

June 24, 2022



City of Flagstaff  
211 W. Aspen Ave.  
Flagstaff, AZ 86001

VIA E-MAIL

RE: Conditional Use Permit at 3883 S. Clubhouse Circle Flagstaff, AZ 86005

To Whom It May Concern:

Salcito Custom Homes, Ltd., on behalf of First Sun Trust (“Applicant”), is submitting a conditional use permit application for the approximate 30,927 s.f. of property located at 3883 S. Clubhouse Circle (Lot 321), also known as Coconino County Assessor Parcel #105-10-448 (“Property”). The Property is located within the Pine Canyon master-planned community and is zoned R-1 Single-Family Residential (R-1) Resource Protection Overlay.

The Applicant is requesting a Conditional Use Permit to allow for a fifth bathroom added to the single-family residence, which under the Zoning Code is considered High Occupancy Housing. Further, this single-family residence has already been issued a permit through the City of Flagstaff with four bathrooms on the plan, and is already under construction.

Conditional Use Permit Approval Criteria:

In accordance with Section 10-20.40.050.E, the Planning & Zoning Commission may approve the Conditional Use Permit upon making the following findings:

1. That the conditional use is consistent with the objectives of the Zoning Code and the purpose of the zone in which the site is located.
  - a. Response: The proposed single-family residence is consistent with the objectives of the Zoning Code and the purpose of the R-1 zoning district in every respect.

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2. That granting the conditional use will not be detrimental to the public health, safety or welfare. The factors to be considered in making this finding include, but not be limited to:
  - a. Property damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination
  - b. Hazard to persons or property from possible explosion, contamination, fire, or flood
  - c. Impact on surround areas arising from unusual volume or character of traffic
    - i. Response: The addition of a fifth bathroom to an already approved single-family residential plan will not cause property damage or nuisance, hazard to persons or property, nor will it impact the surrounding areas with an unusual volume or character of traffic. The proposed residence and use are identical to the immediately adjacent residences and others in the Pine Canyon community, which have not been detrimental to public health, safety or welfare.
3. That the characteristics of the conditional use as proposed and as it may be conditioned are reasonably compatible with the types of uses permitted in the surrounding areas. The Conditional Use Permit shall be issued only when the Planning Commission finds that the applicant has considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area:

Response: The addition of the fifth bathroom is reasonably compatible with the types of uses permitted in the surrounding area of Pine Canyon.

  - a. Access and traffic; pedestrian, bicycle and vehicular circulation
    - i. There will be no impact to access or traffic. The added bathroom will be located inside the existing permitted structure.
  - b. Adequacy of site and open space provisions, including site capacity and resource protection standards where applicable
    - i. The permitted residence complies with all applicable resource protection standards, and has already been permitted. The addition of the fifth bathroom will be located inside the existing permitted structure.
  - c. Noise, light, visual and other pollutants
    - i. The permitted residence will not emit noise, light, visual or other pollutants due to adding a fifth bathrooms.
  - d. Proposed style and siting of structure(s), and relationship to the surrounding neighborhood
    - i. The architectural style, colors and materials have already been approved by Pine Canyon and the City of Flagstaff. The addition of a fifth bath will not change the exterior structure.
  - e. Landscaping and screening provisions
    - i. The proposed residence complies with all applicable landscaping and screening requirements, and has already been through the review process with both Pine Canyon and the City of Flagstaff and has been approved at both.

- f. **Impact on public utilities**
  - i. The proposed residence or addition of fifth bath will have no impact on public utilities
- g. **Signage and outdoor lighting**
  - i. The addition of the fifth bath will have no impact on outdoor lighting. No signage is proposed.
- h. **Dedication and development of streets adjoining the property**
  - i. The addition of the fifth bath will have no impact on the streets adjoining the property.
- i. **Impacts on historical, prehistoric or natural resources**
  - i. The proposed residence complies with all applicable natural resource standards, and has no historical or prehistoric impacts. The addition of a fifth bath will not change this.

Sincerely,



Jenn Scopacasa

Salcito Custom Homes, Ltd.