



City of Flagstaff

April 24, 2024

Mr. Hugh McMahon
Two Hawks Design and Development
3050 North 44th Street
Phoenix, AZ 65018

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-24-00013

Dear Mr. McMahon,

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of PC7 Holdings, LLC for a Conditional Use Permit on the property at 2911 South Solitaires Canyon Drive (APN 105-10-471) in the Residential Single-Family (R1) Zoning District for a High Occupancy Housing Development, Single-Family as provided in Table 10-40.30.030.B of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on April 24, 2024, in regard to this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated April 15, 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.
2. The property owner shall maintain compliance with the Flagstaff Police Department's Crime Free Multi-Housing Program, unless exempted by the Police Department's representative.

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 May 4, 2023, 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,

Dustin Stiffler, Associate Planner
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Flagstaff, AZ 86001
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cc: Planning Director, City Clerk, City Council