

Permit No. PZ-20-00164-08

January 21, 2023

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

Permit No. PZ-20-00164-08

January 21, 2023

Permission is hereby granted to Flagland, LLC to allow the establishment of an Equestrian Recreational Facility consisting of an approximately 1,824 square-foot barn and a minimum 30,000 square-foot fenced pasture area, pursuant to Section 10-40.30.030.B. of the Flagstaff Zoning Code, in the Rural Residential (RR) Zone with a Resource Protection Overlay (RPO), which is part of a larger 12.20-acre development site with split Highway Commercial/RR zoning at 7000 North Highway 89, and legally described as Coconino County Assessor parcel numbers 301-50-005G and 113-17-011A in the city of Flagstaff, Arizona.

After a public hearing held on January 11, 2023, the Planning and 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 September 13, 2022. Substantive modifications to the approved Site Plan (PZ-20-00164-06) shall require additional review by the IDS team. Anything greater than a minor modification as determined by staff will require a modification to the CUP approved by the Planning and Zoning Commission.
2. The Equestrian Recreational Facility may house no more than one horse per 10,000 square feet of fenced pasture area in compliance with City Code, up to four horses maximum on the 1.09 acre site.

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.

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By: _____

Property Owner

STATE OF ARIZONA)

) ss

County of _____)

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

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2022.

Notary Public

My Commission expires: _____