

CONCEPT CONDITIONAL USE PLAN
HEARTWOOD FLAGSTAFF
(FORMALLY KIT CARSON RV PARK)
APN #'S: 112-07-005, 112-07-004,
112-07-006, 112-07-003A, 112-07-002,
112-07-001
2101 W. ROUTE 66
FLAGSTAFF, AZ 86001

DEVELOPMENT NAME: KIT CARSON RV PARK
SITE ADDRESS: 2101 W. ROUTE 66 FLAGSTAFF, AZ 86001
ASSESSOR'S PARCEL NUMBER: 112-07-004, 112-07-004, 112-07-006,
112-07-003A, 112-07-002, 112-07-001

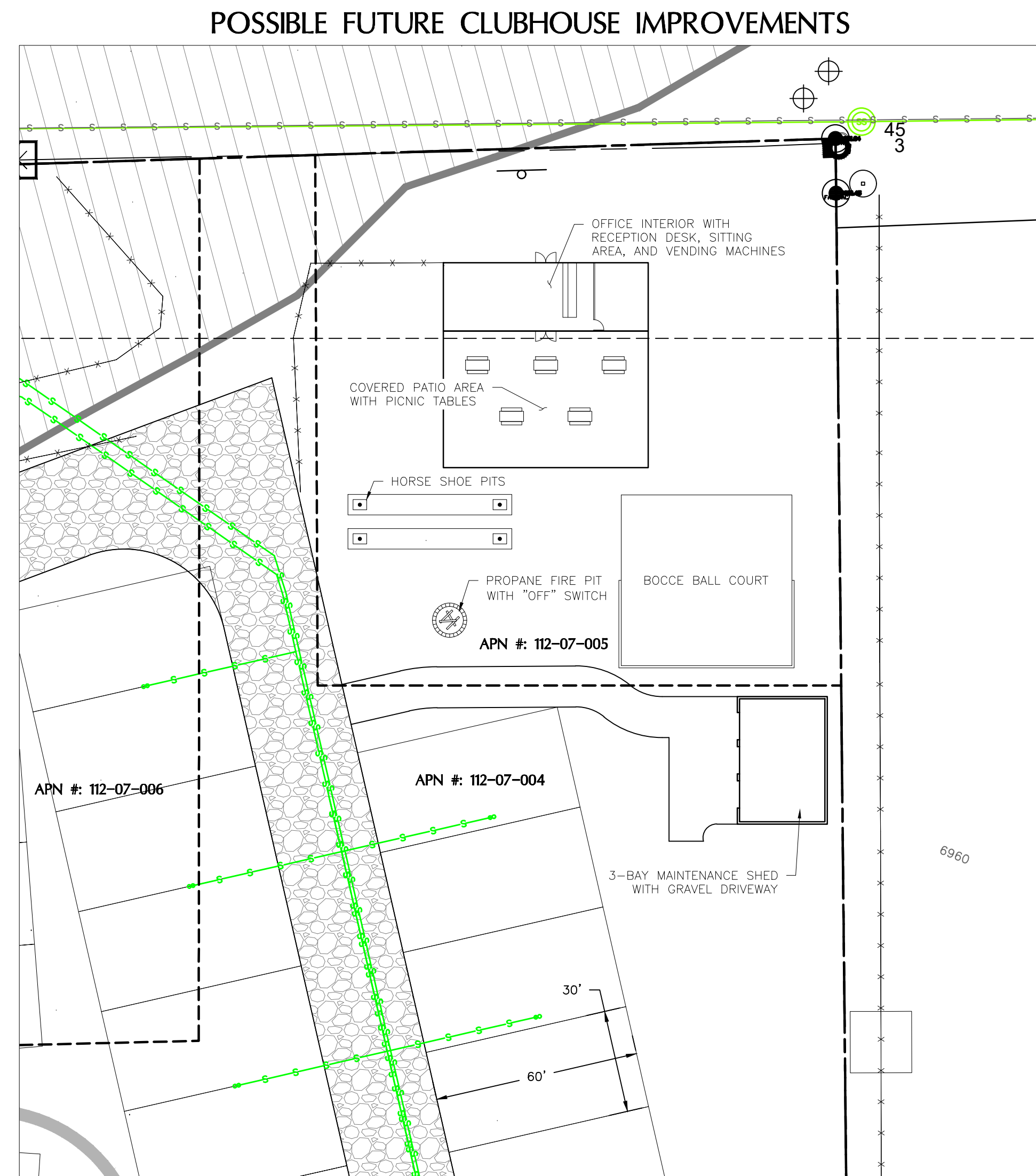
PROPERTY OWNER: TINA ROBERTS
CONTACT INFORMATION: 809 RIORDAN RD NO 202 FLAGSTAFF, AZ 86001
415-515-7510

PREPARER'S NAME AND CONTACT INFORMATION: CIVIL DESIGN AND ENGINEERING, INC.
RYAN MAHAR
618 E. ROUTE 66
FLAGSTAFF, AZ 86001
(928) 522-9287

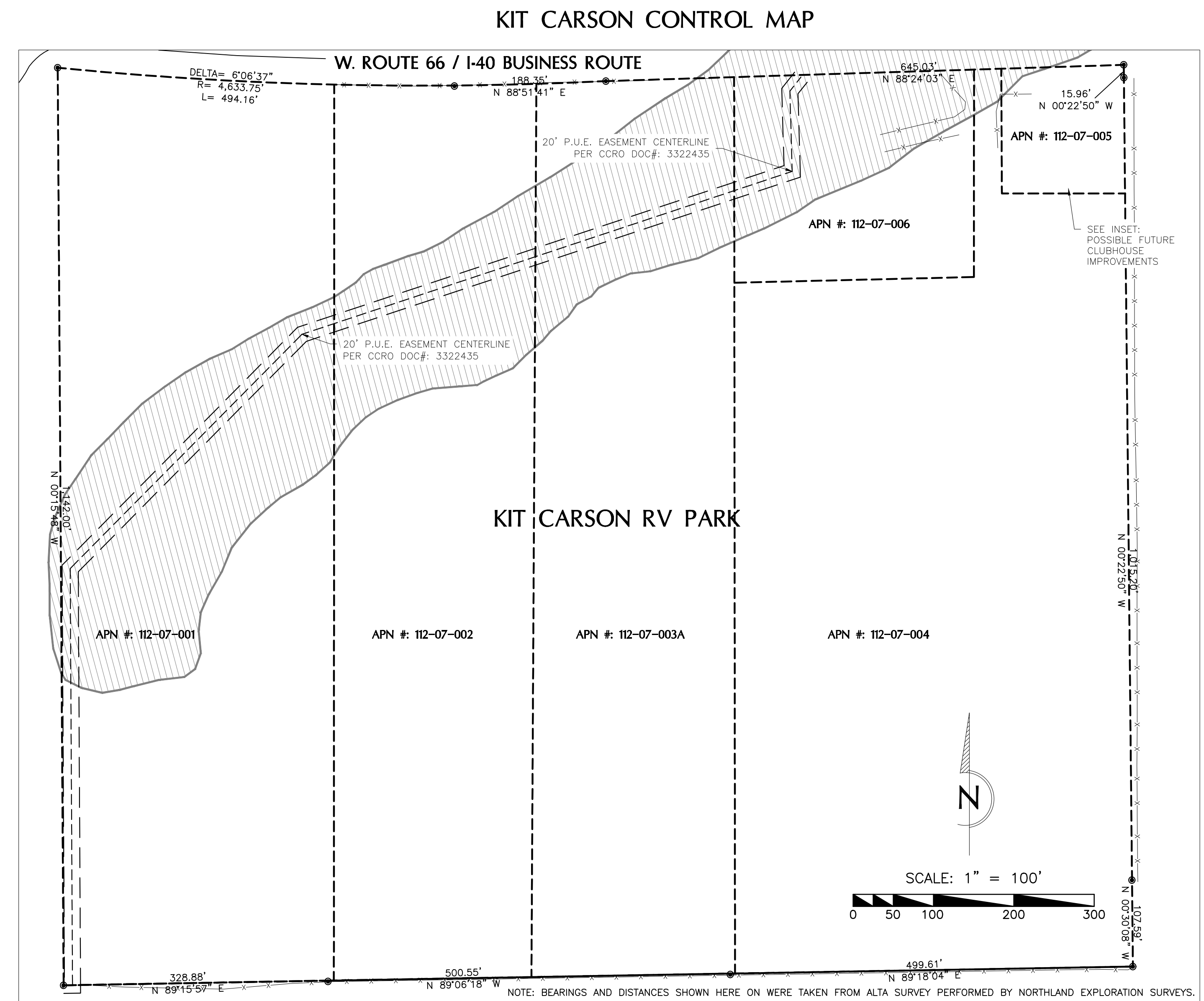
SURVEY PROVIDED BY: ASPEN SURVEY LLC.



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C1 COVER SHEET & NOTES
C2 SUBJECT SITE PLAN + 200' BEYOND BOUNDARY
C3 SITE ANALYSIS



NOTE:
THE ABOVE IMPROVEMENTS ARE FOR REFERENCE ONLY. THEY ARE NOT BEING PROPOSED AT THIS TIME, BECAUSE OF THIS, NO DRAINAGE, LANDSCAPING, OR L.I.D. IMPROVEMENTS ARE INCLUDED WITH THIS CONCEPT C.U.P. PLAN SUBMITTAL.



UTILITY ACKNOWLEDGMENTS
ARIZONA PUBLIC SERVICE
UNISOURCE GAS
CENTURYLINK
SUDDENLINK

CITY APPROVAL
CONCEPT APPROVAL
THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY. THE CITY SHALL NOT BE LIABLE FOR ERRORS OR OMISSIONS OF THE DESIGN ENGINEER

CONSTRUCTION AUTHORIZATION
APPROVAL BY THE CITY OF FLAGSTAFF IS REQUIRED PRIOR TO BEGINNING OF CONSTRUCTION. WITHOUT C.O.F. APPROVAL THESE PLANS HAVE NOT BEEN COMPLETED WITH RESPECT TO AGENCY REVIEW. ADDITIONALLY, IT IS THE OWNER/CONTRACTORS RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES ON THIS PROJECT.

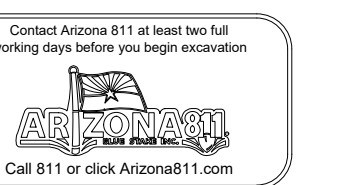
CITY ENGINEER _____ DATE _____
PUBLIC WORKS DIRECTOR _____ DATE _____
WATER SERVICES DIRECTOR _____ DATE _____



CIVIL DESIGN & ENGINEERING, INC.
618 E. ROUTE 66
FLAGSTAFF, ARIZONA 86001
PHONE: (928) 522-9287
7075 W. BELL RD. - SUITE 9
GLENDALE, ARIZONA 85308
PHONE: (602) 438-2700

COVER SHEET & NOTES
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FOR AGENCY
REVIEW
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CONSTRUCTION OR
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PURPOSES

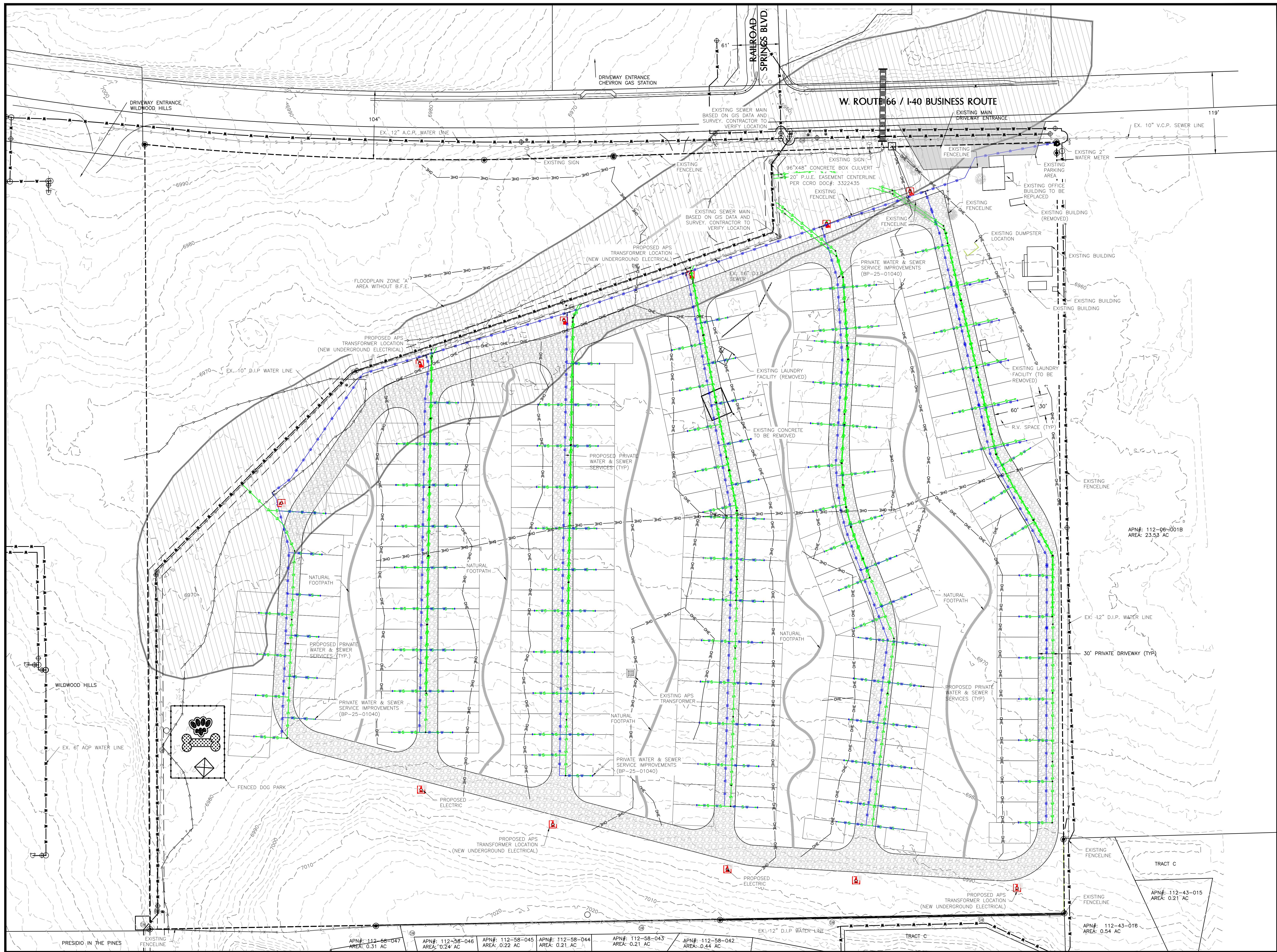


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proj. #: 21-142
drawn by: ME
reviewed by: RM
date: 6/16/2025

C1

sheet C1 of C3



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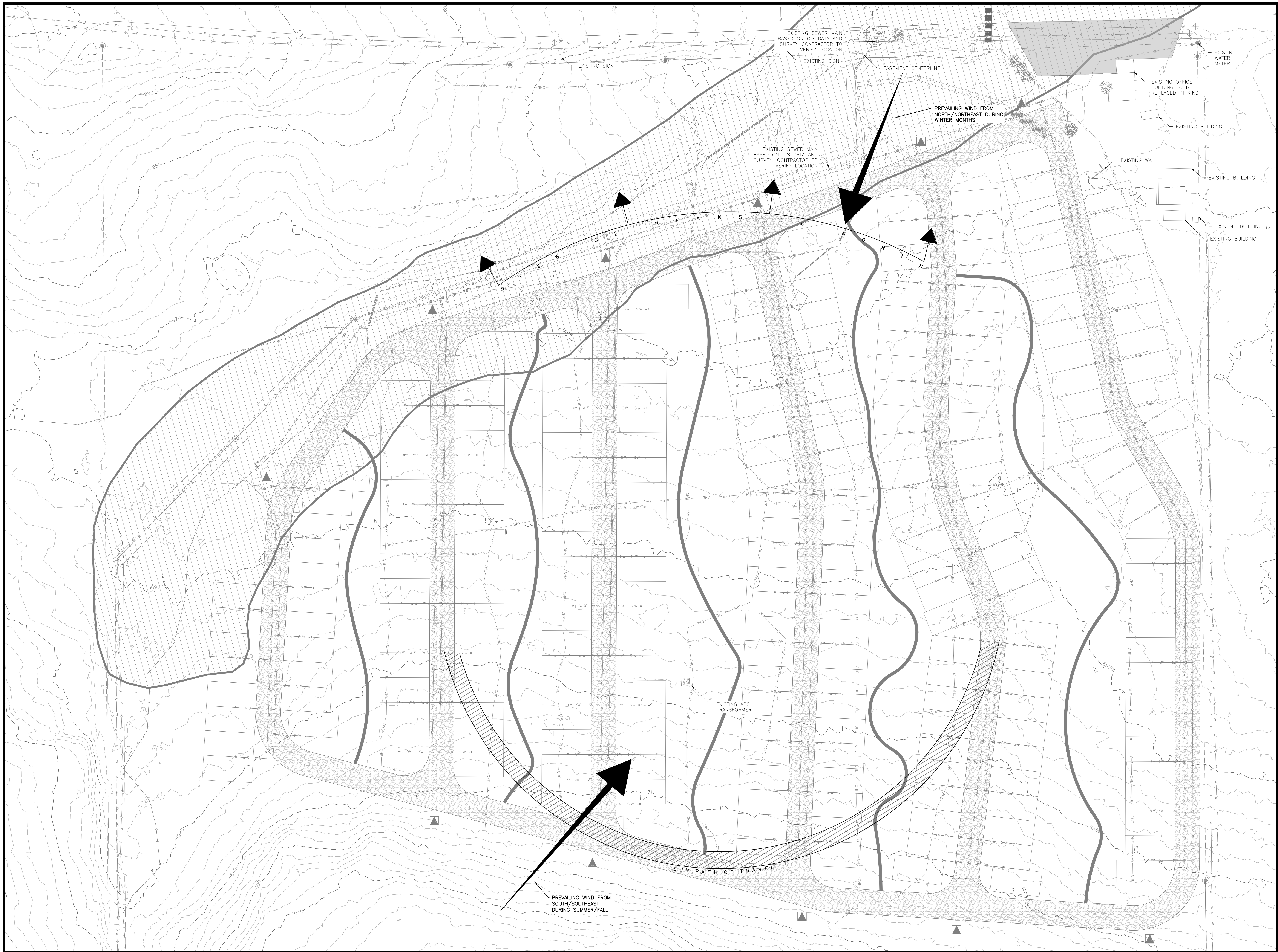


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 reviewed by: RM
 date: 6/16/2025

C2

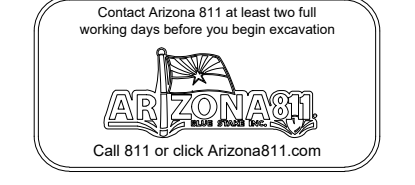
sheet C2 of C3



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C3

sheet C3 of C3