



City of Flagstaff

August 13, 2025

Charity Lee
Capstone Homes / Abbott-Rhoton Investments LLC
3605 South Flagstaff Ranch Road
Flagstaff, Arizona 86005

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-25-00122

Dear Ms. Lee,

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Abbott-Rhoton Investments LLC for a Conditional Use Permit on the property at 3426 South Breton Drive (APN 112-08-023) 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 August 13, 2025, in regard to this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated July 28, 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 **(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.

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 August 23, 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.

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