



City of Flagstaff

Community Development

January 4, 2022

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

RE: PZ-20-00023-02 Shamrock Foodservice Warehouse Site Plan Approval

Dear Mr. Modrow:

As of the date of this correspondence, the City of Flagstaff Inter-Division Staff (IDS) has approved Project No. PZ-20-00023-02 for the proposed development of a 18,680 square foot foodservice warehouse located at 3611 and 3615 E Industrial Drive. The Coconino County Assessor Parcel Numbers for the subject property are 113-23-008B and 008C. The approval is subject to the attached Conditions of Approval.

Unless modified to comply with the Conditions of Approval, development shall substantially conform to the Site Plan Review Submittal and the approved drawings as follows:

- Site Plan prepared by BRR Architecture, Inc. dated 6/22/21 and revised 12/23/21,
- Landscape & Irrigation Plan prepared by The WLB Group dated December 2021
- Floor Plans prepared by BRR Architecture dated 6/22/21 and revised 12/23/21,
- Building Elevations prepared by BRR Architecture, Inc dated 6/22/21 and revised 12/23/21.

This approval shall be valid for a period of one year following the above date, **January 4, 2023**. If, at the expiration of this period, a building or civil permit has not been issued for the improvements related to the site plan; the issued permit(s) has/have expired for site plan related improvement; or the lot or parcel has not been used for purpose for which the site plan was approved, the site plan approval shall expire. A request for extension may be made at least 30 days prior to the date of expiration.

Any future alterations of the approved development will require approval from the Current Planning staff. This may include a Minor Modification to Development Approval, a Minor Improvement Permit, or a new Concept Plan Review; as well as any additional permits required.

The next step in the development process is Civil Improvement Plan ("Civil") review. Prior to Civil submittal, please contact the Development Engineering Project Manager assigned to the project, David Millis, to schedule a meeting to discuss the application submittal requirements, the review process, and timing of reviews. David Millis can be reached at (928) 213-2681 or via e-mail at David.Millis@flagstaffaz.gov.

We look forward to working with you and your development team through the civil review process, building permit review process, and construction/completion of the approved project. Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely;

Tiffany Antol, AICP
Senior Planner
City of Flagstaff Current Planning
928-213-2605
tantol@flagstaffaz.gov

Attachment: Conditions of Approval