

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

Permit No. PZ-20-00023-04  
April 4, 2022

Permission is hereby granted to Shamrock Foods Company to allow the establishment of approximately 18,680 square feet of general retail, pursuant to Section 10-40.30.050.B. of the *Flagstaff Zoning Code*, at a site located at 3611 E Industrial Drive in the Light Industrial (LI) Zone, and legally described as Coconino County Assessor parcel numbers 113-23-008B and 113-23-008C in the city of Flagstaff, Arizona.

After a public hearing held on March 23, 2022, 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 January 4, 2022. Modifications to the approved site plan shall require additional review by the IDS team.

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.

This Conditional Use Permit shall become null and void one (1) year from the effective date of April 4, 2022, unless the following shall have occurred:

1. A building permit has been issued and construction begun and diligently pursued; or

- 2. The approved use has been established; or
- 3. An extension has been granted by the Planning and Zoning Commission. Such extension shall be for a maximum of one hundred eighty (180) days and no extension may be granted which would extend the validity of the permit more than eighteen (18) months beyond the date of approval of the permit.
- 4. Property Owner shall sign Consent to Conditions/Waiver for Diminution of Value form as a condition of issuance of the Conditional Use Permit by the City.
- 5. Development of the use shall not be carried out until the applicant has secured all other permits and approvals required by the Zoning Code, the City, or applicable regional, State, and federal agencies.

This document \_\_\_ does modify, or X does not modify the provisions of a previous Conditional Use Permit recorded in docket \_\_\_\_\_, Office of the Coconino County, Arizona, Recorder.

\_\_\_\_\_  
Planning Director, City of Flagstaff

By: \_\_\_\_\_  
Applicant (if other than the 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

By: \_\_\_\_\_  
Property Owner

Permit No. PZ-20-00023-04

April 4, 2022

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STATE OF ARIZONA                    )  
  ) ss  
County of \_\_\_\_\_                )

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executed the foregoing document for the purposes contained therein.

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_