

CICO II, LLC

February 4, 2024
City of Flagstaff
Planning and Zoning Commission

RE: CUP Supplemental Narrative

P&Z Commissioners:

We appreciate your taking the time to review and consider this CUP, which will allow our tenant, Single Speed Coffee Lab, to expand offerings to their loyal coffee customers. Before diving into the nitty gritty, I'd like to take a moment to say a little about our family and how we operate our building here in Flagstaff.

In 1973 my parents took a huge risk and bought a building they could barely afford at 1000 E Butler Ave. so that they could expand their fledgling welding supply and fabrication businesses. For more than 25 years they poured themselves into their business and this community to help each grow and thrive. Eventually they sold their business to an international company, who have been tenants in our building since. This was the beginning of their second career when they repurposed the building to become a place where other small businesses could thrive in a challenging real estate environment like Flagstaff.

We treat our tenants like family and keep their rents reasonable and predictable in hopes that they can find similar success. Although the challenging economy of the past few years has created some turnover, half of our tenants have been under our roof for more than 25 years, and all of our current tenants have no plans to leave. We believe that what's good for our tenants is good for us so we do what we can to help them succeed. To that end, we are asking that you grant this CUP so that Single Speed can continue to strive to be a great coffee company run by locals and based right here in Flagstaff.

Sincerely,



Justin W Clifton
Manager & Co-Owner, CICO II, LLC