



City of Flagstaff

September 9, 2021

Mr. Brandon Gowen
LGE Design Build
1200 N. 52nd St.
Phoenix, AZ 85008

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-21-00184

Dear Mr. Gowen:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Mr. Brandon Gowen on behalf of Brian and Beverly Burch for a Conditional Use Permit on the property at 4840 E Gandalf Lane (APN 106-08-015) in the RR, Rural Residential Zoning District, to allow the establishment of a 9,403 sq. ft. High Occupancy Housing Development, Single-Family and associated site work, pursuant to Section 10-40.30.050.B. of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on September 8, 2021 regarding this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated August 20, 2021, 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.
2. The property owner shall maintain compliance with the Flagstaff Police Department's Crime Free Multi-Housing Program, unless exempted by the Police Department's representative.

The above conditions are 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 September 8, 2021 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,

Chris Robinson, Associate Planner
Planning & Development Services
P. 928-213-2608
Chris.Robinson@flagstaffaz.gov

cc: Current Planning Manager, City Clerk, City Council, Brandon Gowen

211 West Aspen Avenue, Flagstaff, Arizona 86001