

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

Permit No. PZ-19-00233-03-05

July 3, 2021

Permission is hereby granted to Lowell Observatory to allow the establishment of an approximately 39,969 square foot Astronomy Discovery Center (Observatory) with 7,851 square feet of additional roof top use area as part of a "Libraries, Museums" use pursuant to Section 10-40.30.030.B. of the *Flagstaff Zoning Code* at a site located at 1400 West Mars Hill Road in the Rural Residential (RR) and Public Facility (PF) Zones, and legally described as Coconino County Assessor parcel number 100-14-001C in the city of Flagstaff, Arizona.

After a public hearing held on June 23, 2021, 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 and with the Site Plan as approved by the Inter-Division Staff on June 9, 2021. Modifications to the approved site plan shall require additional review by the IDS team.
2. A recorded easement for secondary emergency apparatus access shall be provided prior to the issuance of civil construction permits.

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.

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Property Owner

STATE OF ARIZONA)
) ss
County of _____)

Before me, the undersigned Notary Public, personally appeared _____ who executed the foregoing document for the purposes contained therein.

SUBSCRIBED AND SWORN to before me this ____ day of _____, 2021.

Notary Public

My Commission expires: _____