

**COCONINO COUNTY, ARIZONA RECORDER  
CONDITIONAL USE PERMIT  
FROM GRANTOR: CITY OF FLAGSTAFF  
COCONINO COUNTY, ARIZONA  
OFFICE OF PLANNING AND ZONING  
TO GRANTEE: MIRAMONTE PRESIDIO LLC**

Permit No. PZ-19-00204-03  
September 4, 2021

Permission is hereby granted to Miramonte Presidio LLC to establish a Planned Residential Development (PRD) use pursuant to Section 10-40.30.040.B of the *Flagstaff Zoning Code* on Tract M within the Presidio in the Pines master planned development. The PRD consists of 39 multi-family residential units on approximately 2.77 acres located at 2940 S Woody Mountain Road in the Highway Commercial Zone, and legally described as Coconino County Assessor parcel number 112-62-483 in the city of Flagstaff, Arizona.

After a public hearing held on August 25, 2021, the Planning and Zoning Commission voted to grant this Conditional Use Permit subject to the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application and with the Site Plan as approved by the Inter-Division Staff on September 25, 2020. Modifications to the approved site plan shall require additional review by the IDS team.
2. Additional landscaping along the eastern boundary of the property shall be installed as was presented in the required neighborhood meeting.
3. All parking shall be assigned to the individual condominium units. All parking on adjacent private streets shall be subject to the Homeowners Association parking requirements and violations.

Furthermore, this permit is issued on the express condition that the use permitted herein shall conform in all relevant respects to the ordinances of the City of Flagstaff and the laws of the State of Arizona.

Any and all conditions endorsed on this permit are subject to periodic review by the City of Flagstaff's Planning Director. Following review, the Planning and Zoning Commission shall be notified when the conditions of operation imposed in the approval and issuance of this permit have not been or are not being complied with.

The Planning and Zoning Commission shall consider the matter of revocation and set the permit for public hearing. If the Planning and Zoning Commission finds, following the public hearing, that the conditions imposed in the issuance of this permit are not being complied with, this permit may be revoked and further operation of the use for which this permit was approved shall constitute a violation of the Zoning Code.



