

**COCONINO COUNTY, ARIZONA RECORDER  
CONDITIONAL USE PERMIT  
FROM GRANTOR: CITY OF FLAGSTAFF  
COCONINO COUNTY, ARIZONA  
OFFICE OF PLANNING AND ZONING  
TO GRANTEE: PC7 HOLDINGS LLC**

Permit No. PZ-23-00125  
August 23, 2023

Permission is hereby granted to PC7 Holdings LLC to establish a High Occupancy Housing Development, Single-Family use pursuant to Section 10-40.30.030.B of the *Flagstaff Zoning Code*. The High Occupancy Housing Development, Single-Family consists of 5,790 square feet with 5 bedrooms and 5.5 bathrooms on approximately 0.55 acres located at 3699 South Woodland Hills Drive in the Single-Family Residential (R1) Zone, and legally described as Coconino County Assessor parcel number 105-10-502 in the city of Flagstaff, Arizona.

After a public hearing held on August 23, 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.
2. The property owner shall maintain compliance with the Flagstaff Police Department's Crime Free Multi-Housing Program, unless exempted by the Police Department's representative.

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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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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_