

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-23-00166-02

Project Name: Single Speed Coffee-CUP for Cafe

Applicant Name: Single Speed Coffee-Courtney Talley

Location: 1000 E Butler Ave, Suites 111A-B

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to establish a list of the names and addresses of persons who require notification of a public hearing as established in sections 10-20.30.60.(A).3, 10-20.30.60.(B), and 10-20.30.60.(C) of the Zoning Code, and mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date. It shall also be the responsibility of the applicant to submit a notarized copy of the mailing list to the Director prior to the fifteenth day before the public hearing date.

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.080 of the City of Flagstaff Zoning Code at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature: *C. Talley*

SUBSCRIBED AND SWORN before me this 12th day of March, 2024 by:

[Signature]
Notary Public



My Commission Expires:
17 Apr 2026

Affidavit of Sign Posting

Case Number: PZ-23-00166-02

Project Name: Single Speed Coffee-CUP for Cafe

Applicant Name: Single Speed Coffee-Courtney Talley

Location: 1000 E Butler Ave, Suites 111A-B

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property 15 days prior to the hearing and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.

I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: *Courtney Talley*

SUBSCRIBED AND SWORN before me this 12th day of March, 2024 by:

[Signature]
Notary Public

My Commission Expires:
17 APR 2026





Add a Caption

Saturday · Mar 9, 2024 · 5:12 PM

Adjust

IMG_8231

Apple iPhone XR

HEIF

Rear Camera — 26 mm $f1.8$

12 MP · 3024 × 4032 · 3.3 MB

ISO 25

26 mm

0 ev

$f1.8$

1/2421 s

Flagstaff





Add a Caption

Saturday · Mar 9, 2024 · 5:13 PM

Adjust

IMG_8232

Apple iPhone XR

HEIF

Rear Camera — 26 mm *f*1.8

12 MP · 3024 × 4032 · 629 KB

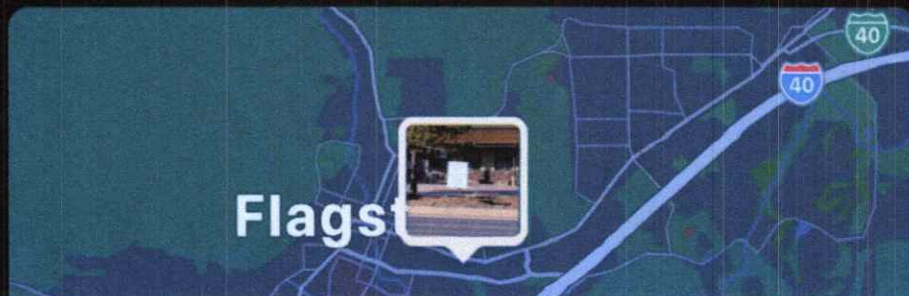
ISO 25

130 mm

0 ev

*f*1.8

1/991 s



City of Flagstaff

PUBLIC HEARING

Planning and Zoning Commission:

March 27 at 4 PM

LOCATION OF HEARING:

City Hall, 211 W Aspen Ave

REQUEST: Conditional Use Permit (CUP)

PROPOSAL:

CUP to operate Retail and Cafe in suite 111A-B

GENERAL LOCATION: 1000 E Butler Ave

SIZE OF SITE:

Overall Site-2.62 acres

Proposed area requesting CUP-2,428 S.F

CASE #: PZ-23-00166-02

APPLICANT/CONTACT: L Talley

PHONE #: 928-600-1667

Planning & Development Services

Department

928-213-2600

Posting Date: 3/9/24

City of Flagstaff
PUBLIC HEARING
Planning and Zoning Commission
March 27 at 4 PM
LOCATION OF HEARING:
City Hall, 322 W Aspen Ave
PROPOSED Conditional Use Permit (CUP)
PROPOSAL:
CUP to operate retail and office in the CUB-9
GENERAL, 1074' x 100' x 1000' E Butler Ave.
SUN OF S-10.
Overall Site: 2.62 acres
Proposed area requesting CUP: 2.425 S.F.
CASE #: PL-25-00228-02
APPLICANT: COMFAC, L. Taylor
Phone #: 928-400-1481
Planning & Development Services
Department
610-624-9870
Meeting Date: 3/27/25