



City of Flagstaff

August 26, 2021

Apricus Health
c/o Gammage & Burnham, PLC / Lindsay C. Schube
40 North Central Avenue, 20th Floor
Phoenix, AZ 85004

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-00022-05

Dear Lindsay:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Apricus Health for a Conditional Use Permit on the property at 1895 N Jasper Drive APN 101-46-012B in the Research and Development (RD) Zoning District for a Hospital use as provided in Section (ZONING CODE SECTION) of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on August 25, 2021 in regards to this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated August 5, 2021 and at the public hearing, the facts exist as required by Section 10-20.40.050.F of the Zoning Code to justify granting the Conditional Use Permit.

Based upon the aforementioned findings, the Commission approved a Conditional Use Permit by a vote of **(VOTE)** for the use and location described above 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 - the Minor Modification to Site Plan (PZ-19-00022-04) as approved by the Inter-Division Staff on August 4, 2021. Modifications to the approved site plan shall require additional review by the IDS team.
2. Unless warranted by traffic or other safety issues, ambulance sirens will not be activated until the intersections of Gemini Road and Forest Avenue.

The above condition(s) is deemed by the Commission to be required to assure that the requested use will be compatible with neighboring uses and the growth and development of the area.

This action becomes final and effective ten (10) calendar days after the posting of this Notice of Decision on (September 5, 2021 – 11th day after hearing) unless during these ten (10) days a written appeal to the City Clerk is filed or the City Council elects to review the application. Either appeal or City Council review shall stay the Conditional Use Permit until the City Council holds the required public hearing to consider the request.

Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely;

Patrick St. Clair, Planning Development Manager

211 West Aspen Avenue, Flagstaff, Arizona 86001

City of Flagstaff

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cc: Planning Director, City Clerk, City Council