



# City of Flagstaff

April 9, 2026

Tina Roberts  
KC Pioneer LLC  
550 N 5<sup>th</sup> Street, Suite 302  
Rapid City, SD, 57701

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-25-00141

Dear Ms. Roberts:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Tina Roberts for a Conditional Use Permit on the property at (2101 W Route 66 & APNs 112-07-001, 002, -003A, 004, 005, & 006)) in the Rural Residential Zoning District for a Commercial Campground as provided in Section 10-40.30.030.B of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on April 8, 2026, in regards to this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated March 19, 2026, 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 CUP will allow for permitted accessory structures at the camp sites, including decks, carports, Arizona rooms, and small storage sheds.**
- 3. The CUP will allow for future development of a Community Center, including such uses as an office, game room, laundry room, and camp store.**

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 (April 23, 2026) 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;

Alexandra Pucciarelli, Current Planning Manager  
City of Flagstaff, Current Planning Section  
(928) 213-2640  
apucciarelli@flagstaffaz.gov

cc: Current Planning Manager, Planning & Development Services Director, City Clerk, City Council