



City of Flagstaff

April 27, 2023

Mr. Robert Colton
2001 E Ranch Road
Tempe, AZ 85284

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-23-00033

Dear Mr. Colton:

The Planning and Zoning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Robert Colton (applicant) and James and Sharon Carter Trust (owner) for a Conditional Use Permit on the property at 40 N Lake Hills Drive (APN 106-06-033H) in the Estate Residential (ER) Zoning District for a Single-Family High Occupancy Housing Development as provided in Section 10-40.30.030.B of the City of Flagstaff Zoning Code, consisting of an approximately 5,293 square foot residence with 7 bedrooms and 5 sanitary facilities.

The Planning and Zoning Commission held a public hearing on April 26, 2023, in regard to this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated April 4, 2023, 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 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 condition(s) is 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 May 8, 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,

Patrick St. Clair, Planner
City of Flagstaff, Current Planning Section
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pstclair@flagstaffaz.gov

cc: Planning Director, City Clerk, City Council