

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

Permit No. PZ-19-00022-05  
August 25, 2021

Permission is hereby granted to Apricus Health to allow the establishment of an approximately 17,000 square foot Hospital use within a 44,702 square foot medical office building as part of a "Hospital" use pursuant to Section 10-40.30.030.B. of the *Flagstaff Zoning Code* at a site located at 1895 N Jasper Drive in the Research and Development (RD) Zone and part of Development Area "F" of McMillan Mesa Village Specific Plan, and legally described as Coconino County Assessor parcel number 101-46-012B in the city of Flagstaff, Arizona.

After a public hearing held on August 25, 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 - the Minor Modification to Site Plan (PZ-19-00022-04) as approved by the Inter-Division Staff on August 4, 2021. Modifications to the approved site plan shall require additional review by the IDS team.
2. Unless warranted by traffic or other safety issues, ambulance sirens for the Hospital use will not be activated until the intersections of Gemini Road and Forest Avenue.

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.



