUTS enters the Pine Canyon development and extends to Fisher Point.

iv. Historic/Cultural Resources

The plat was reviewed by the Historic Preservation Officer and was found approved with no conditions.

B. City of Flagstaff Subdivision Standards

i. Preliminary Plat

Inter-department Staff (IDS) approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat.

ii. Subdivision Standards and Regulations

IDS also approved the Preliminary Plat based on conformance with relevant standards in Section 11-20.120: Subdivision Design Standards and Requirements.

ii.1 Lot Design

The proposed subdivision meets the standards for lot design:

- Meet the minimum lot width, depth, and size requirements of the Zoning Code.
- Be designed appropriately for the location and character of the proposed development, street improvements, and underlying topography.
- All lots shall be lawfully built upon and be developable (lots are designed in a way so that development can meet all relevant development standards).
- Buildable area (building envelope) shall be located away from the crest of ridge lines.
- Buildable area shall be determined by setback requirements and the location of natural topographic features.

ii.2 Street Design

The proposed subdivision meets the standards for street design:

- Meet the street cross-section standards (Engineering Standards) for the type of street proposed.
- Street design is appropriate for underlying topography and in relation to existing streets. Where feasible, streets shall be placed on top of ridges to minimize the extent of grading and reduce the visual impact of development.

ii.3 Easement Design

The proposed subdivision meets the standards for easement design:

- Easements shall be provided and dedicated where deemed necessary for specific purposes (the plat will dedicate a public utility easement and a drainage easement).
- Drainage easements shall substantially follow the line of any existing watercourse that traverses the land.

ii.4 Block Design

The proposed subdivision meets the standards for block design:

- Blocks in non-transect zones shall not normally exceed 1,200 feet in length measured from the property lines, except in hillside developments or where a subdivision of one-half acre lots or larger justify or require a variation from this requirement, or where there are unusual conditions of the property being subdivided.

C. City of Flagstaff Engineering Standards

As part of the Preliminary Plat review Staff conducted a public systems analysis to confirm preliminary compliance with Engineering Standards. Following Preliminary Plat approval, the applicant shall submit and receive approval for Civil Engineering Plans for the subdivision prior to review and approval of the Final Plat. Approval of the Civil Engineering Plans will be contingent on the plat meeting City Engineering Standards.

i. Access and Traffic

A Traffic Impact Analysis was prepared and approved for the entire Pine Canyon master planned community. Improved access to the development is provided by John Wesley Powel (JWP) Blvd from Lake Mary Road, and by the extension of Lone Tree Road from the intersection of Lone Tree Road and Zuni Drive to the intersection of JWP Blvd. All interior streets within Pine Canyon are private and maintained by the Homeowner's Association. A private looped street named Clubhouse Circle provides access throughout Pine Canyon. A new private street with a cul-de-sac (Tract A) will provide direct access to the subject site from Clubhouse Circle.

ii. Water and Wastewater

The proposed development is serviced by a Zone B water pressure system. All the proposed water mains will be public. The developer has already extended a twenty (20) inch transmission main within the alignment of JWP Blvd from Lake Mary Road into Pine Canyon. A sixteen (16) inch looped water main has been constructed within the alignment of Clubhouse Circle. A new water line will connect to the existing water main west of the subdivision in Clubhouse Circle.

Eight-inch public sewer lines have already been constructed beneath the private streets in Pine Canyon. These public mains flow by gravity into a private lift station. This private lift station transfers the wastewater through a force main north into a public gravity sewer line. All maintenance associated with the private force mains and lift station is the responsibility of the developer/Homeowner Association. A new sewer line will connect to the existing sewer main west of the subdivision in Clubhouse Circle.

iii. Stormwater

A Stormwater Analysis was previously completed for the entire Pine Canyon development and was accepted by the Stormwater Manager. The development was required to provide subregional on-site detention in the golf course ponds that serve a dual purpose for storage of irrigation water and stormwater detention. Development of the first phase and golf course constructed this system. The applicant also proposes to add several LID basins inside the proposed subdivision and just outside of the proposed subdivision on the golf course. The basins outside of the subdivision boundaries will be documented with Civil Engineering Plan approval.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval, given the following condition:

1. The Preliminary Plat is granted a reduction of 1.5% from the preservation requirement of 70% for the 17%-24.99% slope resources based on the request provided.

Attachments:

- Application

- Preliminary Plat, including the Natural Resource Protection Plan
- Natural Resource Protection Plan Comparison Sheet
- Request for Modification to Resource Protection Standards
- Vicinity Map
- Utility notification letters



City of Flagstaff

Community Development Division



211 W. Aspen Ave

P: (928) 213-2618

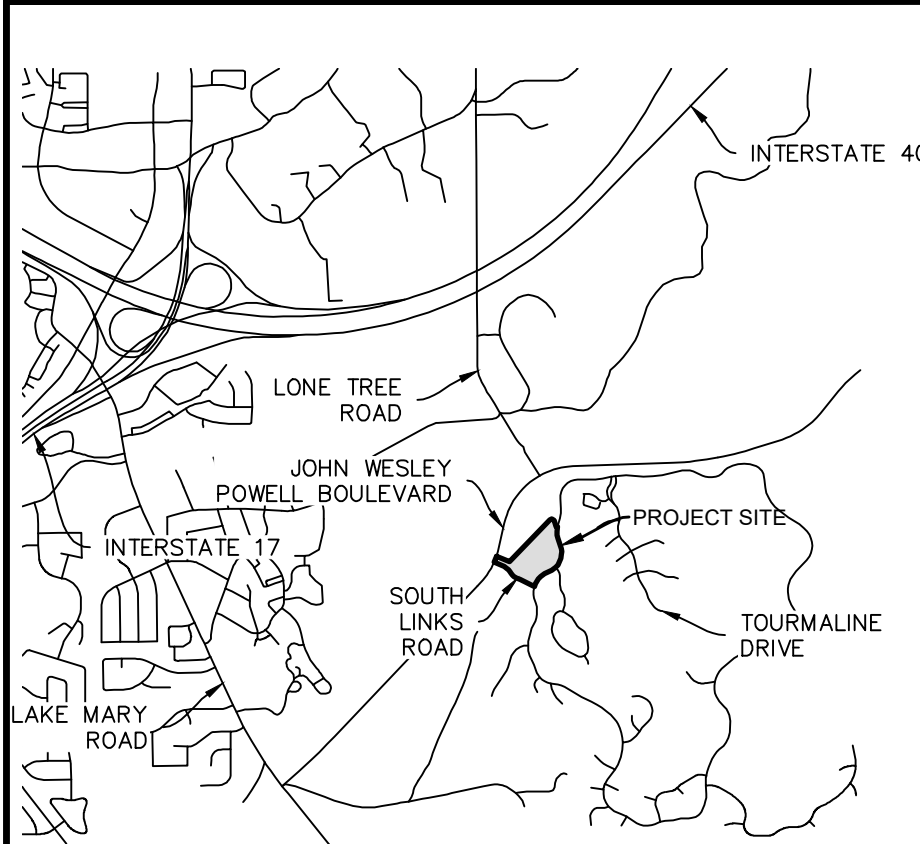
Flagstaff, AZ 86001

www.flagstaff.az.gov

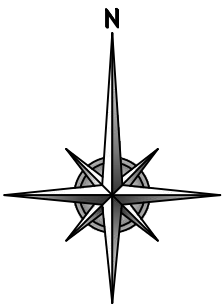
Date Received	Application for Subdivision Review		File Number
Property Owner(s) Ghost Tree at Pine Canyon, LLC c/o Symmetry Companies		Phone 480-498-3300	
Mailing Address 8601 N. Scottsdale Road	City, State, Zip Scottsdale, AZ 85253	Email tseverson@symmetrycompanies.com	
Applicant(s) Gammage & Burnham PLC		Phone 602-256-4449	
Mailing Address 40 N Central Avenue, 20th Floor	City, State, Zip Phoenix, AZ 85004	Email nsobraske@gbllaw.com	
Project Representative Lindsay Schube		Phone 602-256-4471	
Mailing Address 40 N Central Avenue, 20th Floor	City, State, Zip Phoenix, AZ 85004	Email lschube@gbllaw.com	
Requested Review:	<input type="checkbox"/> Development Master Plan <input type="checkbox"/> Conceptual Plat <input type="checkbox"/> Preliminary Plat P&Z and Council <input type="checkbox"/> Modified Subdivision <input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat- Council		

Project Name: Amended Pre-Plat for Ghost Tree at Pine Canyon		Site Address 3201 S Clubhouse Circle		Parcel Number 105-10-206	
Proposed Use Residential Lots and Private Road		Existing Use Undeveloped		Subdivision, Tract & Lot Number Ghost Tree at Pine Canyon, all parcels	
Zoning District R-1 RPO		Regional Plan Category Suburban		Flood Zone 	
Size of Site (Sq. ft. or Acres) 7.87 Acres					
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)		Golf Course	Residential	Golf Course	Golf Course
Proposed Use:		Number of Lots	Number of Units	Number of acres per use	Building Square Feet
Residential Lots/ Road		see plan sheets	see plan sheets	see plan sheets	see plan sheets
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: 2/27/2024	Applicant Signature: 		Date: 2/27/24
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

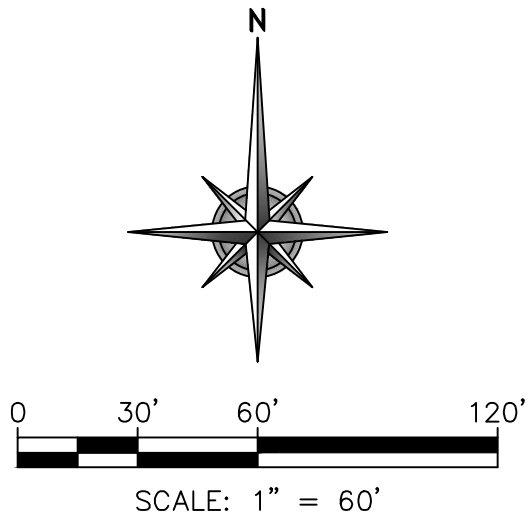
FILE: Z:\Projects\PINE_CANYON\PROJECTS\19009_PC_Tract_23_GHOST_TREE\DWG\PLAT\PLAT-AMENDED\19009-01-PLAT-COVER.dwg <<C3D Imperial>> PLOTTED: Feb 27, 2024--9:29am



VICINITY MAP
SCALE: 1" = 1/2 MILE



THERE ARE PUBLIC UTILITIES
LOCATED WITHIN THE SUBJECT
PROPERTY. PLEASE
CONTACT AZ811 BEFORE
CONSTRUCTION.



LEGEND	
	FOUND 1/2" REBAR & CAP RLS 23372
	FOUND 1/2" REBAR & CAP RLS 23372
	FOUND BOAT SPIKE & WASHER RLS 23372
	FOUND 1/2" REBAR NO MARKINGS
	CALCULATED POINT NOTHING FOUND OR SET
	TO BE SET 1/2" REBAR WITH MARKINGS RLS 33861
	PROPOSED LOT DATA BASED ON CALCULATIONS
	PARENT PARCEL DATA BASED ON FIELD SURVEY
	RECORD DATA; CASE 9 OF MAPS PAGE 28 OF C.C.O.R.
	PROPOSED LOT BOUNDARY
	PLATTED RIGHT OF WAY
	ADJACENT BOUNDARY LINE
	BUILDING ENVELOPES
	BOUNDARY TIE LINES
	EXISTING EASEMENT AS NOTED
	PROPOSED GOLF COURSE EASEMENT
	PROPOSED SHARED DRIVEWAY
	CROSS ACCESS EASEMENT
	PROPOSED SEWER EASEMENT
	PROPOSED ACCESS EASEMENT
	CLEAR VIEW ZONE (STREET TYPE VI)
	EXISTING SEWER LINE
	EXISTING WATER LINE
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SEWER SERVICE
	PROPOSED WATER SERVICE
	EXISTING INDEX CONTOUR
	INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED PAVEMENT LINE
	PROPOSED DRAINAGE SWALE
	PROPOSED ROCK/DETENTION POND

UTILITY COMPANY APPROVALS	
ARIZONA PUBLIC SERVICE COMPANY	DATE
UNISOURCE ENERGY SERVICES	DATE
CENTURYLINK	DATE
SPARKLIGHT	DATE

PROJECT WATER INFORMATION	
1. THE CITY OF FLAGSTAFF PROVIDES WATER [UTILITY] SERVICE PURSUANT TO STATE LAW, AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41-900002.0002.	

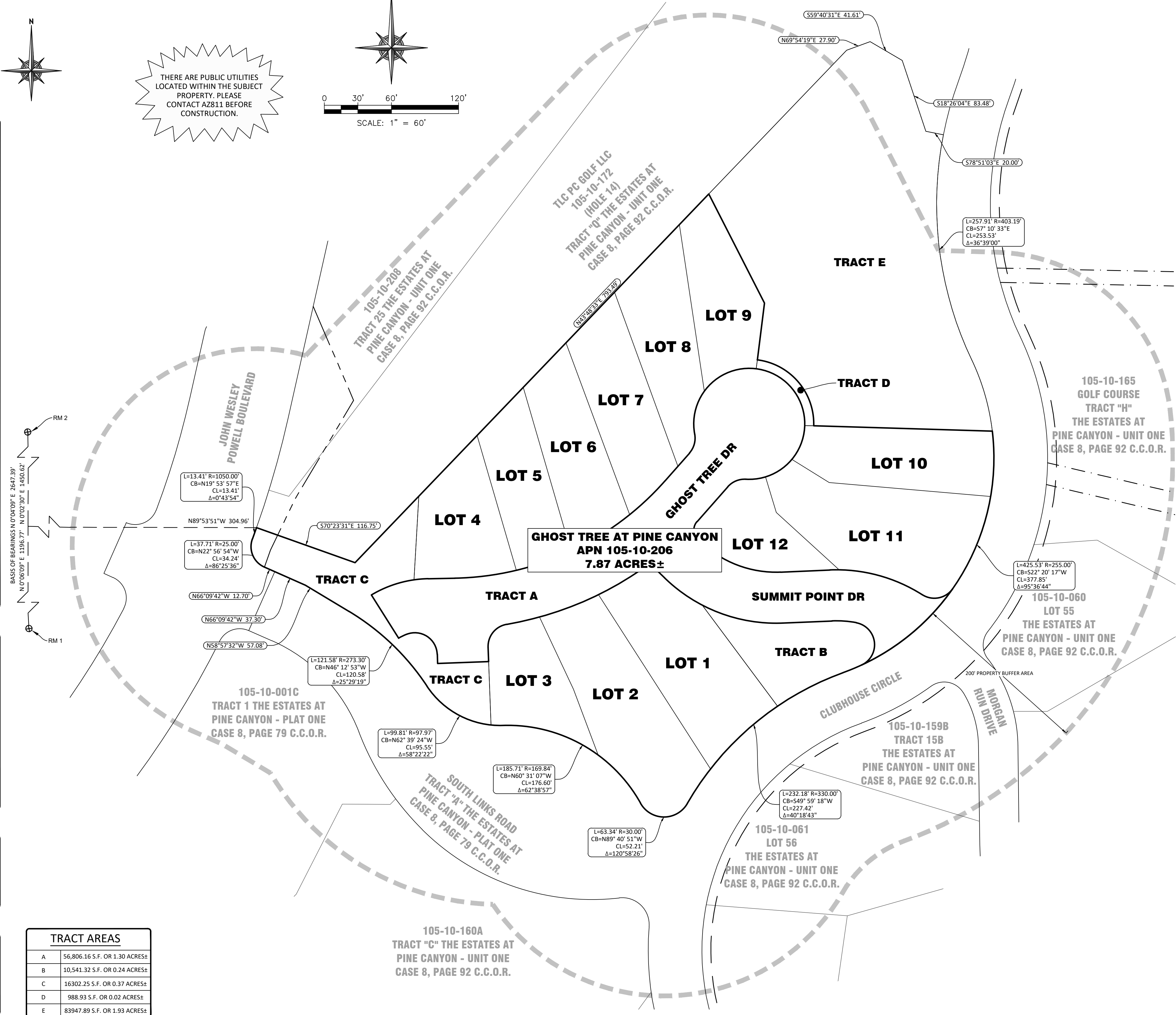
PUBLIC UTILITY EASEMENT NOTE	
EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION-TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.	

TRACT AREAS	
A	56,806.16 S.F. OR 1.30 ACRES±
B	10,541.32 S.F. OR 0.24 ACRES±
C	16302.25 S.F. OR 0.37 ACRES±
D	988.93 S.F. OR 0.02 ACRES±
E	83947.89 S.F. OR 1.93 ACRES±

AMENDED PRELIMINARY PLAT FOR GHOST TREE AT PINE CANYON

AS AMENDED FROM DOCUMENT #3968489, C.C.O.R.

3201 SOUTH CLUBHOUSE CIRCLE, APN 105-10-206
BEING A RESUBDIVISION TRACT 23 OF THE ESTATES AT PINE CANYON UNIT 1, CASE 8 MAP 92C, C.C.O.R.
AND BEING A SUBDIVISION PORTION OF PARCEL 2A OF THAT SPECIAL WARRANTY DEED
RECORDED AT DOCUMENT #3644276, C.C.O.R.
LOCATED IN SECTION 34, TOWNSHIP 21 NORTH, RANGE 7 EAST,
GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA

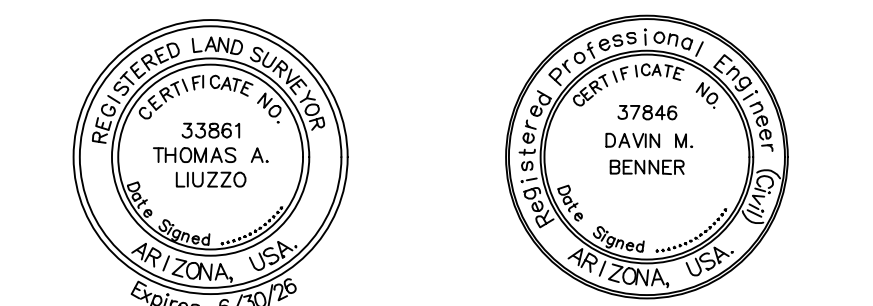


PROJECT INFORMATION	
CLIENT: TLC PC LAND INVESTORS, LLC 8601 NORTH SCOTTSDALE ROAD SUITE 335 SCOTTSDALE, ARIZONA 85253 (928) 830-0866	
ENGINEER / SURVEYOR: GRANITE BASIN ENGINEERING, INC. 1981 COMMERCE CENTER CIRCLE, SUITE B PRESCOTT, ARIZONA 86301 (928) 717-0171	
SITE DATA: ASSESSOR PARCEL NUMBER(S) 105-10-206 (7.87 AC.±) 3201 SOUTH CLUBHOUSE CIRCLE	
ZONING NOTE: CITY OF FLAGSTAFF ZONING INFORMATION R1; SINGLE FAMILY RESIDENTIAL (SEE BUILDING ENVELOPE DATA, SHEETS 5 & 6)	
DISTURBANCE LIMITATION NOTE: DISTURBANCE IS LIMITED TO THE AREAS INSIDE THE BUILDING ENVELOPE IDENTIFIED ON EACH LOT.	
FLOODPLAIN NOTE: THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 04005C6817G, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 3, 2010 FOR COMMUNITY NUMBER 040020, IN COCONINO COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID SURVEYED PROPERTY IS SITUATED.	
SEWAGE DISPOSAL: CITY OF FLAGSTAFF	
WATER PROVIDER: CITY OF FLAGSTAFF	
FIRE PROTECTION: CITY OF FLAGSTAFF FIRE DEPARTMENT	
SCHOOL DISTRICT: FLAGSTAFF UNIFIED SCHOOL DISTRICT #1	

SHEET INDEX	
1	SITE OVERVIEW
2	EXISTING CONDITIONS
3	PROPOSED CONDITIONS
4	LOTTING PLAN
5	BUILDING ENVELOPES PLAN
6	BUILDING ENVELOPE GEOMETRIC TABLES
7	NATURAL RESOURCE PROTECTION PLAN & TREE SURVEY
8	FOREST RESOURCE DATA

BASIS OF BEARINGS & BENCHMARKS			
THE BASIS OF BEARING FOR THIS SURVEY IS ON THE CITY OF FLAGSTAFF LOCAL DATUM AND THE NAVD 88 VERTICAL DATUM AND IS N 00° 04' 09" EAST 2647.39' ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34 BETWEEN THE WEST QUARTER CORNER (RM 1) MARKED BY A BLM BRASS CAP DATED 1965 AND THE NORTHWEST CORNER (RM 2) MARKED BY A BLM BRASS CAP DATED 1965.			
REFERENCE MARK	NORTHING	EASTING	ELEVATION(88)
RM 1	38853.27	31698.75	6991.57
RM 2	41500.83	31702.05	6927.21
THE COORDINATE SYSTEM FOR THIS PROJECT IS THE CITY OF FLAGSTAFF LOCAL COORDINATE SYSTEM MODIFIED FROM ARIZONA STATE PLANE CENTRAL ZONE. THE PROJECT IS DESIGNED ON THE NAVD 88 ELEVATION.			

SURVEYOR'S CERTIFICATE:	
I, THOMAS A. LUZZO, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 33861 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF ARIZONA. I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT FROM THE ORIGINAL FIELD NOTES MADE DURING A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED AND WAS PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM STANDARDS FOR LAND SURVEY EFFECTIVE FEBRUARY 2002.	



Call at least two full working days before you begin construction

ARIZONA

State Seal

DATE: 2/22/2024

SCALE: AS SHOWN

DRAWN: TS

DESIGN: TS

CHECKED: TL

REVISIONS

NUM.	DESCRIPTION	DATE	BY

FOR REVIEW ONLY

FOR BID ONLY

FOR APPROVAL ONLY

FOR RECORDING ONLY

FOR CONSTRUCTION ONLY

FOR AS-BUILT ONLY

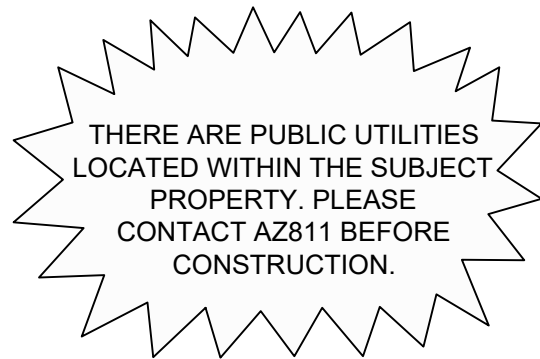
TLC PC LAND INVESTORS, LLC
8601 NORTH SCOTTSDALE ROAD, SUITE 335
SCOTTSDALE, ARIZONA 85253



AMENDED PRELIMINARY PLAT FOR
GHOST TREE AT PINE CANYON
PARENT BOUNDARY PLAN AND SITE OVERVIEW

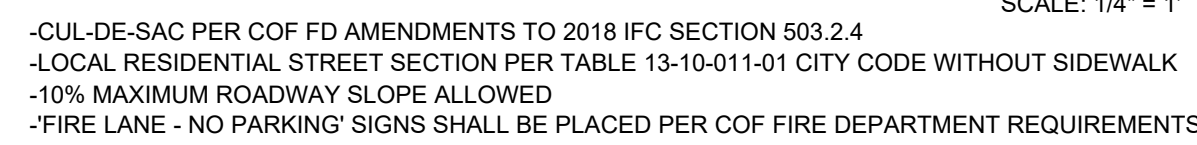
PRELIMINARY FOR REVIEW AND COMMENT

1

SHEET 1 OF 8

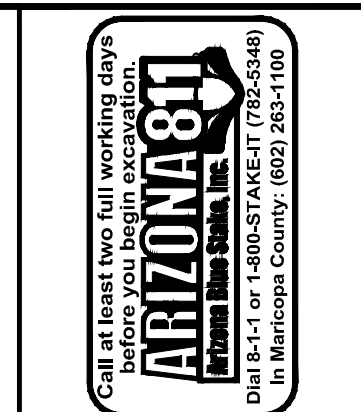


2	PRELIMINARY FOR REVIEW AND COMMENT		TLC PC LAND INVESTORS, LLC 8601 NORTH SCOTTSDALE ROAD, SUITE 335 SCOTTSDALE, ARIZONA 85263		 GRANITE BASIN ENGINEERING, INC. <small>1981 COMMERCE CENTER DR. SUITE 100, PHOENIX, AZ 85001 WWW.GRANITEBASINENGINEERING.COM</small>		<div><input checked="" type="checkbox"/> FOR REVIEW ONLY</div> <div><input type="checkbox"/> FOR BID ONLY</div> <div><input type="checkbox"/> FOR APPROVAL ONLY</div> <div><input type="checkbox"/> FOR RECORDING ONLY</div> <div><input type="checkbox"/> FOR CONSTRUCTION ONLY</div> <div><input type="checkbox"/> FOR AS-BUILT ONLY</div>		REVISIONS		
	JOB:	19009									
	DATE:	2/22/2024									
	SCALE:	AS SHOWN									
	DRAWN:	TS									
	DESIGN:	TS									
CHECKED:	TL										
SHEET 2 OF 8		Call at least two full working days before you begin excavation.  ARIZONA 811 <small>Arizona's One-Stop Service for Utility Location In Maricopa County: (602) 263-1100</small>									

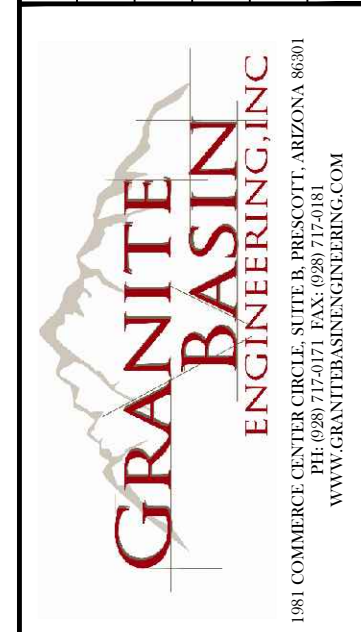


1. EARTHWORK SHALL FOLLOW RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
2. EXCAVATION FOR PAVEMENT SECTION ASSUMED TO BE 9" BELOW FINAL GRADE.
3. CONTRACTOR SHALL OBTAIN SEPARATE GRADING PERMIT FOR SURPLUS MATERIAL PLACED OFF-SITE IN CONFORMANCE WITH THE CITY OF FLAGSTAFF REQUIREMENTS.

0' - 25'	16%
25' - 150'	20%
150' +	10%



		REVISIONS	
		NUM.	DATE
<input checked="" type="checkbox"/> FOR REVIEW ONLY			
<input type="checkbox"/> FOR BID ONLY			
<input type="checkbox"/> FOR APPROVAL ONLY			
<input type="checkbox"/> FOR RECORDING ONLY			
<input type="checkbox"/> FOR CONSTRUCTION ONLY			
<input type="checkbox"/> FOR AS-BUILT ONLY			

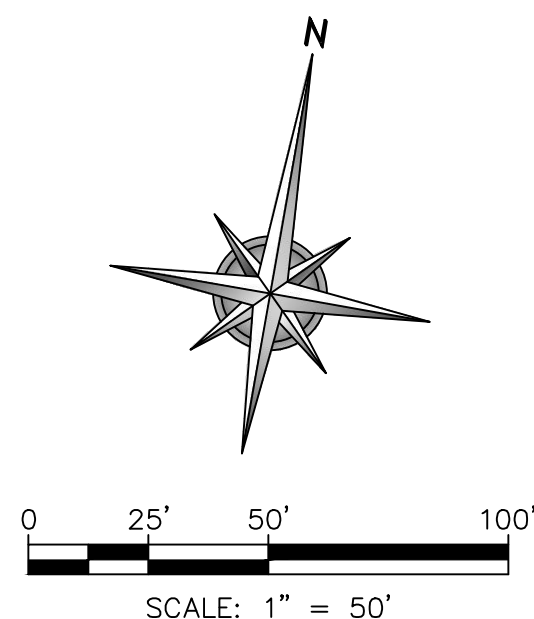


TLC PC LAND INVESTORS, LLC
8601 NORTH SCOTTSDALE ROAD, SUITE 335
SCOTTSDALE, ARIZONA 85253

AMENDED PRELIMINARY PLAT FOR
GHOST TREE AT PINE CANYON
PROPOSED CONDITIONS

PRELIMINARY
FOR REVIEW
AND COMMENT

JOB:	19009
DATE:	2/22/2024
SCALE:	AS SHOWN
DRAWN:	TS
DESIGN:	TS
CHECKED:	TL



LOT SUMMARY		
LOT #	AREA (SF)	AREA (AC)
389	19,565	0.45
390	21,167	0.49
391	10,583	0.24
392	11,931	0.27
393	11,279	0.26
394	13,585	0.31
395	14,474	0.33
396	13,875	0.32
397	12,346	0.28
398	14,204	0.33
399	21,861	0.50
400	9,342	0.21

105-10-001C
TRACT 1 THE ESTATES AT
PINE CANYON - PLAT ONE
CASE 8, PAGE 79 C.C.O.R.

105-10-208
TRACT 25 THE ESTATES AT
PINE CANYON - UNIT ONE
CASE 8, PAGE 92 C.C.O.R.

TLC PC GOLF LLC
105-10-172
(HOLE 14)
TRACT "Q" THE ESTATES AT
PINE CANYON - UNIT ONE
CASE 8, PAGE 92 C.C.O.R.

**REFER TO SHEET #1
FOR PARENT PARCEL
GEOMETRY**

**105-10-165
GOLF COURSE
TRACT "H"
THE ESTATES AT
PINE CANYON - UNIT ONE
CASE 8, PAGE 92 C.C.O.R.**

105-10-060
LOT 55
THE ESTATES AT
PINE CANYON - UNIT ONE
CASE 8, PAGE 92 C.C.O.R.

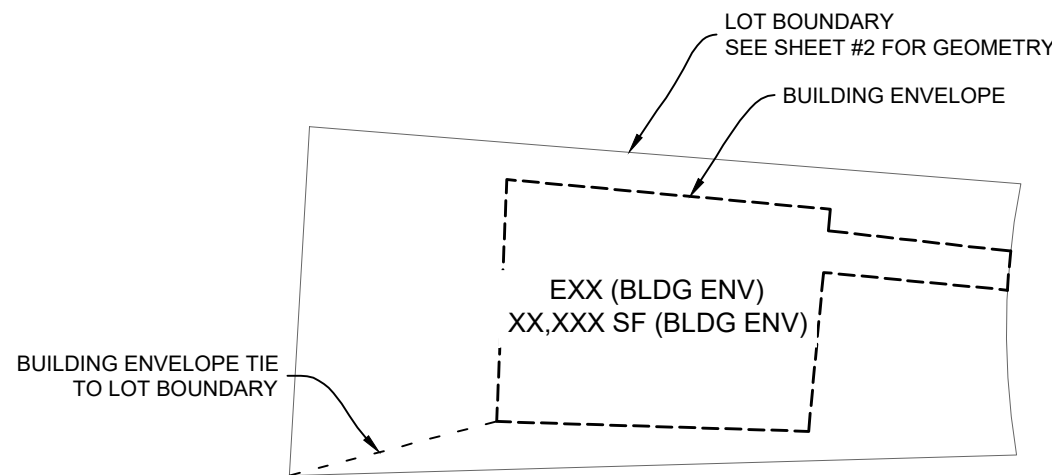
105-10-159B
TRACT 15B
THE ESTATES AT
E CANYON - UNIT ONE
E 8, PAGE 92 C.C.O.R.

105-10-061
LOT 56
THE ESTATES AT
PINE CANYON - UNIT ONE
CASE 8, PAGE 92 C.C.O.R.

105-10-160A
TRACT "C" THE ESTATES AT
PINE CANYON - UNIT ONE
CASE 8, PAGE 92 C.C.O.R.

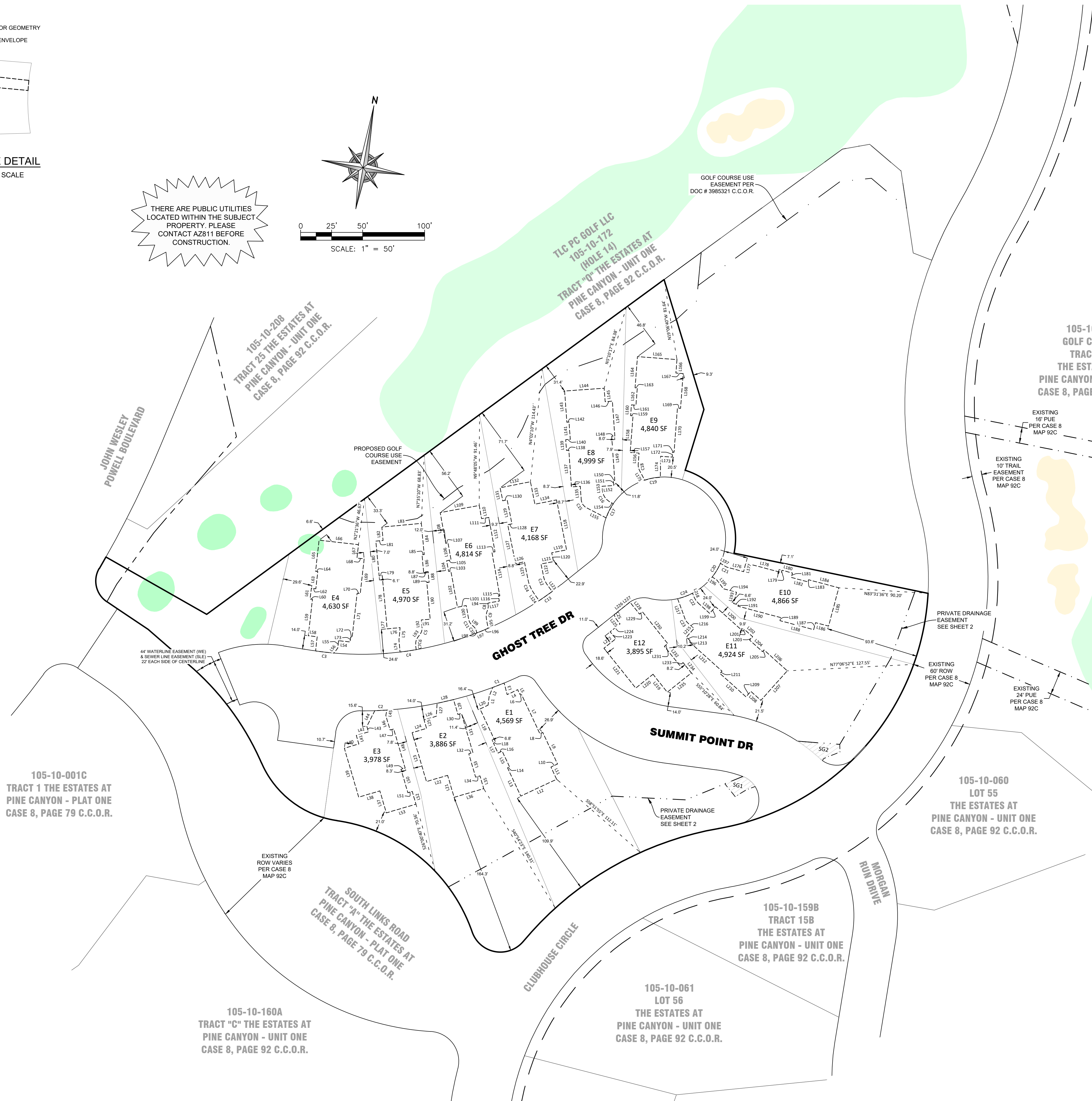
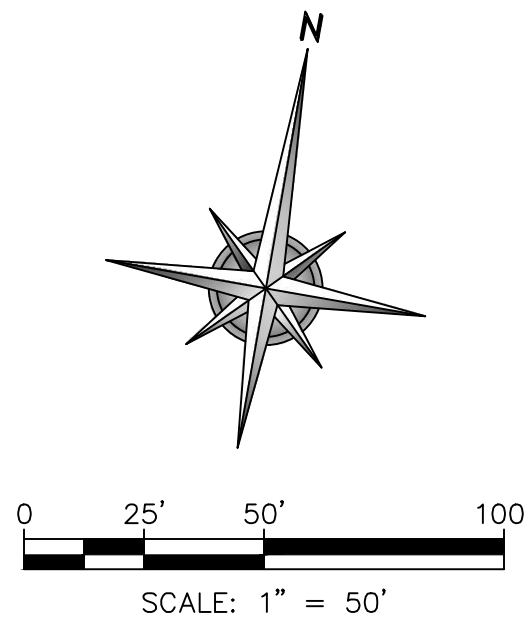
SIGN EASEMENT SG1
NOT TO SCALE

[illegible]



TYPICAL BUILDING ENVELOPE DETAIL
NOT TO SCALE

THERE ARE PUBLIC UTILITIES
LOCATED WITHIN THE SUBJECT
PROPERTY. PLEASE
CONTACT AZ811 BEFORE
CONSTRUCTION.



LOT 1 (E1)				
BUILDING ENVELOPE DATA				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
C1	12.35	1.87	378.50	
L3	12.08	S24° 40' 08"E		
L5	5.00	S35° 06' 23"E		
L4	11.69	N54° 53' 37"E		
L6	1.47	N54° 53' 37"E		
L7	44.60	S35° 06' 23"E		
L8	3.16	N54° 53' 37"E		
L9	35.19	S35° 06' 23"E		
L10	7.33	S54° 53' 37"W		
L11	13.56	S35° 06' 23"E		
L12	39.91	S54° 53' 37"W		
L13	31.48	N35° 06' 23"W		
L14	2.25	N54° 53' 37"E		
L15	17.45	N35° 06' 23"W		
L18	2.38	N54° 53' 37"E		
L16	4.57	S54° 53' 37"W		
L17	10.94	N35° 06' 23"W		
L19	36.99	N35° 06' 23"W		
L20	8.96	N54° 53' 37"E		
L1	9.29	N02° 47' 10"W		
L2	9.32	N11° 51' 30"E		

LOT 2 (E2)				
BUILDING ENVELOPE DATA				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
L28	16.91	N67° 11' 17"E		
L27	13.03	N06° 20' 57"W		
L30	3.71	N63° 39' 09"E		
L29	15.61	S26° 20' 51"E		
L31	41.04	S26° 20' 51"E		
L32	4.33	S63° 39' 09"W		
L33	24.57	S26° 20' 51"E		
L35	13.38	S26° 20' 51"E		
L34	4.56	N63° 39' 09"E		
L36	31.10	S63° 39' 09"W		
L21	23.08	N26° 20' 51"W		
L22	22.25	S63° 39' 09"W		
L23	51.33	N26° 20' 51"W		
L24	15.24	N63° 39' 09"E		
L25	8.99	N26° 56' 42"W		
L26	12.94	N63° 39' 09"E		

LOT 3 (E3)				
BUILDING ENVELOPE DATA				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
L49	4.33	S63° 39' 09"W		
L48	41.04	S26° 20' 51"E		
L47	3.71	N63° 39' 09"E		
L46	15.30	S26° 20' 51"E		
L45	5.45	S00° 13' 01"E		
C2	12.06	1.51	458.86	
L44	17.72	N16° 58' 13"E		
L43	5.73	N26° 20' 51"W		
L42	12.79	N63° 39' 09"E		
L41	8.99	N26° 56' 42"W		
L40	15.24	N63° 39' 09"E		
L39	51.33	N26° 20' 51"W		
L50	24.57	S26° 20' 51"E		
L52	13.38	S26° 20' 51"E		
L51	4.56	N63° 39' 09"E		
L53	31.10	S63° 39' 09"W		
L37	23.08	N26° 20' 51"W		
L38	22.25	S63° 39' 09"W		

LOT 4 (E4)				
BUILDING ENVELOPE DATA				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
L73	5.00	S03° 32' 26"E		
L72	1.47	S86° 27' 34"W		
L71	44.60	S03° 32' 26"E		
L70	3.16	S86° 27' 34"W		
L69	35.19	S03° 32' 26"E		
L68	7.33	N86° 27' 34"E		
L67	13.56	S03° 32' 26"E		
L66	39.91	N86° 27' 34"E		
L65	31.48	N03° 32' 26"W		
L64	2.25	S86° 27' 34"W		
L63	17.45	N03° 32' 26"W		
L62	4.57	N86° 27' 34"E		
L61	10.94	N03° 32' 26"W		
L60	2.38	S86° 27' 34"W		
L59	36.99	N03° 32' 26"W		
L58	8.96	S86° 27' 34"W		
L57	14.37	N03° 32' 26"W		
C3	18.71	3.33	321.50	
L56	6.43	S26° 23' 19"W		
L55	7.39	S03° 32' 26"E		
L54	11.69	S86° 27' 34"W		

LOT 5 (E5)				
BUILDING ENVELOPE DATA				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
L85	2.25	S74° 41' 14"W		
L84	31.48	S15° 18' 46"E		
L83	39.91	N74° 41' 14"E		
L82	13.56	N15° 18' 46"W		
L81	7.33	N74° 41' 14"E		
L80	35.19	N15° 18' 46"W		
L79	3.16	S74° 41' 14"W		
L78	44.60	N15° 18' 46"W		
L77	9.21	N15° 18' 46"W		
L76	13.12	S74° 41' 14"W		
L75	12.44	N04° 22' 13"W		
L14	12.29	N15° 18' 46"W		
C7	5.39	14.48	21.32	
C6	7.48	42.88	10.00	
L93	3.76	S27° 34' 00"W		
C5	7.48	42.88	10.00	
L92	7.62	S15° 18' 46"E		
L91	8.96	S74° 41' 14"W		
C4	16.43	2.93	321.50	
L89	2.38	S74° 41' 14"W		
L88	10.94	S15° 18' 46"E		
L87	4.57	N74° 41' 14"E		
L86	17.45	S15° 18' 46"E		

LOT 6 (E6)				
BUILDING ENVELOPE DATA				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
L111	7.33	N69° 41' 29"E		
L110	13.56	S20° 18' 31"E		
L109	39.91	N69° 41' 29"E		
L107	2.25	S69° 41' 29"W		
L108	31.48	N20° 18' 31"W		
L106	17.45	N20° 18' 31"W		
L104	10.94	N20° 18' 31"W		
L103	2.38	S69° 41' 29"W		
L105	4.57	N69° 41' 29"E		
L113	3.16	S69° 41' 29"W		
L112	35.19	S20° 18' 31"E		
L114	44.60	S20° 18' 31"E		
L117	11.69	S69° 41' 29"W		
L116	5.00	S20° 18' 31"E		
L115	1.47	S69° 41' 29"W		
L102	36.99	N20° 18' 31"W		
L101	8.96	S69° 41' 29"W		
L100	14.20	N20° 18' 31"W		
C11	7.01	40.18	10.00	
L99	1.32	N60° 29' 30"W		
C10	7.01	40.18	10.00	
L98	0.97	N20° 18' 31"W		
L97	5.47	S58° 10' 01"W		
L96	6.81	S57° 04' 24"W		
L95	9.50	S20° 18' 31"E		
C9	8.97	34.26	15.00	
C8	5.98	34.26	10.00	
L94	1.44	S20° 18' 31"E		

LOT 7 (E7)				
BUILDING ENVELOPE DATA				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
L134	22.25	N68° 43' 43"E		
L133	23.08	S21° 16' 17"E		
L132	31.10	N68° 43' 43"E		
L131	13.38	N21° 16' 17"W		
L130	4.56	S68° 43' 43"W		
L129	24.57	N21° 16' 17"W		
L128	4.33	N68° 43' 43"E		
L118	51.33	S21° 16' 17"E		
L127	39.98	N21° 16' 17"W		
C13	16.00	2.85	321.50	
L123	9.31	S45° 07' 22"E		
C12	8.33	23.85	20.00	
L122	12.76	S21° 16' 17"E		
L121	12.79	S68° 43' 43"W		
L120	8.99	S21° 52' 08"E		
L119	15.24	S68° 43' 43"W		
L125	18.23	N21° 16' 17"W		
C14	14.99	23.85	36.00	
L124	9.31	N45° 07' 22"W		
L126	9.19	S68° 43' 43"W		

LOT 8 (E8)				
BUILDING ENVELOPE DATA				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
L148	3.16	S75° 59' 27"W		
L147	35.19	S14° 00' 33"E		
L146	7.33	N75° 59' 27"E		
L145	13.56	S14° 00' 33"E		
L144	39.91	N75° 59' 27"E		
L142	2.25	S75° 59' 27"W		
L141	17.45	N14° 00' 33"W		
L140	4.57	N75° 59' 27"E		
L139	10.94	N14° 00' 33"W		
L138	2.38	S75° 59' 27"W		
L143	31.48	N14° 00' 33"W		
L149	44.60	S14° 00' 33"E		
L155	22.14	N72° 51' 31"W		
C17	16.04	14.84	61.96	
L154	3.38	S72° 51' 31"E		
C16	15.41	58.85	15.00	
L153	3.76	S14° 00' 33"E		
L152	11.69	S75° 59' 27"W		
L151	5.00	S14° 00' 33"E		
L150	1.47	S75° 59' 27"W		
L137	36.99	N14° 00' 33"W		
L136	8.96	S75° 59' 27"W		
L135	13.53	N14° 00' 33"W		
C15	10.27	58.85	10.00	

LOT 9 (E9)				
BUILDING ENVELOPE DATA				
SEGMENT #	LENGTH	BEARING/DELTA		RADIUS
L169	3.16	S84° 20' 40"W		62.00
L168	35.19	S05° 39' 20"E		
L167	7.33	N84° 20' 40"E		
L166	13.56	S05° 39' 20"E		
L165	39.91	N84° 20' 40"E		
L164	31.48	N05° 39' 20"W		
L163	2.25	S84° 20' 40"W		
L162	17.45	N05° 39' 20"W		
L161	4.57	N84° 20' 40"E		
L160	10.94	N05° 39' 20"W		
L159	2.38	S84° 20' 40"W		
L170	44.60	S05° 39' 20"E		
L158	36.99	N05° 39' 20"W		
L175	11.47	N38° 11' 40"W		
C19	16.04	14.83		
L174	21.08	S09° 05' 22"E		
L173	11.69	S84° 20' 40"W		
L172	5.00	S05° 39' 20"E		
L171	1.47	S84° 20' 40"W		
L157	8.96	S84° 20' 40"W		
L156	11.71	N05° 39' 20"W		
C18	5.68	32.54		10.00

FOREST RESOURCE SUMMARY				
EXISTING TREE RESOURCE POINTS	REQUIRED TREE PROTECTION		PROPOSED TREE PROTECTION	
	PERCENTAGE	POINTS	PERCENTAGE	POINTS
529	50%	265	50.47%	267

STEEP SLOPES RESOURCE SUMMARY					
STEEP SLOPES RESOURCE	TOTAL SQUARE FEET	REQUIRED SLOPE PROTECTION		PROPOSED SLOPE PROTECTION	
		PERCENTAGE	SQUARE FEET	PERCENTAGE	SQUARE FEET
SLOPES 17%-24.99%	89,393	70%	62,575	68.50%	61,235
SLOPES 25%-34.99%	26,326	80%	21,061	84.37%	22,212
SLOPES 35%+	NONE	-	-	-	-

STEEP SLOPES RESOURCE PROTECTION & ALLOWABLE DISTURBANCE				
LOTS & AREAS			SLOPE RESOURCE & ALLOWABLE DISTURBANCE	
LOT/UNIT	AREA		17 - 24.99% SLOPES	25 - 34.99% SLOPES
	(ACRE)	(SF)	DISTURBANCE WITHIN BUILDING ENVELOPE (SF)	DISTURBANCE WITHIN BUILDING ENVELOPE (SF)
1	0.45	19,565	2,095	22
2	0.49	21,167	227	0
3	0.24	10,583	758	0
4	0.27	11,931	2,382	0
5	0.26	11,279	2,678	0
6	0.31	13,585	127	0
7	0.33	14,474	3,005	0
8	0.32	13,875	2,334	0
9	0.28	12,346	2,657	865
10	0.33	14,204	1,770	650
11	0.50	21,861	1,494	0
12	0.21	9,342	554	0
TOTALS	4.00	174,212	20,081	1,537
BALANCE OF ALLOWABLE LOT DISTURBANCE OF STEEP SLOPES FROM INFRASTRUCTURE			18,741	2,688
PROTECTED STEEP SLOPES (OVER & ABOVE MINIMUM REQUIRED)			N/A	1,151
FOREST RESOURCE POINTS (1 POINT PER 50 SF)			N/A	23

PARENT PROPERTY SLOPE DATA							
SLOPE CATAGORIES	RANGE	AREA	ALLOWABLE DISTURBANCE		INFRASTRUCTURE DISTURBANCE		BALANCE (ALLOWABLE LOT DISTURBANCE)
	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%) (SF)
EXISTING TOPOGRAPHY	17 - 24.99%	88,711	30%	26,613	9%	8,077	21% 18,536
RECLAIMED CARTPATH	17 - 24.99%	682	30%	205	0%	0	30% 205
EXISTING TOPOGRAPHY	25 - 34.99%	25,989	20%	5,198	10%	2,577	10% 2,621
RECLAIMED CARTPATH	25 - 34.99%	337	20%	67	0%	0	20% 67
EXISTING TOPOGRAPHY	> 35% (*)	0	-	-	-	-	-
TOTALS		115,719		32,083		10,654	

FOREST RESOURCE PROTECTION DATA			
FOREST RESOURCES			
PARENT PROPERTY TOTAL AVAILABLE FOREST RESOURCE CREDIT POINTS (SEE SHEET 8)			POINTS %
FOREST RESOURCE CREDIT POINTS, PROTECTED OUTSIDE OF BUILDING ENVELOPES, DERIVED FROM TREE SURVEY (SEE SHEET 8)			244 46.12%
FOREST RESOURCE CREDIT POINTS DERIVED FROM PROTECTED STEEP SLOPES (OVER & ABOVE MINIMUM REQUIRED)			23 4.35%
TOTAL PROTECTED FOREST RESOURCE CREDIT POINTS			267 50.47%



- LEGEND**
- PAVED ROADWAY
 - CART PATH TO BE REMOVED
 - ORIGINAL BUILDING ENVELOPES
 - ADJUSTED BUILDING ENVELOPES
 - 0% TO 16.99% SLOPES
 - 17% TO 24.99% SLOPES
 - 25% TO 34.99% SLOPES
 - TREE TO BE PROTECTED
 - TREE WITHIN PROTECTED SLOPES
 - TREE TO BE REMOVED

Call at least two full working days before you begin construction

ARIZONA

STATE ENGINEERING

DATE 5-1-24 OR 1-800-STATE-17 (782-5346)

In Maricopa County (602) 263-1100

REVISIONS

DATE	BY	DESCRIPTION

FOR REVIEW ONLY	FOR BID ONLY	FOR APPROVAL ONLY	FOR RECORDING ONLY	FOR CONSTRUCTION ONLY
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GRANITE BASIN

ENGINEERING, INC.

1801 COMMERCE CENTER CIRCLE, SUITE 100, SCOTTSDALE, ARIZONA 85253

TEL: (480) 351-7131 FAX: (480) 351-0101

WWW.GRANITEBASINENGINEERING.COM

TLC PC LAND INVESTORS, LLC

8601 NORTH SCOTTSDALE ROAD, SUITE 335

SCOTTSDALE, ARIZONA 85253

AMENDED PRELIMINARY PLAT FOR GHOST TREE AT PINE CANYON NATURAL RESOURCE PROTECTION PLAN

PRELIMINARY FOR REVIEW AND COMMENT

JOB# 19009

DATE: 5/1/2024

SCALE: AS SHOWN

DRAWN: TS

DESIGN: TS

CHECKED: TL

7

SHEET 7 OF 8

GHOST TREE AT PINE CANYON - FOREST RESOURCE DATA

* THIS TABLE DOES NOT INCLUDE ANY FOREST RESOURCES (TREES) WITHIN STEEP SLOPE AREAS

UNIT / TRACT	FOREST RESOURCE ID	FOREST RESOURCE SPECIE	FOREST RESOURCE DBH (in)	FOREST RESOURCE POINTS	FOREST RESOURCE CREDIT MULTIPLIER (0=REMOVED) (1=PROTECTED)	PROTECTED FOREST RESOURCE CREDIT
1	76	JUNIPER	6	8	1	8
1	99	PONDEROSA	8	1	0	0
1	100	PONDEROSA	13	4	0	4
1	101	PONDEROSA	13	4	1	4
1	102	PONDEROSA	15	4	1	4
1	183	PONDEROSA	16	4	1	4
1	185	PONDEROSA	20	8	1	8
2	77	PONDEROSA	6	1	1	1
2	94	PONDEROSA	8	1	0	0
2	95	PONDEROSA	18	8	1	8
2	180	PONDEROSA	13	4	0	0
2	181	PONDEROSA	13	4	0	0
3	120	PONDEROSA	10	2	0	0
3	121	PONDEROSA	8	1	0	0
3	122	PONDEROSA	7	1	0	0
3	124	PONDEROSA	8	1	1	1
3	153	PONDEROSA	13	4	1	4
3	154	PONDEROSA	8	1	1	1
3	155	PONDEROSA	17	4	0	0
3	156	PONDEROSA	14	4	0	0
3	157	PONDEROSA	8	1	0	0
3	158	PONDEROSA	16	4	1	4
3	160	PONDEROSA	24	8	1	8
4	144	PONDEROSA	23	8	1	8
4	145	PONDEROSA	23	8	1	8
6	187	PONDEROSA	20	8	1	8
6	188	PONDEROSA	24	8	1	8
6	192	PONDEROSA	18	8	1	8
6	193	PONDEROSA	20	8	0	0
6	194	PONDEROSA	18	8	0	0
6	198	PONDEROSA	19	8	0	0
7	191	PONDEROSA	18	8	1	8
7	196	PONDEROSA	22	8	1	8
8	218	PONDEROSA	15	4	1	4
8	219	PONDEROSA	15	4	1	4
8	240	PONDEROSA	12	2	0	0
8	241	PONDEROSA	19	8	0	0
8	242	PONDEROSA	17	4	0	0
8	243	PONDEROSA	13	4	0	0
9	238	PONDEROSA	15	4	0	0
9	262	PONDEROSA	20	8	0	0
10	186	PONDEROSA	13	4	0	0
10	283	PONDEROSA	21	8	0	0
11	5	PONDEROSA	19	8	1	8
11	6	PONDEROSA	24	8	1	8
11	226	PONDEROSA	18	8	0	0
11	227	PONDEROSA	14	4	0	0
11	228	PONDEROSA	6	1	0	0
11	282	PONDEROSA	14	4	1	4
12	225	PONDEROSA	17	4	1	4
TRACT 'A'	129	JUNIPER	8	8	0	0
TRACT 'A'	133	PONDEROSA	14	4	1	4
TRACT 'A'	134	PONDEROSA	10	2	1	2
TRACT 'A'	135	PONDEROSA	10	2	0	0
TRACT 'A'	136	JUNIPER	7	8	0	0
TRACT 'A'	137	PONDEROSA	16	4	0	0
TRACT 'A'	148	PONDEROSA	14	4	0	0
TRACT 'A'	149	PONDEROSA	20	8	0	0
TRACT 'A'	150	PONDEROSA	18	8	0	0
TRACT 'A'	151	PONDEROSA	10	2	0	0
TRACT 'A'	152	PONDEROSA	26	20	0	0
TRACT 'A'	159	PONDEROSA	17	4	0	0
TRACT 'A'	161	PONDEROSA	20	8	0	0
TRACT 'A'	162	PONDEROSA	16	4	0	0
TRACT 'A'	163	PONDEROSA	18	8	0	0
TRACT 'A'	164	PONDEROSA	16	4	0	0
TRACT 'A'	179	PONDEROSA	6	1	0	0
TRACT 'A'	182	PONDEROSA	12	2	0	0

UNIT / TRACT	FOREST RESOURCE ID	FOREST RESOURCE SPECIE	FOREST RESOURCE DBH (in)	FOREST RESOURCE POINTS	FOREST RESOURCE CREDIT MULTIPLIER (0=REMOVED) (1=PROTECTED)	PROTECTED FOREST RESOURCE CREDIT
TRACT 'A'	202	PONDEROSA	20	8	0	0
TRACT 'A'	208	PONDEROSA	15	4	0	0
TRACT 'A'	220	PONDEROSA	24	8	0	0
TRACT 'A'	221	PONDEROSA	30	20	0	0
TRACT 'A'	222	PONDEROSA	17	4	0	0
TRACT 'A'	223	PONDEROSA	10	2	0	0
TRACT 'A'	224	PONDEROSA	8	1	0	0
TRACT 'A'	234	PONDEROSA	18	8	0	0
TRACT 'A'	239	PONDEROSA	24	8	0	0
TRACT 'A'	280	PONDEROSA	18	8	0	0
TRACT 'A'	281	PONDEROSA	18	8	0	0
TRACT 'B'	72	PONDEROSA	24	8	1	8
TRACT 'B'	73	PONDEROSA	22	8	1	8
TRACT 'B'	74	PONDEROSA	27	20	1	20
TRACT 'C'	125	PONDEROSA	8	1	1	1
TRACT 'C'	126	PONDEROSA	20	8	1	8
TRACT 'C'	127	PONDEROSA	24	8	0	0
TRACT 'C'	128	PONDEROSA	8	1	0	0
TRACT 'C'	130	JUNIPER	8	8	1	8
TRACT 'C'	131	PONDEROSA	9	2	1	2
TRACT 'C'	132	PONDEROSA	7	1	1	1
TRACT 'C'	138	PONDEROSA	24	8	1	8
TRACT 'C'	139	PONDEROSA	12	2	1	2
TRACT 'C'	140	PONDEROSA	18	8	1	8
TRACT 'C'	141	PONDEROSA	16	4	1	4
TRACT 'C'	142	PONDEROSA	19	8	1	8
TRACT 'C'	146	PONDEROSA	8	1	1	1
TRACT 'C'	147	PONDEROSA	13	4	1	4
TOTAL			529		TOTAL PROTECTED	244

8

SHEET 8 OF 8

JOB: 19009

DATE: 2/22/2024

SCALE: AS SHOWN

DRAWN: TS

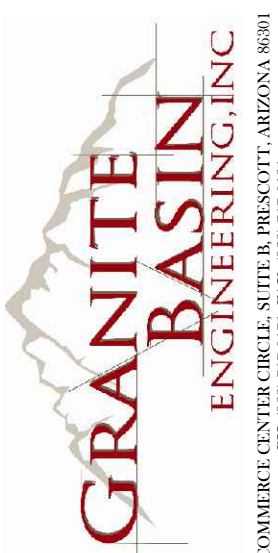
DESIGN: TS

CHECKED: TL

PRELIMINARY FOR REVIEW AND COMMENT

TLC PC LAND INVESTORS, LLC
8601 NORTH SCOTTSDALE ROAD, SUITE 335
SCOTTSDALE, ARIZONA 85253

AMENDED PRELIMINARY PLAT FOR
GHOST TREE AT PINE CANYON
FOREST RESOURCE DATA



GRANITE BASIN ENGINEERING, INC.
1981 COMMERCE CENTER CIRCLE, SUITE 100, WILSON, ARIZONA 85003
PH: (602) 375-7131 FAX: (602) 375-7031
WWW.GRANITEBASINENGINEERING.COM

FOR REVIEW ONLY

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☐ FOR RECORDING ONLY

☐ FOR CONSTRUCTION ONLY

☐ FOR AS-BUILT ONLY

REVISIONS

NUM.

DESCRIPTION

DATE

BY

Call at least two full working days before you begin excavation

ARIZONA

Permit Stamp

Draft 2-1-1 or 1-800-574-6117 (738-5346)

In Maricopa County (602) 263-1100

STEEP SLOPES RESOURCE PROTECTION & ALLOWABLE DISTURBANCE				
LOTS & AREAS			SLOPE RESOURCE & ALLOWABLE DISTURBANCE	
			17 - 24.99% SLOPES	25 - 34.99% SLOPES
LOT/UNIT	AREA		DISTURBANCE WITHIN BUILDING ENVELOPE	DISTURBANCE WITHIN BUILDING ENVELOPE
	(ACRE)	(SF)	(SF)	(SF)
1	0.45	19,565	2,095	22
2	0.49	21,167	227	0
3	0.24	10,583	758	0
4	0.27	11,931	2,382	0
5	0.26	11,279	2,678	0
6	0.31	13,585	127	0
7	0.33	14,474	3,005	0
8	0.32	13,875	2,334	0
9	0.28	12,346	2,657	865
10	0.33	14,204	1,770	650
11	0.50	21,861	1,494	0
12	0.21	9,342	554	0
TOTALS	4.00	174,212	20,081	1,537
BALANCE OF ALLOWABLE LOT DISTURBANCE OF STEEP SLOPES FROM INFRASTRUCTURE			18,741	2,688
PROTECTED STEEP SLOPES (OVER & ABOVE MINIMUM REQUIRED)			N/A	1,151
FOREST RESOURCE POINTS (1 POINT PER 50 SF)			N/A	23

PARENT PROPERTY SLOPE DATA								
SLOPE CATAGORIES	RANGE	AREA	ALLOWABLE DISTURBANCE		INFRASTRUCTURE DISTURBANCE		BALANCE (ALLOWABLE LOT DISTURBANCE)	
	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)
EXISTING TOPOGRAPHY	17 - 24.99%	88,711	30%	26,613	9%	8,077	21%	18,536
RECLAIMED CARTPATH	17 - 24.99%	682	30%	205	0%	0	30%	205
EXISTING TOPOGRAPHY	25 - 34.99%	25,989	20%	5,198	10%	2,577	10%	2,621
RECLAIMED CARTPATH	25 - 34.99%	337	20%	67	0%	0	20%	67
EXISTING TOPOGRAPHY	> 35% (*)	0	-	-	-	-	-	-
TOTALS		115,719		32,083		10,654		21,429

FOREST RESOURCE PROTECTION DATA			
FOREST RESOURCES		POINTS	%
PARENT PROPERTY TOTAL AVAILABLE FOREST RESOURCE CREDIT POINTS (SEE SHEET 8)		529	100.00%
FOREST RESOURCE CREDIT POINTS, PROTECTED OUTSIDE OF BUILDING ENVELOPES, DERIVED FROM TREE SURVEY (SEE SHEET 8)		244	46.12%
FOREST RESOURCE CREDIT POINTS DERIVED FROM PROTECTED STEEP SLOPES (OVER & ABOVE MINIMUM REQUIRED)		23	4.35%
TOTAL PROTECTED FOREST RESOURCE CREDIT POINTS		267	50.47%

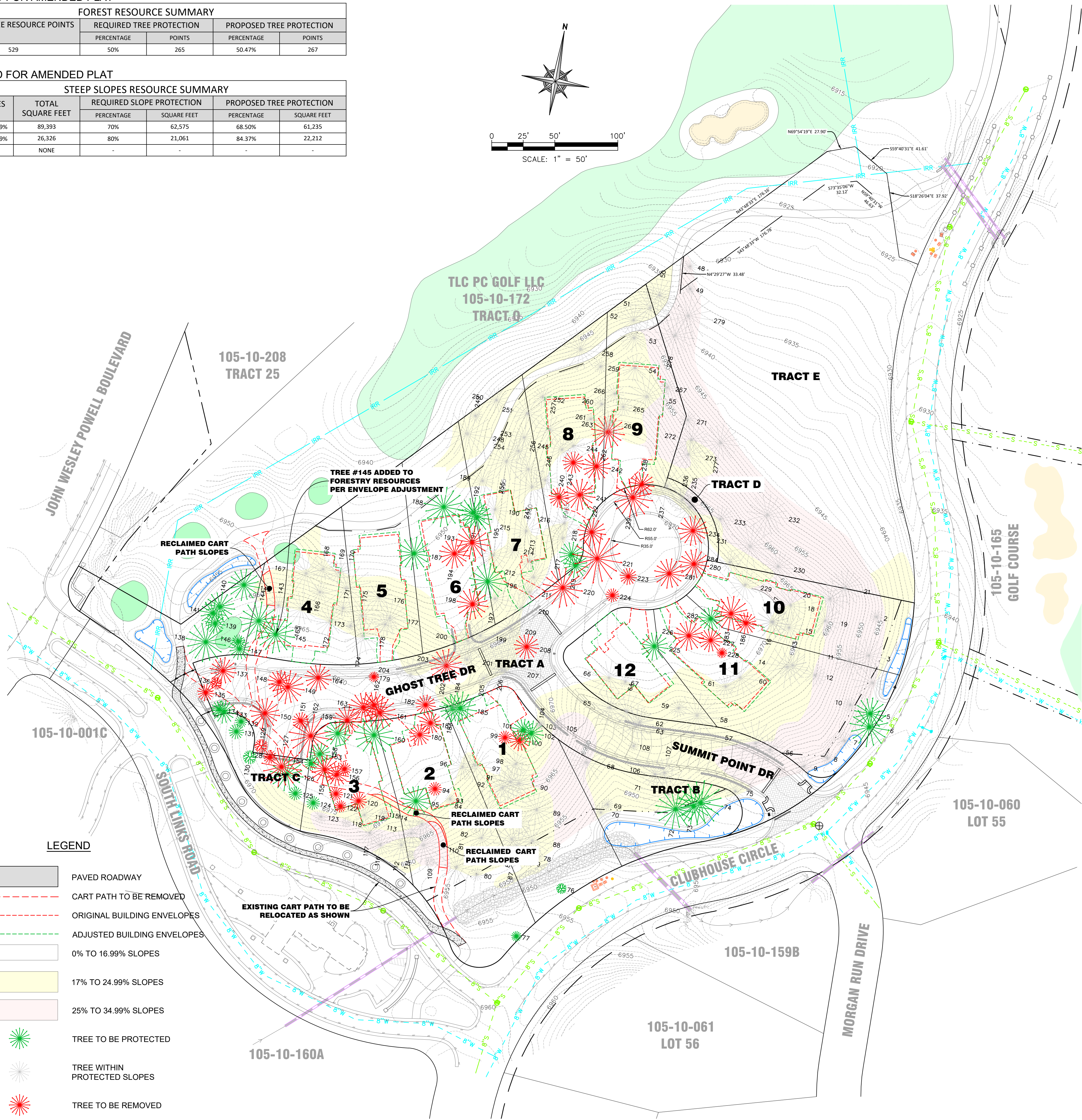
STEEP SLOPES RESOURCE PROTECTION & ALLOWABLE DISTURBANCE					
LOTS & AREAS			SLOPE RESOURCE & ALLOWABLE DISTURBANCE		
LOT/UNIT	AREA		17 - 24.99% SLOPES	25 - 34.99% SLOPES	TOTAL STEEP SLOPE DISTURBANCE
	(ACRE)	(SF)	DISTURBANCE WITHIN BUILDING ENVELOPE	DISTURBANCE WITHIN BUILDING ENVELOPE	
1	0.45	19,565	1,906	73	1,979
2	0.49	21,167	143	0	143
3	0.24	10,583	596	0	596
4	0.27	11,931	2,303	0	2,303
5	0.26	11,279	2,488	0	2,488
6	0.31	13,585	111	0	111
7	0.33	14,474	2,733	0	2,733
8	0.32	13,875	2,181	0	2,181
9	0.28	12,346	2,536	804	3,340
10	0.33	14,204	1,644	620	2,264
11	0.50	21,861	1,345	0	1,345
12	0.21	9,342	528	0	528
TOTALS	4.00	174,212	18,514	1,497	20,011
BALANCE OF ALLOWABLE LOT DISTURBANCE OF STEEP SLOPES FROM INFRASTRUCTURE			18,790	2,588	21,378
PROTECTED STEEP SLOPES (OVER & ABOVE MINIMUM REQUIRED)			276	1,091	1,367
FOREST RESOURCE POINTS (1 POINT PER 50 SF)			5	21	26

PARENT PROPERTY SLOPE DATA						
RANGE	AREA	ALLOWABLE DISTURBANCE		INFRASTRUCTURE DISTURBANCE		BALANCE (ALLOWABLE LOT DISTURBANCE)
(%)	(SF)	(%)	(SF)	(%)	(SF)	(%) (SF)
17 - 24.99%	88,711	30%	26,613	9%	7,823	21% 18,790
25 - 34.99%	25,989	20%	5,198	10%	2,610	10% 2,588
> 35% (*)	0	-	-	-	-	- -
TOTALS	114,700	31,811		10,433		21,378

FOREST RESOURCE PROTECTION DATA		
FOREST RESOURCES	POINTS	%
PARENT PROPERTY TOTAL AVAILABLE FOREST RESOURCE CREDIT POINTS (SEE SHEET 8)	529	100.00%
FOREST RESOURCE CREDIT POINTS, PROTECTED OUTSIDE OF BUILDING ENVELOPES, DERIVED FROM TREE SURVEY (SEE SHEET 8)	242	45.75%
FOREST RESOURCE CREDIT POINTS DERIVED FROM PROTECTED STEEP SLOPES (OVER & ABOVE MINIMUM REQUIRED)	26	4.91%
TOTAL PROTECTED FOREST RESOURCE CREDIT POINTS	268	50.66%

FOREST RESOURCE SUMMARY				
EXISTING TREE RESOURCE POINTS	REQUIRED TREE PROTECTION		PROPOSED TREE PROTECTION	
	PERCENTAGE	POINTS	PERCENTAGE	POINTS
529	50%	265	50.47%	267

STEEP SLOPES RESOURCE SUMMARY					
STEEP SLOPES RESOURCE	TOTAL SQUARE FEET	REQUIRED SLOPE PROTECTION		PROPOSED TREE PROTECTION	
		PERCENTAGE	SQUARE FEET	PERCENTAGE	SQUARE FEET
SLOPES 17%-24.99%	89,393	70%	62,575	68.50%	61,235
SLOPES 25%-34.99%	26,326	80%	21,061	84.37%	22,212
SLOPES 35%+	NONE	-	-	-	-



FILE: Z:\Projects\PINE CANYON\PROJECTS\19009 PC Tract 23 GHOST TREE\DWG\CONST PLANS\NRPP 5% 19009-13-FORESTRY 5%dwg <<G3D Imperial>> PLOTTED: Dec 22, 2022--12:06pm

ORIGINAL

GHOST TREE AT PINE CANYON - FOREST RESOURCE DATA

* THIS TABLE DOES NOT INCLUDE ANY FOREST RESOURCES (TREES) WITHIN STEEP SLOPE AREAS

UNIT / TRACT	FOREST RESOURCE ID	FOREST RESOURCE SPECIE	FOREST RESOURCE DBH (in)	FOREST RESOURCE POINTS	FOREST RESOURCE CREDIT MULTIPLIER (0=REMOVED) (1=PROTECTED)	PROTECTED FOREST RESOURCE CREDIT
1	76	JUNIPER	6	8	1	8
1	99	PONDEROSA	8	1	0	0
1	100	PONDEROSA	13	4	0	4
1	101	PONDEROSA	13	4	1	4
1	102	PONDEROSA	15	4	1	4
1	183	PONDEROSA	16	4	1	4
1	185	PONDEROSA	20	8	1	8
2	77	PONDEROSA	6	1	1	1
2	94	PONDEROSA	8	1	0	0
2	95	PONDEROSA	18	8	1	8
2	180	PONDEROSA	13	4	0	0
2	181	PONDEROSA	13	4	0	0
3	120	PONDEROSA	10	2	0	0
3	121	PONDEROSA	8	1	0	0
3	122	PONDEROSA	7	1	0	0
3	124	PONDEROSA	8	1	1	1
3	153	PONDEROSA	13	4	1	4
3	154	PONDEROSA	8	1	1	1
3	155	PONDEROSA	17	4	0	0
3	156	PONDEROSA	14	4	0	0
3	157	PONDEROSA	8	1	0	0
3	158	PONDEROSA	16	4	0	0
3	160	PONDEROSA	24	8	1	8
4	144	PONDEROSA	23	8	1	8
4	145	PONDEROSA	23	8	0	0
6	187	PONDEROSA	20	8	1	8
6	188	PONDEROSA	24	8	1	8
6	192	PONDEROSA	18	8	1	8
6	193	PONDEROSA	20	8	0	0
6	194	PONDEROSA	18	8	0	0
6	198	PONDEROSA	19	8	0	0
7	191	PONDEROSA	18	8	1	8
7	196	PONDEROSA	22	8	1	8
8	218	PONDEROSA	15	4	1	4
8	219	PONDEROSA	15	4	1	4
8	240	PONDEROSA	12	2	0	0
8	241	PONDEROSA	19	8	0	0
8	242	PONDEROSA	17	4	0	0
8	243	PONDEROSA	13	4	0	0
9	238	PONDEROSA	15	4	1	4
9	262	PONDEROSA	20	8	0	0
10	186	PONDEROSA	13	4	0	0
10	283	PONDEROSA	21	8	0	0
11	5	PONDEROSA	19	8	1	8
11	6	PONDEROSA	24	8	1	8
11	226	PONDEROSA	18	8	0	0
11	227	PONDEROSA	14	4	0	0
11	228	PONDEROSA	6	1	0	0
11	282	PONDEROSA	14	4	1	4
12	225	PONDEROSA	17	4	1	4
TRACT 'A'	129	JUNIPER	8	8	0	0
TRACT 'A'	133	PONDEROSA	14	4	1	4
TRACT 'A'	134	PONDEROSA	10	2	1	2
TRACT 'A'	135	PONDEROSA	10	2	0	0
TRACT 'A'	136	JUNIPER	7	8	0	0
TRACT 'A'	137	PONDEROSA	16	4	0	0
TRACT 'A'	148	PONDEROSA	14	4	0	0
TRACT 'A'	149	PONDEROSA	20	8	0	0
TRACT 'A'	150	PONDEROSA	18	8	0	0
TRACT 'A'	151	PONDEROSA	10	2	0	0
TRACT 'A'	152	PONDEROSA	26	20	0	0
TRACT 'A'	159	PONDEROSA	17	4	1	4
TRACT 'A'	161	PONDEROSA	20	8	0	0
TRACT 'A'	162	PONDEROSA	16	4	0	0
TRACT 'A'	163	PONDEROSA	18	8	0	0
TRACT 'A'	164	PONDEROSA	16	4	0	0
TRACT 'A'	179	PONDEROSA	6	1	0	0
TRACT 'A'	182	PONDEROSA	12	2	1	2

UNIT / TRACT	FOREST RESOURCE ID	FOREST RESOURCE SPECIE	FOREST RESOURCE DBH (in)	FOREST RESOURCE POINTS	FOREST RESOURCE CREDIT MULTIPLIER (0=REMOVED) (1=PROTECTED)	PROTECTED FOREST RESOURCE CREDIT
TRACT 'A'	202	PONDEROSA	20	8	0	0
TRACT 'A'	208	PONDEROSA	15	4	0	0
TRACT 'A'	220	PONDEROSA	24	8	0	0
TRACT 'A'	221	PONDEROSA	30	20	0	0
TRACT 'A'	222	PONDEROSA	17	4	0	0
TRACT 'A'	223	PONDEROSA	10	2	0	0
TRACT 'A'	224	PONDEROSA	8	1	0	0
TRACT 'A'	234	PONDEROSA	18	8	0	0
TRACT 'A'	239	PONDEROSA	24	8	0	0
TRACT 'A'	280	PONDEROSA	18	8	0	0
TRACT 'A'	281	PONDEROSA	18	8	0	0
TRACT 'B'	72	PONDEROSA	24	8	1	8
TRACT 'B'	73	PONDEROSA	22	8	1	8
TRACT 'B'	74	PONDEROSA	27	20	1	20
TRACT 'C'	125	PONDEROSA	8	1	1	1
TRACT 'C'	126	PONDEROSA	20	8	1	8
TRACT 'C'	127	PONDEROSA	24	8	0	0
TRACT 'C'	128	PONDEROSA	8	1	0	0
TRACT 'C'	130	JUNIPER	8	8	1	8
TRACT 'C'	131	PONDEROSA	9	2	1	2
TRACT 'C'	132	PONDEROSA	7	1	1	1
TRACT 'C'	138	PONDEROSA	24	8	1	8
TRACT 'C'	139	PONDEROSA	12	2	1	2
TRACT 'C'	140	PONDEROSA	18	8	1	8
TRACT 'C'	141	PONDEROSA	16	4	1	4
TRACT 'C'	142	PONDEROSA	19	8	1	8
TRACT 'C'	146	PONDEROSA	8	1	1	1
TRACT 'C'	147	PONDEROSA	13	4	1	4
TOTAL			529	TOTAL PROTECTED	242	

ADJUSTED FOR 5% VARIANCE

GHOST TREE AT PINE CANYON - FOREST RESOURCE DATA

* THIS TABLE DOES NOT INCLUDE ANY FOREST RESOURCES (TREES) WITHIN STEEP SLOPE AREAS

UNIT / TRACT	FOREST RESOURCE ID	FOREST RESOURCE SPECIE	FOREST RESOURCE DBH (in)	FOREST RESOURCE POINTS	FOREST RESOURCE CREDIT MULTIPLIER (0=REMOVED) (1=PROTECTED)	PROTECTED FOREST RESOURCE CREDIT
1	76	JUNIPER	6	8	1	8
1	99	PONDEROSA	8	1	0	0
1	100	PONDEROSA	13	4	0	4
1	101	PONDEROSA	13	4	1	4
1	102	PONDEROSA	15	4	1	4
1	183	PONDEROSA	16	4	1	4
1	185	PONDEROSA	20	8	1	8
2	77	PONDEROSA	6	1	1	1
2	94	PONDEROSA	8	1	0	0
2	95	PONDEROSA	18	8	1	8
2	180	PONDEROSA	13	4	0	0
2	181	PONDEROSA	13	4	0	0
3	120	PONDEROSA	10	2	0	0
3	121	PONDEROSA	8	1	0	0
3	122	PONDEROSA	7	1	0	0
3	124	PONDEROSA	8	1	1	1
3	153	PONDEROSA	13	4	1	4
3	154	PONDEROSA	8	1	1	1
3	155	PONDEROSA	17	4	0	0
3	156	PONDEROSA	14	4	0	0
3	157	PONDEROSA	8	1	0	0
3	158	PONDEROSA	16	4	1	4
3	160	PONDEROSA	24	8	1	8
4	144	PONDEROSA	23	8	1	8
4	145	PONDEROSA	23	8	1	8
6	187	PONDEROSA	20	8	1	8
6	188	PONDEROSA	24	8	1	8
6	192	PONDEROSA	18	8	1	8
6	193	PONDEROSA	20	8	0	0
6	194	PONDEROSA	18	8	0	0
6	198	PONDEROSA	19	8	0	0
7	191	PONDEROSA	18	8	1	8
7	196	PONDEROSA	22	8	1	8
8	218	PONDEROSA	15	4	1	4
8	219	PONDEROSA	15	4	1	4
8	240	PONDEROSA	12	2	0	0
8	241	PONDEROSA	19	8	0	0
8	242	PONDEROSA	17	4	0	0
8	243	PONDEROSA	13	4	0	0
9	238	PONDEROSA	15	4	0	0
9	262	PONDEROSA	20	8	0	0
10	186	PONDEROSA	13	4	0	0
10	283	PONDEROSA	21	8	0	0
11	5	PONDEROSA	19	8	1	8
11	6	PONDEROSA	24	8	1	8
11	226	PONDEROSA	18	8	0	0
11	227	PONDEROSA	14	4	0	0
11	228	PONDEROSA	6	1	0	0
11	282	PONDEROSA	14	4	1	4
12	225	PONDEROSA	17	4	1	4
TRACT 'A'	129	JUNIPER	8	8	0	0
TRACT 'A'	133	PONDEROSA	14	4	1	4
TRACT 'A'	134	PONDEROSA	10	2	1	2
TRACT 'A'	135	PONDEROSA	10	2	0	0
TRACT 'A'	136	JUNIPER	7	8	0	0
TRACT 'A'	137	PONDEROSA	16	4	0	0
TRACT 'A'	137	PONDEROSA	16	4	0	0
TRACT 'A'	148	PONDEROSA	14	4	0	0
TRACT 'A'	148	PONDEROSA	14	4	0	0
TRACT 'A'	149	PONDEROSA	20	8	0	0
TRACT 'A'	149	PONDEROSA	20	8	0	0
TRACT 'A'	150	PONDEROSA	18	8	0	0
TRACT 'A'	150	PONDEROSA	18	8	0	0
TRACT 'A'	151	PONDEROSA	10	2	0	0
TRACT 'A'	151	PONDEROSA	10	2	0	0
TRACT 'A'	152	PONDEROSA	26	20	0	0
TRACT 'A'	152	PONDEROSA	26	20	0	0
TRACT 'A'	159	PONDEROSA	17	4	0	0
TRACT 'A'	159	PONDEROSA	17	4	0	0
TRACT 'A'	161	PONDEROSA	20	8	0	0
TRACT 'A'	161	PONDEROSA	20	8	0	0
TRACT 'A'	162	PONDEROSA	16	4	0	0
TRACT 'A'	162	PONDEROSA	16	4	0	0
TRACT 'A'	163	PONDEROSA	18	8	0	0
TRACT 'A'	163	PONDEROSA	18	8	0	0
TRACT 'A'	164	PONDEROSA	16	4	0	0
TRACT 'A'	164	PONDEROSA	16	4	0	0
TRACT 'A'	179	PONDEROSA	6	1	0	0
TRACT 'A'	182	PONDEROSA	12	2	0	0

UNIT / TRACT	FOREST RESOURCE ID	FOREST RESOURCE SPECIE	FOREST RESOURCE DBH (in)	FOREST RESOURCE POINTS	FOREST RESOURCE CREDIT MULTIPLIER (0=REMOVED) (1=PROTECTED)	PROTECTED FOREST RESOURCE CREDIT
TRACT 'A'	202	PONDEROSA	20	8	0	0
TRACT 'A'	208	PONDEROSA	15	4	0	0
TRACT 'A'	220	PONDEROSA	24	8	0	0
TRACT 'A'	221	PONDEROSA	30	20	0	0
TRACT 'A'	222	PONDEROSA	17	4	0	0
TRACT 'A'	223	PONDEROSA	10	2	0	0
TRACT 'A'	224	PONDEROSA	8	1	0	0
TRACT 'A'	234	PONDEROSA	18	8	0	0
TRACT 'A'	239	PONDEROSA	24	8	0	0
TRACT 'A'	280	PONDEROSA	18	8	0	0
TRACT 'A'	281	PONDEROSA	18	8	0	0
TRACT 'B'	72	PONDEROSA	24	8	1	8
TRACT 'B'	73	PONDEROSA	22	8	1	8
TRACT 'B'	74	PONDEROSA	27	20	1	20
TRACT 'C'	125	PONDEROSA	8	1	1	1
TRACT 'C'	126	PONDEROSA	20	8	1	8
TRACT 'C'	127	PONDEROSA	24	8	0	0
TRACT 'C'	128	PONDEROSA	8	1	0	0
TRACT 'C'	130	JUNIPER	8	8	1	8
TRACT 'C'	131	PONDEROSA	9	2	1	2
TRACT 'C'	132	PONDEROSA	7	1	1	1
TRACT 'C'	138	PONDEROSA	24	8	1	8
TRACT 'C'	139	PONDEROSA	12	2	1	2
TRACT 'C'	140	PONDEROSA	18	8	1	8
TRACT 'C'	141	PONDEROSA	16	4	1	4
TRACT 'C'	142	PONDEROSA	19	8	1	8
TRACT 'C'	146	PONDEROSA	8	1	1	1
TRACT 'C'	147	PONDEROSA	13	4	1	4
TOTAL			529	TOTAL PROTECTED	244	

CALL FOR WORKING DAYS BEFORE STAKE-IT
1-800-STAKE-IT
1-800-782-5348
(OUTSIDE MARICOPA COUNTY)

NO. DESCRIPTION

DATE

BY

REVISIONS

NO.

DESCRIPTION

DATE

BY

FOR REVIEW ONLY

FOR BID ONLY

FOR APPROVAL ONLY

FOR RECORDING ONLY

FOR CONSTRUCTION ONLY

FOR AS-BUILT ONLY

SYMMETRY COMPANIES

8601 NORTH SCOTTSDALE ROAD SUITE 335

SCOTTSDALE, ARIZONA 85253

GHOST TREE AT PINE CANYON

CIVIL IMPROVEMENT PLANS

FOREST RESOURCE DATA

PRELIMINARY

NOT FOR CONSTRUCTION

JOB: 19009

DATE: MAY 2022

SCALE: AS SHOWN

DRAWN: TS

DESIGNED: TS

CHECKED: DB

R2

SHEET 13 OF 13

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE
(602) 256-4471

February 27, 2024
Amended April 29, 2024

Via email: michelle.mcnulty@flagstaffaz.gov

Michelle McNulty, AICP, CPM
City of Flagstaff Planning Director
Flagstaff City Hall
211 W Aspen Avenue
Flagstaff, AZ 86001

RE: Preliminary Plat Submittal and Request for Mitigation re: Resource Protection Standard
Pine Canyon Estates Tract 23 / Ghost Tree at Pine Canyon

Dear Michelle:

As you know, we represent Ghost Tree at Pine Canyon LLC d/b/a Symmetry Companies ("Symmetry"), the owner of approximately 7.87-acres of land in the City of Flagstaff (the "City"), known as Coconino County Assessor's Parcel Number 105-10-206 (the "Property"). The Property is zoned R1– Single Family Residential and is located within the Resource Protection Overlay (RPO). Concurrently with this letter, Symmetry is submitting an Amended Preliminary Plat (the "Amended Plat") for the Property. The purpose of this letter is to request a reduction in the natural resource protection standards in connection with the Amended Plat pursuant to Section 10-50.90.110(A) of the Flagstaff Zoning Code (the "Code").

Section 10-50.90 of the Code provides the natural resource protection standards for the RPO. For a residential development, the Code requires that a certain percentage of tree and steep slope resources on site be retained. However, Section 10-50.90.110(A) of the Code authorizes the Planning Director to modify the retention requirement by up to 5% when compliance with the RPO would result in "design problems that cannot be resolved by revised site layouts." Because such conditions exist on the Property, Symmetry is requesting that the resource protection requirement for steep slopes in the 17-24.99% slope category be reduced from 70% to 68.5%—**a mere 1.5% reduction.**

In keeping with the previously approved plat for the Property (PZ-21-00155), Symmetry is proposing to develop the 7.87-acre Pine Canyon Tract 23 into single family lots. Single family residential is a permitted use in the R1 zoning district. The previous Concept Plat (PZ-21-00155-01) was deemed by City Staff "Complete with Conditions" to subdivide an approximately 2-acre section of Tract 23 into three (3) single family residential lots. That plat set aside the remaining approximately 6 acres for future development. This Amended Plat proposes to 12 lots & 3 tracts, which complies with the permitted density range of the R1 zone.

Importantly, due to the unique topographical constraints of the Property, Symmetry cannot meet *both* the minimum density required by the Code and the resource protection requirements. Because the Property is zoned R1, there is a minimum density of 2 units per acre. With a previously agreed upon development site of approximately 6 acres, Symmetry is required by Code to develop at least 12 units on the Property. However, the Property is not well suited to accommodate such a density.

The Property sits on top of a knoll. The steep slopes of the Property create difficulty in configuring roadways, lots, and building envelopes to accommodate 12 units—the very minimum number of lots contemplated under the R1 zoning district. Development of the road alone will have a significant impact on the tree and slope resources on the Property. As shown in the Amended Plat, the road runs along the spine of the knoll, with lots on either side. This is the only practical way to accommodate 12 units on the Property thus meeting the Code, while also meeting the Engineering, Fire, and Public Works requirements. However, the location and width of the road requires the units be located in steeper terrain. This further exacerbates the development's impact on natural resources. There are no alternative configurations that would result in less impact.

Symmetry has gone to great lengths to meet the resource protection requirements while accommodating the minimum density. Symmetry designed site-specific architecture and customized setbacks to minimize the footprint of each unit and reduce the impact on natural resources. By January 2023, Symmetry had created a site design which seemingly met resource protection requirements. However, that site design incorporated side-loaded garages, which have proven not to be workable on the Property.

The previously proposed side-loaded garages required the driveways to extend further into the steep terrain of the lots. This would result in dangerously steep driveways which would be hazardous, particularly during the City's winter months. To address the safety concerns, Symmetry would need to reduce the slopes, thus reducing the resources on site. The previously approved design is therefore not workable, and reverting to the old layout would not resolve Symmetry's inability to meet the resource protection requirements on the Property.

The Amended Plat proposes revised building envelopes for units with front-loaded garages. These garages allow for shorter driveways with gentler slopes which will improve the overall safety of the community for future residents. The adjustment of the building envelopes requires a slight reduction in preserved slopes for the 17-24.99% slope category. However, as stated above, this reduction is only a 1.5% deviation from the City's resource protection standards, far less than the 5% reduction that the Director is authorized to approve.

In addition to increasing safety on site, the revised plans allow for less ground disturbance and the preservation of an additional tree, as shown in the enclosed Resource Protection Comparison Exhibit. The Amended Plat also complies with the resource protection requirements for forest resources and steep slopes in the 25-34.99% slope category.

Symmetry has exhausted all other possibilities to resolve this issue. In addition to its initial work in designing site-specific architecture, Symmetry has requested building modifications, a variance from

February 27, 2024
Amended April 29, 2024
Page 3

the engineering standards, and relief from the minimum density requirement, all without success. The only remaining avenue for relief is a reduction in the natural resource protection requirements pursuant to Section 10-50.90.110(A). Because further site revisions cannot resolve these site-specific constraints, a reduction is appropriate under the Code.

Thank you in advance for your consideration of this request. Should you have any questions, please do not hesitate to contact me at **lschube@gblaw.com** or **(602) 256-4471**.

Sincerely,

GAMMAGE & BURNHAM

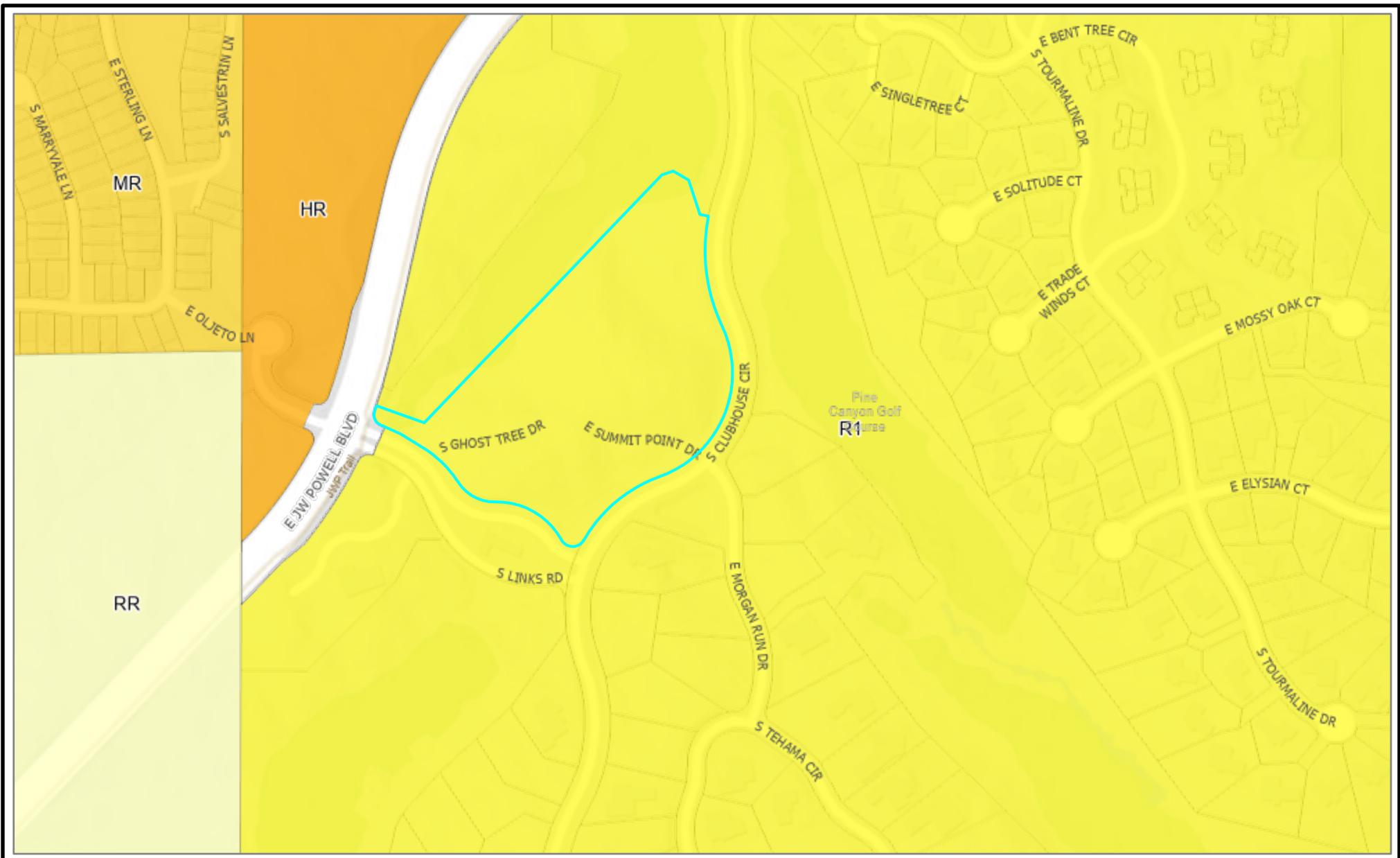
A handwritten signature in black ink, appearing to read "LCSchube".

By:

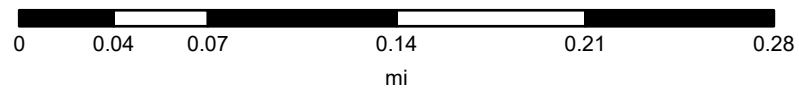
Lindsay C. Schube

LCS/cap/nas

Enclosures



CoF Web Map



City of Flagstaff maps and data are updated on a regular basis from data obtained from various sources. The City of Flagstaff endeavors to provide accurate information, but accuracy is not guaranteed. You are strongly encouraged to obtain any information you need for a business or legal transaction from a surveyor, engineer, title company, or other licensed professional as appropriate. Information is provided subject to the express condition that you knowingly waive any and all claims for damages against the City of Flagstaff relating to use of this information.



4/29/2024 4:14 PM



2200 E Huntington Dr.
Flagstaff, Az. 86004

1-12-2022

Kaline Hutchinson

Re: Ghost Tree at Pine Canyon

Dear Kaline,

The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

The enclosed policy governs the extension of overhead and underground electric facilities to customers whose requirements are deemed by Arizona Public Service to be usual and reasonable in nature.

Please give me a call at 928-773-6440 so that we may set up an appointment to discuss the details necessary for your project.

Sincerely,

Chad Brooks

Chad Brooks
Customer Project Representative SR
Flagstaff Construction

Kaline Hutchinson

From: Bob (Robert) Kuhn <bkuhn@fUSD1.org> on behalf of Bob (Robert) Kuhn
Sent: Thursday, January 6, 2022 1:49 PM
To: Tucker Sweeney; Steven M. Rhode
Cc: Kaline Hutchinson
Subject: Re: Ghost Tree at Pine Canyon

Tucker and Kaline,
With the confirmation of the size of the cul-de-sac the plans look good.
Thanks,
Bob Kuhn
Asst. Supt. of Operations
Flagstaff U.S.D.#1
928-220-2035 cell
928-527-6010 office

From: Tucker Sweeney <tucker@granitebasinengineering.com>
Sent: Thursday, January 6, 2022 12:47 PM
To: Bob (Robert) Kuhn <bkuhn@fUSD1.org>
Cc: Kaline Hutchinson <kaline@granitebasinengineering.com>
Subject: Ghost Tree at Pine Canyon

Good afternoon Bob,

The cul-de-sac is per City of Flagstaff Standard Detail 10-04-011. The inside edge of pavement radius is 30 feet and the outside edge of pavement is 50 feet.

Please feel free to contact me with any further questions or comments.

Regards,

Tucker Sweeney, Designer
Granite Basin Engineering, Inc.
1981 Commerce Center Circle, Suite B
Prescott, AZ 86301
Ph: 928.717.0171
Fx: 928.717.0181
Cell: 928.899.5894
tucker@granitebasinengineering.com

From: Bob (Robert) Kuhn <bkuhn@fUSD1.org>
Sent: Wednesday, January 5, 2022 3:14 PM
To: kaline@granitebasinengineering.com
Cc: Michael Penca <mpenca@fUSD1.org>; Steven M. Rhode <srhode@fUSD1.org>
Subject: Re: Will Serve Letter - Ghost Tree at Pine Canyon

Kaline,

I am the Asst. Supt. of Operations for FUSD I review proposed subdivisions for the district. In reviewing your plans what is the size of the cul-de-sac shown on the plans?

Bob Kuhn

Asst. Supt. of Operations

Flagstaff U.S.D.#1

928-220-2035 cell

928-527-6010 office

From: Michael Penca <mpenca@fUSD1.org>

Sent: Wednesday, January 5, 2022 12:09 PM

To: Bob (Robert) Kuhn <bkuhn@fUSD1.org>

Subject: Fw: Will Serve Letter - Ghost Tree at Pine Canyon

Please review and touch base with me. I will follow up with an email to confirm receipt.

Michael A. Penca

Superintendent

928-527-6002

mpenca@fUSD1.org



From: Kaline Hutchinson <kaline@granitebasinengineering.com>

Sent: Wednesday, January 5, 2022 11:35 AM

To: Michael Penca <mpenca@fUSD1.org>

Subject: Will Serve Letter - Ghost Tree at Pine Canyon

Mr. Penca -

We have a prerequisite to notify the Flagstaff Unified School District of a new community per the County's Preliminary Plat Application Checklist.

Please find our request for a will serve letter for Ghost Tree at Pine Canyon. Also attached is a Concept Plat for your reference. Please let me know if you need anything else to complete your review.

We sincerely appreciate your time and consideration.

Kaline Hutchinson

Operations Manager

Granite Basin Engineering, Inc.

1981 Commerce Center Circle, Suite B

Prescott, AZ 86301

Office: 928-717-0171

www.granitebasinengineering.com

Kaline Hutchinson

From: Bohn, Eric <ebohn@coconino.az.gov> on behalf of Bohn, Eric
Sent: Wednesday, January 12, 2022 10:08 AM
To: Kaline Hutchinson
Subject: Re: Will Serve Letter - Ghost Tree at Pine Canyon - Courtesy Reminder for Coconino County

Hi Kaline,

If this purely a single-family residential development as stated, there are no licenses or permits to obtain from the health department prior to construction.

Thanks,

Eric

Eric Bohn, REHS/RS
Environmental Health Specialist III
Coconino County Health & Human Services
928-679-8757 office



From: Kaline Hutchinson <kaline@granitebasinengineering.com>
Sent: Wednesday, January 12, 2022 10:01 AM
To: Bohn, Eric <ebohn@coconino.az.gov>
Subject: FW: Will Serve Letter - Ghost Tree at Pine Canyon - Courtesy Reminder for Coconino County

Good Morning Eric –

Can you please confirm that there are no issues with Ghost Tree at Pine Canyon as presented? We are hoping to submit our plat application next week and Coconino County will be looking for these confirmations as part of our package. Please let me know if you had any further questions.

Thanks very much.

Kaline Hutchinson
Operations Manager
Granite Basin Engineering, Inc.
1981 Commerce Center Circle, Suite B
Prescott, AZ 86301
Office: 928-717-0171
www.granitebasinengineering.com

From: Kaline Hutchinson <kaline@granitebasinengineering.com>
Sent: Friday, January 7, 2022 12:15 PM
To: 'Bohn, Eric' <ebohn@coconino.az.gov>
Subject: RE: Will Serve Letter - Ghost Tree at Pine Canyon

Eric –

Thanks for getting back to us so quickly. This is a small phase of a large master planned community of single family residential homes. This are not commercial in any sense of the word.

Kaline Hutchinson
Operations Manager
Granite Basin Engineering, Inc.
1981 Commerce Center Circle, Suite B
Prescott, AZ 86301
Office: 928-717-0171
www.granitebasinengineering.com

From: Bohn, Eric <ebohn@coconino.az.gov>
Sent: Friday, January 7, 2022 9:23 AM
To: Kaline Hutchinson <kaline@granitebasinengineering.com>
Subject: Re: Will Serve Letter - Ghost Tree at Pine Canyon

Hello Kaline,

Thank you for reaching out and notifying us of your plans. Is this proposed development being operated like a "hotel/motel" with nightly rentals, housekeeping services, and/or linen service?

Eric

*Eric Bohn, REHS/RS
Environmental Health Specialist III
Coconino County Health & Human Services
928-679-8757 office*



From: Kaline Hutchinson <kaline@granitebasinengineering.com>
Sent: Wednesday, January 5, 2022 11:40 AM
To: Bohn, Eric <ebohn@coconino.az.gov>
Subject: Will Serve Letter - Ghost Tree at Pine Canyon

Good Morning Mr. Bohn –

We have a prerequisite to notify the Coconino Health Department of a new community per the County's Preliminary Plat Application Checklist. Please find our request for a will serve letter for Ghost Tree at Pine Canyon. Also attached is a Concept Plat for your reference. Please let me know if you need anything else to complete your review.

We sincerely appreciate your time and consideration.

Kaline Hutchinson
Operations Manager
Granite Basin Engineering, Inc.
1981 Commerce Center Circle, Suite B
Prescott, AZ 86301
Office: 928-717-0171
www.granitebasinengineering.com

Kaline Hutchinson

From: Kaline Hutchinson
Sent: Wednesday, January 12, 2022 10:10 AM
To: 'jason.quinlan@suddenlink.com'
Cc: 'Sanford.Yazzie@AlticeUSA.com'
Subject: RE: Will Serve Letter - Ghost Tree at Pine Canyon - Courtesy Reminder for Suddenlink
Attachments: 19010 - Ghost Tree at PC - Will Serve - Suddenlink.pdf; 02_Ghost Tree Revised Concept Plat-2021-11-24.pdf

Good Morning Gentlemen –

I'm just following up on this will serve letter request for Ghost Tree at Pine Canyon in Flagstaff. We will be submitting our plat application next week and the County will be looking for these letters to be a part of that package. Please let us know if you have any further questions.

Thanks in advance.

Kaline Hutchinson
Operations Manager
Granite Basin Engineering, Inc.
1981 Commerce Center Circle, Suite B
Prescott, AZ 86301
Office: 928-717-0171
www.granitebasinengineering.com

From: Kaline Hutchinson <kaline@granitebasinengineering.com>
Sent: Wednesday, January 5, 2022 5:05 PM
To: 'jason.quinlan@suddenlink.com' <jason.quinlan@suddenlink.com>
Subject: Will Serve Letter - Ghost Tree at Pine Canyon

Good Morning Jason –

I found your name online and hope that you are the right person. Glen Clark used to be our contact for these, but I received a bounce back on his address. Please find our request for a will serve letter for Ghost Tree at Pine Canyon. Also attached is a Concept Plat for your reference. Please let me know if you need anything else to complete your review.

We sincerely appreciate your time and consideration.

Kaline Hutchinson
Operations Manager
Granite Basin Engineering, Inc.
1981 Commerce Center Circle, Suite B
Prescott, AZ 86301
Office: 928-717-0171
www.granitebasinengineering.com



January 5, 2022

Glen Clark
Suddenlink Communications

glen.clark@suddenlink.com

Re: Ghost Tree at Pine Canyon

Dear Glen;

On behalf of TLC PC Land Investors, LLC, Granite Basin Engineering is requesting a “will serve” letter from your organization as part of the predevelopment, due diligence review of a proposed 12 residential lot community on parcel 105-10-206 within the Pine Canyon master community as seen in the attached Concept Plat. This 5.92 acre property is located in Section 21, Township 7, Range 34 of the Gila and Salt River Meridian, Flagstaff, AZ.

Please respond at your soonest convenience or let me know if further information is needed. Thank you for your assistance.

Sincerely,

Kaline Hutchinson
kaline@granitebasinengineering.com
Operations Manager
Granite Basin Engineering

Kaline Hutchinson

From: Kaline Hutchinson
Sent: Wednesday, January 12, 2022 10:17 AM
To: 'jason.dale@centurylink.com'
Subject: FW: Will Serve Letter - Ghost Tree at Pine Canyon
Attachments: 19010 - Ghost Tree at PC - Will Serve - Centurylink.pdf; 02_Ghost Tree Revised Concept Plat-2021-11-24.pdf

Good Morning Jason –

I'm just following up on this will serve letter request for Ghost Tree at Pine Canyon in Flagstaff. We will be submitting our plat application next week and the County will be looking for these letters to be a part of that package. Please let us know if you have any further questions.

As always, I appreciate your assistance. Thanks in advance.

Kaline Hutchinson
Operations Manager
Granite Basin Engineering, Inc.
1981 Commerce Center Circle, Suite B
Prescott, AZ 86301
Office: 928-717-0171
www.granitebasinengineering.com

From: Kaline Hutchinson <kaline@granitebasinengineering.com>
Sent: Wednesday, January 5, 2022 11:29 AM
To: 'jason.dale@centurylink.com' <jason.dale@centurylink.com>
Subject: Will Serve Letter - Ghost Tree at Pine Canyon

Good Morning Jason –

Please find our request for a will serve letter for Ghost Tree at Pine Canyon. Also attached is a Concept Plat for your reference. Please let me know if you need anything else to complete your review.

We sincerely appreciate your time and consideration.

Kaline Hutchinson
Operations Manager
Granite Basin Engineering, Inc.
1981 Commerce Center Circle, Suite B
Prescott, AZ 86301
Office: 928-717-0171
www.granitebasinengineering.com



January 5, 2022

Jason Dale
Field Engineer
Centurylink
112 N. Beaver Street
Flagstaff, AZ 86001

jason.dale@centurlink.com

Re: Ghost Tree at Pine Canyon

Dear Jason;

On behalf of TLC PC Land Investors, LLC, Granite Basin Engineering is requesting a “will serve” letter from your organization as part of the predevelopment, due diligence review of a proposed 12 residential lot community on parcel 105-10-206 within the Pine Canyon master community as seen in the attached Concept Plat. This 5.92 acre property is located in Section 21, Township 7, Range 34 of the Gila and Salt River Meridian, Flagstaff, AZ.

Please respond at your soonest convenience or let me know if further information is needed. Thank you for your assistance.

Sincerely,

Kaline Hutchinson
kaline@granitebasinengineering.com
Operations Manager
Granite Basin Engineering

Kaline Hutchinson

From: Kaline Hutchinson
Sent: Wednesday, January 12, 2022 10:13 AM
To: 'bberner@uesaz.com'
Subject: FW: Will Serve Letter - Ghost Tree at Pine Canyon - Courtesy Reminder for UES
Attachments: 19010 - Ghost Tree at PC - Will Serve - Unisource.pdf; 02_Ghost Tree Revised Concept Plat-2021-11-24.pdf

Good Morning Blake –

I'm just following up on this will serve letter request for Ghost Tree at Pine Canyon in Flagstaff. We will be submitting our plat application next week and the County will be looking for these letters to be a part of that package. Please let us know if you have any further questions.

Thanks in advance.

Kaline Hutchinson
Operations Manager
Granite Basin Engineering, Inc.
1981 Commerce Center Circle, Suite B
Prescott, AZ 86301
Office: 928-717-0171
www.granitebasinengineering.com

From: Kaline Hutchinson <kaline@granitebasinengineering.com>
Sent: Wednesday, January 5, 2022 11:30 AM
To: 'bberner@uesaz.com' <bberner@uesaz.com>
Subject: Will Serve Letter - Ghost Tree at Pine Canyon

Good Morning Blake –

Please find our request for a will serve letter for Ghost Tree at Pine Canyon. Also attached is a Concept Plat for your reference. Please let me know if you need anything else to complete your review.

We sincerely appreciate your time and consideration.

Kaline Hutchinson
Operations Manager
Granite Basin Engineering, Inc.
1981 Commerce Center Circle, Suite B
Prescott, AZ 86301
Office: 928-717-0171
www.granitebasinengineering.com



January 5, 2022

Blake Berner, Planner
Unisource Energy Services
1459 E. Butler Ave.
Flagstaff, AZ 86001

bberner@uesaz.com

Re: Ghost Tree at Pine Canyon

Dear Blake;

On behalf of TLC PC Land Investors, LLC, Granite Basin Engineering is requesting a “will serve” letter from your organization as part of the predevelopment, due diligence review of a proposed 12 residential lot community on parcel 105-10-206 within the Pine Canyon master community as seen in the attached Concept Plat. This 5.92 acre property is located in Section 21, Township 7, Range 34 of the Gila and Salt River Meridian, Flagstaff, AZ.

Please respond at your soonest convenience or let me know if further information is needed. Thank you for your assistance.

Sincerely,

Kaline Hutchinson
kaline@granitebasinengineering.com
Operations Manager
Granite Basin Engineering

Kaline Hutchinson

From: Kaline Hutchinson
Sent: Tuesday, January 18, 2022 10:40 AM
To: 'gmiller@flagstaffaz.gov'
Subject: FW: Ghost Tree at Pine Canyon - Unit One, Tract 23
Attachments: 02_Ghost Tree Revised Concept Plat-2021-11-24.pdf; 05-Waiver of WSIA Pine Bluff Plat in Pine Canyon 10-16-2019.pdf

Good Morning Gary –

Your office was kind enough to redirect me to you for this will serve request at Pine Canyon. We are applying for the pre-plat with the City of Flagstaff for Ghost Tree at Pine Canyon and we'd like to request a will serve letter as your earliest convenience. The Concept Plat is attached along with the letter Ryan previously completed for another phase of this same community. Please let us know if you have any questions.

Thanks very much.

Kaline Hutchinson
Operations Manager
Granite Basin Engineering, Inc.
1981 Commerce Center Circle, Suite B
Prescott, AZ 86301
Office: 928-717-0171
www.granitebasinengineering.com



Planning & Zoning Commission

5. B.

Meeting Date: 05/08/2024

Co-Submitter: Michelle McNulty, Planning Director

From: Sara Dechter, AICP, Comprehensive Planning Manager

Information

TITLE:

Regional Plan Preferred Scenario and Growth Concept Outreach

STAFF RECOMMENDED ACTION:

Discussion only

Executive Summary:

The Regional Plan Committee has endorsed a preferred scenario at their April 23 meeting and staff is holding two Open Houses to seek feedback on how that preferred scenario can be translated into the next version of the Future Growth Illustration. From May 6 to May 11, the City and County will be gathering public input on neighborhood infill and activity centers as proposed in the draft plan. There will be two in-person open houses, an online survey, and pop-up engagement opportunities throughout the week.

In-person Open Houses:

- Thursday, May 9th from 6-8pm at the Boys & Girls Club (301 S. Paseo Del Flag)
- Saturday, May 11th from 9-11am at the Hal Jensen Recreation Center (2403 N Izabel St)

The online open house will be available on the Regional Plan website starting May 6:

<https://flagstaff.az.gov/regionalplan2045>

Attachments

Presentation



Flagstaff Regional Plan 2045

Preferred Scenario and Growth Concept

April 2024



The
Preferred
Scenario

01

Scenarios Process Overview

A summary of the scenarios process to date.

02

Developing the Preferred Scenario

How public input, modeling, and other efforts influenced the preferred scenario.

03

Preferred Scenario Performance

Analysis of indicators and a comparison across all scenarios.

04

From Preferred Scenario to Future Growth Illustration

Overview of the 2045 Regional Plan “Growth Concept”

05

Other Concepts and Policy Direction

How the preferred scenario could influence the Regional Plan.

Regional
Growth
Concept

01

Scenarios Process Overview

A summary of the scenarios process to date.

Public Engagement Activities

The road to reaching the preferred scenario (and the scenario development process overall) was a result of 12 months of engagement that included three key phases and strategic partnership with community-based organizations. In addition, before the scenario development process began (Feb 2023), the City of Flagstaff lead a series of public Visioning Workshops; input collected from the Visioning Workshops were a direct input into the scenario development process.

VISIONING SURVEY
& WORKSHOPS
Apr-Nov 2022

150+ participants



FACE-THE-FUTURE
WORKSHOPS
Mar-Apr 2023

285+ participants



GROWTH PRINCIPLES
SURVEY
May-June 2023

228 participants



SCENARIO
CHOOSING OPEN
HOUSE
Nov 2023-Jan 2024

550+ participants

Local Partnerships

The scenario development process prioritized engaging harder-to-reach communities, who have not typically been involved in a public planning process. The goal of partnering with community-based organizations (CBOs) during the Regional Plan 2045 update was to build stronger relationships with community to foster more effective channels of engagement to reach Flagstaff area residents from historically marginalized communities.

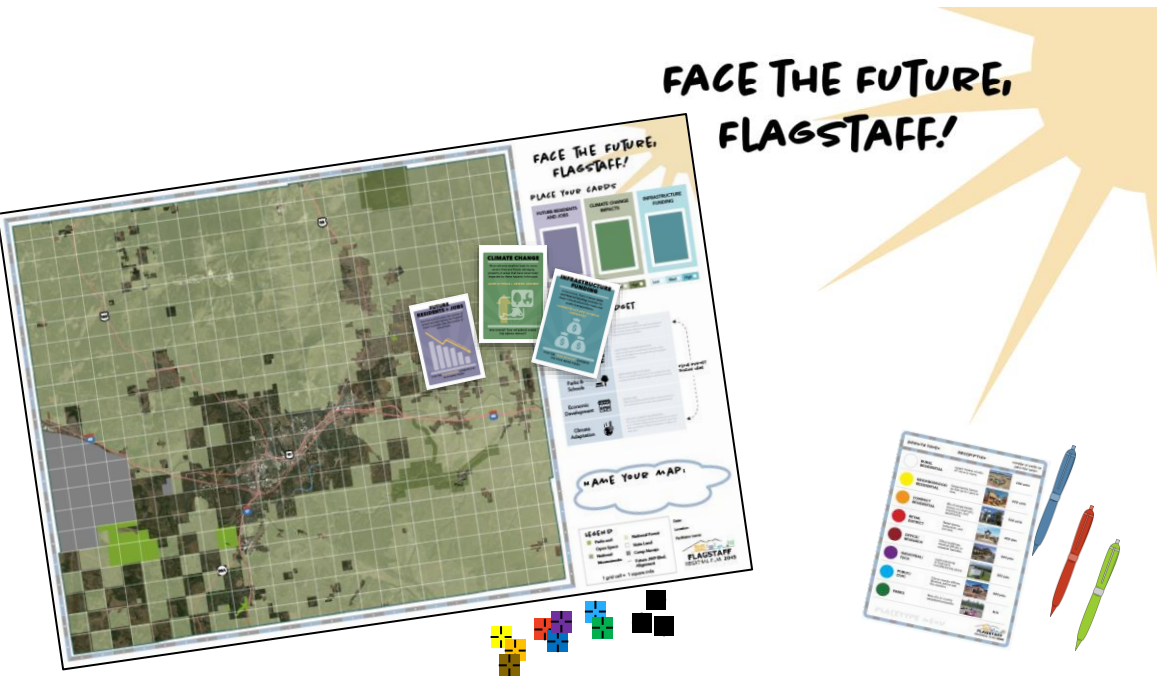
Eight (8) CBO Partners were offered \$1,000 mini-grants to serve as convenors and communicators of engagement opportunities among the communities they serve.

- Native Americans for Community Action (NACA)
- Southside Community Association (SCA)
- Sunnyside Neighborhood Association
- Social Service Safety Net Coalition
- ANEW Living transitional housing
- Plaza La Vieja
- Flagstaff High School Native American + Hispanic Heritage Club
- Montoya Senior Center
- Northern Arizona Institutions for Community (NAIC)

Face-the-Future Flagstaff Workshops

March 28 - April 13 (~3wks)

13 workshops 60 maps 285+ participants



Scenario Building Blocks: Growth Ideas and Principles

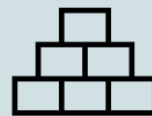
Two sources of input influenced the scenarios that were created. Based on the feedback received from Face-the-Future workshop participants, we identified 6 “growth ideas”. **Growth ideas** are location-specific ideas for how the region should grow in the coming decades. In addition, the City and County conducted polling based on 25 priorities identified during the visioning phase of the Regional Plan process. This polling identified 5 “**growth principles**”.

GROWTH IDEAS



1. **Rural Activity Centers (Outfill)**
2. **Urbanize Flagstaff Greenfield Sites**
3. **Focus on Downtown and NAU**
4. Focus on East Flagstaff
5. Prioritize Conservation / Avoid Hazards
6. Attract Large Employers

GROWTH PRINCIPLES



1. **Preserve natural areas with high ecological values**
2. **Minimize water use and plan for water conservation**
3. **Mitigate traffic congestion**
4. **Maximize the availability of affordable/workforce housing**
5. **Limit the expansion of the wildland urban interface**

GROWTH IDEA



Specific concepts for where future growth would occur.

4 Scenarios

In its final version, a scenario depicts a refined concept for future growth that is an alternative to business as usual.
A scenario is presented through 3 key components:

NARRATIVE



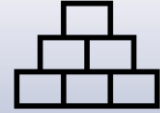
MAP



PERFORMANCE METRICS



GROWTH PRINCIPLE



General values and vision carried forward from regional planning efforts that inform how growth should happen.

SCENARIO A:
BUSINESS AS
USUAL

SCENARIO B:
COMPLETE
COMMUNITIES

SCENARIO C:
URBAN CENTERS
/ CORRIDORS

SCENARIO D:
NEIGHBORHOOD
INFILL

SCENARIO CHOOSING

SCENARIO E:
PREFERRED
SCENARIO

Scenario Choosing Open House (in-person & online)

November 2023 - January 2024 (9wks)

13 in-person events hosted by the City or a CBO Partner

550+ open house participants

The image displays a screenshot of the 'Scenario Choosing Online Open House' website for the Flagstaff Regional Plan 2045. The website features a navigation bar with links to Home, Online Open House, Regional Plan Committee, Regional Plan Basics, and Public Participation and Plan Development. The main heading is 'Scenario Choosing Online Open House'. Below the heading, a welcome message states: 'Welcome to the Scenario Choosing Online Open House! This interactive activity is your opportunity to share your thoughts about how the Flagstaff Region should approach growth as we move into an uncertain and ever changing future.' The website outlines five steps for the open house: 1) Watch the Videos, 2) Priorities Quiz, and 3) Scenario Choosing. A 'Priorities Quiz' pop-up is visible, asking 'What are your priorities for Flagstaff's future?' and offering a 'Start' button. Below the website screenshot, there are images of printed materials, including a 'Priorities Quiz' form and a 'Scenario Choosing' form. The 'Scenario Choosing' form shows a table with four scenarios: Scenario A (Development patterns and growth follow recent trends), Scenario B (Development patterns and growth follow recent trends with relatively low density), Scenario C (Development patterns and growth follow recent trends with relatively high density), and Scenario D (Development patterns and growth follow recent trends with relatively low density). The table includes columns for 'Scenario Highlights', 'Pros', 'Cons', and 'Notes'.

SCENARIO A (Development patterns and growth follow recent trends with relatively low density)	SCENARIO B (Development patterns and growth follow recent trends with relatively high density)	SCENARIO C (Development patterns and growth follow recent trends with relatively low density)	SCENARIO D (Development patterns and growth follow recent trends with relatively high density)
SCENARIO HIGHLIGHTS In Scenario A, development patterns and growth follow recent trends with relatively low density. Urban form follows the existing pattern of the City. The plan encourages development in the urban form and encourages growth in the urban form and around the Airport (Port Valley).	SCENARIO HIGHLIGHTS In Scenario B, development patterns and growth follow recent trends with relatively high density. Urban form follows the existing pattern of the City. The plan encourages development in the urban form and encourages growth in the urban form and around the Airport (Port Valley).	SCENARIO HIGHLIGHTS In Scenario C, development patterns and growth follow recent trends with relatively low density. Urban form follows the existing pattern of the City. The plan encourages development in the urban form and encourages growth in the urban form and around the Airport (Port Valley).	SCENARIO HIGHLIGHTS In Scenario D, development patterns and growth follow recent trends with relatively high density. Urban form follows the existing pattern of the City. The plan encourages development in the urban form and encourages growth in the urban form and around the Airport (Port Valley).
PROS Low density development patterns and growth follow recent trends with relatively low density. Urban form follows the existing pattern of the City. The plan encourages development in the urban form and encourages growth in the urban form and around the Airport (Port Valley).	PROS Low density development patterns and growth follow recent trends with relatively high density. Urban form follows the existing pattern of the City. The plan encourages development in the urban form and encourages growth in the urban form and around the Airport (Port Valley).	PROS Low density development patterns and growth follow recent trends with relatively low density. Urban form follows the existing pattern of the City. The plan encourages development in the urban form and encourages growth in the urban form and around the Airport (Port Valley).	PROS Low density development patterns and growth follow recent trends with relatively high density. Urban form follows the existing pattern of the City. The plan encourages development in the urban form and encourages growth in the urban form and around the Airport (Port Valley).
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NOTES	NOTES	NOTES	NOTES

Priority Survey: Top Priorities

Source: Regional Priorities Survey/Cascadia Partners

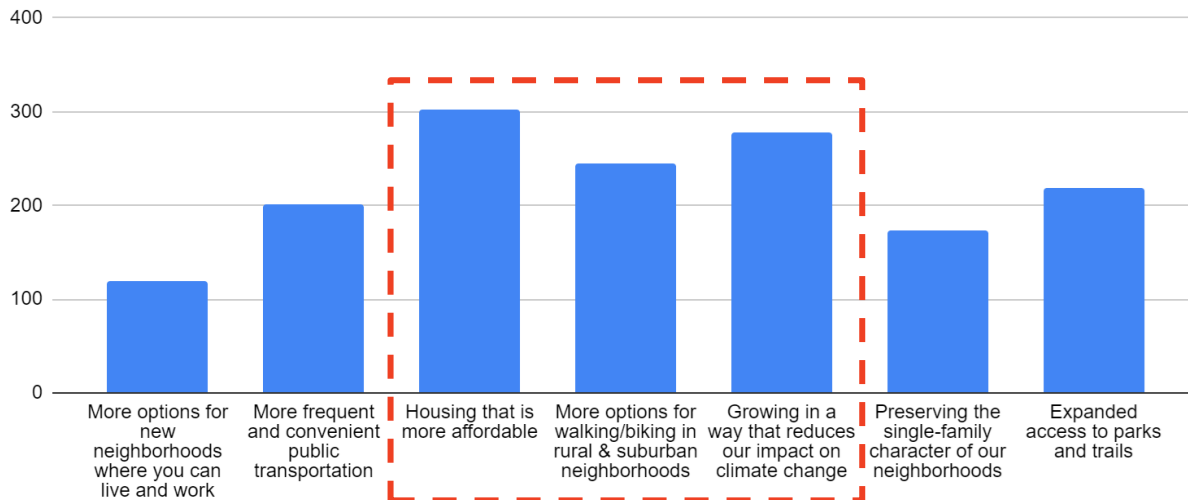
The Priority Survey also helped to guide the development of the Preferred Scenario.

Respondents top priorities became principles for preferred scenario development.

For example, the responses to the question on this slide prompted the following principles:

- *Compact housing close to transit*
- *Grow around walkable nodes in suburban activity centers*
- *Reconsider activity centers that induce long auto trips.*

Of these top priorities for the future of Flagstaff, choose 4 that you value the most



Priority Survey: Housing

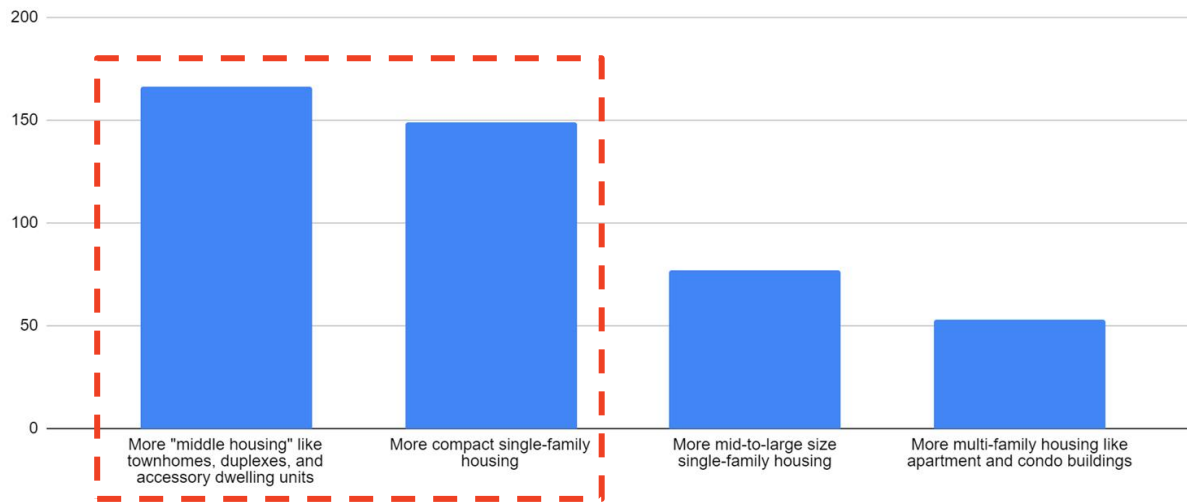
Source: Regional Priorities Survey/Cascadia Partners

Respondents preferred middle housing and compact single-family homes over mid-to-large multifamily housing.

The responses to the question on this slide prompted the following principles:

- *Middle housing in established neighborhoods.*
- *Compact single family near commercial nodes in new growth areas.*

While all of these housing types will likely be built, which type of housing does Flagstaff need the most of in the future?



Priority Survey: Transportation

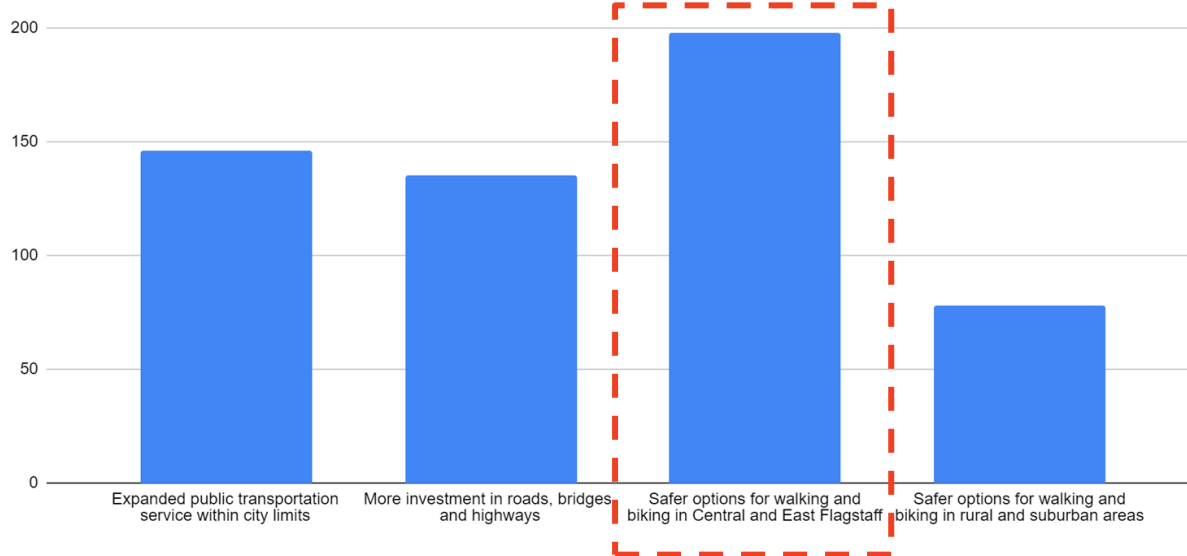
Source: Regional Priorities Survey/Cascadia Partners

Respondents overwhelmingly prioritized bicycle and pedestrian improvements in East Flagstaff.

The responses to the question on this slide prompted the following principles:

- *Orient growth around high priority ATMP projects in East Flagstaff.*
- *Focus compact growth around transit.*

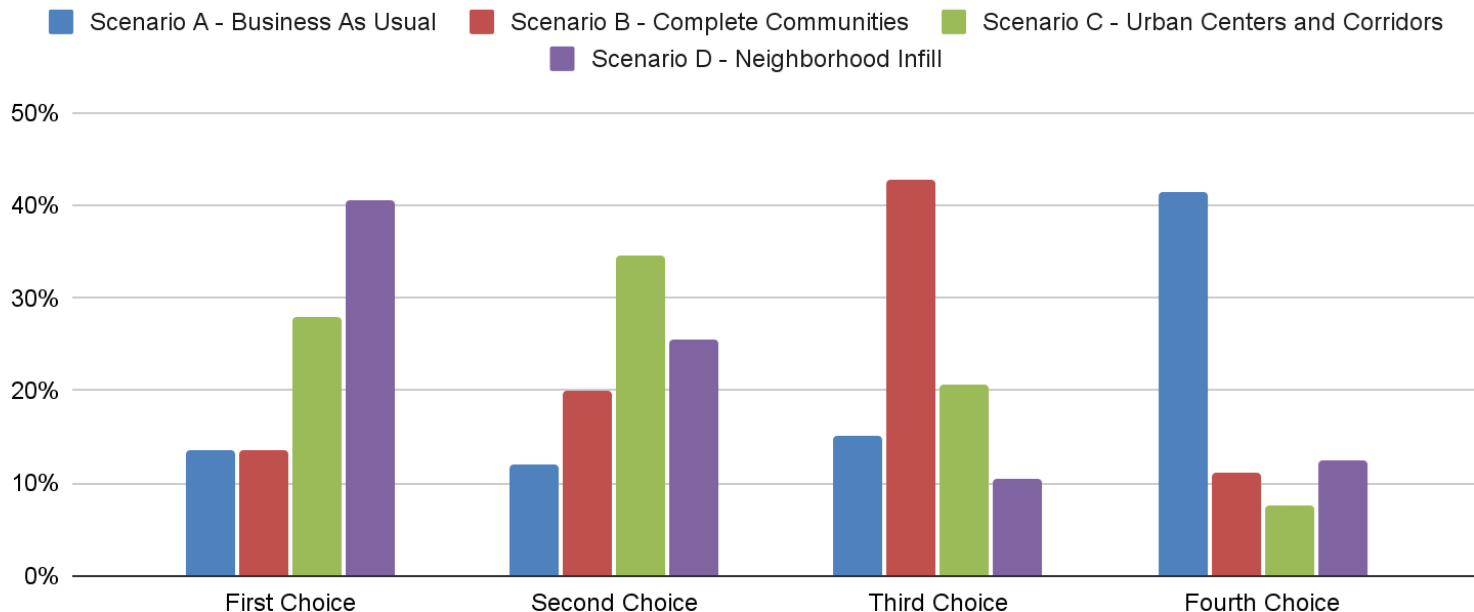
What should be the top priority for expanding transportation options in the region?,



Scenario Choosing Survey

Source: Cascadia Partners / Scenario Preference Questionnaire

Scenario Choice



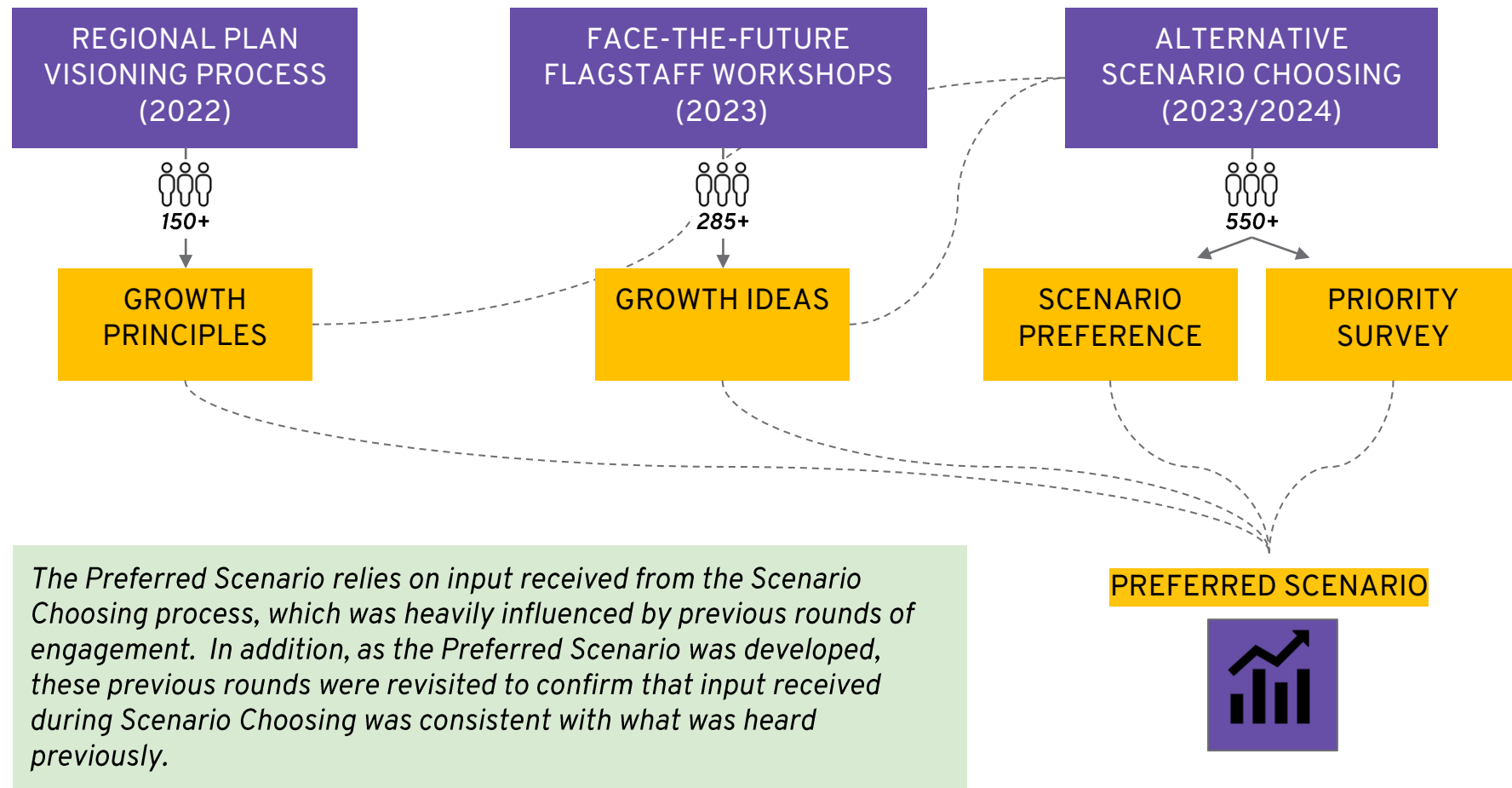
When presented with the implications of all 4 scenarios and given the opportunity to choose, most respondents to the scenario preference survey supported scenarios C and D. This may tell us that even though residents like the way things are today, it doesn't mean they aren't open to change.

02

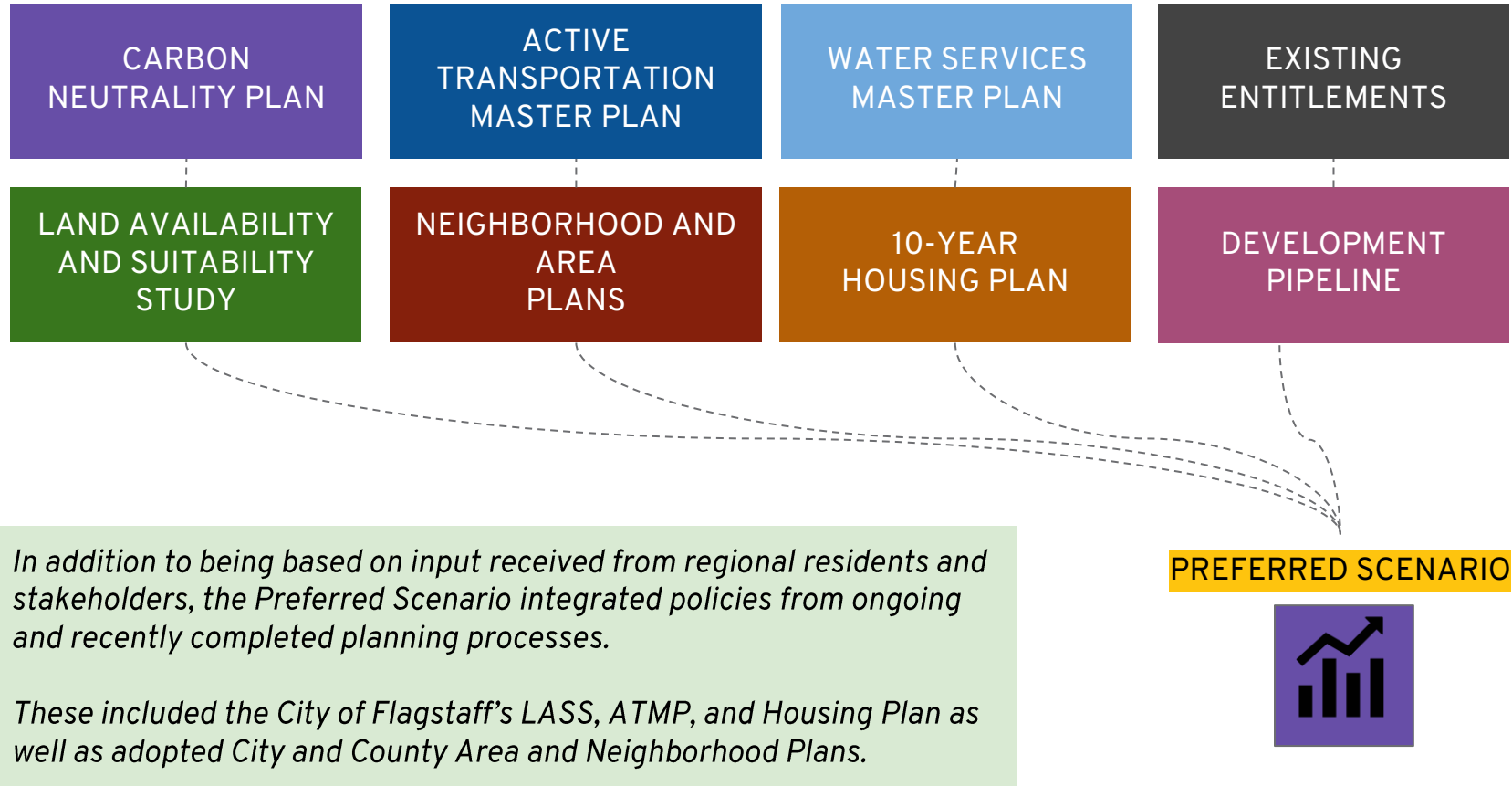
Developing the Preferred Scenario

How public input, modeling, and other efforts influenced the preferred scenario.

Public Engagement → Preferred Scenario

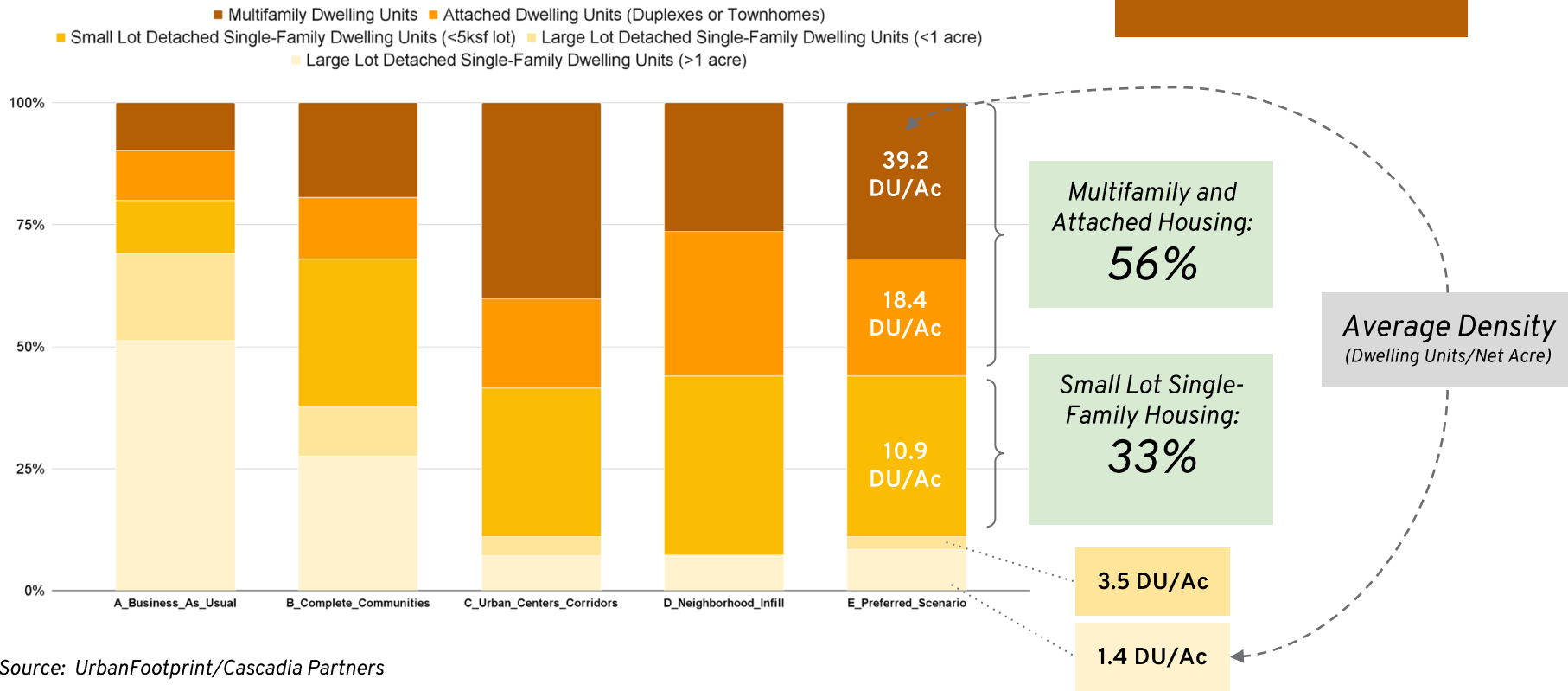


Adopted Plans and Policies → Preferred Scenario

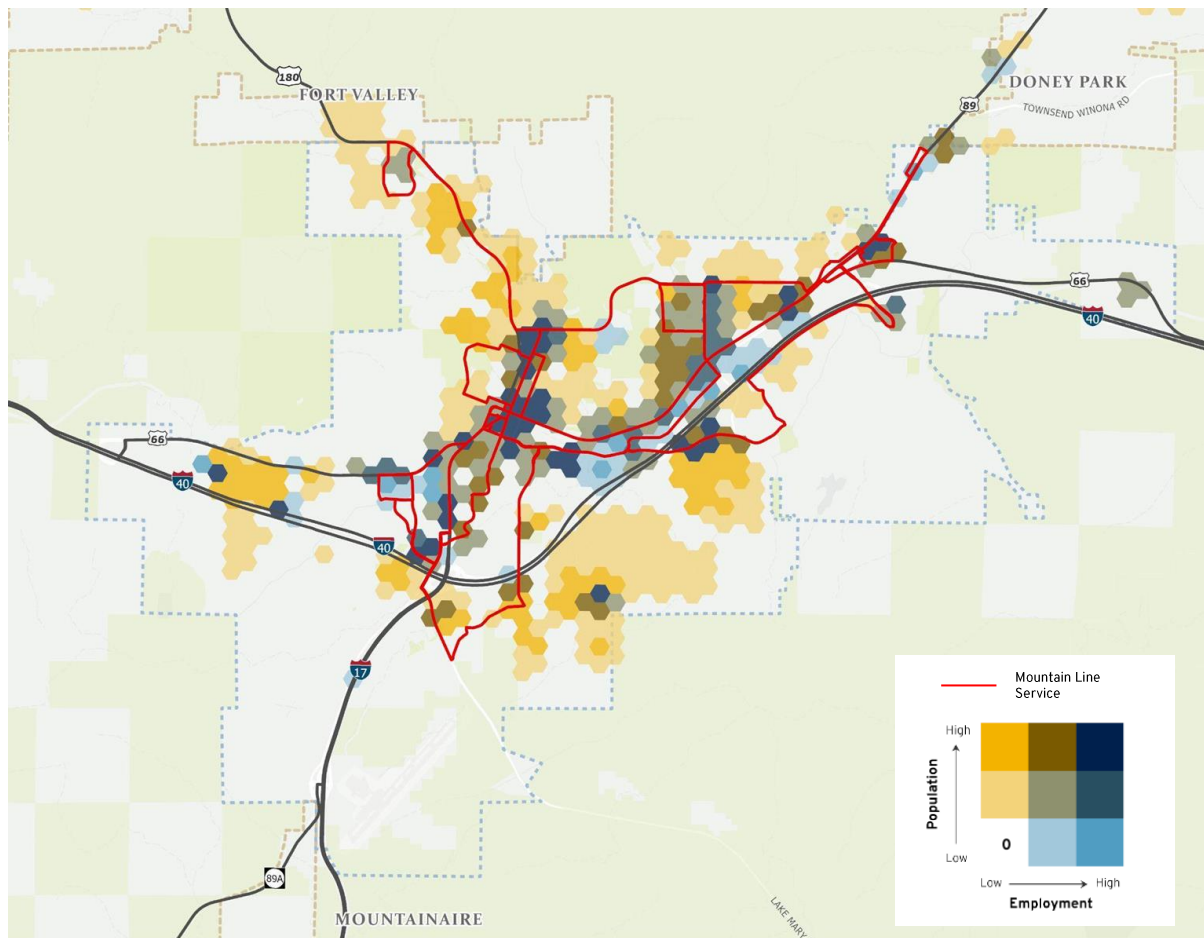


10 Year Housing Plan → Preferred Scenario

Share of New Dwelling Units by Type, By Scenario



ATMP: Transit → Preferred Scenario



ACTIVE TRANSPORTATION MASTER PLAN

Consistent with what we heard from the Scenario Choosing process, the Preferred Scenario was designed with the ATMP in mind.

*This slide shows how growth was oriented around **existing transit service**.*

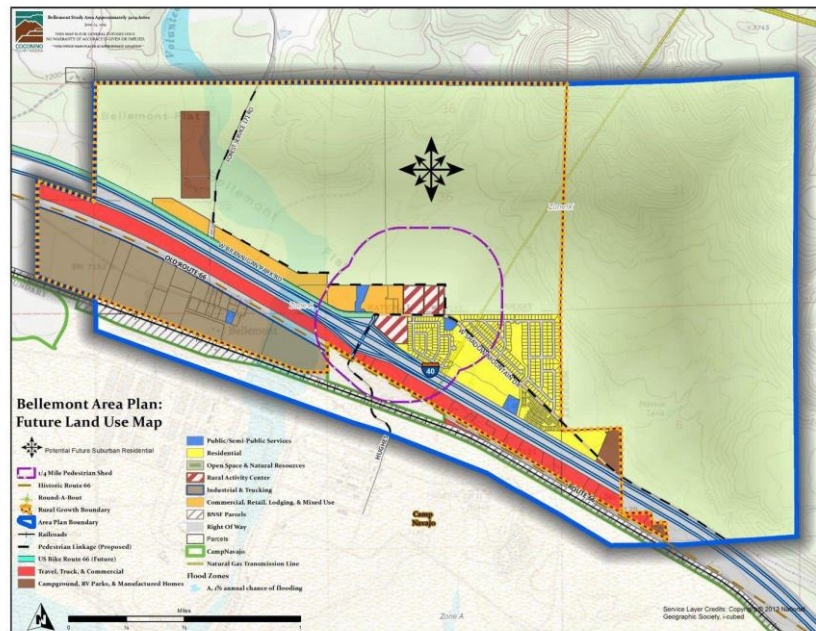
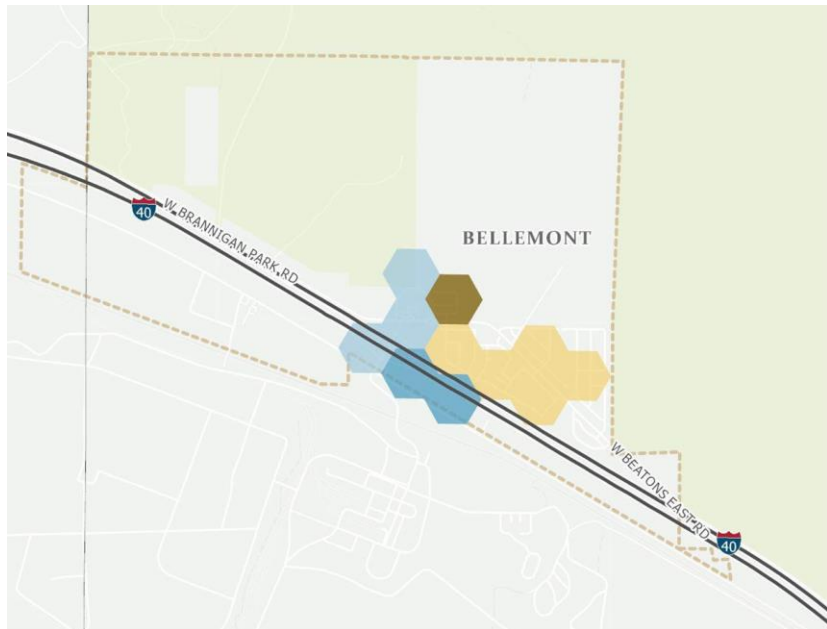
Source: UrbanFootprint/
Cascadia Partners

Bellemont Area Plan → Preferred Scenario

In order to build consistency with other City-led efforts, the Preferred Scenario incorporated recently-completed small area plans such as the Bellemont Area Plan.

*This slide shows how growth was reflects findings future land use assumptions from the **Bellemont Area Plan** (other plans were also integrated in a similar manner).*

COUNTY AREA PLANS



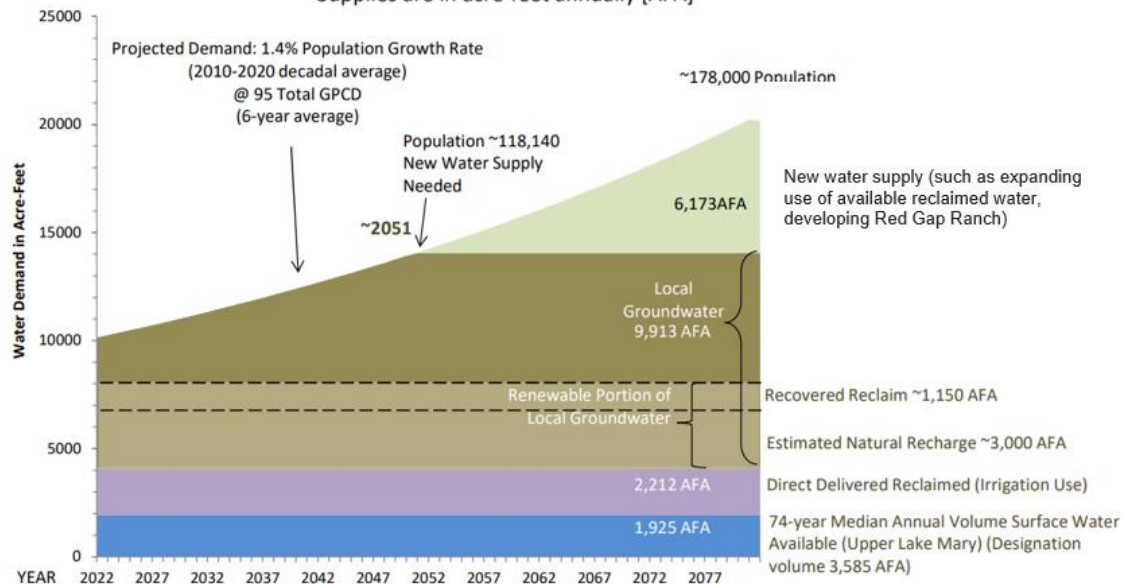
Water Services Master Plan → Preferred Scenario

Cascadia Partners calibrated UrbanFootprint's water module using local data from the City of Flagstaff's water services department. In addition, Cascadia verified that total water demand implied by the Preferred Scenario was below the demand estimated in the Water Services Master Plan "Basecase" water demand scenario.

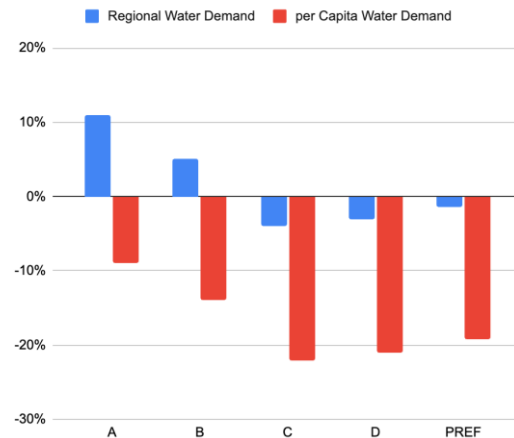
WATER SERVICES MASTER PLAN

City of Flagstaff Future Water Supply Needs – Basecase Scenario

Supplies are in acre-feet annually [AFA]

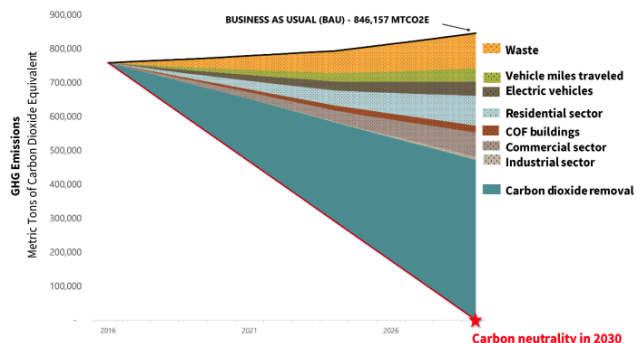


Percent Change in Regional and per Capita Water Demand by Scenario



Source: City of Flagstaff Water Services Master Plan / UrbanFootprint / Cascadia Partners

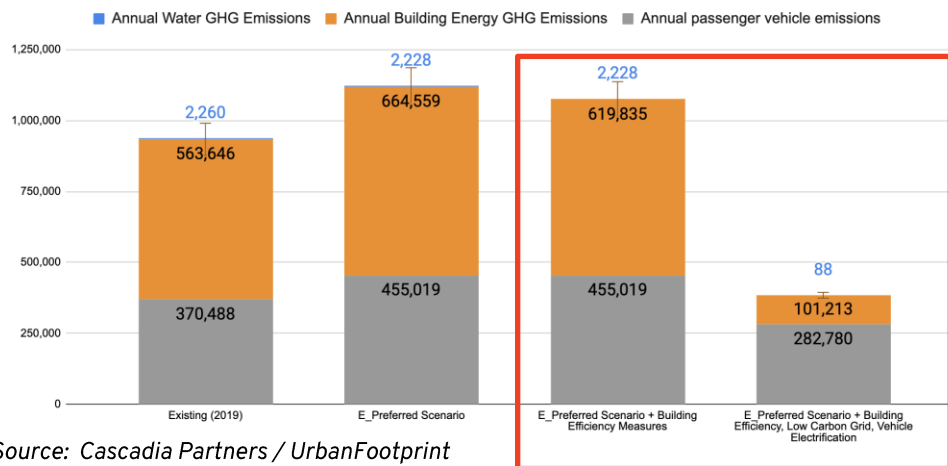
Carbon Neutrality Plan → Preferred Scenario



Source: Flagstaff Carbon Neutrality Plan

CARBON NEUTRALITY PLAN

Annual GHG Emissions by Source



Source: Cascadia Partners / UrbanFootprint

While the Preferred Scenario does not achieve carbon neutrality, it minimizes increases over today's carbon emissions. It should be noted that baseline performance of the Preferred Scenario does not take into account building efficiency measures, fuel economy improvements, and shifts in APS's energy portfolio.

While the source of these GHG reductions is largely due to factors outside the City and County's control (vehicle fleet, APS, etc), it is encouraging to see that the Preferred Scenario sets the region up to achieve neutrality if many of these ambitious goals are met.

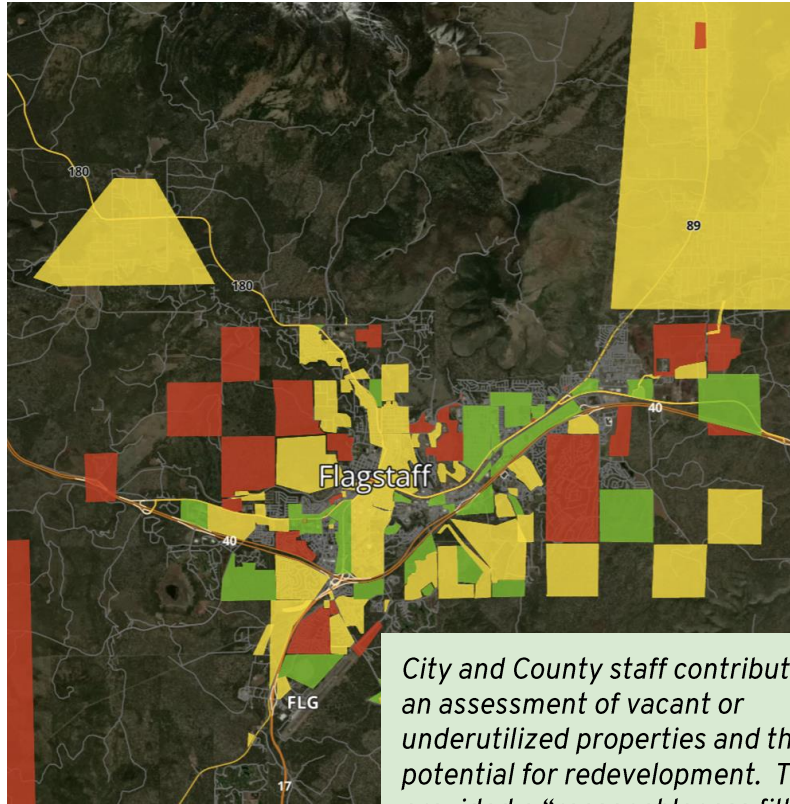
Development Pipeline → Preferred Scenario

Cascadia Partners developed a “build out” analysis for the region using zoning data and GIS. This included extensive research on existing entitlements to ensure that scenarios did not create potential prop 207 conflicts.

EXISTING ENTITLEMENTS

ZONE NAME	ZONE ABBREV.	JURISDICTION	GIS ACRES (FMPO BOUND.)	RESIDENTIAL	RETAIL	OFFICE	INDUSTRIAL	INSTITUTIONAL	EDUCATION	HOTEL	ADU	MIN DU/AC	MAX DU/AC	MIN LOT SIZE	MIN LOT WIDTH	MIN LOT
Agr. Res.- 1AC min.	AR	COUNTY	1,232.4	x							X	N/A	1	1 acre	100 feet	150 f
Agr. Res.- 1 1/2AC min.	AR-1 1/2	COUNTY	11.0	X							X	N/A	1 per 1.5 acres	1.5 acres	100 feet	150 f
Agr. Res.- 2AC min.	AR-2	COUNTY	705.3	x							X	N/A	1 per 2 acres	2 acres	100 feet	150 f
Agr. Res.- 2 1/2AC min.	AR-2 1/2	COUNTY	10,773.1	x							X	N/A	1 per 2.5 acres	2.5 acres	100 feet	150 f
Agr. Res.- 5AC min.	AR-5	COUNTY	13,812.7	x							X	N/A	1 per 5 acres	5 acres	100 feet	150 f
Central Business	CB	CITY	34.6	X	X	X		X	X	X		N/A	29	7,000 sf	50 feet	N/A
Central Business (Prop 207)	CB CUP	CITY	0.6	X	X	X		X	X	X		N/A	70	7,000 sf	50 feet	N/A
Community Commercial	CC	CITY	386.1	X	X	X		X	X		X	N/A	29	9,000 sf	60 feet	100 f
Community Commercial (Prop 207)	CC CUP	CITY	17.6	X	X	X		X	X		X	N/A	70	9,000 sf	60 feet	100 f
Community Commercial (In RPO, Out AC)	CC RPO	CITY	3.3	X	X			X	X		X	N/A	22	9,000 sf	60 feet	100 f
Comm. Gen.-10,000 sq.ft. min	CG-10,000	COUNTY	38.5		x	x		X	x	x		N/A	N/A	10,000 sf	60 feet	100 f
Comm. Gen.-10,000 sq.ft. min (In AC)	CG-10,000 AC	COUNTY	120.1	x (as mixed use only)	x	x		X	x	x		N/A	N/A	10,000 sf	60 feet	100 f
Comm. Heavy-10,000 sq.ft. min	CH-10,000	COUNTY	231.7		x	x		X	x	x			N/A	10,000 sf	50 feet	100 f
Comm. Heavy-10,000 sq.ft. min (In AC)	CH-10,000 AC	COUNTY	67.6	x (as mixed use only)	x	x		X	x	x			N/A	10,000 sf	50 feet	100 f
Neighborhood Commercial	CN-0.5/A	COUNTY	1.8	x (as mixed use only)	x	x			x			n/a	n/a	0.5 acres	100	10
Neighborhood Commercial - 2 AC min.	CN-2/A	COUNTY	2.2	x (as mixed use only)	x	x			x			n/a	n/a	2 acres	100	10
Commercial Service	CS	CITY	45.9	X	X	X	X	X	X			N/A	29	9,000 sf	60 feet	100 f
Commercial Service (In RPO, Out AC)	CS RPO	CITY	8.4	X	X	X	X	X	X			N/A	22	9,000 sf	60 feet	100 f
Estate Residential	ER	CITY	130.7	X							X	N/A	1	1 acre	149 feet	N/A
Estate Residential (In RPO, Out AC)	ER RPO	CITY	1,648.2	X							X	N/A	1	1 acre	149 feet	N/A
General-10AC min.	G	COUNTY	8,464.8	x							x	N/A	1 per 10 acres	10 acres	300 feet	300 f
Highway Commercial	HC	CITY	806.7	X	X	X		X	X	X		N/A	29	9,000 sf	60 feet	100 f
Highway Commercial (Prop 207)	HC CUP	CITY	68.3	X	X	X		X	X	X		N/A	70	9,000 sf	60 feet	100 f
Highway Commercial (In RPO, Out AC)	HC RPO	CITY	332.5	X	X	X		X	X	X		N/A	22	9,000 sf	60 feet	100 f
Highway Commercial (In RPO, Out AC, Prop 207)	HC RPO CUP	CITY	56.5	X	X	X		X	X	X		N/A	70	9,000 sf	60 feet	100 f
Heavy Industrial	HI	CITY	146.8	X			X	X	X			N/A	N/A	20,000 sf	100 feet	150 f
Heavy Industrial Open	HI-O	CITY	23.5	X			X	X	X			N/A	N/A	20,000 sf	100 feet	150 f
High Density Residential	HR	CITY	726.9	X							X	10	29	6,000 sf	50 feet	75 f
High Density Residential (In RPO, Out AC)	HR RPO	CITY	362.6	X							X	10	22	6,000 sf	50 feet	75 f
Unincorporated 5,000 sq. ft. min.	U-5,000	COUNTY	244.9				x							6,000 sf	60	10

Development Pipeline → Preferred Scenario



Source: City of Flagstaff, Coconino County, Cascadia Partners

City and County staff contributed to an assessment of vacant or underutilized properties and their potential for redevelopment. This provided a “reasonableness filter” that was applied to all scenarios, including the Preferred Scenario.

DEVELOPMENT PIPELINE

RED – “No Go Zone” - Parcels that are unlikely to develop in any scenario due to environmental or ownership constraints

YELLOW – “Respect the Pipeline” - Parcels that are likely to develop in a specific way due to development agreements – should look the same in all scenarios.

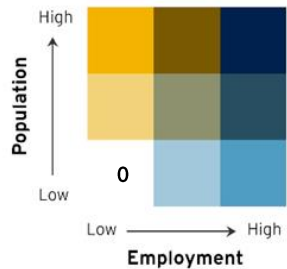
GREEN – “On the Table” - Parcels with infrastructure or redevelopment potential or those that could have potential if public resources were prioritized to support their development.

03

Preferred Scenario Performance

Analysis of indicators and a comparison across all scenarios.

Scenario A: Business as Usual



Population: 0/40/400

Employment: 0/60/650

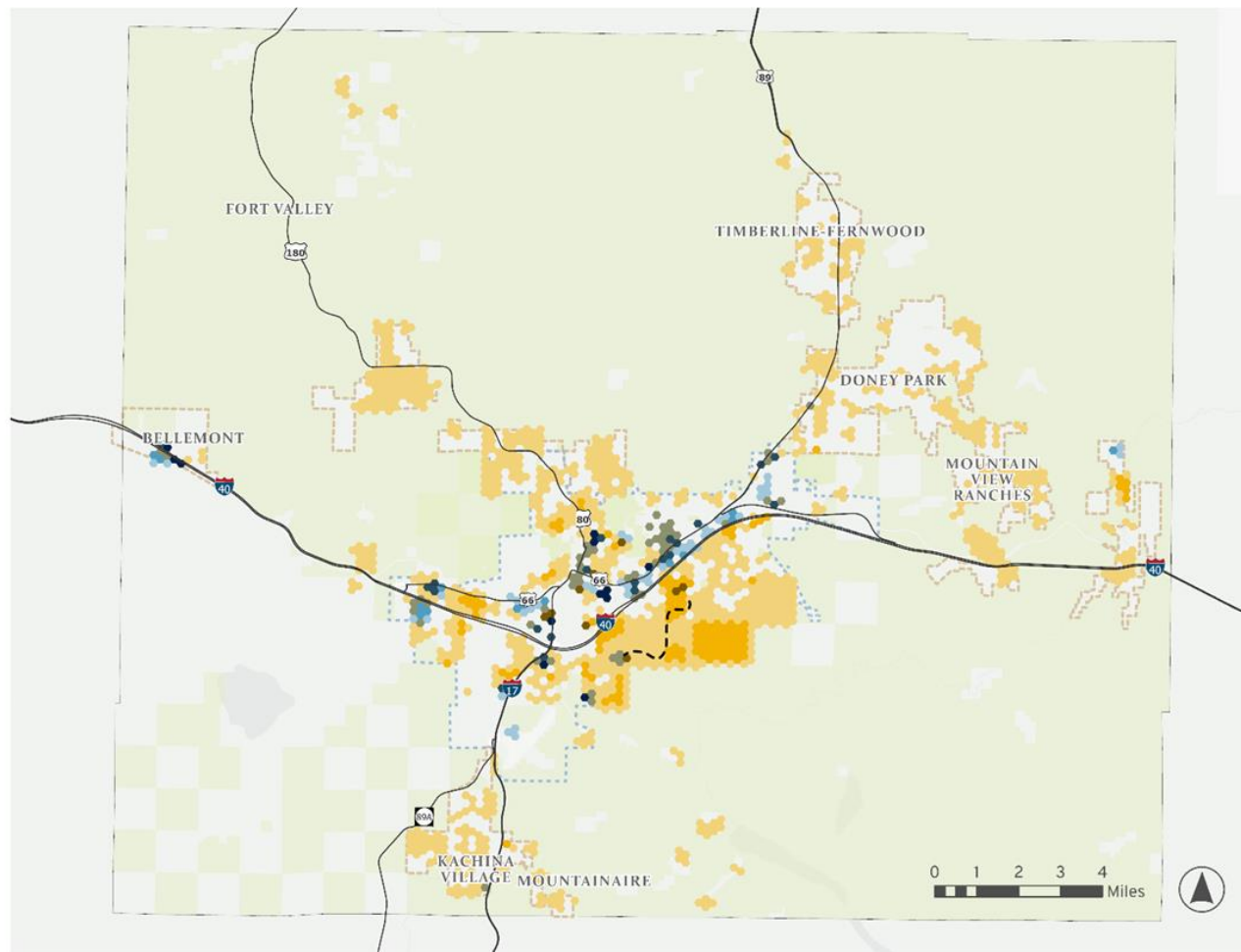
— Major Roads

- - - JWP Future Alignment

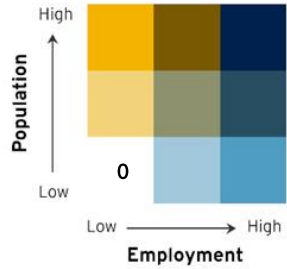
□ Urban Growth Boundary

□ Rural Growth Boundary

□ Open Space



Scenario B: Complete Communities



Population: 0/40/400

Employment: 0/60/650

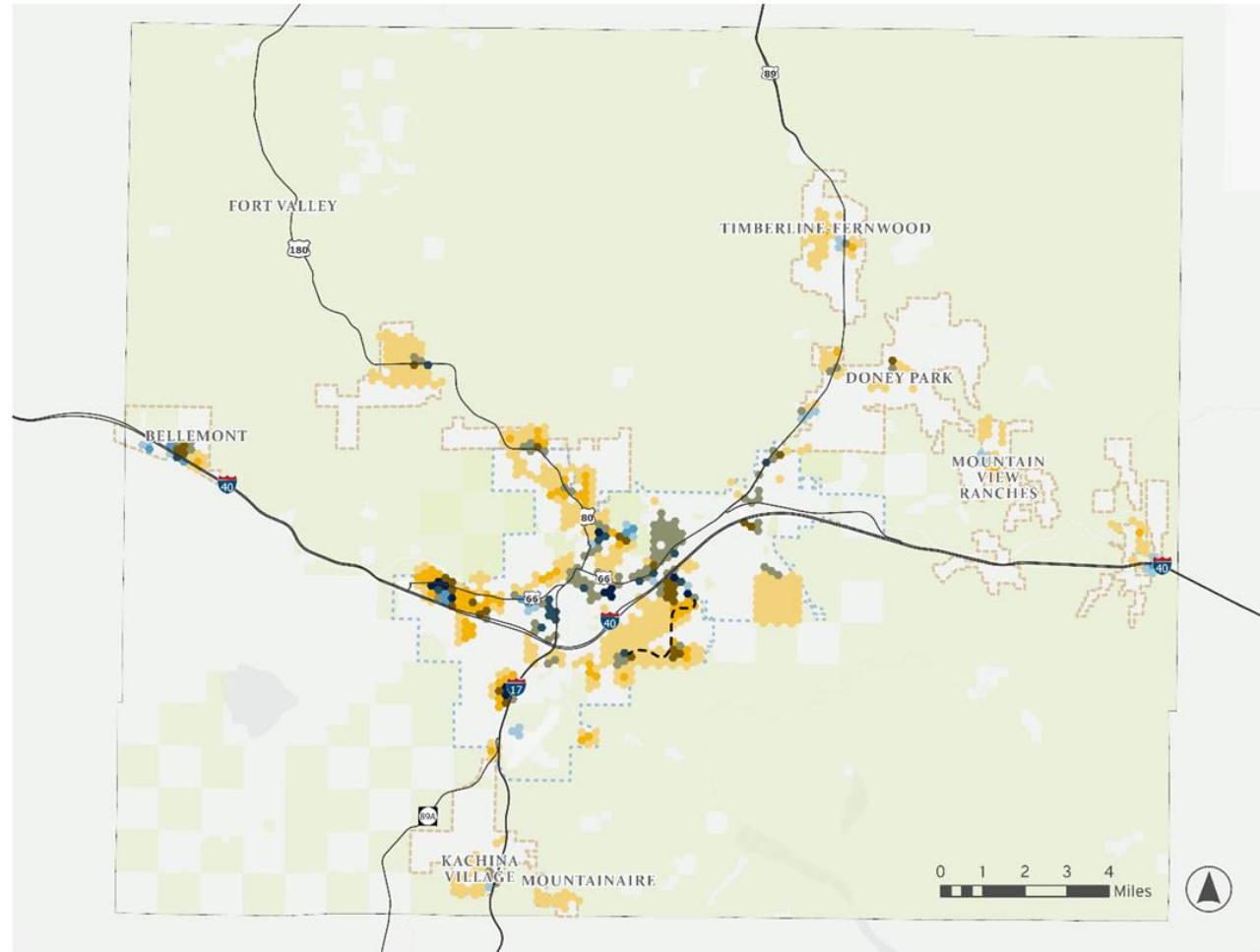
— Major Roads

- - - JWP Future Alignment

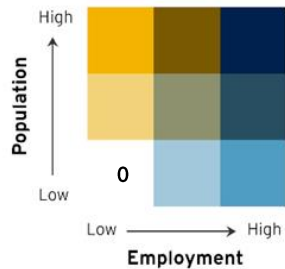
□ Urban Growth Boundary

□ Rural Growth Boundary

□ Open Space



Scenario C: Urban Centers and Corridors



Population: 0/40/400

Employment: 0/60/650

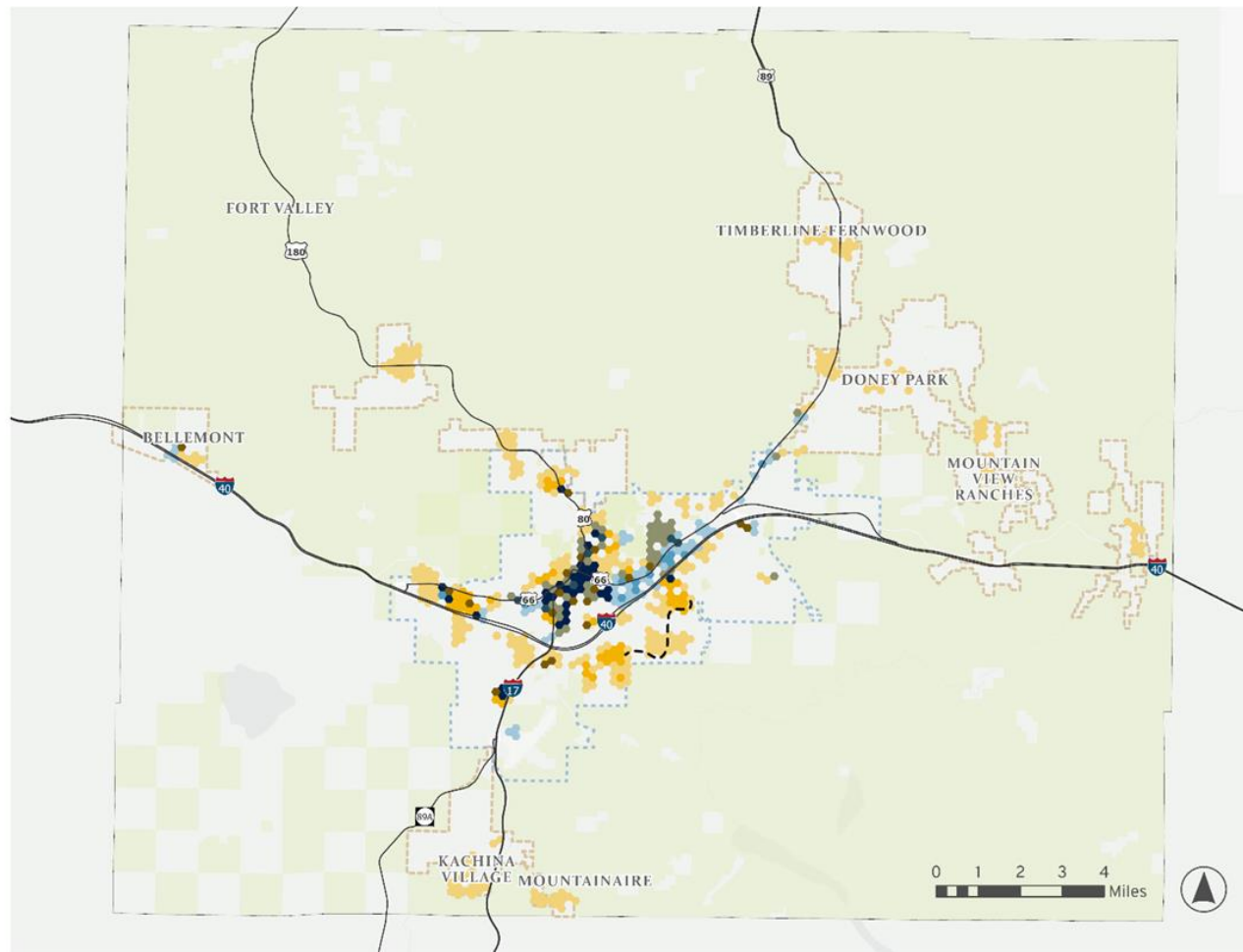
— Major Roads

- - - JWP Future Alignment

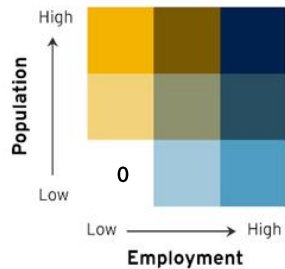
□ Urban Growth Boundary

□ Rural Growth Boundary

□ Open Space



Scenario D: Neighborhood Infill



Population: 0/40/400

Employment: 0/60/650

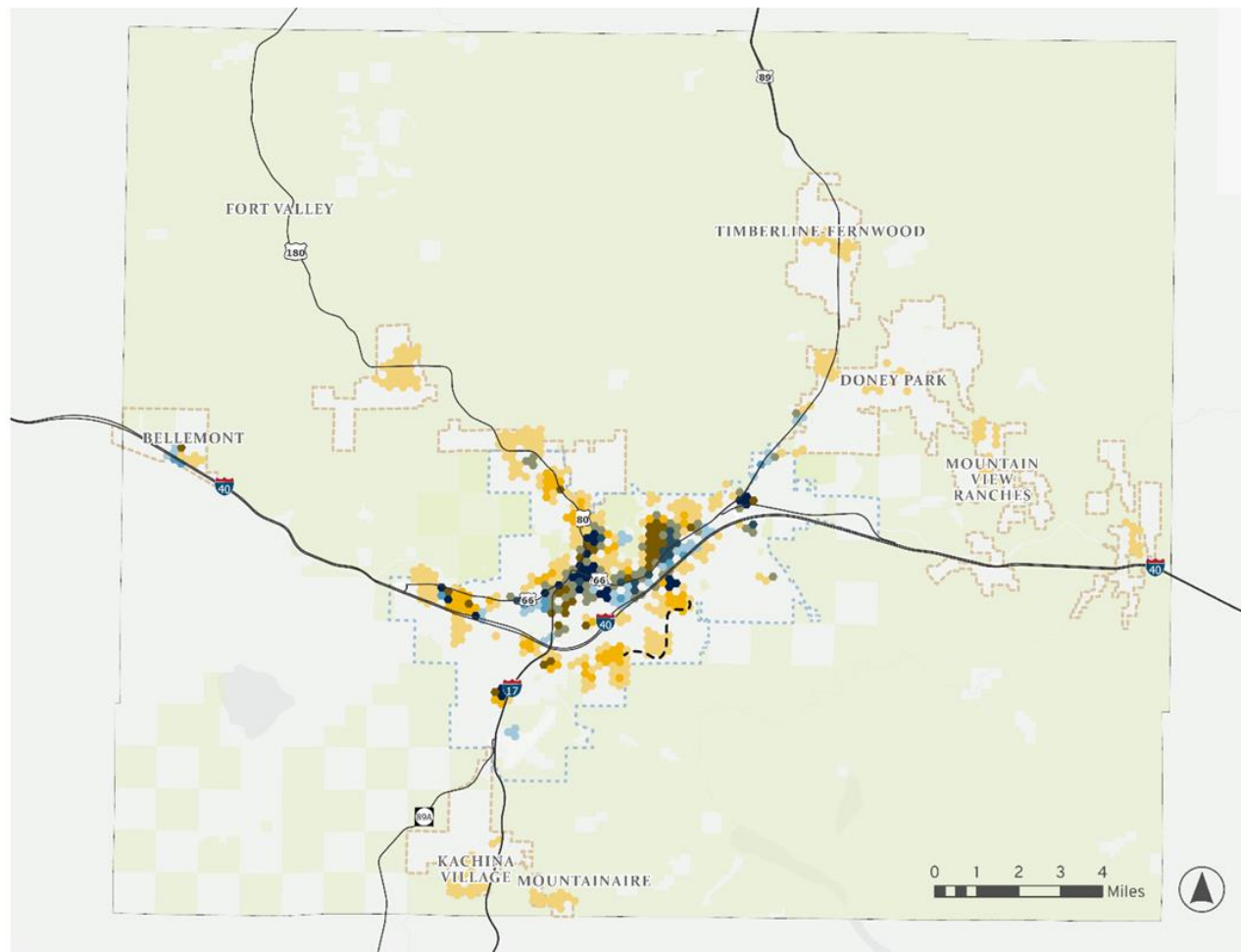
— Major Roads

--- JWP Future Alignment

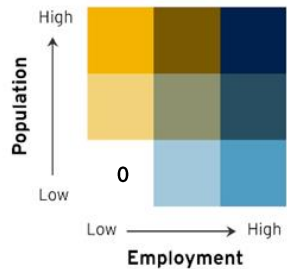
□ Urban Growth Boundary

□ Rural Growth Boundary

□ Open Space



Scenario E: Preferred Scenario



Population: 0/40/400

Employment: 0/60/650

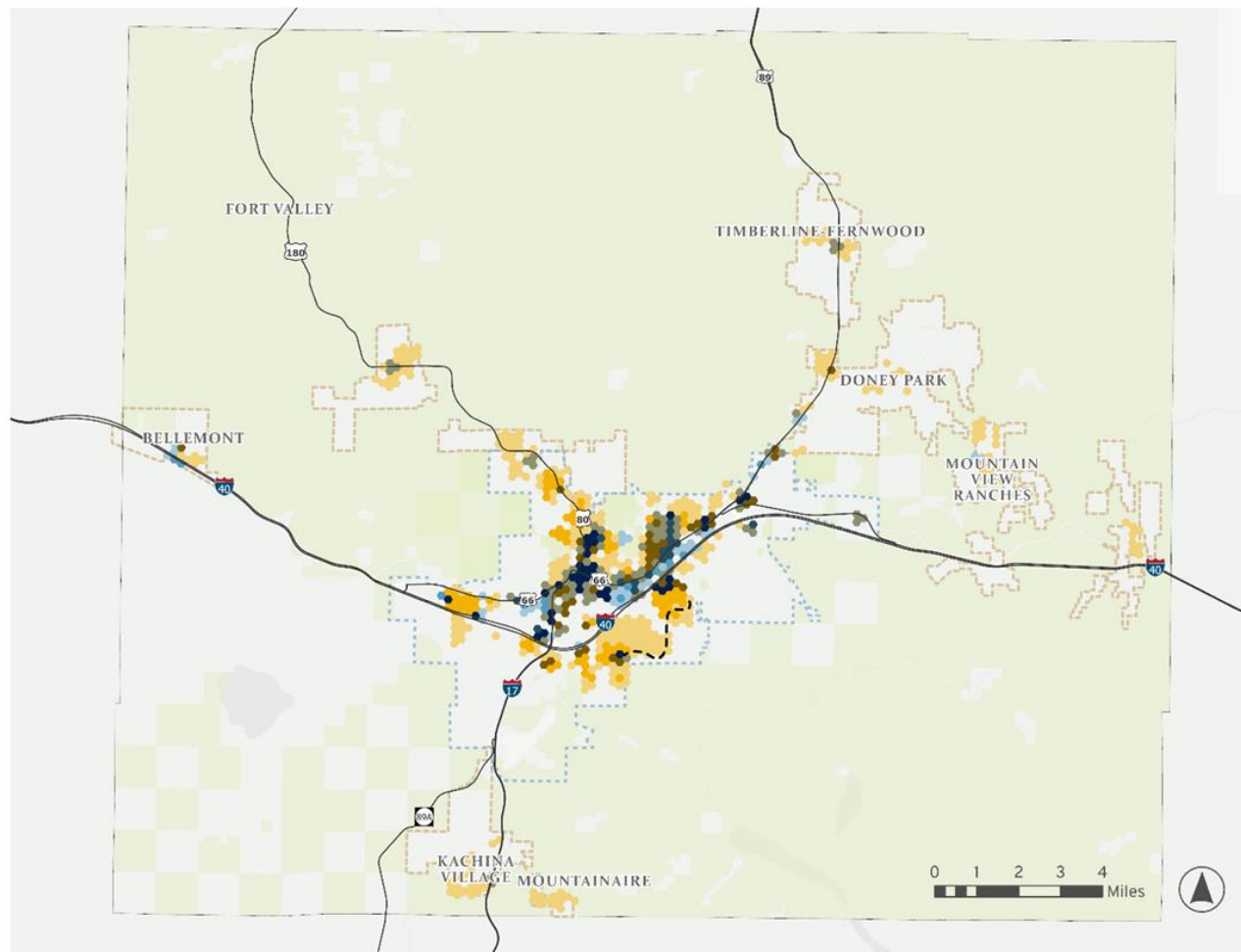
— Major Roads

- - - JWP Future Alignment

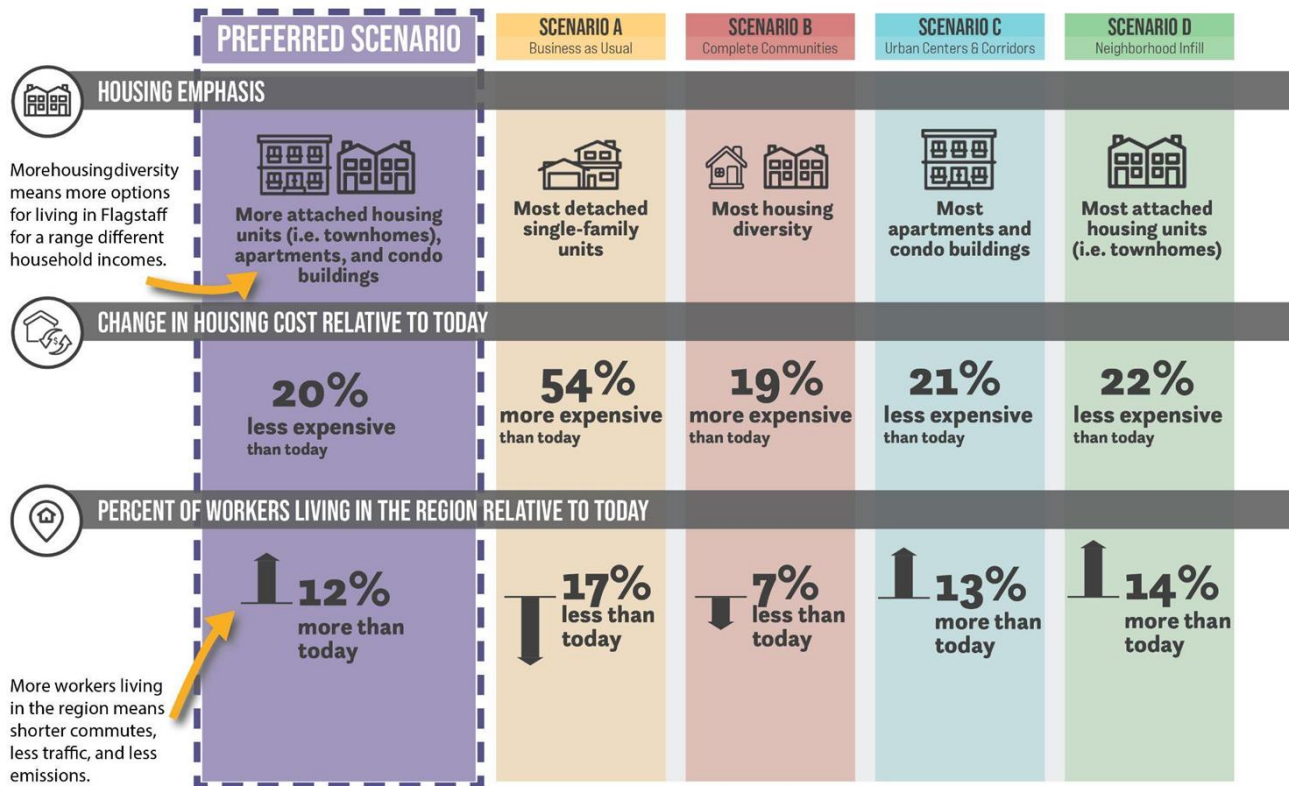
□ Urban Growth Boundary

□ Rural Growth Boundary

□ Open Space

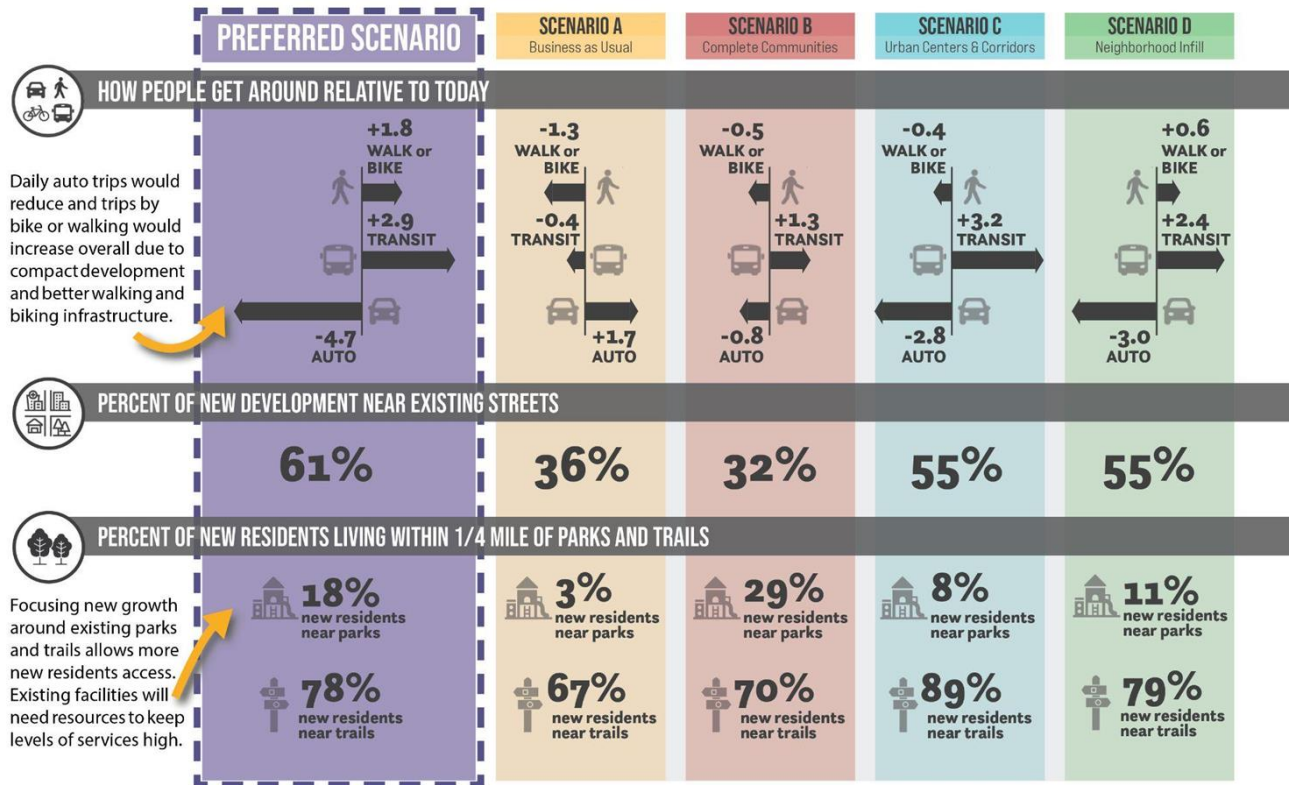


COMPARE SCENARIO PERFORMANCE LIVABILITY & AFFORDABILITY



With respect to housing diversity and affordability, the Preferred Scenario gets most of its influence from scenarios C and D. However, it does incorporate a larger focus on compact single-family development from scenario B.

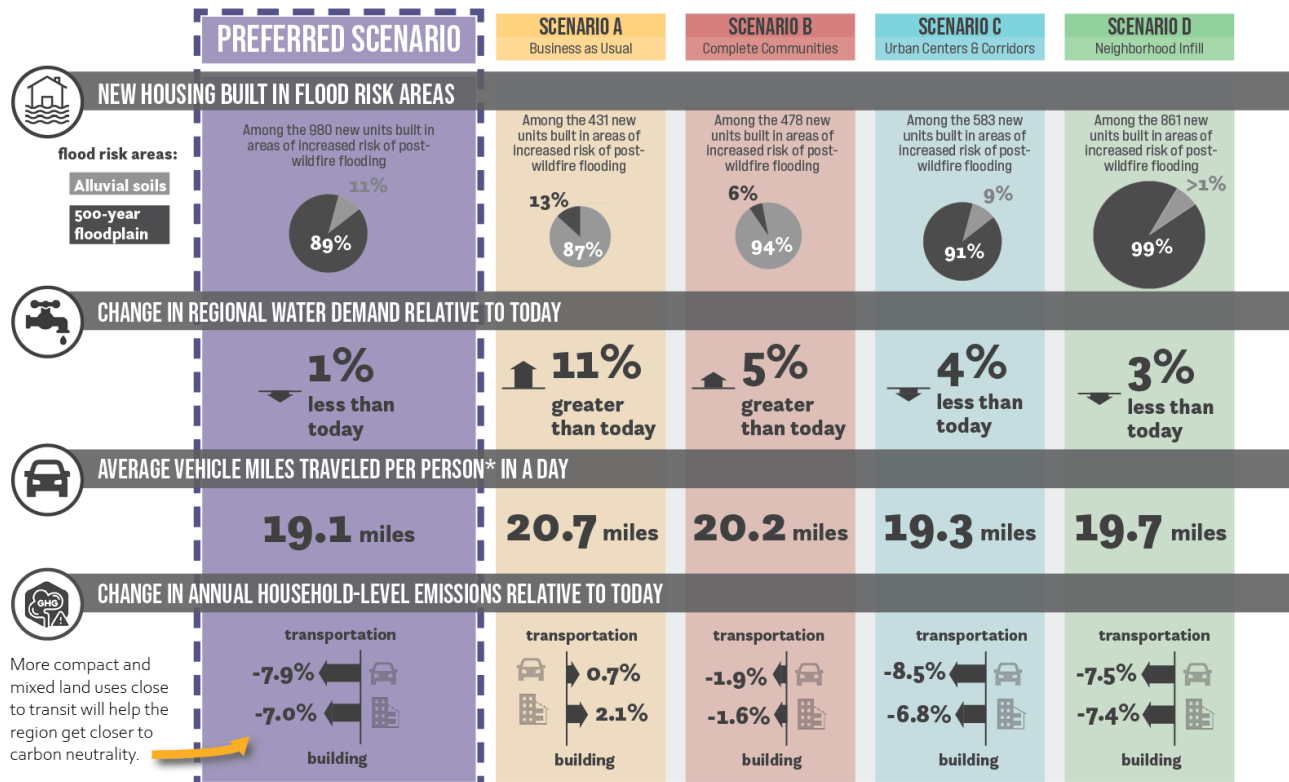
COMPARE SCENARIO PERFORMANCE TRANSPORTATION + INFRASTRUCTURE



Due to an increased focus on growth around existing transit service and existing or planned infrastructure, the Preferred Scenario achieves slightly better mode split outcomes than other scenarios.

COMPARE SCENARIO PERFORMANCE

CLIMATE CHANGE RESILIENCE



*Average vehicle miles traveled (VMT) per person is calculated as VMT per service population

The Preferred Scenario performs similar to scenario D in terms of hazard risk and lands between scenario B and scenarios C and D in terms of water demand. VMT performance is better than any other scenario due to an increased focus on development around existing transit service and existing or planned infrastructure.

Why is the Preferred Scenario good for the region?

- ✓ Helps get us closer to our carbon neutrality goals
- ✓ Reduces per capita driving, water demand, and energy use
- ✓ Makes efficient use of existing infrastructure
- ✓ Supports the region's existing transit infrastructure
- ✓ Creates economic opportunities for rural communities
- ✓ Puts more residents near high quality parks and trails
- ✓ Creates more opportunities for housing that is attainable for the region's workforce



Questions?



04

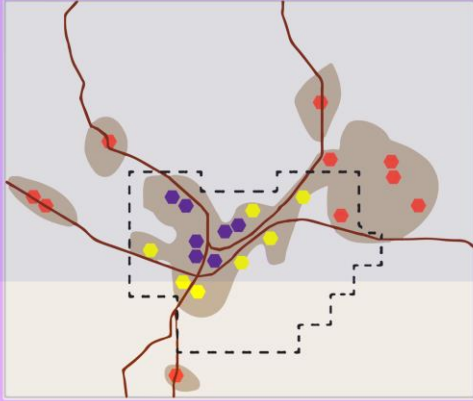
From Preferred Scenario to Future Growth Illustration

Overview of the 2045 Regional Plan “Growth Concept”

Role of the Preferred Scenario

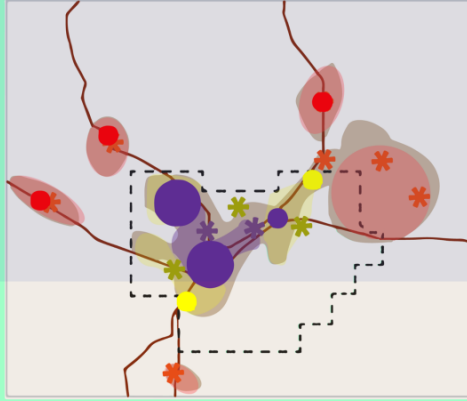
Preferred Scenario

Identifies Areas of Growth and Change



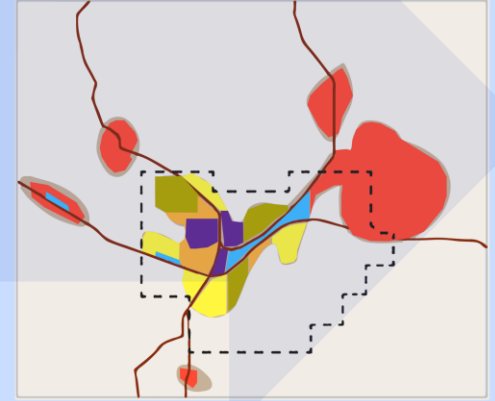
Growth Concept

Defines the Location of Centers, Corridors, and Neighborhoods

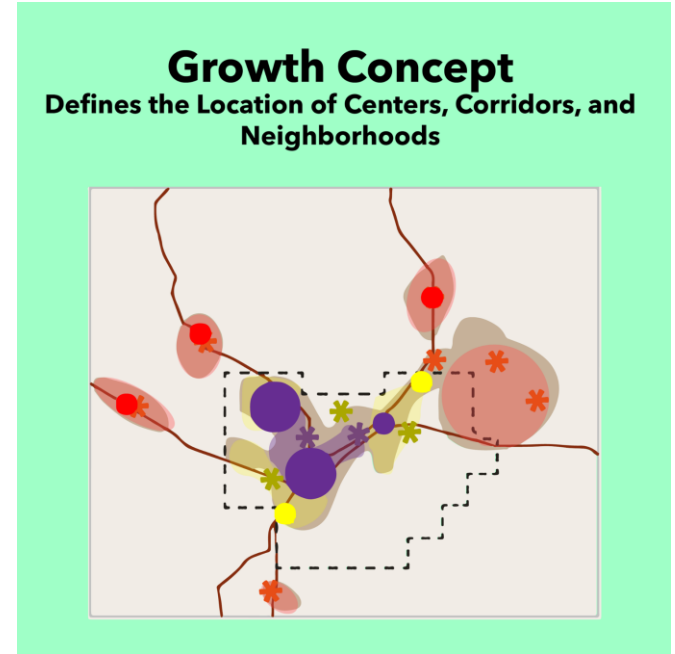


Future Growth Illustration

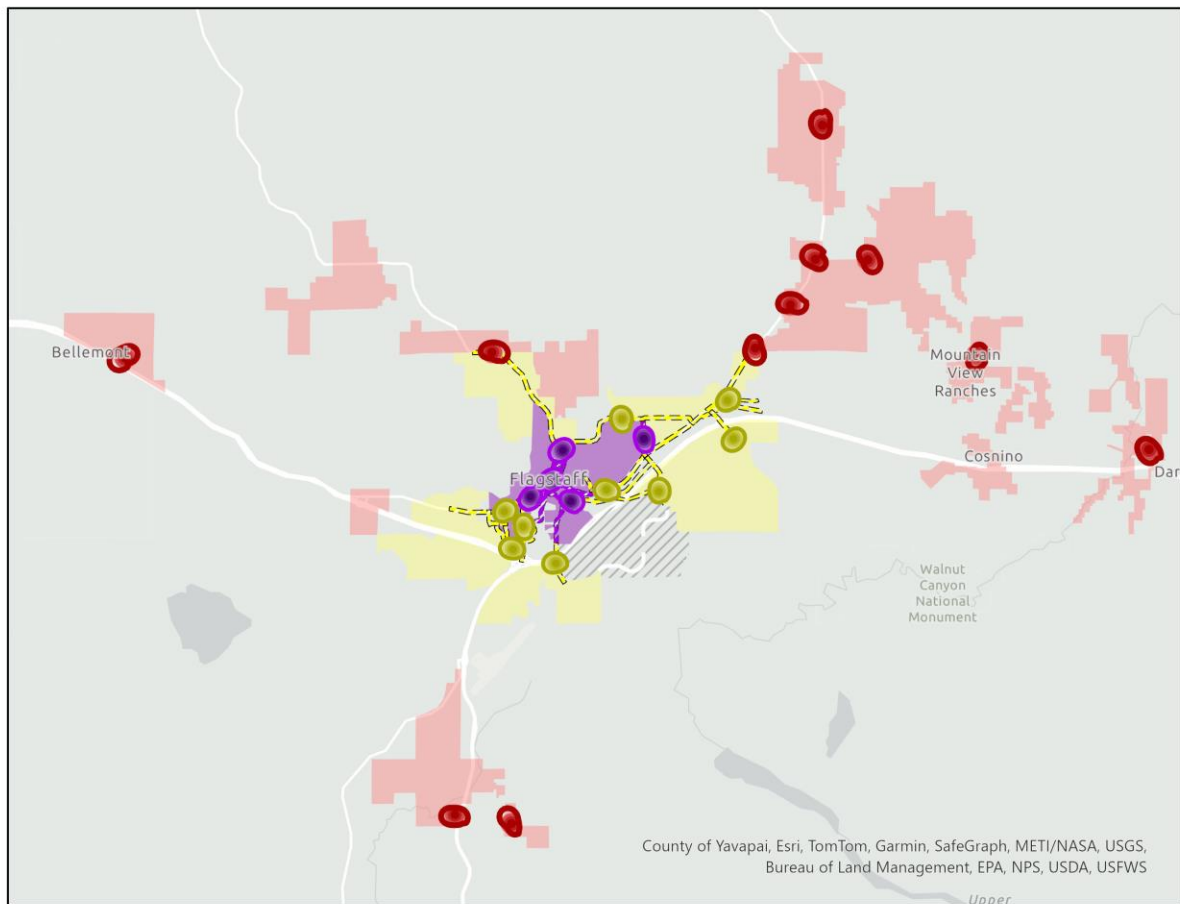
Guides Future Use, Intensity, and Character



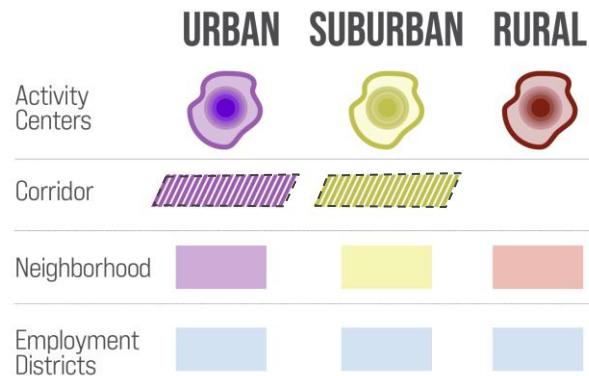
Role of the Preferred Scenario



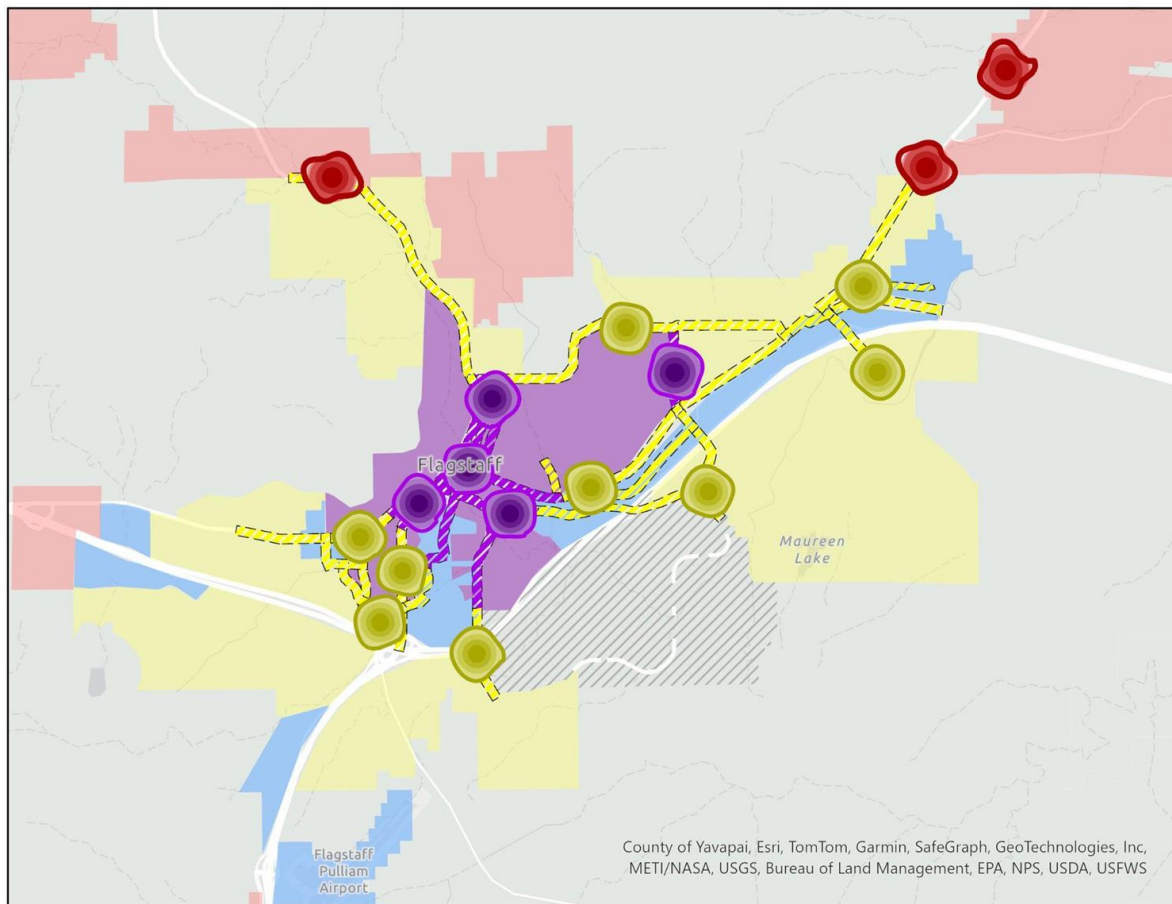
Regional Plan 2045 Growth Concept



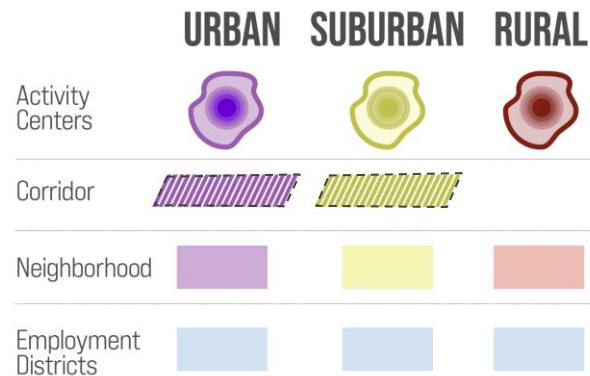
The Preferred Scenario is a vision of Flagstaff's future with a lot of benefits for the region. Making that vision a reality will mean growing in a more compact way than we have in the past. The Regional Growth Concept map shows the shape of development in the region in 2045 using building blocks: activity centers, corridors, neighborhoods, and employment districts.



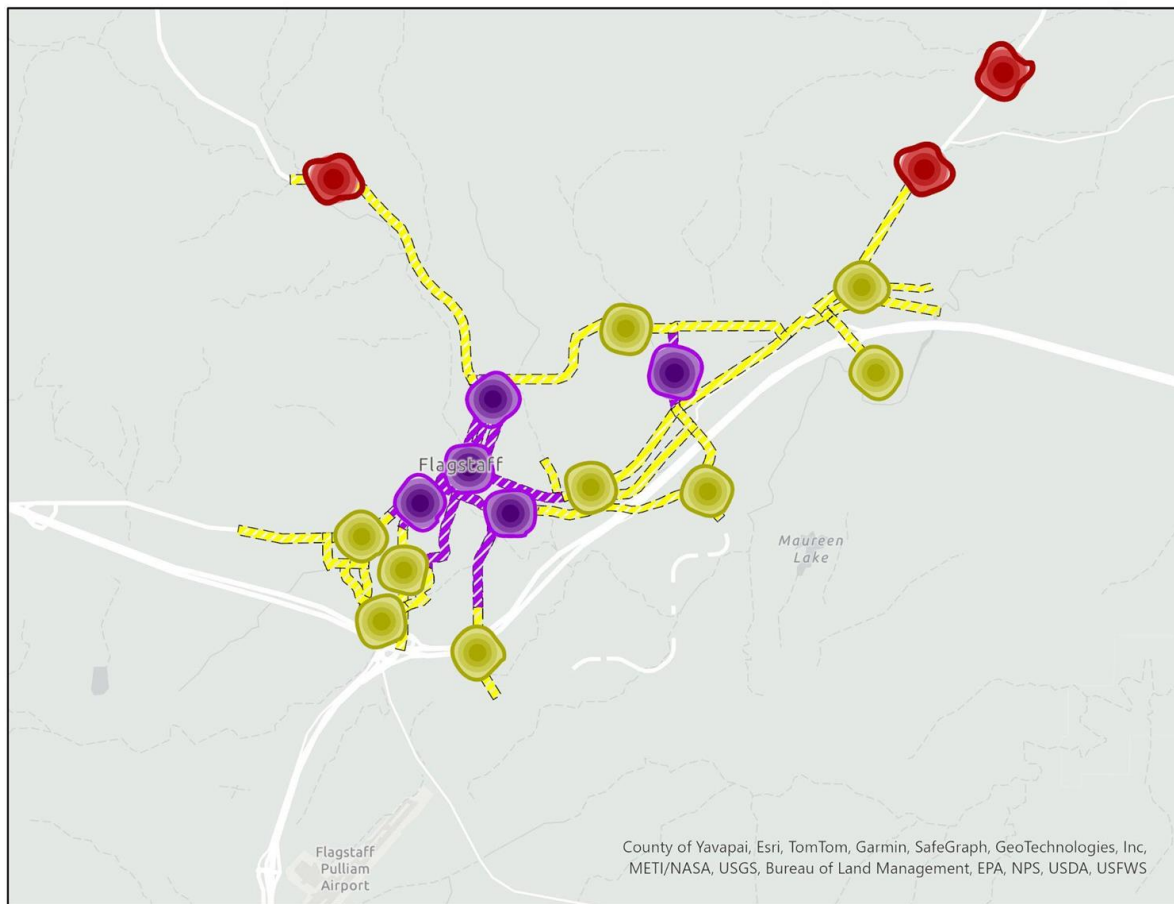
Regional Plan 2045 Growth Concept (Zoomed)



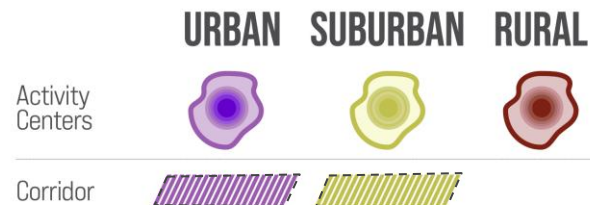
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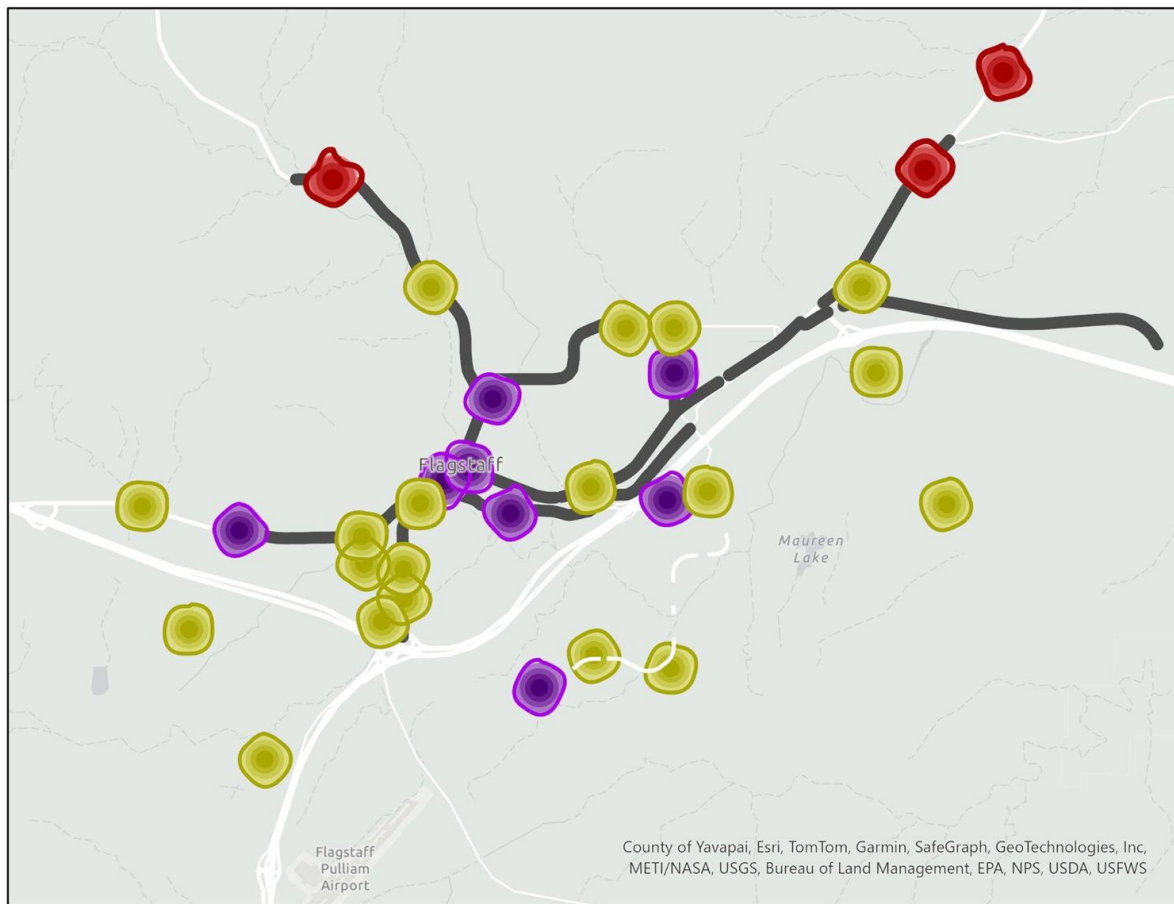
2045 Activity Centers



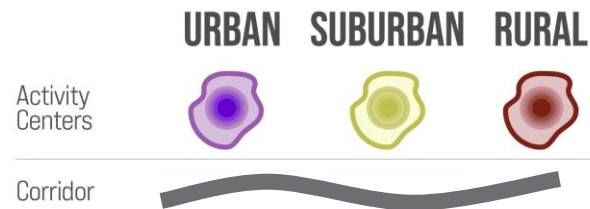
The 2045 Regional Growth Concept features only 14 urban and suburban activity centers - far fewer than the 26 activity centers in the 2030 Regional Plan.



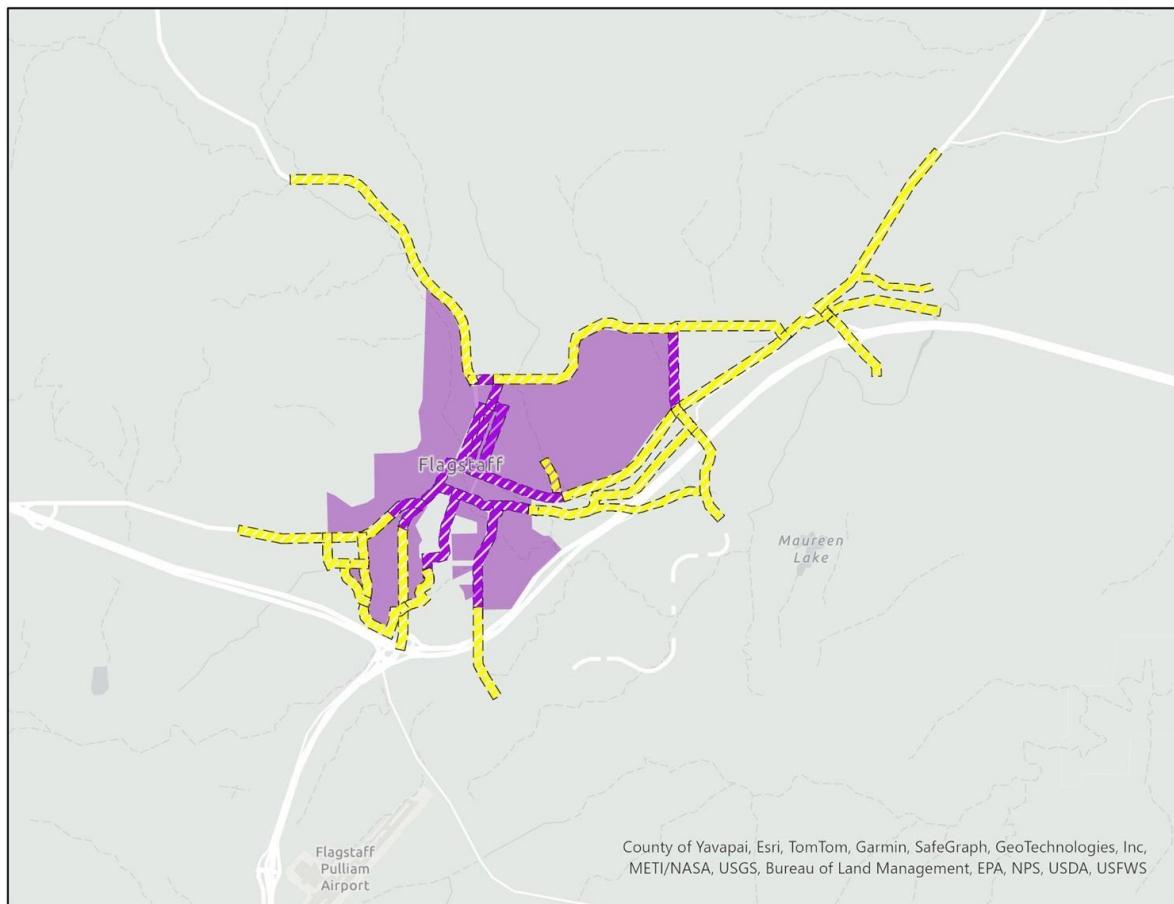
2030 Activity Centers



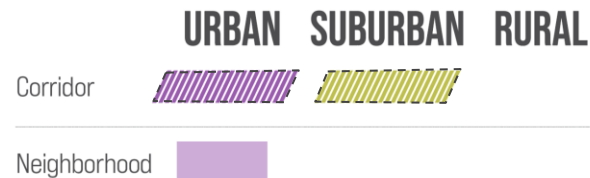
Reducing the number of Activity Centers has two surprising benefits: First, it allows the City and County to focus scarce public dollars for maximum benefit. Second, prioritizing Activity Centers close to existing infrastructure and jobs will encourage less driving and shorter trips.



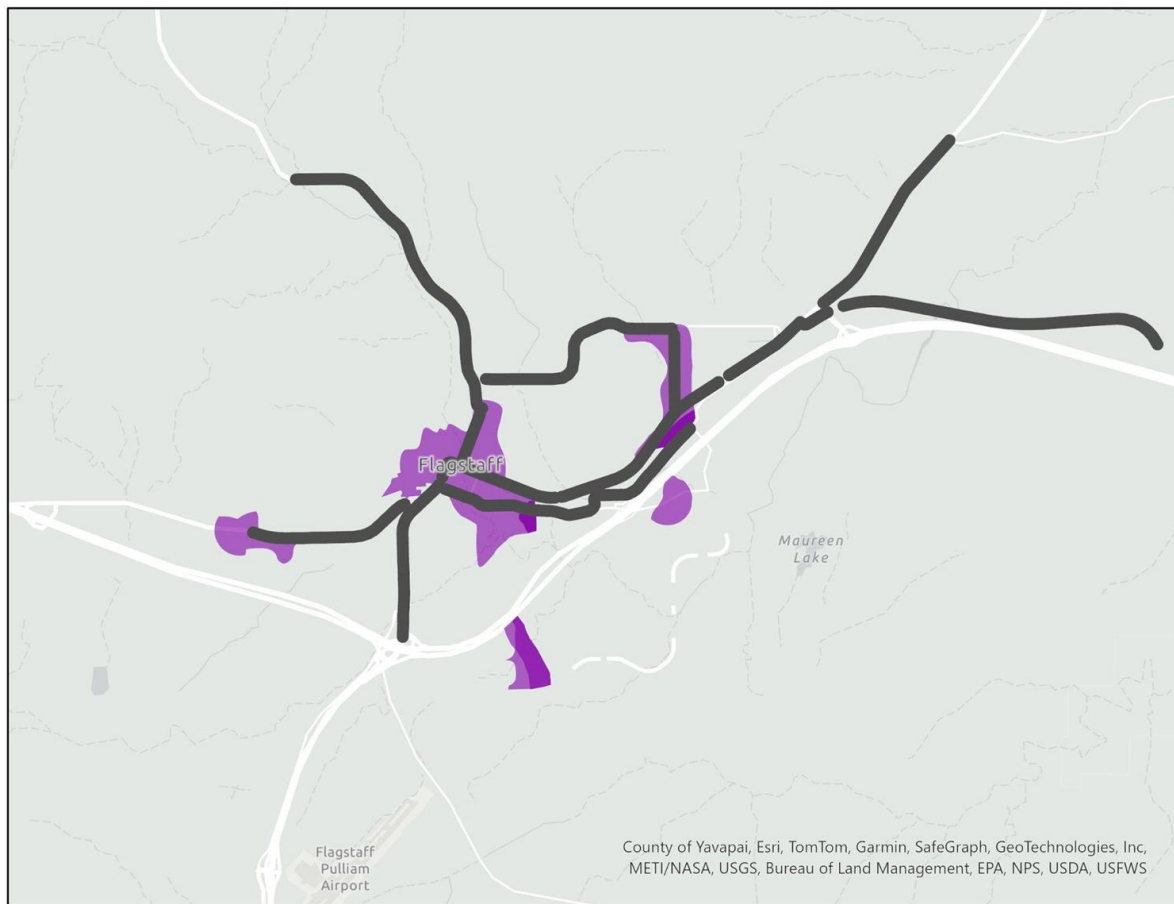
2045 Urban Neighborhoods



When compared to the 2030 Regional Plan, the footprint of Urban Neighborhoods in the 2045 Growth Concept is much larger. This means more areas where compact development and new housing options will be encouraged.



2030 Urban Neighborhoods



The Flagstaff Region has a severe housing shortage. One way the Preferred Scenario tries to fix this problem is by allowing a greater variety of smaller attached and multifamily housing types. Expanding the footprint of Urban Neighborhoods will mean changes to zoning that encourage duplexes and triplexes, as well as apartment buildings in some locations.

URBAN SUBURBAN RURAL

Corridor



Neighborhood



Growth Concept “Storymap”



Flagstaff Regional Plan 2045: Growth Concept



[The Regional Plan Process](#)

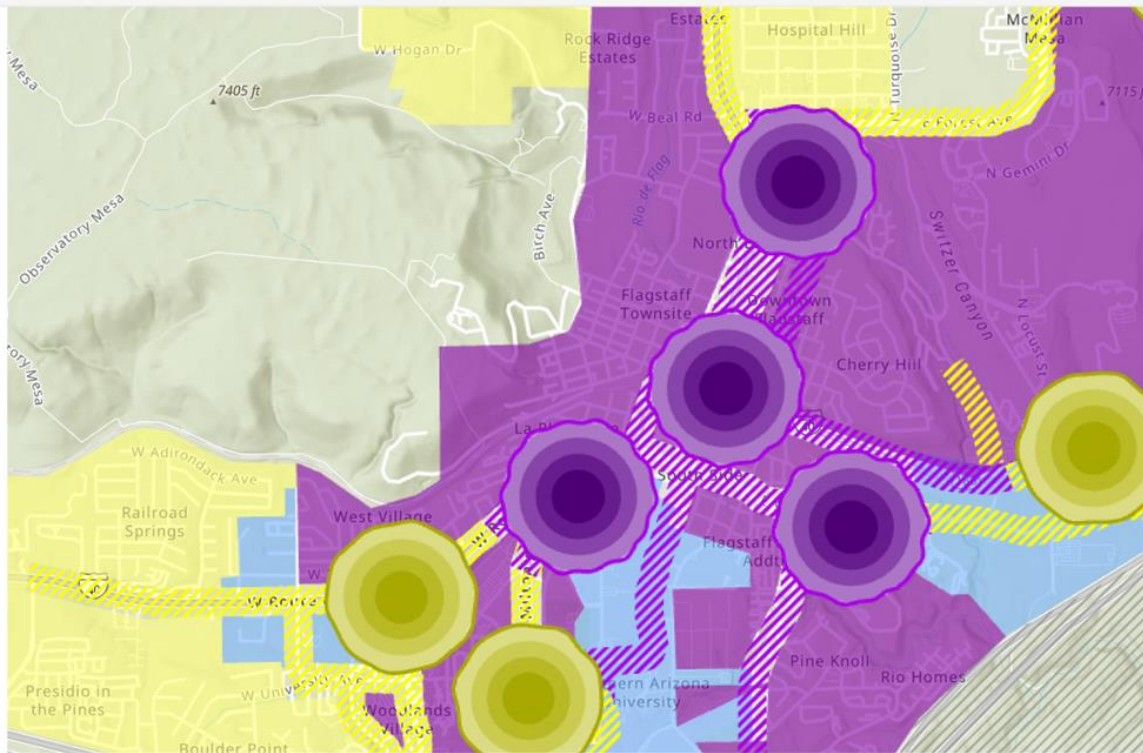
[The Preferred Scenario](#)

[The Growth Concept](#)

[Take the Growth Concept Survey](#)

The 2045 Regional Growth Concept

The Preferred Scenario is a vision of Flagstaff's future with a lot of benefits for the region. Making that vision a reality will mean growing in a more compact way than we have in the past. The Regional Growth Concept map shows the shape of development in the region in 2045 using building blocks: activity centers, corridors, neighborhoods, and employment districts.



05

Other Concepts and Policy Direction

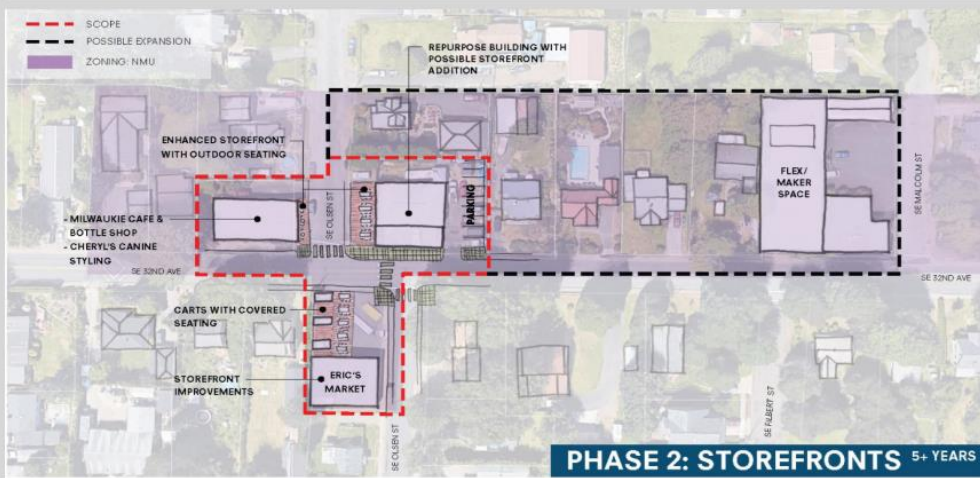
How the preferred scenario could influence the Regional Plan

Preferred Scenario -> Neighborhood Node Concept

Phase 1 shows the short-term redevelopment of a hub through pop-up locations.



Phase 2 illustrates how over time the pop-up locations spur permanent redevelopment.



Source: City of Milwaukie, Oregon

Throughout the scenarios process, we heard a desire for more destinations within a short drive, walk, or bike of established neighborhoods. This desire was expressed consistently from respondents throughout the region.

While Activity Center fulfill this desire, their level of activity is likely too high and they are too numerous to realistically achieve their vision. This led us to a less intense version of an Activity Center called a “Neighborhood Node”. These nodes could be as small as a vacant lot or existing commercial use with a large parking lot. The vision for these nodes is modest - sometimes only temporary uses are envisioned.

Growth and Land Use

- Better align future growth illustration with permanent transit network.
- Consider reductions to required parking in new development and manage and monetize on-street parking
- Designate neighborhood nodes - pockets of current or future commercial activity within neighborhoods - as part of the neighborhood or sector planning process.
- Complete sector plans for the City of Flagstaff. Integrate existing neighborhood plans into sector plans. Define standard components of sector plans. Sector plans include planning for activity centers, corridors, neighborhoods, and nodes within each sector.
- Enable and encourage housing that provides a more compact and attainable alternative to detached single-family homes such as auxiliary dwelling units (ADUs), middle housing, and apartments.
- Revise the City of Flagstaff Zoning Code and County Comprehensive Plan in accordance with the Regional Plan's development framework and future land use map.

Transportation

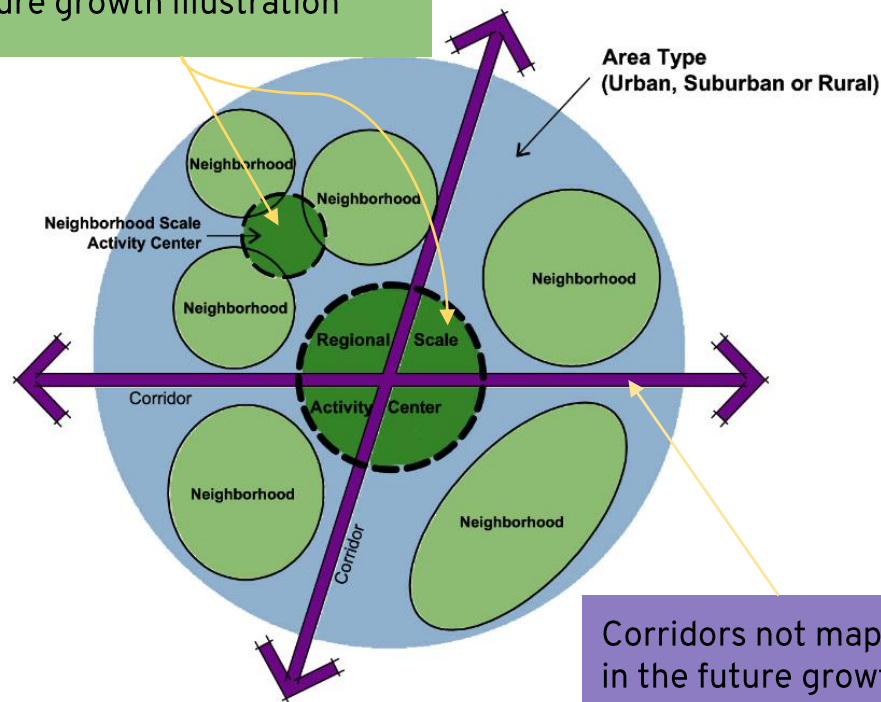
- Align capital improvement planning to support moderate densification of existing neighborhoods and infill in general.
- Encourage transit-supportive land uses around the permanent transit network.
- Support financial initiatives (bond levies, sales taxes etc) to increase regional funding for multimodal infrastructure.
- Define priority snow routes and relax restrictions on on-street parking in winter to enable lower parking ratios in future development.

Social and Economic Systems

- When considering a policy change or public investment, consider its benefits and mitigate its potential harms to vulnerable populations and meaningfully engage with those populations.
- Set goals for housing the region's workforce locally. Do this as an equity strategy and a climate change strategy.

	ACTIVITY CENTERS	CORRIDORS	NEIGHBORHOODS
URBAN	NEIGHBORHOOD REGIONAL		
SUBURBAN	NEIGHBORHOOD REGIONAL		
RURAL	NEIGHBORHOOD REGIONAL		
EMPLOYMENT CENTERS			
PARKS / INDUSTRIAL AREAS			
SPECIAL PLANNING AREAS			

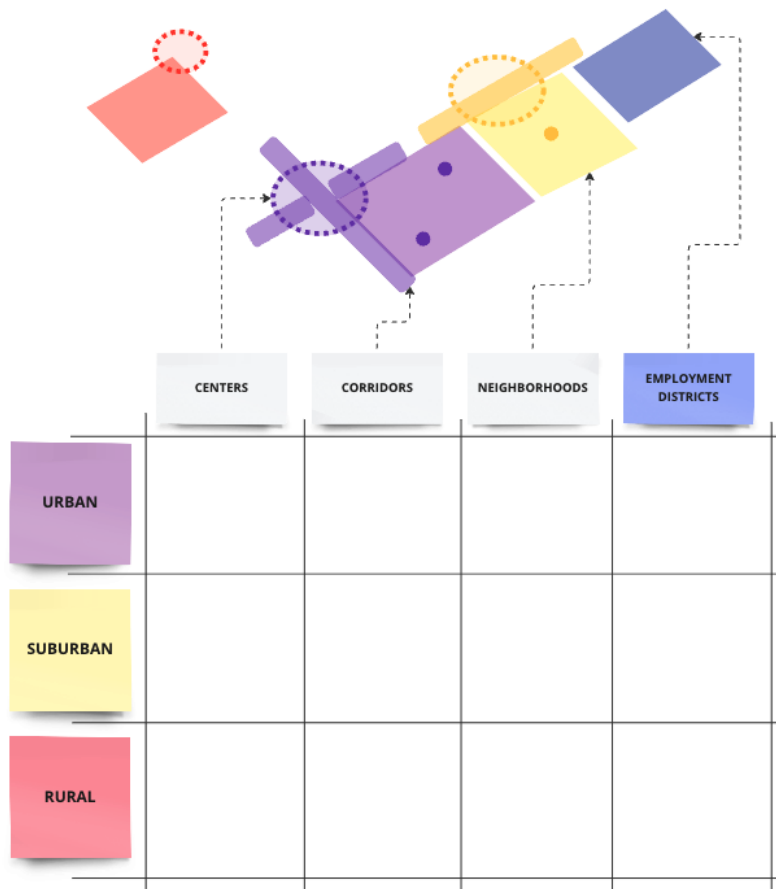
Regional and neighborhood
ACs not differentiated in
future growth illustration



Corridors not mapped
in the future growth
illustration

2045 Proposed Land Use Framework

FGI



Future land use palette that is parcel-specific, has a character statement defining key urban form characteristics and relationship with zoning districts.

CENTERS

URBAN CENTER

SUBURBAN CENTER

RURAL CENTER

CORRIDORS

URBAN CORRIDOR

SUBURBAN CORRIDOR

NEIGHBORHOODS

URBAN NEIGHBORHOOD

SUBURBAN NEIGHBORHOOD

RURAL NEIGHBORHOOD

URBAN NODE

SUBURBAN NODE

EMPLOYMENT DISTRICTS

EMPLOYMENT DISTRICT

UNIVERSITY / MEDICAL DISTRICT

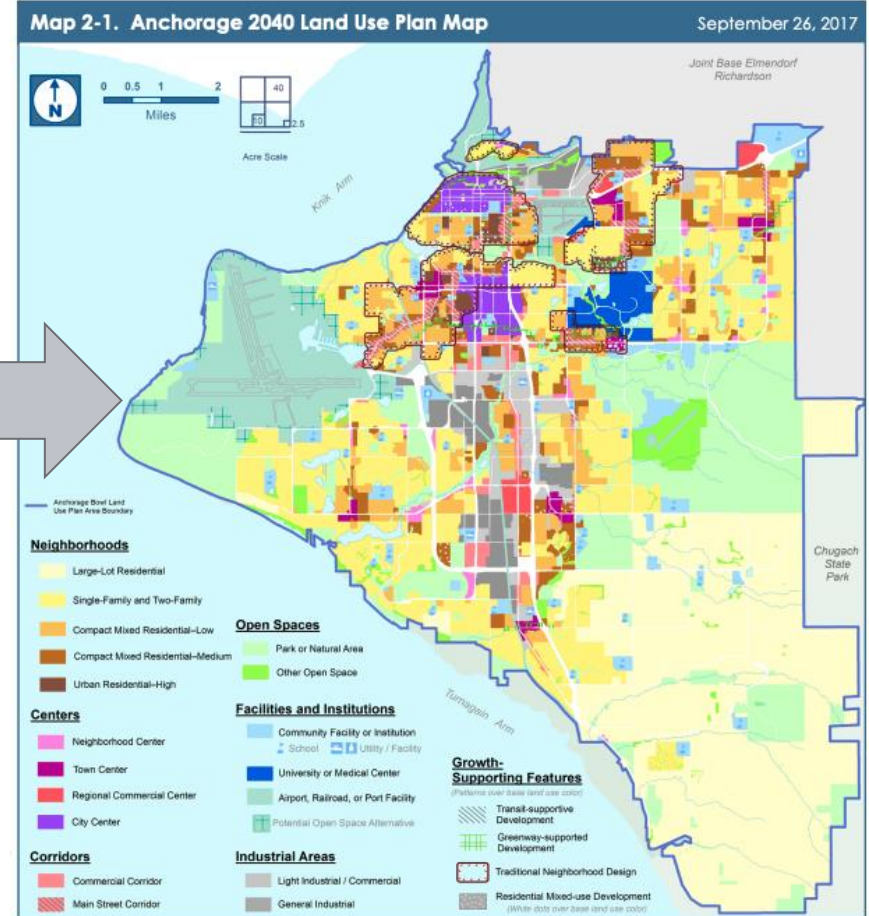
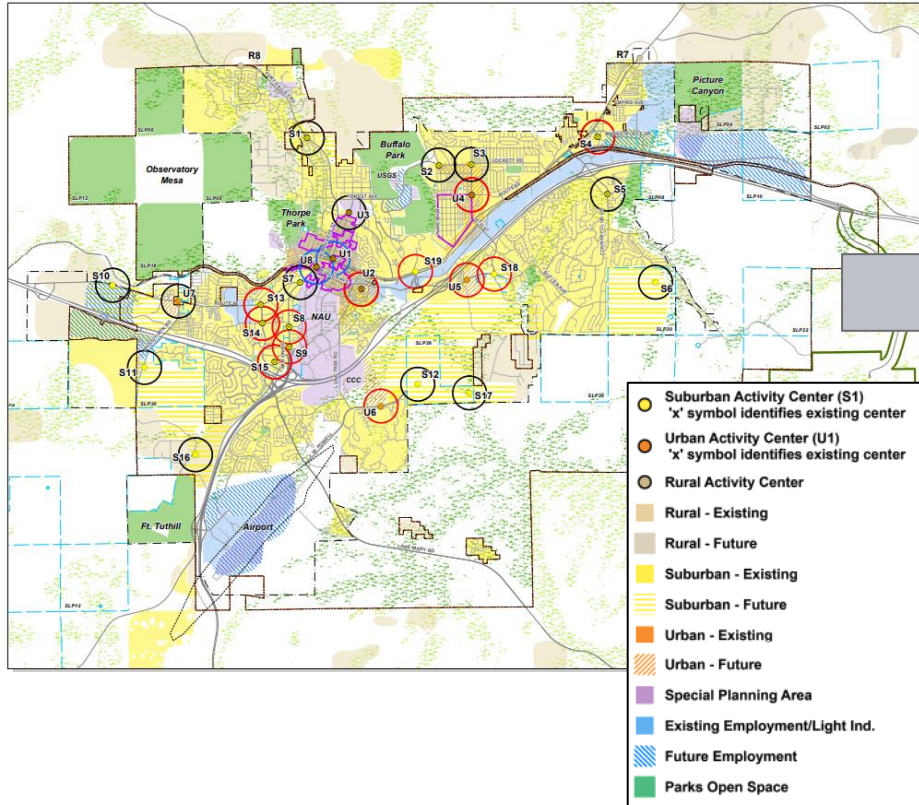
OTHER

SCHOOL / PUBLIC FACILITY

PARK / OPEN SPACE

Future Growth Illustration

FGI



- Areas away from employment and services, where low-density development helps avoid traffic congestion; and
- Areas of attached single-family and two-family development.

Compact Mixed Residential-Low

This designation provides for a compatible, diverse range of single-family, attached, and smaller-scale apartment housing choices in the same neighborhood.

Uses

- Single-family detached homes on standard-sized single-family lots.
- Accessory dwelling units may also occur.
- Small-lot single-family homes, cottage home courts, attached single-family, two-family, and other kinds of compact housing.
- Townhomes and smaller apartment structures that are consistent with the area's scale and intensity.
- A neighborhood-wide mix of housing types, unit sizes, and household incomes.
- Compatible infill on vacant or underutilized lots is encouraged.

Character

- Lots generally 6,000 square feet or larger.
- Lot size for a single dwelling may be reduced in small-lot housing, attached single-family, and townhomes.
- Retains the characteristics of single-family



Compact Courtyard Housing

neighborhoods, such as front and rear yards, front entries, driveways, and building height.

- The building scale, appearance, and street orientation of new multi-unit/attached housing development is compatible with a neighborhood built environment that includes single-family homes and invites walking.
- Infill Design Principles to enhance connections and pedestrian access, and for relationship to surrounding neighborhoods apply (Section 2.1).

Density

- 5 to 15 housing units per gross acre, with 8 or more near Centers or Transit-supportive Development corridors.

Zoning

- R-2M primarily; R-2D to assist transition areas between different zoning districts.



Neighborhood Infill Housing: A Site Built with a Duplex and a House Facing the Street, and Townhouse Units in back on Alley



Small-lot Single-family Homes, Each on its Own Lot. Shared Driveway and Utility Easements. Front Unit is Oriented to the Street with Front Entrance and Path.

- New small-scale compact housing district between R-2D and R-2M.

Discussion of appropriate uses

Character statement

Basic density quantification (ranges)

Precedent Imagery

Zoning crosswalk

Figure 2-4. Crosswalk between Bowl-wide and Area-specific Land Use Designations

Anchorage 2040 Land Use Plan Designation	Area-Specific Plan Designation	Area-Specific Plan
Main Street Corridor	Spenard Commercial Center Fairview Mixed Use Corridor Muldoon Corridor District Mountain View Mixed-use Corridor	W F E MV
Park or Natural Area	Park or Natural Areas Park(s) and Natural Resource(s) Park Existing Recreation; Open Space, Wetlands, and Recreation Recreation and Recreation-Related Public Purposes Watershed; Greenbelt; Active Recreation Open Space or Park/Open Space	F E, GH, H, W MV, U Tu35 FNB D, TuPLI
Other Open Space	Other Areas that Function as Park and Natural Resource Other Park or natural area Greenbelt Natural Area Recreation and Recreation-Related Public Purposes Public and Institutional Lands; Active Recreation	E, GH, H, W F FNB, SC U Tu35 FNB
Community Facility or Institution	School(s) and/or Community Institution(s) Redevelopment; Suitable for New Development Existing Development Development Area; Reserve Public Utility/Facility	E, F, GH, H, MV, Tu35 Tu35 TuPLI E, GH, H, MV, U, W
University or Medical Center	Major Institutional	U
Airport, Railroad, or Port Facility	Major Transportation Facility Marine Industrial Ship Creek Redevelopment Area	F, GH, W SC SC
Light Industrial/Commercial	Light Industrial / Commercial Industrial / Commercial Industrial / Commercial (Limited) Industrial / Commercial Reserve	MV E, D, GH F W
General Industrial	Industrial Industrial / Industrial Reserve General Industrial	F, MV GH, W SC

D - Anchorage Downtown Comprehensive Plan
E - East Anchorage District Plan
F - Fairview Neighborhood Plan
FNB - Far North Bicentennial Park Master Plan

GH - Government Hill Neighborhood Plan
H - Hillside District Plan
MV - Mountain View Targeted Neighborhood Plan
SC - Ship Creek/Waterfront Land Use Study

Tu35 - 3500 Tudor Road Master Plan
TuPLI - Tudor Road Public Lands and Inst. Plan
U - UMED District Plan
W - West Anchorage District Plan

Helpful for creating link between recently adopted neighborhood / area plans and the Regional Plan. Also helpful in bringing Coconino County Comprehensive Plan in alignment with the Regional Plan.

This could also be done for the zoning code to create relationships between zone districts and RP land use categories.



Questions?

