



City of Flagstaff
Community Development
Substantive Review Comments

Project Name: Canyon Del Rio Phase 2
Project No.: PZ-18-00113-06
Project Address: 3295 E Whetstone Dr

Date: June 5, 2025

Application Type: Preliminary Plat
Review Type: Substantive

Project Manager: Alaxandra Pucciarelli
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Phone: 928 213-2640

Status of Review: Approved with Conditions

The Inter-Division Staff (IDS) Review has approved the Preliminary Plat application subject to the conditions and comments listed below. The plat will now go before the Planning and Zoning Commission and City Council. Following City Council approval, the next step in the development process is Civil Improvement Plans review. This correspondence is transmitted to the applicant on day 77 of the 78-day Substantive Review Period in accordance with ARS 9-835(J). The next submittal should include a copy of this Preliminary Plat Review Comments Letter along with your responses to each comment, in addition to all required application materials and plans.

PROJECT SUMMARY:

This application is a preliminary plat of Phase 2 (aka Tract Z) of Canyon Del Rio, APN 106-08-043. The proposed development includes four blocks, five tracts, and ROW dedication of JW Powell and Harold Ranch Road.

CONDITIONS/COMMENTS:

Substantive Current Planning: Current Planning, Alaxandra Pucciarelli Approved with Conditions 06/05/2025

Conditions of Approval:

1. The language stating that the dedicated floodplain (tracts A and B) may be used to meet the common space requirements of future Planned Residential Developments must be removed prior to scheduling the Planning & Zoning Commission and City Council meetings.

General Comments:

1. Depending on how tract ZZ is developed, it may not be counted towards Open Space as indicated on sheet DR01. The development must meet the Open Space requirements of the Rezoning Ordinance and the Development Agreement.

Substantive Traffic: Traffic, Stephanie Santana Approved with Conditions 06/05/2025

Approved with the following conditions:

1. The Whetstone traffic memo will be reviewed outside of this IDS submittal and comments will be provided separately.
2. The intersection of JWP and Herold Ranch shall be constructed to be functional. If CDR constructs before the City, the intersection will need to be completed to the southern leg. Details can be worked out in civils.

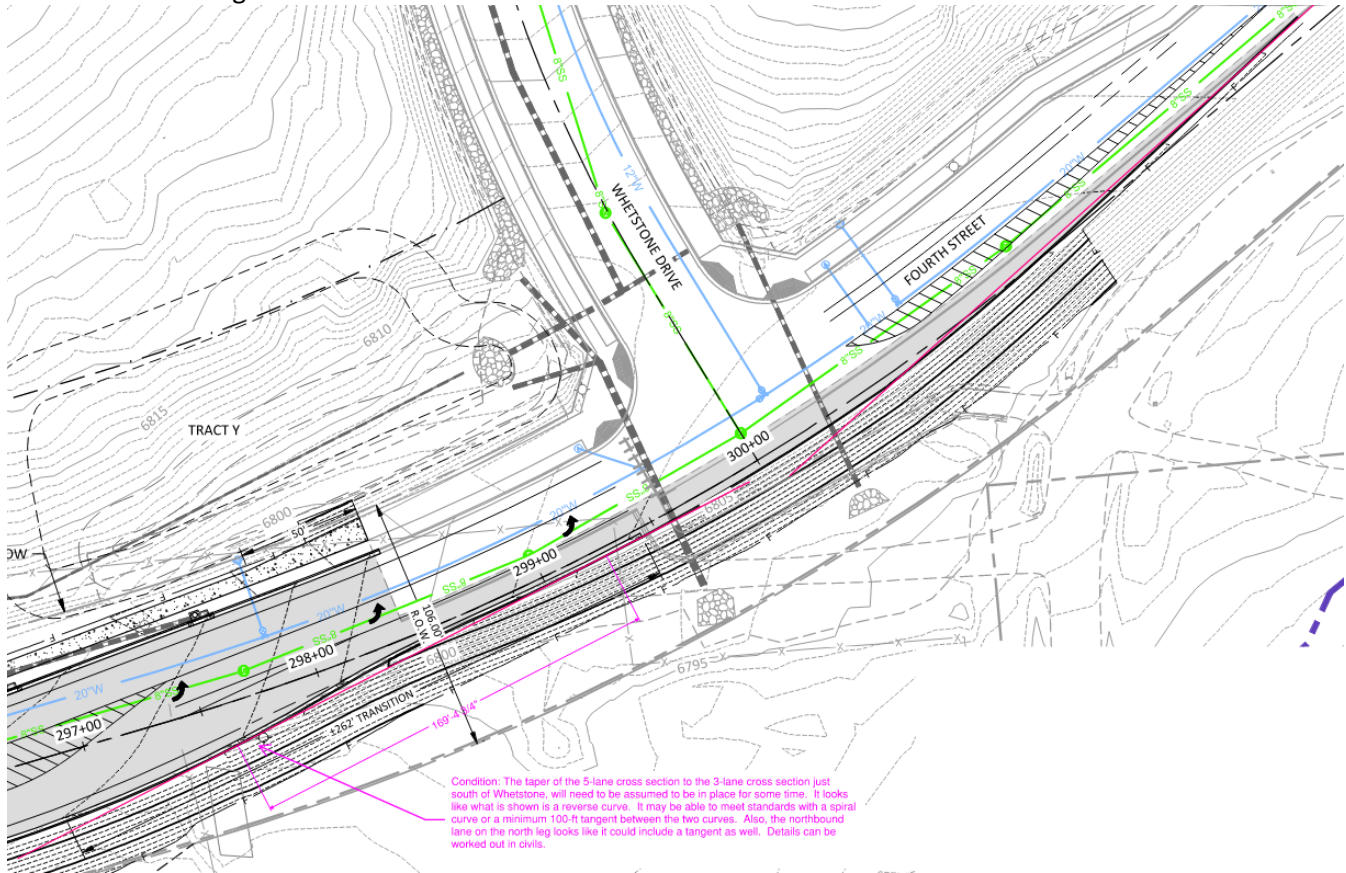
3. CDR and the Burch Property shall continue to coordinate for required intersection improvements at Fourth Street & JWP.

4. The taper of the 5-lane cross section to the 3-lane cross section just south of Whetstone, will need to be assumed to be in place for some time. It looks like what is shown is a reverse curve. It may be able to meet standards with a spiral



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curve or a minimum 100-ft tangent between the two curves. Also, the northbound lane on the north leg looks like it could include a tangent as well. Details can be worked out in civils.

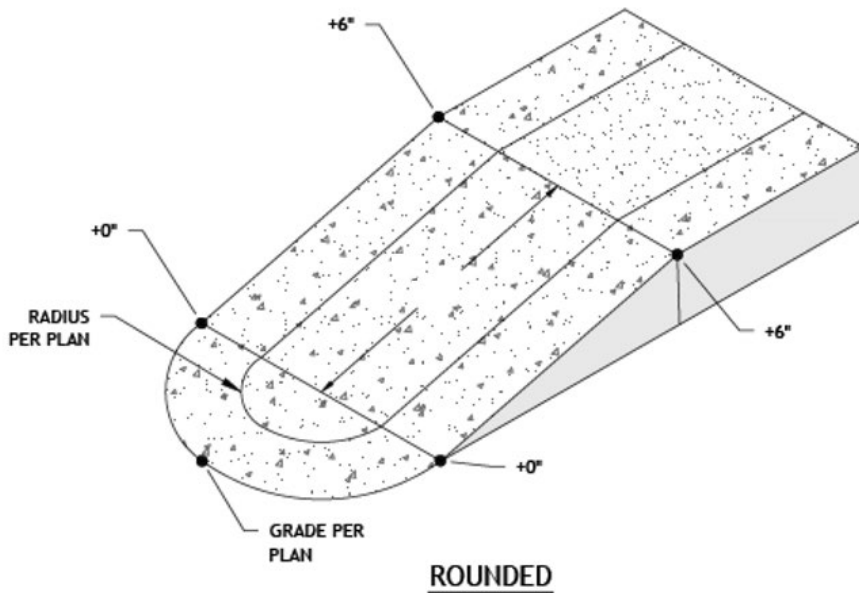


Future Submittal (Civil):

1. The details of the two-stage left turn lane will be worked out in civils. The arrows shall be lane reduction arrows, not right turn arrows. There should be a portion of solid stripe, small skip stripe, then a gap (no stripe).
2. Streetlight details and locations will be confirmed and worked out in civils.
3. Left turn storage lengths will be confirmed in civils.
4. Details of the ADA ramps will need to be worked out in civils.
5. All median noses shall start at a 0" elevation around the radius and rise to 6" elevation for a minimum 5' transition length. Follow the sign design on Eng Standard 10-06-015.



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ELEVATIONS PROVIDED ARE RELATIVE TO THE ADJACENT PAVEMENT ELEVATION.



Substantive Engineering: Development Engineering, David Millis Approved with Conditions 06/02/2025

Conditions of Future Submittals:

1. At civil plan review indicate adjustment of existing Herold Ranch Rd to align with proposed JWP intersection and provide a MAG 205 paved turn-out to provide for continuing residential access prior to the developments ahead of the development on Q3 or R4-R5.
2. During civil design and depending on the order of phasing, interim hydrant and/or blow-off locations to be determined based on the need for flushing of interim dead end mains.

General Comments:

1. Conceptual lotting within individual blocks indicated on this submittal was not reviewed as part of this submittal.

Substantive Water Services: Water Services, Courtney Hawley Approved with Conditions 02/04/2025

Conditions of Approval:

1. 12" water line on Block Q1-Q2 requires an easement on Block R2-R3. Please realign the 12" water main to limit the crossing of parcel lines.
2. Block Q3 may require additional looping, a dead end shall never exceed 1000ft.
3. All utilities shall be placed under a paved surface.

Substantive Fire Prevention: Fire Prevention, Christopher Jack Approved 02/03/2025

No Comments



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Substantive Stormwater: Stormwater, Douglas Slover Approved 02/04/2025

No Comments

Substantive Parks: Parks, Amy Hagin Approved 02/04/2025

No Comments

Substantive HPC/Comm Design: Heritage Preservation, Mark Reavis Approved 05/14/2024

No Comments

Substantive Building & Safety: Building Safety, Brian Cook Approved 05/14/2024

No Comments

Substantive Public Works: Public Works, Jarrett Nelson Approved 06/18/2024

No Comments
