



# City of Flagstaff

# Community Development Division

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

P: (928) 213-2618

<b>Date Received</b>		<b>Application for Conditional Use</b>		<b>File Number</b>
<b>Property Owner(s)</b> KC Pioneer			<b>Phone</b> 415-515-7510	
<b>Mailing Address</b> 550 N. 5th St., Suite 302		<b>City, State, Zip</b> Rapid City, SD 57701		<b>Email</b> parkowner@gmail.com
<b>Applicant(s)</b> Tina Roberts			<b>Phone</b>	
<b>Mailing Address</b>		<b>City, State, Zip</b>		<b>Email</b>
<b>Project Representative</b> Ryan Mahar, P.E.			<b>Phone</b> 928-522-9287	
<b>Mailing Address</b> 618 E. Route 66		<b>City, State, Zip</b> Flagstaff, AZ 86001		<b>Email</b> r.mahar@cdeinc.org

<b>Project Name</b> Heartwood Flagstaff (Formally Kit Carson RV Park)				
<b>Site Address</b> 2101 W. Route 66		<b>Parcel Number(s)</b> 112-07-001,2,3A,4,5,&6		<b>Subdivision, Tract &amp; Lot Number</b>
<b>Zoning District</b> Rural Residential		<b>Regional Plan Land Use Category</b>		<b>Flood Zone</b> Zone 'A'
<b>Property Information:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing City of Flagstaff Historic District? (Name: _____) <input checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Subject property is undeveloped land?				
<b>Surrounding Uses</b> (Res, Com, Ind)	<b>North</b> Route 66	<b>South</b> SFH Residential	<b>East</b> Residential	<b>West</b> Commercial
<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>				
<b>Property Owner Signature</b> 		<b>Date</b> 6-30-25	<b>Applicant Signature</b>	
<b>Date</b>				

<b>For City Use</b>					
<b>Date Filed</b>		<b>File Number:</b>			
<b>Hearing Date</b>		<b>Pub. / Posting Date(s):</b>		<b>Prop. Owner Notif. Date:</b>	
<b>Fee Receipt Number</b>		<b>Amount</b>		<b>Date</b>	
<b>Action by Planning and Zoning Commission:</b>					
<b>Hearing Date:</b>			<b>Type of Request:</b>		
<input type="checkbox"/> Approved			<input type="checkbox"/> CUP		
<input type="checkbox"/> Denied			<input type="checkbox"/> Extension		
<input type="checkbox"/> Continued					
<b>Staff Assignments</b>	<b>Planning</b>	<b>Engineering</b>	<b>Fire</b>	<b>Public Works/Water</b>	<b>Stormwater</b>