

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

Permit No. PZ-20-00094-02  
December 19, 2021

Permission is hereby granted to Reich Brothers, LLC, to allow the establishment and continued operation of a Passenger Transportation Facility known as the Downtown Connection Center and associated site work, pursuant to Section 10-40.30.040.B. of the *Flagstaff Zoning Code* at a site located at 216 W Phoenix Avenue in the Commercial Service (CS) zone, and legally described as Coconino County Assessor parcel numbers 100-43-003B, 100-43-001D, and 100-44-005A in the city of Flagstaff, Arizona.

After a public hearing held on December 8, 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 the concept plan as approved by the Inter-Division Staff on October 26, 2021.
2. Development of the site shall not occur until an Intergovernmental Agreement (IGA) has been executed by both the City of Flagstaff and Mountain Line that details the terms for the use of the property owned by the City of Flagstaff. Any modifications to the development plan because of the executed IGA shall be reviewed by the Inter-Division Staff for compliance with all codes and requirements.
3. The City Council shall approve the associated Parking Demand Study prior to the submission of building permits. The City Council shall agree to provide the required parking spaces for the new DCC building within the existing and future parking areas on-site.

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,



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: \_\_\_\_\_