



# City of Flagstaff

October 23, 2024

Jordan Greeman  
Greeman Law  
1621 West Willetta Street  
Phoenix, AZ 85007  
RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-24-00064

Dear Mr. Greenman,

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of the Hebets Revocable Trust DTD 03-28-95 for a Conditional Use Permit on the property at 5015 Lake Country Road (APN 114-11-049-D) in the Rural Residential (RR) 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 October 23, 2024, in regard to this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated October 08, 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 (6-0) 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 November 2, 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,

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

**211 West Aspen Avenue, Flagstaff, Arizona 86001**