

**COCONINO COUNTY, ARIZONA RECORDER  
CONDITIONAL USE PERMIT  
FROM GRANTOR: CITY OF FLAGSTAFF  
COCONINO COUNTY, ARIZONA  
OFFICE OF PLANNING AND ZONING  
TO GRANTEE: EASTERLY GOVERNMENT PROPERTIES, INC.**

Permit No. PZ-23-00042-03

November 23, 2024

Permission is hereby granted to Easterly Government Properties, Inc. to establish a Federal Courthouse – Office use pursuant to Section 10-40.30.050.B of the *Flagstaff Zoning Code*. The CUP is for a 38,426 square foot federal courthouse office use which includes offices, meeting rooms, and courtrooms on a 4.05-acre site located at 1535 W Route 66 in the Light Industrial – Open (LI-O) Zone, and legally described as Coconino County Assessor parcel number 112-27-021A in the city of Flagstaff, Arizona.

After a public hearing held on November 13, 2024, 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.

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 November 23, 2024, 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
3. An extension has been granted by the Planning and Zoning Commission. Such extension shall be for a maximum of one hundred eighty (180) days and no extension may be granted which would extend the validity of the permit more than eighteen (18) months beyond the date of approval of the permit.
4. Property Owner shall sign Consent to Conditions/Waiver for Diminution of Value form as a condition of issuance of the Conditional Use Permit by the City.
5. Development of the use shall not be carried out until the applicant has secured all other permits and approvals required by the Zoning Code, the City, or applicable regional, State, and federal agencies.

This document \_\_\_ does modify, or X does not modify the provisions of a previous Conditional Use Permit recorded in docket \_\_\_\_\_, Office of the Coconino County, Arizona, Recorder.

Planning Director, City of Flagstaff

By: \_\_\_\_\_  
Applicant (if other than the 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 \_\_\_\_\_, 2024.

Notary Public

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

By: \_\_\_\_\_  
Property Owner

