



# City of Flagstaff

# Community Development Division

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

P: (928) 213-2618  
 F: (928) 213-2609

Date Received		<b>Application for <u>Direct to Ordinance</u> Zoning Map Amendment</b>			File Number	
Project Name Lone Tree Ranch						
Site Address 900 E Pine Knoll Dr		Parcel Number(s) 104-14-003J, -003H, -003G		Subdivision & Lot Number Woods at Clear Creek, Tracts B, C, and D		Site Acreage 8.49
Existing Zoning District HR - RPO & SC - RPO		Proposed Zoning District HR - RPO		Existing Regional Plan Area and Place Type Suburban & Special Planning Area		
Existing Use Vacant			Proposed Use Multi-Family Residential			
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?						
Type of Zoning Map Amendment (Small, Medium, Large or Multi-Phase) Large						
Property Owner(s) Consolidated Investment Co., Inc				Phone 480-225-3612		
Mailing Address 8112 N 53rd Street, Paradise Valley, AZ 85253			City, State, Zip City, State, Zip			
E-mail cicflag@hotmail.com						
Applicant(s) Lincoln Avenue Communities				Phone 424-222-8253		
Mailing Address 401 Wilshire Blvd, 11th Floor, Santa Monica, CA 90401			City, State, Zip City, State, Zip			
E-mail mklein@lincolnavenue.com						
Project Representative(s) Matthew Klein and Will Huebner				Phone 774-278-8827		
Mailing Address 401 Wilshire Blvd, 11th Floor, Santa Monica, CA 90401			City, State, Zip City, State, Zip			
E-mail whuebner@lincolnavenue.com						
Property Owner Signature (required) <i>Karen Wood Mackard</i>		Date 09/12/2025	Applicant Signature <i>RB</i>			Date 9/10/25
<b>For City Use</b>						
Date Filed:		File 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	PW/Water Services	Stormwater	