

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

Permit No. PZ-20-00039-03  
September 14, 2022

Permission is hereby granted to Sun State Towers and Verizon Wireless to establish a new 70-foot tall antenna supporting structure use and associated 30-foot x 30-foot wireless communications facility lease space pursuant to Section 10-40.30.060.B. of the Flagstaff Zoning Code at 3100 N Fort Valley Rd. within the Public Facility (PF) zone and legally described as Coconino County Assessor parcel number 111-01-006C, in the city of Flagstaff, Arizona.

After a public hearing held on September 14, 2022, 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, with the Site Plan (PZ-20-00039-02) as approved by the Inter-Division Staff on November 24, 2021. Any modifications to the approved site plan shall require additional review by the IDS team.

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.

This Conditional Use Permit shall become null and void one (1) year from the effective date of September 14, 2022, unless the following shall have occurred:

1. A building permit has been issued and construction begun and diligently pursued; or
2. The approved use has been established; or



Permit No. PZ-19-00233-03

July 3, 2021

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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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_