

FILE: Y:\FLG\FLG-FS0202025068\03-PROD\03-DWG\SC-CVR-225068.DWG JERIKSSON

PLOTTED: Mar 18, 2026-10:07am

PROPERTY INFORMATION:

APN:113-37-STATE1
ADDRESS - 2661 N EL PASO FLAGSTAFF ROAD
FLAGSTAFF, AZ 86004

NUMBER OF LOTS: 8
EXISTING ZONING: HIGHWAY COMMERCIAL (HC) AND HEAVY INDUSTRIAL OPEN (HI-O)
PROPOSED ZONING: HEAVY INDUSTRIAL - OPEN (HI-O)
GROSS ACREAGE: ±54.08 ACRES
NET ACREAGE (EXCLUDING ROW): ±54.08 ACRES
ACREAGE TO BE REZONED: 23.89 ACRES

LOT A - 6,000 BUILDING, FAR = 6,000/346,664 = 0.017
LOT D - 6,000 BUILDING, FAR = 6,000/174,242 = 0.034

PROPERTY OWNER/DEVELOPER:

EL PASO RD LAND, LLC.
2684 E. HUNTINGTON DR.
FLAGSTAFF, AZ 86004
CONTACT: ART BABBOTT
PHONE: 928-607-1688
EMAIL: ABABBOTT@GMAIL.COM

CIVIL ENGINEER

ARDURRA GROUP INC.
1801 W. ROUTE 66, SUITE 117
FLAGSTAFF, AZ 86001
CONTACT: DANIEL NYX, PE
PHONE: 928-774-4636

SURVEYOR

ARIZONA SURVEYING
1843 W. HEAVENLY CT
FLAGSTAFF, AZ 86001
CONTACT: JOHN LUCKOW, RLS
PHONE: 928-607-7092

RESOURCE PRESERVATION

THE PROJECT FALLS WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE AND THERE ARE RESOURCES WITHIN THE PROJECT THAT REQUIRE PRESERVATION. THE SITE WAS PREVIOUSLY USED AS AN UNSUITABLE MATERIAL DUMP FOR ADJACENT PROPERTIES WHICH MEANS THAT ALL STEEP SLOPES ARE NOT SLOPE RESOURCES THAT NEEDS TO BE PRESERVED. PLEASE REFER TO THE CONCEPT ZONING PLAN FOR EXISTING TREE AND SLOPE RESOURCES. LOT H IS PROPOSED TO BE SOLD TO THE CITY OF FLAGSTAFF AND WILL PRESERVE THE MAJORITY OF THE TREE AND SLOPE RESOURCES ON THE SITE.

FLOOD ZONE CLASSIFICATION

THE MAJORITY OF THE PROJECT AREA IS WITHIN ZONE X DESIGNATED BY FEMA FIRM'S 04005C-6827G AND 04005C-6831G. A PART OF THE PROJECT AREA IS WITHIN THE SPECIAL FLOOD HAZARD AREAS ZONE AE AND REGULATORY FLOODWAY. NO BUILDINGS WILL OCCUR IN THE FLOODPLAIN OR ANY FLOOD HAZARD AREA.

SOURCE OF PROJECT INFORMATION

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY ARIZONA SURVEYING INC. DATED 05/29/2025.

GRADING ACTIVITY

ANTICIPATED GRADING INCLUDES DRIVEWAYS, BUILDING PADS FOR PROPOSED BUILDINGS AS SHOWN, AND RETENTION AREAS.

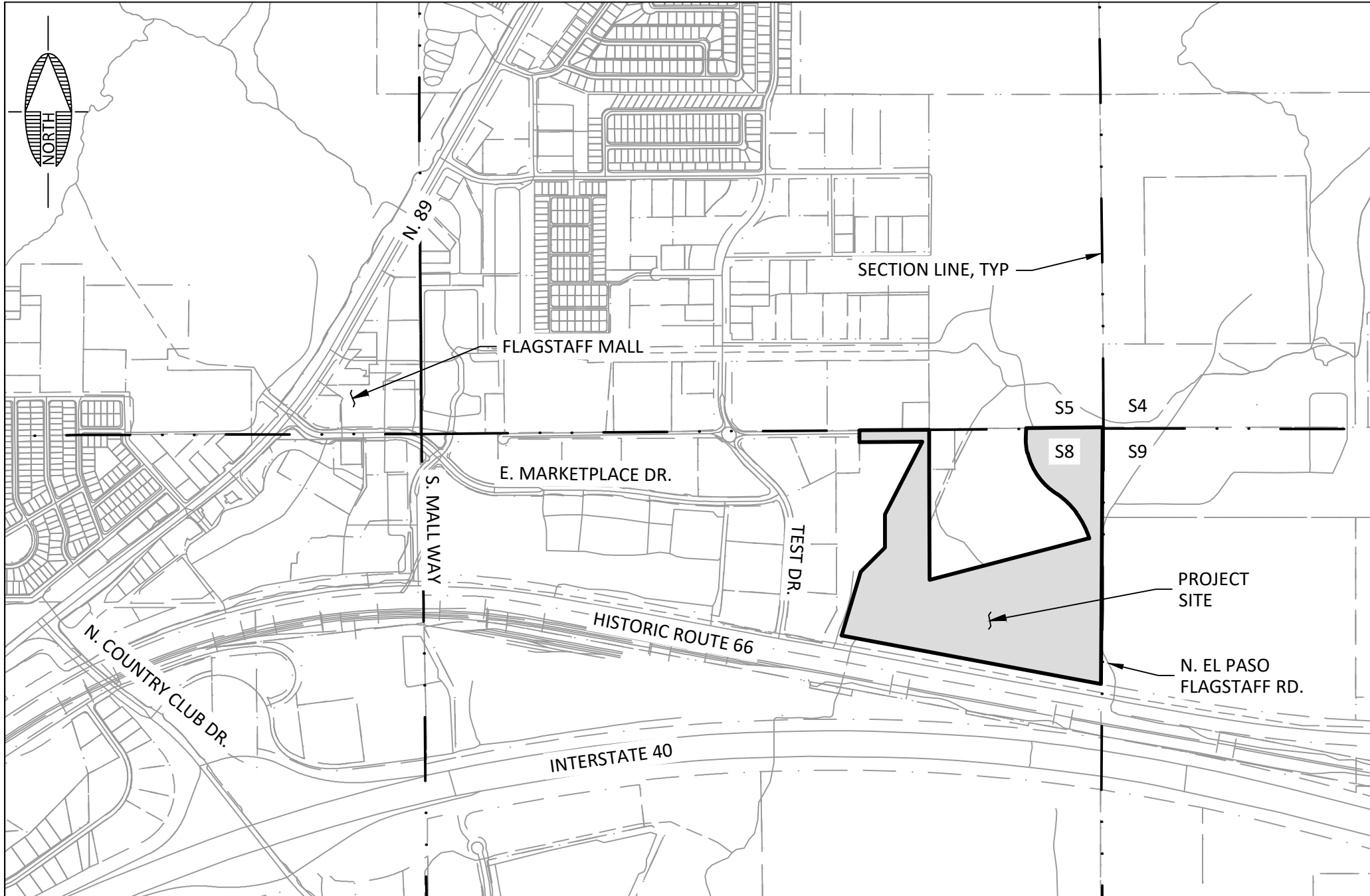
CONCEPT ZONING PLAN

FOR

EL PASO INDUSTRIAL PARK

FLAGSTAFF, ARIZONA

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 21, RANGE 7 EAST, OF THE GILA AND SALT
RIVER MERIDIAN, COCONINO COUNTY, CITY OF
FLAGSTAFF, ARIZONA



VICINITY MAP

PROPOSED		EXISTING	
	6945		6945
	CONTOUR (INDEX)		CONTOUR (INDEX)
	CONTOUR (INTERMEDIATE)		CONTOUR (INTERMEDIATE)
	ROW		ROW
	EASEMENT		EASEMENT
	SEWER		SEWER
	WATER		WATER
	ELECTRIC (UNDERGROUND)		ELECTRIC (UNDERGROUND)
	ELECTRIC (OVERHEAD)		ELECTRIC (OVERHEAD)
	CABLE TV		CABLE TV
	FIBER OPTIC		FIBER OPTIC
	TELEPHONE		TELEPHONE
	GAS		GAS
	STORM DRAIN PIPE		STORM DRAIN PIPE
	LOT LINE		LOT LINE
	PAVEMENT		PAVEMENT
	CURB		CURB
	SIDEWALK		SIDEWALK
	CONCRETE		CONCRETE
	WALL		WALL
	BUILDING		BUILDING
	ROAD CENTERLINE		ROAD CENTERLINE
	FLOW LINE		FLOW LINE
	STRIPING		STRIPING
	SIGN		SIGN
	FIRE HYDRANT		FIRE HYDRANT
	WATER VALVE		WATER VALVE
	SEWER MANHOLE		SEWER MANHOLE
	STORM MANHOLE		STORM MANHOLE
	SCUPPER		SCUPPER
	STORM CATCH BASIN		STORM CATCH BASIN
	STORM CURB INLET		STORM CURB INLET

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2	CP02	CONTEXT ANALYSIS MAP
3	CP03	SITE ANALYSIS MAP
4	CP04	CONCEPT ZONING PLAN

O: 928.774.4636
1801 W ROUTE 66,
SUITE 117
FLAGSTAFF, AZ 86001
www.ardurra.com



PRELIMINARY

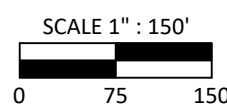
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

EL PASO INDUSTRIAL PARK
CONCEPT ZONING PLAN
COVER SHEET

FLAGSTAFF
COCONINO

JOB NO.:	225068	DESIGN BY:	JEE	DRAWN BY:	JEE	CHECKED:	DN	DATE:	MARCH 2026
DWG:	CP01	SHEET	1	OF	4				





DWG. CP02

SHEET 2

JOB NO.: 225068

DESIGN BY: JEE

DRAWN BY: JEE

CHECKED: DN

DATE: MARCH 2026

COCONINO

