



# City of Flagstaff

September 14, 2022

Sun State Towers and Verizon Wireless  
c/o Pinnacle Consulting Inc / Michelle Lamoureux  
1426 N Marvin St, STE 101  
Gilbert, AZ 85233

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-00039-03

Dear Michelle Lamoureux:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Sun State Towers and Verizon Wireless for a Conditional Use Permit on the property at 3100 N Fort Valley Rd. (APN 111-01-006C), within the Public Facility (PF) zone for a Antenna Supporting Structure use as provided in Section 10-40.30.060.B of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on September 14, 2022, regarding this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated August 23, 2021, and at the public hearings, 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 (X-X) 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, with the Site Plan (PZ-20-00039-02) as approved by the Inter-Division Staff on November 24, 2021. Any 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 September 23, 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,

Patrick St. Clair, Planner  
Planning & Development Services  
P. 928-213-2612  
pstclair@flagstaffaz.gov

cc: Planning Director, City Clerk, City Council