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RESOLUTION NO. 2023-54

**A RESOLUTION OF THE COCONINO COUNTY
BOARD OF SUPERVISORS AMENDING TWO CONDITIONS OF APPROVAL OF
THE RANCH AT THE PEAKS SUBDIVISION**

WHEREAS, the Ranch at the Peaks subdivision preliminary plat for 74 lots on 185 acres (Case No. SUB-06-013) was approved by the Board of Supervisors on October 17, 2006 in the RR-2 ½ (Rural Residential, 2 ½ acre minimum parcel size) Zone through approval of Resolution 2006-53; and

WHEREAS, conditions of approval of Resolution 2006-53 were modified through approval of Resolution 2009-50 on December 15, 2009, and Resolution 2016-54 on September 27, 2016; and

WHEREAS, an application was filed by Mogollon Engineering of Flagstaff, Arizona on behalf of the Cygnus Capital, Atlanta Georgia (Case No. SUB-22-037) to modify two conditions of approval: 1) modify Condition 7 to remove the requirement to improve Round Tree Road to County standards, and 2) completely remove Condition 18, the requirement to construct a perimeter trail on the west side of the subdivision; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on October 26, 2022 and recommended approval of the modified conditions on a vote of 5-1; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on October 10, 2023; and

WHEREAS, the Board of Supervisors has determined that the findings for modifying the conditions of the subdivision plat approval in Section 4.5.C.3 (a-e) have been met as follows:

- a. That the proposed subdivision conforms to the goals, objectives and policies of the Coconino County Comprehensive Plan and its amendments.
- b. That the design of the proposed subdivision will not cause damage to environmental features and will not present serious public health problems.
- c. That the site of the proposed subdivision is physically suitable for the proposed type and density of development.
- d. That the proposed subdivision is consistent with provisions and intent of zoning regulations applicable to the property.
- e. That the proposed subdivision conforms with the standards set forth in this Ordinance and those outlined in the County Engineering Design and Construction Manual.

NOW THEREFORE BE IT RESOLVED that the Coconino County Board of Supervisors hereby approves the requested modifications to the conditions of the Ranch at the Peaks subdivision as documented in the conditions below where the strikethrough portion is removed.

7. The applicant shall be responsible for construction not only of the internal subdivision streets, but also of any portion of Chimney Springs Road necessary to connect the subdivision to Highway 180. This includes a right turn lane on Highway 180 at Chimney Springs. ~~At the time of submittal of the final plat for any portion of the subdivision after the first 54 lots, the applicant shall also be responsible for the improvement of Round Tree Road from Taylor Springs Lane to Highway 180 to county standards.~~ Phase II will include no more than 20 lots and shall include the paving of Ranch at the Peaks Way. These lots shall be approved by staff. ~~If possible the easement obtained from the Forest Service for Round Tree shall be wide enough to accommodate a meandering road.~~ A right turn lane shall also be constructed on Highway 180 at the Round Tree intersection. All improvements shall be specified and approved by the County Engineer.

- ~~18. A trail shall be constructed as proposed along the west side of the subdivision from Highway 180 to the National Forest at the northwest boundary of the subdivision or to any other point in this area approved by the Forest Service. The trail shall be constructed at least to the standards set for the Flagstaff Urban Trail System (FUTS). The trails shall be for non-motorized use only, located within pedestrian easements on the lots of the subdivision, and maintained by the subdivision HOA.~~

The modifications approved through this resolution (Resolution 2023-54), and the modifications approved through Resolution 2009-50 and Resolution 2016-54 are consolidated in the conditions below that constitutes all modifications to Resolution 2006-53 and provides for renumbering:

1. The development of the Ranch at the Peaks shall substantially conform to the preliminary plat and narrative as submitted except for any modifications made herein. Development shall be limited to no more than 74 lots and one tract for the fire station and utility site and one or more tracts for the open space.
2. The final plat shall substantially conform to the preliminary plat except for any modifications herein.
3. The final plat shall conform to Section IV of the Subdivision Ordinance.
4. Prior to scheduling the final plat for Board of Supervisors approval, engineering plans acceptable to the County Department of Public Works shall be submitted for drainage and road design as well as for any grading and excavation, and those plans shall have been approved by the Public Works Department. The project requires detention for stormwater runoff, and to the extent possible, not all detention shall be located near Highway 180.
5. A hydrology study is required for the tributary of the Rio de Flag that crosses the

property from west to east. The study shall delineate floodplain boundaries as well as 100-year floodplain elevations and floodway boundaries.

6. Building envelopes for each lot shall be identified on the final plat.
7. The applicant shall be responsible for construction not only of the internal subdivision streets, but also of any portion of Chimney Springs Road necessary to connect the subdivision to Highway 180. This includes a right turn lane on Highway 180 at Chimney Springs. Phase II will include no more than 20 lots and shall include the paving of Ranch at the Peaks Way. These lots shall be approved by staff. A right turn lane shall also be constructed on Highway 180 at the Round Tree intersection. All improvements shall be specified and approved by the County Engineer.
8. The improvement (paving) of Taylor Springs Road shall be tied to the final platting of Lots 54-58. The previous requirement for a cul-de-sac at the subdivision boundary is removed.
9. Road easements for Catalina Road shall be honored and remain in place unless an agreement is reached with the affected property owners and an abandonment application is filed and approved.
10. Both road crossings of the Rio de Flag shall be drivable during a 100-year flood event.
11. Prior to scheduling the final plat before the Board of Supervisors, approval shall be obtained from the Arizona Department of Environmental Quality for the water system improvements and for wastewater disposal.
12. Utilities shall be installed underground.
13. Prior to submittal of the final plat for any of the lots affected by the existing overhead power line, a resolution shall have been reached with Arizona Public Service for disposition of that line and any service lines to other properties from that line.
14. Existing easements for utilities, for example for the water line between Lot 44 and properties to the west of the subdivision, shall be honored and shall remain in place.
15. The open space that is a portion of each of the lots shall be encumbered with an open space easement that allows use of the open space by all residents of the subdivision. These easements shall be depicted on the final plat.
16. A homeowners' or property owners' association shall be established and shall be responsible for maintenance of all open space areas including the open space tract in the middle as well as all open space easements on the lots, including the perimeter open space and trail. Said association shall have established methods for the collection of fees to cover the costs of said maintenance. The codes, covenants and restrictions (CC&Rs)

shall empower the owner's association to make equitable assessments against lots to pay for any maintenance and to impose liens against lots to secure payments of such assessments.

17. All of the Rio de Flag floodplain down to the southern boundary of Lot 45 shall be included in the open space easement.
18. The open space shall be retained as natural open space and shall not be developed for active recreation, such as for ball fields or riding arenas. There shall be no recreational motorized use of the open space area.
19. Requirements of the Coconino County Grading and Excavation Ordinance shall be incorporated into the road design.
20. During construction of all roadways, utilities, etc., dust control measures shall be implemented. A water truck shall be kept on site at all times during construction.
21. All disturbed areas throughout the subdivision shall be reseeded with a native grass seed mix within six months of completion of construction. Every possible effort shall be made to prevent the spread or introduction of non-native invasive species.
22. Street names, none of which duplicate any other names in the area, shall be required on the final plat. Proposed street names shall be subject to the approval of the Department of Community Development and U.S. Postal Service.
23. All homes of 3500 square feet and over are required to have fire sprinklers.
24. The applicant shall develop a plan for forest thinning on the treed areas of the property as well as for the provision of defensible space on each individual parcel.
25. Street numbers no less than four inches in height and visible from the street shall be posted on every lot. This requirement shall be incorporated into the CC&Rs.
26. A letter from a solid waste collection company shall be submitted indicating that service is available to the subdivision.
27. The developer shall at his expense install all required traffic signs, including but not limited to stop signs, speed limit signs, curve warning signs, and street identification signs.
28. Entrance signs to the subdivision shall conform to the requirements of Section 16.4.B.5 of the Zoning Ordinance. A sign permit is required.
29. No additional fences shall be constructed outside of the building envelopes. The CC&Rs shall include a provision that any lot owners desiring to keep dogs shall have a fenced

area within the building envelope to contain the dogs in order to minimize dog/wildlife interaction.

30. Fire protection requirements including hydrants shall be as specified by the Fort Valley Fire District.
31. There shall be no street lighting in the subdivision. All residential lighting shall be required in the CC&Rs to be fully shielded.
32. The applicant shall require sustainable building design and construction ideas and techniques. The same shall be true for encouraging the use of only native plant materials for landscaping on each individual lot.
33. The applicant shall explore the concept of stream restoration for the Rio de Flag.
34. A cash deposit, performance bond, letter of credit, or other acceptable financial security shall be made with submittal of the final plat application for the costs of any improvements not already completed plus a 10% contingency. Improvements include, but are not limited to, all roadways including off-site requirements, drainage structures, fire mitigation requirements, utilities, traffic control signs, and street identification signs.
35. The applicant will develop a non-native weed removal program which will become part of the HOA requirements for maintenance of homeowner properties and common areas.
36. Dogs will be contained within fences per HOA requirements.
37. Chimney Springs Road shall be the primary access for all construction trucks of building of Phase One.
38. A marker or plaque commemorating the historic Beale Wagon Road shall be posted.
39. Prior to the submittal of the final plat, an engineering analysis shall be done indicating a good faith effort to identify the best alternative wastewater treatment system.
40. The developer shall ensure that all existing roadways remain open and passable during construction.

Passed and adopted this 7th day of November 2023 by the following vote:

AYES: 5
NOES: 0
ABSENT: 0

COCONINO COUNTY BOARD OF SUPERVISORS



Jeronimo Vasquez, Chairman

ATTEST:



Lindsay Daley, Clerk of the Board

APPROVED AS TO FORM:



Deputy County Attorney

(SEAL)



RESOLUTION NO. 2006-53

A RESOLUTION OF THE COCONINO COUNTY
BOARD OF SUPERVISORS APPROVING A PRELIMINARY PLAT
FOR THE RANCH AT THE PEAKS FOR 74 LOTS

WHEREAS, an application was filed by The Ranch at San Francisco Peaks, LLC, (Case No. SUB-06-013) for preliminary subdivision plat approval for 74 lots on 185 acres in the AR-2 ½ (Agricultural Residential, 2 ½ acre minimum lot size) Zone, located approximately eight miles northwest of Flagstaff on the north side of Highway 180 and the east side of Roundtree Road, and identified as Assessor's Parcel Number 300-37-035; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on July 25, 2006 and recommended approval of the preliminary plat; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on October 17, 2006; and

WHEREAS, the Board of Supervisors has determined that the findings for the granting of preliminary plat approval have been met;

NOW THEREFORE BE IT RESOLVED that the Coconino County Board of Supervisors hereby approves the preliminary plat for the 74-lot Ranch at the Peaks subdivision subject to the following conditions:

1. The development of The Ranch at the Peaks shall substantially conform to the preliminary plat and narrative as submitted except for any modifications made herein. Development shall be limited to no more than 74 lots and one tract for the fire station and utility site and one or more tracts for the open space.
2. The final plat shall substantially conform to the preliminary plat except for any modifications herein.
3. The final plat shall conform to Section IV of the Subdivision Ordinance.
4. Prior to scheduling the final plat for Board of Supervisors approval, engineering plans acceptable to the County Department of Public Works shall be submitted for drainage and road design as well as for any grading and excavation, and those plans shall have been approved by the Public Works Department. The project requires detention for stormwater runoff, and to the extent possible, not all detention shall be located near Highway 180.

5. A hydrology study is required for the tributary of the Rio de Flag that crosses the property from west to east. The study shall delineate floodplain boundaries as well as 100-year floodplain elevations and floodway boundaries.
6. Building envelopes for each lot shall be identified on the final plat.
7. The applicant shall be responsible for construction not only of the internal subdivision streets, but also of any portion of Chimney Springs Road necessary to connect the subdivision to Highway 180. This includes a right turn lane on Highway 180 at Chimney Springs. At the time of submittal of the final plat for any portion of the subdivision after the first 30 lots, the applicant shall also be responsible for the improvement of Roundtree Road from Taylor Springs Road to Highway 180 to county standards. If possible the easement obtained from the Forest Service for Roundtree shall be wide enough to accommodate a meandering road. A right turn lane shall also be constructed on Highway 180 at the Roundtree intersection. All improvements shall be specified and approved by the County Engineer.
8. If Taylor Springs Road is only improved to the subdivision boundary, a cul-de-sac shall be added at the boundary of the subdivision before Taylor Springs enters the existing lot split area.
9. Road easements for Catalina Road shall be honored and remain in place unless an agreement is reached with the affected property owners and an abandonment application is filed and approved.
10. Both road crossings of the Rio de Flag shall be drivable during a 100-year flood event.
11. Prior to scheduling the final plat before the Board of Supervisors, approval shall be obtained from the Arizona Department of Environmental Quality for the water system improvements and for wastewater disposal.
12. Utilities shall be installed underground.
13. Prior to submittal of the final plat for any of the lots affected by the existing overhead power line, a resolution shall have been reached with Arizona Public Service for disposition of that line and any service lines to other properties from that line.
14. Existing easements for utilities, for example for the water line between Lot 44 and properties to the west of the subdivision, shall be honored and shall remain in place.
15. The open space that is a portion of each of the lots shall be encumbered with an open space easement that allows use of the open space by all residents of the subdivision. These easements shall be depicted on the final plat.

16. A homeowners' or property owners' association shall be established and shall be responsible for maintenance of all open space areas including the open space tract in the middle as well as all open space easements on the lots, including the perimeter open space and trail. Said association shall have established methods for the collection of fees to cover the costs of said maintenance. The codes, covenants and restrictions (CC&Rs) shall empower the owner's association to make equitable assessments against lots to pay for any maintenance and to impose liens against lots to secure payments of such assessments.
17. All of the Rio de Flag floodplain down to the southern boundary of Lot 45 shall be included in the open space easement.
18. The perimeter trail shall be constructed as proposed, at least to the standards set for the Flagstaff Urban Trail System (FUTS). The trail shall be for nonmotorized use only. Where the perimeter open space easement is in the trees, the trail shall meander in order to preserve as many trees as possible. The connecting trails between the road system and the perimeter trail as shown on the preliminary plat shall also be constructed by the applicant. A trail connecting the perimeter trail to national forest lands shall be constructed at the northwest corner of the subdivision or at any other point approved by the Forest Service.
19. The open space shall be retained as natural open space and shall not be developed for active recreation, such as for ball fields or riding arenas. There shall be no recreational motorized use of the open space area.
20. Requirements of the Coconino County Grading and Excavation Ordinance shall be incorporated into the road design.
21. During construction of all roadways, utilities, etc., dust control measures shall be implemented. A water truck shall be kept on site at all times during construction.
22. All disturbed areas throughout the subdivision shall be reseeded with a native grass seed mix within six months of completion of construction. Every possible effort shall be made to prevent the spread or introduction of non-native invasive species.
23. Street names, none of which duplicate any other names in the area, shall be required on the final plat. Proposed street names shall be subject to the approval of the Department of Community Development and U.S. Postal Service.
24. All homes of 3500 square feet and over are required to have fire sprinklers.
25. The applicant shall develop a plan for forest thinning on the treed areas of the property as well as for the provision of defensible space on each individual parcel.


26. Street numbers no less than four inches in height and visible from the street shall be posted on every lot. This requirement shall be incorporated into the CC&Rs.
27. A letter from a solid waste collection company shall be submitted indicating that service is available to the subdivision.
28. The developer shall at his expense install all required traffic signs, including but not limited to stop signs, speed limit signs, curve warning signs, and street identification signs.
29. Entrance signs to the subdivision shall conform to the requirements of Section 16.4.B.5 of the Zoning Ordinance. A sign permit is required.
30. The fencing around the perimeter of the subdivision shall not exceed 42 inches in height and shall leave a minimum gap of 18 inches between the bottom of the fence and the ground. The fence shall be a post and rail wood fence.
31. No additional fences shall be constructed outside of the building envelopes. The CC&Rs shall include a provision that any lot owners desiring to keep dogs shall have a fenced area within the building envelope to contain the dogs in order to minimize dog/wildlife interaction.
32. Fire protection requirements including hydrants shall be as specified by the Fort Valley Fire District.
33. There shall be no street lighting in the subdivision. All residential lighting shall be required in the CC&Rs to be fully shielded.
34. The applicant shall require sustainable building design and construction ideas and techniques. The same shall be true for encouraging the use of only native plant materials for landscaping on each individual lot.
35. The applicant shall explore the concept of stream restoration for the Rio de Flag.
36. A cash deposit, performance bond, letter of credit, or other acceptable financial security shall be made with submittal of the final plat application for the costs of any improvements not already completed plus a 10% contingency. Improvements include, but are not limited to, all roadways including off-site requirements, drainage structures, fire mitigation requirements, utilities, traffic control signs, and street identification signs.
37. The applicant will develop a non-native weed removal program which will become part of the HOA requirements for maintenance of homeowner properties and common areas.
38. Dogs will be contained within fences per HOA requirements.

39. Chimney Springs Road shall be the primary access for all construction trucks of building of Phase One.
40. A marker or plaque commemorating the historic Beale Wagon Road shall be posted.
41. Prior to the submittal of the final plat, an engineering analysis shall be done indicating a good faith effort to identify the best alternative wastewater treatment system.
42. The developer shall ensure that all existing roadways remain open and passable during construction.

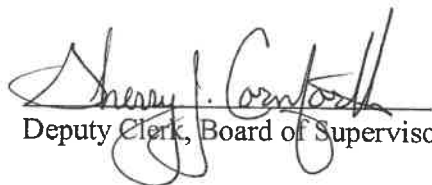
BY SEPARATE MOTION the Board approved the following waivers from the Zoning and Subdivision Ordinances:

1. Waiver from Zoning Ordinance Section 9.3.A.1 to allow lot sizes with a minimum of 2.0 acres in lieu of the required 2.5 acres.
2. Waiver from Subdivision Ordinance Section 5.4 to allow block lengths exceeding 1320 feet.


PASSED and ADOPTED this 17th day of October 2006.


Matthew G. Ryan, Chair
Coconino County Board of Supervisor

ATTEST:


Deputy Clerk, Board of Supervisors

APPROVED AS TO FORM:
TERENCE C. HANCE, COUNTY ATTORNEY

By: 
Deputy County Attorney

RESOLUTION NO. 2009-50

**A RESOLUTION OF THE COCONINO COUNTY
BOARD OF SUPERVISORS AMENDING TWO CONDITIONS OF APPROVAL
FOR THE PRELIMINARY PLAT FOR THE RANCH AT THE PEAKS**

WHEREAS, an application was filed by The Ranch at The Peaks (Case No. SUB-06-013) to modify two conditions of approval pertaining to paving of Roundtree and Taylor Springs Roads attached to the preliminary subdivision plat approval for 74 lots on 185 acres in the RR-2 ½ (Rural Residential, 2 ½ acre minimum lot size) Zone, located approximately eight miles northwest of Flagstaff on the north side of Highway 180 and the east side of Roundtree Road, and identified as Assessor's Parcel Number 300-63-036, -037A and -037B; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on October 27, 2009, and recommended approval in modified form of the requested changes; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on December 15, 2009; and

WHEREAS, the Board of Supervisors has determined that the findings for the granting of preliminary plat approval have been met;

NOW THEREFORE BE IT RESOLVED that the Coconino County Board of Supervisors hereby approves amendments to previously approved conditions 7 and 8 as follows:

7. The applicant shall be responsible for construction not only of the internal subdivision streets, but also of any portion of Chimney Springs Road necessary to connect the subdivision to Highway 180. This includes a right turn lane on Highway 180 at Chimney Springs. At the time of submittal of the final plat for any portion of the subdivision after the first 54 lots, the applicant shall also be responsible for the improvement of Roundtree Road from Taylor Springs Road to Highway 180 to County standards. Phase II will include no more than 20 lots and shall include the paving of Ranch at the Peaks Way. These 20 lots shall be approved by staff. If possible, the easement obtained from the Forest Service for Roundtree Road shall be wide enough to accommodate a meandering road. A right turn lane shall also be constructed on Highway 180 at the Roundtree Road intersection. All improvements shall be specified and approved by the County Engineer.
8. The improvement (paving) of Taylor Springs Road shall be tied to the final platting of Lots 54-58. The previous requirement for a cul-de-sac at the subdivision boundary is removed.

PASSED and ADOPTED this 15th day of December 2009.

AYES: 5
NOES: 0
ABSENT: 0

COCONINO COUNTY BOARD OF SUPERVISORS



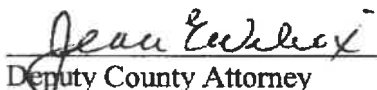
Matthew G. Ryan, Chair

ATTEST:

APPROVED AS TO FORM:



Clerk of the Board



Deputy County Attorney



When recorded please return to:
BOARD OF SUPERVISORS
Clerk of the Board
219 East Cherry Ave
Flagstaff, AZ 86001

Official Records of Coconino County 3767461
Patty Hansen - Recorder 10/25/2016 03:54 PM Pgs: 2
COCONINO BOARD OF SUPERVISORS GA \$8.00

RESOLUTION NO. 2016-54

**A RESOLUTION OF THE COCONINO COUNTY
BOARD OF SUPERVISORS AMENDING THREE CONDITIONS OF APPROVAL
FOR THE PRELIMINARY PLAT FOR THE RANCH AT THE PEAKS**

WHEREAS, an application was filed by Acorn 6B The Peaks Real Estate, LLC, Newport Beach, California (Case No. SUB-06-013) to modify three conditions of approval pertaining to paving Round Tree Road and modifying the requirement for a perimeter trail and fence attached to the preliminary subdivision plat approval for 74 lots on 185 acres in the RR-2 ½ (Rural Residential, 2 ½ acre minimum lot size) Zone, located approximately eight miles northwest of Flagstaff on the north side of Highway 180 and the east side of Roundtree Road, and identified as Assessor's Parcel Number 300-63-036, 037A and 037B; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on July 27, 2016 and recommended approval in modified form of the requested changes; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on September 27, 2016; and

WHEREAS, the Board of Supervisors has determined that the findings for the granting of preliminary plat approval have been met;

NOW THEREFORE BE IT RESOLVED that the Coconino County Board of Supervisors hereby approves amendments to previously approved conditions 7, 18 and 30 as follows:

7. The applicant shall be responsible for construction not only of the internal subdivision streets, but also of any portion of Chimney Springs Road necessary to connect the subdivision to Highway 180. This includes a right turn lane on Highway 180 at Chimney Springs. At the time of submittal of the final plat for any portion of the subdivision after the first 54 lots, the applicant shall also be responsible for the improvement of Round Tree Road from Taylor Springs Lane to Highway 180 to county standards. Phase II will include no more than 20 lots and shall include the paving of Ranch at the Peaks Way. These lots shall be approved by staff. If possible the easement obtained from the Forest Service for Round Tree shall be wide enough to accommodate a meandering road. A right turn lane shall also be constructed on Highway 180 at the Round Tree intersection. All improvements shall be specified and approved by the County Engineer.
18. A trail shall be constructed as proposed along the west side of the subdivision from Highway 180 to the National Forest at the northwest boundary of the subdivision or to any other point in this area approved by the Forest Service. The trail shall be constructed at least to the standards set for the Flagstaff Urban Trail System (FUTS). The trails shall be for non-motorized use only, located within pedestrian easements on the lots of the subdivision, and maintained by the subdivision HOA.

30: Condition 30 from the original Resolution 2006-53 has been totally removed from the original list of conditions and the remainder of original conditions renumbered.

SECTION 4: The Secretary shall certify to the adoption of this Resolution and shall transmit a copy to the applicant(s).

PASSED and ADOPTED this 27th day of September 2016.



ATTEST

Wendy L. Miller
Deputy Clerk, Board of Supervisors

Lena Fowler
Lena Fowler, Chair
Coconino County Board of Supervisor

APPROVED AS TO FORM:

By: Ben Y. Lopez
Deputy County Attorney

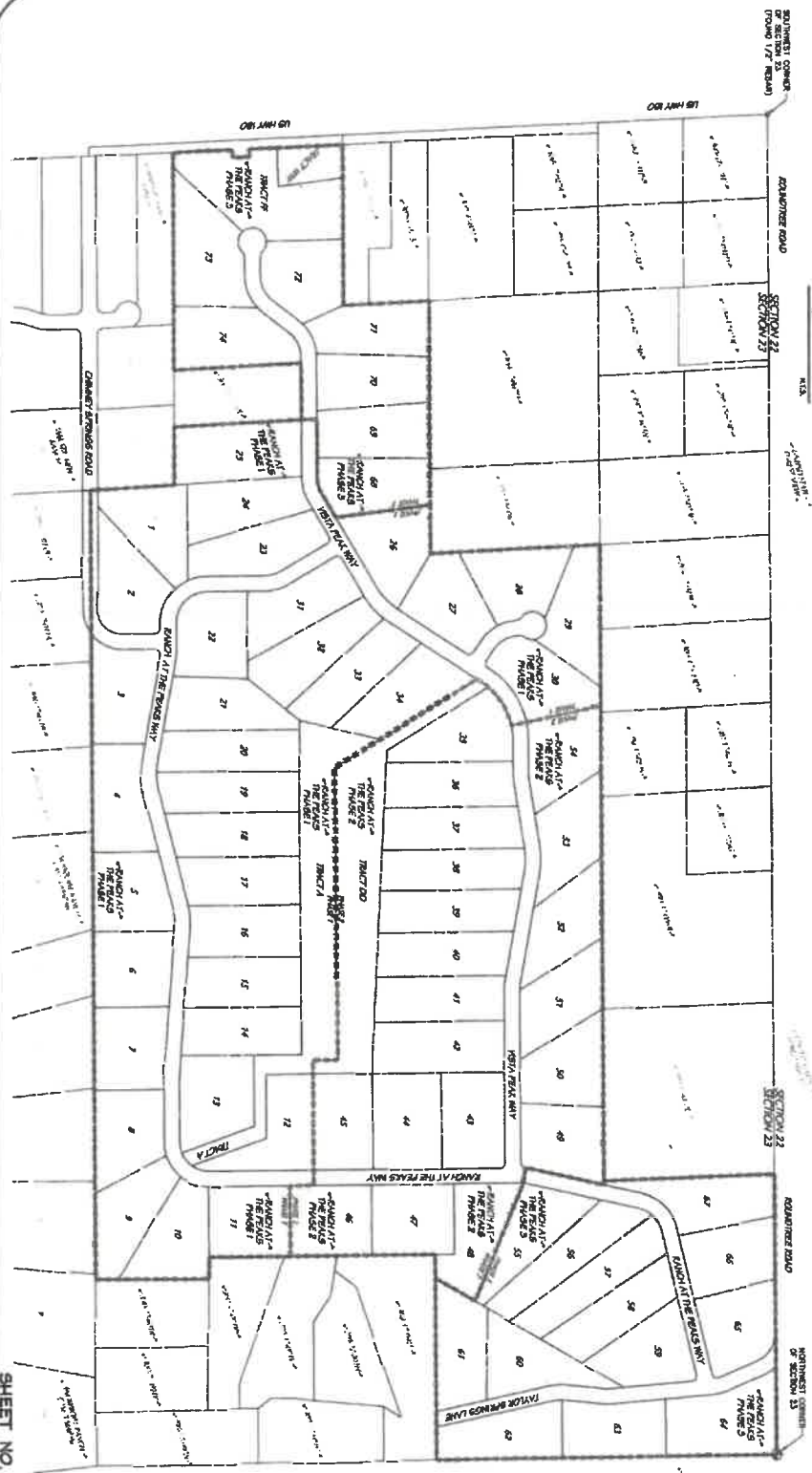


VICINITY MAP



EXHIBIT of RANCH AT THE PEAKS IDENTIFYING PHASE 1, 2 & 3

RANCH AT THE PEAKS PHASE 1 SUBDIVISION - INSTRUMENT NO. 3441160 (C.C.R.O.)
 RANCH AT THE PEAKS PHASE 2 SUBDIVISION - INSTRUMENT NO. 3851839 (C.C.R.O.)
 RANCH AT THE PEAKS PHASE 3 SUBDIVISION - INSTRUMENT NO. 3962484 (C.C.R.O.)
 LOCATED IN THE WEST HALF OF SECTION 23
 TOWNSHIP 22 NORTH, RANGE 6 EAST, G. & S.R.M.
 COCONINO COUNTY, ARIZONA



SHEET NO. 1 OF 1

PRELIMINARY
 NOT FOR CONSTRUCTION

DATE: 09/22/23	PROJECT: 17260	REVISION:	
DRAWN BY: PFM	FILE: 17260-01.DWG		
CHECKED BY: PFM	VERT. SCALE: N/A		
DESIGNED BY: BDB	HOR. SCALE: 1"=200'		

Mogollen Inc.
 ENGINEERING & SURVEYING
 411 W. Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214

EXHIBIT of RANCH AT THE PEAKS
 IDENTIFYING PHASE 1, 2 & 3
 9/22/23
 PFD# 17260