



**II) GUARDIAN AMBULANCE FACILITY**

Address: 1901 N Gemini  
APN: 101-46-008  
Property Owner: MMV Devco LLC  
Applicant: Flagstaff Medical Center  
Application Number: **PC CUP 13-002**  
City Staff: Neil Gullickson  
Action Sought: Conditional Use Permit

A Conditional Use Permit request from Flagstaff Medical Center to allow a Guardian Ambulance Facility (emergency services), and associated communication tower, off of Gemini Road on McMillan Mesa. The facility will include a new two story building with six ambulance bays and crew facilities at 1901 North Gemini Drive. The Ambulance facility is the first of a two phase project. The second phase is not part of this CUP and includes a 50,000 square foot two story office building. The site is located in the Research and Development (R&D) zoning district.

RECOMMENDED ACTION: Approve with conditions

**III) PRESIDIO IN THE PINES**

Address: 2700 S Presidio Drive South  
APN: 112-62-472  
Property Owner: Premiere Acquisitions  
Applicant: Mogollon Engineering & Surveying, Inc.  
Application Number: **PC CUP 13-004**  
City Staff: Brian Kulina  
Action Sought: Conditional Use Permit

A Conditional Use Permit request from Mogollon Engineering and Surveying, Inc., on behalf of Miramonte Homes to allow a Planned Residential Development consisting of 14 single-family residential townhome lots on approximately 1.65 acres within the Presidio in the Pines development. The site is located at 2700 S Presidio Drive South within the Highway Commercial (HC) zoning district.

RECOMMENDED ACTION: Approve with conditions

**III. OTHER BUSINESS**

**I) PRESIDIO IN THE PINES**

Address: 2700 S Presidio Drive South  
APN: 112-62-472  
Property Owner: Premiere Acquisitions  
Applicant: Mogollon Engineering & Surveying, Inc.  
Application Number: **PC PPPL 13-004**  
City Staff: Brian Kulina  
Action Sought: Preliminary Plat

A Preliminary Plat request from Mogollon Engineering and Surveying, Inc., on behalf of Miramonte Homes, for a preliminary plat of Tract B of the Presidio in the Pines master planned development. The Tract B Preliminary Plat consists of 14 single-family residential townhome lots on approximately 1.65 acres located at 2700 S Presidio Drive South within the Highway Commercial (HC) zoning district.

RECOMMENDED ACTION: Forward the preliminary plat to the City Council with a recommendation for approval

**II) THE ESTATES AT PINE CANYON, UNIT 5 SUBDIVISION**

Address: 3851 S Clubhouse Circle  
APN: 105-10-159, 181, 162 and 163  
Property Owner: True Life Communities PS AZ Capital  
Applicant: Mogollon Engineering & Surveying, Inc.  
Application Number: **PC PPPL 13-003**  
City Staff: Neil Gullickson  
Action Sought: Preliminary Plat

A Preliminary Plat request from Mogollon Engineering and Surveying, Inc., on behalf of True Life Communities to approve a preliminary plat of 47 single-family residential lots on approximately 29.5 acres within The Estates at Pine Canyon Development. The site is located at 3851 South Clubhouse Circle within the Single Family Residential (R1) zoning district.

RECOMMENDED ACTION: Forward the preliminary plat to the City Council with a recommendation for approval

**IV. ADJOURN TO WORKSESSION**

**UPDATE – FLAGSTAFF REGIONAL PLAN 2030: Public Hearings update**

City Staff: Kim Sharp, Comprehensive Planning Manager, Community Development

**V. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

**ADJOURNMENT**

**Certification of Posting**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on **August 12, 2013**. This agenda has been posted on the City's web site and can be downloaded at [www.flagstaff.az.gov](http://www.flagstaff.az.gov).

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Tammy Bishop, Administrative Specialist