

McMILLAN MESA VILLAGE

SPECIFIC PLAN

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Tucson, Arizona 85711

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I. SPECIFIC PLAN SUMMARY

The McMillan Mesa Village Specific Plan establishes comprehensive guidance and regulations for the development of approximately 146 acres located on Switzer Mesa within the City of Flagstaff, Arizona. The Specific Plan implements the approved City of Flagstaff General Plan as embodied in the Growth Management Guide 2000 by specifying policies and site development standards, which, when adopted, will replace the current zoning on the property. The plan is a regulatory guide for the future development of a balanced community of residential, office, commercial, research park and recreational uses that promotes an aesthetically pleasing living and working environment by ensuring high standards of development quality.

This specific plan/rezoning request is consistent with the goals and policies of the City's Growth Management Guide 2000. Specifically, Policy 8 encourages the use of vacant infill areas for future growth; Policy 14 identifies activity centers as major areas of employment, educational, commercial, service and residential activities in close proximity to each other; Policy 23 encourages high and medium density residential development near major thoroughfares, activity centers and on the periphery of low density neighborhoods; and Policy 31 recommends that light "clean" industry be convenient to residential areas and in or near activity centers in order to minimize commuting distances. Furthermore, GMG 2000 identifies McMillan Mesa as a future planned activity center, where "people can live near where they work, where they shop, where they go out to eat, and where they find recreational facilities." Therefore, "the auto becomes less necessary, thereby relieving the transportation system of the community."

The McMillan Mesa Specific Plan, hereinafter referred to as the "Plan", consists of 73 pages and 8 exhibits (A through H). The Plan is prepared in accordance with Arizona Revised Statutes, Sections 9-461.08 through 9-461.10.

II. INTRODUCTION

A. Purpose and Intent

The most suitable control mechanism to implement development on McMillan Mesa is the Specific Plan, which, when adopted by City legislative action, serves both a planning function and regulatory function. The McMillan Mesa Village Specific Plan, as a result, becomes an implementation tool of the City's adopted General Plan Land Use Element, as found in the Growth Management Guide 2000.

The McMillan Mesa Village Specific Plan establishes the type, location, intensity and character of development and the required infrastructure. The Plan also shapes development to respond to the physical constraints of the site, coordinates the mix of land use intensities and provides adequate circulation, open space, recreation and other public uses and facilities.

The Specific Plan provides the necessary regulations and environmental documentation for the project area so that future development proposals consistent with the Plan may proceed with Tentative and Final Plats, Site Plans and/or other discretionary permits without further requirements for new environmental documentation and/or rezoning processes.

The primary objective of the McMillan Mesa Village Specific Plan is to implement the City's General Plan through the translation of the City's broader development policies into design concepts and development controls tailored to the plan area. All City policies, standards, criteria and procedures are incorporated by reference into this Specific Plan, except where deviations are warranted to improve design quality, flexibility or harmony as specified herein. In such instances, the more restrictive of the Specific Plan or the Land Development Code shall be the controlling standard.

B. Project Location and Description

McMillan Mesa properties consist of approximately 146 acres of vacant land located on Switzer Mesa and bounded on the north by the new Forest Avenue, on the east by vacant City of Flagstaff property, on the south by the Switzer Mesa Unit 3 subdivision and on the west by Turquoise Drive. The project area is shown on Exhibit A Location Map and the legal description is included as Appendix A.

This location and its proximity to downtown Flagstaff (within one mile), as well as the accessibility to the new Forest Avenue, makes the site well-suited for the creation of an infill mixed-use activity center per the policies of the adopted City of Flagstaff Switzer Mesa Small Area Plan and Growth Management Guide 2000.

C. Authority and Scope

The McMillan Mesa Village Specific Plan has been prepared pursuant to the provisions of the Arizona Government Code, Title 9, Chapter 4, Article 6, Sections 9.461.08 through 9.461.10. The Arizona Revised Statutes authorize jurisdictions to adopt specific plans by ordinance or resolution as regulation. Public hearings are required by both the City Planning and Zoning Commission and the City Council, after which the Specific Plan must be adopted by the City Council to be in effect.

The McMillan Mesa Village Specific Plan is a regulatory plan which will serve as the zoning for the subject property. Proposed development plans, or agreements, tentative/final plats or parcel maps, and any other development approval must be consistent with the Specific Plan. Projects which are found consistent with the Specific Plan Development Performance Standards will be deemed consistent with the City's General Plan.

The intent of the McMillan Mesa Village Specific Plan is to provide a concise development plan for the subject property. This Specific Plan will serve to implement the development of the approved plan within the bounds of the regulations provided herein.

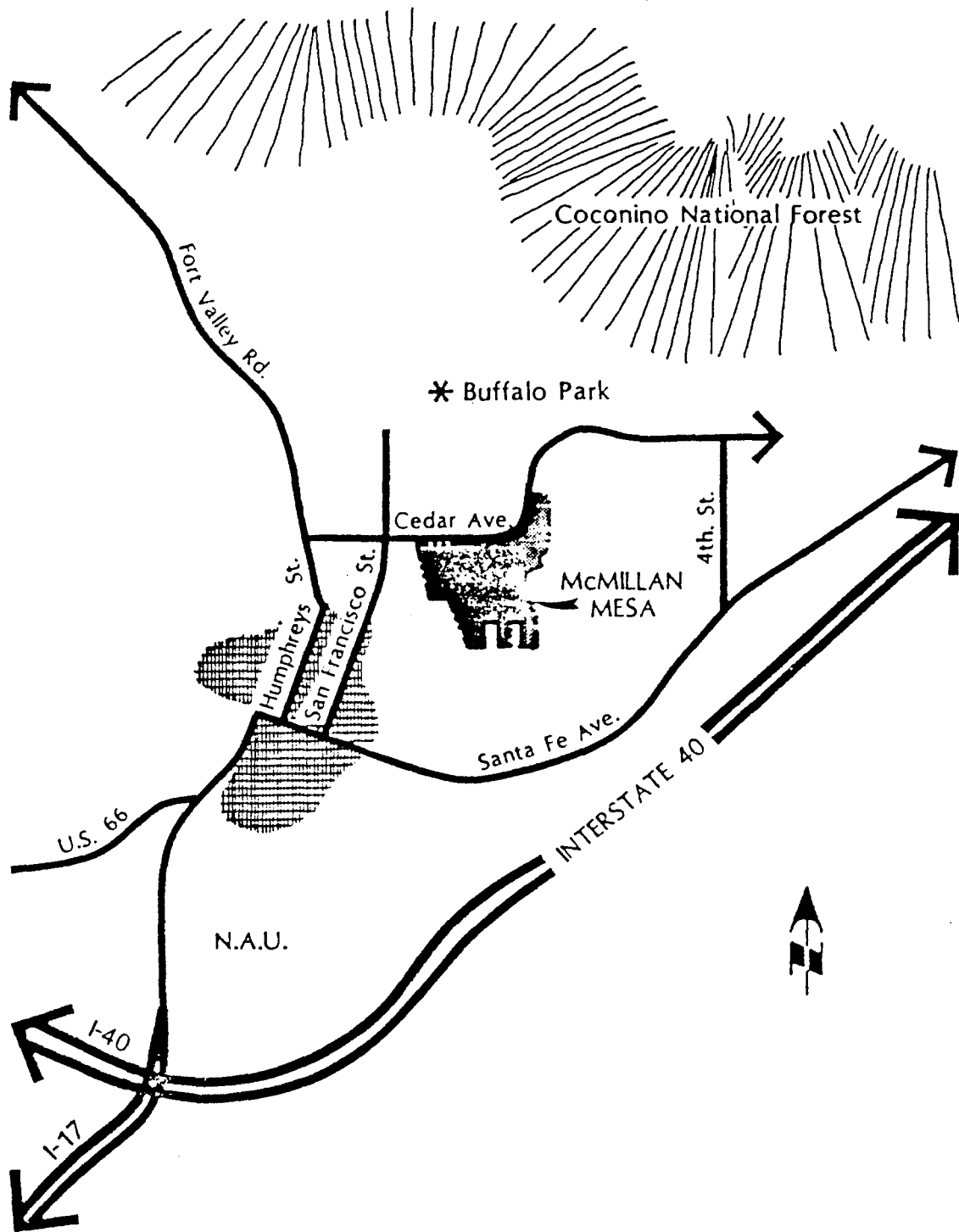


Exhibit A
Location Map

D. Goals and Objectives

Several objectives have been defined to guide future development and to create a mix of land uses which will be harmonious in its setting and, at the same time, meet standards of open space, circulation, intensity of use, and development character. In addition to creating a balanced mixed-use community, the project objectives include the following:

1. Implement the goals and policies of the City of Flagstaff Growth Management Guide 2000 with respect to land use and circulation.
2. Create an integrated employment/activity center and residential community which preserves the integrity of significant natural features and provides recreation/open space amenities in conjunction with new infill development.
3. Develop land uses logically on the property (considering clustering, massing and intensity of scale), to achieve continuity of design and establish a sense of identity.
4. Establish a distinct urban character by employing a variety of architectural treatments while maintaining a consistent overall design theme, and by assuring continuity through coordinated landscaping, signage, street furniture and lighting.
5. Assure compatibility of new development with the existing neighborhood by using compatible land uses, density transitions, setbacks, variations in building height and by providing visual and pedestrian linkages.
6. Provide for pedestrian and bikeway networks throughout the project area to interconnect all land uses, create a unifying element within the project and reduce the need for auto-related trips.
7. Create a functionally and aesthetically integrated development that enhances the image of the City.
8. Ensure coordinated, responsible planning through the use of cohesive procedures, regulations, standards and guidelines.
9. Provide a backbone infrastructure system and public facilities to support development in an efficient and timely manner.

E. Definitions

The terms and definitions used in this Plan shall mean those defined in the City of Flagstaff Land Development Code, with the following exceptions.

Base Site Area The Base Site Area is the gross site area less major and minor arterial roads per current City General Plan within ultimate rights-of-way of existing roads, rights-of-way of major utilities owned by said utilities, and existing access easements and less land which is not contiguous and less land previously reserved for open space and less residential use land for non-residential development or non-residential land for residential development.

Building Coverage The percentage of a building lot or development area which is covered by all structural buildings, including accessory buildings.

Building Group Two or more buildings or structures with separate entrances to each as constructed on an individual development site (not development area).

Business Park Business Park is intended to provide for the development of a mix of office, research and production, and quality light industrial uses with the emphasis on office and research uses. The uses are to be grouped in a campus or park-like setting. The district is further intended to promote the provision of ample off-street parking and loading areas, open space, and landscape buffers in areas adjacent to non-business development or other incompatible land uses.

City The City of Flagstaff.

Density, Gross (GD) The quotient of the total number of dwelling units divided by the base site area.

Density, Net (ND) The quotient of the total number of dwelling units divided by the net buildable site area of the site.

Design Review Committee A three or more member committee whose function is to review all proposals for construction to assure that the project is developed in accordance with the project Design Guidelines and CC&Rs. The members of this committee shall be appointed by the Board of Directors of the Land Owners Association.

Developer An individual, entity or owner who acquires or leases development areas in the McMillan Mesa Village Specific Plan Area for the purpose of developing said development areas in accordance with the Plan.

Development Areas Development parcels "A through J" as described on the Land Use Plan to which specific land uses and regulations, including other applicable City codes, governing their development have been applied. The preliminary acreages shown for each development area is the base site area.

Financial Institution A land use classification relating to places in which are provided management and transactions concerning monetary resources.

Floor Area The sum of the gross floor area of the enclosed horizontal areas of each floor of a building measured from the exterior faces of the exterior walls, excluding non-leasable areas such as elevator shafts, atriums, stairwells, floor space used for mechanical equipment room, attic space, off-street parking and loading, ways for ingress and egress from vehicular parking and loading areas. Plans submitted for City approval must indicate non-leasable or non-habitable floor area.

Floor Area Ratio The floor area ratio is the proportion of building square footage permitted for each square foot of land area of the building lot or development area. It is computed by dividing the floor area by the lot area. A measure, for comparative purposes, of the intensity of the use of land.

Floor Area Ratio, Gross (GFAR) An intensity measured as a ratio derived by dividing the total floor area of a building or structure by the base site area.

Floor Area Ratio, Net (NFAR) An intensity measured as a ratio derived by dividing the total floor area of a building or structure by the net buildable site area.

General Plan The City of Flagstaff General Plan as embodied in the Growth Management Guide 2000.

High Density Residential (HR) High Density Residential is intended to provide for multiple-family residential areas in which the principal land use is high density residential. The district is intended to provide an environment having maximum living amenities onsite. The district permits all dwelling unit types in Division 10-05-003 of the Land Development Code, except for cluster lot house and manufactured home, so as to provide a high density residential use that meets the needs of the residents of the City of Flagstaff. This district shall further require the provision of public sanitary sewer and public water supply facilities.

Land Development Code (LDC) Land Development Code refers to the Land Development Code of the City of Flagstaff, Arizona, Ordinance 1690 adopted by the Flagstaff City Council on April 8, 1991 and subsequent amendments and revisions.

Landscape Surface Ratio (LSR) The number derived by dividing the area of landscape surface by the base site area.

Land Owners Association Shall be composed of all the owners of property in McMillan Mesa Village, excepting only the owners of the school/park site and the Enterprise corridor if it is held for or used as a road right-of-way. If Areas E or J are used for uses other than the school/park or the transportation corridor, they will be subject to the CC&Rs and their owners will be included in the Land Owners Association.

Medium Density Residential (MR) Medium Density Residential is intended to provide for areas in which the principal land use is moderate density residential. It is also intended that this district be used to allow for the development of single-family dwellings of the detached and cluster-type house. This district also allows planned development in accordance with Land Development Code Table 10-04-002-0003 and 10-05-003-0001. This district shall further require the provision of public sanitary sewer and public water facilities.

Net Buildable Site Area Net buildable site area is the base site area less the larger of either the Resource Protection Land or the Minimum Landscaped Surface Area.

Open Space Undeveloped land used primarily for resource protection or recreational purposes.

Open Space Ratio (OSR) The proportion of a site consisting of open space as specified in Section 10-04-002-0003 of the LDC, which shall be calculated using the base site area.

Owner Any individual or entity owning real property within the project.

Plan The Specific Plan for the McMillan Mesa Village project.

Project The McMillan Mesa Village project.

Recreation An activity, generally in a defined space, which relates to the pursuit of active or passive movement to refresh body or mind, such as: tennis, swimming, walking, jogging, bicycling, painting, board or card games, etc.

Research and Development Activities to include research, engineering, high technology and light manufacturing, processing and fabrication, product development, office and administrative functions and business-support services. These activities are appropriate for Business Park (BP) Districts.

State The State of Arizona.

Suburban Commercial Suburban Commercial is intended to provide for convenience and neighborhood commercial uses in areas with suburban character by controlling the intensity of use and landscaping. The uses shall provide for retail and service establishments which supply commodities or perform services meeting the needs of the neighborhood.

III. SITE ANALYSIS/DEVELOPMENT SUITABILITY

A. Existing Land Uses

The McMillan Mesa Village Specific Plan area comprises approximately 146 acres of vacant and undeveloped land. The northern 100 acres is presently zoned R-R, Single-Family Residential Rural and the majority of the southern 46 acres is zoned R-1, Single-Family Residential with the exception of approximately one quarter acre of HR, Multiple Family Residential, along the southern property line and 6.6 acres on the east side which is zoned R-R.

Existing land uses surrounding the site include 50 single-family residences within Switzer Mesa Unit 3 subdivision to the south, as well as the Pine Cliff Village Apartments, vacant City property to the east and north, the USGS facility to the north and single-family hillside residences along Ponderosa Parkway to the west.

B. Topography

The topographic character of the property is generally divided into two gently sloping grassed mesas. The larger central mesa consists of approximately 91 acres that slopes at 2% to 4% to the west, where forested bluffs of +25% slope occur. The upper mesa of approximately 45 acres, which gradually slopes to the west at 2% to 3%, is separated from the lower central mesa by a 20 to 30-foot high, sparsely forested moderate slope of 6% to 16%.

C. Hydrology

There are no 100-year floodplains on the subject property per FEMA Flood Insurance Rate Maps and the City Growth Management Guide 2000. Generally, the drainage from the mesa is to the west and south at a gradient of approximately 2% to 4% where stormwater eventually descends the steep bluffs and enters the Switzer Canyon Wash.

Project design will incorporate sensitive grading and detention requirements in order to protect existing lots within Switzer Mesa Unit III and along Ponderosa Parkway from increased project drainage flows.

Post-development project drainage discharge will be detained onsite in landscaped and open space areas and released at pre-development discharge flow rates in accordance with City requirements. Specific locations and grading design of detention areas will be provided at subdivision/street platting application. Street drainage detention will be designed and incorporated into the street improvement plans as a storm drain system. The developer/builder of each development area will be responsible for providing the required drainage detention areas within the development site.

D. Vegetation

The site contains two major plant communities: natural grass meadows and Ponderosa Pine forests. The natural grasses, which include western wheat grass, squirrel tail, blue grama, bluegrass and Arizona fescue, predominate the majority of the two flat mesas. Ponderosa Pine forests are confined to the western bluff overlooking Switzer Canyon and along the moderate sloped area which separates the mesas.

E. Geology/Soils

The entire site, as mapped by the U.S. Soil Conservation Service, is Brolliar stony clay loam at 0-30% slopes on top of an igneous/basaltic bedrock mesa. Overall, the site soils are suitable for development with some engineering modifications.

Soil testing of the site's southern 41 acres was done in December 1986, by Foree & Vann, Inc., which found the top soil to be primarily clay with fine to coarse gravel, cobbles and some boulders. The lower layer was either sandy brown clay and fine to coarse gravel or basaltic rock. Due to the potential for soil expansion, Foree & Vann, Inc. recommended two construction alternatives: either soil replacement or the use of cylindrical pier, grade beam and/or prestressed slab.

F. Visual Resources

The dominant panoramic views from the site are of the San Francisco Peaks to the north, with Humphrey's Peak at elevation 12,633 feet or roughly 5,600 feet above and 10 miles north of the Plan area. Similar views exist of Elden Mountain to the northeast, which at elevation 9,300 feet is approximately 2,260 feet above and three miles away from the site. To a lesser degree, westerly viewsheds from the upper elevations of the site have filtered views of Observatory Mesa and the Flagstaff Medical Center. These long-range, offsite vistas, due to the difference in elevations, can be seen far above the canopy level of the surrounding Ponderosa Pine forests and therefore should be unaffected by development of the site. However, a philosophy of sensitive building design, location, orientations and height variations in those plan areas adjacent to existing residential neighborhoods, should encourage preservation of existing view corridors toward the San Francisco Peaks.

Views onto the subject property were evaluated by observation from the new Forest Avenue, as well as from adjoining properties. The views from Forest Avenue were somewhat limited due to the terrain, vegetation and below natural grade alignment of Forest Avenue. Similar limited viewsheds exist along Turquoise Drive and Ponderosa Parkway where the forested bluffs obstruct views onto the site. Adjacent properties which are on top of the open and

grassy Switzer Mesa, such as the subdivision to the south, have good visibility of the site and, therefore, future site development, which is overseen by the McMillan Mesa Village Design Review Committee and the City Development Review Board, should be sensitive to existing residents' view corridors. The Design Review Committee will cooperate with the neighbor's Homeowners' Association to reasonably protect those view corridors.

The site in its undeveloped state is perceived as a visual resource in terms of 1) views across the site to mountain and panoramic vistas and 2) views directly onto forested and rocky portions of the site across its open meadows. These views are perceived from several key locations or corridors: the Switzer Mesa No. 3 single-family residential subdivision adjacent to southerly portions of the site; Forest Avenue eastbound/northbound; Forest Avenue southbound/westbound; and, Turquoise Avenue/Ponderosa Parkway.

From Switzer Mesa Subdivision No. 3

Dominant panoramic views are of the San Francisco Peaks to the north, and Elden Mountain to the northeast. Due to difference in elevation, these views exist well above the canopy level of the surrounding ponderosa pine forest.

From Forest Avenue Eastbound/Northbound

From the Forest/Turquoise intersection proceeding uphill, the initial visual impression of the site is an unattractive road cut on the south side of Forest Avenue. With gain in elevation, the view transitions into meadow in the foreground with a cluster of trees and minor rock outcroppings - and a high voltage powerline - in the middleground and background. Sweeping around the curve provides direct, close-up views onto the site and beyond to the Devil's Chair on the face of Elden Mountain, at a view angle roughly double treetop level. This dramatic rock formation stays in view past the Gemini intersection.

From Forest Avenue Southbound/Westbound

The site is not visible until a short distance north of the Gemini intersection. At that point, the site is in the immediate and direct foreground and middleground view area, with background vistas to the open sky: the city is not visible. Moving south, sparse clusters of trees and the powerline come more readily into play, and then mid-way through the curve meadows and tree clusters immediately south of Forest Avenue - with the city beyond - provide a strong visual impression. Proceeding west, the site slides by and then disappears from view.

From Turquoise/Ponderosa Parkway

Views from these thoroughfares are of trees at the edge of the site, except for small areas at Turquoise and Forest, and Ponderosa Parkway at Pine Cliff Drive. Neither are deemed significant.

G. Traffic

Primary access to the site is provided by Forest Avenue at Gemini Drive to the north, which is designated as a major arterial on the City's Streets Plan, Circulation Element, Growth Management Guide 2000. Secondary project accesses will be at a right-in, right-out only intersection with Forest Avenue about 1,000 feet east of Turquoise Drive and from the south at Ponderosa Parkway, which is designated a minor arterial.

H. Public Utilities

Water - the subject property's elevation ranges from 6,934 to 7,114 feet and will require Zone A water for development. The nearest existing Zone A water is in Gemini Drive (12") serving the USGS facility. Zone B water is located in Turquoise Drive (16") and in the Switzer Mesa Subdivision Unit 3 (6" and 8").

Sewer - the nearest available major sewer line is an 8" line in Ponderosa Parkway which connects to a 15" sewer main west of Turquoise Drive in Switzer Canyon.

Electricity, Telephone, Gas - underground connections can be made to existing facilities located in the subdivision to the south and Cedar Avenue to the north.

Impact analyses of the McMillan Mesa development on existing infrastructure is included in the Appendix.

I. Schools

The property is within the Flagstaff Public School District. The schools that currently serve the subject property are as follows:

School	Attendance	Capacity
Marshall Elementary 850 N. Bonito Street	560	652
Flagstaff Junior High 755 N. Bonito Street	724	1,000

Flagstaff High School
400 W. Elm Avenue

1,175

1,600

Source: Flagstaff Public Schools
Mr. Chris Peterson

J. Recreation and Trails

Existing parks within one mile of the Study area include Buffalo (215 acres) and McPherson (40 acres) Parks to the north and a neighborhood park (2.5 acres) on Ponderosa Parkway south of Switzer Mesa subdivision. There is a school/park site planned for approximately 26 acres of McMillan Mesa Village. This site is on City property located to the east of Pine Cliff Drive and north of the Switzer Mesa subdivision.

The Open Space/Greenbelt and Parks Plan of the Growth Management Guide 2000 proposes the extension of the Urban Trails Network through the subject property. Specifically, the Parks Plan indicates a pedestrian trail linkage, which is intended to connect the above proposed neighborhood park and Buffalo Park.

K. Cultural Resources

During the 1990 construction of the Cedar Avenue realignment project, a prehistoric site was surveyed by SWCA (Site NA19,184) along the northern property line of the plan area. Prior to development within the vicinity of this site, a professional archaeologist shall be consulted to determine if further action is warranted.

L. Development Suitability/Site Capacity

The Development Suitability Composite exhibit (Exhibit B) graphically summarizes the elements of the preceding Site Analysis and areas of development opportunity and constraint. The purpose of this exhibit is to indicate areas where development may occur with minimal impact to the site's natural features and areas most sensitive to disturbance from development. The following table estimates the total resource protection standards for the McMillan Mesa Village Plan area. *

Natural Feature	Protection Factor	Natural Feature Area	Protected Land
100-year Floodplains		0 acres	0 acres
Slopes: + 25% **	0.8	6.03 acres	4.82 acres
17-25%	0.7	1.30 acres	0.91 acres
Ponderosa Pine Forests	0.5	15.26 acres	7.63 acres

Total Natural Feature Protection Land 13.36 acres

Total Site Area 146.28 acres

Developable Site Area 132.92 acres

* The natural feature areas were calculated by analyzing City aerial photos and topographic maps at a scale of 1"=100'. In areas where two or more natural features are present on the same area of land, only the most restrictive protection factor is used. A detailed analysis of each site will be required for processing of plats and site plans.

** All slopes in Areas B, H and I are set aside as non-buildable areas, a higher degree of protection than provided by the LDC.

IV. SPECIFIC DEVELOPMENT PLAN

The McMillan Mesa Village Specific Plan defines a self-contained planned community designed to accommodate a variety of commercial, office and residential uses along with a school and park site. This section contains a description of the various Plan components, which in turn provide the rationale for the development performance standards in Section V.

The project development plan is the result of thorough site analysis and research. As a result of this, the Plan resolves, as much as possible, development related issues, in the form of proposed physical improvements, guidelines for future development, technical information and regulations.

A. Land Use

The McMillan Mesa Village Land Use Plan encompasses 146 acres and is divided into ten planning areas (Exhibit C). The acreage of the planning areas include land devoted to internal circulation and local streets. All land uses are integrated with regard to circulation, infrastructure, aesthetic and visual character, development standards and guidelines.

Residential development of 46 acres is intended to accommodate a variety of housing types including single-family homes, townhomes and apartments. Compatibility with the existing residential neighborhood to the south is assured by providing a transition of land use intensity from R-1, single-family homes, adjacent to the current residents as well as landscaped greenbelt buffers containing pedestrian trails. The Plan envisions 11 to 15 single-family detached homes in the area west of Switzer Subdivision, 48 to 52 townhouses or multi-family dwellings in the R-1 zoned area northwest of Switzer Subdivision and 72 units in the medium density Area H. In the most northwesterly part of the McMillan Mesa Village, which is on top of the mesa and west of the Village Center and the Business Park, there may be up to 491 townhouses or multi-family units.

The planned community's core contains 65 acres of Business Park uses, which includes high technology research and development, corporate office and light manufacturing businesses located in a landscaped campus or park-like setting. The Research Park will provide significant employment opportunities for Flagstaff residents, in close proximity to their homes.

The Village Center of eight acres includes a mix of limited neighborhood commercial/retail uses and is intended to provide goods and services for the immediate daily needs of the community's work force and residential population. (An additional 1 acre of Suburban Commercial is located at the corner of Forest Avenue and Turquoise Drive and is separated

from the majority of development by forested slopes. This property is presently planned for use as a medical building.) The development of the Village Center will emphasize a small-scale, pedestrian-oriented, "town and country" atmosphere with landscaped plazas and decentralized parking areas. This is achieved by limiting buildings in the Village Center to a footprint of 10,000 square feet.

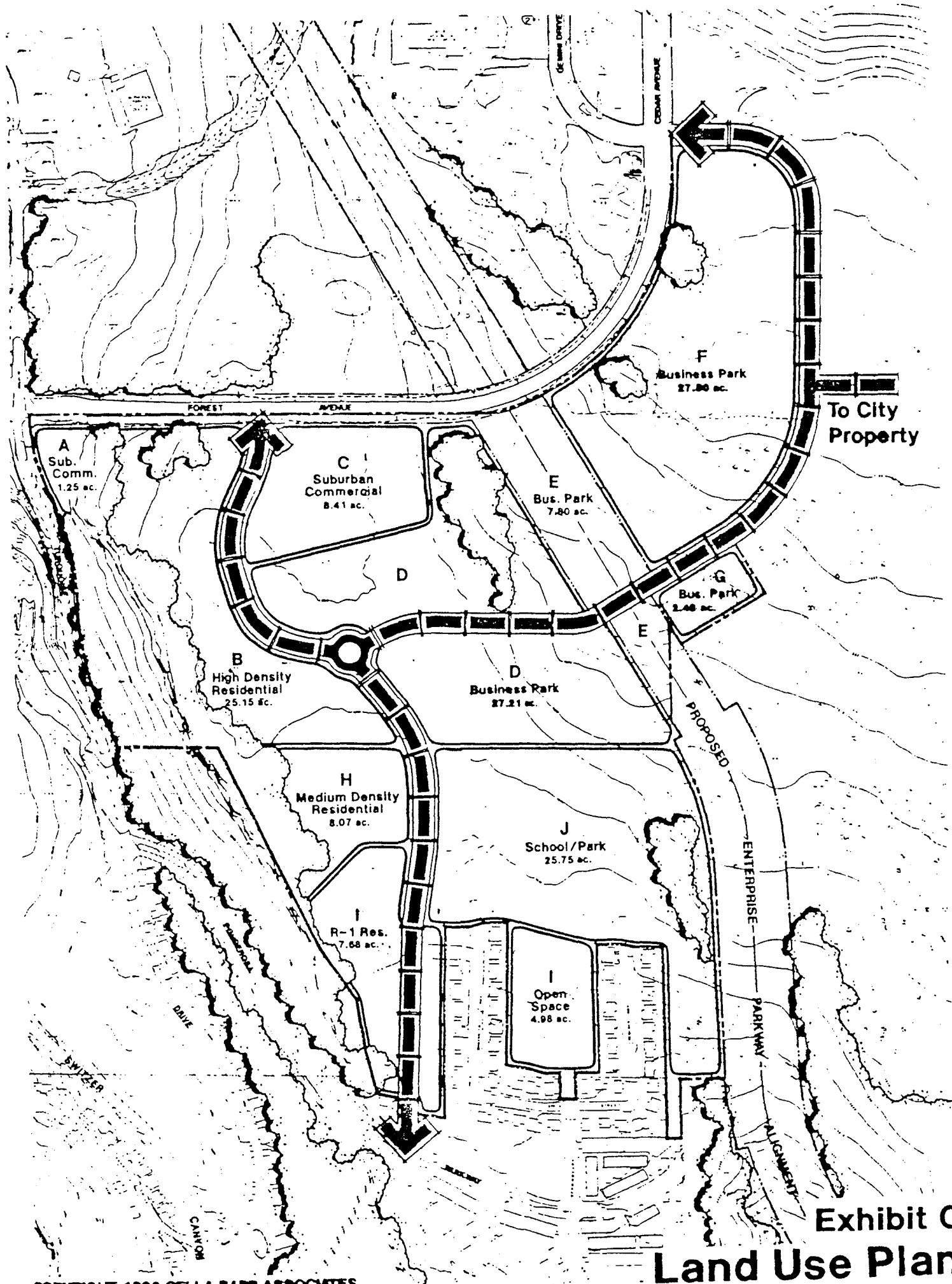
The Plan demonstrates sensitivity to the site's existing natural resources by preserving a majority of the Ponderosa Pine forests and most of the western slope/forest features. In addition to the natural areas, landscaped greenbelt buffers will separate land uses and incorporate interconnected pedestrian/bicycle trails.

The following table summarizes the primary land uses of the Plan area:

DEVELOPMENT AREA	LAND USE	ACRES (BASE SITE)
A	Suburban Commercial	1.25 ac
B	High Density Residential	25.15 ac
C	Suburban Commercial	8.41 ac
D-G	Business Park	64.99 ac
H	Medium Density Residential	8.07 ac
I	R-1 Density Residential (includes 0.22 acres of HR)	12.66 ac
J	School/Park	25.75 ac
Total ■ Development Areas		146.28 ac

B. Access/Circulation

The McMillan Mesa Village Circulation Plan establishes the configuration, capacity and design standards for roadways within the Plan area. It responds to and meets future traffic needs by providing efficient and controlled access for all land uses to two arterials: Forest/Cedar Avenue and Ponderosa Parkway. The connection of the road system from Ponderosa Parkway via Pine Cliff Drive in the south to Forest Avenue will alleviate the traffic problems on Ponderosa Parkway during bad weather by providing an alternative exit from Switzer Mesa subdivision area. A future direct connection to Enterprise Road is projected if Enterprise is ever built. Project generated traffic



entering from these arterials eventually accesses an internal road system, which services individual development sites. The Circulation Plan is depicted on Exhibit D.

The primary entryway to the Project will be a divided boulevard in 100 feet of right-of-way intersecting Forest Avenue at Gemini Drive. The secondary project accesses will intersect Forest Avenue approximately 1,000 feet east of the Turquoise Drive intersection via a 75-foot right-of-way collector road and from Ponderosa Parkway via a 60-foot right-of-way collector road. All project entry roads eventually intersect the project's internal traffic circle, which distributes internal traffic to all development sites.

To accommodate pedestrian circulation, sidewalks and bike paths will be provided within or near the rights-of-way of all the main project roads. Some bike and/or pedestrian paths may also be provided within the open space greenbelt buffers, per City specifications and standards. The sidewalks and bike paths may be separate or common pathways.

Forest and Turquoise will be improved to City standards except where a meandering trail near the street is used in lieu of a sidewalk so as to preserve the natural setting and contours of the land.

The project's pedestrian network will connect all development areas, natural features, and recreational facilities and will tie into the City's Urban Trails Network. All bike and pedestrian trail road crossings will be at road intersections where possible.

On-street parking is prohibited except in the area of single-family homes.

A 12-foot wide easement will be dedicated for public bike/pedestrian trails as noted in Exhibit F. The alignments and locations shall be determined at the time of the final engineering designs for the infrastructure.

A traffic impact analysis, which projects traffic volumes, patterns, and impact to existing circulation facilities and critical intersections is included in the Appendix. Land use intensities have been adjusted to reflect the projected capacity of roadways and intersections serving the project area.

C. Open Space/Recreation

The Open Space and Recreation Concept (Exhibit F) is oriented toward the preservation and enhancement of the site's most significant natural feature: the Ponderosa Pine forests. The majority of the Ponderosa Pine forests will be preserved as the project's open space/greenbelt amenity. For the enjoyment of the community's population, a system of pedestrian, bicycle and fitness trails will be interspersed

within the forest, as well as located in a project-wide greenbelt system that connects different development areas. In lieu of a sidewalk, pedestrian circulation along Turquoise Drive will be provided via a trail which meanders through the pine forest and is more design-sensitive to the slopes and forest areas adjacent to Turquoise Drive. A trail may also be utilized near Forest Avenue in place of a sidewalk adjacent to the street. These trails will be constructed to City standards. In addition, recreational facilities may include individual project recreation centers, (i.e., pools and tennis courts), passive amenities, such as sitting areas or picnic vista points and other features deemed suitable to complement the desired open space activities.

D. Landscaping and Scenic Enhancement Concept

The Landscaping and Scenic Enhancement Concept for McMillan Mesa Village (Exhibit H) depicts several measures that are an integral part of this specific plan in response to the following objectives:

- Unify and enhance the overall image and character of the planned community.

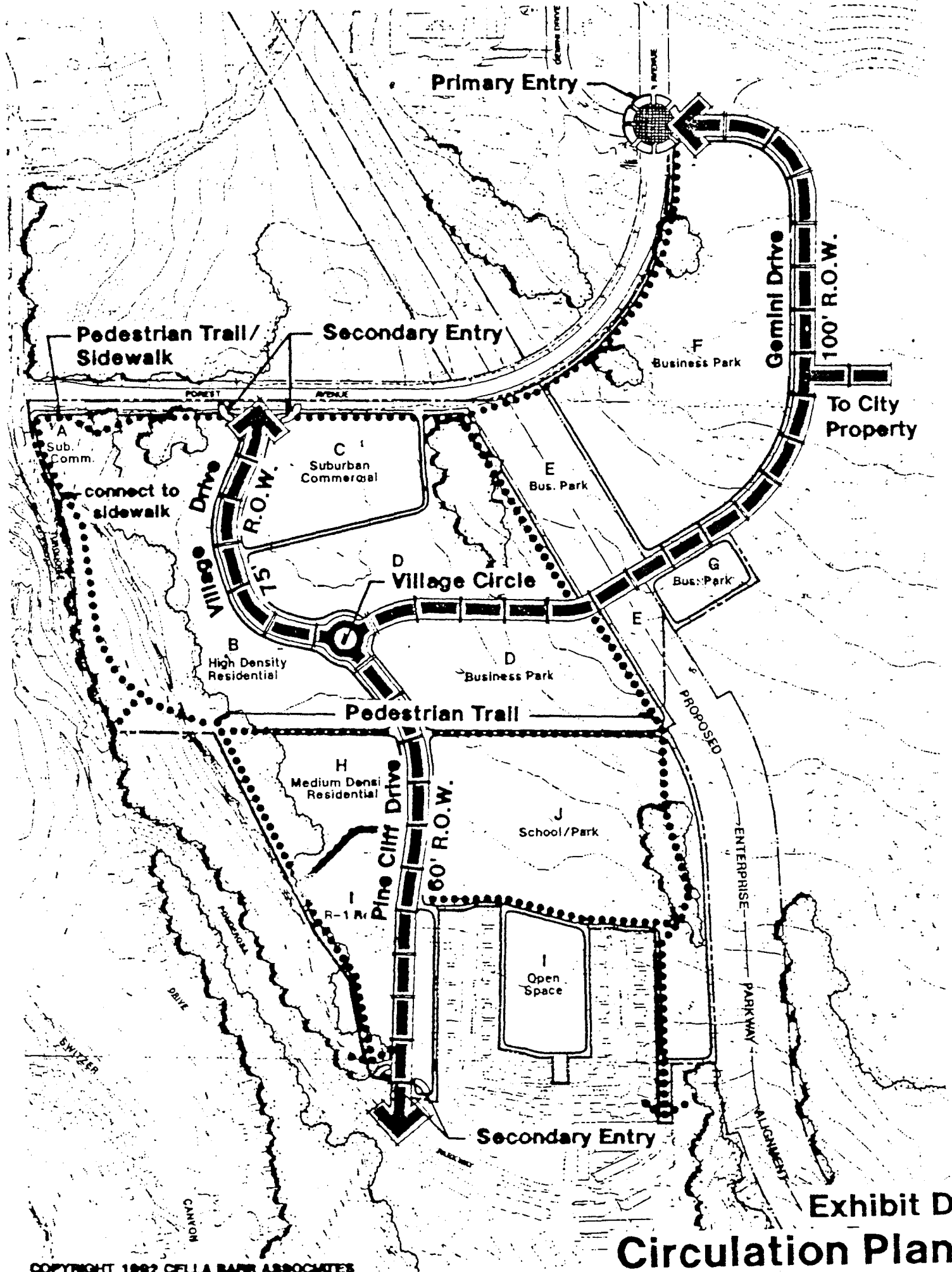
- Achieve continuity of a design theme by coordination of landscaping, paving, signage, street furniture and lighting.

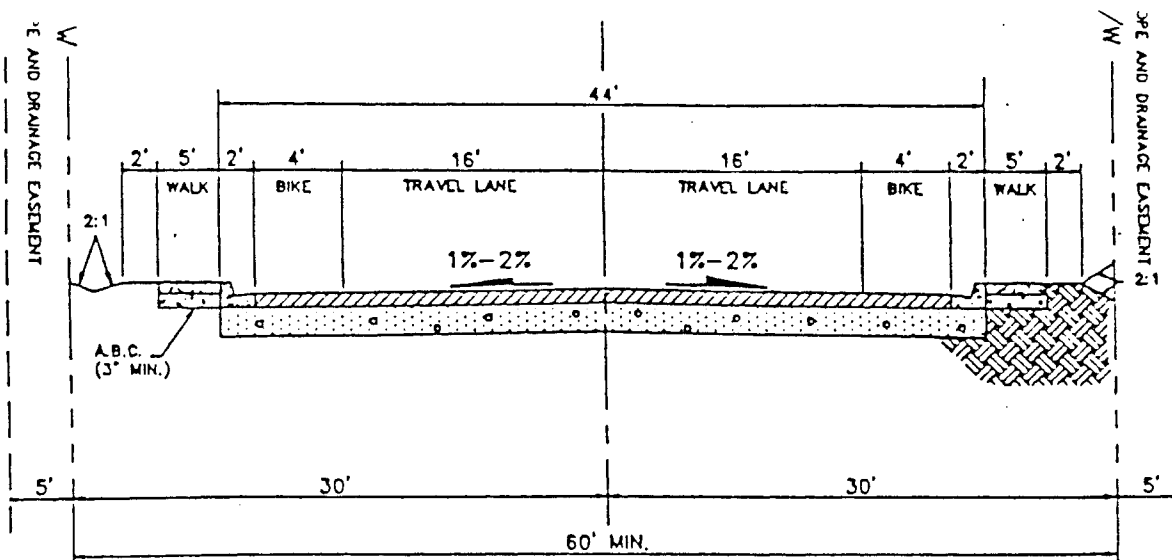
- Protect or enhance critical views and vistas to and across the site by sensitive placement of buildings and landscaping.

- Protect very sensitive site features by restriction against intrusion or limitation of building heights.

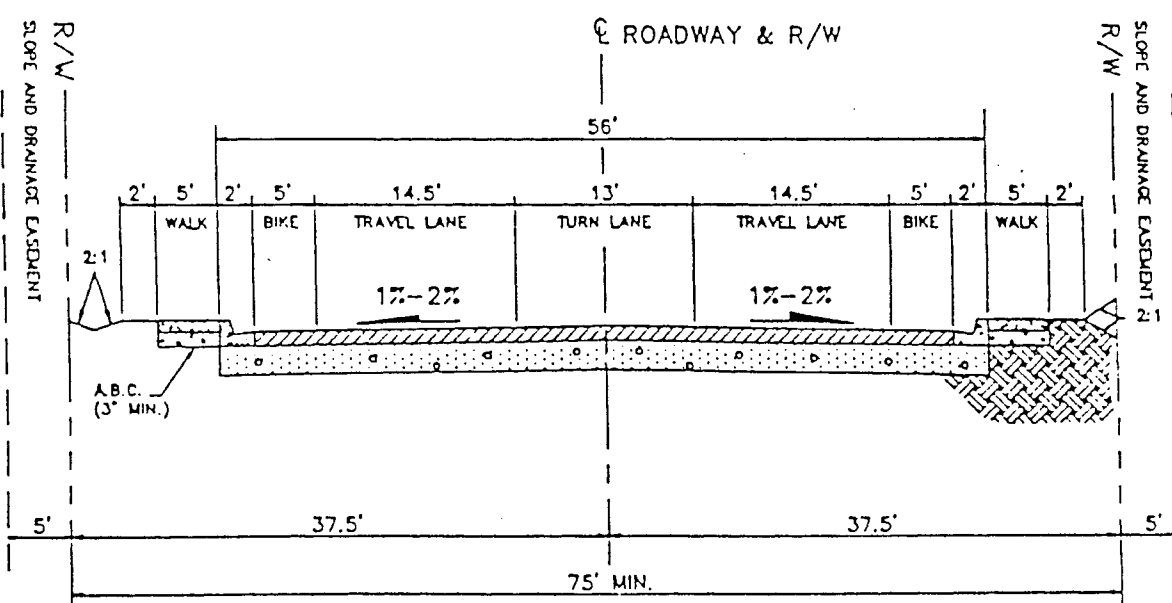
The principal design elements proposed to convey the image of the planned community are:

Project Entry Statements: The principal project entry will be at the intersection of Forest Avenue and Gemini Drive, with one secondary entry further west along Forest Avenue and another at the site's southern extension to Ponderosa Parkway at Pine Cliff Drive. The designed and built entry feature at Gemini will contain locally available materials organized to present the name and logo of the planned community - McMillan Mesa Village - and any directional information in the context of stone, wood, shrubs and trees, with low-intensity night lighting. The scale of the feature, which will be located both north and south of Gemini, east of Forest, will not be overpowering, nor will it block or intrude on significant views.

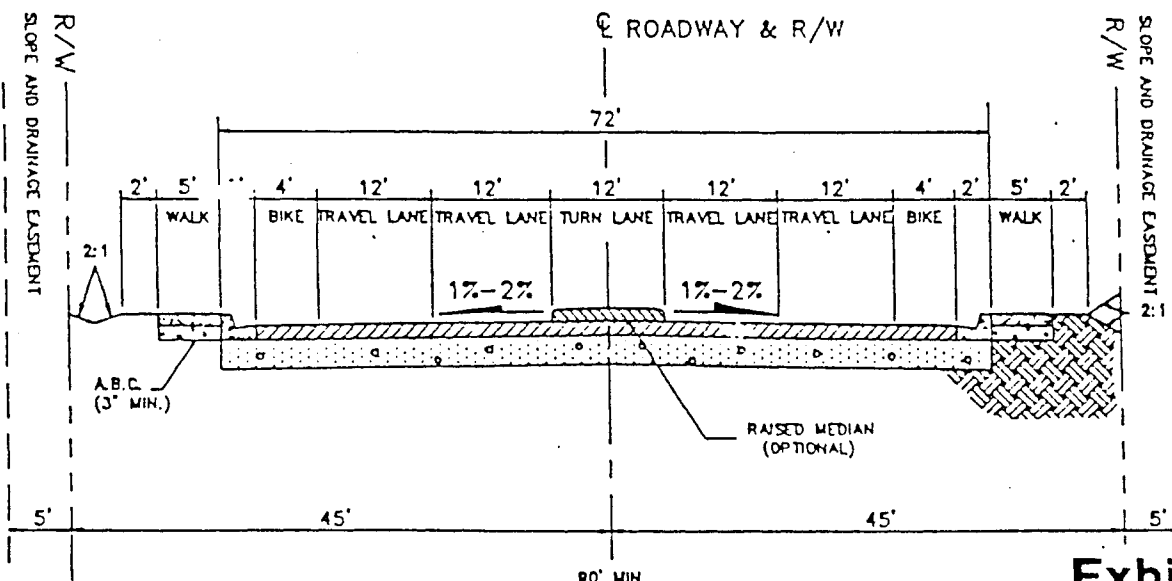




C.O.F. - Type III D Pine Cliff (North of Area I)



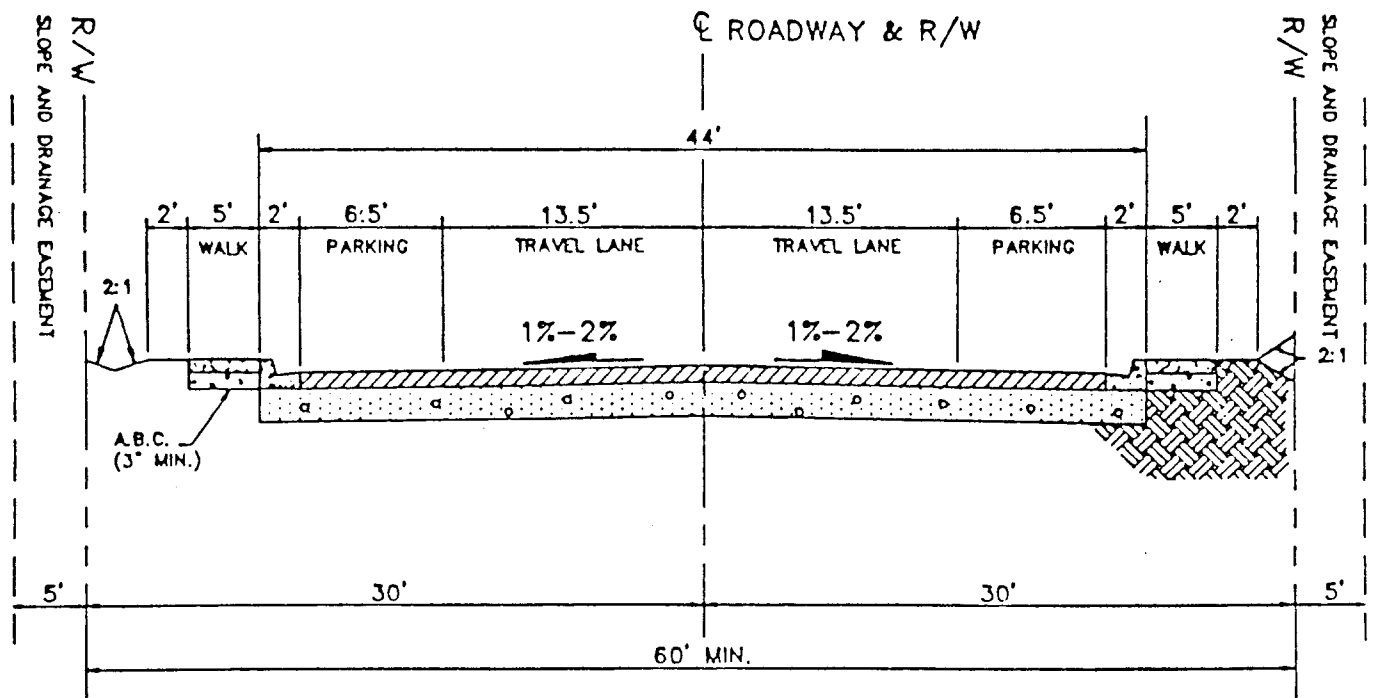
C.O.F. - Type II B Gemini and Village



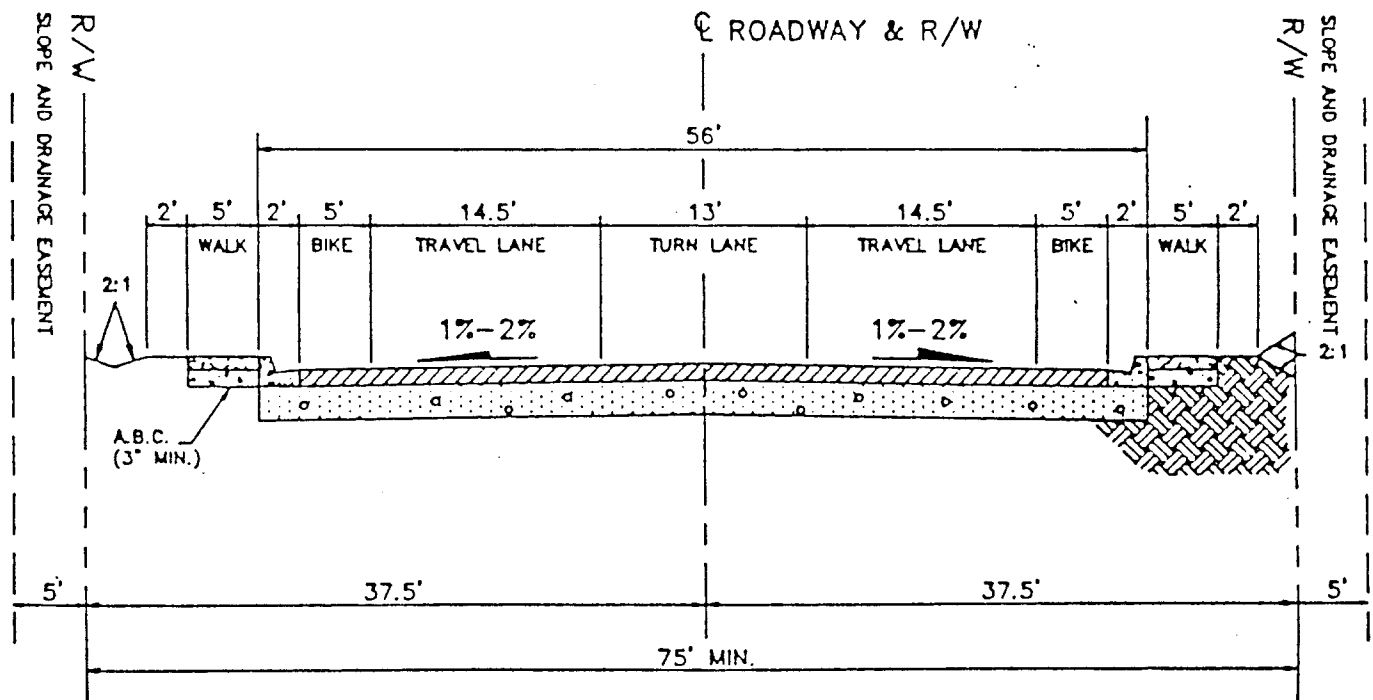
C.O.F. - Type I B Gemini

Typical Street Sections

Exhibit E



C.O.F.-Type III B Pine Cliff (in Area I)



C.O.F.-Type II B Turquoise*

* Sidewalk to be replaced
with Trail in Area B

Exhibit E Typical Street Sections

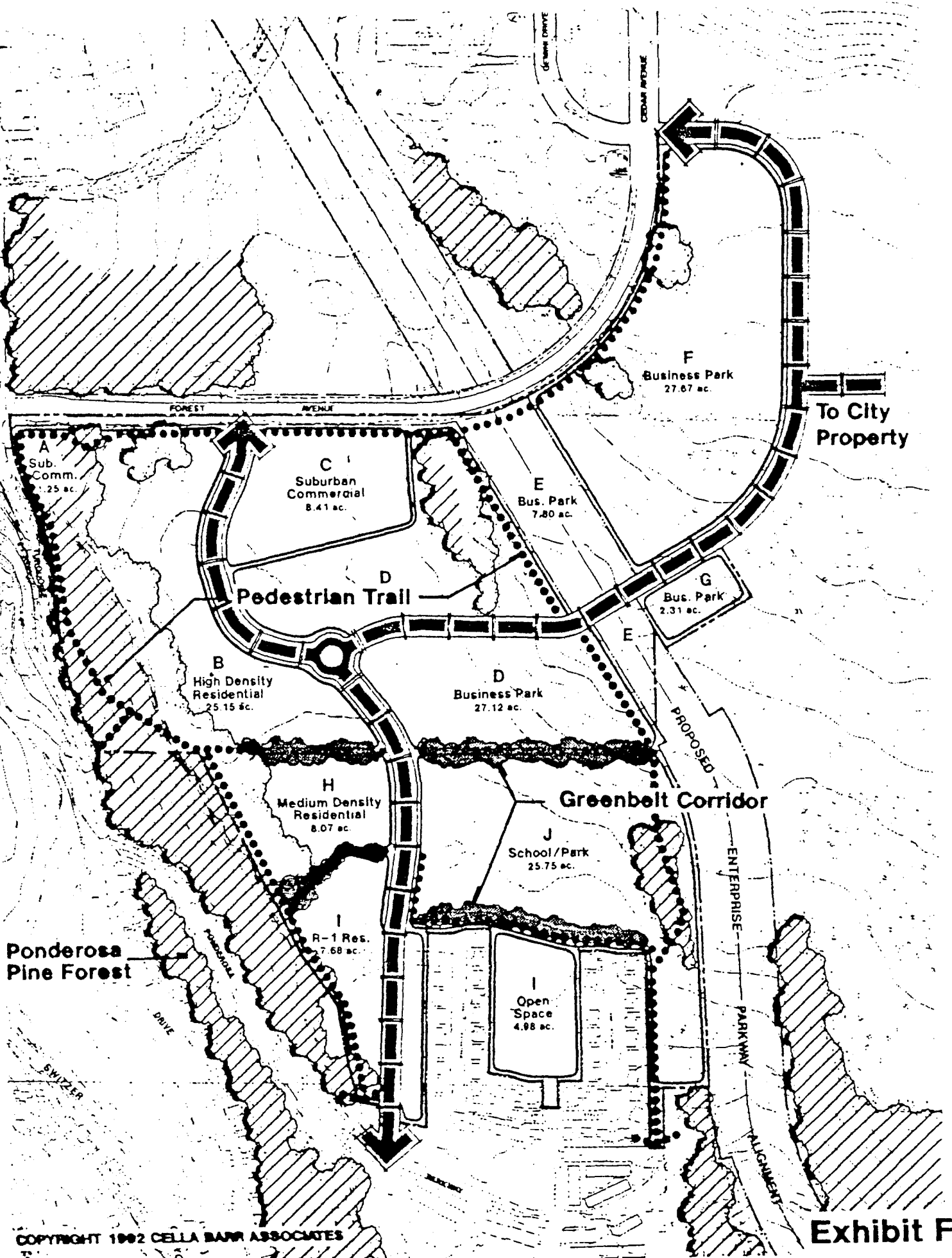


Exhibit F

Open Space/Recreation Concept

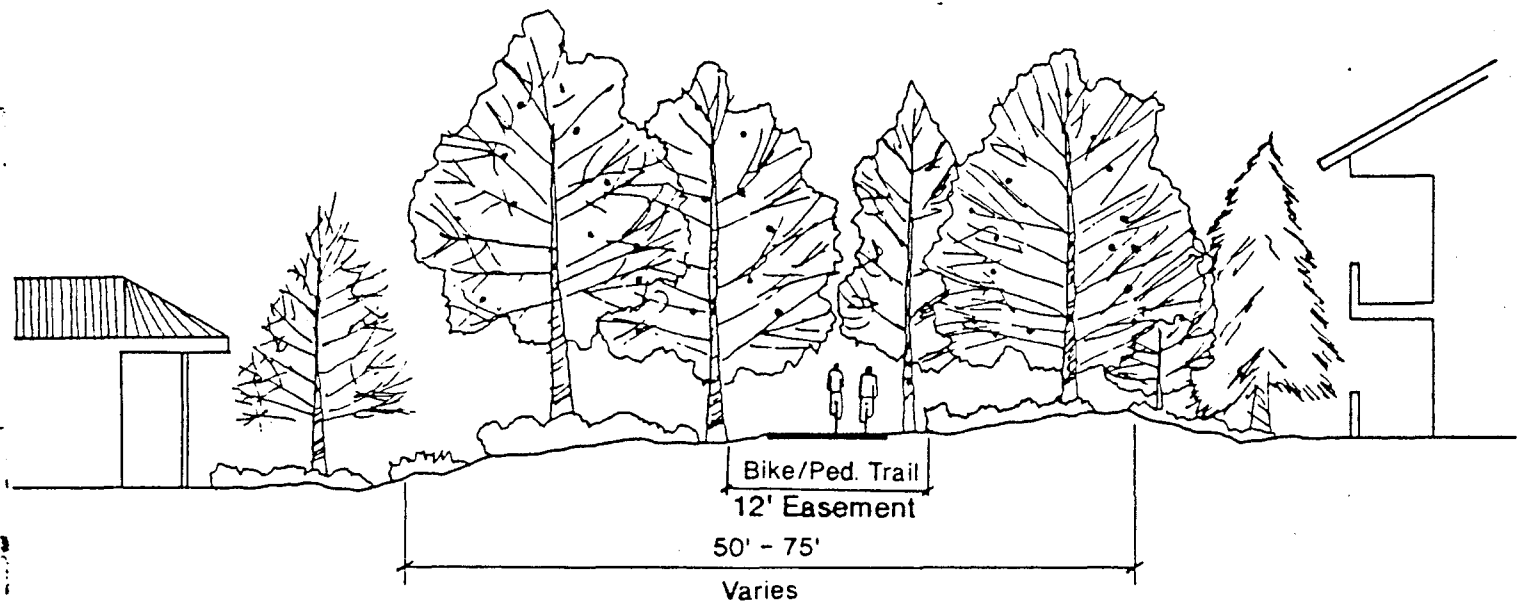


Exhibit G

Greenbelt Corridor Section

Secondary entry points will contain smaller sign monuments in a landscaped setting with low-intensity night lighting.

Easements for primary and secondary entryway features shall not be larger than required by the sign code.

If Enterprise Boulevard is constructed, a new intersection with Gemini will be created. At that time, two new major project entry features will be constructed east and west of Enterprise, featuring similar landscaping, signage and lighting.

The design and location of project entry signs and statements will take into consideration all City standards for sight triangles, clear zones, signalization and street lighting.

Streetscape: Street tree planting along Village Drive, Gemini Drive and Pine Cliff Drive will provide an image of order and continuity, with accent plantings at intersections and principal driveways. The round about - Village Circle - intersection will have a landscaped center island that will provide the aesthetic focal point of the entire planned community, utilizing a variety of native plants and landscape forms.

Forest Avenue Perimeter: The Forest Avenue edge of the property will have a 75-foot wide setback area south of the main entry at Gemini and Forest, extending through the Enterprise alignment, and a 50-foot wide setback area west of Enterprise, extending to the tree line.

Screen Landscaping: Site specific interior and perimeter planting areas, such as those within parking areas and along property lines, will provide visual buffering and screening of parked cars and storage areas.

Protection of the scenic quality of the site and principal long-range and mid-range views across the site are important objectives and the plan responds as follows:

Natural Areas: Except for 1.25 acres at the southeast corner of Turquoise and Forest Avenue, the ponderosa pine forested area above Turquoise and west of the cliff line, as shown on Exhibit H, is left as a natural area subject only to incursion by essential utilities and pedestrian pathways. Any disturbed utility easements will be revegetated with wild grasses and flowers.

Protected Areas: Because of its visibility and attractiveness, the forested rocky area immediately

south of Forest Avenue, west of the Enterprise alignment, will be restricted against intrusion by buildings (see Exhibit H) and incorporated as an open space element into the design of any building groupings at that location. Similarly, the tree clusters further northeast along Forest Avenue will be protected. These areas will be further defined at subdivision.

View Corridors: Several measures implemented independently or in combination can help protect and preserve valuable views. These are:

Landscaped setback areas at strategic locations.

Building height limitations.

Placement of buildings.

Removal of unsightly features.

The setbacks along Forest Avenue, as shown on Exhibit H, provide significant additional opportunity to soften new development features from direct view while preserving important long range views to Elden Mountain (northbound) and over the basin (southwest).

Single story height limits within a transitional area comprising an additional 25 to 50 feet in width along Forest Avenue, as shown on Exhibit G, prevent any buildings from being obtrusive or from obstructing views. A height limit of two stories for the single-family, low-density residential development in parcels IA, IB and ID, coupled with a density transfer and non-building restriction in Parcel IC, provides excellent assurance to residents of Switzer Mesa No. 3 that long range views to the San Francisco Peaks will be respected and protected. The medium-density, multi-family height limit in Parcel H is two stories, which is one story lower than the LDC would permit.

The buildings in the high density residential portions of McMillan Mesa Village, Area B, will be above and east of the forested slope areas. This ban on all building in Area B west of the cliff line/limit line defined in Appendix G will preserve all of the forest/slope area above Turquoise except for trail and utility easement areas. In addition, the taller buildings will be integrated among the trees on the westerly parts of the buildable portions of Area B so as to preserve the scale of the mesa and make the buildings blend in.

The area between Pine Cliff and Switzer Mesa #3 will be left as platted individual lots. It is anticipated that the elementary school building on Parcel J will

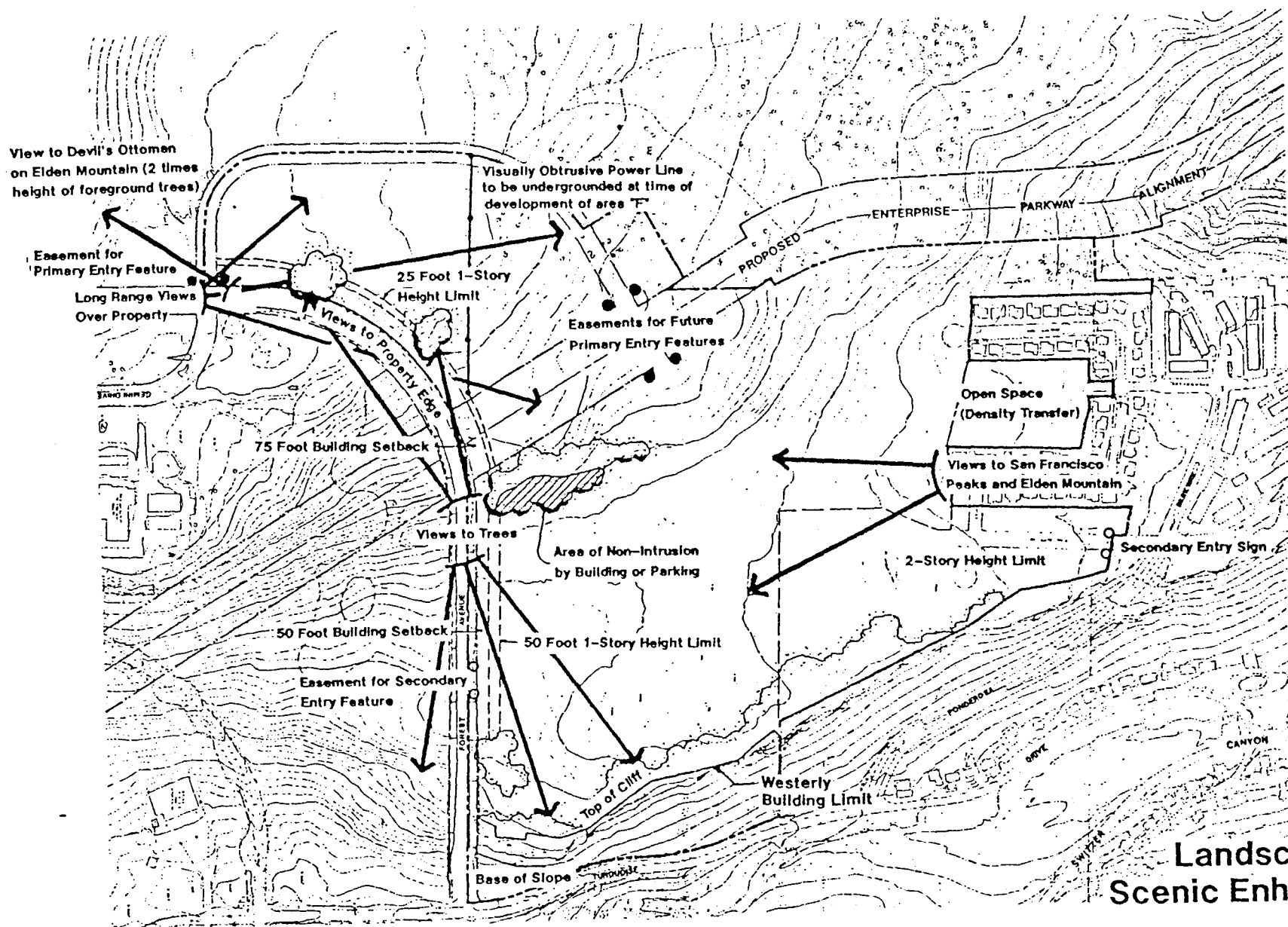
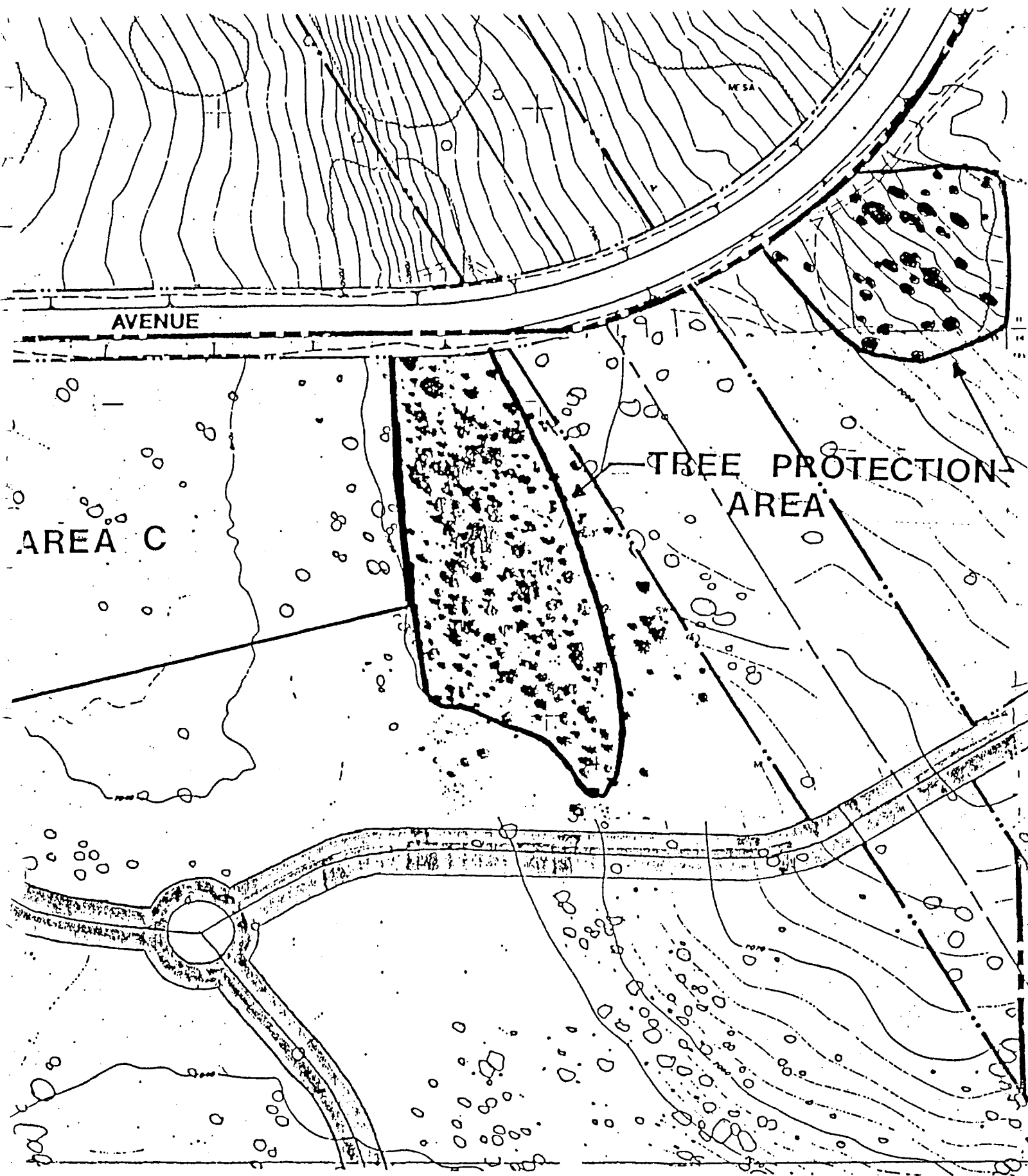


Exhibit H

Landscaping and Scenic Enhancement Concept



Tree Protection Exhibit I

be some distance north of the subdivision, so as to avoid blocking of views. The 23 kV overhead powerline will be removed and placed underground in conjunction with the development of Area F of McMillan Mesa Park.

All of the landscaping in the Project Entries and road rights-of-way within the project shall be installed and maintained, including appropriate irrigation, by the Project Owners and/or the Property Owners Association.

E. Infrastructure

The public infrastructure facility components which will serve the Plan area include water, sewer, electricity, natural gas and telecommunications:

1. Water

The subject area is located within the City of Flagstaff service area and consequently has an assured 100-year supply. Significant infrastructure improvements to deliver Zone A water to the property will be required. The closest Zone A water facilities (12") are located less than a mile to the north in Gemini Drive at the USGS facility. The service scenario will be an extension of this water line, as a 12-inch line, generally following the Gemini Drive alignment, and tying into an internal project water system and also connecting to the north via either an existing easement across the property north of the project or in the right-of-way of Turquoise to a water line in old Cedar Avenue to provide a Zone A looped water network.

2. Reclaimed Water System

The City of Flagstaff is developing a reclaimed water system to serve large scale users with irrigation water. This system will have a line across the northern part of McMillan Mesa. It is the philosophy of McMillan Mesa Village to use such environmentally protective facilities where that becomes feasible. This will have to be determined at a future time depending upon how McMillan Mesa Village develops and how the reclaimed water system evolves.

3. Sewer

There is presently capacity to accommodate all of Areas I and J and half of H development in an existing 8-inch line in Ponderosa Parkway. In addition to connecting to the existing sewer line to the south, a separate connection will be routed down the western bluff to access an existing 15" sewer main in Switzer Canyon.

Impact analyses for the sewer and water infrastructure demands are included in the Appendix.

4. Electricity, Natural Gas, Telecommunications

All other utilities to serve the development will be connected to existing infrastructure facilities to the north and south and shall be placed underground to promote health, safety and aesthetic appearance.

All development and infrastructure facilities discussed above will be constructed to all City, utility company and other appropriate building, health and safety standards.

F. Phasing

Phasing of development at McMillan Mesa Village shall reflect a number of conditions and factors influencing project implementation, including:

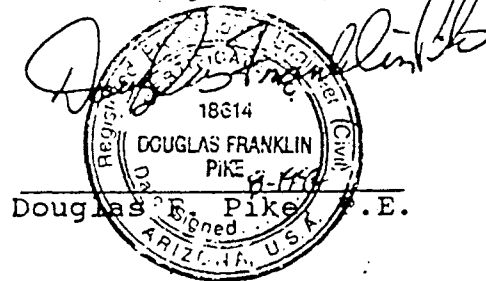
- Current and future trends in residential, office, research and development and commercial demand and absorption rates.
- Development and timing of infrastructure and other improvements, and available financing opportunities.

The following summarizes the required infrastructure for each development area:

PHASING OUTLINE

McMILLAN MESA DEVELOPMENT

May 21, 1992
(Revised June 11, 1992)
(Revised July 15, 1992)
(Revised July 21, 1992)
(Revised August 10, 1992)
(Revised August 19, 1992)



PHASING

The following list notes the infrastructure necessary to serve the parcel. The installation of those designated portions of the infrastructure would be necessary to develop that parcel. In the case of some of the larger parcels, a portion of the designated infrastructure may be sufficient. This would, however, be necessary to analyze at the time of the proposal.

DRAINAGE - Post-development drainage discharge will be detained onsite in landscaped and open space areas and released at pre-development peak discharge and volume levels in accordance with City requirements. The developer/builder of each development area or site will be responsible for providing the required drainage detention areas within the development site. This also applies to streets as stand alone elements. The detention facilities noted in the drainage report would be required upon street construction.

AREA	WATER LINES	SEWER LINES	STREETS	BASIN
A	Existing	1	Turquoise*	
B	1	5, 6, 8	Village* Turquoise** Gemini Village	8
C	1	5, 6, 8	Village** Gemini or Pine Cliff	7
D	1	4 Thru 8	Village** Gemini Pine Cliff	6 or 2 or 5
E	1	4, 6, 8	Gemini	6 or 2
F	1	2-4, 6, 8	Gemini	1 or 2 or 6
G	1	3, 4, 6, 8	Gemini	2
H	1 Thru 5	8 & 9	Pine Cliff Village** Gemini	5
I	1 Thru 5	9	Pine Cliff	4
J	1 & 2	9	Pine Cliff Gemini	3

The attached phasing exhibit is by way of example only. The order of the improvements may be changed, such as phase 3 & 4 being

before 1 & 2. However, the above chart must be followed. The only exceptions being that only portions of improvements may be required for portions of parcels. As an example, portions of Parcel D may be adequately served by the installation of Village and sewer lines 5, 6, & 8 without the other sewer lines mentioned.

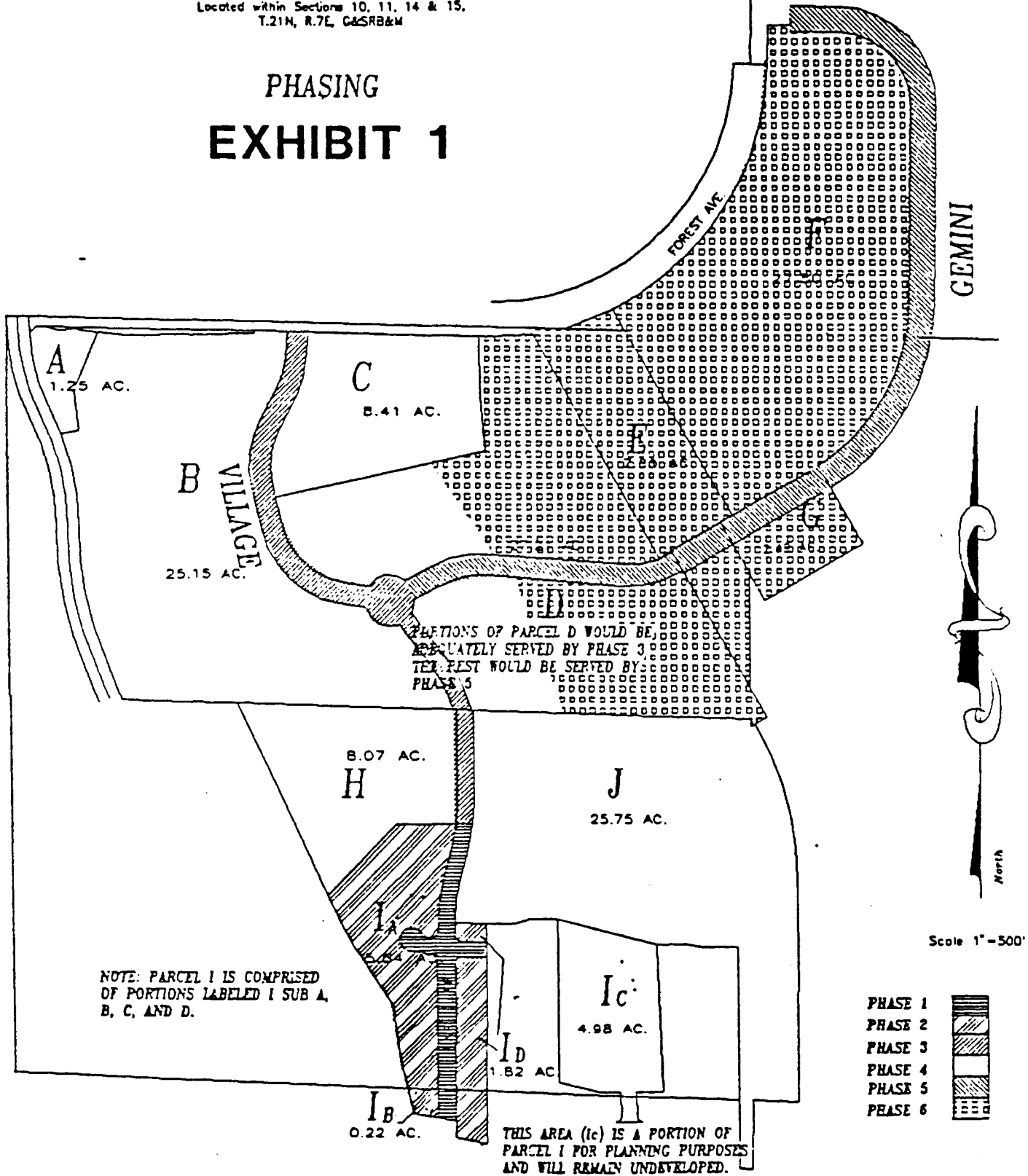
* Turquoise, though existing, requires some improvements to bring it to City Standards at the time of development of parcels A or B.

** The installation of Village will be accompanied by the widening of Forest and installation of acceleration and deceleration lanes. Other City standard improvements along Forest will be required at the time of development of Development Areas C and B.

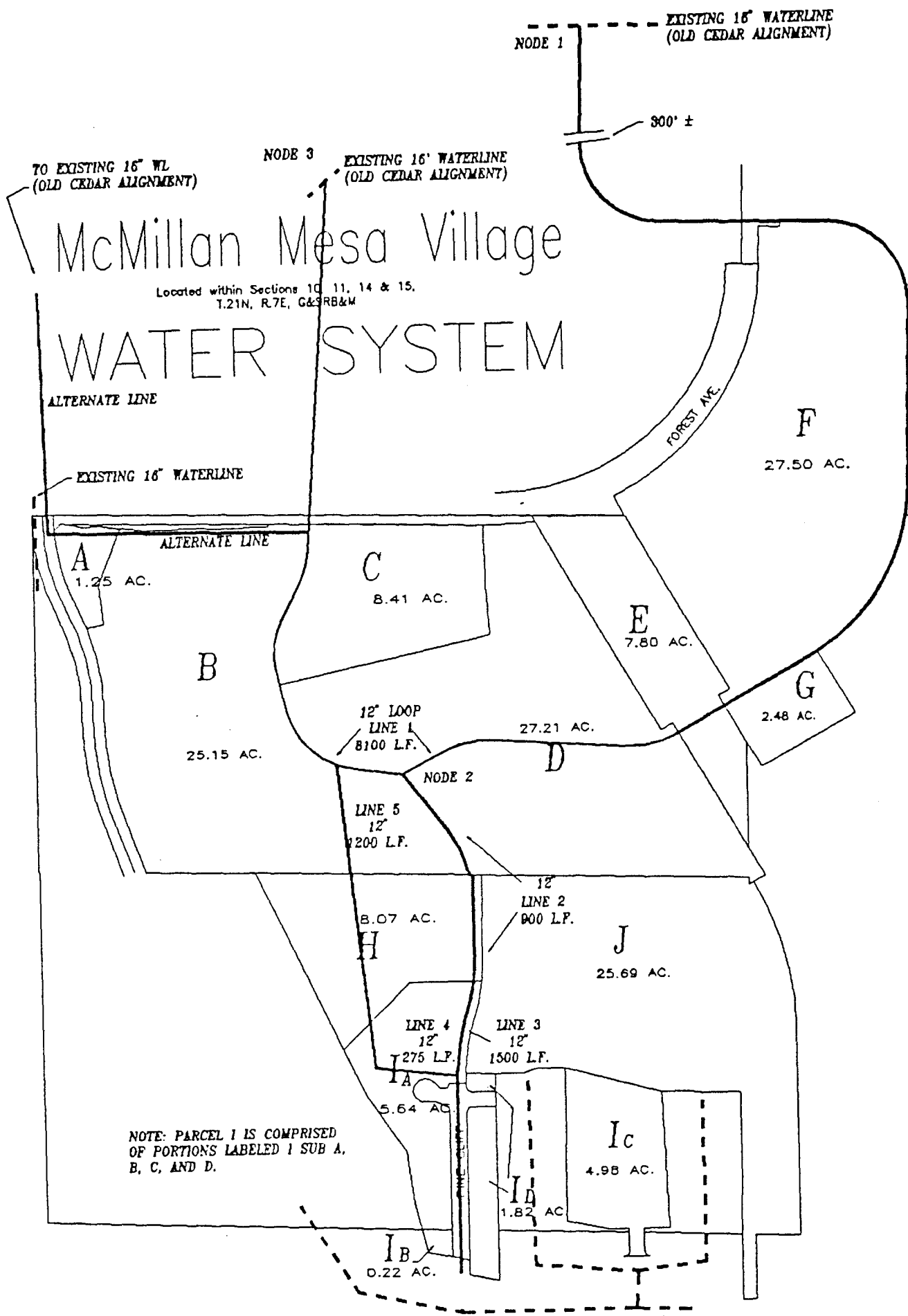
McMillan Mesa Village

Located within Sections 10, 11, 14 & 15,
T.21N, R.7E, C&SRB&M

PHASING EXHIBIT 1



1535-932



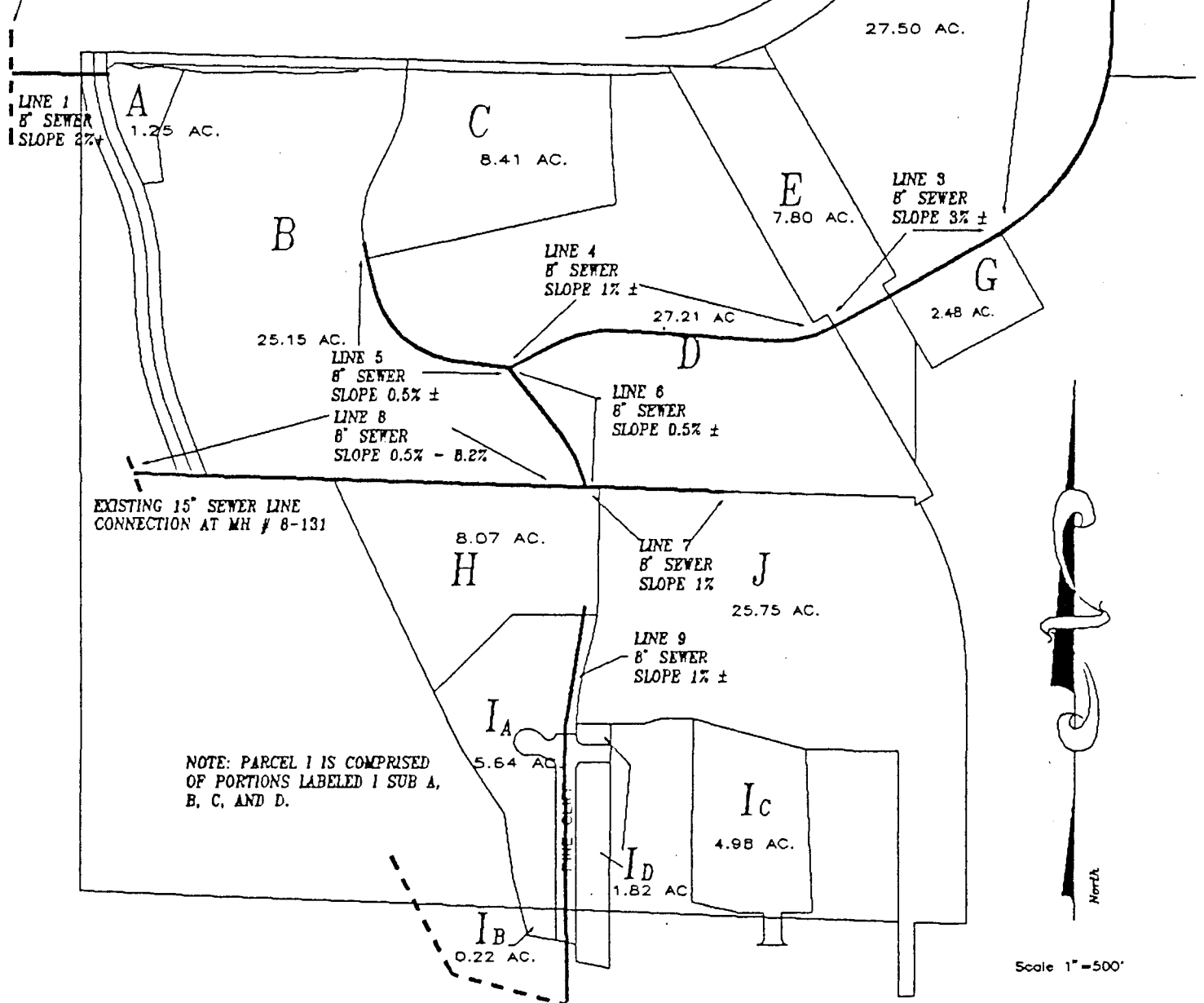
Scale: 1" = 500'

McMillan Mesa Village

Located within Sections 10, 11, 14 & 15.
T.21N, R.7E, C&SRB&M

SEWER SYSTEM

EXISTING 15" LINE-IN SWITZER CANYON

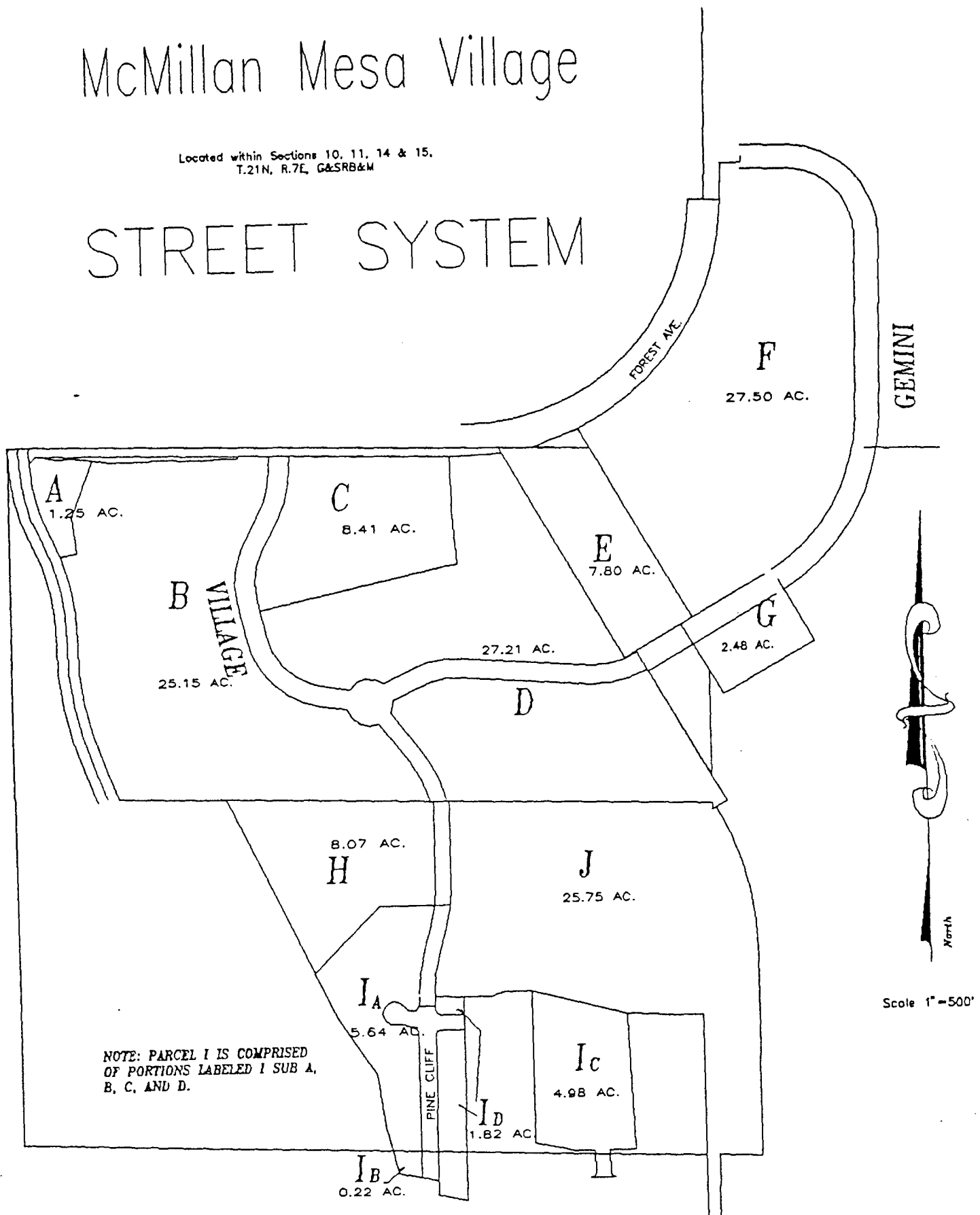


Scale 1" = 500'

McMillan Mesa Village

Located within Sections 10, 11, 14 & 15.
T.21N, R.7E, G&SRB&M

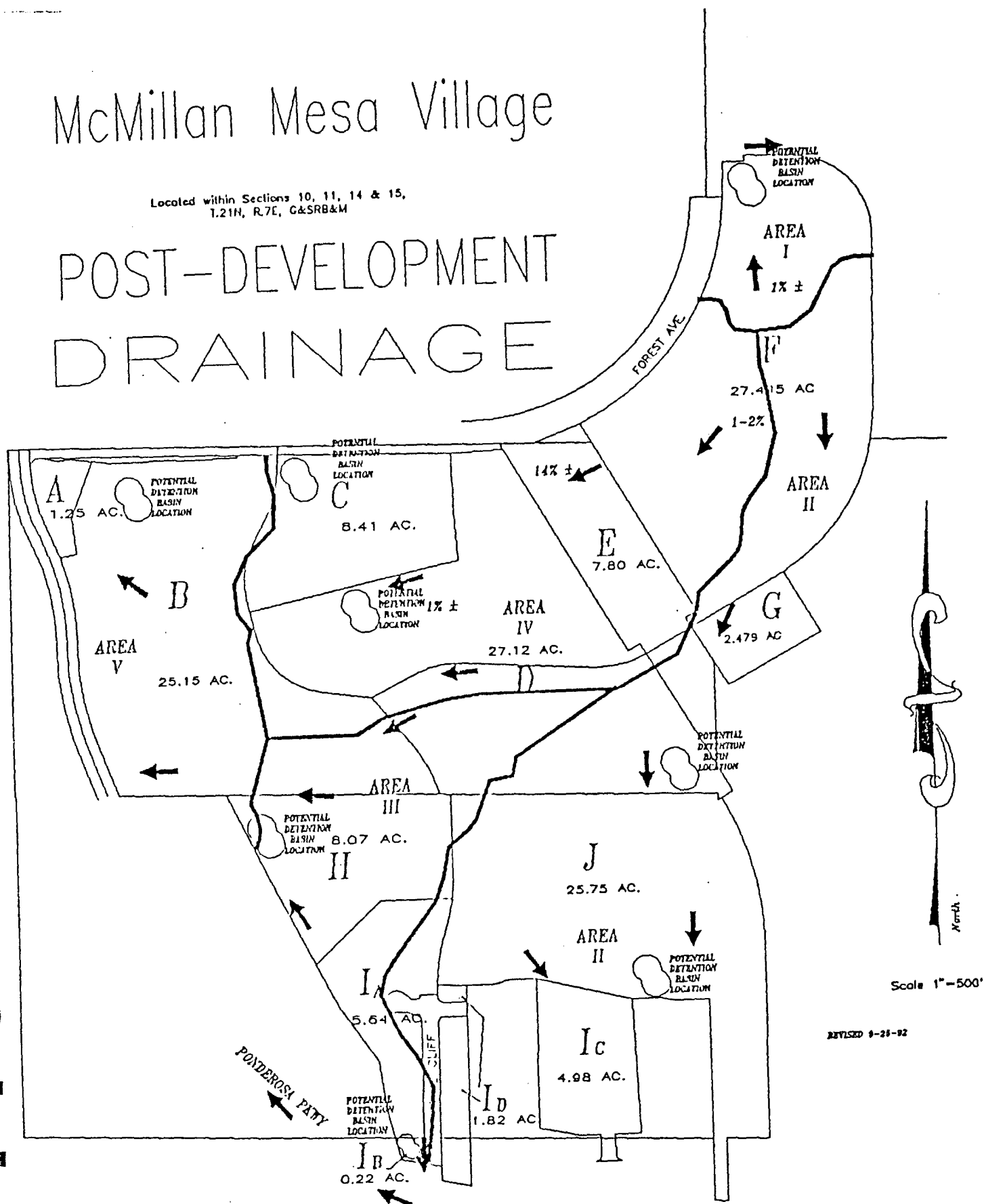
STREET SYSTEM



McMillan Mesa Village

Located within Sections 10, 11, 14 & 15,
1.21N, R.7E, G&SRB&M

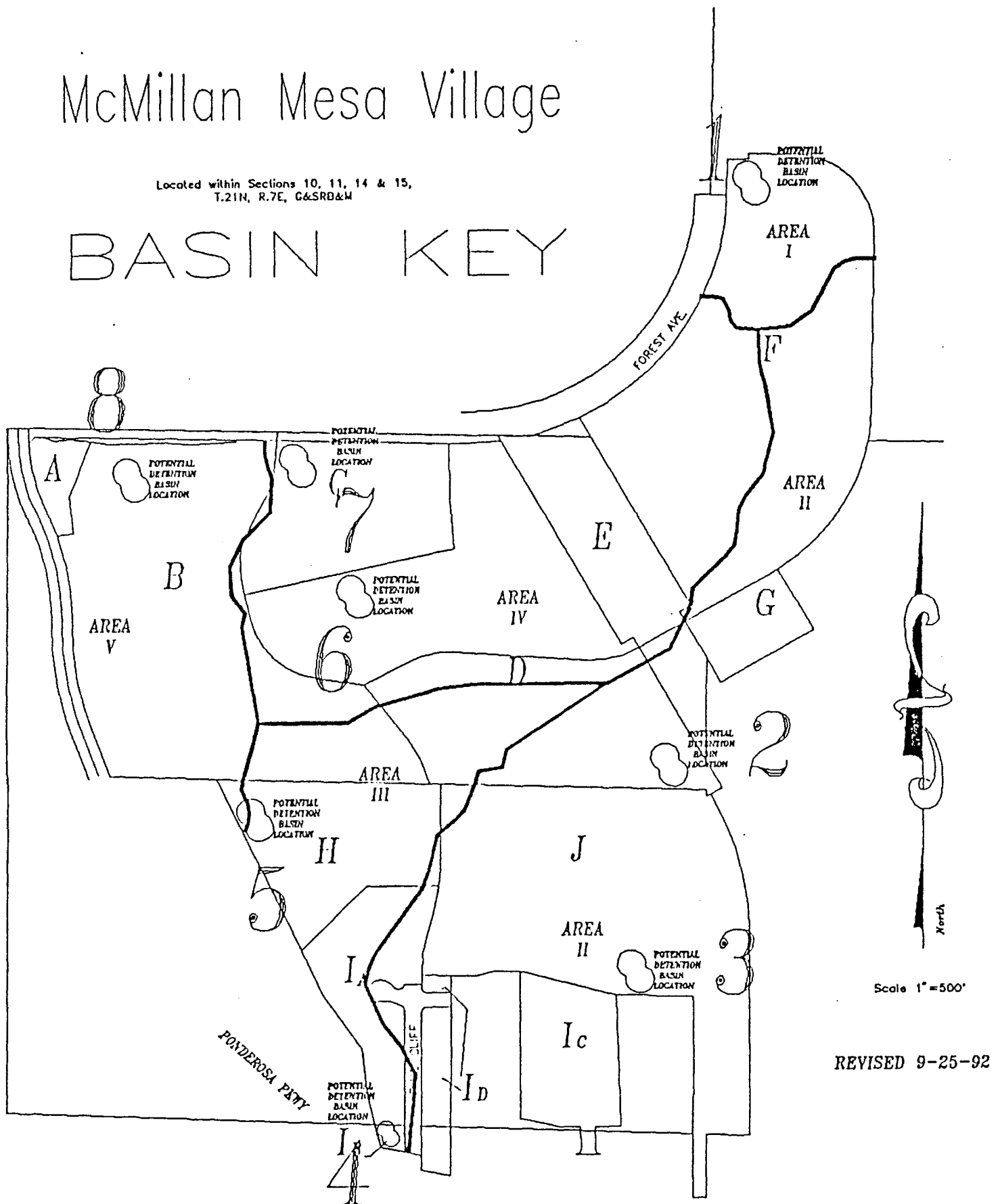
POST-DEVELOPMENT DRAINAGE



McMillan Mesa Village

Located within Sections 10, 11, 14 & 15,
T.21N, R.7E, G&SRB&M

BASIN KEY



V. DEVELOPMENT PERFORMANCE STANDARDS

The McMillan Mesa Village Specific Plan Development Standards establish the intensity and character of project development by prescribing site specific use and performance standards that are tailored to the unique qualities of the site. All development within McMillan Mesa Village will comply with the following Development Performance Standards and Design Guidelines of the CC&Rs, as well as the applicable provisions of the Land Development Code, with the more restrictive code governing.

The following summarizes the primary land use designations:

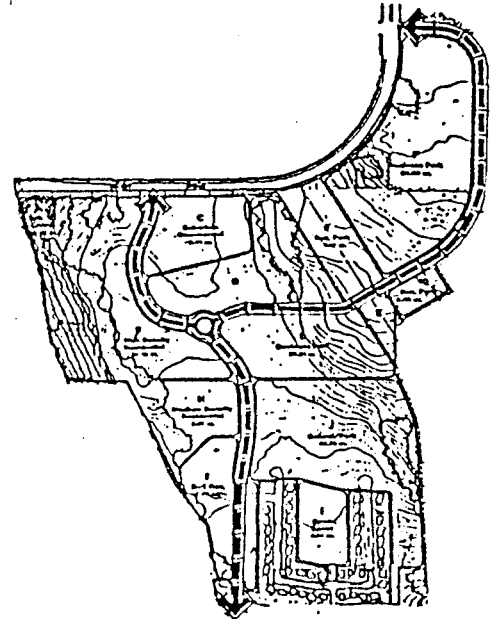
DEVELOPMENT AREA	LAND USE	AREA
A	Suburban Commercial	1.25 acres
B	High Density Residential	25.15 acres
C	Suburban Commercial	8.41 acres
D	Business Park	27.21 acres
E	Business Park Transportation Corridor	7.80 acres
F	Business Park	27.50 acres
G	Business Park	2.48 acres
H	Medium Density Residential	8.07 acres
I	R-1 Residential (includes .22 as HR)	12.66 acres
J	School/Park	25.75 acres

1. All preliminary site capacity calculations presented in this document are only for purposes of:
 - a. Determining impacts to water, sewer, streets and other City systems.
 - b. Determining appropriateness of proposed zoning districts relative to natural resources located onsite.
 - c. Determine preliminary floor areas and density impacts.
2. All site plan and subdivision activity in the Specific Plan Area shall follow the standard site capacity Land Development Code procedures at the time of development.

DEVELOPMENT AREA A 1.25 Acres*
 Zoning District Suburban Commercial
 Development Option Office

Specific Performance Standards

Office		
Maximum Gross FAR		.25
Minimum LSR		.45
Maximum Net FAR		.50
Maximum Building Height		25'
Parking - See LDC for specific use		
restrictions		
Maximum Scale	Neighborhood	
Maximum Floor Area		13,612 SF



Restrictions

- 1) Access will be limited to Turquoise Drive only

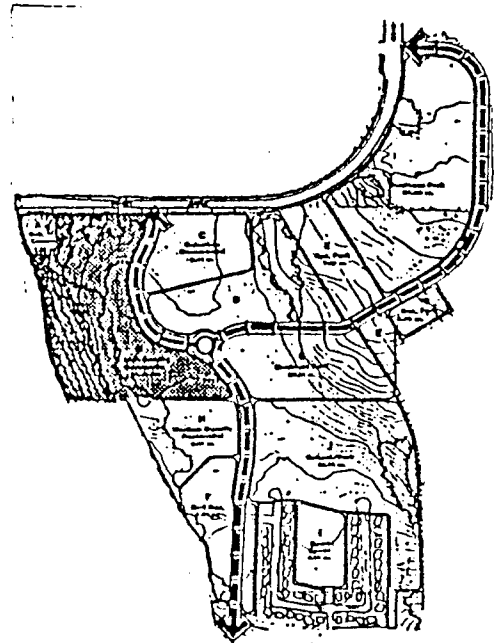
Note: See also the first page of this section for description of other development criteria and controls. The above areas and standards are for planning purposes only. The LDC should be consulted for current specific standards

* Base Site Area

<u>DEVELOPMENT AREA B</u>	25.15 acres*
Zoning District	High Density Residential
Development Option	Planned

Specific Performance Standards

Planned Development	
Maximum Gross DUA	22
Minimum OSR	.20
Maximum Net DUA	28
Maximum Building Height	45'
Parking - See LDC for specific use restrictions	
Maximum Dwelling Units per LDC	491



Restrictions

- 1) No buildings will be constructed westerly of the cliff line between mesa top and Turquoise Drive. This is approximately the dashed line on the plan and described below. Utility easements and trails will be permitted in the slope area. See Appendix A for line definition.
- 2) Building height shall be limited to one story within 100 feet of Forest Avenue right-of-way as illustrated on Exhibit "H" of the specific plan.
- 3) Setbacks from Forest Avenue right-of-way will be 50 feet for buildings and parking as illustrated on Exhibit "H" of the specific plan.

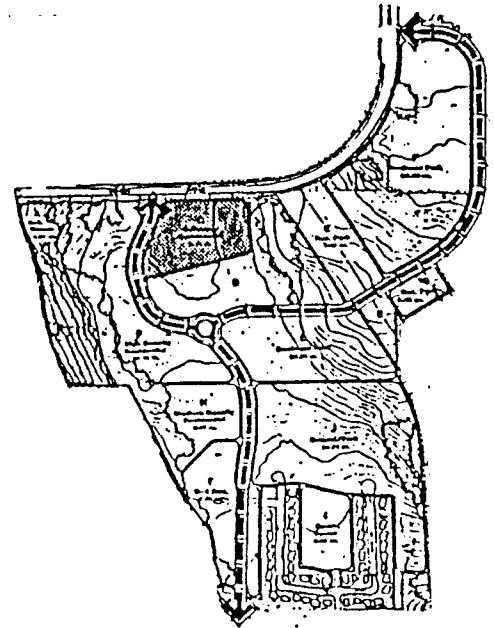
Note: See also the first page of this section for description of other development criteria and controls. The above areas and standards are for planning purposes only. The LDC should be consulted for current specific standards.

* Base Site Area

DEVELOPMENT AREA C 8.41 acres*

Zoning District Suburban Commercial

Development Option Retail/Service
 Restaurant
 Financial Institution
 Office



Specific Performance Standards

- a) Retail/Service/Restaurant
- | | |
|---|--------------|
| Maximum Gross FAR | .18 |
| Minimum LSR | .40 |
| Maximum Net FAR | .30 |
| Maximum Building Height | 25' |
| Parking - See LDC for specific use restrictions | |
| Maximum Scale | Neighborhood |
| Maximum Floor Area | 65,941 SF |
- b) Office/Financial
- | | |
|---|--------------|
| Maximum Gross FAR | .25 |
| Minimum LSR | .45 |
| Maximum Net FAR | .50 |
| Maximum Building Height | 25' |
| Parking - See LDC for specific use restrictions | |
| Maximum Scale | Neighborhood |
| Maximum Floor Area | 91,584 SF |

Restrictions

- 1) All uses located in this development area shall be performed or carried out entirely within an enclosed building with the exception of outdoor dining and temporary outdoor art displays. The Planning Director may approve certain activities which cannot be carried on within a building provided such activity is screened so as not to be visible from neighboring property and streets.
- 2) Maximum total building square footage shall be 65,000.
- 3) Maximum footprint (ground coverage) is 10,000 SF per building.
- 4) Drive-up lanes for financial institutions are limited to maximum of 3 lanes.
- 5) Building height shall be limited to one story within 100 feet of Forest Ave.
- 6) Setback from Forest Ave right of way will be 50 feet for buildings and parking
- 7) No commercial lodging will be allowed.

Note: See also the first page of this section for description of other development criteria and controls. The above areas and standards are for planning purposes only. The LDC should be consulted for current specific standards.

* Base Site Area

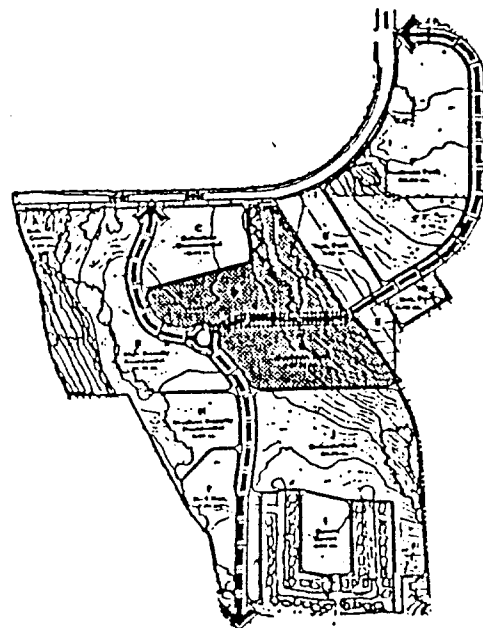
DEVELOPMENT AREA D 27.21 acres*

Zoning District Business Park

Development Option Business Park Uses

Specific Performance Standards

- a) Business Park Use
- | | |
|---|------------|
| Maximum Gross FAR | .33 |
| Minimum LSR | .35 |
| Maximum Net FAR | .50 |
| Maximum Building Height | 35' |
| Parking - See LDC for specific use restrictions | |
| Maximum Scale | Community |
| Maximum Floor Area | 385,211 SF |
- b. All Other Uses
- | | |
|---|------------|
| Maximum Gross FAR | .30 |
| Minimum LSR | .40 |
| Maximum Net FAR | .55 |
| Maximum Building Height | 40' |
| Parking - See LDC for specific use restrictions | |
| Maximum Scale | Community |
| Maximum Floor Area | 355,580 SF |



Restrictions

- 1) Setback from the Forest Ave right-of-way shall be a minimum of 50 feet for buildings and parking.
- 2) Building height shall be limited to one story within 100 feet of Forest Ave.
- 3) No commercial lodging will be allowed.
- 4) No restaurant development option will be allowed.
- 5) Fifty percent (50%) of the trees located in the tree protection area, as shown on Exhibit I of the specific plan, and having a DBH of six (6) inches or more shall be retained and protected. Prior to development approval of area "D", the protection area, as illustrated on Exhibit I shall be legally described.

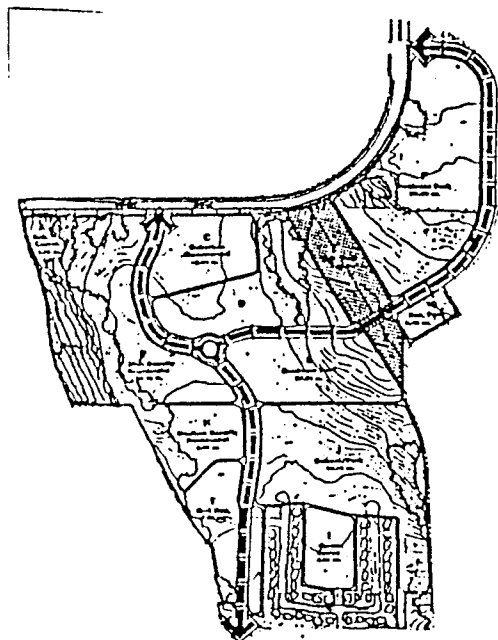
Note: See also the first page of this section for description of other development criteria and controls. The above areas and standards are for planning purposes only. The LDC should be consulted for current specific standards.

* Base Site Area

DEVELOPMENT AREA E 7.8 acres*

Zoning District Business Park

Development Option Transportation Corridor
Business Park Uses



Specific Performance Standards

- a) Business Park Use
- | | |
|---|------------|
| Maximum Gross FAR | .33 |
| Minimum LSR | .35 |
| Maximum Net FAR | .50 |
| Maximum Building Height | 35' |
| Parking - See LDC for specific use restrictions | |
| Maximum Scale | Community |
| Maximum Floor Area | 110,424 SF |
- b) All Other Uses
- | | |
|---|------------|
| Maximum Gross FAR | .30 |
| Minimum LSR | .40 |
| Maximum Net FAR | .55 |
| Maximum Building Height | 40' |
| Parking - See LDC for specific use restrictions | |
| Maximum Scale | Community |
| Maximum Floor Area | 101,930 SF |

Restrictions for Business Park Uses

- 1) Setback from Forest Ave right of way shall be a minimum of 75 feet for building and parking.
- 2) Building height shall be limited to one story within 100 feet of Forest Ave.
- 3) No commercial lodging will be allowed.
- 4) No restaurant development options will be allowed.

Note: See also the first page of this section for description of other development criteria and controls. The above areas and standards are for planning purposes only. The LDC should be consulted for current specific standards.

* Base Site Area

This Development Area is not subject to nor eligible for the McMillan Mesa Village Land Owners Association, the Design Review Committee, the CC&R's or other restrictions or conditions of this Specific Plan as long as it is held for or used as a transportation corridor or roadway.

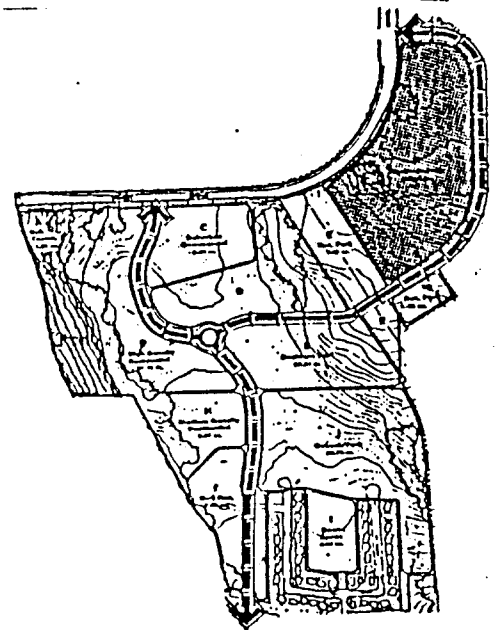
DEVELOPMENT AREA F 27.50 acres*

Zoning District Business Park

Development Option Business Park Uses

Specific Performance Standards

- a) Business Park Use
- | | |
|---|------------|
| Maximum Gross FAR | .33 |
| Minimum LSR | .35 |
| Maximum Net FAR | .50 |
| Maximum Building Height | 35' |
| Parking - See LDC for specific use restrictions | |
| Maximum Scale | Community |
| Maximum Floor Area | 389,317 SF |
- b) All Other Uses
- | | |
|---|------------|
| Maximum Gross FAR | .30 |
| Minimum LSR | .40 |
| Maximum Net FAR | .55 |
| Maximum Building Height | 40' |
| Parking - See LDC for specific use restrictions | |
| Maximum Scale | Community |
| Maximum Floor Area | 359,370 SF |



Restrictions

- 1) Setback from Forest Ave right of way shall be a minimum of 75 feet for buildings and parking.
- 2) Building height shall be limited to one story within 100 feet of Forest Ave.
- 3) No commercial lodging will be allowed.
- 4) Restaurant development option shall be limited to one restaurant of the full service, sit down type, with no drive through or fast food characteristics. It shall be limited to a size of 7,500 square feet and be located at least 250 feet from the northwest corner of the development area.
- 5) Fifty percent (50%) of the trees located in the tree protection area, as shown on Exhibit I of the specific plan, and having a DBH of six (6) inches or more shall be retained and protected. Prior to development approval of area "D", the protection area, as illustrated on Exhibit I shall be legally described.

Note: See also the first page of this section for description of other development criteria and controls. The above areas and standards are for planning purposes only. The LDC should be consulted for current specific standards.

* Base Site Area

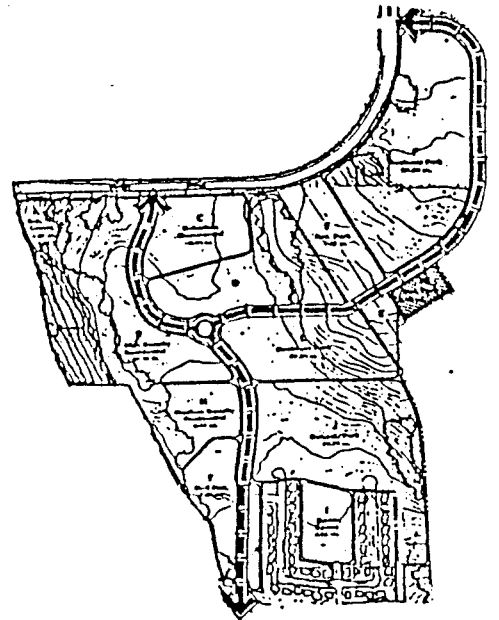
DEVELOPMENT AREA G 2.48 acres*

Zoning District Business Park

Development Option Business Park Uses

Specific Performance Standards

- a) Business Park Use
- | | |
|---|-----------|
| Maximum Gross FAR | .33 |
| Minimum LSR | .35 |
| Maximum Net FAR | .50 |
| Maximum Building Height | 35' |
| Parking - See LDC for specific use restrictions | |
| Maximum Scale | Community |
| Maximum Floor Area | 35,109 SF |
- b) All Other Uses
- | | |
|---|-----------|
| Maximum Gross FAR | .30 |
| Minimum LSR | .40 |
| Maximum Net FAR | .55 |
| Maximum Building Height | 40' |
| Parking - See LDC for specific use restrictions | |
| Maximum Scale | Community |
| Maximum Floor Area | 32,408 SF |



Restrictions

- 1) No commercial lodging will be allowed.
- 2) Restaurant development option shall not be permitted

Note: See also the first page of this section for description of other development criteria and controls. The above areas and standards are for planning purposes only. The LDC should be consulted for current specific standards.

* Base Site Area

DEVELOPMENT AREA H

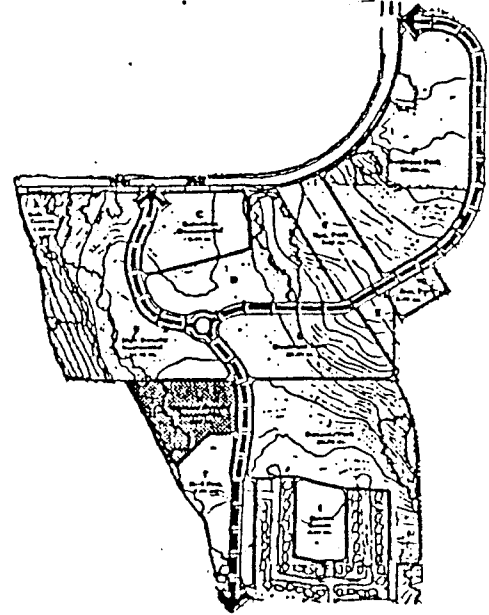
8.07 acres*

Zoning District

Medium Density Residential

Development Option

Planned



Specific Performance Standards

Planned Development	
Maximum Gross DUA	9
Minimum OSR	.15
Maximum Net DUA	14
Maximum Building Height	45'
Parking - See LDC for specific use restrictions	
Maximum Dwelling Units per LDC	72

Restrictions

1. No buildings will be constructed in the steep slope protection area. See Appendix A for line definition.
2. Buildings shall be limited to two stories, which is more restrictive than the LDC allowance shown above.

Note: See also the first page of this section for description of other development criteria and controls. The above areas and standards are for planning purposes only. The LDC should be consulted for current specific standards.

* Base Site Area

DEVELOPMENT AREA I 10.84 acres* and 11 platted
lots (1.82 ac)

Zoning District R-1 10.62 ac
(existing) HR .22 ac
 Lots 1.82 ac

Development Option Planned
 Single-family

Specific Performance Standards

Planned Development	
Maximum Gross DUA	4.55
Minimum OSR	.30
Maximum Net DUA	10.00
Maximum Building Height	35'
Minimum Site Area	10 ac
Parking - See LDC for specific use restrictions	

Site Capacities Calculated per LDC

Dwelling Units - Sub-Area I(a)	25.66
Dwelling Units - Sub-Area I(b)	3.92
Dwelling Units - Sub-Area I(c)	<u>22.65</u>
Total for Sub-Areas I(a-c)	52.23
Platted Lots - Sub-Area I(d)	<u>11</u>
Maximum Dwelling Units per LDC	63

Density Transfer

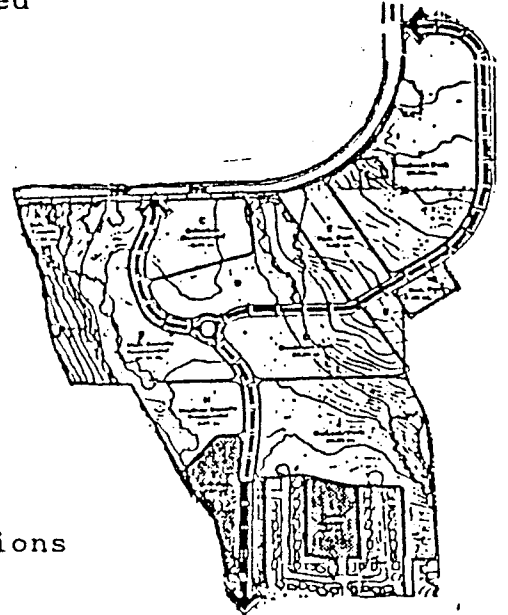
The maximum yield site capacity for residential units from Development Sub-Area I(c) (4.982 ac) shall be transferred to Development Sub-Area I(a) or Development Area H on the condition and with the restriction on Development Sub-Area I(c) that Development Sub-Area I(c) shall remain undeveloped open space, with no future right to any residential use. The development site capacity for residential use of Development Sub-Areas I(a) and I(b) shall be the sum of the calculated site capacity of Development Sub-Areas I(a), I(b) and I(c) under their current zoning. See Appendix A.

Restrictions

- 1) No buildings will be constructed in the steep slope protection area. See Appendix A for line definition.
- 2) Buildings shall be limited to two stories.
- 3) Only single family detached housing types will be permitted in that portion of Area I located south of Pinon Court.
- 4) Greenbelt corridor widths illustrated on Exhibit "F" and "G" shall be defined and outlined in Area I restrictions.

Note: See also the first page of this section for description of other development criteria and controls. The above areas and standards are for planning purposes only. The LDC should be consulted for current specific standards.

* Base Site Area



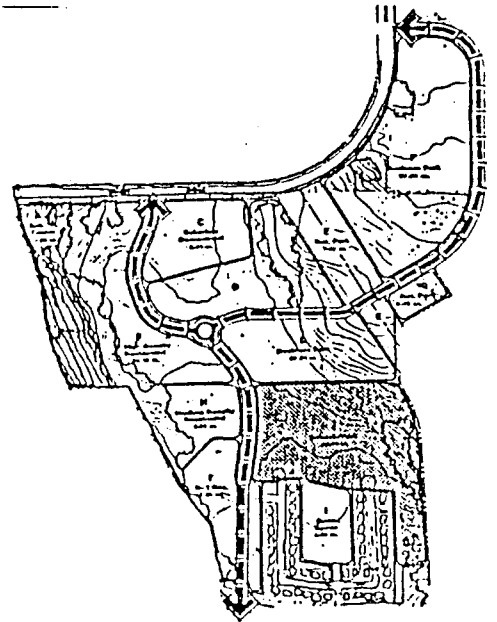
VI. DEVELOPMENT AREA J 25.75 acres*

Zoning District Public Lands

Development Option School
Park

Specific Performance Standards

All Permitted Uses	
Maximum Gross FAR	.40
Minimum LSR	.20
Maximum Net FAR	.52
Maximum Building Height	60'
Parking - See LDC for specific use restrictions	
Maximum Scale	Regional
Maximum Floor Area	448,668 SF



Restrictions

- 1) Open space/Greenbelt area as illustrated on the Land Use Element of GMG 2000 shall be maintained and implemented into the future park/school site development.
- 2) The greenbelt corridor separating development areas J and D shall be centered on the parcel boundary.

This Development Area is not subject to or eligible for the McMillan Mesa Village Land Owners Association, the Design Review Committee, the CC&R's or other restrictions or conditions of this Specific Plan as long as it is held for or used as a school site or park.

* Base Site Area

VI. SPECIFIC PLAN IMPLEMENTATION

Development will be implemented in conformance with the regulations and guidance contained within the McMillan Mesa Village Specific Plan and the LDC. This section contains the procedures for administration of the provisions contained herein. In addition, the McMillan Mesa Village Specific Plan shall be implemented through the subdivision process, whereby properties which are to be separately financed, sold, leased or otherwise conveyed will be approved by the City Council and recorded as final plats.

A. Proposed Changes to Zoning Ordinances

The project will not result directly in the modification or change of any existing building codes or other ordinances except portions of the applicable Zoning Map of the City of Flagstaff.

B. Site Plan and Architectural Review Procedures

The Specific Plan shall be implemented through the review process of development plans and/or plats (City of Flagstaff). A plan shall be required for all development within the Specific Plan area requiring a building permit or where landscaping is to be installed.

All proposed projects within the Specific Plan area shall be required to have an approved plan prior to issuance of building permits or concurrent with subdivisions, conditional use permits or any other City of Flagstaff permit for the property. The plan review procedure is necessary for the following reasons:

1. To ensure consistency with the Specific Plan, the City's General Plan and all implementing ordinances.
2. To promote the highest contemporary standards of site design.
3. To adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan.
4. To facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto.
5. To adapt to substantial changes that may occur with respect to the circumstances under which the project is undertaken.

Development plans and/or plats shall be submitted to the City staff for review and approval after the written approval of the McMillan Mesa Village Design Review Committee is obtained. Applicants are encouraged to submit preliminary plans for review and comment by Community

Development Department prior to the final preparation of a Development Plan or plat. Comment from other City departments and service agencies shall be sought by the applicant prior to preparing a recommendation on the finalized plans.

Applicants should insure that they have obtained a copy of the design guidelines contained within the Specific Plan and the CC&Rs from the developer. This will assist the developer in achieving consistency with the Specific Plan and generally facilitate a quality project, as listed below.

C. Consistency and General Administration

All of the provisions of the McMillan Mesa Village Specific Plan, as well as any land use authorized by the Plan, shall be consistent with the City General Plan and other adopted plans and policies. Consistency shall mean that the various land uses authorized by the McMillan Mesa Village Specific Plan are compatible with the objectives, policies, general land uses, and programs specified in the General Plan and other adopted plans. Whenever a conflict exists between the Specific Plan and the LDC the more restrictive document shall apply.

1. Adoption. The Specific Plan shall be processed in accordance with the Flagstaff Code and may be amended from time to time in accordance with such provisions.
2. Administration and Enforcement. The Specific Plan shall be administered and enforced by the City Planning Director with input from the McMillan Mesa Village Design Review Committee.
3. Minor Changes. The Planning Director may allow minor changes to the criteria set forth in the Specific Plan, providing said changes are not in conflict with the overall intent as expressed in the Plan. Minor changes do not include anything which alters allowable uses, building heights, floor area ratios, residential densities, or landscaping. Any changes must conform to the goals and objectives of the Plan.

D. Amendment Procedures

The approved Plan may be amended by the City upon compliance with the requirements of the State and City law, including appropriate administrative regulations.

Certain changes and amendments to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning and Zoning Commission and, subsequently the City Council.

1. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations of guidelines.
2. Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Plan.
3. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

E. Covenants, Conditions and Restrictions (CC&Rs)

As a means of ensuring that each phase of development is reasonably consistent with overall planning and design objectives and with preceding phases of development, a control mechanism is put into place in a multiple use planned community in the form of covenants, conditions and restrictions (CC&Rs) that are recorded along with the subdivision plat, and which run with the land and all parcels therein. These are private restrictions and regulations that are binding and have the force and effect of a contract between the seller, all previous buyers and the buyer/developer/user of a specific parcel. At the same time, matters of public interest can be expressed in the CC&Rs by requiring their review and approval by the City of Flagstaff prior to approval of the final plat.

The content and scope of the CC&Rs for McMillan Mesa Village is as follows:

1. Use: Permitted or prohibited uses shall be as set forth in the specific plan. In addition, the MMV CC&Rs prohibit certain noxious uses.
2. Architectural Control: The CC&Rs establish a McMillan Mesa Village Design Review Committee which has total authority to review, approve, modify or reject proposed designs including site plan, building design (form, materials, color, texture, etc.), signage, lighting and landscaping. This is a private process, and design review approval must be obtained before the development plan for any site may be submitted for review and approval by the City of Flagstaff. Criteria for design review are set forth in design guidelines, as further discussed below.
3. Maintenance: The CC&Rs contain explicit provisions requiring continued maintenance and prohibiting deferred maintenance and neglect.

4. Nuisance: Certain types of clearly objectionable nuisance activities, whether or not they are also regulated by the City of Flagstaff, are prohibited. These include barking dogs, burning of trash, loud noises and so forth. Any hazardous or potentially offensive activities are likewise stringently controlled.
5. Prohibited Practices: Certain elements of usage are separately defined and prohibitions apply to clothes lines, storage of trash or accumulation of debris, storage of machinery (including derelict cars) and similar measures to preserve and protect the appearance and compatibility of the area.
6. Signs: Specific criteria relating to the approval process, illumination criteria and design are set forth.
7. Utilities: All utilities are required to be placed underground.
8. Parking: On-street parking is prohibited except in areas of single-family homes.
9. Design Guidelines: This very important section of the CC&Rs contains an introductory section setting forth goals to be achieved through the implementation of design guidelines for the protection of all owners, investors, tenants and residents of McMillan Mesa Village and to the general benefit to the City of Flagstaff. The guidelines are kept somewhat flexible as not to preclude innovative design that is sensitive to the site's topography, natural vegetation and views, while achieving other objectives of cohesiveness and compatibility through excellent architectural and landscaping design.

Landscaping design guidelines address streetscaping, design treatment of major entries to the property, street furnishings and lighting, walls and fences, buffering and screening between uses, and landscaping materials to be employed in different areas of the site. Design guidelines for signage stress a neat appearance and compatibility with streetscape and the built environment.

The most important design guidelines deal with architecture as a basis for architectural review and approval. The review process is spelled out and guidelines are provided with respect to building style, form, materials, colors, textures, screening of unsightly features, siting and site planning, prevention of nuisance and provision of open space.

At the time a proposed development plan is brought before the Flagstaff Design Review Board (DRB) for review and approval, it will be submitted along with the record of the action by the McMillan Mesa Village Design Review Committee.

F. Sign Design Standards

Definitions:

Monument Sign A freestanding sign that is architecturally integrated with the building and built with a continuous background surface constructed from the ground up. Such signs shall be constructed to include individual block or script style raised mounted letters and logos only.

Building mounted sign A sign which is permanently affixed to any vertical portion of a building for which the sign is intended to identify.

Directional sign Any sign directing a motorist or pedestrian to a particular location by the use of arrows or words denoting ingress or egress.

Pan-Formed Letter An individual letter or word which is three-dimensional and is constructed by means of a three-sided metal channel, the open side of which is faced with a translucent panel.

Cabinet A three-dimensional structure which includes a frame, borders and sign panel face and may include internal lighting upon which the sign letters logos are placed or etched.

Logo/Logotype A graphic symbol representing an activity, use or business. Permitted logos or logotype shall be registered trademarks or symbols commonly used by the applicant, and may include graphic designs in addition to lettering. Applicant shall provide stationery or other supporting documents illustrating the use of the logo/logotype.

Review Procedures:

Plans for signs shall be reviewed by the McMillan Mesa Village Design Review Committee as part of the architectural and design controls to ensure aesthetic treatment and compatibility with the other development areas and the surrounding neighborhood. Project signage must be approved in writing by the McMillan Mesa Village Design Review Committee (MMVDRC) prior to submittal to the City of Flagstaff for permit issuance. The plans shall then be approved by the City of Flagstaff at the time of site plan approval or subdivision plat review. Sign types not specifically addressed in these McMillan Mesa Village Sign Standards shall be governed by Chapter 10, the Sign Code provisions of the City of Flagstaff Land Development Code

and no sign shall be designed, planned or otherwise considered which does not meet the provisions of Flagstaff Land Development Code.

Any sign which does not conform to the provisions contained herein shall be made to conform or shall be removed, except where specific written permission is granted by the McMillan Mesa Design Review Committee, and when such sign is found to be in conformance with the City of Flagstaff Sign Code standards. Exceptions shall be based upon and granted only for signs which do not conflict with the intent of the standards as presented in these provisions.

Sign Design:

All freestanding signs permitted in the McMillan Mesa Village shall be of the monument style except for directional and traffic control signs.

All signs shall be designed to be fully integrated with the design of the building and site development, reflecting the architecture, building materials, and landscape elements of the project or location identified.

Color schemes for signage shall relate to other signs, graphics and color schemes in the vicinity, to achieve an overall sense of identity. Color shall be subdued in tone. Contrasting primary colors are not encouraged. All colors and materials shall be selected by criteria which reflect low maintenance requirements.

The sign face area on all signs shall be measured by a rectangle around the outside of the logo and/or logotype and shall include all letters of the business name.

All signs shall be designed to conceal bracing, angle-iron, guy wires, cables or similar devices. All sign supports shall be an integral part of the sign design. The exposed backs of all signs visible to the public shall be suitably covered, finished and property maintained.

Sign Maintenance:

Any signage that has been issued a permit by the City of Flagstaff shall be maintained in good repair such that the sign continues to conform to the conditions imposed by such approval or permit issued. Any illuminated sign which has been damaged or requires maintenance shall remain unilluminated until repaired. Any damage to a sign or sign base shall be repaired within 60 days of the sign damage. Any sign which is left in disrepair shall be removed upon the order of the McMillan Mesa Village Design Review Committee and/or the City of Flagstaff.

Any sign erected or installed which identified or advertised a business or activity no longer being conducted, or a

product no longer being offered for sale on or from the premises on which the sign is located, including any business, event or purpose which no longer exists, shall be removed within 30 days after the cessation of such business, activity, sale of product, event or purpose.

Sign Types Not Permitted:

No sign shall have moving parts, including signs set in motion by the atmosphere. No signs shall emit any sound which is intended to attract attention or which creates a public nuisance.

Signs mounted upon, painted upon or erected on trailers, trucks, automobiles or other vehicles parked or placed for public visibility or advertising shall be prohibited.

Supplemental signs of any kind attached to any part of an authorized or permitted sign shall be prohibited.

Off-premise directional signs that contain business identification or advertising shall be prohibited. This section shall not be constructed to prevent the installation of directional signs of a universal nature installed as part of the overall McMillan Mesa Village Development.

SIGNS FOR SPECIFIED USES:

McMillan Mesa Village Entryway Identification

McMillan Mesa Village shall be permitted one project identification sign to be located on the corner of each side of the primary or secondary entrances at or on the exterior of the Village area (as shown in Exhibit H). All such signs shall be located in a landscaped area equal to or greater than twice the area of the face of the monument base structure.

Such signs shall be of monument type construction and shall be constructed to display only the park logo and the park name consisting of individual letters or logos affixed the monument structure. The area of the monument sign base covered by the sign face shall not exceed a distance greater than 75% of the width of the monument base. Such signs shall be setback a minimum of 15 feet from any property line.

The primary entryway sign structure shall not exceed 5 feet in height and 35 feet in length with a sign area of not more than 100 square feet.

The secondary entryway sign structure shall be scaled down designs of the primary entryway signs and shall not exceed 4 feet in height and 25 feet in length with a sign area of not more than 50 square feet. (See Exhibit H for primary and secondary entry sign locations.)

McMillan Mesa Village Management Office

The McMillan Mesa Village Management Office shall be permitted one identification sign to be located on the building which houses the office of a sign area not to exceed 50 square feet. One freestanding sign for each frontage which provides access to the office shall be permitted of a sign area not exceed 32 square feet and 8 feet in height. Such sign shall be located within a landscaped area setback a minimum of 10 feet from any property line.

McMillan Mesa Village Business Park Signage

Freestanding Monument Building Identification Sign:

Each building or group of related buildings sharing common access and or parking, shall be permitted one monument building identification sign per street which provides access to the site and shall be located in a landscaped area equal to or greater than twice the area of the face of the monument structure.

Such signs shall be constructed to display the building name or primary tenant name. Such signs shall consist of individual or script style opaque letters or logotype affixed to the monument structure. Such sign may be illuminated with internal illumination which shall provide the effect of background lighting or "halo" lighting behind opaque letters or with down-shielded external illumination.

Such signs shall be set parallel to the street and shall be located a minimum of 10 feet from any property line. Placement will take into consideration clear zone requirement of LDC.

Monument Building Identification sign structures shall not exceed 4 feet in height and 12 feet in length with a sign area of not more than 30 square feet.

Building Mounted Identification and Address Signs:

Primary tenant identification signs shall occupy one position either above or adjacent to the tenant building entrance. Such signs shall consist of the tenant logo/logotype. When tenant logo and logotype are used together, then the logo shall not exceed 15 inches in height and the logotype 12 inches in height. If logo is used alone, then logo may be increased to 18 inches. Logotype, however, shall never exceed 12 inches in height. Such signs shall consist of individual or script style letters and may be constructed as opaque letters or pan-formed internally illuminated signs only.

Additional primary tenant identification or secondary tenant identification (ground floor) shall occupy one position

adjacent to the individual tenant building entrance and shall conform to the sign design criteria noted above.

Remaining tenant identification shall be restricted to interior tenant director.

Street Address Signs:

Each building or group of related buildings shall have a monument type address sign located at the intersection of each driveway with a street. Such signs shall be consistent in design with any other primary freestanding monument sign on the site and shall not exceed one foot in height and two feet in length. Letters and numerals for such signs shall conform to the minimum requirements of the current edition of the locally adopted Uniform Fire Code. Such signs shall be located in a required bufferyard area.

Directional Signs:

Freestanding directional signs which are part of the McMillan Mesa village development and direct pedestrian, bike or vehicular traffic within the development shall be limited to two square feet in sign face area and three feet in height and shall be located in a landscaped area in a site visible to pedestrian, bike and vehicular traffic.

Park Directories:

The business park may have Park Directory signs at appropriate sites. Such signs shall not exceed seven feet in height and four feet in width and shall include only the park name, park map, logo and tenant names.

Business Park General Provisions:

Public service devices such as clocks and temperature indicators shall be devoid of advertising.

McMillan Mesa Village Center Signage

Village Center Identification Sign:

The Village Center shall be permitted one freestanding monument type village center identification sign located adjacent to Village Drive and shall be located in a landscaped area equal to or greater than twice the area of the face of the monument structure.

Such sign shall be set perpendicular to the street and shall be set back a minimum of ten feet from any property line.

Such signs shall not exceed nine feet in height and four feet in width with a sign face area not to exceed 20 square feet of each side and shall consist of the village center

logo or logotype and the center name in individual letters attached to the monument face.

Building Mounted Business/Tenant Identification Signs:

Signs for tenants of the village center shall be limited to one building mounted business identification sign and which shall occupy one position above the primary entryway of the business on the building in which the business is located. Business having more than one entrance shall be permitted additional business identification signs placed above the business entrances.

Such signs shall not exceed 50 square feet in area each and shall consist of business identification only to include the tenant name and logo and/or logotype.

Such signs shall be made of surface mounted individual or script style letters denoting the logo and logotype and may be non-illuminated or internally illuminated only. No illuminated cabinet signs will be allowed.

Window signs will be permitted only with the written permission of the McMillan Mesa Village Review Committee.

McMillan Mesa Village Residential Signage

Freestanding Monument Development Identification Signs:

Multi-family residential buildings and condominium complexes shall be permitted one monument type sign per development which shall be located in a landscaped area equal to or greater than twice the area of the face of the monument structure.

Such monument sign structure shall not exceed eight feet in height, 32 square feet in area and shall be set back a minimum of 10 feet from any property line.

Such signs shall consist of building identification or logo and/or logotype and address information only.

Residential Address Number Signs:

Building number and/or address signs shall be located on the building which they identify or adjacent to residential walkways and shall meet Fire Code requirements.

Building identification and directional signs shall be located adjacent to parking areas and walkways. Such signs shall not exceed three square feet in area or three feet in height and shall be non-illuminated.

G. Nuisance Prevention Standards

The Design Review Committee shall also require all potential tenants of the park to submit a report which addresses the methods to be used to comply with the nuisance prevention standards.

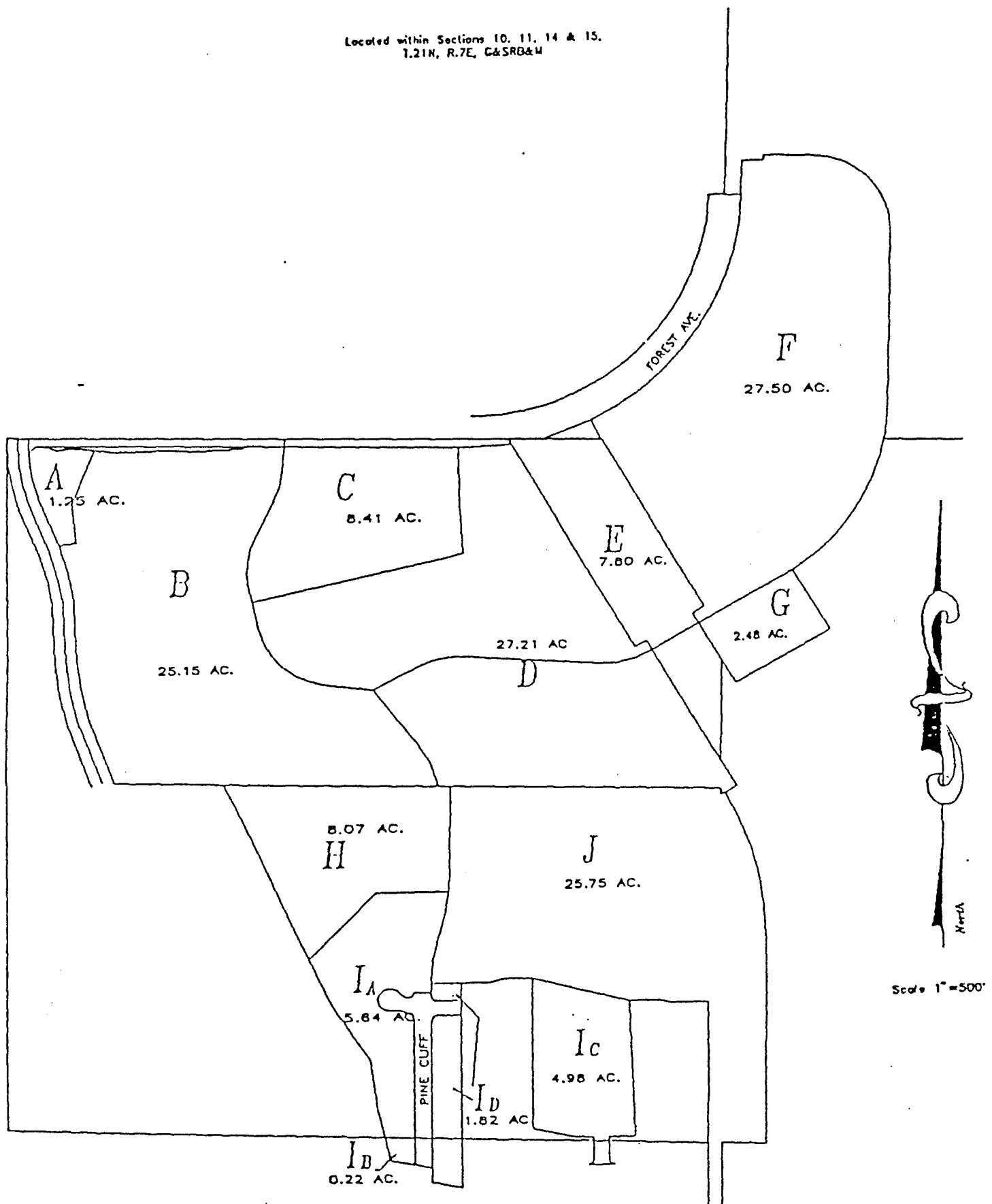
Whichever of the Nuisance Prevention Standards listed below or set by the State of Arizona, Department of Environmental Quality, are more restrictive shall be the governing standards.

1. All equipment, material storage, and uses located in the BP District shall be performed or carried out entirely within an enclosed building that is so designed and constructed that the enclosed operations and uses do not cause or produce a nuisance to other lot or property, such as, but not limited to vibration, sound, electromechanical disturbances, electromagnetic disturbances, radiation, air or water pollution, dust, or "emission of odorous, toxic, or non-toxic matter" (including steam), nor create a potential for explosion or other hazard. The Planning Director may approve certain activities which cannot be carried on within a building provided such activity is screened so as not to be visible from neighboring property and streets.
2. Any use established or conducted within the BP District shall comply with the following standards:
 - a. Smoke, gas and odor emissions shall comply with the most current standards of the Arizona Department of Environmental Quality Air Pollution Control Rules and Regulations.
 - b. The disposal of all waste materials shall comply with the Hazardous Waste Regulations of the Arizona Department of Environmental Quality.
 - c. As a prerequisite of site plan approval the property owner shall inform the Arizona Department of Environmental Quality of all development proposals. Written recommendation from ADEQ shall be transmitted to the Planning Division with the site plan application.
3. Explosive or hazardous processes: Certification shall be provided by the Flagstaff Fire Department Prevention Bureau that all manufacturing, storage and waste processes on the site shall meet safety standards.

APPENDIX A
Legal Descriptions

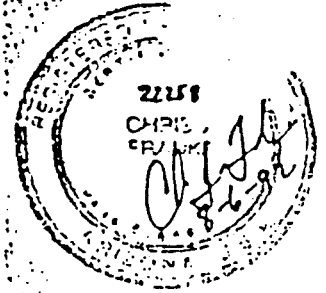
McMillan Mesa

Located within Sections 10, 11, 14 & 15,
T.21N, R.7E, C&SRB&M

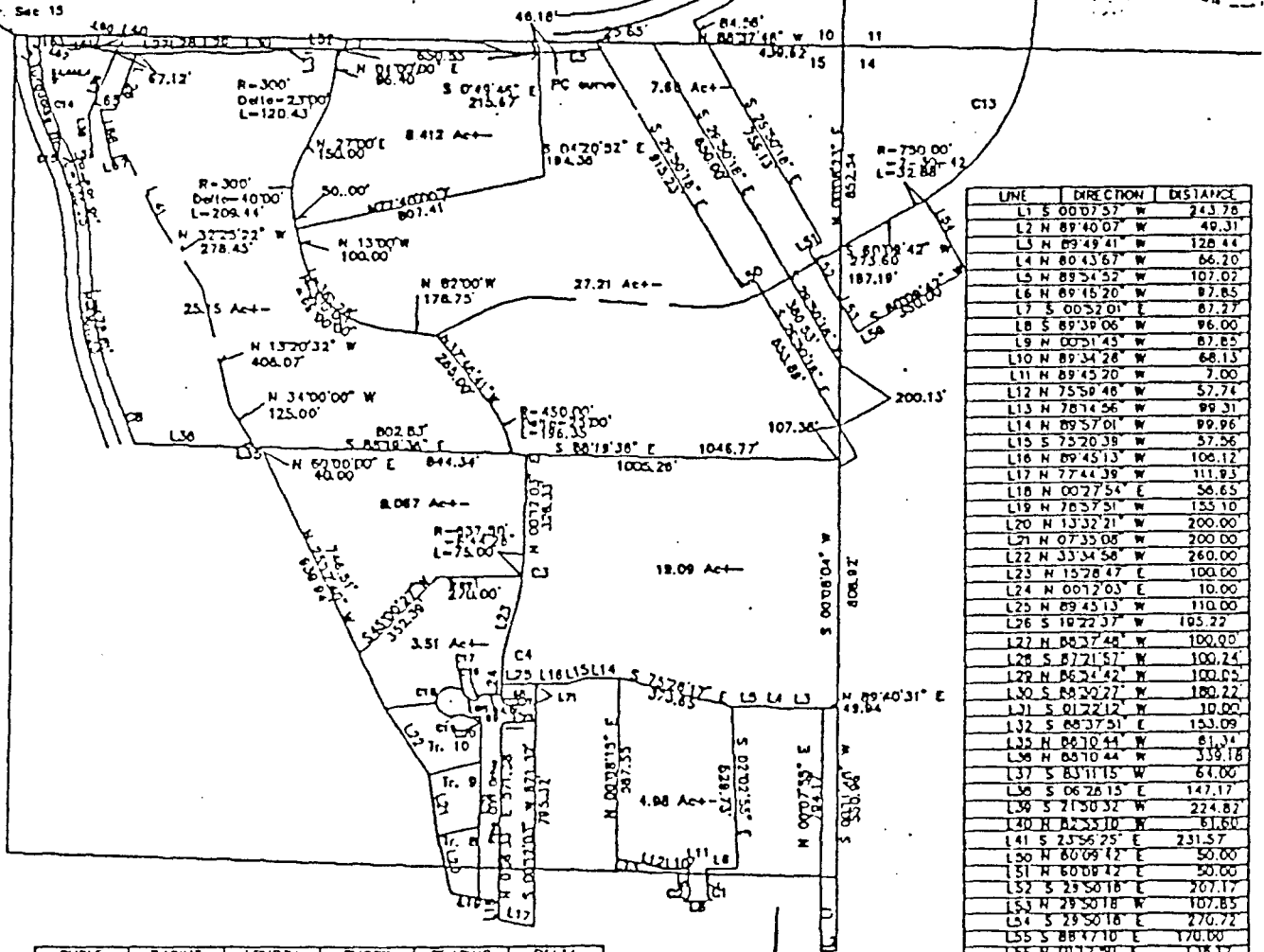


McMillan Mesa

Located within Sections 10, 11, 14 & 15
T.21N. R.7E. CASPER BASIN



1/4 cor. Sec 15



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00	31.60	28.41	S 48°07'35" E	90°31'07"
C2	20.00	31.21	28.16	N 74°23'41" E	89°29'51"
C3	637.50	170.00	149.50	N 07°50'25" E	15°16'41"
C4	562.50	150.00	148.56	S 07°50'25" E	15°16'41"
C5	885.00	151.10	150.85	N 86°58'31" E	08°47'21"
C6	1582.65	151.79	151.73	N 20°12'57" W	05°20'40"
C11	885.00	1009.14	1034.49	N 32°53'25" E	63°21'11"
C12	300.00	471.24	474.26	N 43°47'10" W	80°00'00"
C13	750.00	738.75	709.74	N 24°25'55" W	56°26'10"
C14	657.45	280.18	278.06	S 14°58'47" E	24°21'55"
C15	891.81	98.14	98.05	N 24°02'08" W	08°18'18"
C16	20.00	38.61	35.37	S 35°37'53" W	110°36'12"
C17	30.00	21.97	20.80	N 48°10'01" W	41°58'00"
C18	48.00	22.81	21.26	S 21°26'33" W	78°55'36"
C19	30.00	21.97	20.80	S 83°51'57" E	41°58'00"
C20	20.00	24.10	21.40	S 34°24'40" E	64°02'25"
C21	20.00	31.42	28.41	S 48°07'35" E	90°31'07"
C22	20.00	31.42	28.41	S 48°07'35" E	90°31'07"

LINE	DIRECTION	DISTANCE
L1	S 00°07'57" W	243.78
L2	N 89°40'07" W	40.31
L3	N 89°49'41" W	128.44
L4	N 80°43'67" W	86.20
L5	N 89°54'52" W	107.07
L6	N 89°15'20" W	87.85
L7	S 00°52'01" E	87.27
L8	N 89°39'06" W	96.00
L9	N 00°51'43" W	87.85
L10	N 89°34'28" W	68.13
L11	N 89°45'20" W	7.00
L12	N 75°58'48" W	57.74
L13	N 78°14'56" W	89.31
L14	N 89°57'01" W	89.96
L15	S 75°20'38" W	57.56
L16	N 89°45'13" W	106.12
L17	N 77°44'39" W	111.93
L18	N 00°27'54" E	56.65
L19	N 78°57'51" W	155.10
L20	N 13°32'21" W	200.00
L21	N 07°35'08" W	200.00
L22	N 33°34'58" W	260.00
L23	N 15°28'47" E	100.00
L24	N 00°12'03" E	10.00
L25	N 89°45'13" W	110.00
L26	S 19°22'37" W	105.22
L27	N 88°37'48" W	100.00
L28	S 87°11'57" W	100.24
L29	N 86°34'42" W	100.00
L30	S 84°30'27" W	180.22
L31	S 01°22'12" W	10.00
L32	N 89°37'51" E	153.09
L33	N 88°10'44" W	81.34
L34	N 88°10'44" W	339.18
L35	S 83°11'15" W	64.00
L36	S 06°28'15" E	147.17
L37	S 21°50'32" W	224.87
L38	N 82°55'10" W	61.60
L39	S 23°56'25" E	231.57
L40	N 80°09'42" E	50.00
L41	N 60°09'42" E	50.00
L42	S 23°50'18" E	207.17
L43	N 28°50'18" W	107.85
L44	S 28°50'18" E	270.72
L45	S 88°47'10" E	170.00
L46	N 01°12'50" E	138.12
L47	S 83°47'10" E	80.00
L48	N 71°25'01" W	22.50
L49	S 60°09'42" W	50.00
L50	N 82°55'10" W	11.08
L51	N 80°41'30" E	87.44
L52	N 71°25'14" W	48.91
L53	N 88°37'48" W	30.01
L54	S 41°54'31" W	36.44
L55	Cont	50.08
L56	S 13°05'18" E	167.86
L57	S 74°39'01" W	50.80
L58	N 89°09'01" W	8.34
L59	S 66°55'52" E	44.84
L60	S 00°06'33" W	566.47
L61	S 01°27'03" E	68.00
L62	N 89°45'13" W	80.85
L63	S 89°15'13" E	96.05

Scale 1"=600'

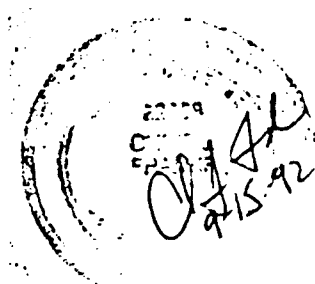
Exhibit "A"

A parcel of land being a portion of that parcel of land described in Dkt. 1129, pg. 577, C.C.R.O., located in the NE 1/4, Section 15, T.21N, R.7E, G&SRB&M, City of Flagstaff, Coconino County, Arizona, described as follows:

For reference, begin at the Northeast corner of said Section 15, a BLM Brass cap; Thence N 88-37-48 W (Basis of Bearings is east line of Southeast 1/4 of said Section 15 per 1989 survey by Joseph Gervasio described as S 0-08-04 W) along the north line of said Section 15 2648.82' to the North 1/4 corner of said section 15, a City of Flagstaff Brass cap; Thence S 88-37-48 E along said north line 80.58' to the east right of way line of Turquoise Drive as shown in Bk. 4, Pg. 35, C.C.R.O.; Thence S 1-06-59 W along said right of way line 16.43' to the beginning of a curve to the left, having a radius of 657.49', a central angle of 3-47-35 and a chord bearing of S 0-52-32 E; Thence run along the arc of said curve and said R/W line 43.53' to the southwesterly corner of that parcel of land described in Dkt.1349, Pg.233, C.C.R.O. and TRUE POINT OF BEGINNING; Thence N 44-54-31 E along the boundary of said parcel 36.44'; Thence S 88-37-48 E along a line parallel to said north line and the boundary of said parcel 30.01'; Thence S 71-23-14 E along the boundary of said parcel 48.91'; Thence N 86-41-30 E along the boundary of said parcel 67.44'; Thence S 82-55-10 E 73.58'; Thence S 21-50-32 W 224.82'; Thence S 6-28-15 E 147.17'; Thence S 83-11-15 W 64.00' to a non tangent point on a curve to the left, having a radius of 891.91', a central angle 06-18-16 and a chord bearing of N 24-02-06 W; Thence run along the arc of said curve 98.14' to a point of reverse curvature to the right, having a radius of 657.49', a central angle of 24-24-55 and a chord bearing of N 14-58-47 W; Thence run along the arc of said curve 280.18' back to the True Point of Beginning.

Subject parcel contains 1.25 Acres, or 54,446 Square feet more or less including any easements of record as shown on the attached Exhibit "A1", incorporated herein by reference.

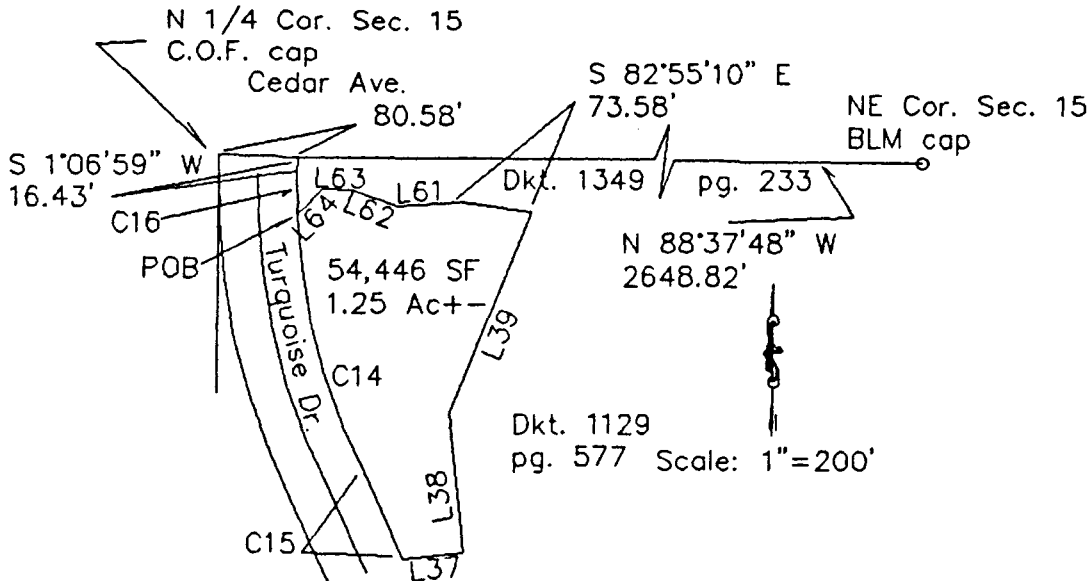
ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV
P. M. *9/17/92*
INT DATE



04-91033
City File No.
McMillan Messer A
Descriptive title

Exhibit "A1"

A parcel of land located in the NE 1/4,
Sec. 15, T.21N, R.7E, G&SRB&M, City of
Flagstaff, Az



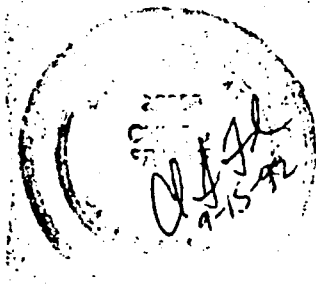
Basis of Bearings is east line of SE 1/4 of Sec. 15 per 1989
survey by Joseph Gervasio described as S 0°08'04\" W

#	R	L	LC	CB	Delta
C14	657.49'	280.18'	278.06'	S 14°58'47\" E	24-24-55
C15	891.91'	98.14'	98.09'	N 24°02'06\" W	06-18-16
C16	657.49'	43.53'	43.52'	S 0°52'32\" E	03-47-35
L37		S 83°11'15\" W	64.00'		
L38		S 06°28'15\" E	147.17'		
L39		S 21°50'32\" W	224.82'		
L61		N 86°41'30\" E	67.44'		
L62		N 71°23'14\" W	48.91'		
L63		N 88°37'48\" W	30.01'		
L64		S 44°54'31\" W	36.44'		

04-91033

City File No.

McMillan Mesa R2 A
Descriptive title



ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

Q.M. 9/12/92
INT DATE

PIKE ENGINEERING

Civil Engineers
Land Surveyors
Land Planners

Exhibit "B"

A parcel of land being a portion of that parcel of land described in Dkt. 1411, Pg. 143, and Dkt. 1129, Pg. 577, C.C.R.O., located in the NE 1/4, Section 15, T.21N, R.7E, G&SRB&M, City of Flagstaff, Coconino County, Arizona, described as follows:

For reference, begin at the Northeast corner of said Section 15, a BLM Brass cap; Thence S 00-08-23 W (Basis of Bearings is east line of Southeast 1/4 of said Section 15 per 1989 survey by Joseph Gervasio described as S 0-08-04 W) along the east line of said Section 15 1360.22' to the N 1/16 corner of Sections 14 & 15, a BLM cap; Thence N 88-19-36 W along the south line of the aforementioned parcels 1046.77' to the TRUE POINT OF BEGINNING; Thence continue N 88-19-36 W along the south line of said Dkt. 1411, pg. 143, 802.83' to a 1/2" rebar; Thence N 88-10-44 W 400.52' to a point on the easterly right of way line of Turquoise Drive as shown in Bk. 4, pg. 35, C.C.R.O., said point being a non tangent point on a curve to the left, having a radius of 1582.85', a central angle of 5-29-40 and a chord bearing of N 20-12-52 W; Thence run along the arc of said curve and said R/W line 151.79' to a point of reverse curvature, said curve having a radius of 1161.23', a central angle of 23-36-54 and a chord bearing of N 11-09-15 W; Thence run along the arc of said curve and said R/W line 478.61' to a point of reverse curvature, said curve having a radius of 891.91', a central angle of 21-32-11 and a chord bearing of N 10-06-53 W; Thence run along the arc of said curve and said R/W line 335.25'; Thence N 83-11-15 E 64.00'; Thence N 6-28-15 W 147.17'; Thence N 21-50-32 E 224.82' to a point on the south line of that parcel of land as described in dkt. 1349, Pg. 233, C.C.R.O.; Thence S 82-55-10 E along said south line 67.12'; Thence S 88-37-48 E along said south line 100.00'; Thence N 87-21-57 E along said south line 100.24'; Thence S 86-54-42 E along said south line 100.05'; Thence N 88-30-27 E along said south line 180.22'; Thence N 1-22-12 E along said south line 10.00'; Thence S 88-37-51 E along said south line 153.09'; Thence S 4-00-00 W 96.40' to the beginning of a curve to the right, having a radius of 300.00', a central angle of 23-00-00 and a chord bearing of S 15-30-00 W; Thence run along the arc of said curve 120.43'; Thence S 27-00-00 W 150.00' to the beginning of a curve to the left, having a radius of 300.00', a central angle of 40-00-00 and a chord bearing of S 7-00-00 W; Thence run along the arc of said curve 209.44'; Thence S 13-00-00 E 150.00' to the beginning of a curve to the left, having a radius of 300.00', a central angle of 69-00-00 and a chord bearing of S 47-30-00 E; Thence run along the arc of said curve 361.28'; Thence S 82-00-00 E 178.75'; Thence S 37-46-41 E 265.00' to the beginning of a curve to the right, having a radius of 450.00', a central angle of 25-00-00 and a chord bearing of S 25-16-41 E; Thence run along the arc of said curve 196.35' back to the True Point of Beginning.

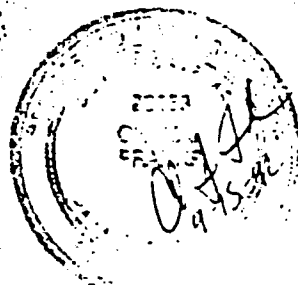
ACCEPTED

CITY OF FLAGSTAFF

ENGINEERING DIV

D.M. 9/12/92
INT DATE

Subject parcel contains 25.15 Acres more or less including any easements of record as shown on the attached Exhibit "A", incorporated herein by reference.



ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV.

D. M. 9/17/92
INT DATE

04-91033
City File No.
McMillan Mesa R2 B
Descriptive title

1535-936

Civil Engineers
Land Surveyors
Land Planners

1535-937

Exhibit "C"

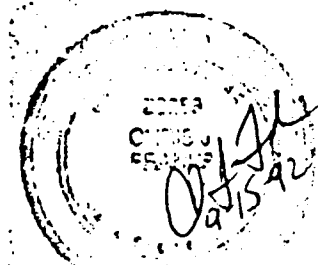
A parcel of land being a portion of that parcel of land described in Dkt. 1158, Pg. 570, and Dkt. 1129, Pg. 577, C.C.R.O., located in the NE 1/4, Section 15, T.21N, R.7E, G&SRB&M, City of Flagstaff, Coconino County, Arizona, described as follows:

For reference, begin at the Northeast corner of said Section 15, a BLM Brass cap; Thence N 88-37-48 W (Basis of Bearings is east line of Southeast 1/4 of said Section 15 per 1989 survey by Joseph Gervasio described as S 0-08-04 W) along the north line of said Section 15 790.38'; Thence S 29-50-18 E 25.65' to a point on the south line of that parcel of land described in Dkt. 1349, Pg. 233, C.C.R.O. and a non tangent point on a curve to the right, having a radius of 985.00', a central angle of 8-47-21 and a chord bearing of S 86-58-31 W; Thence run along the arc of said curve and the south line of said parcel 151.10'; Thence N 88-37-48 W along said south line 46.18' to the TRUE POINT OF BEGINNING; Thence S 0-49-46 E 215.67'; Thence S 4-20-52 E 194.38'; Thence S 77-40-00 W 807.41'; Thence N 13-00-00 W 50.00' to the beginning of a curve to the right, having a radius of 300.00', a central angle of 40-00-00 and a chord bearing of N 7-00-00 E; Thence run along the arc of said curve 209.44'; Thence N 27-00-00 E 150.00' to the beginning of a curve to the left, having a radius of 300.00', a central angle of 23-00-00 and a chord bearing of N 15-30-00 E; Thence run along the arc of said curve 120.43'; Thence N 4-00-00 E 96.40' to a point on the south line of that parcel of land described in Dkt. 1349, Pg. 233, C.C.R.O.; Thence S 88-37-48 E along said south line 650.55' back to the True Point of Beginning.

Subject parcel contains 8.412 Acres more or less including any easements of record as shown on the attached Exhibit "A", incorporated herein by reference.

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

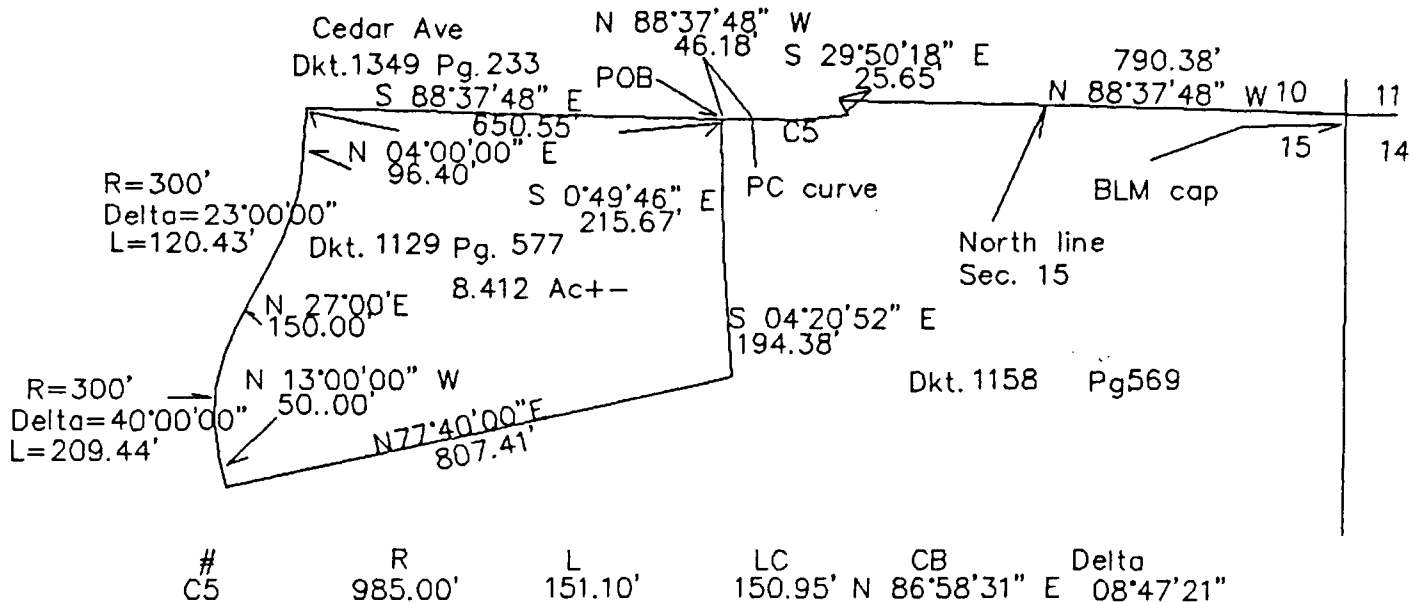
PM 9/12/92
INT DATE



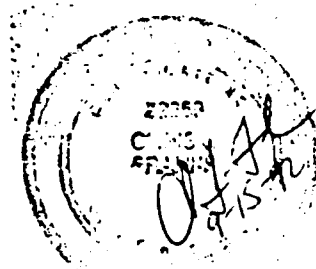
04-91033
City file No.
McMillan Mesa R2 C
Descriptive title

Exhibit "A"

A parcel of land located in the NE 1/4, Section
15, T.21N, R.7E, G&SRB&M, City of Flagstaff



Basis of Bearings is east line of SE 1/4, Sec. 15 per 1989 survey by Joseph Gervasio described as S 0°08'04" W



Scale: 1"=300'

04-91033
City File No.

Descriptive title

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

[Signature] 9/12/92
INT DATE

PIKE ENGINEERING

Civil Engineers
Land Surveyors
Land Planners

Exhibit "D"

A parcel of land being a portion of that parcel of land described in Dkt. 1158, Pg. 570, and Dkt. 1129, Pg. 577, C.C.R.O., located in the NE 1/4, Section 15, T.21N, R.7E, G&SRB&M, City of Flagstaff, Coconino County, Arizona, described as follows:

For reference, begin at the Northeast corner of said Section 15, a BLM Brass cap; Thence N 88-37-48 W (Basis of Bearings is east line of Southeast 1/4 of said Section 15 per 1989 survey by Joseph Gervasio described as S 0-08-04 W) along the north line of said Section 15 790.38'; Thence S 29-50-18 E 25.65' to the TRUE POINT OF BEGINNING; Thence continue S 29-50-18 E 915.23'; Thence N 60-09-42 E 50.00'; Thence S 29-50-18 E 553.89' to a point on the east line of said Section 15; Thence S 0-08-23 W along said east line 107.38' to the N 1/16 corner of Sections 15 & 14, a BLM cap; Thence N 88-19-36 W 1046.77' to a non tangent point on a curve to the left, having a radius of 450.00', a central angle of 25-00-00 and a chord bearing of N 25-16-41 W; Thence run along the arc of said curve 196.35' to a point of tangency; Thence N 37-46-41 W 265.00'; Thence N 82-00-00 W 178.75' to the beginning of a curve to the right, having a radius of 300.00', a central angle of 69-00-00 and a chord bearing of N 47-30-00 W; Thence run along the arc of said curve 361.28'; Thence N 13-00-00 W 100.00'; Thence N 77-40-00 E 807.41'; Thence N 4-20-52 W 194.38'; Thence N 0-49-46 W 215.67'; Thence S 88-37-48 E 46.18' to the beginning of a curve to the left, having a radius of 985.00', a central angle of 8-47-21 and a chord bearing of N 86-58-31 E; Thence run along the arc of said curve 151.10' back to the True Point of Beginning.

AND

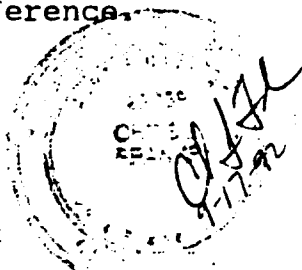
A parcel of land located in the NW 1/4, Section 14, T.21N, R.7E, G&SRB&M, City of Flagstaff, Coconino County, Arizona, described as follows:

For reference, begin at the Northwest corner of said Section 14, a BLM Brass cap; Thence S 0-08-23 W (Basis of Bearings is east line of the SW 1/4 of said Section 14 per 1989 survey by Joseph Gervasio described as S 0-08-04 W) along the west line of said Section 14 1360.22' to the N 1/16 corner of Sections 14 & 15, a BLM Brass cap, said point being the TRUE POINT OF BEGINNING; Thence N 0-08-23 E along said west line 107.38'; Thence S 29-50-18 E 116.91' Thence S 60-09-42 W 67.45' to a point on the west line of said Section 14; Thence N 0-09-35 E along said line 27.59' back to the True Point of Beginning.

Subject parcels contain 27.21 Acres more or less including any easements of record as shown on the attached Exhibit "A", incorporated herein by reference.

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

G.M. 9/21/92
DATE



04-91033

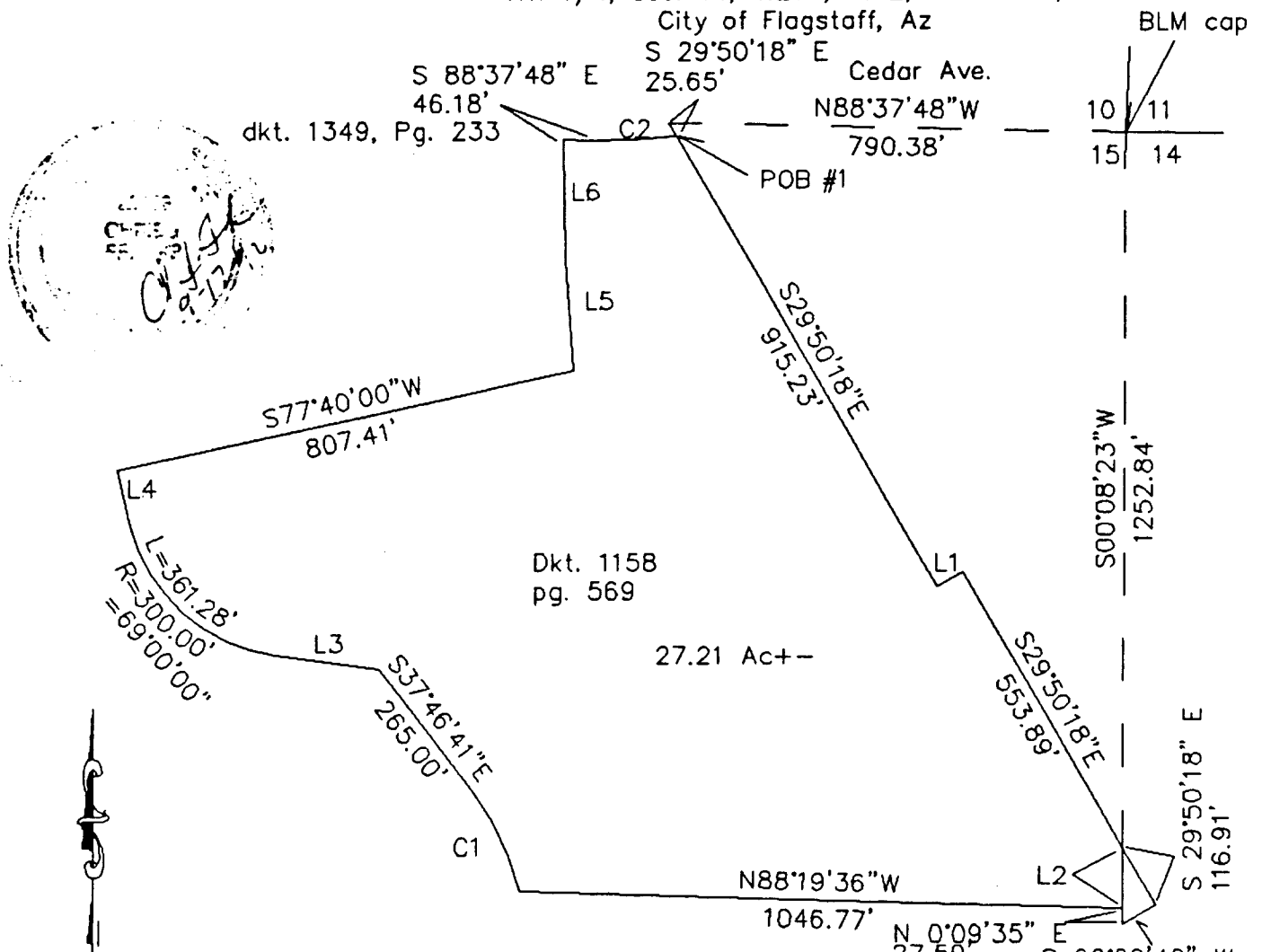
City File No.

McMillan Mess. Bz (e)

Descriptive title

Exhibit "A"

A portion of the NE 1/4, Sec. 15, and the
NW 1/4, sec. 14, T.21N, R.7E, G&SRB&M,
City of Flagstaff, Az



Scale: 1"=300'

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

J.M. 7/21/12
INT DATE

LINE	DIRECTION	DISTANCE
L1	N60°09'42"E	50.00'
L2	S00°08'23"W	107.38'
L3	S82°00'00"E	178.75'
L4	S13°00'00"E	100.00'
L5	S04°20'52"E	194.38'
L6	S00°49'46"E	215.67'

N 0°09'35" E
27.59'
N 1/16 Cor.
S 15 S 14
BLM cap
POB #2

04-91033
City File No.

Descriptive title

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	450.00'	196.35'	194.78'	N25°16'41"W	25°00'00"
C2	985.00'	151.10'	150.95'	N86°58'31"E	08°47'21"

Basis of Bearings is east line of the SE 1/4, Sec. 15,
per 1989 survey by Joseph Gervasio described as S 0°08'04" W

Ordinance No. _____

Exhibit E

A 300 foot wide strip of land and a 200 foot wide strip of land situated in the northeast quarter of Section 15, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, being a portion of that parcel of land described in Docket 1158, page 570 [Record Source No. 1 (R1)] Office of the Coconino County Recorder (O.C.C.R.), the centerlines of said strips of land being more particularly described as follows:

Commencing at the northeast corner of said Section 15;

Thence S 89°50'12" W (Basis of Bearings, Docket 1349, pages 239-242 [Record Source No. 2 (R2)], O.C.C.R. along the north line of said Section 15 a distance of 615.00 feet to the POINT OF BEGINNING of the centerline of said 300 foot wide strip of land;

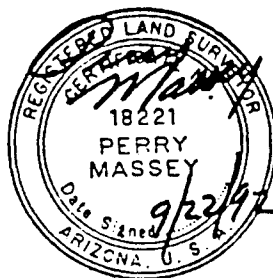
Thence S 31°22'18" E a distance of 850.00 feet to the termination of said 300 foot wide strip of land and the BEGINNING of said 200 foot wide strip of land;

Thence continuing S 31°22'18" E a distance of 380.00 feet, more or less, to the east line of said Section 15 and the terminus of said 200 foot wide strip of land.

The sidelines of said strips of land to be shortened or lengthened to terminate on the north line and east line of said Section 15. The line between the 300 foot wide strip and the 200 foot wide strip is perpendicular to said described centerline.

Excluding therefrom any portion lying within (R2).

Containing 7.6 acres, more or less, as shown on the attached Exhibit "B-1" which is made a part hereof by this reference.



McMillan Mesa R2 (E)
Descriptive Title

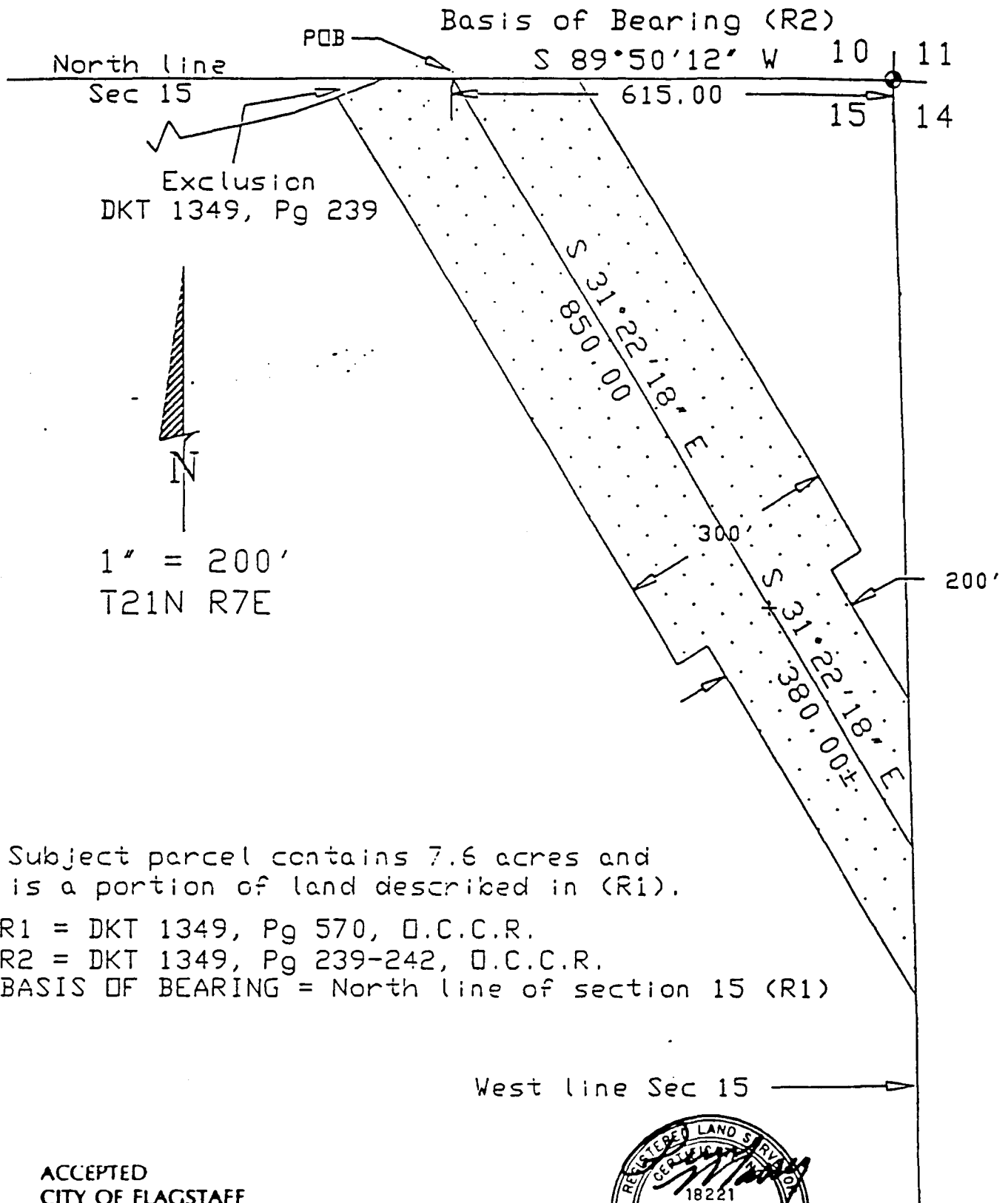
04-91033
City File No.

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

MW 9.22.92
INT DATE

jec\wp04\04-91033.ex2

1535-942



Subject parcel contains 7.6 acres and
is a portion of land described in (R1).

R1 = DKT 1349, Pg 570, D.C.C.R.

R2 = DKT 1349, Pg 239-242, D.C.C.R.

BASIS OF BEARING = North line of section 15 (R1)

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

MW *9.22.92*
INT DATE



1535-943

EXHIBIT "B-1"

CITY OF FLAGSTAFF

Drawn by:
Ivo

CITY FILE NO. 04-91033

ENGINEERING DIVISION

Date:
11/29/91

ORDINANCE NO. _____

EXHIBIT Ea

That portion of City of Flagstaff owned land situated in Section 10, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

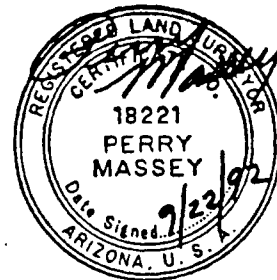
BEGINNING at a point on the south line of said Section 10 which lies S 89°50'12" W [Basis of Bearings, Docket 1349, Pages 239-242, Office of the Coconino County Recorder (O.C.C.R.)] 439.62 feet from the southeast corner of said Section 10;

Thence N 31°22'18" W to a point of the southerly right-of-way line of Cedar Avenue as described in Docket 1437, Pages 163-166 [Record 1 (R1)], O.C.C.R. and the beginning of a non-tangent curve concave to the northwest;

Thence southwesterly along said curve and the southerly right-of-way line of R1 to a point on the south line of said Section 10;

Thence N 89°50'12" E along said south line of Section 10 to the **POINT OF BEGINNING**.

Containing 0.2 acres, more or less as shown on the attached Exhibit D-1, which is made part hereof by this reference.



MCMILLAN MESA D RZ (Ea)
DESCRIPTIVE TITLE

04-91033

C.O.F. FILE NO.

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

MW 9-22-92
INT DATE

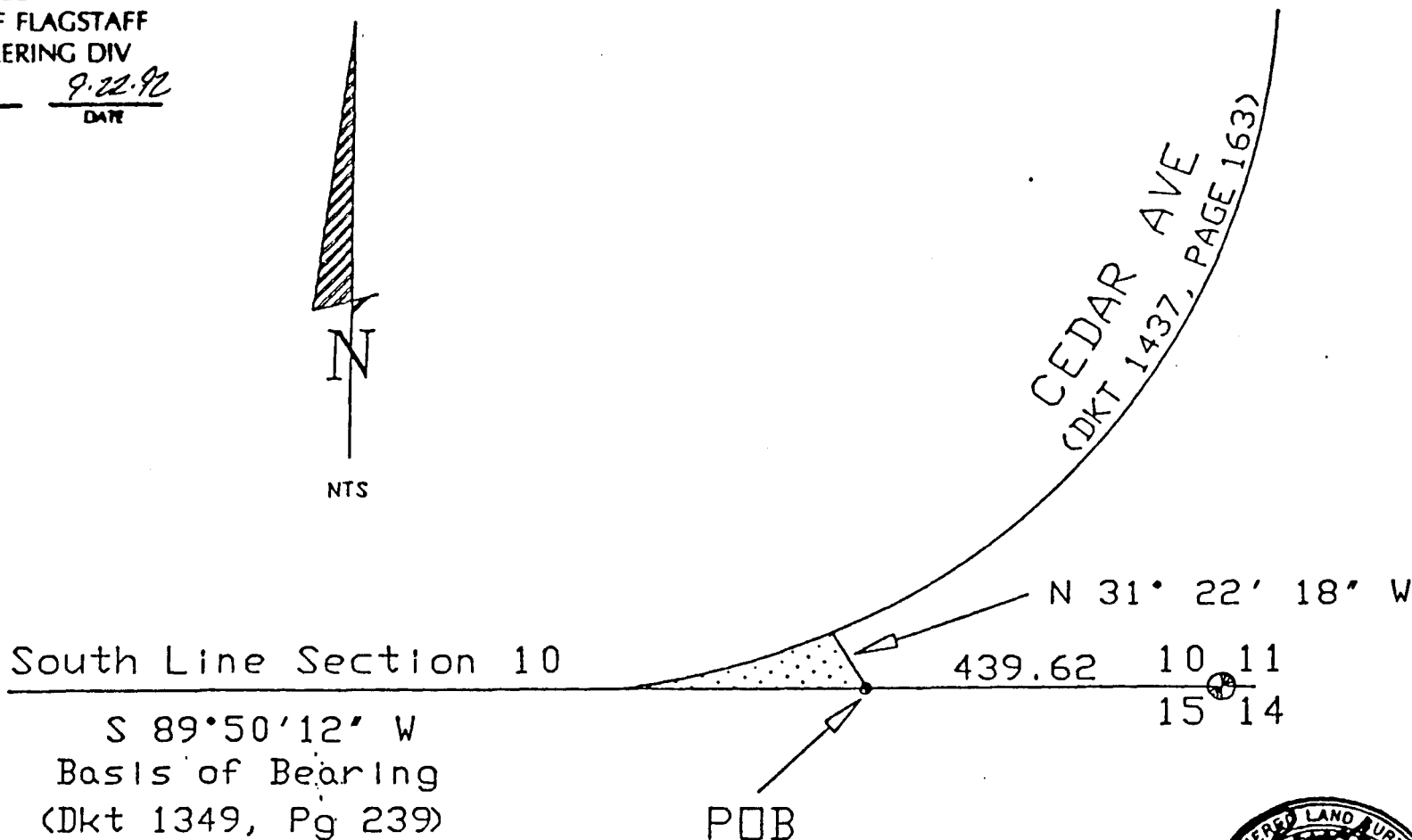
M:\EXHIBITS\EXHIBIT.D2

1535-944

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

MW
INT

9.22.92
DATE



S 89° 50' 12" W
Basis of Bearing
(Dkt 1349, Pg 239)

POB

Subject parcel is a portion of City of Flagstaff
owned property situated in the southeast quarter
of Section 10, T21N, R7E, G&SRM and contains .2
acres, more or less.



EXHIBIT D-1

CITY OF FLAGSTAFF

Drawn by:
IVD

CITY FILE NO. 04-91033

ENGINEERING DIVISION

Date:
MAY, 1992

1535-945

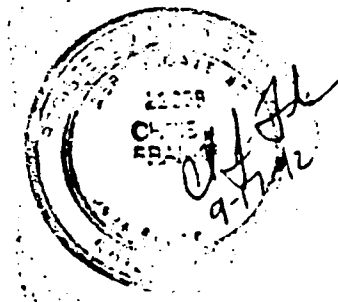
Exhibit "F"

A parcel of land located in the NE 1/4, Section 15, being a portion of that parcel of land described in Dkt. 1158, Pg. 569, C.C.R.O., and being a portion of City of Flagstaff owned land in the SE 1/4, Section 10, the SW 1/4, Section 11 and the NW 1/4, Section 14, all in T.21N, R.7E, G&SRB&M, City of Flagstaff, Coconino County, Arizona, described as follows:

For reference, begin at the Northeast corner of said Section 15, a BLM Brass Cap; Thence N 88-37-48 W (Basis of Bearings is east line of the SE 1/4 of said Section 15 per 1989 survey by Joseph Gervasio described as S 0-08-04 W) along the north line of said section 15 439.62' to the TRUE POINT OF BEGINNING; Thence N 29-50-18 W 84.56' to a point on the south right of way line of Cedar avenue as described in Dkt.1437, Pg.165 , C.C.R.O. and a non tangent point on a curve to the left, having a radius of 985.00', a central angle of 63-21-11 and a chord bearing of N 32-53-25 E; Thence run along the arc of said curve and said R/W line 1089.14'; Thence N 1-12-50 E along said R/W line 138.12'; Thence S 88-47-10 E 80.00'; Thence N 1-12-50 E 22.50'; Thence S 88-47-10 E 170.00' to the beginning of a curve to the right, having a radius of 300.00', a central angle 90-00-00 and a chord bearing of S 43-47-10 E; Thence run along the arc of said curve 471.24'; Thence S 1-12-50 W 696.22' to the beginning of a curve to the right, having a radius of 750.00', a central angle of 58-56-52 and a chord bearing of S 30-41-16 W; Thence run along the arc of said curve 771.63'; Thence S 60-09-42 W 367.15; Thence N 29-50-18 W 45.00'; Thence N 60-09-42 E 50.00'; Thence N 29-50-18 W 759.13' back to the True Point of Beginning.

Subject parcel contains 27.495 Acres more or less including any easements of record as shown on the attached Exhibit "A", incorporated herein by reference.

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV
PM 9/21/92
INT DATE

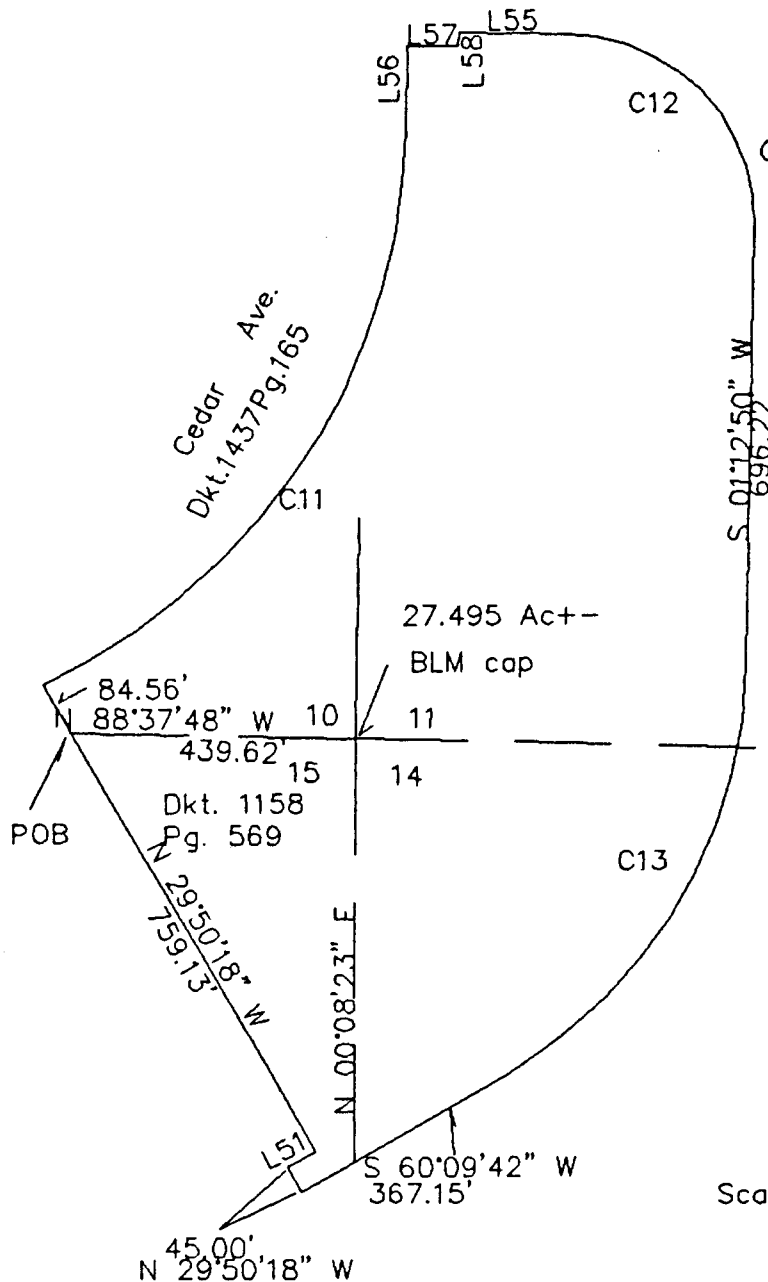


04-91033

City File No.
McMillan Mesa Bz (F)
Descriptive title

Exhibit "A"

A portion of the NE 1/4, Sec. 15, the SE 1/4, Sec. 10, the SW 1/4, Sec. 11 and the NW 1/4, Sec. 14, T.21N, R.7E, G&SRB&M, City of Flagstaff, Az



Scale: 1"=300'



ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV.

P.M. 9/21/92
INIT DATE

Basis of Bearings is east line of the SE 1/4, Sec. 15 per 1989 survey by Joseph Gervasio described as S 0°08'04" W

L51	N 60°09'42" E	50.00'
L55	S 88°47'10" E	170.00'
L56	N 01°12'50" E	138.12'
L57	S 88°47'10" E	80.00'
L58	N 1°12'50" E	22.50'
#	R	L
C11	985.00'	1089.14'
C12	300.00'	471.24'
C13	750.00'	771.63'

LC	CB	Delta
1034.49' N 32°53'25" E	63°21'11"	
424.26' N 43°47'10" W	90°00'00"	
738.04' S 30°41'16" W	58°56'52"	

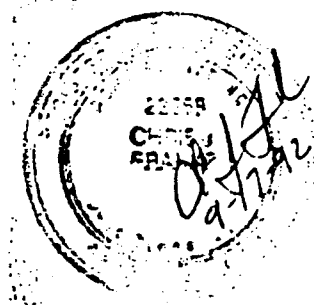
04-91033
City File No.
McMillan Mesa R2 (F)
Descriptive title

Exhibit "G"

A parcel of land located in the NE 1/4, Section 15 being a portion of that parcel of land described in Dkt. 1158, Pg. 569, C.C.R.O. and being a portion of City of Flagstaff owned land located in the NW 1/4, Section 14, both in T.21N, R.7E, G&SRB&M, City of Flagstaff, Coconino County, Arizona, described as follows:

For reference, begin at the Northeast corner of said Section 15, a BLM Brass cap; Thence S 0-08-23 W (Basis of Bearings is east line of the SE 1/4 of said Section 15 per 1989 survey by Joseph Gervasio described as S 0-08-04 W) along the east line of said section 15 665.35' to the TRUE POINT OF BEGINNING; Thence N 60-09-42 E 273.60' to the beginning of a curve to the left, having a radius of 750.00', a central angle of 2-30-42 and a chord bearing of N 58-54-21 E; Thence run along the arc of said curve 32.88'; Thence S 29-50-18 E 270.72'; Thence S 60-09-42 W 400.00'; Thence N 29-50-18 W 270.01'; Thence N 60-09-42 E 93.54' back to the True Point of Beginning.

Subject parcel contains 2.479 Acres more or less including any easements of record as shown on the attached Exhibit "A", incorporated herein by reference.



04-91033
City File No.
McMillan Mesa B3 (6)
Descriptive title

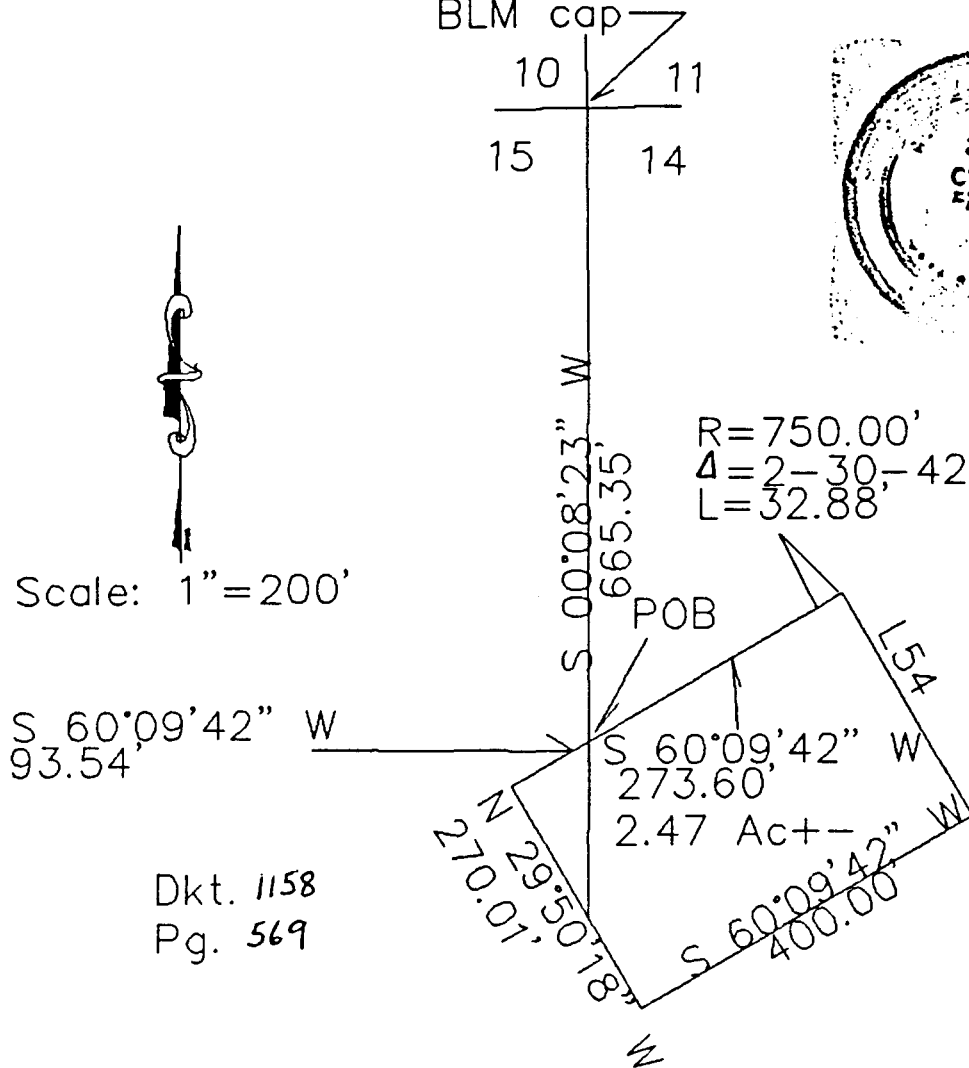
ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

J.M. 2/21/12
DATE

Exhibit "A"

A portion of the NW 1/4, Section 14, and
the NE 1/4, Section 15, T.21N, R.7E, G&SRB&M
City of Flagstaff

BLM cấp



Dkt. 1158
Pg. 569

Basis of Bearings is east line of the SE 1/4, Sec. 15 per 1989 survey by Joseph Gervasio described as S 0°08'04" W

L54 S 29°50'18" E 270.72'

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

P.M. 9/24/92
INT (DATE)

04-91033

City File No.

Descriptive title

PIKE ENGINEERING

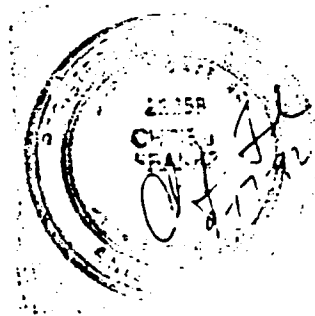
Civil Engineers
Land Surveyors
Land Planners

Exhibit "H"

A parcel of land located in the NE 1/4, Section 15 being a portion of that parcel described in Dkt.1220, Pg.528 , C.C.R.O., T.21N, R.7E, G&SRB&M, City of Flagstaff, Coconino County, Arizona, described as follows:

For reference, begin at the Northeast corner of said Section 15, a BLM Brass cap; Thence S 0-08-23 W (Basis of Bearings is east line of the SE 1/4 of said Section 15 per 1989 survey by Joseph Gervasio described as S 0-08-04 W) along the east line of said section 15 1360.22' to the N 1/16 corner of sections 14 & 15, a BLM Brass cap; Thence N 88-19-36 W along the north line of thae aforementioned parcel 1005.26' to the TRUE POINT OF BEGINNING; Thence S 0-12-03 W 326.33' to the beginning of a curve to the right, having a radius of 637.50', a central angle of 6-44-26 and a chord bearing of S 3-34-16 W; Thence run along the arc of said curve 75.00'; Thence S 90-00-00 W 270.00'; Thence S 45-00-27 W 352.39'; Thence N 25-17-40 W 746.51' to a 1/2" rebar; Thence S 88-19-36 E 844.34' back to the True Point of Beginning.

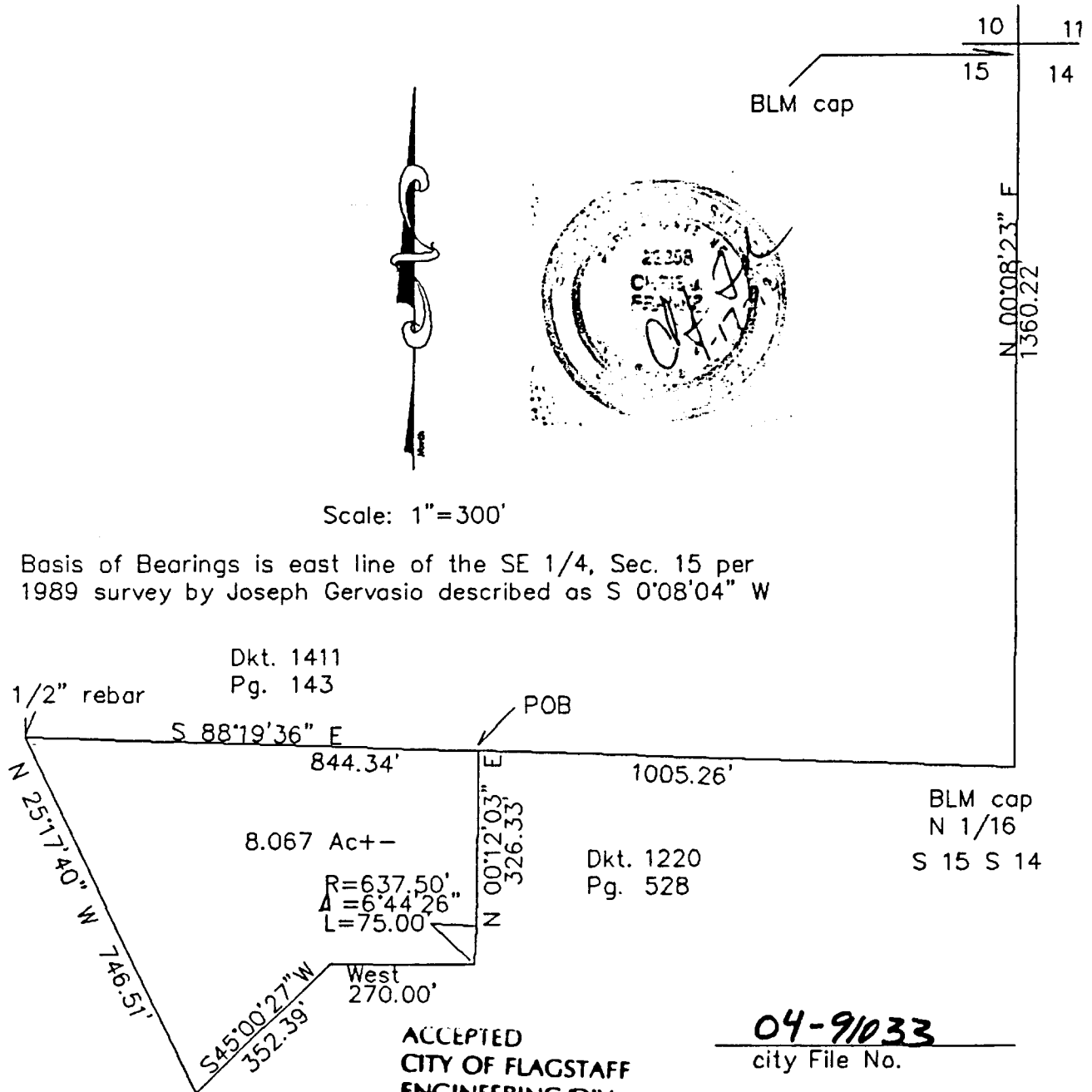
Subject parcel contains 8.067 Acres more or less including any easements of record as shown on the attached Exhibit "A", incorporated herein by reference.



ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV.
Q.M. 9/21/92
INT DAY

04-91033
City File No.
McMillan *Rz (H)*
Descriptive title

Exhibit "A"
A portion of the NE 1/4, Section 15, T.21N, R.7E, G&SRB&M
City of Flagstaff



ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV
J.M. 7/21/92
INT DATE

04-91033

city File No.

Descriptive title

PIKE ENGINEERING

Civil Engineers

Land Surveyors

Land Planners

Exhibit "I-a" Areas "I-a" and "I-b"

A parcel of land located in the E 1/2, Section 15, T.21N, R.7E, G&SRB&M, being a portion of Switzer Mesa Unit Two, as recorded in Cs. 2, Map 344D, and a portion of that parcel of land described in Dkt. 1220, Pg. 528, C.C.R.O., described as follows:

For reference, begin at the Southwest corner of Tract 8 of said Switzer Mesa Unit Two, a 1/2" rebar, said point being the TRUE POINT OF BEGINNING; Thence N 13-32-21 W (Basis of Bearings is east line of the Se 1/4, section 15 per 1989 survey by Joseph Gervasio described as S 0-08-04 W) along the west line of said Tract 8 200.00' to the southwest corner of Tract 9 of said Switzer Mesa Unit Two; Thence N 7-35-08 W along the west line of said Tract 9 200.00' to the southwest corner of Tract 10 of said Switzer Mesa Unit Two; Thence N 33-34-58 W 260.00' to the northwest corner of said Tract 10; Thence N 25-17-40 W 193.43'; Thence N 45-00-27 E 352.39'; Thence N 90-00-00 E 270.00' to a non tangent point on a curve to the right, having a radius of 637.50', a central angle of 8-32-18 and a chord bearing of S 11-12-38 W ; Thence run along the arc of said curve 95.00'; Thence S 15-28-47 W 100.00' to the beginning of a curve to the left, having a radius of 562.50', a central angle of 15-16-44 and a chord bearing of S 7-50-25 W; Thence run along the arc of said curve 150.00; Thence S 0-12-03 W 10.00' to the northwest corner of Lot 48 of said Switzer Mesa Unit Two; Thence S 0-14-47 W 35.18'; Thence N 89-45-13 W 64.00' to a non tangent point on a curve to the right, having a radius of 20.00', a central angle of 110-36-12 and a chord bearing of S 55-32-53 W; Thence run along the arc of said curve 38.61'; Thence N 69-09-01 W 8.34' to the beginning of a curve to the right, having a radius of 30.00', a central angle of 41-58-00 and a chord bearing of N 48-10-01 W; Thence run along the arc of said curve 21.97' to a point of reverse curvature to the left, having a radius of 48.00', a central angle of 265-57-36 and a chord bearing of S 21-26-33 W ; Thence run along the arc of said curve 222.81' to a point of reverse curvature to the right, having a radius of 30.00', a central angle of 41-58-00 and a chord bearing of S 89-54-52 E; Thence run along the arc of said curve 21.97'; Thence S 68-55-52 E 44.84' to the beginning of a curve to the right, having a radius of 20.00', a central angle of 69-02-25 and a chord bearing of S 34-24-40 E; Thence run along the arc of said curve 24.10' to a point on the westerly right of way line of Pine Cliff Drive; Thence S 0-06-33 W 566.47' to the southeast corner of said Tract 8; Thence N 78-57-51 W 89.92' back to the True Point of Beginning.

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

P.M. 7/21/92
INT DATE

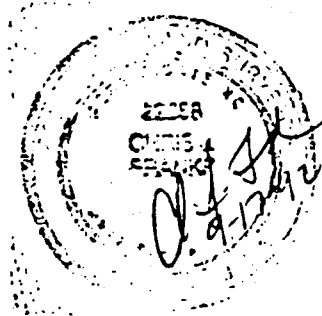
Subject parcel contains 5.86 Acres more or less including any easements of record as shown on the attached Exhibit "A", incorporated herein by reference.

04-91033-----

City File No.

McMillan Mesa R2 (Ia)

Descriptive title

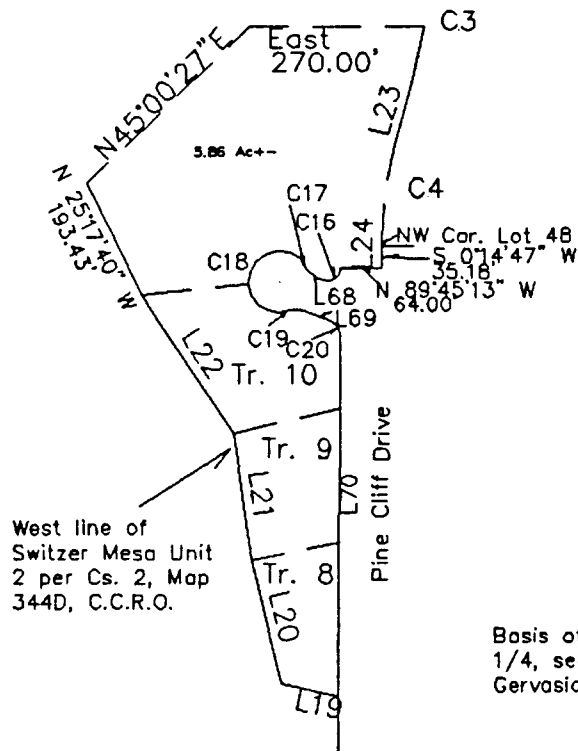


ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV
P.M. 9/21/92
BY DATE

Exhibit "A"

A portion of the E 1/2, Section 15, T.21N, R.7E,
G&SRB&M, City of Flagstaff, Az

Dkt. 1220, Pg. 528



Line	Direction	Distance
L19	N 78°57'51" W	89.92'
L20	N 13°32'21" W	200.00'
L21	N 07°35'08" W	200.00'
L22	N 33°34'58" W	260.00'
L23	N 15°28'47" E	100.00'
L24	N 00°12'03" E	10.00'
L68	N 69°09'01" W	8.34'
L69	S 68°55'52" E	44.84'
L70	S 0°06'33" W	566.47'

Basis of Bearings is east line of the SE
1/4, section 15 per 1989 survey by Joseph
Gervasio described as S 0°08'04" W

Curve	Radius	Length	Chord	Bearing	Delta
C3	637.50'	95.00'	94.91'	S 11°12'38" W	08°32'18"
C4	562.50'	150.00'	149.56'	S 07°50'25" W	15°16'44"
C16	20.00'	38.61'	32.89'	S 55°32'53" W	110°36'12"
C17	30.00'	21.97'	21.48'	N 48°10'01" W	41°58'00"
C18	48.00'	222.81'	70.23'	S 21°26'33" W	265°57'36"
C19	30.00'	21.97'	21.48'	S 89°54'52" E	41°58'00"
C20	20.00'	24.10'	22.67'	S 34°24'40" E	69°02'25"

04-91033

City File No.

Descriptive title

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV
G.M. 9/21/92
DATE

PIKE ENGINEERING

Civil Engineers

Land Surveyors

Land Planners

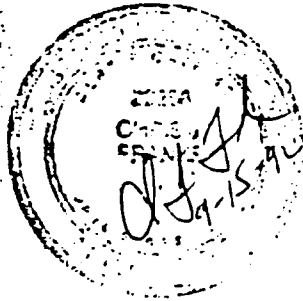
Exhibit "I-c"

A parcel of land being a portion of that parcel of land described in Dkt. 1220, Pg. 528, c.c.R.o., located in the E 1/2, section 15, T.21N, R.7E, G&SRB&M, City of Flagstaff, Coconino County, Arizona, described as follows:

For reference, begin at the N 1/16 corner of Sections 15 & 14, a BLM Brass cap; Thence S 0-08-04 W (Basis of Bearings per 1989 survey by Joseph Gervasio) along the east line of said Section 15 808.92' to the northeast corner of Tract 11 of Switzer Mesa Unit Two as recorded in Cs. 2, map 344D, C.C.R.O., a 1/2" iron pipe; Thence S 89-40-31 W along said north line 49.94' to the northeast corner of Lot 34 of Switzer Mesa Unit Three as recorded in Cs. 3, Map 111A, C.C.R.O., a 1/2" iron pipe; Thence N 89-49-41 W along the north line of said Lot 34 128.44' to the Northwest corner of said Lot 34, a 1/2" rebar; Thence N 80-43-57 W along the north line of said Switzer Mesa Unit Three 56.20' to the northeast corner of Lot 33 of said Switzer Mesa Unit Three, a 1/2" rebar; Thence N 89-54-52 W along the north line of said Lot 33 107.02' to the northwest corner of said Lot 33, a PK nail in concrete and the TRUE POINT OF BEGINNING; Thence S 02-02-55 E along the west line of Lots 27-33 inclusive of said Switzer Mesa Unit Three 529.73' to the southwest corner of said Lot 27, a 1/2" rebar; Thence N 89-45-20 W along the north line of Lots 25 & 26 of said Switzer Mesa Unit Three 97.85' to the northeast corner of Tract "B" of said Switzer Mesa unit Three, a 1/2" rebar; Thence S 0-52-01 E along the east line of said Tract "B" 87.27' to the beginning of a curve to the left, having a radius of 20.00', a central angle of 90-31-07 and a chord bearing of S 46-07-35 E; Thence run along the arc of said curve 31.60' to a point on the northerly right of way line of Apple Way, a 1/2" rebar; Thence S 89-39-06 W along said north right of way line 96.00' to a 1/2" rebar, said point being on a non tangent curve to the left, having a radius of 20.00', a central angle of 89-29-51 and a chord bearing of N 44-23-41 E; Thence run along the arc of said curve 31.24' to a 1/2" rebar; Thence N 0-51-45 W along the west line of said Tract "B" 87.85' to the northeast corner of Lot 26 of said Switzer Mesa unit Three, a 1/2" rebar; Thence N 89-45-20 W along the north line of said Lot 26 7.00' to a 1/2" iron pipe; Thence N 89-34-28 W along said north line 68.13' to the northwest corner of said Lot 26, a 1/2" iron pipe; Thence N 75-59-46 W along the north line of Lot 25 of said Switzer Mesa Unit Three 57.74' to a 1/2" iron pipe; Thence N 78-14-56 W along the north line of Lots 24 & 25 of said Switzer Mesa Unit Three 99.31' to the northwest corner of said Lot 24, a 1/2" rebar; Thence N 0-08-15 E along the east line of Lots 15-23 of said Switzer Mesa Unit Three 587.55' to the northeast corner of said Lot 15, a 1/2" iron pipe; Thence S 75-28-17 E 373.65' back to the True Point of Beginning.

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV
DM 7/17/92
INT DATE

Subject parcel contains 4.98 Acres more or less including any easements of record as shown on Exhibit "A", incorporated herein by reference.



04-91033

City file No.

Descriptive title
McMillan Mesa RZ I-C

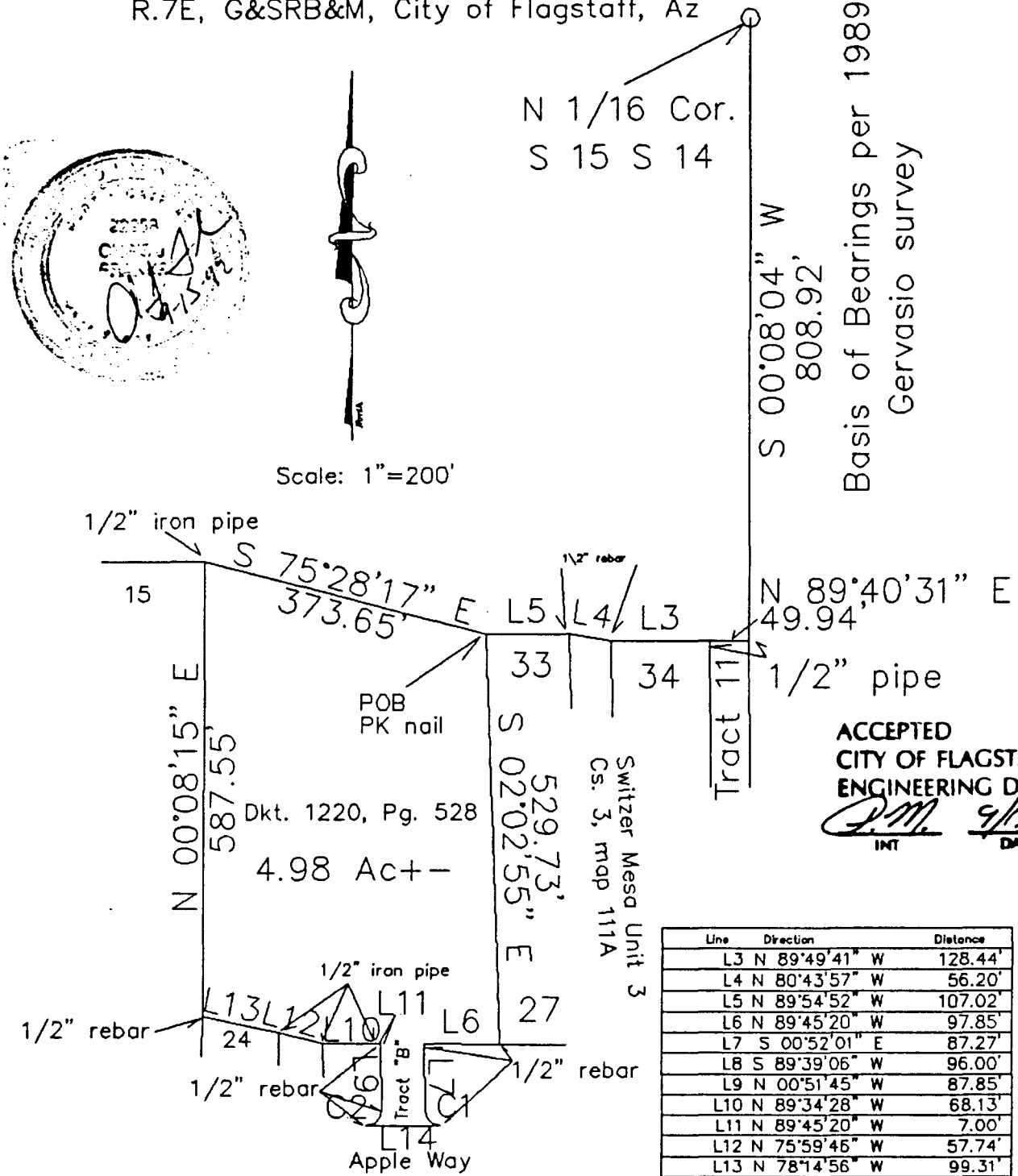
ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV
D. M. 9/17/92
INT DATE

PIKE ENGINEERING

Civil Engineers
Land Surveyors
Land Planners

Exhibit "A"

A portion of the E 1/2, Section 15, T.21N,
R.7E, G&SRB&M, City of Flagstaff, Az



ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

P.M. 9/12/92
INT DATE

Line	Direction	Distance
L3	N 89°49'41" W	128.44'
L4	N 80°43'57" W	56.20'
L5	N 89°54'52" W	107.02'
L6	N 89°45'20" W	97.85'
L7	S 00°52'01" E	87.27'
L8	S 89°39'06" W	96.00'
L9	N 00°51'45" W	87.85'
L10	N 89°34'28" W	68.13'
L11	N 89°45'20" W	7.00'
L12	N 75°59'45" W	57.74'
L13	N 78°14'56" W	99.31'
L14	S 89°39'06" W	96.00'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.60'	28.41'	S 46°07'35" E	90°31'07"
C2	20.00'	31.24'	28.16'	N 44°23'41" E	89°29'51"

04-71033
City File No.

Describe Use title

PIKE ENGINEERING

Civil Engineers
Land Surveyors
Land Planners

Exhibit "I-d"

A parcel of land located in the NE 1/4, Section 15, T.21N, R.7E, G&SRB&M, City of Flagstaff, Coconino County, Arizona, being a portion of Switzer Mesa Unit Two, as recorded in Cs. 2, Map 344D, C.C.R.O., described as follows:

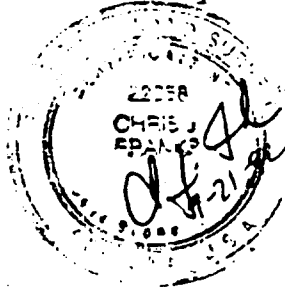
For reference, begin at the Northwest corner of Lot 48 of said Switzer Mesa Unit Two, said point being the TRUE POINT OF BEGINNING; Thence S 89-45-13 E (Basis of Bearings is east line of the SE 1/4 of said section 15 per 1989 survey by Joseph Gervasio described as S 0-08-04 W) along the north line of said Lot 48 110.70' to the northeast corner of said Lot 48; Thence S 0-12-03 W along the east line of said Lot 48 68.00' to the southeast corner of said Lot 48, a point on the northerly right of way line of Pinon court; Thence N 89-45-13 W along said lot line and right of way line 90.75' to the beginning of a curve to the right, having a radius of 20.00' and a central angle of 89-51-46; Thence run along the arc of said curve 31.37' to a point on the easterly right of way line of Pine Cliff Drive; Thence N 0-14-47 E along said right of way line 48.04' back to the True Point of Beginning.

AND

A parcel of land located in the NE 1/4, Section 15, T.21N, R.7E, G&SRB&M, City of Flagstaff, Coconino County, Arizona, being a portion of Switzer Mesa Unit Two, as recorded in Cs. 2, Map 344D, C.C.R.O., described as follows:

For reference, begin at the Northeast corner of Lot 49 of said Switzer Mesa Unit Two, said point being the TRUE POINT OF BEGINNING; Thence S 0-12-03 W (Basis of Bearings is east line of the SE 1/4 of said Section 15 per 1989 survey by Joseph Gervasio described as S 0-08-04 W) along the east line of lots 49-58 of said Switzer Mesa Unit Two 671.32' to the southeast corner of said Lot 58; Thence N 77-44-39 W 111.93' to the southwest corner of said Lot 58, a "x" in a boulder, said point being on the east right of way line of Pine Cliff Drive; Thence N 0-06-33 E along said right of way line 627.98' to the beginning of a curve to the right, having a radius of 20.00' and a central angle of 90-08-14; Thence run along the arc of said curve 31.46' to a point on the south right of way line of Pinon court; Thence S 89-45-13 E along said line 90.45' back to the True Point of Beginning.

Subject parcels together contain 1.827 Acres more or less including any easements of record as shown on the attached Exhibit "A", incorporated herein by reference.



ACCEPTED

CITY OF FLAGSTAFF
ENGINEERING DIV

INT
DAY

04-91033

City file No.

McMillan Mesa Rx (Id)

Descriptive title

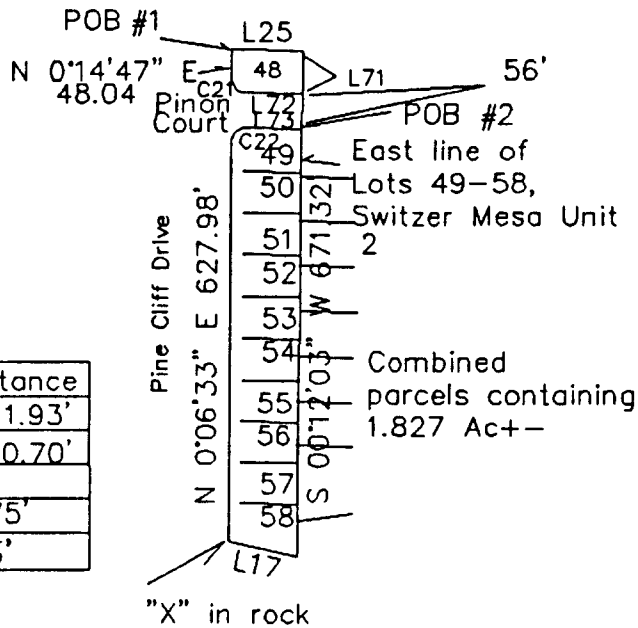
Exhibit "A"

Lots 48-58, Switzer Mesa Unit 2, as recorded in Cs. 2, map 344D,
C.C.R.O., located in the E 1/2, Section 15, T.21N, R.7E, G&SRB&M,
City of Flagstaff, Az



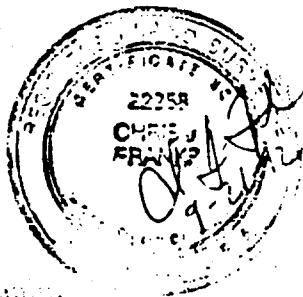
Scale: 1"=300'

Line	Direction	Distance
L17	N 77°44'39" W	111.93'
L25	N 89°45'13" W	110.70'
L71	S 0°12'03" W	68.00'
L72	N 89°45'13" W	90.75'
L73	S 89°45'13" E	90.45'



Basis of Bearings is east line of Se 1/4, Sec. 15
per 1989 Gervasio survey described as S 0-08-04 W

Curve	Radius	length	Chord	Bearing	Delta
C21	20.00'	31.37'			89°51'46"
C22	20.00'	31.46'			90°08'14"



04-91033

City File No.

Descriptive title

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

P.M. 9/23/92
INT DATE

Exhibit "J"

That portion of that parcel of land situated in the east half of Section 15, Township 21 North, Range 7 East, Gila and Salt River Meridian, being a portion of that parcel of land described in Docket 1220, page 530 [Record Source No. 1 (R1)] Office of the Coconino County Recorder (O.C.C.R.) and being more particularly described as follows:

BEGINNING at the northeast corner of said (R1);

Thence southerly along the east line of said Section 15 to the northeast corner of Tract 11, Switzer Mesa Unit 2 as shown in Case 2, Maps 344-344D [Record Source No. 2 (R2)], O.C.C.R.;

Thence westerly along the north line of Tract 11 of (R2) to the northeast corner of Lot 34, Switzer Mesa Unit 3 as shown in Case 3, Maps 111-111A [Record Source No. 3 (R3)], O.C.C.R.;

Thence westerly along the north line of (R3) to the northwest corner of Tract "C" of (R3);

Thence northwesterly to the northeast corner of Lot 15 of (R3);

Thence westerly along the north line of (R3) to the northwest corner of Tract "A" of (R3);

Thence westerly along the north line of Lot 48 of (R2) to the northwest corner of said Lot 48;

Thence northerly along the northerly prolongation of the west line of said Lot 48 a distance of 10 feet to the beginning of a curve to the right, concave to the east, having a radius of 562.50 feet and a central angle of 15°16'44";

Thence northeasterly along said curve an arc distance of 150.00 feet to a point of tangency;

Thence northeasterly along a line tangent to said curve a distance of 100.00 feet to the beginning of a curve to the left, concave to the west, having a radius of 637.50 feet and a central angle of 15°16'44";

Thence northerly along said curve an arc distance of 170.00 feet to a point of tangency;

Thence northerly along a line tangent to said curve to a point on the north line of said (R1);

Thence easterly along the north line of (R1) to the POINT OF BEGINNING.

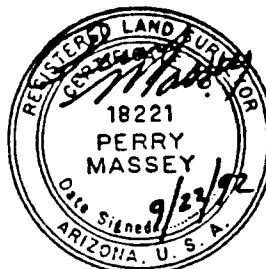
AND

Tract #11 of said (R2).

Containing 19.15 acres, more or less, as shown on the attached Exhibit "C-1" which is made a part hereof by this reference.

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

MW 9-22-90
INT DATE

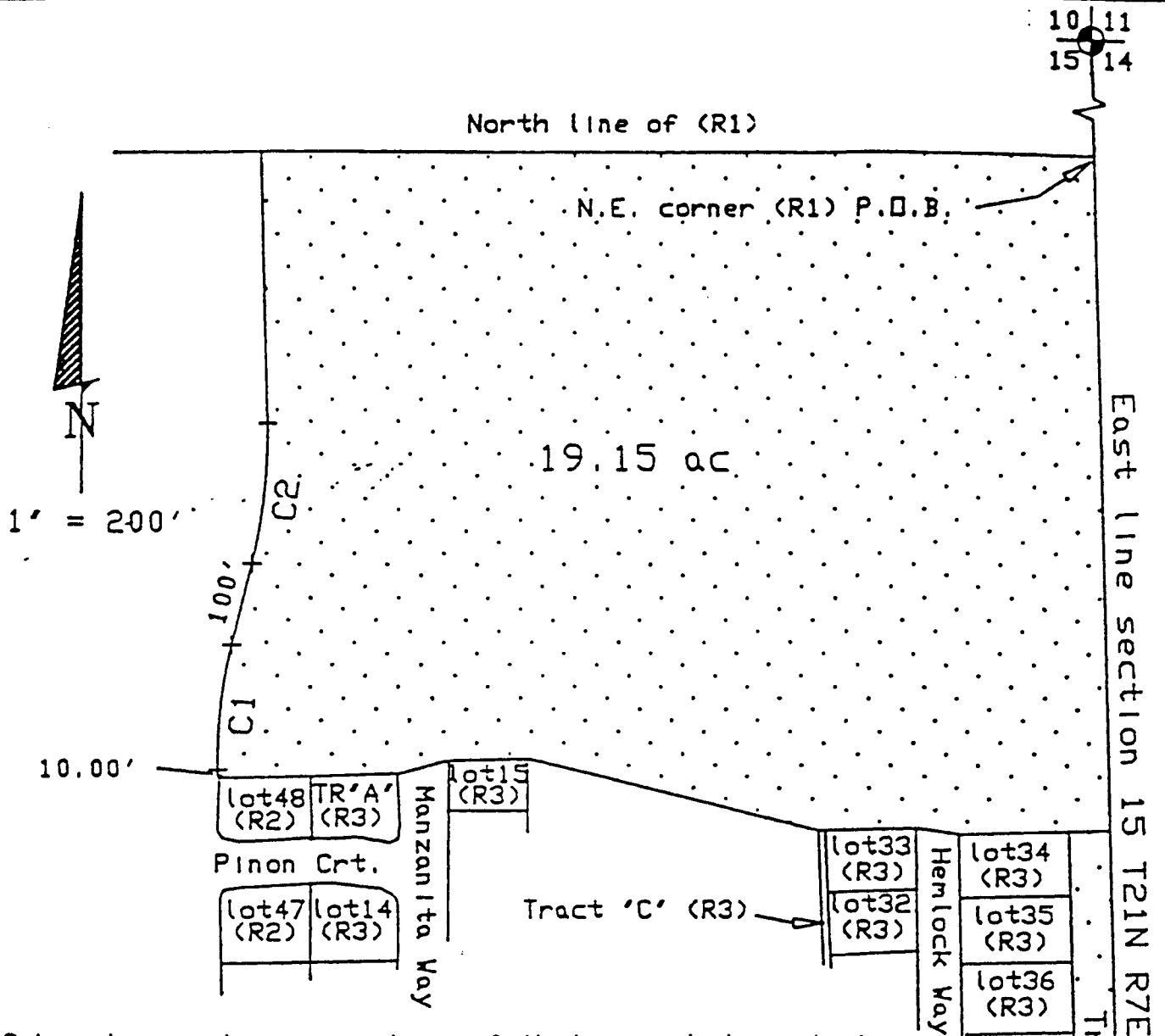


McMillan Mesa RZ (J)

Descriptive Title

04-91033

City File No.



Subject parcel is a portion of that parcel described
in DKT 1220, Pg 530, D.C.C.R.

R1 = Docket 1220, page 530, D.C.C.R.

R2 = Switzer Mesa Unit #2, Case 2, Map 344-344D, D.C.C.R.

R3 = Switzer Mesa Unit #3, Case 3, Maps 111-111A, D.C.C.R.

CURVE	ARC	DELTA	RADIUS	TAN LENGTH
C1	150.00	15°16'44"	562.50	75.45
C2	170.00	15°16'44"	637.50	85.51

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

MW 9.22.92
INT DATE



1535-961

EXHIBIT "C-1"	CITY OF FLAGSTAFF	Drawn by: lvo
CITY FILE No. 04-91033	ENGINEERING DIVISION	Date: 11/29/91

ORDINANCE NO. _____

EXHIBIT Ja

That portion of City of Flagstaff owned land situated in Section 14, Township 21 North, Range 7 East, Gila and Salt River Meridian (G.&S.R.M), Coconino County, Arizona, More particularly described as follows:

Commencing at the northwest corner of said Section 14; thence S 89°50'12" W [Basis of Bearings, Docket 1349, Pages 239-242, Office of the Coconino County Recorder (O.C.C.R.)] along the north line of Section 15, Township 21 North, Range 7 East, G.&S.R.M., 731.92 feet; thence S 31°22'18" E to a point on the west line of said Section 14; thence continuing S 31°22'18" E 116.91 feet; thence S 58°37'42" W along a radial line 50.00 feet to the POINT OF BEGINNING and the beginning of a curve concave to the west, having a radius of 1100.00 feet and a central angle of 30°;

Thence southerly along said curve 575.96 feet;

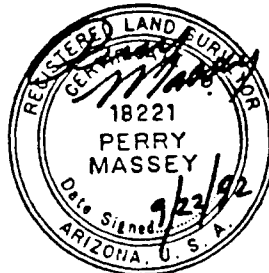
Thence S 1°22'18" E to a point on the east-west mid-section line of said Section 15;

Thence westerly along said mid-section line to the west quarter corner of Section 14;

Thence northerly along the west line of said Section 14 to a point which lies S 58°37'42" W from the point of beginning;

Thence N 58°37'42" E to the POINT OF BEGINNING.

Containing 6.6 acres, more or less, as shown on the attached Exhibit A-1, which is made a part hereof by the reference.



MCMILLAN MESA R2 (Ja)
DESCRIPTIVE TITLE

04-91033
C.O.F. FILE NO.

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

MW 9.22.92
INT DATE

MJB\EXHIBITS\EXHIBIT.A5

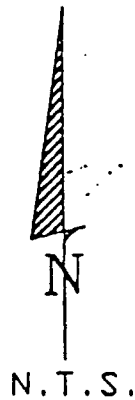
1535-962

(Basis of Bearings)
S 89° 50' 12" W

North line Section 15

731.92

10 11
15 14



S 31° 22' 18" E

N 58° 37' 42" E
Radial Bearing

LINE	BEARING	DISTANCE
L2	S 58° 37' 42" W	50.00
L3	S 31° 22' 18" E	116.91

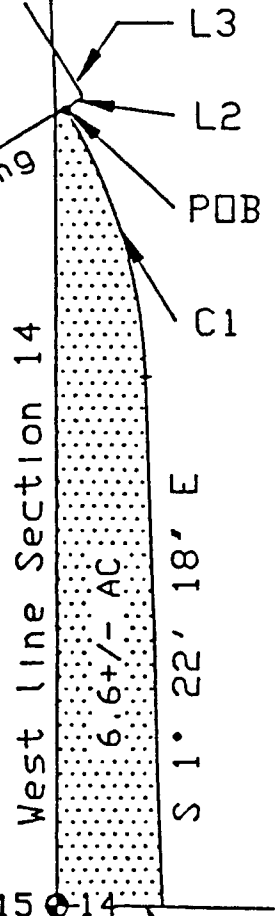
CURVE	ARC	DELTA	RADIUS
C1	575.96	30° 00' 00"	1100.00

Subject parcel is a portion of City of Flagstaff owned property located in Section 14, T21N, R7E, G&SRM.

Basis of Bearings is from Docket 1349, Pages 239-242, Office of the Coconino County Recorder.

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

MW *9/22/92*
INT DATE



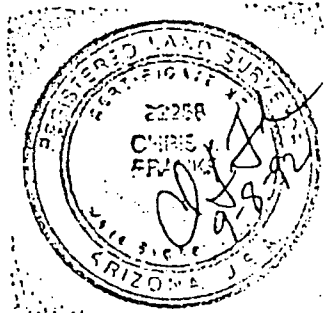
1535-963

EXHIBIT "A-1"	CITY OF FLAGSTAFF	Drawn by: Ivo
CITY FILE NO. 04-91033	ENGINEERING DIVISION	Date: April, 1992

Exhibit "L"
Gemini Centerline

A parcel of land located in the NE 1/4, Section 15, T.21N, R.7E, G&SRB&M, City of Flagstaff, Coconino County, Arizona, described as follows:

For reference, begin at the Northeast corner of said Section 15, a BLM Brass cap; Thence N 88-37-48 W (Basis of Bearings is east line of the SE 1/4 of said Section 15 per 1989 survey by Joseph Gervasio described as S 0-08-04 W) along the north line of said Section 15 439.62'; Thence S 29-50-18 E 759.13'; Thence S 60-09-42 W 50.00'; Thence S 29-50-18 E 45.00'; Thence S 60-09-42 W 200.00' to a non tangent point on a curve to the right, having a radius of 350.00', a central angle of 34-00-00 and a chord bearing of S 77-09-42 W ; thence run along the arc of said curve 207.69'; Thence N 85-50-18 W 491.00' to the beginning of a curve to the left, having a radius of 350.00', a central angle of 33-00-00 and a chord bearing of S 78-43-19 W; Thence run along the arc of said curve 201.59'; Thence S 62-13-19 W 180.00';



Legal Descriptions of Building Limit Lines

PIKE ENGINEERING

Civil Engineers
Land Surveyors
Land Planners

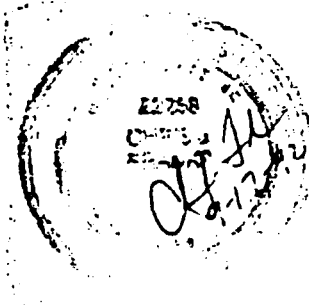
Exhibit "K"

A parcel of land being a portion of those parcels of land described in Dkt. 1411, Pg. 143 & Dkt. 1129, Pg. 577, C.C.R.O., located in the E 1/2, section 15, T.21N, R.7E, G&SRB&M, City of Flagstaff, Coconino County, Arizona, described as follows:

For reference, begin at the Northeast corner of said Section 15, a BLM Brass cap; Thence S 00-08-23 W (Basis of Bearings is east line of Southeast 1/4 of said Section 15 per 1989 survey by Joseph Gervasio described as S 0-08-04 W) along the east line of said Section 15 1360.22' to the N 1/16 corner of Sections 14 & 15, a BLM cap; Thence N 88-19-36 W 1046.77'; Thence continue N 88-19-36 W 802.83' to a 1/2" rebar; Thence N 88-10-44 W 61.34' to the TRUE POINT OF BEGINNING; Thence N 60-00-00 E 40.00'; Thence N 34-00-00 W 125.00'; Thence N 13-20-32 W 408.07'; Thence N 32-25-22 W 278.45'; Thence N 23-56-25 W 231.57'; Thence S 74-59-01 W 50.60'; Thence N 13-05-18 W 167.66'; Thence N 90-00-00 E 50.08'; Thence N 19-22-37 E 195.22'; Thence N 82-55-10 W 67.12'; Thence S 21-50-32 W 224.82'; Thence S 6-28-15 E 147.17'; Thence S 83-11-15 W 64.00' to a point on the easterly right of way line of Turquoise Drive, said point being a non tangent point on a curve to the right, having a radius of 891.91', a central angle of 21-32-11 and a chord bearing of S 10-06-53 E; Thence run along the arc of said curve 335.25' to a point of reverse curvature to the left, having a radius of 1161.23', a central angle of 23-36-54 and a chord bearing of S 11-09-15 E; Thence run along the arc of said curve and said Turquoise Drive R/W 478.61' to a point of reverse curvature to the right, having a radius of 1582.85', a central angle of 5-29-40 and a chord bearing of S 20-12-52 E; Thence run along the arc of said curve and said Turquoise Drive R/W 151.79'; Thence S 88-10-44 E 339.18' back to the True Point of beginning.

Subject parcel contains 7.14 Acres more or less including any easements of record as shown on the attached Exhibit "A", incorporated herein by reference..

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV
J.M. 7/21/92
INT DATE



04-91033
City File No.
McMillan Mesa Rz (K)
Descriptive title

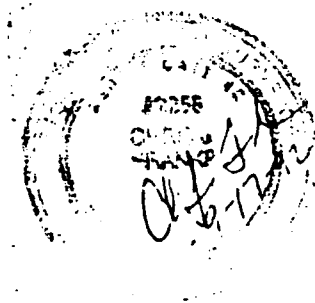
Civil Engineers
Land Surveyors
Land Planners

Exhibit "M"

A parcel of land being a portion of that parcel of land described in Dkt. 1220, pg. 528, C.C.R.O. located in the NE 1/4, Section 15, T.21N, R.7E, G&SRB&M, City of Flagstaff, Coconino County, Arizona, described as follows:

For reference, begin at the Northeast corner of said Section 15, a BLM Brass cap; Thence S 0-08-23 W (Basis of Bearings is east line of the SE 1/4 of said Section 15 per 1989 survey by Joseph Gervasio described as S 0-08-04 W) along the east line of said section 15 1360.22' to the N 1/16 corner of sections 14 & 15, a BLM Brass cap; Thence N 88-19-36 W 1849.60' to a 1/2" rebar; Thence S 25-17-40 E 281.29' to the TRUE POINT OF BEGINNING; Thence N 45-00-27 E 28.00'; Thence S 25-17-40 E 465.22'; Thence S 45-00-27 W 28.00'; Thence N 25-17-40 W 465.22' back to the True Point of Beginning.

Subject parcel contains 0.28 Acres more or less including any easements of record as shown on the attached Exhibit "A", incorporated herein by reference.



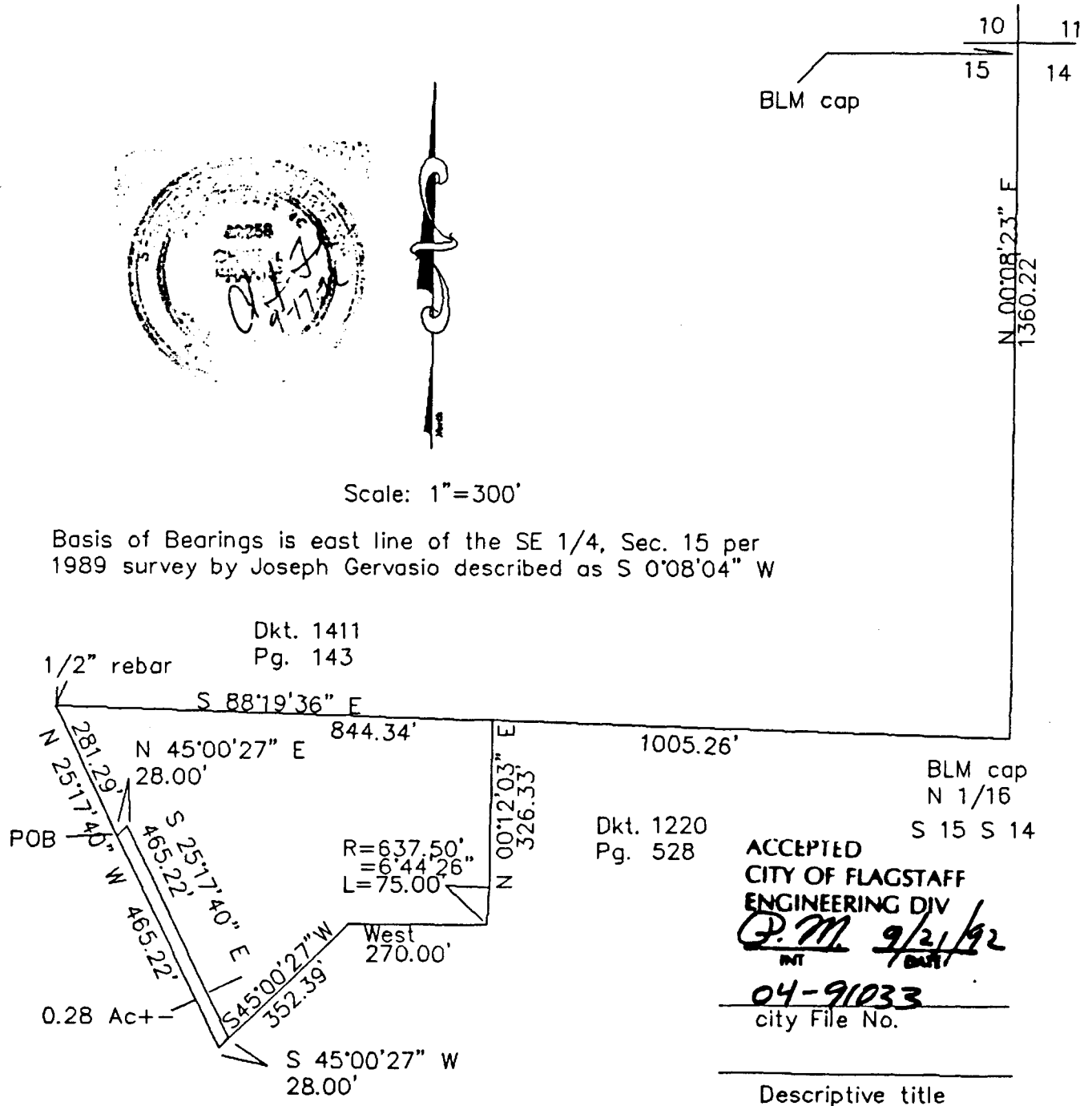
ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

A.M. *9/21/92*
INT

04-91033
City File No.

McMillan Mesa R2 (M)
Descriptive Title

Exhibit "A"
A portion of the NE 1/4, Section 15, T.21N, R.7E, G&SRB&M
City of Flagstaff



PIKE ENGINEERING

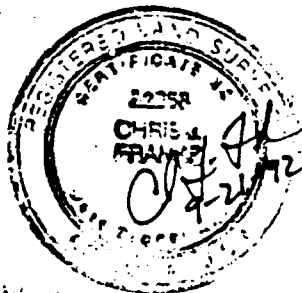
Civil Engineers
Land Surveyors
Land Planners

Exhibit "N"

A parcel of land being a portion of that parcel of land described in Dkt. 1220, Pg. 528, C.C.R.O., located in the NE 1/4, Section 15, T.21N, R.7E, G&SRB&M, City of Flagstaff, Coconino County, Arizona, described as follows:

For reference, begin at the Southwest corner of Tract 8 of Switzer Mesa Unit Two, as recorded in Cs. 2, Map 344D, C.C.R.O., a 1/2" rebar; Thence N 13-32-21 W (Basis of Bearings is East line of the SE 1/4 of said Section 15 per 1989 survey by Joseph Gervasio described as S 0-08-04 W) along the west line of said Tract 8 200.00' to the Southwest corner of Tract 9 of said Switzer Mesa Unit Two; Thence N 7-35-08 W along the west line of said Tract 9 200.00' to the southwest corner of Tract 10 of said Switzer Mesa Unit Two; Thence N 33-34-58 W along the west line of said Tract 10 260.00' to the northwest corner of said Tract 10, said point being the TRUE POINT OF BEGINNING; Thence N 25-17-40 W 193.43'; Thence N 45-00-27 E 29.74'; Thence S 43-28-09 E 73.74'; Thence S 25-17-40 E 152.09' to a point on the north line of said Tract 10; Thence S 84-49-58 W along said north line 54.32' back to the True Point of Beginning.

Subject parcel contains 0.24 Acres more or less including any easements of record as shown on the attached Exhibit "A", incorporated herein by reference.



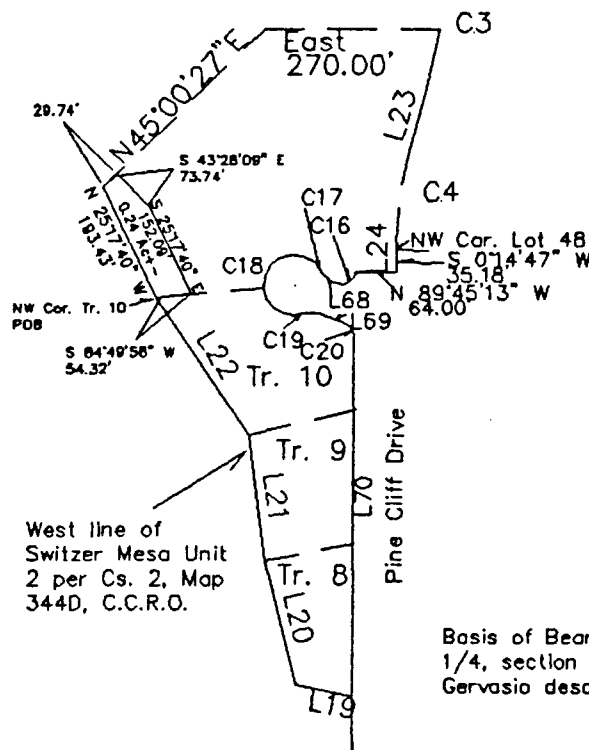
ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

Q.M. *9/21/92*
INT DATE

04-91033
City File No.
McMillon Mesa R2 (N)
Descriptive title

Exhibit "A"
A portion of the E 1/2, Section 15, T.21N, R.7E,
G&SRB&M, City of Flagstaff, Az

Dkt. 1220, Pg. 528



Scale: 1"=300'

Line	Direction	Distance
L19	N 78°57'51" W	89.92'
L20	N 13°32'21" W	200.00'
L21	N 07°35'08" W	200.00'
L22	N 33°34'58" W	260.00'
L23	N 15°28'47" E	100.00'
L24	N 00°12'03" E	10.00'
L68	N 69°09'01" W	8.34'
L69	S 68°55'52" E	44.84'
L70	S 0°06'33" W	566.47'

Basis of Bearings is east line of the SE
1/4, section 15 per 1989 survey by Joseph
Gervasio described as S 0°08'04" W

Curve	Radius	Length	Chord	Bearing	Delta
C3	637.50'	95.00'	94.91'	S 11°12'38" W	08°32'18"
C4	562.50'	150.00'	149.56'	S 07°50'25" W	15°16'44"
C16	20.00'	38.61'	32.89'	S 55°32'53" W	110°36'12"
C17	30.00'	21.97'	21.48'	N 48°10'01" W	41°58'00"
C18	48.00'	222.81'	70.23'	S 21°26'33" W	265°57'36"
C19	30.00'	21.97'	21.48'	S 89°54'52" E	41°58'00"
C20	20.00'	24.10'	22.67'	S 34°24'40" E	69°02'25"



04-91033

City File No.

Descriptive title

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

G.M. 7/21/92
INT DAY

APPENDIX B

Ownership and Tax Code

1. Owners of Property:
 - Richard A. and Vicki L. Dennis
P.O. Box 117
Flagstaff, Arizona 86001
(602) 773-9949
 - Mr. Harry Brendgen
Spartan Technologies, Inc.
6200 Savoy, Suite 140
Houston, Texas 77036
(713) 780-7376
 - City of Flagstaff
211 West Aspen Avenue
Flagstaff, Arizona 86001
(602) 774-5281

2. County Assessor's Book, Map and Parcel Number

- Richard A. and Vicki L. Dennis
P.O. Box 117
Flagstaff, Arizona 86001

101-31-048	101-31-057
101-31-049	101-31-058
101-31-050	101-31-061
101-31-051	101-31-062
101-31-052	101-31-063
101-31-053	101-31-064
101-31-054	101-31-109
101-31-055	101-31-110
101-31-056	101-28-007A

- Mr. Harry Brendgen
Brendgen & Taylor Partnership
c/o Billy F. Colliins - Collins & Graves
Park Center Plaza I, Suite 1010
Houston, Texas 77008

101-37-001A	101-37-002A
101-37-003	

- City of Flagstaff
211 West Aspen Avenue
Flagstaff, Arizona 86001

Portions of:

110-08-001C	109-02-001H
107-01-001	

APPENDIX C

Bibliography

Economic Base Study for the City of Flagstaff, Lane Kendig, Inc., 1990.

Economic Policy Paper for the City of Flagstaff, Lane Kendig, Inc.,
1990.

Growth Management Guide 2000, City of Flagstaff, adopted by City Council
April 7, 1987.

Soil Investigation Report for 40-Acre Subdivision, Switzer Mesa,
Flagstaff, Arizona, Foree & Vann, Inc., December, 1986.

Soil Survey and Interpretations of the Soils in the City of Flagstaff,
U.S. Department of Agriculture, Soil Conservation Service, July,
1975.

Switzer Mesa Small Area Plan, City of Flagstaff, Planning Division,
November, 1981.

APPENDIX D
Traffic Impact Analysis

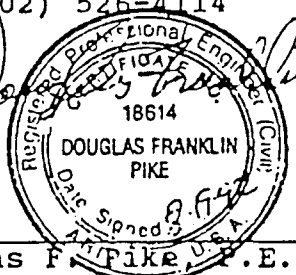
TRAFFIC IMPACT ANALYSIS

for

McMILLAN MESA

May 20, 1992
(Revised July 21, 1992)
(Revised August 7, 1992)
(Revised August 19, 1992)

By: PIKE ENGINEERING
2708 N. 4th ST. E-4
Flagstaff, Arizona 86004
(602) 526-4114


Douglas F. Pike, P.E.

PURPOSE

The intent of this report is to examine the traffic impacts of the proposed McMillan Mesa development on the traffic flow along the Cedar-Forest alignment and Switzer Canyon area in Flagstaff, Arizona. This review will present an analysis and propose options for traffic control, signalization and lane configurations.

INTRODUCTION

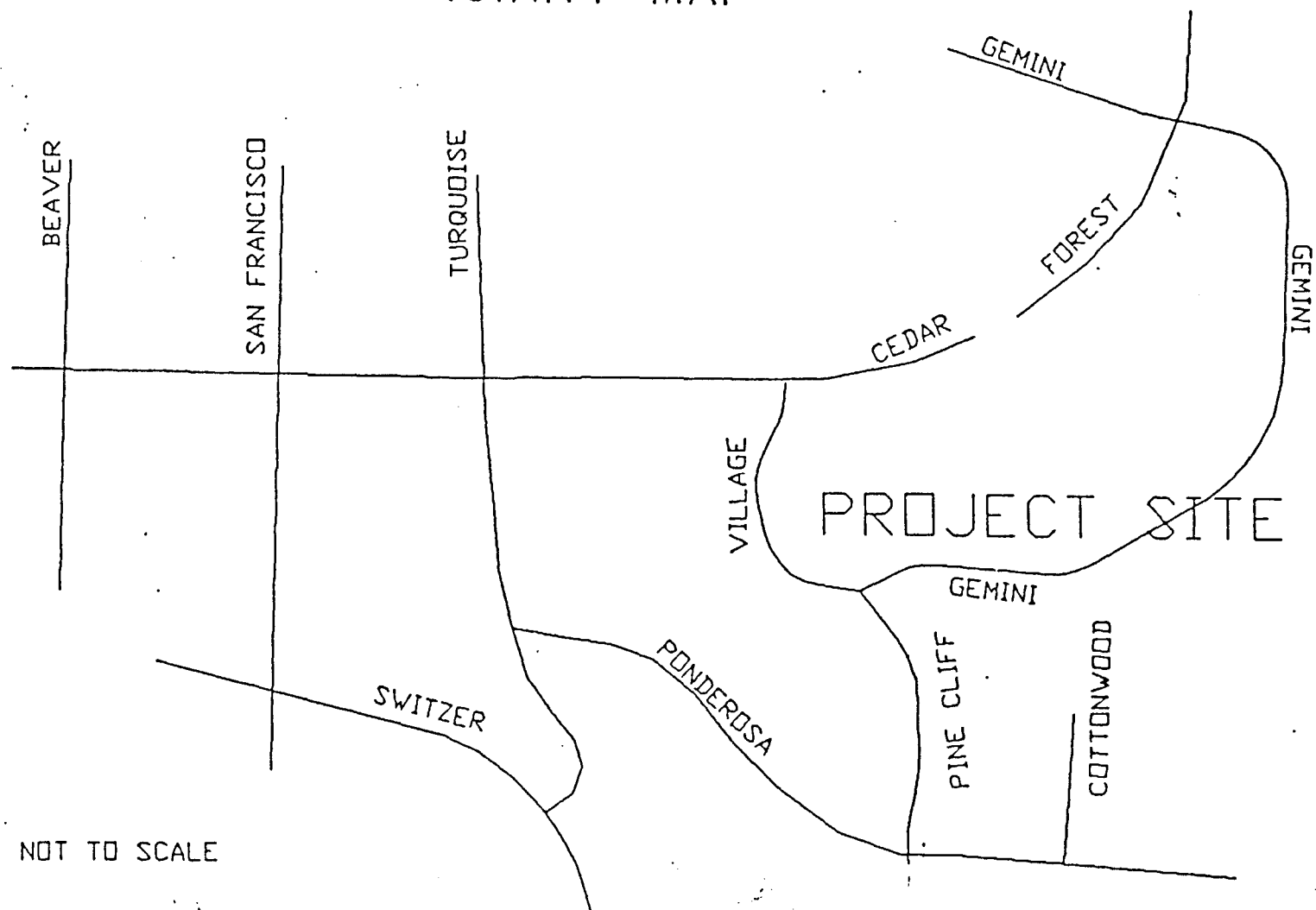
The subject site is located south and east of Cedar-Forest, east of Turquoise, and north of Ponderosa Parkway. The proposed development is comprised of residential, commercial, and business park zoning on over 140 acres.

The primary access to the site will be at the intersection of Cedar-Forest and Gemini. A second major connection to Forest occurs to the west at the intersection of Village, located at the north boundary between Parcels B and C (see Figure 1). The City of Flagstaff is allowing the installation of this intersection, if it is right in - right out only. The third access point will be at the intersection of Pine Cliff and Ponderosa Pkwy. This residential intersection is situated at the 'base' of a 'u-turn' pattern that creates a natural discouragement of usage. (i.e. A vehicle going south on Pine Cliff to exit the project must turn north on Ponderosa Pkwy.) Further, Ponderosa Pkwy. is a difficult road to traverse in some winter weather conditions. Thus, Pine Cliff forms an available, but not preferable, alternate. Additionally, in the reverse, the existing residential development desires an alternate to the Ponderosa exit, particularly in bad weather. Pine Cliff will experience traffic into the development on this basis. Parcel E forms the basis of a potential corridor, or at the least, south bound connector, to Route 66 and Enterprise Road. Should this occur, both Gemini and Ponderosa traffic will have another option.

EXISTING TRAFFIC CONTROLS

Currently the intersection at Village does not exist. The intersections at Gemini and Cedar-Forest and Pine Cliff and Ponderosa are both T-intersections with the through street uninterrupted and a stop at the other leg. Both of these would become four way intersections. Of the intersections included in the analysis, Beaver/Forest is currently undergoing the installation of a signal, San Francisco/Forest and Turquoise/Forest have stop signs on the north and south only, San Francisco/Columbus-Switzer is a four way stop, and both Ponderosa/Turquoise and Turquoise/Switzer are T's with an uninterrupted through and a stop on the minor.

McMILLAN MESA TRAFFIC IMPACT ANALYSIS VICINITY MAP

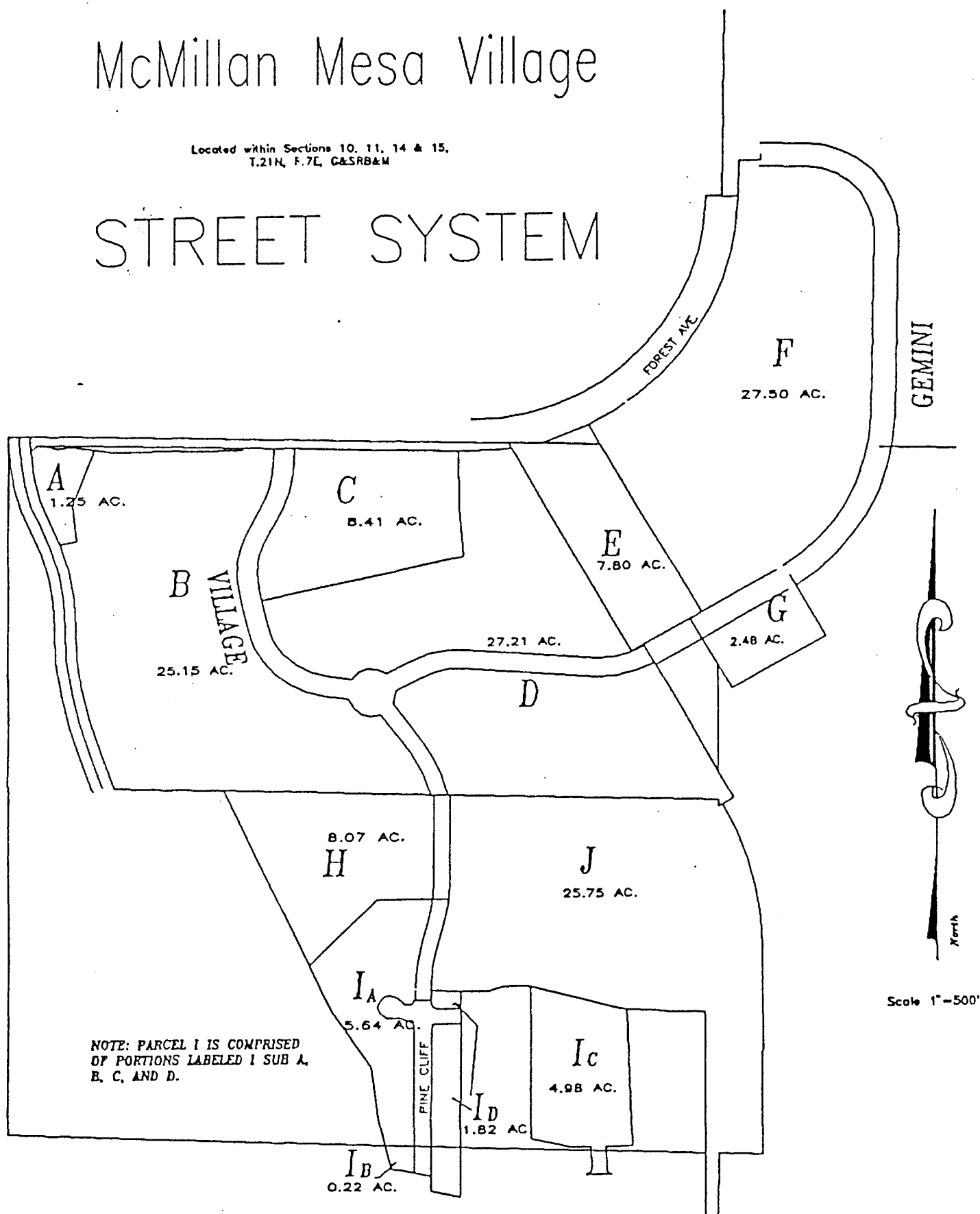


PIKE ENGINEERING
2708 N. Fourth St. E-4
Flagstaff AZ 86004
(602) 526-4114

McMillan Mesa Village

Located within Sections 10, 11, 14 & 15,
T.21N, R.7E, G&SRB&M

STREET SYSTEM



TRAFFIC GENERATOR

Trips for the proposed traffic generator are based on the TRIP GENERATION MANUAL, Fifth Edition, Institute of Transportation Engineers.

Based on the above source the following charts have been defined.

Trip generation balance to and from the site have been assumed in accordance with given factors from the references.

The traffic volumes on the streets in the vicinity are taken from the summaries of the Flagstaff and Coconino Transportation Study presented by the City of Flagstaff, July, 1992. (See Exhibits A and D) The previously shown tabulation of traffic generated by the site has been added to the flows of both existing traffic, and expected traffic of 2010. (See Exhibits B and E) Exhibits C and F show the differential of each of the individual number change from pre-development to post-development.

The above information allows analysis of the critical case for the intersections. The ADT's were converted to peak hour flows by taking 10% of the ADT's. (Varying AM and PM factors are applicable to differing generators. Applying 10% to all simultaneously is excessive, and thus conservative. The PM peak factor is from the Trip Generation Manual of the Institute of Traffic Engineers.) Previous report submittals, by both this office and others, have looked at intersection movements in the vicinity. These, and an effort to balance the flows taken from a much larger model area, resulted in the intersection movement numbers presented in Exhibits G and H. (Compare flows presented in Exhibits D and E) Using the pre-development figures of 2010 in Exhibit G, each of the above mentioned intersections (in use) was analyzed for a level of service (LOS). Then traffic from the project was added and presented in Exhibit H. These movement numbers were then analyzed for a LOS.

ANALYSIS

Unsignalized Intersections Ponderosa and Turquoise

Appendix 1 is two three page reports using the peak traffic flows. As shown, a Level of Service (LOS) of A or B results on all movements. An unsignalized intersection is appropriate, as are the volumes.

It should be noted here that the intersection geometry at this location has some negative aspects. The slope on Ponderosa makes winter driving somewhat undesirable at times. Additionally, the two streets do not meet at a 90 degree angle. Though the intersection is shown to perform properly under current, projected, and proposed volumes, the advantage of an alternative route provided by the development of McMillan Mesa Village is clear.

Ponderosa and Pine Cliff

This connection to the project does not currently exist. The analysis provided in Appendix 2 shows the level of service to be acceptable (LOS A & B).

Forest and Village

Appendix 3 is a three page report using the peak traffic flows. As shown, a Level of Service (LOS) of A results on right turns onto

Forest. An unsignalized intersection is appropriate, as are the volumes. Appendix 3 also contains the configuration proposed for the intersection, including the acceleration lane eastbound on Forest. The configuration presentation notes the design criteria and source for the lane. The improvement of both the acceleration lane and the deceleration lane along Forest is mandatory with the installation of the intersection and construction of Village. The intersection must also contain City approved devices to eliminate left turn motions. The illustration attached to the report is schematic only.

Turquoise and Switzer

Two reports in Appendix 4 present the LOS for the intersection. Under pre-development conditions the left turn movement from Turquoise is less than acceptable. All other movements are very acceptable. This situation is maintained post-development. The location is marginal for signalization based on need and priority in the vicinity. Additionally, as the LOS deteriorates alternative route selection will cause the projected flows to change.

Gemini and City Road to City Property

Though uncertain in final alignment, current City planning documents project a road southeasterly from the Gemini "buttonhook" area into City property on the mesa. A pre-project development analysis looks at a T-intersection. Contained in Appendix 5, the report notes LOS of A and C for the movements. McMillan Mesa Village anticipates development of Parcel F to be in several portions, however, at this date it is impossible to tell if these parcels configuration will all front directly on Gemini or on an internal access. Thus, as a worse case situation a four way intersection is analyzed as a post-development situation along the buttonhook. An unsignalized intersection shows both left turn movements onto Gemini to be unacceptable LOS.

SIGNALIZED INTERSECTIONS

Gemini and Enterprise

The first report in Appendix 6 is for an unsignalized intersection. It notes that operation of this intersection in a pre-development T configuration gives a low level of service (E) to just one movement, the left turn from Gemini. Post-development analysis, as a signalized intersection, was done with a minimum of iterations to establish functionality only. Though the report submitted shows a signalized level of service of 'D' additional design consideration would raise this. A signal would be appropriate for this intersection, should it occur.

Forest-Cedar and Gemini

Appendix 7 notes with two reports that the intersection is appropriate for signalization. The level of service does not change

from pre-development to post-development. As noted above, the iteration of design alternatives may change the resultant LOS. Appendix 10, presents three printouts of the intersection in its alternate analysis (see below). The first is of the 2010 'hybrid' without the development and with the current signing configuration. This shows a number of the movements to have a poor LOS. The numbers generated for this condition (see Exhibit L) would be marginal for several of the traffic signal warrants indicated in the Manual on Uniform Traffic Control Devices. The second computer analysis is with this as a signalized intersection. The LOS is much improved over the unsignalized intersection. The third run is with the numbers from Exhibit M, the 'hybrid' 2010 numbers with the project added. Two movements experience a slight decrease in the level of service, but the overall rating of the intersection does not decrease.

Looking at Exhibits G and H, which are based on the construction of Enterprise, the project is found to contribute 14% of the traffic using the intersection. When looking at Exhibits L and M, which exclude Enterprise, the project contributes 38% of the intersections use. Depending on the development usage of the additional acreage on the mesa the projects contribution to the intersection would likely be in between these two figures.

External Intersections on Corridors

Appendix 8 contains two one page reports for each of four separate intersections shown on the exhibits. The reports are labeled appropriately. They note that the development has little or no effect on the level of service for the intersections.

ALTERNATE ANALYSIS

At the request of the City of Flagstaff, an alternate analysis is herein provided. Some concern has been expressed over the capabilities of existing intersections to function at 2010 volumes, with the development, if Enterprise is not built. The method of analysis follows the same as previously presented. Volumes are established for 2010 without Enterprise (Exhibit I). The development is added to these volumes (Exhibit J). The differentials on each street are given (Exhibit K). These volumes are then distributed to the individual movements for both pre- and post development (Exhibits L and M). Comparisons, as previously presented, are then shown for each intersection. The computer printouts are attached in Appendix 9.

In each case, the LOS remains the same or slightly modified with reductions remaining in the acceptable range. The exclusion of Enterprise from either near future construction plans, or the City master plan, does not cause this development to adversely affect the intersections in its study area.

TRAFFIC CIRCLE

A traffic circle is proposed at the intersection of Village, Gemini, and Pine Cliff. This 'three point' location has the opportunity to serve several purposes. For traffic, it will serve as a natural limiter on the speeds internal to the project. Aesthetically, it provides an opportunity to create a point of interest. From a practical standpoint, it provides a simple turn around for the frequent driver who inadvertently passes his destination.

The Traffic Engineer of the City of Flagstaff has provided information concerning references available on traffic circles. Efforts to obtain these are on-going. The City approximates one in the cul-de-sac at its main Post Office. This 'circle' also has three points of access. The project's minor street, Pine Cliff, is proposed to have a stop sign. The two majors, Village and Gemini, are proposed to be controlled with yield signs. The exhibit for the traffic circle is schematic only and not to scale. Formulas for horizontal radii indicate a comfortable speed of less than 20 miles per hour. It is proposed that this be the maximum allowed speed.

An addendum shall be attached upon receipt of the design standards for traffic circles.

FUTURE CONSIDERATIONS

The above referenced study provides expected traffic volumes for the year 2010. A site trip generation of 18,228 per average weekday is added to these. The allocation of these as shown in the exhibits notes less than 9,000 trips per day will be taken on both Village and Gemini. These streets are thus proposed as Type II streets, in conformance with the expected ADT standard stated in the City of Flagstaff Engineering Design Standards, Table J-1. The City of Flagstaff has requested that Gemini north of Parcel E to Cedar-Forest be constructed as a Type I street. Should the connection to Route 66 occur this section would approach the 15,000 maximum ADT for a Type II. Pine Cliff shows an ADT of approximately 2,000. It is therefore proposed as a Type III street. It is further recommended that the smaller section be used to assist (discourage) the decision making of potential users from other parts of the development.

For proposed striping see City of Flagstaff Engineering Detail J-3.12 (Type I-B), J-3.22 (Type II-B) and J-3.34 (Type III-D).

RECOMMENDATIONS

Cedar-Forest and Gemini - A traffic signal should be installed when warranted. A review of the unsignalized intersection, noted above, would make it appear that a signal would be warranted when the use on Gemini's south leg approaches 2000 vehicles per day. The traffic generation summary, presented earlier in the report, details the number of trips created by the various portions of the project. Review of these numbers, and observation of variations of actual use compared with this study, will allow the determination of the

time to install a signal. Gemini will be a Type I street section at this intersection.

Gemini - From Parcel E to the traffic circle, it is proposed that Gemini be a Type II street. Should an intermediate connection be made east of the Enterprise alignment, it should be signed until a signal is warranted (if ever).

Forest and Village - This access is proposed to be a right-in and right-out only. It is proposed that a yield sign be installed for the north bound right turn.

Village - Village is proposed as a Type II over its entire length.

Pine Cliff - This should be a Type III over its entire length.

PARCEL ACCESS

The proposed street configuration of Village, Pine Cliff, and Gemini is the only proposed public right of way layout. It is acknowledged that there is sufficient size to several of the parcels to introduce additional rights of way to the project. Should this occur separate analysis and justification should be required. It is the intent of the project to provide access to all areas of the development from the proposed rights of way. At most, private drives extending from driveway cuts on the streets may be used for circulation within a site area. Fire access requirements of the City of Flagstaff shall be adhered to. Where practical, parcels shall attempt to limit the number of curb cuts used, through such techniques as good internal circulation and site design, joint access easements, and shared curb cuts at property lines.

PEDESTRIAN/BICYCLE CIRCULATION

The Specific Plan presents exhibits illustrating the ultimate construction of non right of way non vehicular circulation. Exhibits D and F show several Pedestrian Trails. In keeping with the concept of the Flagstaff Urban Trails, bicycle usage is also expected. Pedestrian and bicycle circulation is also provided for along the rights of way through provision of sidewalks and bicycle lanes per the City of Flagstaff standards. Several locations of potential conflict do occur and are discussed below.

Enterprise and Gemini - The trail crossing at this location provides a future intersection the opportunity to take non-vehicular traffic onto a trail system. It is likely that the trail existence will pre-date the installation of Enterprise. Signage on Gemini, and a cross walk will be required at the installation of the trail until such time as the trail can be incorporated into the intersection design.

Pine Cliff, south of the round-about - These crossings are on a Type Three street and will be adequately served with

crossing signage and cross walks.

Turquoise, north of Ponderosa - This location will tie to a proposed trail location on the west side of Turquoise. Crossing signage and a cross walk will be required.

West side of Parcel A - This trail brings users to the intersection which is desirable. Forest should be crossed at the intersection.

Enterprise and Forest - The future construction of a separated grade intersection will allow the extension of this trail. No other crossing is proposed.

NO ANALYSIS OF INTERSECTION

In the first set of exhibits (A through H), the results of pre- and post development trip analysis is displayed. Though the intersection of Switzer/Columbus and San Francisco is shown on all these exhibits, no analysis is provided. This is in accordance with the City standard where the change in traffic is less than five per cent. In the remaining exhibits (I through M), the same is true. However, in the second instance there is a greater change than five per cent. The pre-development condition for this intersection in 2010 is unacceptable. This is due to the configuration of the intersection and the lack of adequate widths for additional lanes. Other intersections in the analysis carry higher volumes with similar movements. As this is a pre-development condition that is not changed by McMillan Mesa Village, no mitigation by the project is proposed.

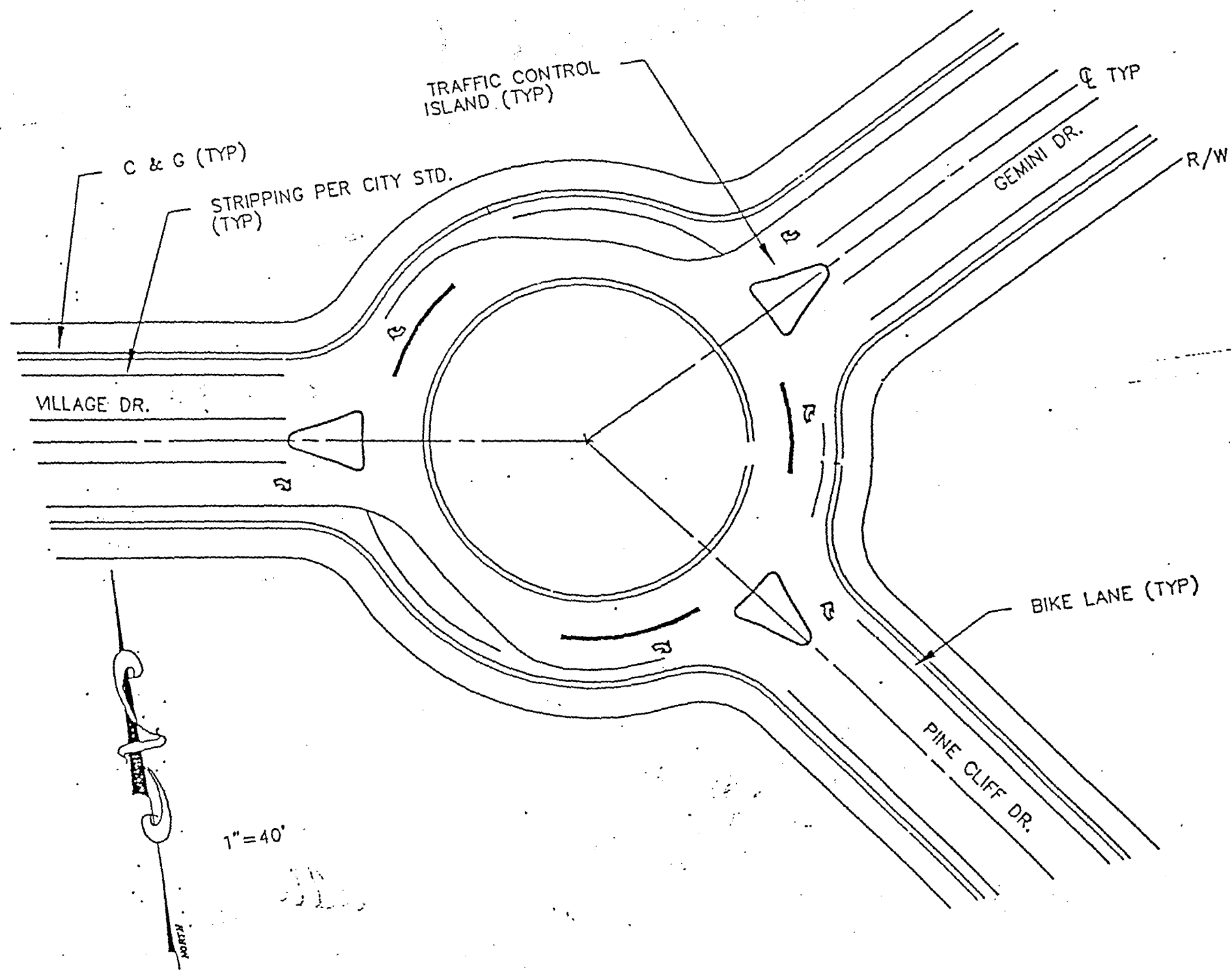
McMILLAN MESA TRAFFIC STUDY

LAND USE	ACREAGE	UNITS	ITE CODE	WEEKDAY				WEEKDAY							
				A.M. PEAK HR	TRIPS	IN	OUT	P.M. PEAK HR	TRIPS	IN	OUT				
SHOPPING CENTER	65.0 1000 S.F.		820	2.16	140	50%	70	50%	70	8.44	540	83%	346	37%	203
BUSINESS PARK	65.0 ACRES		770	20.14	1309	86%	1126	14%	183	17.96	1167	22%	257	78%	911
OFFICE	100.0 1000 S.F.		715	1.78	18	89%	16	11%	2	1.73	17	16%	3	84%	15
SCHOOL	800.0 STUDENTS		530	0.30	180	74%	133	26%	47	0.23	136	34%	47	66%	81
LOW DENSITY RESIDENTIAL	63.0 DWELLINGS		210	0.78	48	26%	12	74%	35	1.02	84	84%	41	36%	23
MULTIFAMILY RESIDENTIAL	72.0 DWELLINGS		230	0.44	32	16%	6	82%	26	0.54	39	85%	25	35%	14
HIGH DENSITY RESIDENTIAL	471.0 UNIT		221	0.51	240	20%	48	80%	192	0.62	292	85%	190	35%	102
TOTAL					1727		1363		364		1974		719		1256

LAND USE	ACREAGE	UNITS	ITE CODE	WEEKDAY				WEEKDAY							
				A.M. PEAK HR	TRIPS	IN	OUT	P.M. PEAK HR	TRIPS	IN	OUT				
SHOPPING CENTER	65.0 1000 S.F.		820	2.16	140	50%	70	50%	70	8.44	540	83%	346	37%	203
BUSINESS PARK	65.0 ACRES		770	N/A	0	34%	0	86%	0	N/A	0	34%	0	86%	0
OFFICE	100.0 1000 S.F.		715	N/A	0	34%	0	86%	0	N/A	0	34%	0	86%	0
SCHOOL	800.0 STUDENTS		530	0.41	246	86%	167	32%	79	0.29	174	29%	50	71%	124
LOW DENSITY RESIDENTIAL	63.0 DWELLINGS		210	0.74	47	26%	12	74%	34	1.01	84	84%	41	36%	23
MULTIFAMILY RESIDENTIAL	72.0 DWELLINGS		230	0.44	32	17%	5	83%	26	0.55	40	86%	26	34%	13
HIGH DENSITY RESIDENTIAL	471.0 UNIT		221	0.47	221	20%	44	80%	177	0.56	273	86%	180	34%	93
TOTAL					465		255		210		826		483		383

LAND USE	ACREAGE	UNITS	ITE CODE	SATURDAY				SUNDAY							
				PEAK HOUR	TRIPS	IN	OUT	PEAK HOUR	TRIPS	IN	OUT				
SHOPPING CENTER	65.0 1000 S.F.		820	11.46	745	50%	372	50%	372	N/A	0	34%	0	86%	0
BUSINESS PARK	65.0 ACRES		770	N/A	0	34%	0	86%	0	N/A	0	34%	0	86%	0
OFFICE	100.0 1000 S.F.		715	N/A	0	34%	0	86%	0	N/A	0	34%	0	86%	0
SCHOOL	800.0 STUDENTS		530	0.15	90	74%	67	26%	23	0.02	12	33%	4	87%	8
LOW DENSITY RESIDENTIAL	63.0 DWELLINGS		210	0.96	60	54%	33	46%	26	N/A	0	34%	0	86%	0
MULTIFAMILY RESIDENTIAL	72.0 DWELLINGS		230	0.47	34	54%	18	46%	16	0.45	32	49%	16	51%	17
HIGH DENSITY RESIDENTIAL	471.0 UNIT		221	0.56	273	54%	146	46%	128	0.56	264	53%	140	47%	124
TOTAL					929		490		430		44		20		25

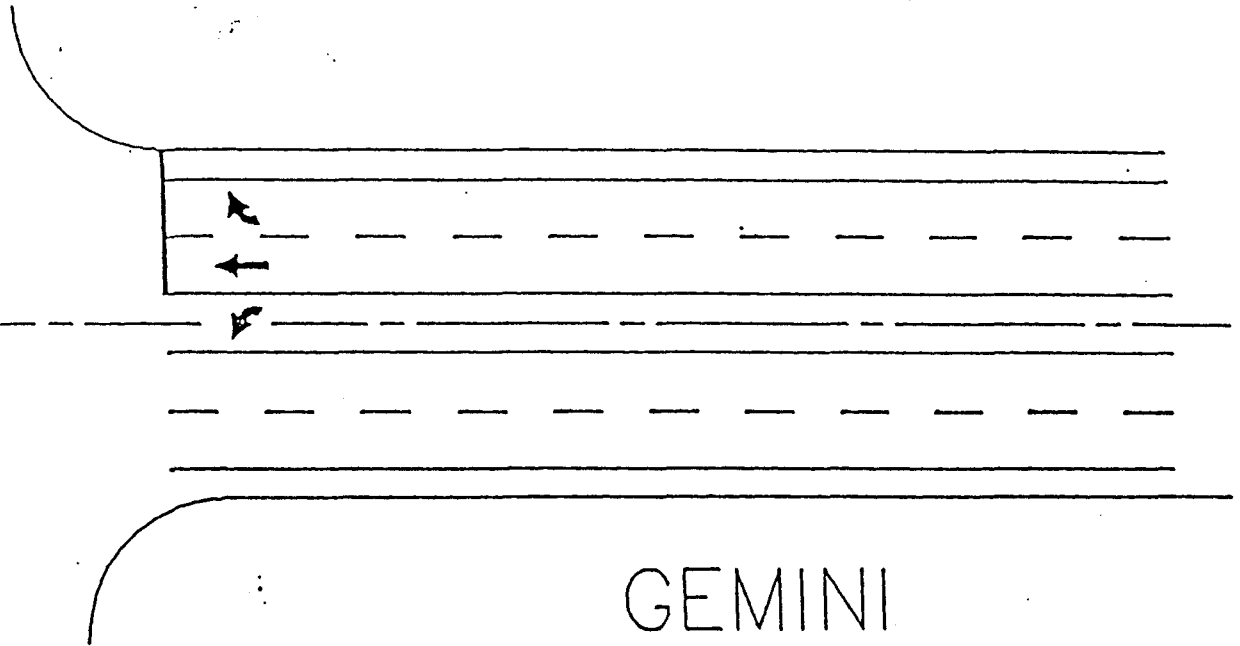
LAND USE	ACREAGE	UNITS	ITE CODE	AVERAGE WEEKDAY									
				TRIP ENDS	TRIPS	IN	OUT						
SHOPPING CENTER	65.0 1000 S.F.		820	91.65	5,957	50%	2,979	50%	2,979	(PARCEL C)			
BUSINESS PARK	65.0 ACRES		770	159.75	10,364	50%	5,182	50%	5,182	(PARCELS D, E, F, & G)			
OFFICE	100.0 1000 S.F.		715	3.55	36	50%	18	50%	18	ONE TENANT OFFICE (PARCEL A)			
SCHOOL	800.0 STUDENTS		530	1.36	826	50%	414	50%	414	SCHOOL (PARCEL J)			
LOW DENSITY RESIDENTIAL	63.0 DWELLINGS		210	9.55	602	50%	301	50%	301	SINGLE FAMILY RESIDENTIAL (PARCEL I)			
MULTIFAMILY RESIDENTIAL	72.0 DWELLINGS		230	5.86	422	50%	211	50%	211	CONDO/TOWNHOUSE (PARCEL H)			
HIGH DENSITY RESIDENTIAL	471.0 UNIT		221	6.59	3,104	50%	1,552	50%	1,552	LOW RISE APPARTMENT (PARCEL B)			
TOTAL					18,228		9,114		9,114				





SCALE: 1"=40'

CEDAR
FOREST



NOTE:

-STRIPING OF GEMINI, A TYPE I STREET, WILL
BE PER CITY STANDARD J-3.12, LANE PATTERN B.

APPENDIX E
Water Impact Analysis

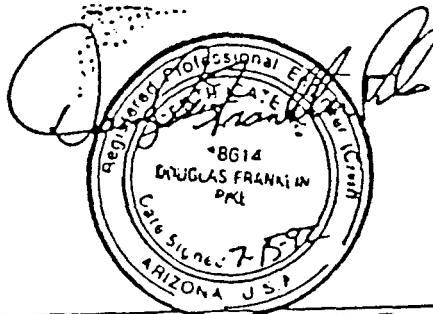
PIKE ENGINEERING

Civil Engineers
Land Surveyors
Land Planners

WATER SYSTEM ANALYSIS

McMILLAN MESA DEVELOPMENT

May 21, 1992
(Revised June 11, 1992)
(Revised July 15, 1992)



Douglas F. Pike, P.E.

The McMillan Mesa development lies completely in the Zone A water service area bounded by Turquoise, Ponderosa, and Forest and is approximately 146 acres. This analysis is to determine the infrastructure requirement for beginning construction on any portion of the site.

The demands for the development are estimated based on the following chart:

ZONE	AREA	DEMAND	TOTAL (AVG)
Business Park	65 acres	2,000 GPAD	130,000 GPD
Residential	606 units	75-120 GPCD	126,533 GPD
Commercial	8.4 acres	2,000 GPAD	16,800 GPD
Public	25.75 acres	1500 GPAD	38,625 GPD
TOTAL			311,958 GPD or 217 GPM

See attached exhibit for complete analysis

Commercial fire flow requires 1,500 GPM. (M-1.00 City of Flagstaff, Engineering Standards) Because of the variety of building types allowable on the project, 2,000 GPM was chosen. Combining commercial fire flow with peak domestic demand is a conservative approach. The attached computer analysis, labeled Appendix 1, was generated to look at this condition. The node summary includes the node locations as shown on the water system exhibit. (See Appendix 1) This run includes only line one as noted on the exhibit. Based on a hydraulic head elevation of 7230 at the intersection of Gemini and Old Cedar, 2,500 gallons per minute demand leaves a pressure in the central area of the site 71.2 PSI. Design requirements state a minimum residual of 20 PSI, and a preferred of 30 PSI. The pressure residual is sufficient to enable service of any of the proposed parcels with an internal loop for fire service.

The most severe problem in this system appears to be high pressure which will necessitate the installation of Pressure Reducing Valve (PRVs) for most of the project

Parcel A is not included in the system analyzed above. The parcel has an existing 16" line adjacent to it in the right of way of Turquoise. (See Water System Exhibit) This line has pressures in excess of 95 psi. Pressure reducing valves will be mandatory on services to Parcel A.

To the east of the proposed development, on the mesa, are approximately 100 acres of City owned land. Appendix 5 is a computer run, with exhibits, outlining these parcels and a proposed 12" loop system through them. The configuration is based on a City outlined road system. This, of course, could change. However, the pressures experienced would only fluctuate slightly.

In conclusion, the project proposes installation of significant water system improvements. These improvements serve the proposed development well, and provide the capability of future expansion to adjoining areas.

EXISTING 16" WATERLINE
(OLD CEDAR ALIGNMENT)

NODE 1

300' ±

NODE 3

EXISTING 16" WATERLINE
(OLD CEDAR ALIGNMENT)

TO EXISTING 16" WL
(OLD CEDAR ALIGNMENT)

McMillan Mesa Village

Located within Sections 10, 11, 14 & 15,
T.21N, R.7E, C&TB&M

WATER SYSTEM

ALTERNATE LINE

EXISTING 16" WATERLINE

ALTERNATE LINE

A
1.25 AC.

C
8.41 AC.

B

25.15 AC.

12" LOOP
LINE 1
8100 L.F.

27.21 AC.

NODE 2

LINE 6
12"
1200 L.F.

8.07 AC.

H

12"
LINE 2
900 L.F.

J

25.69 AC.

LINE 4
12"
275 L.F.

LINE 3
12"
1500 L.F.

5.64 AC.

Ic

4.98 AC.

1.82 AC.

0.22 AC.

F
27.50 AC.

G
2.48 AC.

NOTE: PARCEL I IS COMPRISED
OF PORTIONS LABELED I SUB A,
B, C, AND D.

EXISTING SYSTEM (ZONE B)



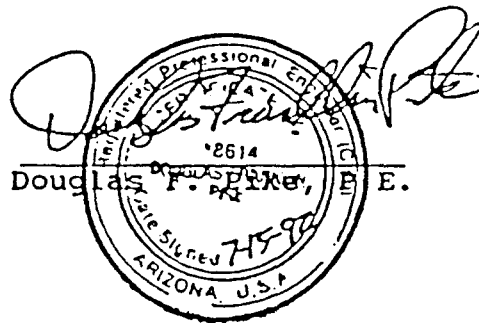
Scale 1"=500'

APPENDIX F
Sewer Impact Analysis

SEWER SYSTEM ANALYSIS

McMILLAN MESA DEVELOPMENT

May 21, 1992
(Revised June 11, 1992)
(Revised July 15, 1992)



The sewer service for the McMillan Mesa development will be served by the Switzer Canyon main. The project land uses, corresponding sewer flows, and the system proposed are summarized below and on the accompanying exhibit.

Commercial, Business Flow	1,000 gpd
Residential Flow	75 gpcd
School Site Flow (600 occupants)	70 gpcd

The project flows are based on the following chart:

PARCEL	AC/UNITS	FLOW (AVG)
A	1.25 AC	1,250 gpd
B	471 UNITS	88,313 gpd
C	8.41 AC	8,410 gpd
D	27.21 AC	27,210 gpd
E	7.80 AC	7,800 gpd
F	27.50 AC	27,500 gpd
G	2.48 AC	2,480 gpd
H	72 UNITS	13,500 gpd
I	63 UNITS	12,630 gpd
J	School	42,000 gpd
Project Contribution	605,918 gpd (from accompanying exhibit)	

East of the project, the City of Flagstaff owns approximately 100 acres of undeveloped land. (See attached exhibit) The area south of the labeled section line does not easily drain (for sewer purposes) to the proposed system. This area should be served through extensions associated with the improvement of Enterprise Road. North of the referenced section line there is approximately 20 acres of City land. This could be served in either direction. The McMillan Mesa drainage report notes that the northern portion of the project drains to the north, as does much of this City parcel. The sewer placed for this area, noted as line 2, will be deep enough to serve all of Parcel F. The northernmost portion of the City site may be served by an extension towards Coconino High School (to the east). The majority of the site (that portion south of the APS Station) can drain either to the proposed system (Line 2) or to the lines that will serve the City parcels to the south. If it is included in the proposed system, it would generate 60,000 gpd of peak flow. (20 ac. x 3,000 gpad) This flow, when added to the table of flows previously presented has no effect on pipes 2 through 7. Pipe 8 should probably be upgraded to a 10 inch pipe if the area is added to its service area. (This might not be necessary, dependant upon final design slopes and the City determination of flow.

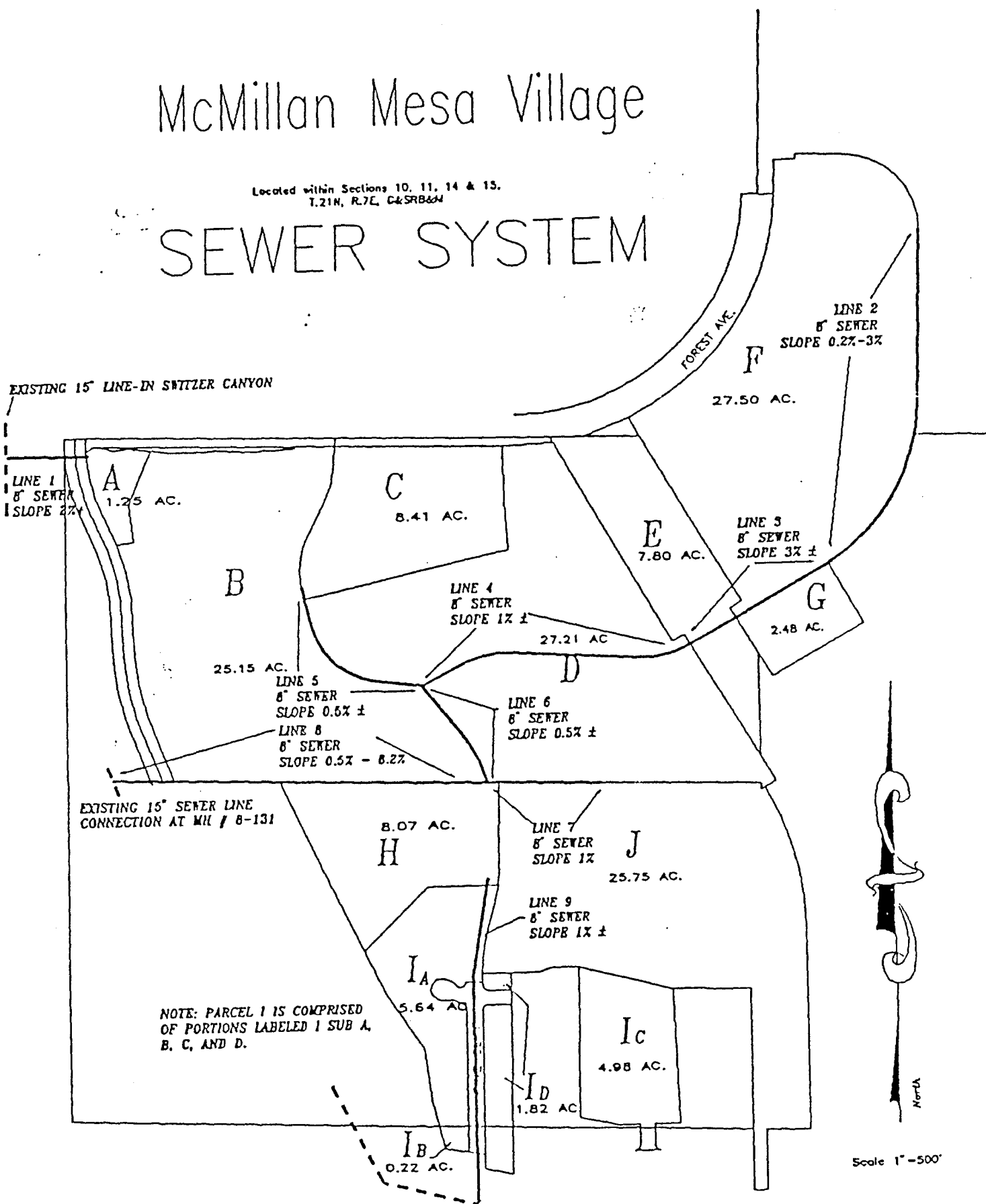
SUMMARY

The above analysis shows the division of flows to be more workable and negates down stream rehabilitation. Pipe installation on the steep slopes going down to Turquoise will need to be carefully designed.

McMillan Mesa Village

Located within Sections 10, 11, 14 & 15.
T.21N, R.7E, C&SRB&N

SEWER SYSTEM



APPENDIX G

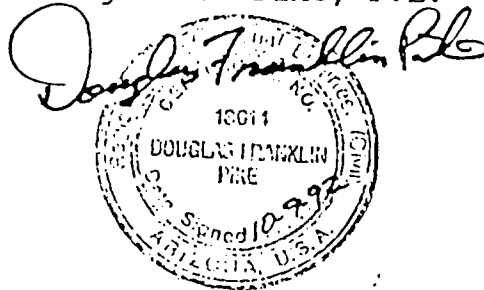
Drainage Analysis

DRAINAGE ANALYSIS

McMILLAN MESA DEVELOPMENT

May 21, 1991
(Revised June 11, 1992)
(Revised July 15, 1992)
(Revised August 10, 1992)
(Revised August 19, 1992)
(Revised September 25, 1992)
(Revised October 1, 1992)
(Revised October 9, 1992)

Douglas F. Pike, P.E.



The approximately 146 acres of the McMillan Mesa Specific Plan lie south and east of Forest Ave. between Turquoise and Gemini. With widely ranging topography of less than one percent to sheer rock cliffs, and open meadows and thickly treed slopes, the site drainage is subject to numerous influences. The principle ground cover is grass. As noted on the accompanying exhibit, the site is composed of four drainage areas.

The detention basins proposed are preliminary with the right to use other configurations as long as the detention capabilities are not diminished.

AREA I

The northern most of the four drainage areas lies north of the grade break separating the drainage on the mesa from its easterly or westerly flow. This nine acre plus area drains generally to the northeast. It is relatively bare of trees and slopes are flat (1% or less). The installation of Gemini Dr. along its north and east border will allow for collection of flows released from developed sites. These flows will be released from the right of way to the northeast.

Development of Area I must occur under the other applicable provisions of the Specific Plan for Parcel F. With regard to drainage, the area must not discharge at a greater rate than the existing (pre-developed) peak. This will be accomplished with the establishment of a detention basin. The detention basin shall have capacity such that the release from the area shall not exceed the pre-developed flow. This is applicable to both public and private flows. The most likely location for this would be in the northwest corner of the area as shown on the Post Development Exhibit. Parcels within the Plan area shall direct flows toward Basin 1. Final design provisions of Gemini will determine the manner that existing flow levels are allowed to cross the proposed alignment and continue to the northeast. Potential methods include, but are not limited to, culverts, storm drain, or drainage swale connection to outfall location.

AREA II

Immediately south of Area I is the second drainage area. Comprising much of the easterly border of the plan area, the slopes have a larger variance than the first basin (1 to 10%). Primarily southerly in direction, the existing flows contribute to the drainage difficulties occasionally experienced by the existing subdivision located at the southeast corner of the plan area. The current discharge of this basin is along Ponderosa Pkwy. at various points from the intersection of Pine Cliff to the east end. With regard to drainage, the area must not discharge at a greater rate than the existing (pre-developed) peak. This will be accomplished with the establishment of a detention basin in Area D and another in Area J as shown on the Post Development Exhibit. The detention basins shall have capacity such that the release from the area

shall not exceed the pre-developed flow. This is applicable to both public and private flows. Individually created parcels within the Plan area are required to direct flows towards Basin 2 or Basin 3 with respect to the school/park site to meet the City drainage requirements. Final design provisions of Gemini will determine the manner that existing flow levels are allowed to enter the proposed alignment and continue to the southwest. Potential methods include, but are not limited to, culverts, and storm drain or drainage swale connection to outfall location.

It was determined that the drainage flows from the private property in area II should be handled in the private part of this area and not shifted to the City property in Development Area J. Therefore Basin 2 is designed to regulate, through detention, the run off flow rates from the private property in this area and Basin 3 is designed to regulate the run off flow rate for the city owned property.

AREA III

This third basin lies west of the second and drains to the southwest. Typified by heavily wooded, steep, rocky slopes on its westerly border, this drainage area currently drains over these slopes and down onto subdivided lots adjacent to Ponderosa and Turquoise. Site observation has shown these flows to occasionally cascade over the rock slopes during heavy melts. Through detention created for each drainage basin, it is proposed that this flow not be increased. Detention for these flows will be provided so that the ultimate release is maintained at current levels. The detention basins will be placed at the northwesterly corner of Parcel H and the south end of Parcel I as shown on the Post Development Exhibit. The detention basins shall have capacity such that the release from the area shall not exceed the pre-developed flow. This is applicable to both public and private flows.

AREA IV

The central north portion of the plan area is the fourth basin. Bounded on the north by Forest this area drains generally to the north. The installation of Forest was accompanied by the creation of a drainageway on the south of the roadway which gathers a substantial portion of the basin flow and conveys it to a culvert at the southeast corner of the intersection of Turquoise and Forest. During development it is proposed that this drainageway be maintained and that the level of flow entering it be maintained. There will be detention basins at the intersection of Village and Forest and at the boundary between Parcels C and D as shown on the Post Development Exhibit. The detention basins shall have capacity such that the release from the area shall not exceed the pre-developed flow. This is applicable to both public and private flows.

The primary drainage detention basin in area IV is Basin 6. It is located along the boundary between Development Areas C and D in

order to give access to it through the parking area of Area C. The secondary detention basin (#7), located in the northwest corner of Area C, is for the regulation of flows from the northern portion of Area C which could not practically be directed to Basin 6. Detention Basin 7 will be small and will probably be located in the park entry sign easement.

AREA V

This third basin lies on the west border of the project and drains to the southwest. Typified by heavily wooded, steep, rocky slopes, this drainage area currently drains over these slopes and down onto the land adjacent to Turquoise. Site observation has shown these flows to occasionally cascade over the rock slopes during heavy melts. Through detention created at the top of the slopes (such as the northwest corner of the development area of Parcel B), it is proposed that this flow not be increased. Detention for these flows will be provided, as shown on the Post Development Exhibit, so that the ultimate release is maintained at current levels. The detention basins shall have capacity such that the release from the area shall not exceed the pre-developed flow. This is applicable to both public and private flows.

Pre-development flows are summarized in the attached calculation sheet. Acreage, and slopes are generated for the calculation of the time of concentration. 'C' values are based on the slopes and taken from the City's Drainage Manual, (Figure A-24). The Rational Formula is then used to calculate expected flows.

POST DEVELOPMENT

INFRASTRUCTURE

Should construction of the streets occur within the rights of way prior to the approval of individual site plans, drainage for the streets constructed shall be collected in the proposed detention system. The system will be designed to detain flows and release at an acceptable level.

POST-DEVELOPMENT

Phasing - The Specific Plan Area phasing for drainage purposes is based on the principle that any site within the Plan area will require mitigation in the form of detention.

POST DEVELOPMENT DETENTION BASIN POTENTIAL LOCATIONS AND SIZES

The following, with its exhibit, is explanatory of the intent of the design for the McMillan Mesa Village Specific Plan.

Eight potential locations for detention basins are identified on the attached 'key' map. The following chart identifies the basins and the characteristics determining the potential volumes. Additionally, the basins are adjacent to rights of way or easements

within the development.

The assumptions necessary to create the following chart are as follows:

Using the time of concentration calculation method used in Figure A-21 of the City Drainage Manual, a 'K' of 0.85 was selected, assuming that a parking area would be adjacent to the basins, and that a large portion of the flow, or at least a controlling amount would arrive via roof and pavement. Developed parcels are also assumed to average a slope of two per cent over the length given.

The chart lists the time of concentration that was used to determine an intensity for the calculations. This was read from Figure A-15. In the below chart a major storm factor of 1.1 was used to increase the intensity.

Each parcel was looked at to develop a weighted 'C' factor. In general, the footprint generated by the allowed site capacity was doubled to account for parking areas. A 'C' of 0.8 was used for this area. The remaining portion of the site was given a 'C' of 0.3. In all cases, the required LSR or OSR was checked to verify that at least that amount was being used.

The 'flow' column is arrived at by multiplying the intensity, acreage, and weighted 'C'. This is the projected post development peak arriving at the listed detention basin. The volume is based on the area under the hydrograph for that peak flow. This volume is reasonably assumed to be the maximum necessary to contain. However, this volume may not be the largest, depending on the variables of design and storm. Final design will require a review of the specific site area pre-development flow and the capacity of a release mechanism for flows leaving the basin to confirm the required volume. (Pipes or weirs generally)

Detention Basin	'L'	Tc	i
1	900	9.17	4.6
2	2300	13	3.7
3	1400	10.8	4.4
4	1200	10.2	4.5
5	1000	9.5	4.6
6	2800	13.9	3.6
7	1300	10.5	4.4
8	1400	10.8	4.4

DETENTION BASIN	CONTRIBUTING AREA PARCEL-BASIN	1.1(i)	ACREAGE	'C'	FLOW C.F.S.	VOLUME 60 (Tc) Q C.F.
1	F - I	5.1	7.1	0.63	22.8	12,600
2	G, F, D- II	4.1	26.7	0.63	68.9	54,000
3	F - II, III	4.8	26	0.63	78.6	51,000
4	F - IV	4.9	8	0.43	16.8	10,300
5	D-II, E-II	5.1	12	0.63	38.6	22,000
6	D - II	3.9	37.4	0.63	91.9	76,700
7	D-III, E-III	4.8	8.4	0.52	20.9	13,200
8	D-IV, E-IV	4.8	12	0.71	40.9	26,500

PRE-DEVELOPMENT RUN OFF

DRAINAGE BASIN	ACREAGE	ELEVATIONS	DRAINAGE LENGTH	SLOPE
AREA I	7.1	7110-7100	600'	1.7%
AREA II	52.4	7110-7000	3000'	3.7%
AREA III	19.9	7060-7020	1500'	2.7%
AREA IV	45.8	7110-7040	2000'	3.5%
AREA V	20.9	7045-6950	850'	11.2%

USE AVERAGE GRASS COVER - K = 2.64

$$T_c = \frac{K L^{0.37}}{S^{0.2}}$$

C
(PER A-24)

AREA I $T_c = \frac{2.64(600)^{0.37}}{1.7^{0.2}} = 25.3 \text{ MIN.}$ $i = 2.5''$ $C = 0.245$
*SEE NEXT TWO SHEETS FOR COMPOSITE

AREA II $T_c = \frac{2.64(3000)^{0.37}}{3.7^{0.2}} = 39.3 \text{ MIN.}$ $i = 1.9''$ $C = 0.265$

AREA III $T_c = \frac{2.64(1500)^{0.37}}{2.7^{0.2}} = 32.4 \text{ MIN.}$ $i = 2.2''$ $C = 0.295$

AREA IV $T_c = \frac{2.64(2000)^{0.37}}{3.5^{0.2}} = 34.2 \text{ MIN.}$ $i = 2.1''$ $C = 0.268$

USE DENSE GRASS FOR WOODED SLOPES - K = 3.51

AREA V $T_c = \frac{3.51(850)^{0.37}}{11.2^{0.2}} = 26.3 \text{ MIN.}$ $i = 2.45''$ $C = 0.29$

AREA I $CiA(1.1) = 0.245 (2.5) 7.1 (1.1) = 5.03 \text{ cfs}$

AREA II $= 0.265 (1.9) 52.4 (1.1) = 29.0 \text{ cfs}$

AREA III $= 0.295 (2.2) 19.9 (1.1) = 14.2 \text{ cfs}$

AREA IV $= 0.268 (2.1) 45.8 (1.1) = 28.4 \text{ cfs}$

AREA V $= 0.29 (2.45) 20.9 (1.1) = 16.3 \text{ cfs}$

AREA I	Forest	1/3(.8)ac	=	0.264 ac	@ .12	=	0.03168
	Meadow			6.836 ac	@ .25	=	<u>1.70900</u>
							1.74068

Divide by 7.1 = .245

AREA II	F	1/3(.8)ac	=	0.264 ac	@ .12	=	0.03168
52.4 ac	G			0.15 ac	@ .12	=	0.18
	J			0.92 ac	@ .12	=	0.1104
	D	1/6(4) ac	=	0.66 ac	@ .15	=	0.099
	Remainder			50.406 ac	@ .27	=	<u>13.60962</u>
							13.8687

Divide by 52.4 = .265

AREA III	H			1.86 ac	@ .15	=	0.279
19.9 ac	H			0.16 ac	@ .30	=	0.048
	I			1.03 ac	@ .15	=	0.1545
	I			0.08 ac	@ .30	=	0.024
	Remainder			16.77 ac	@ .32	=	<u>5.3664</u>
							5.8719

Divide by 19.9 = 0.295

AREA IV	D	5/6(4) ac	=	0.15 ac	@ .15	=	0.4995
45.8 ac	E			0.20 ac	@ .15	=	0.03
	F	1/3(.8)ac	=	0.264 ac	@ .12	=	0.03168
	C			0.41 ac	@ .12	=	0.0492
	Remainder			41.596 ac	@ .28	=	<u>11.64688</u>
							12.25726

Divide by 45.8 = 0.268

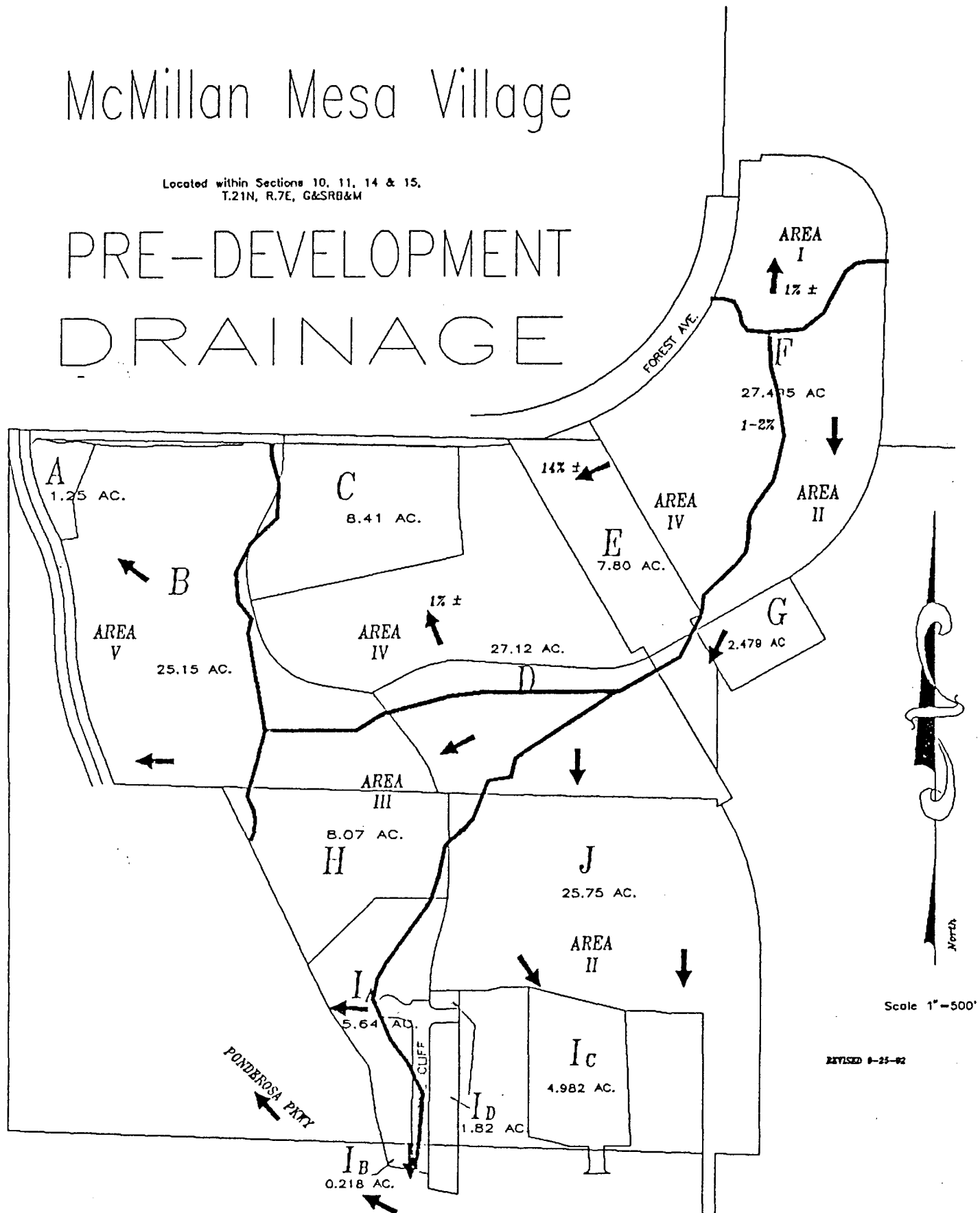
AREA V	A			0.14 ac	@ .22	=	0.0308
20.9 ac	A			0.08 ac	@ .30	=	0.024
	A			0.53 ac	@ .15	=	0.0795
	B			0.90 ac	@ .22	=	0.198
	B			4.33 ac	@ .30	=	1.299
	B			4.98 ac	@ .15	=	0.747
	Remainder			9.90 ac	@ .37	=	<u>3.6778</u>
							6.0561

Divide by 20.9 = 0.29

McMillan Mesa Village

Located within Sections 10, 11, 14 & 15,
T.21N, R.7E, G&SRB&M

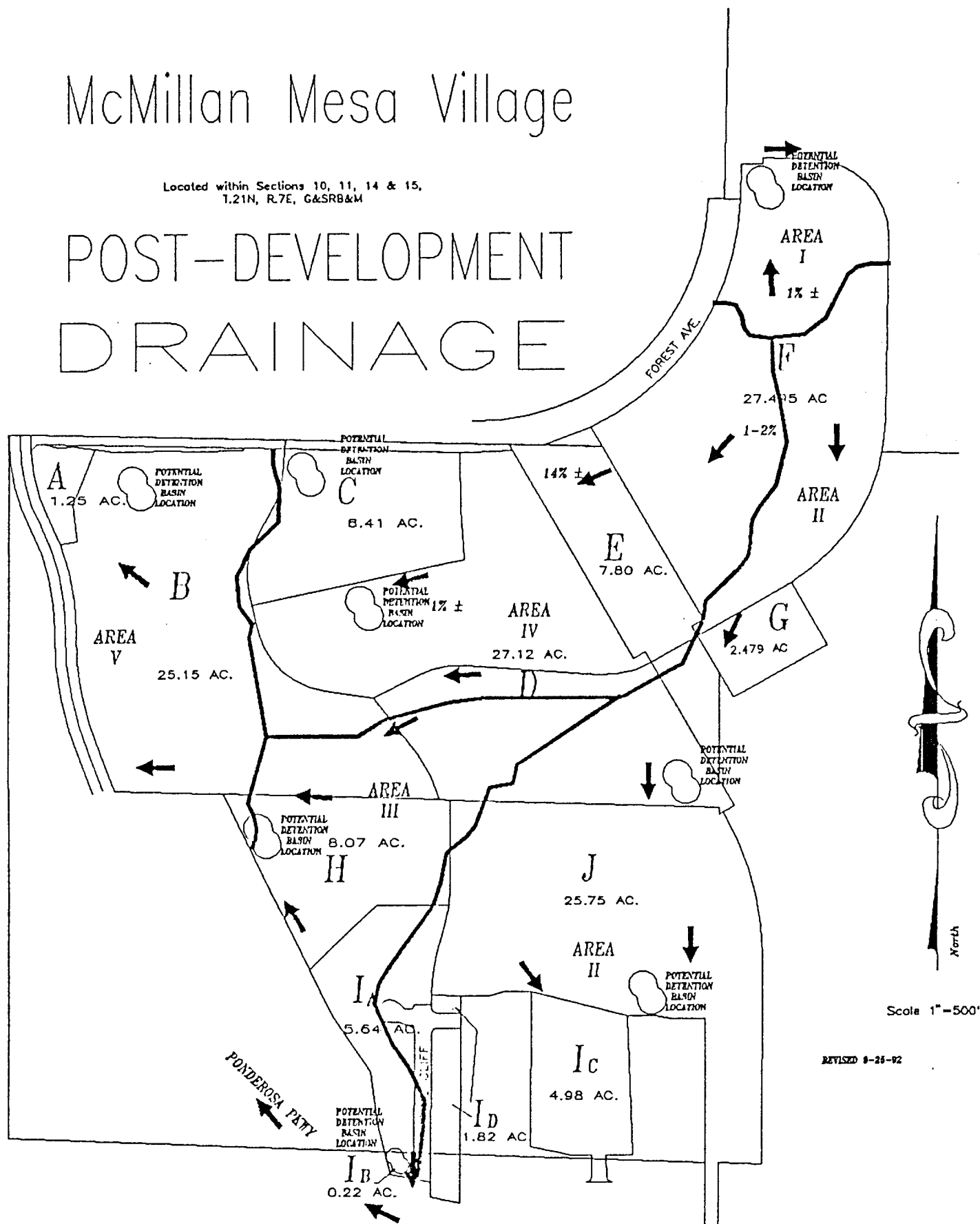
PRE-DEVELOPMENT DRAINAGE



McMillan Mesa Village

Located within Sections 10, 11, 14 & 15,
T.21N, R.7E, G&SRB&M

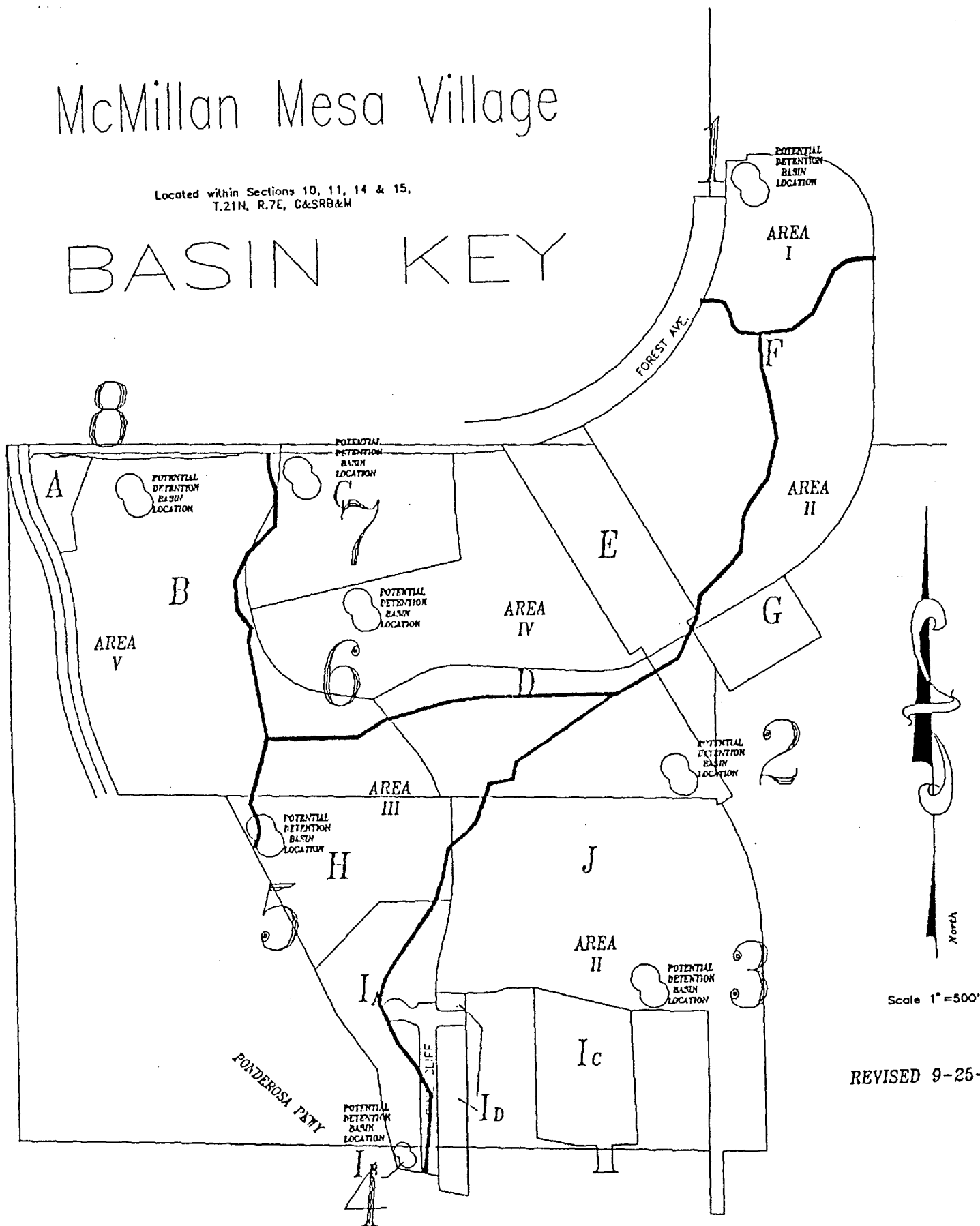
POST-DEVELOPMENT DRAINAGE



McMillan Mesa Village

Located within Sections 10, 11, 14 & 15,
T.21N, R.7E, G&SRB&M

BASIN KEY



Appendix H

Ordinance No. 1779



COCONINO COUNTY RECORDER
OFFICIAL RECORDS OF
COCONINO COUNTY

INST#: 93-01088 FEE:\$ 28.00
AT THE REQUEST OF:
CITY OF FLAGSTAFF
DATE: 01/14/93 TIME: 10:40
DKT: 1535 PG: 923 #PAGES: 47

ORDINANCE NO. 1779

AN ORDINANCE AMENDING THE CITY OF FLAGSTAFF ZONING MAP BY ADOPTING A SPECIFIC PLAN FOR A PORTION OF McMILLAN MESA, AND REZONING CERTAIN PARCELS OF LAND TO ACCOMPLISH THE DESIGNATIONS SET FORTH IN THE McMILLAN MESA AREA PLAN.

WHEREAS, the Council has reviewed the Planning Division report dated September 9, 1992, in regard to the proposed amendment to the Growth Management Guide 2000, the adoption of the "McMillan Mesa Area Plan", and the proposed revision to the City of Flagstaff Zoning Map; and discussed generally the adoption of the specific plan for 146 acres located in the 300 block of East Forest Avenue; and

WHEREAS, the Council has found that the specific plan protects the operational safety and arterial function of the newly realigned Forest/Cedar Avenue and reserves the previously adopted roadway corridor alignment for the future location of a north-south enterprise roadway in the most favorable location; that the proposed specific plan will maintain a self-contained neighborhood concept to include an elementary school site and neighborhood park; that the plan will maintain the open space and pedestrian components previously identified in the GMG 2000; that the adoption of the plan will promote a higher quality of development than could be achieved under the existing zoning categories of the Land Development Code; and

WHEREAS, the Council finds that the circulation elements set forth in the specific plan are in conformance with policy statements 35, 36 and 37 of the GMG 2000; that the land use and zoning concepts set forth in the specific plan further policies 8, 23 and 31 of the GMG 2000; that the self-contained neighborhoods, the proposed densities, and the activity center set forth in the plan are in conformance with policy number 13 and 14 of the GMG 2000; that the open space and pedestrian component elements specific plan are in conformance with policy numbers 17 and 44 of the GMG 2000; and

WHEREAS, the Council has determined that it will adopt the McMillan Mesa Village Specific Plan prepared by Cella Barr Associates (dated August 14, 1992) as an amendment to the GMG 2000 and following the Council public hearing dated October 6, 1992; and

WHEREAS, the Council finds that the zoning that has been proposed by the specific plan will be beneficial to the community as a whole, and that it will not be detrimental to adjacent or surrounding lands and their existing and planned uses; and

WHEREAS, the Council has reviewed the minutes of the Planning Commission of September 15 and September 22, 1992, which reflect that the Planning and Zoning Commission held public hearings in regard to the proposed adoption of the specific area plan, and which terminated with the adoption of Resolution No. 92-04 generally approving the adoption of the plan with staff's recommendation and itemizing certain amendments to the staff's recommendation, and that said motion was passed by unanimous vote of the Commission; and

WHEREAS, the Council has reviewed the stipulations that have been prepared by the Planning staff with the original staff recommendations as modified by the motion of the Planning and Zoning Commission;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1: The zoning designations that will control the development of the land within the area of the McMillan Mesa Specific Plan are set forth below. The Council adopts Exhibit 1 to this Ordinance as a general identification of the parcels included within the specific plan. The illustration of parcels in Exhibit 1 is intended to aid in the understanding of this Ordinance. The descriptions in Exhibit 1 are illustrative only and the formal legal descriptions set forth in the specific exhibits that follow Exhibit 1 shall control to identify the specific parcels and zoning.

- A. Development area "A", consisting of approximately 1.25 acres, is hereby rezoned from Rural Residential (RR) to Suburban Commercial (SC). The legal description of development area "A" is attached to this Ordinance as Exhibit A.
- B. Development area "B", of approximately 25.15 acres is hereby rezoned from Rural Residential (RR) to High Density Residential District (HR). The legal description of development area "B" is attached hereto as Exhibit B.
- C. Development area "C", of approximately 8.41 acres is hereby rezoned from Rural Residential (RR) to Suburban Commercial (SC). The legal description of development area "C" is attached hereto as Exhibit C.

- D. Development area "D", of approximately 27.21 acres is hereby rezoned from Rural Residential (RR) to Business park (BP). The legal description of development area "D" is attached hereto as Exhibit D.
- E. Development area "E", of approximately 7.80 acres is hereby rezoned from Rural Residential (RR) to Business Park (BP). The legal description of development area "E" is attached hereto as Exhibit E.
- F. Development area "F", of approximately 27.50 acres is hereby rezoned from Rural Residential (RR) to Business Park (BP). The legal description of development area "F" is attached hereto as Exhibit F.
- G. Development area "G", consisting of approximately 2.48 acres, is hereby rezoned from Rural Residential (RR) to Business Park (BP). The legal description of development area "G" is attached hereto as Exhibit G.
- H. Development area "H", containing approximately 8.07 acres is hereby rezoned from Residential District (R-1) to Medium Density Residential (MR). The legal description of development area "H" is attached hereto as Exhibit H.
- I. Development area "I", of approximately 12.66 acres shall retain its existing zoning of Residential District (R-1) and High Density Residential (HR) as shown on the existing City of Flagstaff map. The legal description of Development area "I" is attached hereto as Exhibit I.
- J. Development area "J", consisting of approximately 27.75 acres, is hereby rezoned from Single Family Residential Established (R-1-E), Single Family (R-1), and Rural Residential (RR) is hereby rezoned to Public Land District (PL). The legal description of development area "J" is attached hereto as Exhibit J.

SECTION 2: The August 14, 1992 edition of the McMillan Mesa Village Specific Plan, prepared by Cella Barr Associates, which has previously been made a Public Record by deposit with the City Clerk and by Council Resolution No. 1810, is hereby adopted by reference and declared to be an official planning document for the development within the land encompassed by the plan and legally described in Section 1 above.

Paragraphs Number I, II, and III of the plan are declared to be planning and policy statements that will govern development within the area.

Paragraphs Number IV, V and VI of the plan are declared to be regulatory in nature and binding upon the applicant and upon the applicant's successors, heirs and assigns. In general, development within the planned area shall be consistent with and in compliance with the provisions of the existing City of Flagstaff Land Development Code, including the regulations governing subdivision and minor land divisions (and in conformance with the City of Flagstaff Engineering Standards). When a conflict may occur between the provisions of the Land Development Code and the provisions of Paragraphs IV, V and VI of the Specific Area Plan, the more restrictive of the conflicting provisions shall apply to govern the development of the land. The procedure for approval of development shall be as specified in the Land Development Code, as that may be amended from time to time.

Paragraph VII of the Specific Plan, entitled Appendices, is considered to be informational material upon which the plan is based.

SECTION 3: The Council finds that during the planning process that has occurred to date, either the developer has proposed, the staff has recommended, or the Planning and Zoning Commission has recommended that certain stipulations should apply to the development of Parcels A through J. The Council finds these stipulations to be reasonable and necessary to the public safety, welfare and convenience and adopts these stipulations as requirements for the specific areas set forth below.

A. Development area "A", stipulations and requirements:

- (1) Development option to be limited to office use only.
- (2) F.U.T.S. easement, design and construction per City standards is required at subdivision platting stage, or, if a plat is not required, at the site plan review stage. The alignment shall connect the intersection of Turquoise Drive/Forest/Cedar Avenue to the development area's south boundary line.
- (3) Sidewalk installation along north property is required at subdivision platting stage, or absent a requirement for a plat, shall occur with site plan approval. The alignment may be designed to permit construction of sidewalk outside of the existing drainage channel adjacent to Forest/Cedar Avenue back of curb.

B. Development area "B", stipulations and requirements:

- (1) Street phasing to be amended to include the construction of Village, Turquoise, Gemini and Pine Cliff.

- (2) The sidewalk to be located along north property line may be placed outside of Forest/Cedar Avenue drainage and shall be designed and constructed per City of Flagstaff standards when property is platted.
- (3) The proposed F.U.T.S. alignment located along west portion of the Area shall be designed and constructed per City of Flagstaff standards when property is platted.

(4) Area restrictions include:

Building height shall be limited to one story within 100 feet of Forest Avenue right-of-way as illustrated on Exhibit "H" of the Specific Plan.

Setbacks from Forest Avenue right-of-way will be 50 feet for buildings and parking as illustrated on Exhibit "H" of the Specific Plan.

C. Development area "C", stipulations and requirements:

- (1) All uses located in this development area shall be performed or carried out entirely within an enclosed building with the exception of outdoor dining and temporary outdoor art displays. The Planning Director may approve certain activities which cannot be carried on within building provided such activity is screened so as not to be visible from neighboring property and streets.
- (2) Off-street sidewalk along north property boundary to be designed and installed per City of Flagstaff standards when property is platted.
- (3) Area "C" phasing shall be corrected to replace Gemini or Turquoise with Gemini or Pine Cliff.

D. Development area "D", stipulations and requirements:

- (1) F.U.T.S. easement, design, and construction per City of Flagstaff standards is required when development area is platted.
- (2) Area restrictions to include:

No restaurant development option will be allowed.

Fifty percent (50%) of the trees located in the tree protection area, as shown on Exhibit 1 of the

Specific Plan, and having a DBH of six (6) inches or more shall be retained and protected. Prior to development approval of area "D", the protection area, as illustrated on Exhibit I shall be legally described.

Street phasing to be amended to include the construction of Village, Gemini, and Pine Cliff.

E. Development of area "E", stipulations and requirements:

- (1) Off-street sidewalk along north property boundary to be designed and installed per City of Flagstaff standards when property is platted.
- (2) No restaurant development options will be allowed.

F. Development area "F", stipulations and requirements:

- (1) Sidewalk installation along Forest/Cedar Avenue shall be designed and constructed per City of Flagstaff standards when property is platted.
- (2) Restaurant development option shall be limited to one restaurant of the full-service, sit-down type, with no drive through or fast food characteristics. It shall be limited to size of 7,500 square feet and be located at least 250 feet from the northwest corner of development area.
- (3) Fifty percent (50%) of the trees located in the tree protection area, as shown on Exhibit I of the Specific Plan, and having a DBH of six (6) inches or more shall be retained and protected. Prior to development approval of area "D", the protection area, as illustrated on Exhibit I shall be legally described.

G. Development area "G", stipulations and requirements:

- (1) Restaurant development option shall not be permitted.

H. Development area "H", stipulations and requirements:

- (1) The proposed F.U.T.S. alignment located along the west portion of the area shall be designed and constructed per City of Flagstaff standards when property is platted.

- (2) Street phasing to be amended to include the construction of Pine Cliff and Gemini.

I. Development area "I", stipulations and requirements:

- (1) The proposed F.U.T.S. alignment located along the west portion of the area shall be designed and constructed per City of Flagstaff standards when property is platted.
- (2) Greenbelt corridor widths illustrated on Exhibits "F" and "G" shall be defined and outlined in area "I" restrictions.
- (3) Density transfer section shall be amended as follows:

The maximum yield site capacity for residential units from Development Sub-Area I(c) (4.982 ac) shall be transferred to Development Sub-Area I(a) or Development Area "H" on the condition and with the restriction on Development Sub-Area I(c) that Development Sub-Area I(c) shall remain undeveloped open space, with no future right to any residential use. The development site capacity for residential use of Development Sub-Areas I(a) and I(b) shall be the sum of the calculated site capacities of Development Sub-Areas I(a), I(B), and I(c) under their current zoning. See Appendix A.

- (4) Area restrictions to include the following:

Only single family detached housing types will be permitted in that portion of Area I located south of Pinon Court.

J. Development area "J", stipulations and restrictions:

- (1) F.U.T.S. easement, design and construction per City of Flagstaff standards is required when development area is platted or site planned.
- (2) Open Space/Greenbelt area as illustrated on the Land Use Element of GMG 2000 shall be maintained and implemented into the future park/school site development.
- (3) The greenbelt corridor separating development areas "J" and "D" shall be centered on the parcel boundary.

- (4) Street phasing to be amended to include the construction of Pine Cliff or Gemini.

SECTION 4: The Council finds, based upon staff recommendation and upon the recommendation of the Planning and Zoning Commission following public hearings, that the following conditions of development shall also apply to the specific plan as a whole, and are hereby declared to be an obligation of the applicant and of the applicant's heirs, successors and assigns to be requirements to be met as part of the development of the parcel or parcels affected, or to be considered to be amendments to the specific plan as appropriate.

1. Developer shall construct a traffic signal at the intersection of Gemini and Forest/Cedar Avenue when a development area requiring Gemini construction is proposed for development.
2. Developer shall revise the drainage impact analysis of the specific plan to utilize the City's sub-regional detention basin policy approach, to include limiting the maximum number of detention basins to six, until a comprehensive, detailed hydrology report addressing multiple detention basin routing justifies the need for additional detention basins.
3. Exhibit "G", Greenbelt Corridor Section of the Specific Plan shall be amended by adding a minimum width of 50 feet.
4. That sign design standards of the specific plan relating to entryway sign be revised to allow the following:

Primary structure not to exceed five (5) feet in height and thirty-five (35) feet in length, with a sign area of not more than one hundred (100) square feet.

Secondary structure not to exceed four (4) feet in height and twenty-five (25) feet in length with a sign area of not more than fifty (50) square feet.
5. Tree protection Exhibit "I" shall be included in the specific plan.


SECTION 5: Prior to the second reading of the Ordinance, the developer shall cause the McMillan Mesa Specific Plan to be amended to reflect those of the stipulations and requirements set forth in Section 3 of this Ordinance that are itemized below:

Section 3:

- | | | | |
|----|-------------|----|-------------|
| A. | (1) | F. | (2) and (3) |
| B. | (1) and (4) | G. | (1) |
| C. | (1) and (3) | H. | (2) |
| D. | (2) | I. | (2) and (3) |
| E. | (2) | J. | (4) |


The amended Plan shall set forth the provisions itemized above as part of the pages of the Plan that discuss the development of the individual sub-areas, i.e. Development Area A, or D, etc. That amended Plan may include the stipulations and requirements that have not been itemized in this Section 5 as part of an addendum page or pages that sets forth a certified copy of this entire Ordinance.

PASSED AND ADOPTED by the Council and approved by the Mayor of the City of Flagstaff, this 15th day of December, 1992.




MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY