



City of Flagstaff

October 18, 2024

Mr. Jonathan Warshaw
104 E Route 66
Flagstaff, AZ 86001

RE: **NOTICE OF DECISION** – Certificate of Appropriateness

Mr. Warshaw

The Heritage Preservation Commission, in accordance with Section 10-30.30 of the Flagstaff Zoning Code, has considered the application for a Certificate of No Effect/Appropriateness/ Economic Hardship at the property 104 E Route 66 (APN 101-21-011) in Central Business (Downtown Overlay) Zoning District of the City of Flagstaff Zoning Code.

The Heritage Preservation Commission held a public hearing on October 16, 2024, in regard to this Certificate. The Commission found and determined that, based on the information provided in the staff report dated October 3, 2024, and at the public hearing, the facts exist as required by Section 10-30.30 of the Zoning Code to justify granting the Certificate.

Based upon the findings, the Commission approved a Certificate by a vote of 7 - 0 for the use and location described above subject to the following conditions:

1. Stone masonry work conform with the US Secretary of the Interior's Standards and Guidelines
2. Canopy work be approved by the Arizona Department of Transportation and meet the Building Code requirements.
3. The property owner ensure that the steel components are treated to prevent corrosion.

The above condition(s) is deemed by the Commission to be required to assure that the requested use will meet the design standards of the district and follows the U.S. Secretary of the Interior Standards and Guidelines for Rehabilitation.

This action becomes final and effective ten (10) calendar days after the posting of this Notice of Decision on October 18, 2024, 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 Certificate 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,

Sara Dechter

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cc: Planning Director, City Clerk, City Council, Bob Harris III