

**COCONINO COUNTY, ARIZONA RECORDER  
CONDITIONAL USE PERMIT  
FROM GRANTOR: CITY OF FLAGSTAFF  
COCONINO COUNTY, ARIZONA  
OFFICE OF PLANNING AND ZONING  
TO GRANTEE: MOUNTAIN LINE**

Permit No. PZ-23-00161-05  
June 12, 2025

Permission is hereby granted to Mountain Line to establish a Passenger Transportation Facility use pursuant to Section 10-40.30.030.B of the *Flagstaff Zoning Code*. The Passenger Transportation Facility consists of a new 63,463 square foot maintenance and storage building, the existing approximately 25,000 square foot storage facility, and supporting buildings on an approximately 6.75 acres located at 3773 N Kaspar Drive in the Highway Commercial (HC) Zone, and legally described as Coconino County Assessor parcel number 113-22-001M and 113-22-001T in the city of Flagstaff, Arizona.

After a public hearing held on May 28, 2025, the Planning and Zoning Commission voted to grant this Conditional Use Permit 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.

Furthermore, this permit is issued on the express condition that the use permitted herein shall conform in all relevant respects to the ordinances of the City of Flagstaff and the laws of the State of Arizona.

Any and all conditions endorsed on this permit are subject to periodic review by the City of Flagstaff's Planning Director. Following review, the Planning and Zoning Commission shall be notified when the conditions of operation imposed in the approval and issuance of this permit have not been or are not being complied with.

The Planning and Zoning Commission shall consider the matter of revocation and set the permit for public hearing. If the Planning and Zoning Commission finds, following the public hearing, that the conditions imposed in the issuance of this permit are not being complied with, this permit may be revoked and further operation of the use for which this permit was approved shall constitute a violation of the Zoning Code.



