A RESOLUTION BY THE
NAVAJO COUNTY BOARD OF SUPERVISORS
AND PLANNING AND ZONING COMMISSION
PERTAINING TO THE
NAVAJO COUNTY ZONING ORDINANCE,
CITING ITS AUTHORITY,
SPECIFIC VIOLATIONS AND CONTINUING ENFORCEMENT.

WHEREAS, The Arizona Revised Statutes, Title 11, Section 802, charges that the Board of Supervisors of Navajo County, in order to conserve and promote the public health, safety, convenience and general welfare, SHALL plan and provide for the future growth and improvement of the County, through its Planning and Zoning Commission, regarding matters of planning, zoning and subdivision platting; and shall adopt and enforce such rules, regulations, ordinances and plans as may apply to the development of the County, and

WHEREAS, The Board did on September 4, 1974, adopt the Navajo County Zoning Ordinance, which declared, that together with zoning maps, the unincorporated areas of the County be divided into Zoning Districts appropriate for the various classes of residential, commercial and industrial uses; providing for the establishment of set-back lines; providing for adequate light, air and parking facilities; providing for expediting traffic within the Zoning Districts; establishing the percentage of a lot or parcel which may be covered by buildings, and the size of yards and other open spaces throughout the unincorporated area of the County, and

WHEREAS, the Ordinance is designed to promote the public health, peace, safety, comfort, convenience and general welfare of the citizens of the County; to guide, control and regulate the future growth and development in order to promote orderly and appropriate use of land; to protect the character and the stability of residential, commercial and industrial areas of the County; to secure safety from fire and other dangers and to prevent overcrowding of land and undue congestion of populations; to conserve and stabilize the value of property and to encourage, guide and provide a definite plan for the future growth and development of the unincorporated area of the County, and

WHEREAS, Article 18, of the Navajo County Zoning Ordinance charges the Director, Zoning Inspector, the Sheriff of Navajo County and all officers of the County otherwise charged with the enforcement of law; to enforce all the provisions of the Zoning Ordinance, and

WHEREAS, Article 22, of the Navajo County Zoning Ordinance provides that for any building or structure erected or maintained or any use of property in violation of the Zoning Ordinance, the County Attorney shall immediately commence actions and proceedings for the abatement, removal and enjoinment thereof, in the manner provided by law; and shall take such other actions and shall apply to such courts as may have jurisdiction to grant such relief as will abate or remove such building or structure or use and restrain and enjoin any person from establishing, erecting or maintaining such building or structure, or using any property in violation of the Zoning Ordinance.

Any person who violates any regulations of the Navajo County Zoning Ordinance, or violates or fails to comply with any order or regulations made thereunder shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not more than three hundred dollars ($300.00) or by imprisonment in the County jail of Navajo County, for a term not exceeding ninety (90) days or both such fine and imprisonment. Every violator shall be deemed guilty of a separate offense for each day such violation is permitted to exist. (Arizona Revised Statutes, 11-808)

NOW, THEREFORE BE IT JOINTLY RESOLVED, by the Navajo County Board of Supervisors and Planning and Zoning Commission, that they do hereby reaffirm, by this joint resolution, that the above referenced Navajo County Zoning Ordinance shall continue to be enforced as prescribed by law, in the interests of public health, safety, convenience and the general welfare of the citizens of Navajo County.

BE IT FURTHER RESOLVED, that stop orders will be issued for substandard construction or procedures in violation of the Uniform Building Codes, and/or building permits shall be withheld for violations of Zoning Ordinance Regulations, most specifically those resulting from illegal lot splitting, illegal subdividing, uses of property in violation of zoning district regulations, yard and lot coverage violations.

BE IT FURTHER RESOLVED, that copies of this resolution be transmitted to all newspapers and radio stations in the County for publication and broadcast; and as reasonably as can be facilitated, distributed to all Title Companies, Real Estate Brokers and Salesmen, General Contractors and other individuals or groups concerned with land use and development in Navajo County.

Approved this 31st day of August, 1978, in Holbrook, Arizona, County of Navajo, by the Navajo County Planning and Zoning Commission.

Harry G. Hancock

Harry Hancock, Chairman

ATTEST:

Eric L. Manola

Eric L. Manola
Executive Secretary

Approved this 19 day of Sept., 1978, in Holbrook, Arizona, County of Navajo, by the Board of Supervisors, Navajo County.

Norman H. Turley

Norman H. Turley, Chairman

ATTEST:

Fern E. Young

Fern E. Young, Clerk
Board of Supervisors
Navajo County