

NOTICE OF PUBLIC HEARINGS & DEVELOPMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a Public Hearing on Wednesday, July 23, 2025, at 4:00 p.m. and the Flagstaff City Council will hold a Public Hearing on Tuesday, August 26, 2025, at 3:00 p.m. in City Hall Council Chambers (211 W Aspen Ave). A virtual option will be provided for these meetings. Please see the corresponding agenda for additional information on how to participate virtually. Agendas can be found on the City of Flagstaff website. The public hearing is to consider the following:

A proposed amendment to the official City of Flagstaff zoning map to rezone 13.8 acres from Rural Residential (RR) and Suburban Commercial (SC) zoning with the Resource Protection Overlay (RPO) to Medium Density Residential (MR) zoning with the Resource Protection Overlay (RPO) for the purpose of allowing a multi-family residential development with 83 units.

NOTICE IS HEREBY GIVEN that the Flagstaff City Council will consider a Development Agreement on Tuesday, September 2, 2025 at 3:00 p.m. in City Hall Council Chambers (211 W Aspen Ave). A virtual option will be provided for this meeting.

General Description of the Affected Area:

Approximately 13.8 acres located at 2951 S Masonic Lane City of Flagstaff, Coconino County Assessor's Parcel Number 103-26-002D.

The Council hearing for these items may be continued if the Planning and Zoning Commission has not given a recommendation.

Interested parties may file comments in writing regarding the proposed amendment or may appear and be heard at the hearing dates set forth above. Maps and information regarding the proposed amendment are available at the City of Flagstaff, Planning and Development Services Section, 211 West Aspen Avenue.

PROPOSED ZONING MAP AMENDMENT

From Rural Residential (RR) and Suburban Commercial (SC) to Medium Density Residential (MR) for the purpose of allowing a multi-family development with 83 proposed units

PROPOSED DEVELOPMENT AGREEMENT

Pinehaven Development Agreement intended to facilitate the development of the property



ADDRESS: 2951 S Masonic Lane
APN: 103-26-002D
ACRES: Approximately 13.8 Acres
City of Flagstaff
Coconino County

FOR FURTHER INFORMATION, CONTACT

Ben Mejia, Senior Planner
Planning & Development Services
211 West Aspen Avenue
Flagstaff, Arizona 86001
(928) 213-2616
Ben.Mejia@flagstaffaz.gov

Publish: July 5, 2025





MAILING ADDRESS

2121 East Sixth Street, Suite 203
Austin, TX 78702
ph: 512.779.9464
www.viewpointengineering.com

July 3, 2024

via First Class Mail

Subject: **Notice of Public Hearings regarding
Direct to Ordinance Zoning Map Amendment
2951 S Masonic Lane
VPE#: 22004**

Dear Neighbor,

This letter is to notify you of the upcoming public hearings for a **Direct to Ordinance Zoning Map Amendment** request by the property owner, **RODG DT Pine Haven Horizontal LLC**. The site is located at **2951 S Masonic Lane**, a 13.8 acre property at the southeast corner of E Zuni Drive and S Lone Tree Road. The parcel is bisected by S Masonic Lane. The request is to rezone the parcel from the Rural Residential (RR) and Suburban Commercial (SC) Zone in the Resource Protection Overlay (RPO) to the Medium Density Residential (MR) Zone in the RPO to construct a multi-family development with 83 dwelling units as well as a clubhouse and public walking/hiking trails. Refer to the attached documents for additional site-specific information.

Any interested parties and/or authorized agents may attend the public hearings so that they be heard and offer comments. The meeting information is as follows:

Planning & Zoning Commission Meeting

- **Date:**July 23, 2025
- **Time:**.....4:00 pm
- **Location:**City Council Chambers, City Hall, 211 W Aspen Ave.
- Please direct written comments can be emailed to the city at CDPandZCommission@flagstaffaz.gov

City Council Public Hearing #1 – First Reading

- **Date:**August 26, 2025
- **Time:**.....3:00 pm
- **Location:**City Council Chambers, City Hall, 211 W Aspen Ave.
- Please direct written comments may be submitted to publiccomment@flagstaffaz.gov.

City Council Public Hearing #2 – Second Reading and Consideration of the Development Agreement

- **Date:**September 2, 2025
- **Time:**.....3:00 pm
- **Location:**City Council Chambers, City Hall, 211 W Aspen Ave.
- Please direct written comments may be submitted to publiccomment@flagstaffaz.gov.

Options for virtual attendance are available on the agenda of each public hearing. Agendas can be found on the City of Flagstaff website.



Notice of Public Hearings regarding
Direct to Ordinance Zoning Map Amendment
2951 S Masonic Lane
VPE#: 22004
July 3, 2024

A complete application will be available for viewing during regular work hours at the Community Development Front Counter in City Hall. For more information about the public hearing, the application, or how to submit public comments, please contact Ben Mejia, Senior Planner with the City of Flagstaff.

Applicant Contact Information:

Contact:.....**Marc Toth**
Title/Position:.....**Design Manager**
Organization/Company:**Viewpoint Engineering**
Phone Number:**737.717.3097**
Email Address:.....**Pinehaven-Zone@viewpointengineering.com**

City Contact Information:

Contact:.....**Ben Mejia**
Title/Position:.....**Senior Planner**
Organization/Company:**Current Planning Section; City of Flagstaff**
Phone Number:**928.213.2616**
Email:.....Ben.Mejia@flagstaffaz.gov

Thank you for your time, and we hope to see you at the meeting.

Sincerely,
ViewPoint Engineering

By: 
Luke Caraway, PE, President

Attached: Project Description
Site Information
Location Map
FEMA Map
Zoning Map

cc: Client
File

[https://viewpointengineering.sharepoint.com/sites/viewpoint/shared documents/vpls/horiz/22004 flagstaff 14/permitting/city/draft notice to property owners.docx](https://viewpointengineering.sharepoint.com/sites/viewpoint/shared%20documents/vpls/horiz/22004%20flagstaff%2014/permitting/city/draft%20notice%20to%20property%20owners.docx)

PROJECT DESCRIPTION

RODG DT Pine Haven Horizontal LLC (RODG) is proposing the development of the property located at 2651 S Masonic LN, a total of 13.82 acres. The project, Pinehaven, formerly Juniper Estates, (SITE) is an 83-unit condominium development with clubhouse. The site is currently zoned as a mix of rural residential (RR) and commercial suburban (SC).

The property in question is further identified parcel number 103-26-002-D. A project location map can be found in the appendix.

PLAN OVERVIEW

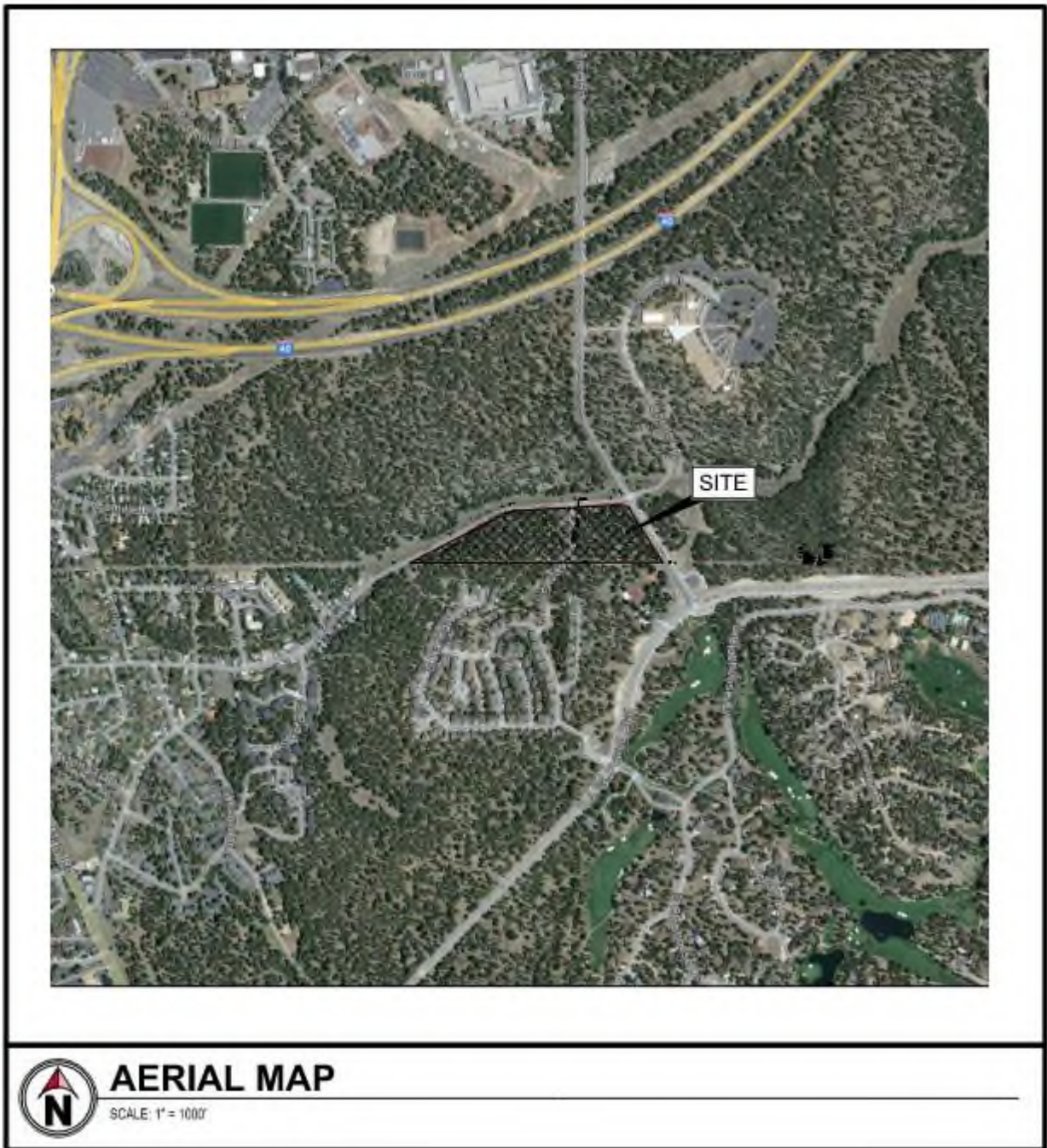
The project, Pinehaven, formerly Juniper Estates, (SITE) is an 83-unit condominium residential community. The project site is ±13.82 gross acres with ±5.12 acres developed and a proposed improvement density of 6.18 units per acre. (83 units/13.82 acres = ±6). Additionally, the project will construct a clubhouse, stormwater management basin and other associated infrastructure.

The project site is located on the southwest corner of E Zuni Drive and Lone Tree Road. The Site is bisected by Masonic Lane. To the south of the site is the Pinnacle Pines development consisting of condominium style townhomes. To the west of the site is the National Forest. To the north and the east of the site is vacant undeveloped land that has been purchased by the board of regents for Northern Arizona University.

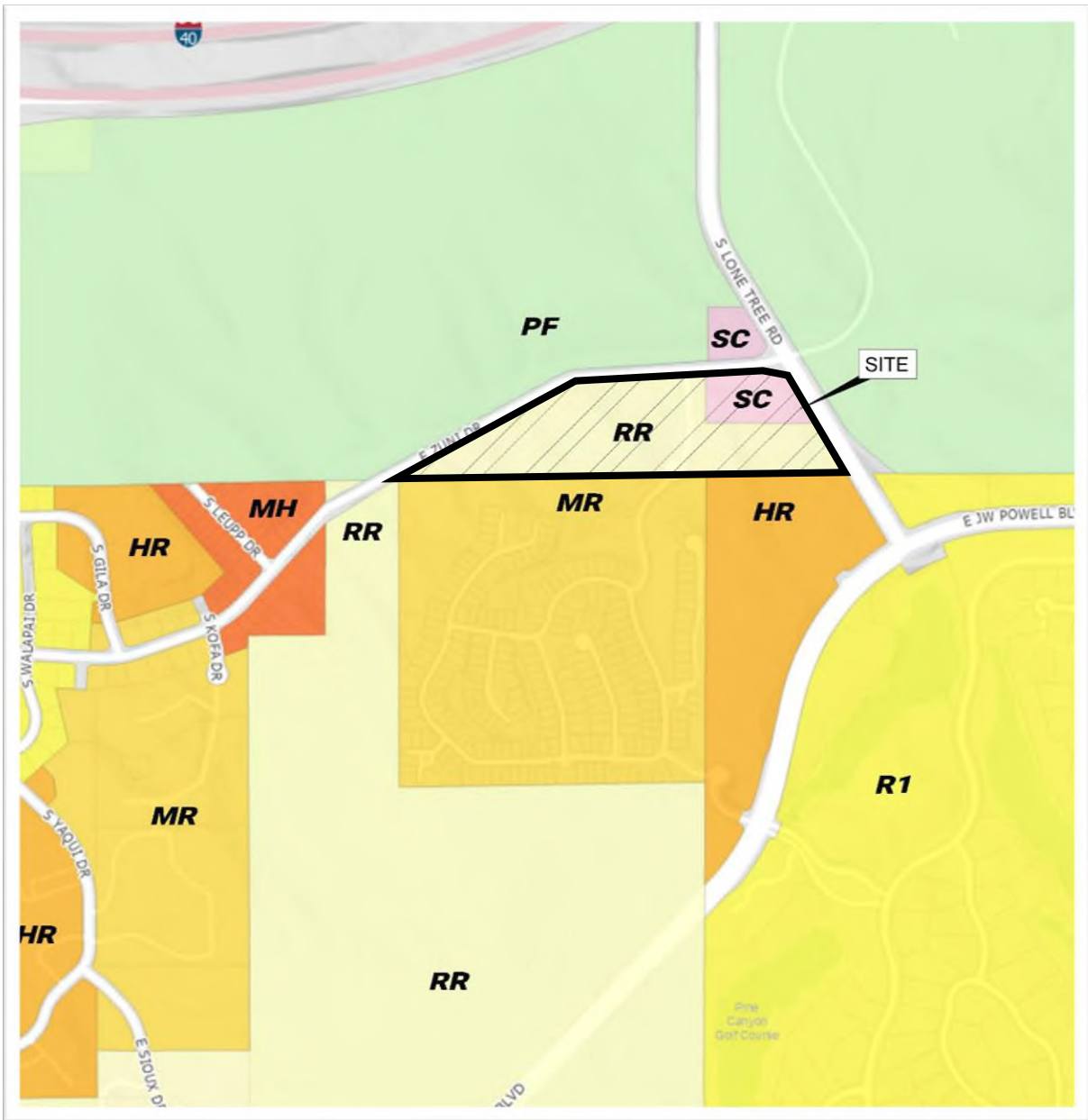
The SITE will have four (4) access points. Two of the access points will be off Masonic Ln. There will be additional access from Zuni Dr and Lone Tree Rd. These access points will provide access for pedestrians, bicyclists, and motorists.

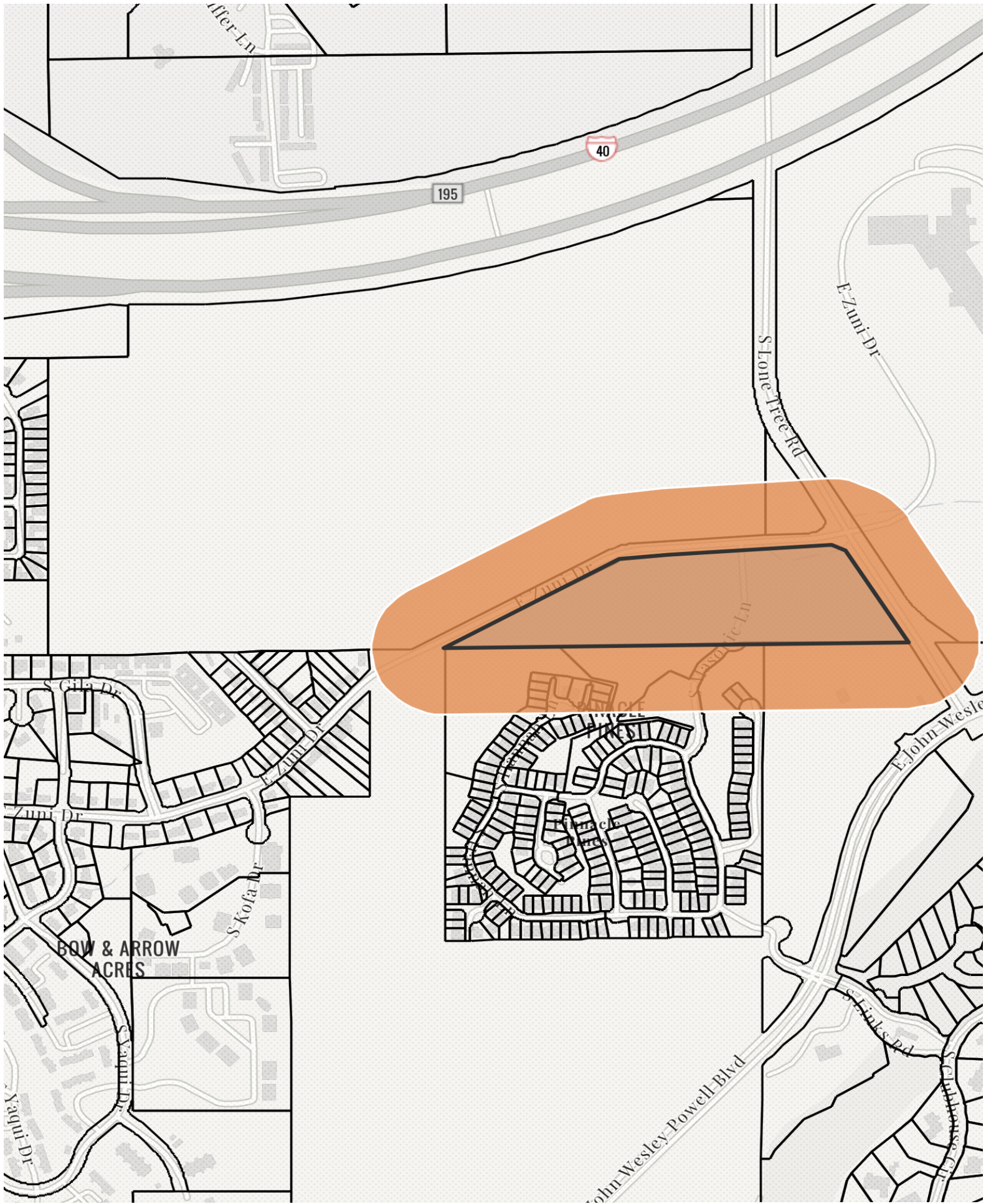
SITE DATA		
PLAN REFERENCE		
PLAN TITLE	ALTA/NSPS LAND TITLE SURVEY	
	DATED: SEPT. 14, 2022	
SURVEYOR	ARIZONA SURVEYING INC. 1843 W HEAVENLY CT FLAGSTAFF, AZ 86001 JOB NO: 22-42	
OWNER APPLICANT		
NAME	RODG DT PINE HAVEN HORIZONTAL LLC	
ADDRESS	2121 EAST 6TH STREET, SUITE 203 AUSTIN, TX 78702	
PARCEL DATA		
ADDRESS	E. ZUNI DRIVE & S. MASONIC LANE FLAGSTAFF, AZ 86001	
TAX MAP NO/ PARCEL ID	APN: 103-26-002D	
ZONING DATA		
ZONING DISTRICT	EXISTING	RURAL RESIDENTIAL, SUBURBAN COMMERCIAL [RPOZ: RESOURCE PROTECTION OVERLY ZONE]
	PROPOSED	MEDIUM DENSITY RESIDENTIAL (MR)
USE	EXISTING	UNDEVELOPED
	PROPOSED	RESIDENTIAL (PERMITTED)
STATEMENT OF INTENT		
THE APPLICANT IS PROPOSING TO DEVELOP THE SUBJECT PARCEL WITH TWO NEW ROADS, TOWNHOUSES AND ASSOCIATED SITE IMPROVEMENTS		

A.1 PROJECT LOCATION MAP



A.3 ZONING MAP





Contact Type	NAME	ATTN	STREET	CITY	STATE	ZIP
300	Anthony & Kathleen Brau		19550 N Greyhawk Drive No 1120	Scottsdale	AZ	85255
300	Michael & Lisa Vukonich		2030 E Mead Drive	Gilbert	AZ	85298
300	City of Flagstaff		211 W Aspen Avenue	Flagstaff	AZ	86001
300	Nsh Llc		26611 N 150th Street	Scottsdale	AZ	85262
300	Van Der Werf Family Trust		3086 S Hannah Lane	Flagstaff	AZ	86005
300	3109 South Salvestrin Ln Llc		3245 E Donald Drive	Phoenix	AZ	85050
300	Joanne & Richard Glazar		48392 Stillwater Drive	La Quinta	CA	92253
300	Monje John S & Linda K Revocable Trust Agreement		6121 S Four Peaks Place	Chandler	AZ	85249
300	Styskal Jeff J & Emily J Revocable Trust		6819 E Winchcomb Drive	Scottsdale	AZ	85254
300	Lucaire Claudia Revocable Trust		7408 E Onyx Court	Scottsdale	AZ	85258
300	Esmurdoc Revocable Family Trust		8205 Ruby Mountain Way	Las Vegas	NV	89128
300	Towns On Lone Tree Owner LLC		8601 N Scottsdale Road No 335	Scottsdale	AZ	85253
300	Patricia & Brent Thornquist		8923 E Arizona Park Place	Scottsdale	AZ	85260
300	Pinnacle Pines Community Association		PO Box 10000	Prescott	AZ	86304
300	Glenn Gippner		PO Box 1042	Flagstaff	AZ	86002
300	Arizona Board Of Regents For Northern Arizona University		PO Box 4092	Flagstaff	AZ	86011
email	Chris & Claudia Lucaire		3191 S. Marryvale	Flagstaff	AZ	86005
mtg	Michael Morano		3109 S Salvestrin Ln	Flagstaff	AZ	86005
mtg	Irma Sandercock		1005 E Sterling Ln	Flagstaff	AZ	86005
mtg	Steve Worth		1164 E Streling Ln	Flagstaff	AZ	86005
mtg	Patrick Hurley		2800 S Lone Tree Road Coconino College	Flagstaff	AZ	86005
mtg	Claire Wilkinson		3117 S Salvestrin Ln	Flagstaff	AZ	86005
mtg	Sheryl Dawson		3127 S Hannah Ln	Flagstaff	AZ	86005
mtg	Carol Newton		3202 S Sonoma St	Flagstaff	AZ	86005
mtg	L Stone & P Watters		3209 S. Hannah Ln	Flagstaff	AZ	86005
mtg	Bob & Sue James		3225 S Sonoma St	Flagstaff	AZ	86005
mtg	Bruce Ertmann		3279 S Hannah Ln	Flagstaff	AZ	86005
mtg	Xiaoqing Ma		800 E Sterling Ln	Flagstaff	AZ	86005
mtg	Michael Plumer		918 E Sterlin Ln	Flagstaff	AZ	86005
mtg	Kennedy Tania & Vincent Lopez		925 E Sterling Ln	Flagstaff	AZ	86005
mtg	Mary Norton		969 E Sterling Ln	Flagstaff	AZ	86005
mtg2	Dana & Bill Coughlin		1037 E Sterling Ln	Flagstaff	AZ	86005
mtg2	Jason Hale		216 N Humphreys St			
city	Friends of Flagstaff's Future	ATTN: Michelle James	P.O.Box 23462	Flagstaff	AZ	86002
city	Betsy McKellar		330 S Ash Lane	Flagstaff	AZ	86004
city	Flagstaff Lodging, Restaurant & Tourism Association	ATTN: Steve Finch	P.O.Box 30622	Flagstaff	AZ	86003
city	Marilyn Weissman		1055 East Apple Way	Flagstaff	AZ	86001
city	David Carpenter		1109 W Beal Road	Flagstaff	AZ	86001
city	Norther Az Assoc. of Realtors	ATTN: Robb Shedd	1515 East Cedar Avenue, Suite C4	Flagstaff	AZ	86004
city	Maury Herman		3 North Leroux St	Flagstaff	AZ	86001
city	Coconino Co. Community Development	ATTN: Jay Christeman	2500 N Fort Valley Rd, Bldg 1	Flagstaff	AZ	86001
city	Nat White		1120 North Rockridge Road	Flagstaff	AZ	86001
	Charlie Silver		720 West Aspen Ave.	Flagstaff	AZ	86001
	Barry Levitan		19 S San Francisco St	Flagstaff	AZ	86001
	Celia Barotz		3354 N Crest St.	Flagstaff	AZ	86001
	US Navy, Intergovernmental Branch	ATTN: Mary Beth Dreusike	850 Pacific Highway, Bldg1, 5th Fl, Suite 513	San Diego	CA	92101
	Tyler Denham		538 S. Fountaine, Suite 2	Flagstaff	AZ	86001
	AZ Army National Guard, ASAA-FMO	ATTN: Dorenda Coleman	5636 E. McDowell Rd.	Phoenix	AZ	85008
	Coconino Co. Community Development	ATTN: Jess McNeely	2500 N Fort Valley Rd, Bldg 1	Flagstaff	AZ	86001
	Charity Lee, Entitlements Manager		3605 S. Flagstaff Ranch Rd	Flagstaff	AZ	86005
	Adrian Skabelund		819 W. Grand Canyon Ave.	Flagstaff	AZ	86001
	Rachel Bass		3083 W Easterday Lane	Flagstaff	AZ	86001

ARIZONA BOARD OF REGENTS FOR NORTHERN ARIZONA UNIVERSITY
PO BOX 4092
FLAGSTAFF
AZ
86011

VUKONICH MICHAEL W & LISA R
2030 E MEAD DR
GILBERT
AZ
85298

RODG DT PINE HAVEN HORIZONTAL LLC
8512 BESTRIDE
AUSTIN
TX
78744

3109 SOUTH SALVESTRIN LN LLC
3245 E DONALD DR
PHOENIX
AZ
85050

FLAGSTAFF CITY OF
211 W ASPEN AVE
FLAGSTAFF
AZ
86001

PINNACLE PINES COMMUNITY ASSOCIATION
PO BOX 10000
PRESCOTT
AZ
86304

ARIA FRESCA PROPERTIES LLC
10212 N 109TH PL
SCOTTSDALE
AZ
85259

VAN DER WERF FAMILY TRUST DTD 09-18-97
3086 S HANNAH LN
FLAGSTAFF
AZ
86005

GIPPNER GLENN M
PO BOX 1042
FLAGSTAFF
AZ
86002

STYSKAL JEFF J & EMILY J REVOCABLE TRUST DTD 02-15-14
6819 E WINCHCOMB DR
SCOTTSDALE
AZ
85254

LUCAIRE CLAUDIA REVOCABLE TRUST DTD 02-14-07
8513 E WELSH TRAIN
SCOTTSDALE
AZ
85258

GLAZAR JOANNE M & RICHARD C
48392 STILLWATER DR
LA QUINTA
CA
92253

ESMURDOC REVOCABLE FAMILY TRUST DTD 07-11-14
8205 RUBY MOUNTAIN WAY
LAS VEGAS
NV
89128

BRAU ANTHONY & KATHLEEN
19550 N GREYHAWK DR NO 1120
SCOTTSDALE
AZ
85255

SIRAGUSA FAMILY REVOCABLE TRUST DTD 09-09-98
4761 E MARSTON DR
PARADISE VALLEY
AZ
85253

THORNQUIST PATRICIA & BRENT
19700 N 76TH ST NO 1065
SCOTTSDALE
AZ
85255

MONJE JOHN S & LINDA K REVOCABLE TRUST AGREEMENT
6121 S FOUR PEAKS PL
CHANDLER
AZ
85249

TOWNS ON LONE TREE OWNER LLC
8601 N SCOTTSDALE RD NO 335
SCOTTSDALE
AZ
85253

Neighborhood Meeting Certification

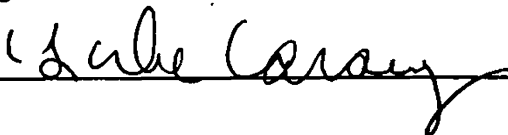
I, LUKE CARAWAY, the authorized representative of REDOAK DEVELOPMENT GROUP, do hereby attest that the neighborhood meeting for Project No. PZ- 22 - 00109-04 was noticed and conducted in compliance with Section 10-20.30.060 of the City of Flagstaff Zoning Code and included the following:

- A Citizen Participation Plan, prepared in accordance with Section 10-20.30.030.C of the City of Flagstaff Zoning Code, was submitted to the City of Flagstaff on 12/23/25 and accepted by the City of Flagstaff on 2/7/25.
- A list of property owners within 300 feet of the subject property boundaries was prepared and submitted to the City of Flagstaff as part of the Citizen Participation Plan. 10/4/24 &
11/1/24
- Notices of the neighborhood meeting were sent via first class mail on to all property owners within 300 feet of the subject property boundaries, to all tenants residing on the subject property, to all Homeowners Associations (HOAs) within 1,000 feet of the subject property, and all persons or groups whose names are listed on the Registry of Persons and Groups. 10/2/24
11/5/24
- A total of 2 neighborhood meeting notification sign(s) were installed on at the following location(s):
 - Corner of Lone Tree Road and East Zuni Drive
 - _____
 - _____
- A written summary of the meetings, known as a Citizen Participation Report, was submitted to the City of Flagstaff on 12/23/25.
- Copies of the Citizen Participation Report were sent via first class mail on 7/11/25 to all persons who recorded their names on the neighborhood meeting sign-in sheet.

Authorized Representative of the Applicant:

LUKE CARAWAY

Signature:



Affidavit of Notifications to Affected Property Owners

PZ-22-00109-04

Case Number: _____

Project Name: PINEHAVEN (formerly Juniper Estates)

Applicant Name: Red Oak Development Group

Location: 2951 S Masonic Lane

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, the applicant for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to establish a list of the names and addresses of persons who require notification of a public hearing as established in Sections 10-20.30.060.A, 10-20.30.060.B, and 10-20.30.060.C of the Zoning Code, and mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date. It shall also be the responsibility of the applicant to submit a notarized copy of the mailing list to the Planning Director prior to the fifteenth day before the public hearing date.

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.080 of the City of Flagstaff Zoning Code at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature: *Yule Canary*

SUBSCRIBED AND SWORN before me this 10th day of July, 2025 by:

[Signature]
Notary Public



My Commission Expires:
4/21/27

Affidavit of Sign Posting

Case Number: PZ-22-00109-04
Project Name: PINEHAVEN (formerly Juniper Estates)
Applicant Name: Red Oak Development Group
Location: 2951 S Masonic Lane

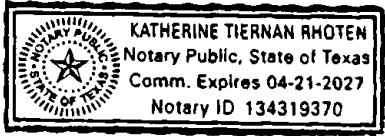
In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, the applicant for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property 15 days prior to the hearing and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.

I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above, and that the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: *Yahya Comery*
SUBSCRIBED AND SWORN before me this 10th day of July, 2025 by:

[Signature]
Notary Public
4/21/27
My Commission Expires:



**Owner Certification Acknowledging Receipt
of Notice of Right to Appeal Exactions and Dedications**

I hereby certify that I am the owner of property located at:

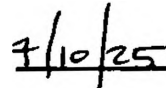
2951 S Masonic Lane

(address of development approval or City required improvements and dedications)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Flagstaff as part of my property development on the parcel listed in the above address.



Signature of Property Owner



Date

Jul 8, 2025 at 8:45:57 AM
794-798 E Zuni Dr
Flagstaff AZ 86001
United States



MAILING ADDRESS
2121 East Sixth Street, Suite 203
Austin, TX 78702
ph. 512.779.9464
www.viewpointengineering.com

**City of Flagstaff
PUBLIC HEARING**

PLANNING & ZONING COMMISSION: Wednesday, July 23, 2025 at 4pm
CITY COUNCIL (1st Read): Tuesday, August 26, 2025 at 3pm
CITY COUNCIL (2nd Read/Development Agreement): Tuesday, September 2, 2025 at 3pm

LOCATION OF HEARINGS: City Council Chambers, City Hall
211 W Aspen Ave., Flagstaff AZ 86001

REQUEST: Direct to Ordinance Zoning Map Amendment to rezone
from Rural Residential (RR) and Suburban Commercial
(SC) to Medium Density Residential (MR)

PROPOSAL: Multi-Family Development for 83 dwelling units
SITE LOCATION: 2951 S Masonic Lane
SIZE: 13.82 ac
CASE #: PZ-22-00109-04

Applicant Contact: Marc Toth, Viewpoint Engineering
Phone Number: 737.717.3097
Email Address: Pinehaven-Zone@viewpointengineering.com

Flagstaff Planning & Development Services Division Contact: Ben Mehl, Senior Planner, 928-281-1111
Phone: 928-281-1111
Email: ben.mehl@flagstaffaz.gov
Posting Date: July 8, 2025