



City of Flagstaff

March 23, 2023

Mr. Kyle McCain
Park66 Properties LLC
3130 E. Route 66
Flagstaff, AZ 86004

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-20-00212-03

Dear Mr. McCain:

The Planning and Zoning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Park66 Properties LLC for a Conditional Use Permit on the property at 3126 E. Route 66 (APN 108-09-001) in the Highway Commercial (HC) Zoning District for a Commercial Recreation Facility, Outdoor, as provided in Section 10-40.30.040.B of the City of Flagstaff Zoning Code, consisting of an 18-hole miniature golf course and an approximately 1,644 building to be used as a pro-shop and concessions area.

The Planning and Zoning Commission held a public hearing on **March 22, 2023** in regards to this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated **(DATE) (OR ALTERNATIVE FINDINGS)**, and at the public hearing, 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/deny** a Conditional Use Permit by a vote of **(VOTE)** for the use and location described above subject to the following conditions:

1. CONDITIONS.

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 **April 2, 2023** 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;

Alexandra Pucciarelli, Current Planning Manager
City of Flagstaff, Current Planning Section

City of Flagstaff

P. 928-213-2640

apucciarelli@flagstaffaz.gov

cc: Planning Director, City Clerk, City Council