



ROB
2023-42

WHEN RECORDED, PLEASE RETURN TO:

Board of Supervisors
Clerk of the Board
219 E. Cherry Avenue
Flagstaff, Arizona 86001

RESOLUTION NO. 2023-42

**A RESOLUTION OF THE COCONINO COUNTY
BOARD OF SUPERVISORS APPROVING A FINAL PLAT FOR
DARK SKY STORAGE CONDOMINIUM SUBDIVISION**

WHEREAS, the Dark Sky Storage Condominium subdivision is located at 5590 Dark Sky Drive and is identified as Assessor's Parcel Number 116-04-022; and

WHEREAS, the preliminary plat for the 30-unit Dark Sky Storage Condominium subdivision (SUB-22-041) was approved by the Community Development Director on January 19, 2023; and

WHEREAS, an application has been filed by Rob Begley of Mogollon Engineering, Flagstaff, Arizona on behalf of the owner, Dark Sky Storage, LLC, Flagstaff, Arizona for final plat approval for the 30-units of Dark Sky Storage Condominium subdivision (SUB-23-027).


WHEREAS, the final plat conforms to the requirements of the Subdivision Ordinance and meets the conditions of approval;

NOW THEREFORE BE IT RESOLVED that the Coconino County Board of Supervisors approves the final plat for the Dark Sky Storage Condominium subdivision.

PASSED AND ADOPTED this 22nd day of August 2023.

AYES: 5
NOS: 0
ABSENT: 0

COCONINO COUNTY BOARD OF SUPERVISORS



Jeronimo Vasquez, Chair

APPROVED AS TO FORM



Deputy County Attorney

ATTEST:



Lindsay Daley, Clerk of the Board

GENERAL NOTES

THE LAND SHOWN ON THIS PROJECT IS LOCATED IN FINAL ZONE "X" (UNSHADOWED) OF THE SUBDIVISION OF THE PROJECT OF DARK SKY STORAGE CONDOMINIUMS, A SUBDIVISION OF INSTRUMENT NO. 3963679, LOCATED IN THE NW 1/4 OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 6 EAST, G & S R.M., COCONINO COUNTY, ARIZONA.

THE PROJECT IS BEING DEVELOPED BY DARK SKY STORAGE CONDOMINIUMS, L.L.C., A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF ARIZONA, WITH OFFICE AT 1100 N. GARDEN AVENUE, TULSA, OKLAHOMA 74104. THE PROJECT IS BEING DEVELOPED FOR THE PROJECT OF DARK SKY STORAGE CONDOMINIUMS, L.L.C., A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF ARIZONA, WITH OFFICE AT 1100 N. GARDEN AVENUE, TULSA, OKLAHOMA 74104.

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UTILITY COMPANY APPROVALS

UNSOURCE ENERGY (NATURAL GAS) DATE _____

ARIZONA PUBLIC SERVICE (ELECTRICITY) DATE _____

FLAGSTAFF RANCH WATER COMPANY, INC. (WATER) DATE _____

NOT APPLICABLE DATE _____

CENTURY LINK (TELEPHONE, TV, and INTERNET) DATE _____

NOT APPL. CABLE DATE _____

OPTIMARK (TELEPHONE, TV, and INTERNET) DATE _____

CERTIFICATION OF LAND SURVEYOR

I, MAGGIE BRUCE, REGISTERED LAND SURVEYOR, NO. 1100, HAVE SURVEYED AND PREPARED THIS FINAL PLAT AND CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR DATE _____

SHEET NO. 1 OF 4

FINAL PLAT FOR DARK SKY STORAGE CONDOMINIUMS

A SUBDIVISION OF INSTRUMENT NO. 3963679
LOCATED IN THE NW 1/4 OF SECTION 24,
TOWNSHIP 21 NORTH, RANGE 6 EAST, G & S R.M.,
COCONINO COUNTY, ARIZONA



PROJECT INFORMATION

PROJECT NAME: DARK SKY STORAGE CONDOMINIUMS
PROJECT LOCATION: FLAGSTAFF, AZ 86001
APN NUMBER: 18-04-022
PARCEL ACREAGE: 2.2672
NUMBER OF CONDOMINIUM UNITS: 30
PROPOSED USE: CONDOMINIUMS
OWNER/DEVELOPER: DARK SKY STORAGE, L.L.C.
PLAT DATE: 04/23/2018
PHONE: (908) 220-9968

INDEX TO SHEETS

1 COVER SHEET & PROJECT INFORMATION
2 OVERALL SITE FINAL PLAT
3 CONDOMINIUM UNIT FINAL PLAT
4 BUILDING TO FINAL PLAT

I, MAGGIE BRUCE, REGISTERED LAND SURVEYOR, NO. 1100, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA. I HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA.

DATE: 04/23/2018 TIME: 10:00 AM PLACE: FLAGSTAFF, ARIZONA

BY: MAGGIE BRUCE, REGISTERED LAND SURVEYOR, NO. 1100

I, MAGGIE BRUCE, REGISTERED LAND SURVEYOR, NO. 1100, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA. I HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA.

DATE: 04/23/2018 TIME: 10:00 AM PLACE: FLAGSTAFF, ARIZONA

BY: MAGGIE BRUCE, REGISTERED LAND SURVEYOR, NO. 1100

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DATE: 04/23/2018 TIME: 10:00 AM PLACE: FLAGSTAFF, ARIZONA

BY: MAGGIE BRUCE, REGISTERED LAND SURVEYOR, NO. 1100

BASE OF BEARING METERS - FOUND 1/2" BELOW WITH ALUMINUM OF "S 1831"

PROJECT BENCHMARK - FOUND 1/2" BELOW WITH ALUMINUM OF "S 1831", ELEVATION=703.89'

FINAL PLAT FOR DARK SKY STORAGE CONDOMINIUMS

A SUBDIVISION OF INSTRUMENT NO. 39636679
LOCATED IN THE NW 1/4 OF SECTION 24,
TOWNSHIP 21 NORTH, RANGE 6 EAST, G. & S.R.M.
COCONINO COUNTY, ARIZONA

CURVE DATA				
#	RADIUS	LENGTH	DELTA	TANGENT
C1	30.00'	15.50'	47.930°	8.17'
C2	30.00'	10.48'	47.930°	8.17'

LINE DATA					
#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	S00°00'00"W	15.00'	L5	N89°54'15"W	15.00'
L2	S89°54'15"W	15.00'	L6	S00°00'15"W	18.00'
L3	S00°00'15"W	15.00'	L7	N89°54'45"W	10.00'
L4	S89°54'45"W	15.00'	L8	S00°00'15"W	18.00'

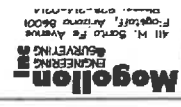
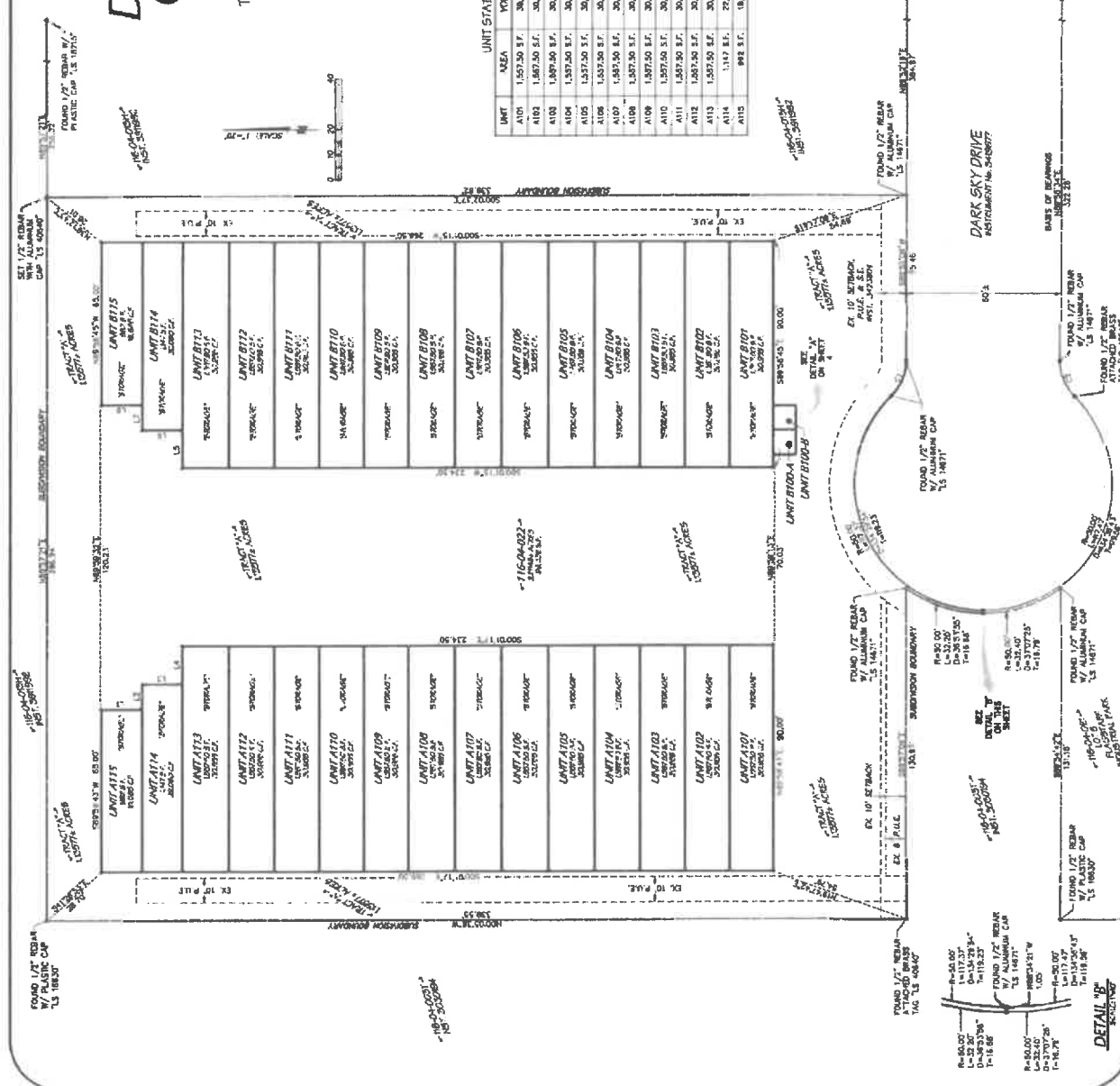
UNIT STATISTICAL TABLE					UNIT STATISTICAL TABLE				
UNIT	AREA	VOLUME	USE	ELEMENT TYPE	UNIT	AREA	VOLUME	USE	ELEMENT TYPE
A101	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT	B10-A	80.75 S.F.	1,615 C.F.	RESTROOM	C.C.
A102	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT	B10-B	78.50 S.F.	1,570 C.F.	UTILITY	C.C.
A103	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT	B10	1,457.50 S.F.	29,150 C.F.	STORAGE	UNIT
A104	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT	B102	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT
A105	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT	B103	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT
A106	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT	B104	1,497.50 S.F.	29,950 C.F.	STORAGE	UNIT
A107	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT	B105	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT
A108	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT	B106	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT
A109	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT	B108	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT
A110	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT	B109	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT
A111	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT	B110	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT
A112	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT	B111	1,497.50 S.F.	29,950 C.F.	STORAGE	UNIT
A113	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT	B112	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT
A114	1,147 S.F.	22,940 C.F.	STORAGE	UNIT	B113	1,507.50 S.F.	30,150 C.F.	STORAGE	UNIT
A115	848 S.F.	16,965 C.F.	STORAGE	UNIT	B114	1,147 S.F.	22,940 C.F.	STORAGE	UNIT
					B115	848 S.F.	16,965 C.F.	STORAGE	UNIT

ABBREVIATIONS

FFE FINISH FLOOR ELEVATION
 F.F. FINISH FLOOR
 C.C. COMMON ELEMENT

TRACT "A":
 11,5772 SQ.F.
 SHALL CONTAIN ALL PORTIONS OF THE
 CONDOMINIUM OTHER THAN THE UNIT.
 TRACT "B" IS HEREBY DEDICATED TO THE
 USE OF THE DARK SKY STORAGE
 CONDOMINIUM OWNERS
 ASSOCIATION.

UNIT B100-A & B100-B:
 UNIT B100-A (RESTROOM) AND UNIT
 B100-B (UTILITY) ARE HEREBY
 DEDICATED TO THE USE OF THE DARK SKY
 STORAGE CONDOMINIUM OWNERS
 ASSOCIATION.



FINAL PLAT FOR DARK SKY STORAGE CONDOMINIUMS

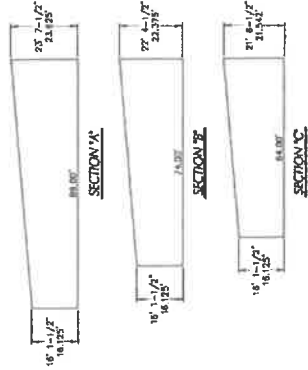
A SUBDIVISION OF INSTRUMENT No. 3963679
LOCATED IN THE NW 1/4 OF SECTION 24,
TOWNSHIP 21 NORTH, RANGE 6 EAST, G & S.R.M.,
COCONINO COUNTY, ARIZONA

DARK SKY STORAGE CONDOMINIUMS
BUILDING 'A'
FINAL PLAT
1/25/2024

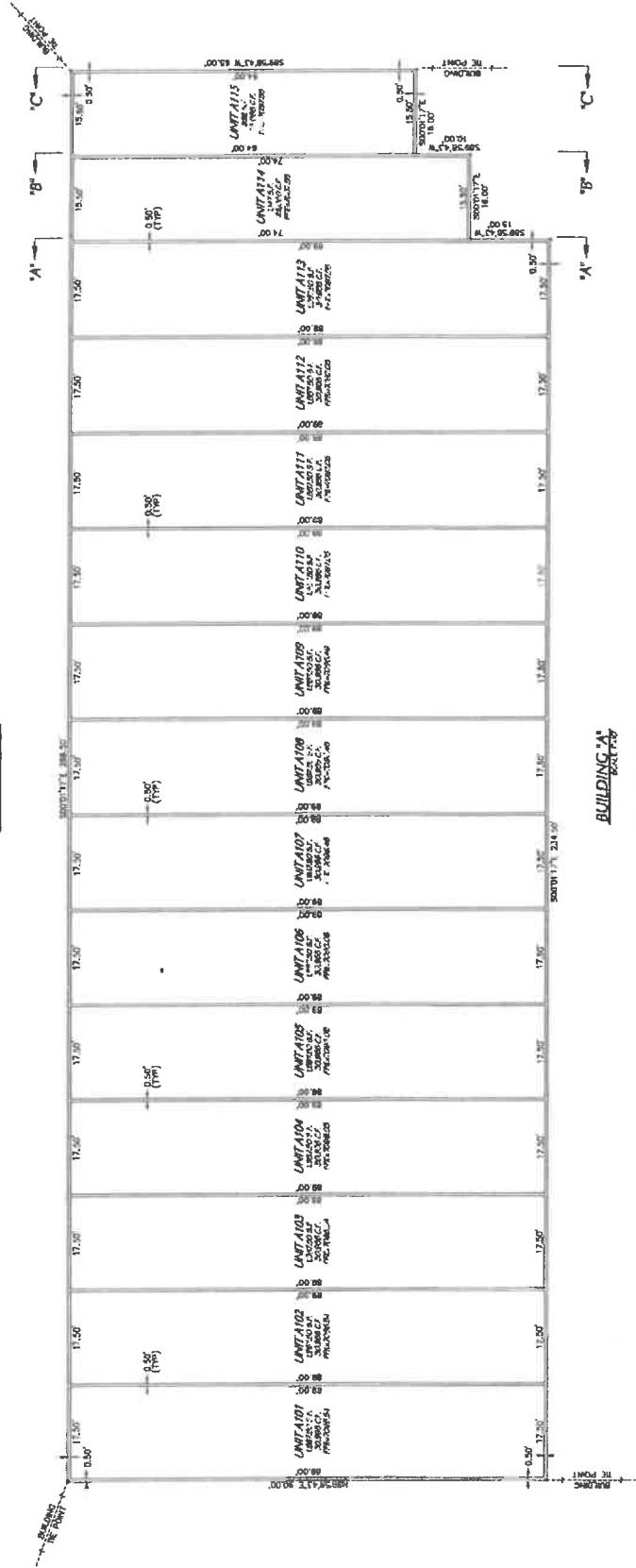
Mogollon
ENGINEERING
All W. Santa Fe Avenue
Flagstaff, Arizona 86001
PH: 909.714.7714



PROJECT NO. 2384
DATE: 8/1/23
DRAWN BY: M
CHECKED BY: M
SCALE: AS SHOWN
SHEET NO. 3 OF 4



BUILDING SECTIONS
SECTION 'A'
SECTION 'B'
SECTION 'C'



BUILDING 'A'
FLOOR PLAN

BUILDING AREAS
UNITS 101' - 115: 22,546.50 S.F.
8th FLOOR COMMON ELEMENT (WALLS): 69,650 S.F.
TOTAL: 92,196.50 S.F.

FINAL PLAT FOR DARK SKY STORAGE CONDOMINIUMS

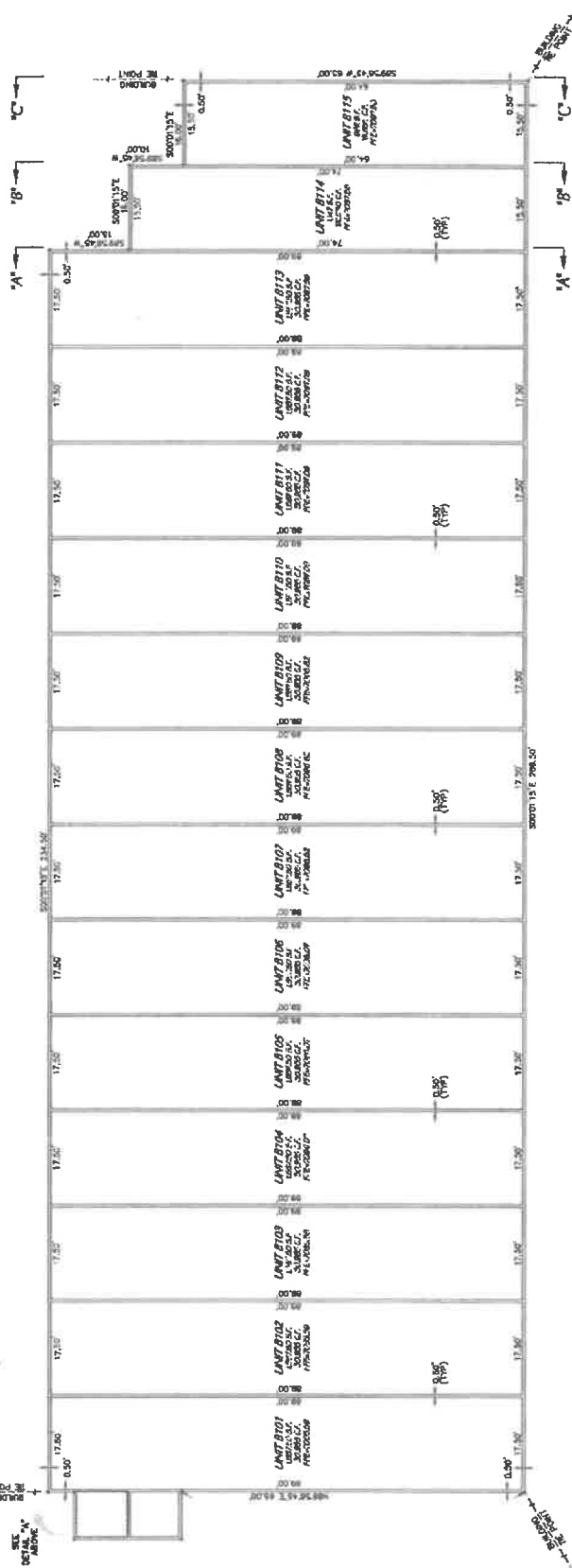
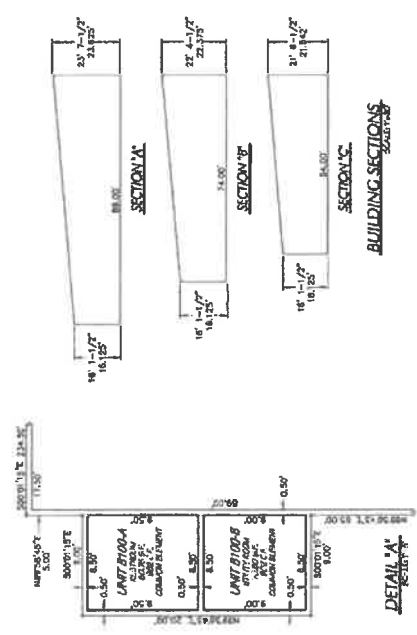
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LOCATED IN THE NW 1/4 OF SECTION 24,
TOWNSHIP 21 NORTH, RANGE 6 EAST, G & S.R.M.
COCONINO COUNTY, ARIZONA

DARK SKY STORAGE CONDOMINIUMS
BUILDING 19
PLAT 19 47
8/9/23
H202294

Mogilion
ENGINEERING
All W. Scott, Arizona 86001
Phoenix, AZ 85014



DATE: 8/9/23
DRAWN BY: PM
CHECKED BY: MM
WEST SCALE: 1/8" = 1'-0"
PROJECT: 202304



BUILDING UP
8000 S.F.

BUILDING AREAS

UNITS 1901 - 1905	22,206.00 S.F.
1ST FLOOR COMMON ELEMENT (WALLS)	68.28 S.F.
1ST FLOOR COMMON ELEMENT (UNITS 1900-A & B)	107.29 S.F.
TOTAL	22,381.57 S.F.