



City of Flagstaff

June 12, 2025

Anne Dunno
Mountain Line
3773 N Kaspar Drive
Flagstaff, Arizona, 86004

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-23-00161-05

Dear Anne Dunno:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Mountain Line for a Conditional Use Permit on the property at 3773 N Kaspar Drive (APN: 113-22-001M and 113-22-001T) in the Highway Commercial (HC) Zoning District for a Passenger Transportation Facility as provided in Table 10-40.30.040.B. of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on May 28, 2025 in regards to this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated May 8, 2025 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 **(VOTE)** 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 June 12, 2025 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.

Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely;

Ben Mejia, Senior Planner
City of Flagstaff, Current Planning Section
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ben.mejia@flagstaffaz.gov

cc: Planning Director, City Clerk, City Council

211 West Aspen Avenue, Flagstaff, Arizona 86001