

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

Permit No. PZ-20-00071-05
June 5, 2021

Permission is hereby granted to Reich Brothers, LLC, to allow the establishment of approximately 77,000 square feet of general retail, restaurant, and general services and associated site work, pursuant to Section 10-40.30.050.B. of the *Flagstaff Zoning Code* at a site located at 1600 E. Butler Avenue in the Light Industrial (LI) Zone, and legally described as Coconino County Assessor parcel numbers 104-07-001C and 104-07-005M in the city of Flagstaff, Arizona.

After a public hearing held on May 26, 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 May 3, 2021. Modifications to the approved site plan shall require additional review by the IDS team.

2. Development of the site shall be in compliance with the approved Traffic Impact Analysis.

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

By: _____
Property Owner

STATE OF ARIZONA)
) ss
County of _____)

Before me, the undersigned Notary Public, personally appeared _____ who executed the foregoing document for the purposes contained therein.

SUBSCRIBED AND SWORN to before me this ____ day of _____, 2021.

Notary Public

My Commission expires: _____