



**REQUEST TO EXTEND  
CONDITIONAL USE PERMIT NO. PZ-20-00100-03**

11/2/2022

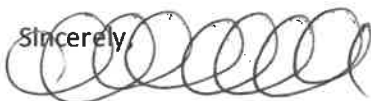
Alexandra Pucciarelli  
Current Planning Manager  
Community Development  
211 W. Aspen Avenue  
Flagstaff, AZ 86001  
Phone: (928) 213-2640  
Email: [apucciarelli@flagstaffaz.gov](mailto:apucciarelli@flagstaffaz.gov)

Reference: Extension for Conditional Use Permit No. PZ-20-00100-03, 1580 S. Plaza Way, Flagstaff, AZ.

Dear Ms. Pucciarelli,

December 8, 2021 the Planning and Zoning Commission granted permission to Miramonte Acquisitions, LLC to establish a Planned Residential Development (PRD) use pursuant to Section 10-40.30.040.B of the Flagstaff Zoning Code. The PRD consists of 40 multi-family residential units on approximately 1.71 acres located at 1580 S. Plaza Way in the Highway Commercial Zone, Coconino County Assessor Parcel Number 112-24-010B.

Since the Conditional Use Permit was granted, Plaza Way Apartments, LLC has taken title to the property. On October 24th, 2022 an application for Civil Construction Plan Approval was submitted to the City of Flagstaff for review. We plan to start construction on the property the first quarter of 2023. Please approve our request to extend the Conditional Use Permit for 180 days.

Sincerely,  


Christopher Kemmerly  
Member  
Plaza Way Apartments, LLC  
2502 E. River Road  
Tucson, AZ. 85718

Enclosure: Conditional Use Permit No. PZ-20-00100-03



**COCONINO COUNTY, ARIZONA RECORDER  
CONDITIONAL USE PERMIT  
FROM GRANTOR: CITY OF FLAGSTAFF  
COCONINO COUNTY, ARIZONA  
OFFICE OF PLANNING AND ZONING  
TO GRANTEE: MIRAMONTE ACQUISITIONS LLC**

Permit No. PZ-20-00100-03  
December 19, 2021

Permission is hereby granted to Miramonte Acquisitions, LLC to establish a Planned Residential Development (PRD) use pursuant to Section 10-40.30.040.B of the *Flagstaff Zoning Code*. The PRD consists of 40 multi-family residential units on approximately 1.71 acres located at 1580 S Plaza Way in the Highway Commercial Zone, and legally described as Coconino County Assessor parcel number 112-24-010B in the city of Flagstaff, Arizona.

After a public hearing held on December 8, 2021, the Planning & 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 May 10, 2021. Modifications to the approved site plan shall require additional review by the IDS team.
2. A fence be provided along the western property line that avoids required tree resources and slope areas. A detailed plan for this fence shall be provided in conjunction with civil plans for the project.
3. The applicant shall participate in the bulk pass program with Mountain Line to provide bus passes to residents of the project for a term of five years following the certificate of occupancy of the project.

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 December 19, 2021, unless the following shall have occurred:

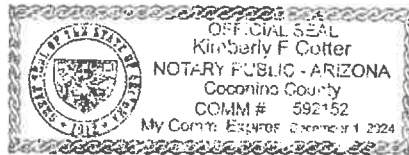
1. A building permit has been issued and construction begun and diligently pursued; or
2. The approved use has been established; or
3. An extension has been granted by the Planning and Zoning Commission. Such extension shall be for a maximum of one hundred eighty (180) days and no extension may be granted 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.

Michael M. Smith  
 Planning Director, City of Flagstaff

By: [Signature]  
 Applicant (if other than the property owner)

STATE OF ARIZONA                    )  
   ) ss  
 County of Coconino                )



Before me, the undersigned Notary Public, personally appeared Chris Kennedy who executed the foregoing document for the purposes contained therein.

SUBSCRIBED AND SWORN to before me this 17<sup>th</sup> day of January, 2021-~~22~~

Kimberly F. Cotter  
 Notary Public

My Commission expires: 12/1/24

**Exhibit A-Legal Description**

**112-24-010B**

**COM FOR REF SW COR LOT 10; TH N 87-29-22 E 246.95 TO TPOB; TH N 25-06-43 W 329.06';**

**TH N 87-26-55 E 120.60' TO TANGENT CURVE TO LT; TH NELY ALONG SAID CURVE 192.06';**

**TH S 01-27-55 E 67.13'; TH S 01-33-52 E 291.56'; TH S 87-29-22 W 169.35' TO TPOB. Sixteenth: NW  
Quarter: SW Section: 21 Township: 21N Range: 07E**