



# City of Flagstaff

# Community Development Division

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

P: (928) 213-2618

Date Received	Application for Conditional Use		File Number
Property Owner(s)	PC7 Holdings, LLC		Phone 480-390-1044
Mailing Address	3050 N. 44th St.	City, State, Zip Phoenix, AZ 85018	Email hoss@twohawksdesigns.com
Applicant(s)	Two Hawks Design & Development		Phone 602-374-4235
Mailing Address	3050 N. 44th St.	City, State, Zip Phoenix, AZ 85018	Email hoss@twohawksdesigns.com
Project Representative	Hugh McMahon		Phone 928-853-6648
Mailing Address	3050 N. 44th St.	City, State, Zip Phoenix, AZ 85018	Email hugh@twohawksdesigns.com

Project Name Pine Canyon Lot 385				
Site Address 3724 S. Woodland Hills Dr.		Parcel Number(s) 105-10-526	Subdivision, Tract & Lot Number Estates at Pine Canyon Pine Run Lot 385	
Zoning District		Regional Plan Land Use Category	Flood Zone Zone X (Unshaded)	
Property Information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing City of Flagstaff 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are pre-World War II housing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Subject property is undeveloped land?			
Surrounding Uses (Res, Com, Ind)	North Res	South Res	East Res	West Res
<b>Note:</b> Conditional Use Permits are reviewed by City's Planning and Zoning Commission (P&Z), which meets <b>the second and fourth Wednesday of every month</b> . Applications are due by the close of business no fewer than 30 days prior to the meeting. You must provide a complete application form, along with the required number of plans and information as indicated in the attached checklist. <b>Incomplete submittals will not be scheduled.</b>				
Property Owner Signature 		Date 06/27/25	Applicant Signature 	
			Date 06/27/25	
For City Use				
Date Filed		File Number:		
Hearing Date		Pub. / Posting Date(s):	Prop. Owner Notif. Date:	
Fee Receipt Number		Amount	Date	
Action by Planning and Zoning Commission:				
Hearing Date:		Type of Request:		
<input type="checkbox"/> Approved		<input type="checkbox"/> CUP		
<input type="checkbox"/> Denied		<input type="checkbox"/> Extension		
<input type="checkbox"/> Continued				
Staff Assignments	Planning	Engineering	Fire	Public Works/Water
				Stormwater

Revised: 3/2020