



City of Flagstaff

October 30, 2025

Todd Severson
STL 405, LLC
8601 North Scottsdale Road, Suite 335
Scottsdale, Arizona, 85283

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-24-00124-08

Dear Mr. Severson:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of STL 405, LLC for a Conditional Use Permit on the property at APN: 106-10-004 in the Rural Residential Zoning District for a Golf Course and Facilities use as provided in Section 10-40.30.030 of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on October 29, 2025 in regards to this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated October 17, 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 CUP application.
2. The final Natural Resource Protection Plan submitted with the Civil Engineering Plans shall evaluate the disturbance to forest resources based on disturbance to canopy, in conformance with Section 10-50.90.070.C.8 of the Flagstaff Zoning Code. The final preservation rate of the site shall meet the minimum requirements as stated in 10-50.90.060 of the Flagstaff Zoning Code.

The above condition 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 9, 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;

211 West Aspen Avenue, Flagstaff, Arizona 86001

City of Flagstaff

Ben Mejia, Senior Planner
City of Flagstaff, Current Planning Section
P. 928-213-2616
Ben.mejia@flagstaffaz.gov

cc: Planning Director, City Clerk, City Council