



City of Flagstaff

March 23, 2022

Mr. Matt Modrow
Shamrock Foods Company
3900 E Camelback Road, Suite 300
Phoenix, AZ 85018

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-20-00023-04

To Mr. Modrow:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Shamrock Foods Company for a Conditional Use Permit on the property at 3611 E Industrial Drive, (APNs 113-23-008B and 113-23-008C) in the LI, Light Industrial Zoning District, for approximately 18,680 square feet of general retail as provided in Section 10-40.30.050.B of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on March 23, 2022, regarding this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated March 3, 2022, 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 findings, the Commission approved a Conditional Use Permit by a vote of (0-0) 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 January 4, 2022. Modifications to the approved site plan shall require additional review by the IDS team.

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 April 4, 2022, 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, Senior Planner
Planning & Development Services
P. 928-213-2605
tantol@flagstaffaz.gov

cc: Current Planning Manager, City Clerk, City Council