



City of Flagstaff

March 27, 2024

Logan and Courtney Talley
Single Speed Coffee Roasters
1000 E Butler Ave Ste. 111
Flagstaff, Arizona 86001

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-23-00166-02

Dear Logan and Courtney Talley,

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Logan and Courtney Talley for a Conditional Use Permit on the property at 1000 E Butler Ave Ste. 111A and 111B (APN 104-07-005Y) in the Light Industrial (LI) Zoning District for a Cafe area as provided in Table 10-40.30.050.B of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on March 27, 2024, regarding this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated March 27, 2024, and at the public hearing, the facts exist as required by Section 10-20.40.050.F of the Zoning Code to justify granting the Conditional Use Permit.

Based upon the aforementioned findings, the Commission approved a Conditional Use Permit by a vote of (7-0) for the use and location described above 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.

The above condition(s) is deemed by the Commission to be required to assure that the requested use will be compatible with neighboring uses and the growth and development of the area.

This action becomes final and effective ten (10) calendar days after the posting of this Notice of Decision on April 6, 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 Conditional Use Permit until the City Council holds the required public hearing to consider the request.

Please do not hesitate to contact me with any questions, comments, or concerns.

Sincerely,

Bethan Heng, Planner
Community Development
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cc: Planning Director, City Clerk, City Council

211 West Aspen Avenue, Flagstaff, Arizona 86001