

NATHAN & ASSOCIATES, INC.  
PRESENTS

# KACHINA VILLAGE NORTH

## COCONINO COUNTY, ARIZONA



**NATHAN & ASSOCIATES, INC.**  
7600 E. DOUBLETREE RANCH ROAD, SUITE 150  
SCOTTSDALE • ARIZONA • 85258-2156  
OFFICE: 480.367.0700 • FAX: 480.367.8341  
[WWW.NATHANANDASSOCIATESINC.COM](http://WWW.NATHANANDASSOCIATESINC.COM)





# KACHINA VILLAGE NORTH

## COCONINO COUNTY, ARIZONA

**LOCATION:**

Located north of the northwest corner of Interstate 17 and Kachina Parkway in Coconino County, Arizona.

**SIZE:**

40.11 Acres

130 Lots – Typical Size 65' x 105'

**ZONING:**

RS-6,000 | Coconino County

*\* Property may allow manufactured housing.*

**ARIZONA OPPORTUNITY ZONE:**

Site is located in an Arizona Opportunity Zone.

For more information: <https://www.azcommerce.com/arizona-opportunity-zones/>

**PRICE:**

Submit

**TERMS:**

Cash

**UTILITIES:**

Water: Kachina Village ID

Electricity: APS

Cable: Multiple Providers

Telephone: Suddenlink

Gas: Unisource

Sewer: Kachina Village ID

**SETBACKS:**

Side: 5' and 5'

Rear: 20'

Front: 20'

**DUE DILIGENCE:**

[Please Click](#) to view.

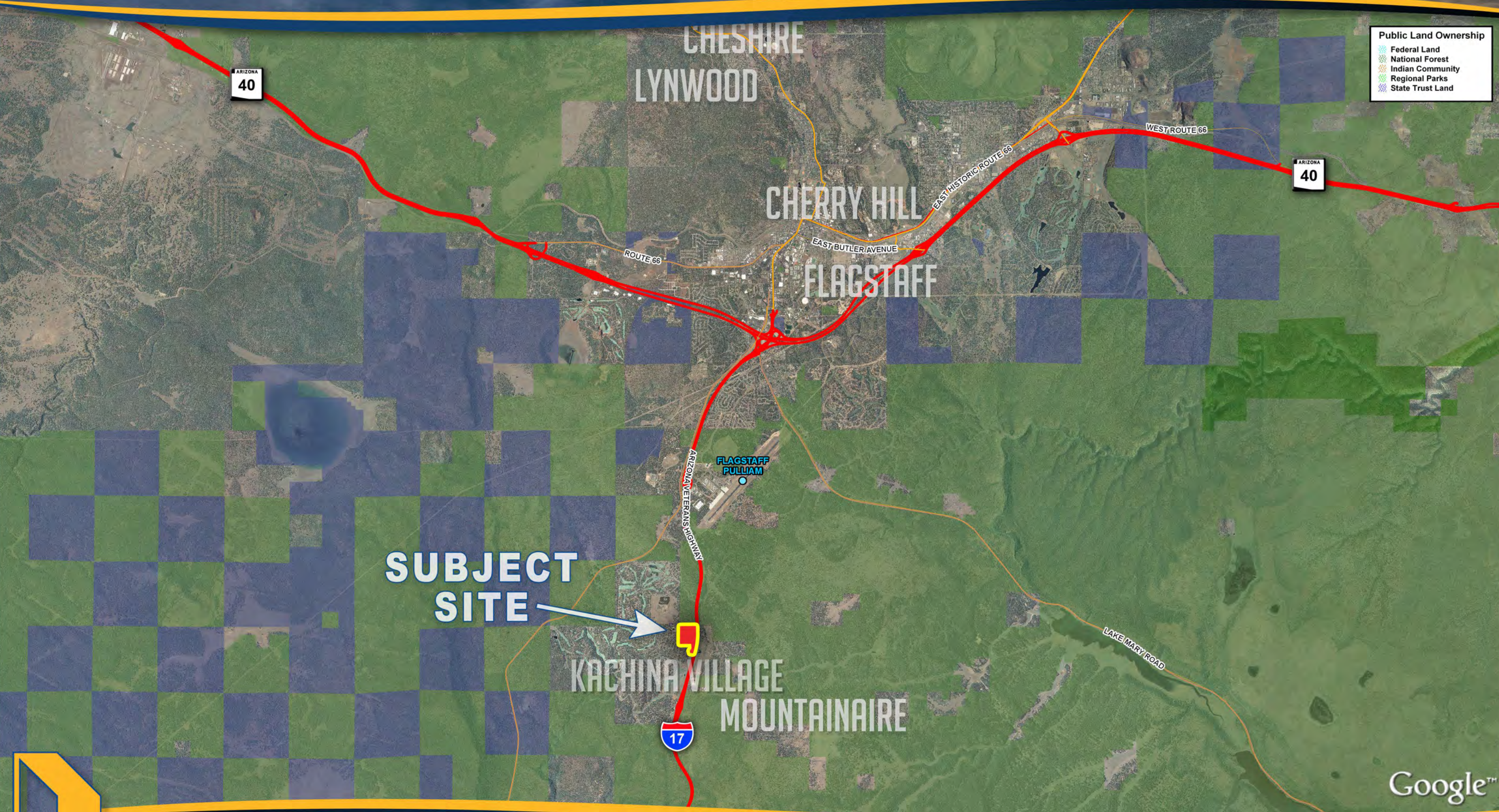
**COMMENTS:**

Site is a wooded area near Interstate 17 and just five miles south of major shopping in Flagstaff.



# KACHINA VILLAGE NORTH

COCONINO COUNTY, ARIZONA



**Public Land Ownership**

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

**SUBJECT SITE** →



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# KACHINA VILLAGE

COCONINO COUNTY, ARIZONA

- Public Land Ownership**
- Federal Land
  - National Forest
  - Indian Community
  - Regional Parks
  - State Trust Land

ARIZONA  
89A

17

**SUBJECT SITE**

\*  
Forest Highlands  
Golf Course



ARIZONA VETERANS HIGHWAY

KACHINA BOULEVARD INTERCHANGE



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COCONINO COUNTY, ARIZONA

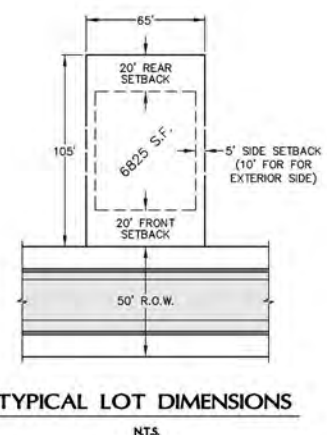
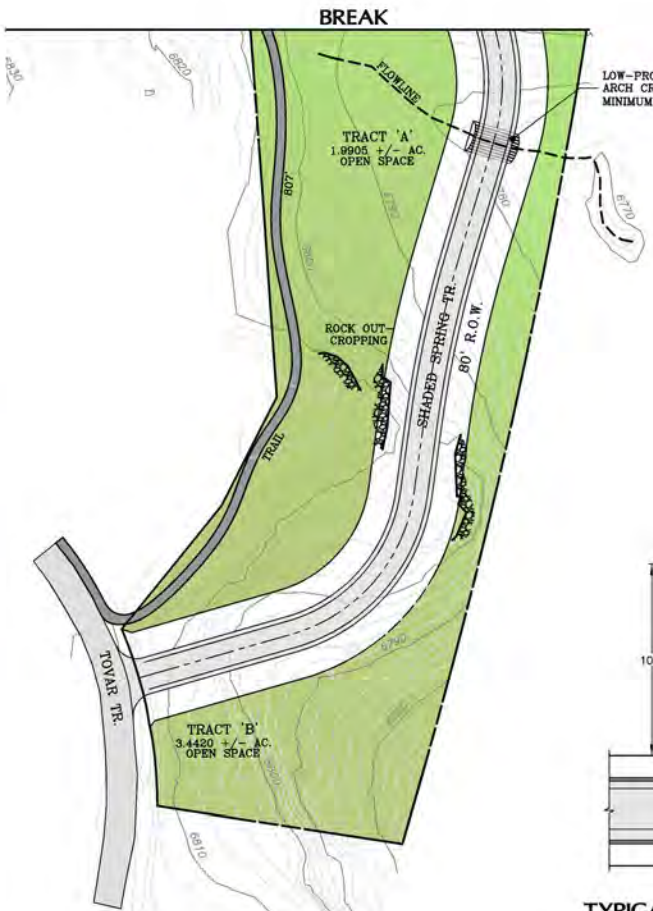
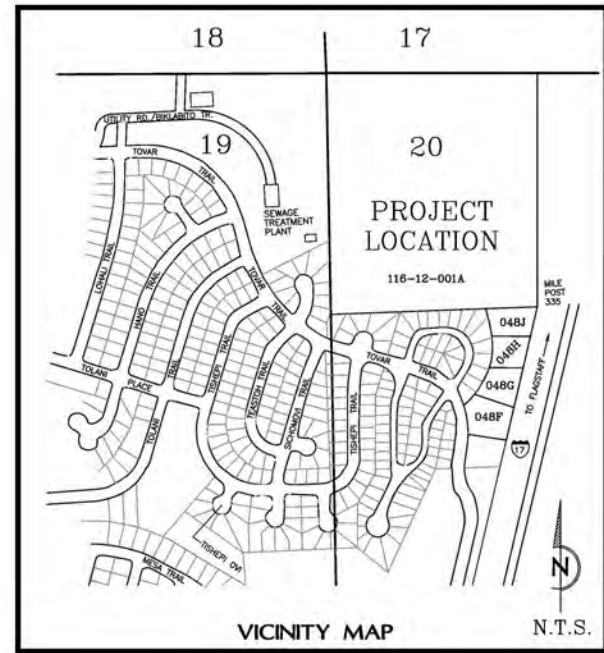


**SUBJECT  
SITE**



# KACHINA VILLAGE NORTH

CONCEPTUAL PLAN EXHIBIT  
A 130 LOT SUBDIVISION LOCATED IN COCONINO COUNTY, ARIZONA



### PROJECT INFORMATION

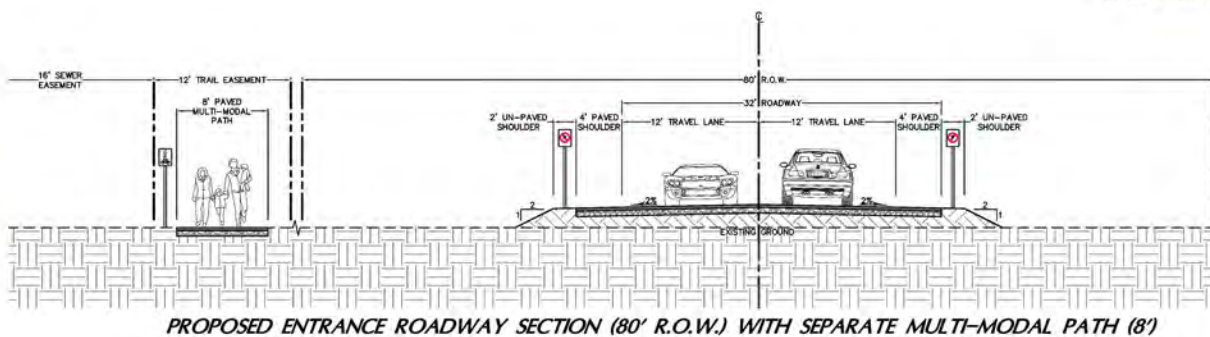
SUBDIVISION NAME: KACHINA VILLAGE NORTH  
 PROJECT LOCATION: 1818 MARIPOSA FLAGSTAFF, AZ 86001  
 APN NUMBER: 116-12-001A, 116-30-048F, G, H & J  
 TOTAL ACRES: 40.114±  
 NUMBER OF LOTS: 130  
 DENSITY: 3.24± UNITS / ACRE  
 ZONING DISTRICT: RS-6000  
 REGIONAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL  
 CURRENT USE: VACANT  
 PROPOSED USE: SINGLE FAMILY DETACHED  
 OWNER/DEVELOPER: KACHINA 36 No.1 LLC  
 220 S. RIVER DR.  
 TEMPE, AZ. 85281

### OPEN SPACE

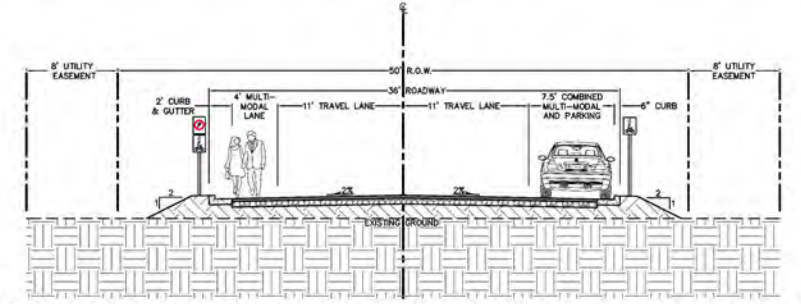
OPEN SPACE PERCENTAGE: 17.46%  
 TOTAL OPEN SPACE: 7.004 +/- AC.

### PHASING

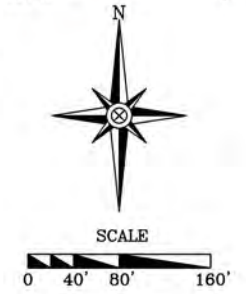
PHASE 1: LOTS 1-27, LOTS 105-109, & LOTS 112-128 50 TOTAL  
 PHASE 2: LOTS 28-32, LOTS 81-104, LOTS 110-111, & LOTS 129-130 33 TOTAL  
 PHASE 3: LOTS 33-80 47 TOTAL



PROPOSED ENTRANCE ROADWAY SECTION (80' R.O.W.) WITH SEPARATE MULTI-MODAL PATH (8')  
N.T.S.



PROPOSED SUBDIVISION ROADWAY SECTION (50' R.O.W.) WITH VERTICAL CURB & GUTTER  
N.T.S.





# KACHINA VILLAGE NORTH

SITE PHOTOGRAPHY





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