



# City of Flagstaff

December 9, 2021

Mr. Chris Kemmerly  
Miramonte Acquisitions, LLC  
102 S Mikes Pike  
Flagstaff, AZ 86001

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-20-00100-03

Dear Mr. Kemmerly:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Miramonte Acquisitions, LLC for a Conditional Use Permit on the property at 1580 S Plaza Way (APN 112-24-010B) in the HC, Highway Commercial Zoning District, to allow the establishment of 40 multi-family residential units through the Planned Residential Development use as provided in Section 10-40.30.040.B of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on December 8, 2021, regarding this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated November 17, 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 ( ) 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 and with the Site Plan as approved by the Inter-Division Staff on May 10, 2021. Modifications to the approved site plan shall require additional review by the IDS team.
2. A fence be provided along the western property line that avoids required tree resources and slope areas. A detailed plan for this fence shall be provided in conjunction with civil plans for the project.
3. The applicant shall participate in the bulk pass program with Mountain Line to provide bus passes to residents of the project for a term of five years following the certificate of occupancy of the project.

The above conditions are 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 December 9, 2021, 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,

Tiffany Antol, AICP, Senior Planner  
Planning & Development Services  
P. 928-213-2605  
tantol@flagstaffaz.gov

cc: Current Planning Manager, City Attorney, City Clerk, City Council