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BOARD OF SUPERVISORS

Clerk of the Board

219 East Cherry Ave

Flagstaff, AZ 86001

**RESOLUTION NO. 2022-14**

**A RESOLUTION OF THE COCONINO COUNTY BOARD OF SUPERVISORS,  
ARIZONA, AMENDING RESOLUTION 2020-51 BY APPROVING AN AMENDMENT  
TO THE PRELIMINARY PLAT APPROVAL OF THE TALL TALES RANCH  
SUBDIVISION**

**WHEREAS**, an application was filed by 7486 Star House, LLC, Flagstaff, Arizona (Case No. SUB-21-030) for an amendment to the preliminary subdivision plat approval (SUB-20-008) for 22 lots on 111.02 acres in the AR-5 (Agricultural-Residential, 5-acre minimum parcel size) Zone. The subject property is located on Tall Tales Ranch Road one mile west of the N Cosnino Road interchange on Interstate 40 and is also identified as Assessor's Parcel Number 117-01-001C; and

**WHEREAS**, the Planning and Zoning Commission held a duly noticed public hearing on January 26, 2022 and recommended approval of the amendment to the preliminary plat on a vote of 7-0; and

**WHEREAS**, the Board of Supervisors held a duly noticed public hearing on April 12, 2022; and

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

1. The subdivision conforms to the goals, objectives and policies of the Comprehensive Plan based on the policies listed above.
2. The subdivision is designed to protect environmental features and will not cause substantial environmental damage and will not present serious public health problems.
3. The site of the proposed subdivision is physically suitable for the proposed type and density of development. The subdivision is designed around the topography and natural features of the site and protects slopes, landforms and natural features in open space and with slope easements on residential lots.
4. The subdivision provides lot sizes and configurations that are consistent with the AR-5 Zone.
5. The proposed subdivision conforms to the improvement and design standards set forth in the Zoning Ordinance, Subdivision Ordinances and the Engineering and Design and Construction Manual without the need to request waivers.

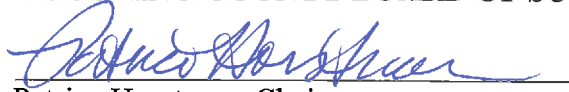
**NOW THEREFORE BE IT RESOLVED** that the Coconino County Board of Supervisors hereby approves the amendment to the preliminary plat for the 22-lot Tall Tales Ranch subdivision amending Condition 6 of Resolution 2020-51 as follows:

6. ~~The subdivision shall be annexed into the Summit Fire District and verify the annexation process has been initiated prior to final plat approval.~~ Property Owners shall obtain and maintain fire service from the Summit Fire District or other approved fire service provider, or as otherwise approved by the Community Development Director. The Developer shall prepare and record Covenants, Conditions, and Restrictions (CC&Rs), which shall require that Property Owners obtain and maintain fire service. A copy of the CC&Rs shall be submitted to the Community Development Department prior to approval of Final Plat. CC&Rs shall be recorded within 30 days of Final Plat approval, prior to issuance of vertical building permits. Written approval of any fire protection facilities shall be obtained from the Fire Chief and provided to Community Development prior to approval of a final plat.

**PASSED AND ADOPTED** by the Coconino County Board of Supervisors in Flagstaff, Arizona this 12<sup>th</sup> day of April, 2022.

AYES: 5  
NOS: 0  
ABSENT: 0


**COCONINO COUNTY BOARD OF SUPERVISORS**

  
Patrice Horstman, Chair

(SEAL)



**ATTEST:**

  
Lindsay Daley, Clerk of the Board

**APPROVED AS TO FORM:**

  
Yvonne Vieau, Deputy County Attorney