



City of Flagstaff

Community Development

November 22, 2022

Mr. Nicholas A. Sobraske
Gammage & Burnham, PLC
40 North Central Avenue, 20th Floor
Phoenix, AZ 85004
Via email: nsobraske@gblaw.com

RE: Zoning Verification Letter 1301 W University Avenue, APN 112-27-027

Dear Mr. Sobraske:

In response to your request for information regarding the above-referenced properties (hereafter the "Property"), we have researched our files and present the following:

1. The current zoning classification for the subject Property is Highway Commercial (HC) with the Resource Protection Overlay (RPO).
2. A site plan was approved for an Indoor Commercial Recreation use consisting of an athletic facility/health club on July 1, 1999.
3. The proposed use of Custodial Care Facilities is a permitted use in the Highway Commercial (HC) zone. If a proposed Custodial Care Facility is to be located less than 1,320 feet from another Custodial Care Facility a Conditional Use Permit must be obtained. City records do not indicate that there is another similar facility within 1,320 at the time of this letter. A Conditional Use Permit would not be required so long as another facility is not located within 1,320 feet at the time of permitting.
4. A change of use from Indoor Commercial Recreation to Custodial Care Facility requires the review of a concept plan application. The applicant shall provide a map that identifies whether similar facilities are located within 1,320 feet of the site as part of the concept plan application.

This information was researched on the above-referenced date by the undersigned per request and as a public service. The City of Flagstaff, and the City Staff, assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours. The Flagstaff City Code may be viewed at the following website:
<https://www.codepublishing.com/AZ/Flagstaff/>.

Sincerely;

Tiffany Antol, AICP
Zoning Code Manager
(928) 213-2605
tantol@flagstaffaz.gov