



City of Flagstaff

Community Development

January 9, 2024

Jim Graves
Mountain View Church
2150 E Linda Vista Dr

RE: Mountain View Church Addition Site Plan Approval (PZ-20-00010-01)

Dear Jim Graves:

As of the date of this correspondence, the City of Flagstaff Inter-Division Staff (IDS) has approved Project No. PZ-20-00010-01 for the proposed development of a 6,674 square foot place of worship which includes development includes a sanctuary, office spaces, a library, and meeting rooms, located at 2150 E Linda Vista Dr. The Coconino County Assessor Parcel Number for the subject property is 108-01-001V. The approval is subject to the attached Conditions of Approval and a successful approval of a Conditional Use Permit from Planning and Zoning Commission.

Unless modified to comply with the Conditions of Approval, development shall substantially conform to the Site Plan Review Submittal and the approved drawings as follows:

- Site Plan prepared by Reece and Rowe Architects dated October 24, 2023,
- Landscape & Irrigation Plan prepared by Reece and Rowe Architects dated December 22, 2023,
- Floor Plan prepared by Reece and Rowe Architects dated December 22, 2023,
- Building Elevations prepared by Reece and Rowe Architects dated December 22, 2023.

This approval shall be valid for a period of one year following the above date, January 9, 2024. If, at the expiration of this period, the property has not been improved for the approved development; or a certificate of occupancy has not been issued; or the site has not been occupied per Zoning Code section 10-20.40.140, the site plan approval shall expire. A request for extension may be made at least 30 days prior to the date of expiration.

Any future alterations of the approved development will require approval from the Current Planning staff. This may include a Minor Modification to Development Approval, a Minor Improvement Permit, or a new Concept Plan Review; as well as any additional permits required.

The next step in the development process is Civil Improvement Plan (“Civil”) review. Detailed minimum requirements and Civil Plan Review application can be found on the City of Flagstaff website: <https://www.flagstaff.az.gov/4697/Development-Engineering>. Please include with your submittal a copy of this letter along with your responses to each comment. Prior to submittal, please contact the Development Engineering Project Manager assigned to the project, David Millis, to discuss the application submittal requirements, the review process, and the timing of reviews. Civil Plan review and a Grading Permit will be required for this project. The requirements for this project will not include all items indicated on the application checklist due to the limited scope of improvements proposed in this project. Dave can be reached at (928) 213-2681 or via e-mail at david.millis@flagstaffaz.gov

We look forward to working with you and your development team through the civil review process, building permit review process, and construction/completion of the approved project. Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely;



Bethan Heng
Planner
City of Flagstaff Current Planning
928-213-2603
bethan.heng@flagstaffaz.gov

Attachment: Conditions of Approval