RESOLUTION SU76-_____

minutes
Bk 14 pg
356

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS RELATING TO GRANTING A SPECIAL USE PERMIT.

SECTION 1. The Navajo County Board of Supervisors does hereby acknowledge that a petition was duly filed by Cal Thompson, requesting a Special Use Permit to establish a resort facility located on the following described property on a portion of Sections 2 and 11, T 8 N, R 23 E, see legal attached. for the purpose of providing lodging and recreational accomodations for area visitors.

SECTION 2. The Board of Supervisors after a duly noticed Public Hearing having been held, has reviewed the aforementioned request for a Special Use Permit and having also considered the recommendation by the Planning Commission, has determined that the requested Special Use Permit be granted according to the following conditions:

SECTION 3. This permit hereby allowed is conditional upon the privileges being utilized within six (6) months after the effective date thereof, and if they are not utilized or construction work begun within said time and carried on diligently in accordance with conditions imposed by the Board, the authorization shall become void, and any privilege or permit granted shall be deemed to have elapsed.

SECTION 4. This action shall become final and effective thirty (30) days after adoption of this resolution unless during that time a written appeal is submitted by any person to the Board of Supervisors.

Approved and adopted this 10th day of August, 1976.

L. A. Palmer, Chairman
NAVAJO COUNTY BOARD OF SUPERVISORS

ATTEST:

Betty Jo Gillespie

Betty Jo Gillespie, Clerk
Board of Supervisors

cal thompson construction, inc.

6762 EAST TANQUE VERDE ROAD
TUCSON, ARIZONA 85715

TELEPHONE 885-2397

May 14, 1976

Dear Property Owner:

I am a custom home builder and developer in the Tucson area and have been in business here for over twenty years. I was one of the first builders in this area to develop the "cluster home concept" or, planned unit development, utilizing the land so as to retain as much of the natural growth possible in order to maintain the esthetic quality of the area.

You may be familiar with "Colonia Verde", the residential development of homes and townhouses in the Tucson area in which I utilized the "cluster home concept". This particular 80 acre development of homes, ranging in price from $40,000 to over $100,000 has won national acclaim.

In June, 1974 I purchased the 20 acre parcel of property (see attached plot plan) with the intention of developing it as a luxury resort complex as permitted within the deed restrictions designated by the Board of Directors of Pinetop Country Club, by which it is bound. In August, 1974, the Navajo County Zoning Ordinance was adopted and further required that I obtain the signatures of approval of 51% of property owners within 300 feet of this 20 acre parcel.

I would be most appreciative if you would look over the plot plan in relation to your property and I hereby solicit your approval by signature of the attached "approval form". If you have any additional questions please don't hesitate to call my office in Tucson - collect, 885-2397.

Sincerely,

Cal Thompson

CGT:dj

cal thompson construction, inc.

6762 EAST TANQUE VERDE ROAD
TUCSON, ARIZONA 85715

TELEPHONE 885-2397

SPECIAL USE PERMIT 20 ACRE PARCEL

Applicant - Cal Thompson Construction, Inc.

Approval : x Norman L. Pink
x Shirley S. Pink Lot 216

PINETOP COUNTRY CLUB #2

Summary - Proposed 20 Acre Resort, Buck Springs Road, Pinetop, Arizona :

Engineering: Wheeler, Petterson & Coffeen, Engineers, surveyors, planners; plot plan and schematic by Hale Coffeen.

P.O. Box 6083, Tucson, Az. 85733

Surveying - Matkin Engineering, Show Low, Arizona.

Architects - Parq II Architects, Suite #5, 6762 E. Tanque Verde Rd., Tucson, Az.
Phone - 886-7181
One and two bedroom rentals with fireplaces.
On site improvements - recreation building for billiards, card room, etc., tennis courts, putting green and lighted pathways.

Electric underground - Navopache Electric

Sewers - Pinetop Lakes Sanitary District

Water - Ponderosa Water Co.

Streets and service drives will be privately owned and maintained.

cal thompson construction, inc.

6762 EAST TANQUE VERDE ROAD
TUCSON, ARIZONA 85715

TELEPHONE 885-2397

SPECIAL USE PERMIT 20 ACRE PARCEL

Applicant - Cal Thompson Construction, Inc.

Approval : x Clarence L. Punt
x Shirley Ann Punt Lot 214

PINETOP COUNTRY CLUB #2

Summary - Proposed 20 Acre Resort, Buck Springs Road, Pinetop, Arizona :

Engineering: Wheeler, Petterson & Coffeen, Engineers, surveyors, planners; plot plan and schematic by Hale Coffeen.
P.O. Box 6083, Tucson, Az. 85733

Surveying - Matkin Engineering, Show Low, Arizona.

Architects - Parq II Architects, Suite #5, 6762 E. Tanque Verde Rd., Tucson, Az.
Phone - 886-7181
One and two bedroom rentals with fireplaces.
On site improvements - recreation building for billiards, card room, etc., tennis courts, putting green and lighted pathways.

Electric underground - Navopache Electric

Sewers - Pinetop Lakes Sanitary District

Water - Ponderosa Water Co.

Streets and service drives will be privately owned and maintained.

cal thompson construction, inc.

6762 EAST TANQUE VERDE ROAD
TUCSON, ARIZONA 85715

TELEPHONE 885-2397

SPECIAL USE PERMIT 20 ACRE PARCEL

Applicant - Cal Thompson Construction, Inc.

Approval : x Frank Jorgensen
x Ethel H. Jorgensen

Lot 298, 294, 295

PINETOP COUNTRY CLUB #3

Summary - Proposed 20 Acre Resort, Buck Springs Road, Pinetop, Arizona :

Engineering: Wheeler, Petterson & Coffeen, Engineers, surveyors, planners; plot plan and schematic by Hale Coffeen. P.O. Box 6083, Tucson, Az. 85733

Surveying - Matkin Engineering, Show Low, Arizona.

Architects - Parq II Architects, Suite #5, 6762 E. Tanque Verde Rd., Tucson, Az.
Phone - 886-7181
One and two bedroom rentals with fireplaces.
On site improvements - recreation building for billiards, card room, etc., tennis courts, putting green and lighted pathways.

Electric underground - Navopache Electric

Sewers - Pinetop Lakes Sanitary District

Water - Ponderosa Water Co.

Streets and service drives will be privately owned and maintained.

cal thompson construction, inc.

6762 EAST TANQUE VERDE ROAD
TUCSON, ARIZONA 85715

TELEPHONE 885-2397

SPECIAL USE PERMIT 20 ACRE PARCEL

Applicant - Cal Thompson Construction, Inc.

Approval : x Frank Jorgensen
x Ethel H. Jorgensen

Lot 300

PINETOP COUNTRY CLUB #3

Summary - Proposed 20 Acre Resort, Buck Springs Road, Pinetop, Arizona :

Engineering: Wheeler, Petterson & Coffeen, Engineers, surveyors, planners; plot plan and schematic by Hale Coffeen. P.O. Box 6083, Tucson, Az. 85733

Surveying - Matkin Engineering, Show Low, Arizona.

Architects - Parq II Architects, Suite #5, 6762 E. Tanque Verde Rd., Tucson, Az.
Phone - 886-7181
One and two bedroom rentals with fireplaces.
On site improvements - recreation building for billiards, card room, etc., tennis courts, putting green and lighted pathways.

Electric underground - Navopache Electric

Sewers - Pinetop Lakes Sanitary District

Water - Ponderosa Water Co.

Streets and service drives will be privately owned and maintained.

cal thompson construction, inc.

6762 EAST TANQUE VERDE ROAD
TUCSON, ARIZONA 85715

TELEPHONE 885-2397

SPECIAL USE PERMIT 20 ACRE PARCEL

Applicant - Cal Thompson Construction, Inc.

Approval : x Mary E. Faris
x

Lot 173

PINETOP COUNTRY CLUB #3

Summary - Proposed 20 Acre Resort, Buck Springs Road, Pinetop, Arizona :

Engineering: Wheeler, Petterson & Coffeen, Engineers, surveyors, planners; plot plan and schematic by Hale Coffeen.
P.O. Box 6083, Tucson, Az. 85733

Surveying - Matkin Engineering, Show Low, Arizona.

Architects - Parq II Architects, Suite #5, 6762 E. Tanque Verde Rd., Tucson, Az.
Phone - 886-7181
One and two bedroom rentals with fireplaces.
On site improvements - recreation building for billiards, card room, etc., tennis courts, putting green and lighted pathways.

Electric underground - Navopache Electric

Sewers - Pinetop Lakes Sanitary District

Water - Ponderosa Water Co.

Streets and service drives will be privately owned and maintained.

cal thompson construction, inc.

6762 EAST TANQUE VERDE ROAD
TUCSON, ARIZONA 85715

TELEPHONE 885-2397

SPECIAL USE PERMIT 20 ACRE PARCEL

Applicant - Cal Thompson Construction, Inc.

Approval : x John R. Terrill
x Edna L. Terrill

Lot 299

PINETOP COUNTRY CLUB #3

Summary - Proposed 20 Acre Resort, Buck Springs Road, Pinetop, Arizona :

Engineering: Wheeler, Petterson & Coffeen, Engineers, surveyors, planners; plot plan and schematic by Hale Coffeen. P.O. Box 6083, Tucson, Az. 85733

Surveying - Matkin Engineering, Show Low, Arizona.

Architects - Parq II Architects, Suite #5, 6762 E. Tanque Verde Rd., Tucson, Az.
Phone - 886-7181
One and two bedroom rentals with fireplaces.
On site improvements - recreation building for billiards, card room, etc., tennis courts, putting green and lighted pathways.

Electric underground - Navopache Electric

Sewers - Pinetop Lakes Sanitary District

Water - Ponderosa Water Co.

Streets and service drives will be privately owned and maintained.

cal thompson construction, inc.

6762 EAST TANQUE VERDE ROAD
TUCSON, ARIZONA 85715

TELEPHONE 885-2397

SPECIAL USE PERMIT 20 ACRE PARCEL

Applicant - Cal Thompson Construction, Inc.

Approval : x E. K. Hoffman
x Gladys R. Hoffman

Lot 104, 105

Pinetop Country Club Unit I + Acreage to the West.

Summary - Proposed 20 Acre Resort, Buck Springs Road, Pinetop, Arizona :

Engineering: Wheeler, Petterson & Coffeen, Engineers, surveyors, planners; plot plan and schematic by Hale Coffeen. P.O. Box 6083, Tucson, Az. 85733

Surveying - Matkin Engineering, Show Low, Arizona.

Architects - Parq II Architects, Suite #5, 6762 E. Tanque Verde Rd., Tucson, Az.
Phone - 886-7181
One and two bedroom rentals with fireplaces.
On site improvements - recreation building for billiards, card room, etc., tennis courts, putting green and lighted pathways.

Electric underground - Navopache Electric

Sewers - Pinetop Lakes Sanitary District

Water - Ponderosa Water Co.

Streets and service drives will be privately owned and maintained.

Navajo County Planning And Zoning Commission

COUNTY COURTHOUSE
HOLBROOK, ARIZONA 86025

524-3104

Bus Mead, Chairman
M. L. Culbertson
Gordon Parmenter

Eric L. Manola,
Director

James Hagelstein, V. Chm.
Bert Soloman
Roy Sauve

R. H. Herbert
Theo Hunsaker
Earl Crofford

June 29, 1976

Mr. Cal Thompson
6762 East Tanque Verde Road
Tucson, Arizona 85715

Dear Mr. Thompson:

The Planning and Zoning Department would like to inform you that after reviewing the signatures on your petition and calculating the total square footage of said owners lots, staff has determined you have obtained 32% of property onwers by area and 31% by number.

Upon receipt of additional signatures please mail them to our department.

Sincerely,

Mike Wikoff

Mike Wikoff,
Assistant Planner

MEW/dn

Lot I42

Tall Pine Dr.

July, 19, 1976

To whom it may concern:

We hope Pinetop Country Club Estates does not spoil it by putting up too many cabins for rent or townhouses.

This has happened to us in the quiet neighborhood we built a large house, guest house, swimming pool on two large lots in Tucson. Two years later our next door neighbor started a home, as yet 5 years later it is uncompleted, townhouses in the back to spoil our privacy, cheap housing on the other side with large families, small children running all over the front yard, horses crossing the vacant lot , motor bikes going all hours of the day and nights.

Please keep Pinetop Estates the residential section we were told it would be to come to for relaxing for studing, etc.

Sincerely, Elizabeth Parks

Overseas 3rd

July 13, 1976

The [illegible] Society
of the United States
Southern Area Office
P.O. Box [illegible]
Pinehurst, N.C. 28374
(919) 295-6266

BURT[illegible]
C[illegible]

Navajo County Planning Commission
300 Navajo Boulevard
Holbrook, Arizona 86025

Gentlemen:

It has been brought to my attention that a corporation is seeking authority to establish rental rights at the border of the Pinetop Country Club.

As an owner of Lot No. 114 at the Club, I wish to express my disapproval and hope that the County Planning Commission will come to the conclusion that granting this authority could be in violation of present zoning regulations.

As you know the Pinetop Country Club has been developed as a residential area with ~~street~~ regulations and that is the way we earnestly hope the area will remain.

Thank you. Patrick

Sincerely,

Burton M. Parks

Burton M. Parks

BMP/dN

Plan to attend the 1976 RSVS Annual Conference in Houston, Texas October 16 to 19

Navajo County Planning Commission

300 Navajo Blvd, Holbrook, 86025

July 9,1976.

Dear Sirs,

I am very much against the proposed rentals,planed to be built adjoining us.

We were the first people to build in the Pinetop Ciuntry Club,in 1966. We welcomed the zoning laws and restrictions and building codes then in force.We built accordingly and our property value has gone up and we are getting the privacy and surrounding atmosphere that we paid for and contracted for in 1966.

Please do not lower our values and kill the character and atmosphere that we all have lived in and enjoyed to this date.Pinetop Lakes near us is a good example of what can happen and will happen again if degression of zoning is permitted just for the profit of a few

Sincerely, Ronert W. Parks

Ronert W. Parks Lot 142
Rfd Box 2159
Pinetop Arizona 85935

7/5/76

Navajo County Planning Commission -

Dear Sirs -

When we purchased our property (LOT 207 TALL PINE Dr. Pinetop Country Club #1) in 1973, I understood this was in a residential neighborhood.

Now I understand that rental units are to be built along Buck Springs Rd. which is the next block to ours.

This certainly will not enhance the value of our property or other adjacent properties.

No one that I have discussed this with is in favor of these buildings, in fact, everyone seems to be against it.

I would like to go on record

say only what is the interest of the majority of property owners in this area.

Yours truly
Henry Bosch

HENRY Bosch
RTE. I, Box 2155
PINETOP, AZ. 85935

July 6. 1976

Navajo County Planning Commission
200 Navajo Blvd.
Holbrook, Arizona 86025

Gentlemen:-

I have learned that Thompson Construction Inc has filed for a change of zoning to permit construction of multi-family rental units on a 20 acre tract adjacent to Pinetop Country Club and Pinetop Lakes.

As a home owner in Pinetop Country Club (Unit #2) I want to join with my neighbors in petitioning the Commission to deny a zoning change which will degrade the present single family character of these areas. Properties in these areas have been acquired with the understanding that Pinetop developements in the Country Club and Pinetop Lakes areas are protected by deed and land restrictions which would preserve the original concept of minimum size, single family homes.

If multi-family cluster type rental units are permitted to be constructed, this aspect will ultimately be down-graded and destroyed by the proximity of a transient element with its attendant problems and distractions, not only to the detriment of the present land owners of these areas, but to the County and the community of Pinetop.

I believe a careful in depth study of the ramifications of this zoning change should be made before the Commission commits to positive action toward such a radical change.

Respectfully Yours

Eleanor M. Strong

Lot 206
Pinetop Country Club
Unit #2.

OUTSIDE 300'

Lot 170 Appaloosa Circle
Pinetop Lakes Unit III
Pinetop AZ
14 June 76

Navajo County Planning Dept.
Navajo County Court House
Holbrook, AZ 860__

Dear Sir:

I am writing to object to the proposed construction of one and two bedroom rental units near my home in Pinetop Lakes. My home is located on Lot 170, Unit three, Appaloosa Circle, according to book 11 of Plats, pages 34 & 35 (211-71-170).

I understand these rental units are to be built on Bucksprings Rd. on 20 acres bordering the lots on Appaloosa Circle cul de sac. This will definately depreciate the value of my future home which I hope to complete this year and other homes in the area. We were told that this area was reserved for single-residential homes only; with at least 1000 sq. ft. on ground floor.

I hear you are holding a meeting on this proposal on 24 June which I will be unable to attend.

I therefore request you record this letter as a protest to this proposal.

Sincerely yours,

Oakley K. Atterton II
P. O. Box 109
Pinetop, AZ 85935

cal thompson construction, inc.

6762 EAST TANQUE VERDE ROAD
TUCSON, ARIZONA 85715

TELEPHONE 885-2397

May 14, 1976

Navajo County
Dept. of Planning & Zoning
300 Navajo Blvd.
Holbrook, Az. 86025

Att: Eric L. Manola, Director

Gentlemen:

The 20 acres for which I am applying for a special use permit was purchased by me in June of 1974 before the Navajo Zoning Ordinance was adopted.

The unimproved land was priced at a premium, $12,000 per acre, and was purchased for a luxuy resort complex permitted within the deed restrictions designated by the Board of Directors of Pinetop Country Club, by which it is bound.

The proposed units will be for rent day, week or monthly and the recreational facilities for the enjoyment of occupants. The land will be utilized so as to retain as much of the natural growth as possible in order to maintain the esthetic quality of the area.

Your consideration for this special use permit would be most appreciated. A resort of this nature would help economically as well as enhance the White Mountain area.

Sincerely,

Cal Thompson

CGT:dj

PETITION FOR SPECIAL USE PERMIT

As provided for in Article 14, Section 1401, of the Navajo County, Zoning Ordinance, the undersigned does hereby petition the Navajo County Board of Supervisors for a Special Use Permit.

The undersigned petitioner certifies that he is the owner of such property as herein legally described: Legal attached

A portion of sec. 2 & 11, T 8 N, R 23 E

G & S R B & M

Located Pinetop, Navajo County, Arizona

, and petitions the Board of Supervisors to grant a Special Use Permit in the A - General Zoning District to allow a Resort Facility

said use not otherwise permitted in said Zoning District.

In support of this petition, herewith submitted are plans together with supporting statements, describing the proposed use of the buildings and premises.

The petitioner acknowledges, as per Article 20 of the Zoning Ordinance, that public hearings by both the Commission and Board of Supervisors, will be held at a properly noticed time and place, for hearing the matter, if this petition is accepted.

The petitioner further certifies that the foregoing statements and information herewith submitted are in all respects true and correct to the best of his knowledge and belief.

SIGNED

ADDRESS 6762 E. Tanque Verde Rd.

CITY Tucson, Arizona 85715

PHONE 885-2397

My Commission Expires Dec. 17, 1979

TO: NAVAJO COUNTY PLANNING AND ZONING COMMISSION

I (we) the undersigned property owner(s) in behalf of a proposed special use permit for a Resort Facility for property described as a portion of sec. 2 &11, T 8 N, R 23 E G & S R B & M LEGAL ATTACHED hereby consent to and approve of the special use permit.

Instructions:

Give notice the consents of at least fifty-one percent (51%) of the owners, by number, and by area of all other properties, any part of which is within three hundred (300) feet of the proposed change. Reference Section 2002, Navajo County Zoning Ordinance Z74-1.

NAME	LOT OR PARCEL
SEE ATTACHED	COPIES

No. 81001864

Legal Description:

PARCEL 1:
That part of Sections 2 and 11, Township 8 North, Range 23 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, described as follows:

From the Northwest corner of said Section 11, run North 89 degrees 53 minutes 30 seconds East along the North line of said Section 11, 2325.00 feet; and thence North 0 degrees 50 minutes 46 seconds East 35.91 feet to the True Point of Beginning of the parcel herein described, said true point of beginning being the Southwest corner of Lot 175, PINETOP LAKES UNIT THREE, according to Book 11 of Maps, page 34; thence North 0 degrees 50 minutes 46 seconds East 875.98 feet, along a Westerly line of said subdivision to the Northwest corner of Lot 191; thence South 85 degrees 12 minutes 07 seconds West 926.05, along a Southerly line of said subdivision to the most Westerly corner of Lot 305; thence South 19 degrees 40 minutes 18 seconds East 244.06 feet to the Easterly Right of Way line of Buck Springs Road; thence following the Easterly Right of Way of Buck Springs Road South 46 degrees 14 minutes 12 seconds East 93.91 feet to a point of curve; thence 207.04 feet along the curve to the right, concave to the Southwest having a central angle of 21 degrees 32 minutes 58 seconds and a radius of 550.48 feet; thence South 24 degrees 41 minutes 14 seconds East 369.57 feet to a point of curve; thence 196.63 feet along the curve to the left, concave to the Northeast having a central angle of 7 degrees 08 minutes 27 seconds and a radius of 1577.66 feet; thence South 31 degrees 49 minutes 41 seconds East 123.41 feet to a point of curve; thence 205.18 feet along a curve to the right, concave to the Southwest having a central angle of 14 degrees 14 minutes 28 seconds and a radius of 825.51 feet; thence South 17 degrees 35 minutes 13 seconds East 169.18 feet to a point of curve; thence 80.65 feet along the curve to the left, concave to the Northeast and having a central angle of 2 degrees 58 minutes 18 seconds and a radius of 1554.99 feet to the Northerly Right of Way line of Buck Springs Road; thence along said Right of Way South 82 degrees 26 minutes 03 seconds East 226.03 feet; thence continuing along said Right of Way South 77 degrees 17 minutes 53 seconds East 50 feet to the Southwest corner of Lot 216, PINETOP COUNTRY CLUB UNIT TWO, according to Book 8 of Maps, pages 50 and 51; thence, following a Westerly line of said subdivision, North 12 degrees 42 minutes 07 seconds East 150 feet; thence North 77 degrees 17 minutes 53 seconds West 50 feet; thence North 9 degrees 25 minutes 53 seconds East 135.29 feet; thence Northwesterly 96.45 feet along a curve to the right, concave to the East having a central angle of 138 degrees 09 minutes 26 seconds and a radius of 40.00 feet (cord North 11 degrees 29 minutes 09 seconds West 74.73 feet); thence North 32 degrees 24 minutes 36 seconds West 192.69 feet; thence North 84 degrees 45 minutes 16 seconds East 35.00 feet; thence North 12 degrees 42 minutes 07 seconds East 200.00 feet to the Northerly right-of-way line of Sunset Trail, as shown on the plat of said PINETOP COUNTRY CLUB UNIT TWO; thence North 77 degrees 17 minutes 53 seconds West 76.75 feet to the true point of beginning.

(Continued on Page 2)

No. 81001864

Page 2--Legal Description:

EXCEPTING therefrom the following described parcel:

From the Northwest corner of said Section 11, run North 89 degrees 53 minutes 30 seconds East along the North line of said Section 11 2325.00 feet, and North 0 degrees 50 minutes 46 seconds East 683.89 feet to the true point of beginning of the parcel herein described and running thence North 0 degrees 50 minutes 46 seconds East 228.00 feet; thence South 85 degrees 12 minutes 07 seconds West 926.05 feet; thence South 19 degrees 40 minutes 18 seconds East 244.06 feet to the Easterly right-of-way line of Buck Springs Road; thence South 46 degrees 14 minutes 12 seconds East 93.91 feet to a point of curve; thence 207.04 feet along the curve to the right, concave to the Southwest, having a central angle of 21 degrees 32 minutes 58 seconds and a radius of 550.48 feet; thence North 64 degrees 22 minutes 00 seconds East 721.00 feet to the true point of beginning.

EXCEPT all coal as reserved in the Patent of said land.

PARCEL 2:

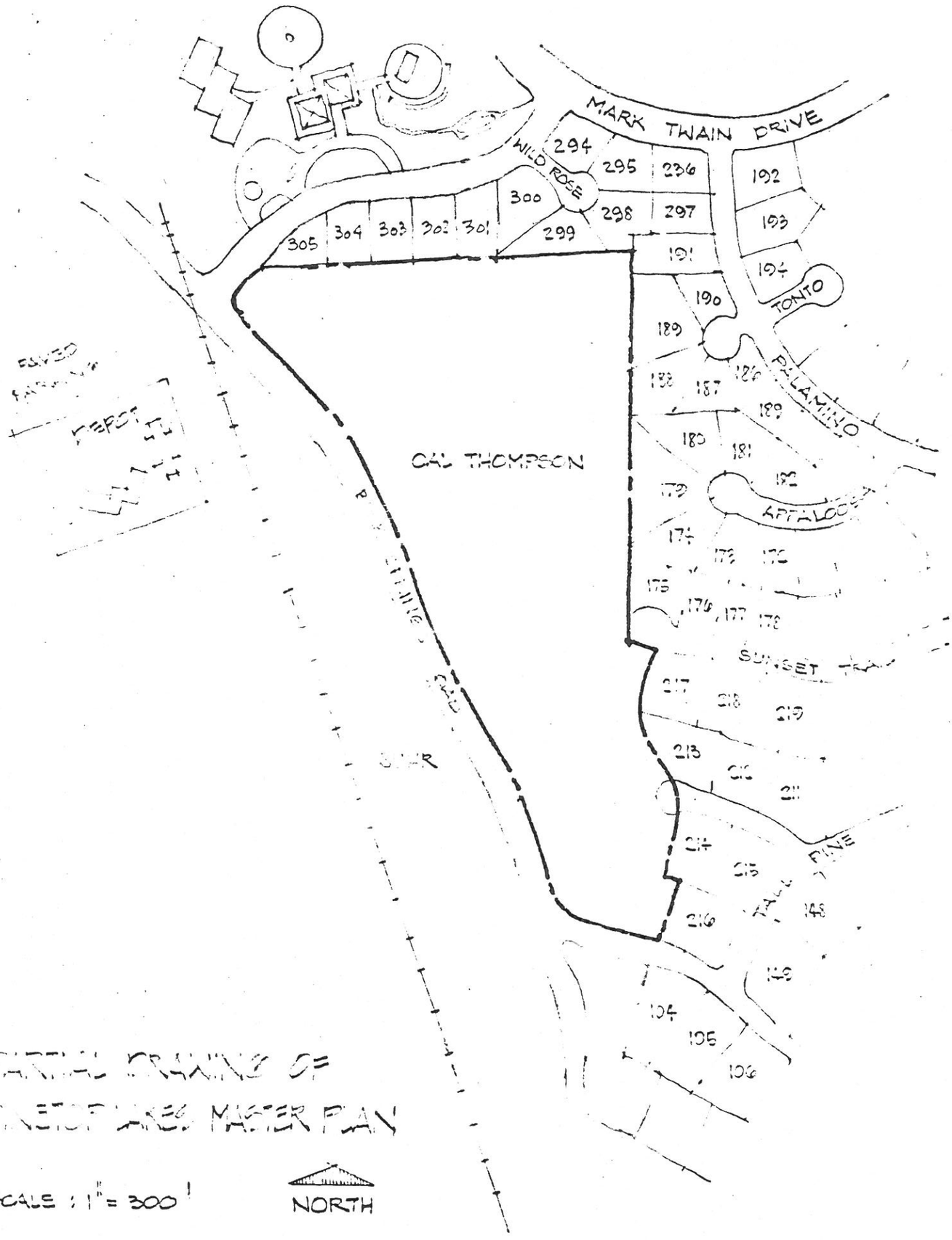
That part of Section 2 Township 8 North, Range 23 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, described as follows:

From the Northwest corner of said Section 11, run North 89 degrees 53 minutes 30 seconds East along the North line of said Section 11, 2325.00 feet, and North 0 degrees 50 minutes 46 seconds East 683.89 feet to the true point of beginning of the parcel herein described and running thence North 0 degrees 50 mintues 46 seconds East 228.00 feet; thence South 85 degrees 12 minutes 07 seconds West 926.05 feet; thence South 19 degrees 40 minutes 18 seconds East 244.06 feet to the Easterly right of way line of Buck Springs Road; thence South 46 degrees 14 minutes 12 seconds East 93.91 feet to a point of curve; thence 207.04 feet along the curve to the right, concave to the Southwest, having a central angle of 21 degrees 32 minutes 58 seconds and a radius of 550.48 feet; thence North 64 degrees 22 minutes 00 seconds East 721.00 feet to the true point of beginning.

EXCEPT all coal as reserved in the Patent of said land.

Effect on Surrounding Properties

Overall, if well planned and developed surrounding property values should increase



SUMMARY:

Any action should consider the following:

Additional well developed resort facilities in the Pinetop area will enhance property values and help establish orderly growth at a faster rate than individual residential development. It is important however that this resort facility be compatable with existing surrounding residential and recreational developments and not tend to impair their growth. Sufficient roadway access, sanitation and utilities must be required in order to promote health, safety and welfare standards within the County. Finally, this resort should operate on a rental basis because lease or sales agreements require compliance with County Subdivision Regulation Standards.

Eric L. Manola
County Planning Director

RESOLUTION SU76- 6

A RESOLUTION BY THE NAVAJO COUNTY PLANNING COMMISSION RELATING TO A REQUEST FOR A SPECIAL USE PERMIT.

SECTION 1. The Planning Commission having been duly apprised of the request for a Special Use Permit as duly filed by Cal Thompson

F. DUANE WALKER
DIRECTOR
P.O. Box 799
Show Low, Arizona 85901
Phone: 537-2924

NAVAJO COUNTY HIGHWAY DEPARTMENT
PUBLIC WORKS AND ENGINEERING

H. L. LARSON
ASSISTANT DIRECTOR
300 Navajo Blvd.
Holbrook, Arizona 86025
Phone: 524-6688
J. W. BRUCE
COUNTY ENGINEER
P.O. Box 799
Show Low, Arizona 85901
Phone: 537-2924

June 14, 1976

TO: Planning and Zoning

SUBJECT: Attached

FROM: F. D. Walker

GENTLEMEN:

The proposed resort development will have definite impact upon the road labled Buck Springs Road, in the presented material, and will require the following improvements to offset the conditions created by the proposed installation.

1. Twenty-four (24) inch culverts will be required under the four (4) proposed entrance-exits to the resort to handle the drainage and protect the main road into Pinetop Lakes and Pinetop Country Club.

2. The culvert under Wild Rose Trail will have to be replaced with a twenty-four (24) inch culvert to handle the additional flow created due to the proposed installation.

3. It will be necessary to pave each entrance-exit from the property line to the edge of the existing pavement to protect and save the existing road.

4. Stop signs will be required at all exits.

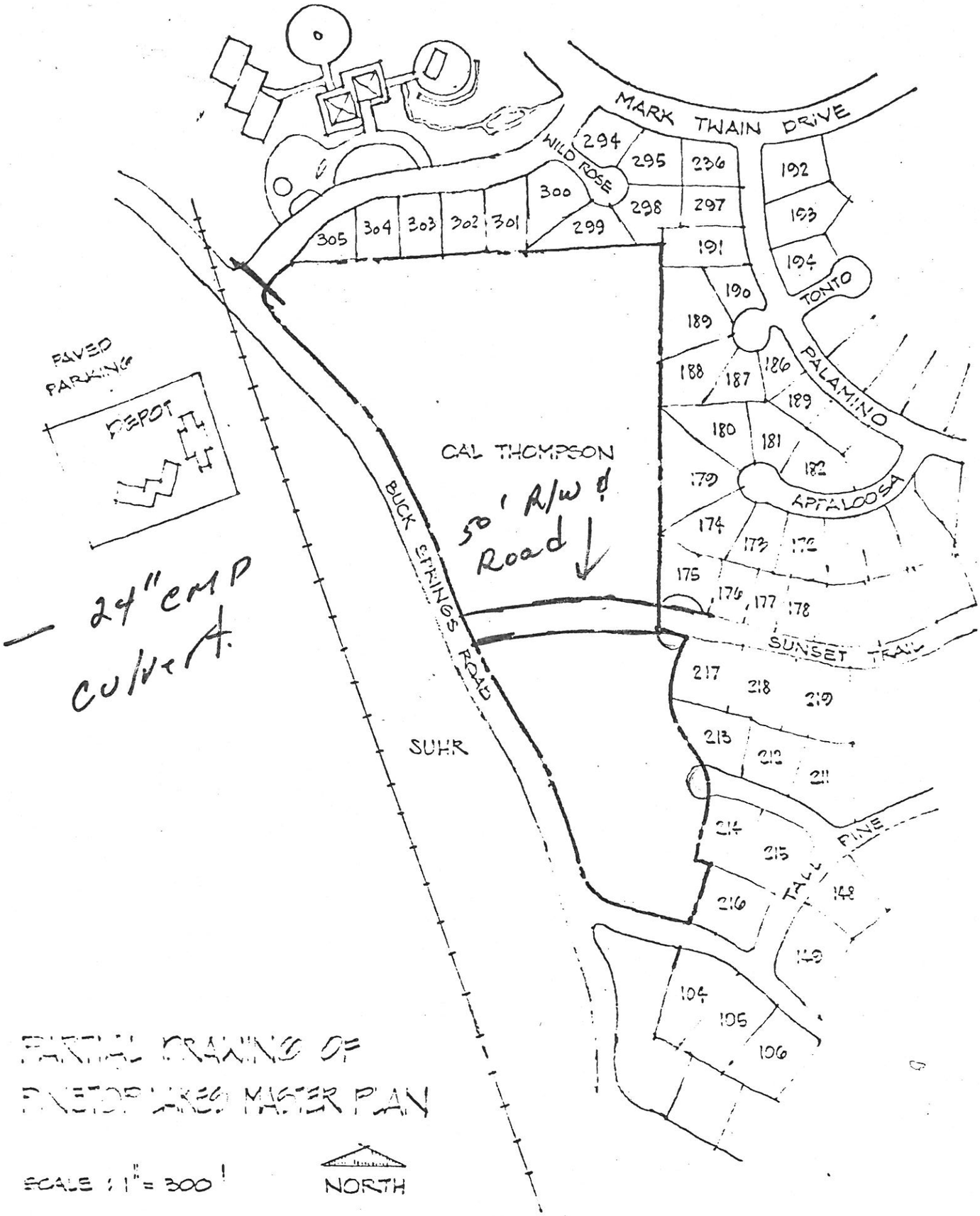
5. A right of way should be granted and a road constructed to provide for the continuation of Sunset Trail at its existing dead-end to Buck Springs Road.

6. A County Highway permit will be required prior to the start of any work on the public right of way and also, prior to an ingress or egress off of the highway for construction purposes.

Very truly yours,

F. D. WALKER, Director
Public Works and Engineering

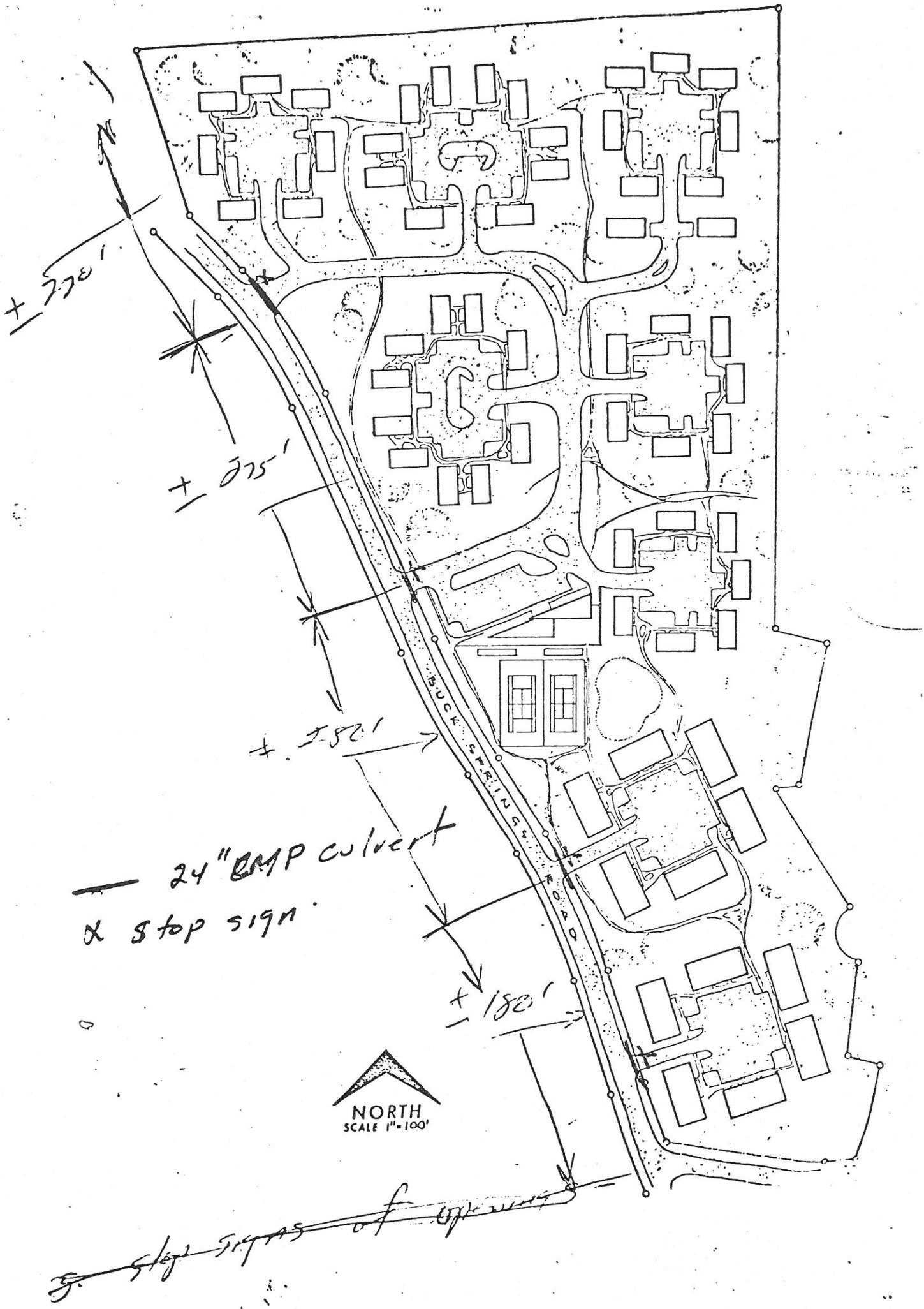
FDW/mt
enclosure



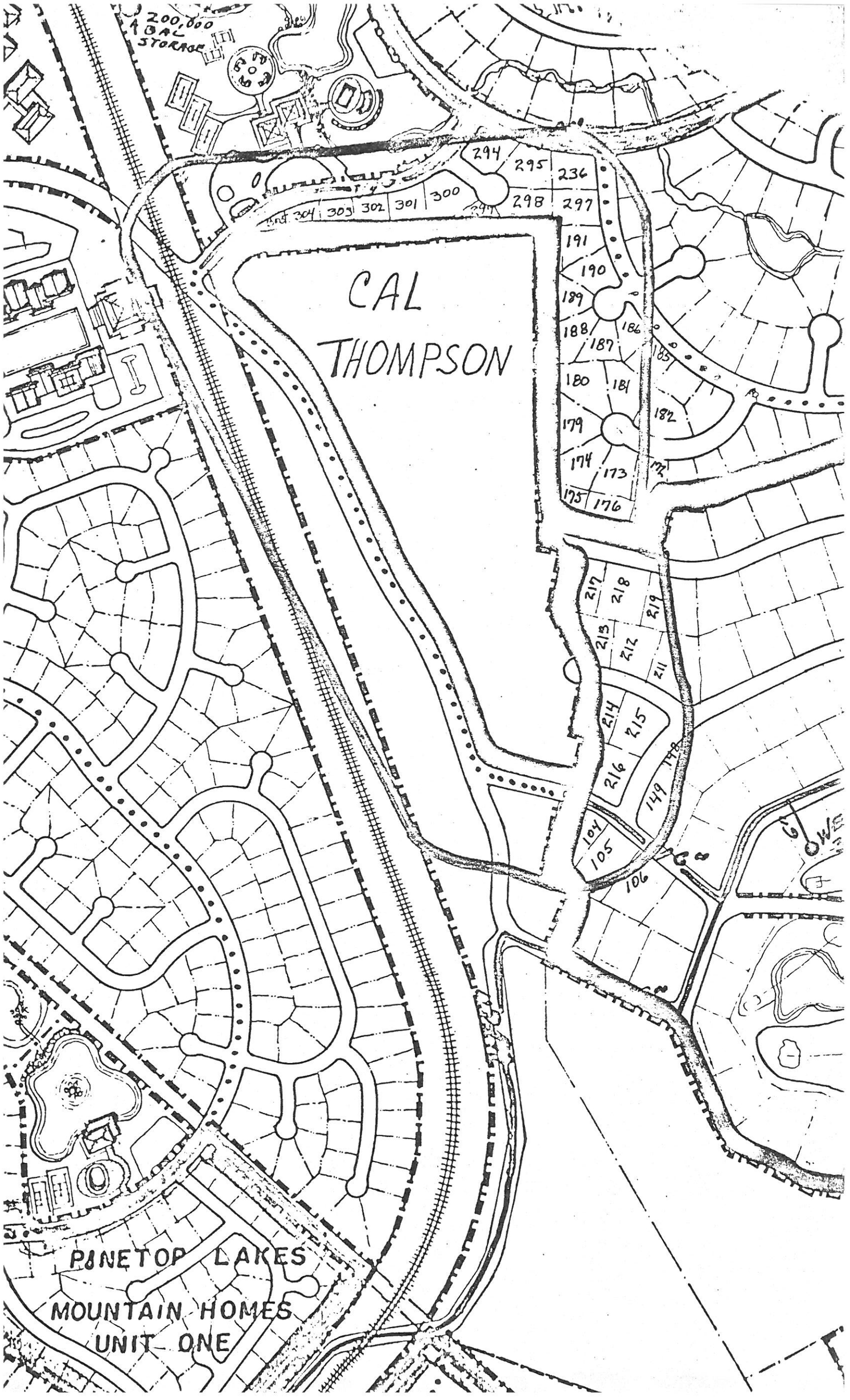
PARTIAL DRAWING OF PINETOP LAKES MASTER PLAN

SCALE : 1" = 300'

NORTH



~~5. Stop signs of opening~~


200,000
GAL
STORAGE
CAL
THOMPSON
294
295
236
298
297
300
301
302
303
304
191
190
189
188
187
186
185
180
181
182
179
174
173
175
176
217
218
219
213
212
211
214
215
216
149
104
105
106
PINETOP LAKES
MOUNTAIN HOMES
UNIT ONE

BUCK SPRINGS ROAD
NORTH
SCALE 1"=100'

Letters from Petitioners for Cal Thompson

305	129.80 X 185
304	143.77 X 110
30[illegible]	102 X 148.21
3[illegible]	110 X 153.85
[illegible]	120 X 153.85
[illegible]	178.87 X 121.71
[illegible]	181 X 95
[illegible]	121 X 299
[illegible]	90.24 X 170.35
[illegible]	110 X 152
[illegible]	140 X 60
	143.63 X 112
	152.[illegible] X 194.64
	165 X 104
[illegible]	130 X 118
[illegible]	118 X 180
[illegible]	170 X 136.62
[illegible]	136.62 X 90
[illegible]	137 X 160
[illegible]	50 X 187
	[illegible] X 112
	173 X 151
[illegible]	90.86 X 151.[illegible]
[illegible]	[illegible] X 122
[illegible]	14[illegible] X 116
	153 X 89.[illegible]
	150 X 92
[illegible]	150 X 92
[illegible]	130 X 150
	130 X 150
[illegible]	150 X 129.16
[illegible]	150 X 191.56
[illegible]	159.46 X 160.[illegible]
	90 X 219
[illegible]	135.29 X 129.86
[illegible]	119.45 X 163.[illegible]

[illegible]	148.17 X 104.79
	[illegible]
	202.38 X 140.55
	223 X 57
	130 X 193.05
	130 X 163.01

Total sq. ft.
X 74,936.84
+ 331,[illegible]
[illegible]

1,206,864.04
Total Sq. ft.

21,770.27
17,195.00
36,179.00
15,372.38
25,840.00
15,860.00
17,568.76
27,238.50
12,711.[illegible]
25,096.50

214,831.41 sq. ft.
Letters received PRO