RESOLUTION SD 184-84

A RESOLUTION OF THE
BOARD OF SUPERVISORS,
NAVAJO COUNTY DENYING A
SPECIAL DEVELOPMENT CLASSIFICATION

SECTION 1. The Navajo County Board of Supervisors does hereby acknowledge that a petition was duly filed by:

Multi-Plex Development Inc., Steven Calas
requesting a Special Development permit to :

Allow a Condominium Residential Development
located on the following described property:
A portion of the S 1/2, E 1/2, NW 1/4 of Sec. 2, T.9 N., R.22 E., G&SRB&M A.K.A. Assessor's Parcel #212-23-220 and part of 212-23-196.
for the purpose of: *Developing a 180 unit condominium development on 21.7 ac., a gross density of 8.5 du/ac.; development to include private streets, common area, recreation building and facilities.*

SECTION 2. The Board of Supervisors after a duly noticed public hearing having been held, has reviewed the aforementioned request for a Special Development Permit and having also considered the recommendation by the Planning Commission, has determined that the requested Special Development Permit be denied for the following reasons:

SECTION 3. The Board of Supervisors does hereby disapprove the said requested Special Development Permit and declines to grant same.

SECTION 4. This action shall become final and effective thirty (30) days after the date of adoption of this Resolution unless during that time an appeal specifing new evidence bearing upon this matter is submitted in writing to the Board of Supervisors.

APPROVED and adopted this *13th* day of *November* 19 *84*

Chairman, Navajo County
Board of Supervisors

Clerk, Board of Supervisors

Post Office Drawer 1459
Pinetop-Lakeside, AZ 85935
November 8, 1984

Mr. Bill Fraley, Director
Planning and Zoning
Navajo County Government Complex
Holbrook, AZ 86025

Dear Bill:

Enclosed is a copy of the Town Council's motion passed after our Public Hearing and Special Meeting on November 6, 1984. The motion constitutes our recommendation to the County Board of Supervisors with respect to the Creekside Condominium Project.

The complete set of minutes are on file at the Town Offices and available upon request. It was my thought that the County would be primarily interested in the "bottom line".

Sincerely yours,

TOWN OF PINETOP-LAKESIDE

JAY NATOLI
Mayor

JN/lw

Encls.

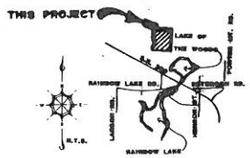
TOWN OF PINETOP-LAKESIDE
PUBLIC HEARING AND SPECIAL MEETING
November 6, 1984

MOTION

Mary Ellen Bittorf moved that the recommendations of the County Planning and Zoning Commission be adopted contingent upon agreement with the developer on questions concerning drainage and grading, landscape plans, review of common open area, overall eye appeal, and that we reserve the right to review and approve the tentative plat and review the Conditions, Covenants and Restrictions. Larry Hudson seconded the motion. Six were in favor and one was opposed.

SITE PLAN FOR REZONING
OF
CREEKSIDE CONDOMINIUMS

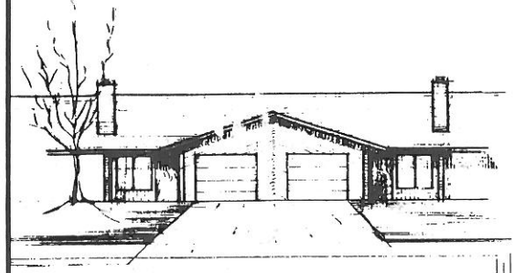
FOR A PORTION OF THE EAST.HALF OF THE NORTHWEST QUARTER OF SECTION 23, T-9-N, R-22-E OF THE GILA & SALT RIVER BASE & MERIDIAN NAVAJO COUNTY, ARIZONA

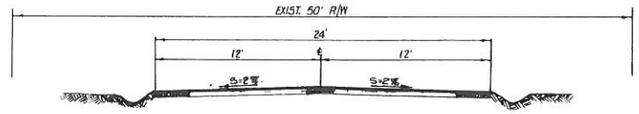


VICINITY MAP

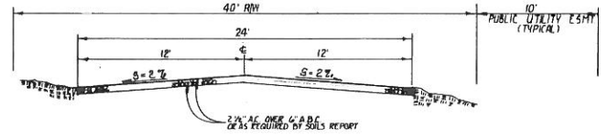
UTILITIES

SEWER	- PINETOP-LAKESIDE SANITARY DISTRICT
WATER	- ARIZONA WATER COMPANY
TELEPHONE	- CONTINENTAL TELEPHONE COMPANY
REFUSE SERVICE	- PRIVATE CONTRACT
ELECTRICAL	- NAVOPACHE ELECTRICAL CO-OP., INC.
FIRE PROTECTION	- LAKESIDE FIRE DISTRICT

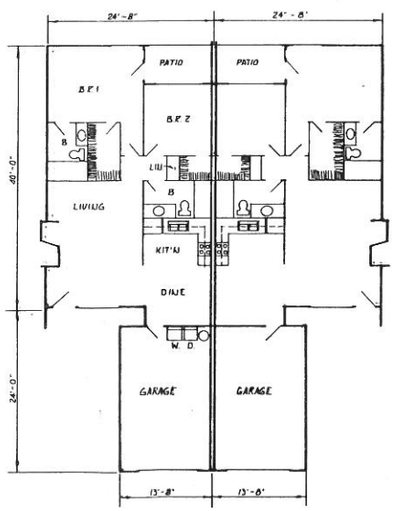




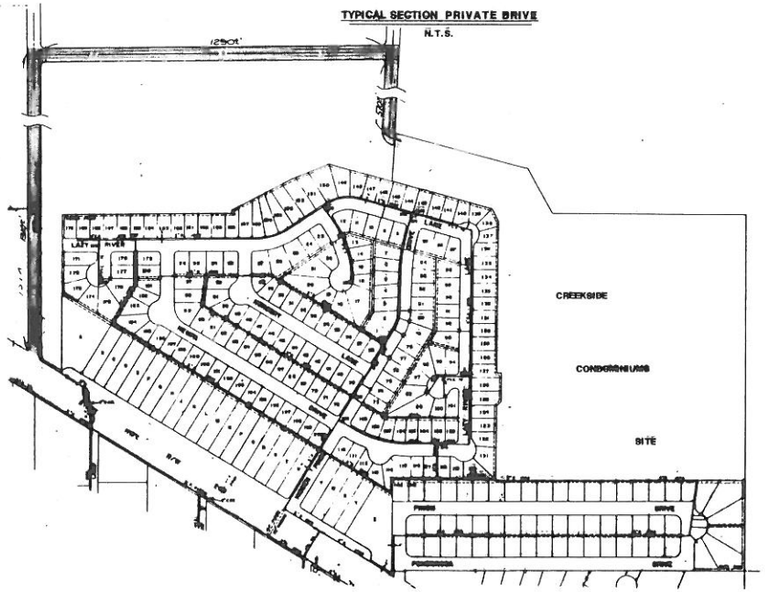
TYPICAL SECTION EXISTING 50' R.O.W.



TYPICAL SECTION PRIVATE DRIVE
N.T.S.



TYPICAL UNIT FLOOR PLAN
N.T.S.



OFFSITE IMPROVEMENT MAP

LEGAL DESCRIPTION

A portion of the Northwest quarter of Section 23, Township 9 North Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, described as follows:

Beginning at a brass cap which is the North quarter corner of said Section 23;

Thence South 0°03'34" East, along the North-South Mid-Section line, 1,322.06 feet to a point which is the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 23 and the TRUE POINT OF BEGINNING for the parcel herein described;

Thence South 0°03'34' East, continuing along the North-South Mid-Section line, 990.23 feet to a point;

Thence South 89°25'24" West, 26.10 feet to a point;

Thence South 89°44'54" West 690.00 feet to a point;

Thence North 00°56'24" West, 191.71 feet to an iron pin;

Thence North 77°07'17" West, 206.09 feet to an iron pin;

Thence North 0°10'20" West, 29.05 feet to a pipe;

Thence North 44°53'52" East, 24.61 feet to a pipe;

Thence North 0°01'52" East, 105.87 feet to a pipe;

Thence South 87°47'25" West, 17.54 feet to a point;

Thence North 0°03'39" East, 565.00 feet to a point;

Thence North 27°18'21" West, 59.6 feet to a point;

Thence North 74°30'21" West, 387.59 feet to a point on the West line of the East half of the Northwest quarter of said Section 23 and the North line of Hidden Pines Estates as recorded in Book 7 of Plats, page 9, records of Navajo County, Arizona;

Thence North 0°37'04" West, 180.67 feet to an iron pin;

Thence South 74°33'55" East, 513.65 feet to an iron pin;

Thence South 27°26'13" East, 185.63 feet to an iron pin;

Thence North 89°37'56" East, 406.19 feet to a point which is the Southwest corner of the East half of the Southeast quarter of the Northeast quarter of the Northwest quarter of said Section 23;

Thence North 89°55'05" East, 328.37 feet to the TRUE POINT OF BEGINNING.

Said parcel containing 21.78 acres more or less.

ENGINEER:

COEN ENGINEERING CORPORATION
50 W. FIRST STREET SUITE 2
MESA, ARIZ. 85201
PHONE: (602) 898-1111

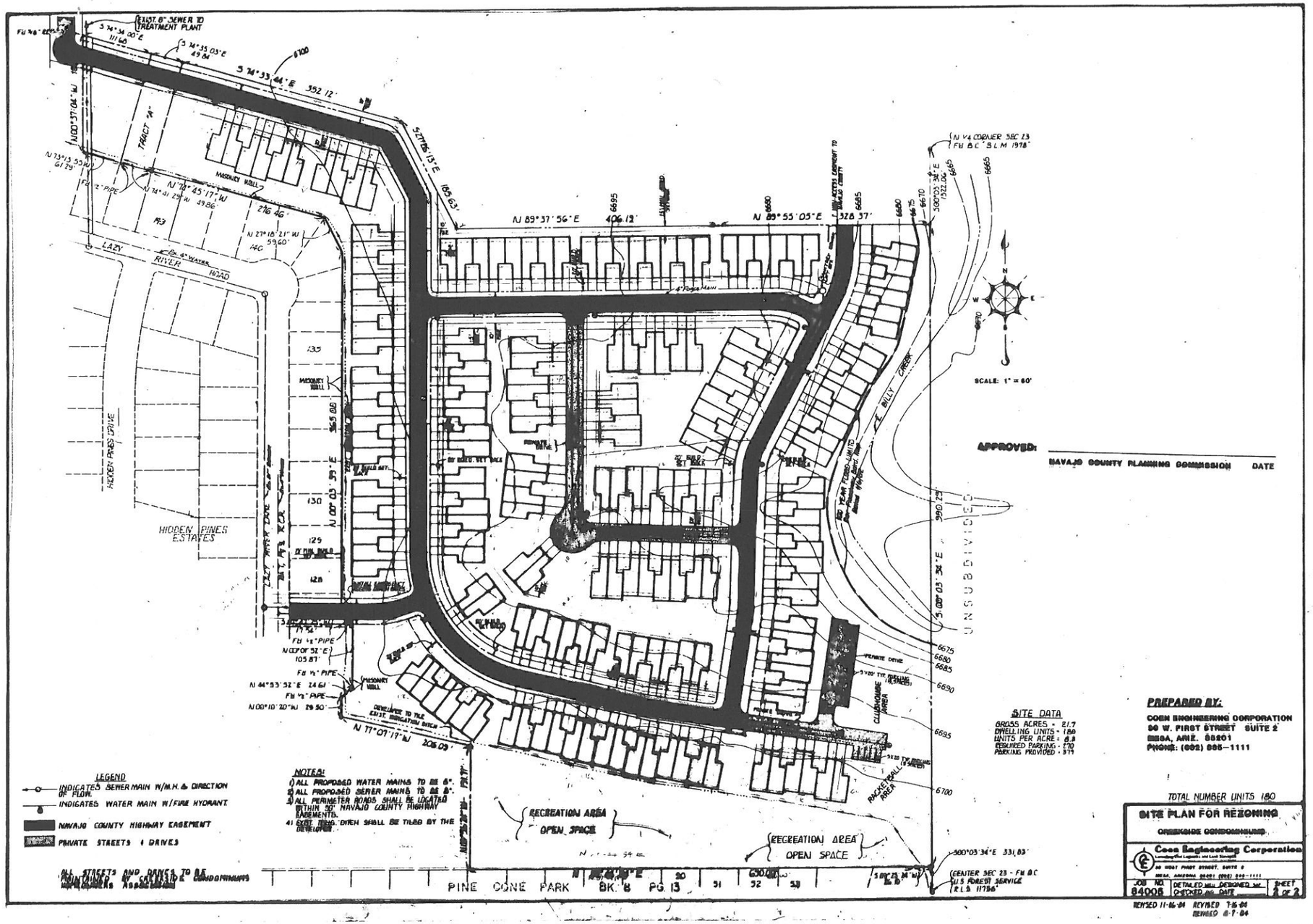
ARCHITECT:

LARRY FREEDLUND
30 W. LYNWOOD ST.
PHOENIX, ARIZ. 85003
PHONE: (602) 258-9920

APPROVED: _____
NAVAJO COUNTY PLANNING COMMISSION DATE

SITE PLAN FOR REZONING	
CREEKSIDE CONDOMINIUMS	
Coen Engineering Corporation Consulting Civil Engineers and Land Surveyors 50 WEST FIRST STREET, SUITE 2 MESA, ARIZONA 85201 (602) 898-1111	
JOB NO. 84005	DETAILED L.V. DESIGNED CHECKED ____ DATE 4-26-84
SHEET 1 OF 2	

REVISED 7-16-84
REVISED 11-06-84



RECEIVED NOV 0 8 1984

of [illegible]

16 4

164

Navajo County Planning
and Zoning Commission
and
Board of Supervisors

Gentlemen:

The undersigned are full-time residents of Lakeside, Arizona, tax payers of Navajo County, and voters within said county.

We are personally aware of the Gene Hansen property, consisting of some 20 acres, which is being proposed for development in condominiums.

We have seen the proposed roadways and accesses, the proposed development with all of its benefits, we have personally reviewed the condominium floor plans as well as their proposed placement and location on the said site.

We are also aware of the off-site improvements where some of the streets in Pine Cone Park and Hidden Pines Estates are to be paved and improved, the water lines increased and improved onto the north side of Highway 260 onto this new proposed development.

As full-time residents and persons we believe the proposed development to be a good plan, one likely to improve and upgrade the immediate neighborhood, the whole north side of the area north of U.S. 260, and our entire community.

We strongly urge the Planning and Zoning Commission, as well as the Navajo County Board of Supervisors to allow this improvement and to approve the development plan and the rezoning currently applied for, and the off-site improvements being proposed and agreed to by the developer.

While there may be opposition advanced by some unwilling to allow orderly growth and development, we hope you who are in authority will allow the land owner to improve

[illegible] without having neighbors unreasonably deprive the owner of free and orderly ownership with all its benefits.

Joseph W. Kay Rt 2 Box 2575 Lakeside Az

Names	Addresses
Joseph W. Kay, Jr.	P.O. Box 650 Lakeside, Az. 85929.

the property without having neighbors unreasonably deprive the owner of free and orderly ownership with all its benefits.

We feel the majority of our community does support such growth and development as is being proposed here in this rezoning matter.

From our investigation, it would appear that much of the opposition is coming from part-time residents, absent land owners and persons whom we would consider not nearly as committed to our community or its orderly growth or development.

Names	Addresses
Jane Beidler	Box 342 Pinetop, Az
Charles J. Camillen	Box 2816 Rt 3 Lakeside AZ
Arnold Redford	Box 547 Pinetop AZ
[illegible]	Box 514 Pinetop, Az
[illegible]	[illegible]
[illegible]	[illegible]
Douglas K Casey	P.O. Box 984 Lakeside Az
Cecelia Casey	P.O. Box 984 Lakeside Az
Karl Webb	Box 1755 R 2 Lakeside
[illegible]	P.O. Box 423 Shoshone
[illegible] Brewer	P.O. Box 423 Shoshone
Coral F Webb	Rt 2 Bx 1755 Lakeside Az

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Names	Addresses
John D. Gardner	Box 1 Lakeside Az
[illegible] Callery 7/12/84	Rt. 2 Box 1610 Lakeside
Earl E. Gillespie 7/12/84	Box 115 Lakeside Ariz
Earl F. Gillespie 7/12/84	Box 115 Lakeside Ariz.
Gwen W. Tenrod 7/12/84	Box 340 Lakeside, Az.
Kayle V. McNeil 7/12/84	P.O. Box 180 Lakeside, AZ. 85929
Victoria J. McNeil 7-12-84	P.O. Box 180 Lakeside Az. 8592
G. Lillian Webb 7-12-84	Rt 2 Box 1760 Lakeside Az 8592
Renée J. Pearl 7-13-84	Rt 3, Box 3010 Lakeside, Az 859
Ruth E. Higgins 7-14-84	Box 958 Lakeside, Ariz 8592
Clarence E. Pearl 7-14-84	Box 340 Lakeside Az
James W. Webb 7/14/84	Rt 2 Box 2140 Lakeside, Ariz
Marion B. Webb 7/14/84	Rt 2 Box 2140 Lakeside, Ariz
Lorinette Ellison 7/14/84	Rt. 2 Box 2145 Lakeside, AZ 859
Don Ellison 7/14/84	Rt 2 Box 2145 Lakeside AZ 85

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Names	Addresses
E. Tilden Willson	Box 477 - Lakeside
Jerrell Fish	Rt 1 Box 60 - Lakeside
Nancy B. Fish	Rt 1 Box 60 Lakeside
Linda B. Fish	P.O. Box 417 Lakeside
Beth Fish	P.O. Box 417, Lakeside
Becky Skousen	Rt. 3 Box 2854 Lakeside, Az 85929
Charles R. Taylorman	Rt 3 Box 2970 Lakeside Az. 85929
Celia Parkinson	Rt 3 Box 2970 Lakeside, Az
Viola Neill	Rt. 2 Box 2622 Lakeside, Az

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Names	Addresses
[illegible]	Box 230 Lakeside
[illegible]	Rt. 1 Box 128[illegible] Lakeside
Lois Bok	Box 533 Lakeside, Az.
[illegible]	[illegible]
[illegible]	Box 532 Lakeside Az.
[illegible]	[illegible]
[illegible]	Rt. 1 Box 815 Lakeside Az.

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Names	Addresses
[illegible]	RT.3 Box 295M Lakeside
Florence Davis	Rt 3 Box 295M Lakeside AZ.
Charles H. Mitchell	Rt 3 Box M-375 Lakeside Az
Ramona Mitchell	Rt 3 Box M 375 Lakeside Az
Oleen Kay	Rte. 3 Box M 285 Lakeside, Az.
Chester L Kay	" " " "
Clark B Dager	RT 3 Box 295 M Lakeside
May Dager	Rt 3 Box 295M Lakeside
[illegible]	P.O. Box 13 Lakeside
Karen Peterson	P.O. Box 13 Lakeside
Margaret Webb	Rt 2 Bx 1760 Lakeside
Darwin G. Webb	Rt 2 Box 2130 Lakeside Az
Sandra L Webb	Rt 2 BX 2130 Lakeside AZ

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Names	Addresses
Wayne A. Brewer	RT 2 Box 1819 Lakeside 85929
Cheryl Brewer	Rt 2 Box 1819 Lakeside Az 85929
Dell Marlene Hansen	Rt. 3 Box 2854 Lakeside Az 8592
Tim Whitcroft	RT. 2 Box 2697 Lakeside 85929
Teresa Whitcroft	Rt. 2, Box 2697 Lakeside, Az. 85929
Sam Carter	RT-2, Box 1561 Lakeside AZ 85929
Lorene Carter	RT-2 Box 1561 Lakeside AZ 85929
Charles A. Cartwright	Rt-2 Box 1561 Lakeside, Az. 8592
Shirley L. Cartwright	Rt. 2 Box 1561 Lakeside, Az 85929

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Names	Addresses
Norman H. Murray	RT. 1 Box 1318, Lakeside 859
Bob Lofgreen	RT. 1, BOX 830, LAKESIDE, AZ. 85929
Clarence D. Curry	RT 2 BOX 1596-C, LAKESIDE AZ 85
Pauline L. Hutton	Rt. 2 Box 1547 Lakeside, Az. 85929
Victor S Peterson	Box 93 Lakeside Ariz 85929
Donna Deifenbaugh	Box 1651 Pinetop Az 85935
Blanche Peterson	P.O. Box 93 Lakeside, Az 85929
Keith E Peterson	Property owner Lakeside, Az
Fred K. Deifenbaugh	P.O. Box 1651 Pinetop Az. 85935
Louise Penrod	PO Box 2990 Lakeside Az 85929
Erma A Kirshner	PO Box 1327 Lakeside Az 85929

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Names	Addresses
Adam Johnson	Rt 2 Box 3020 Lakeside 85929
Glen J. Gardner	Box 894 Lakeside 85929
Carol Gardner	Box 894 Lakeside 85929
Madge Gardner	Box 696 Lakeside Ariz.
Ben S Hansen	P.O. Box 101, Lakeside Az. 85929
Jefferson Hansen	Box 296, Lakeside, Az 85929
[illegible]	Rt. 1 Box 860 Lakeside Ariz.
Willie Mae Hansen	R1 Box 860 Lakeside 85929 Ariz
Terry D Penrod	Rt 3 Box 3010 Lakeside Ariz 85929
Francille B. Hansen	P.O. Box 101 Lakeside Az 85929
Anna H Jackson	P.O. Box 3005 Lakeside Ariz.
C. Gilmore Jackson	P.O. Box 3005 Lakeside Ariz.
[illegible] Gardner	Box 696 Lakeside, Az
[illegible]	Box 357 Pinetop, Az 85935

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Names	Addresses	
Betty Jean Lee	Rt 2 Box 1545 Lakeside Ariz	
Leah M. Lee	Rt 1 Box 1510 Lakeside Ariz	
[illegible] Fay M. Lee	P.O. Box 423 Lakeside, Ariz	
[illegible]	Rt 2 Box 2129 [illegible], Arizona	
Raymond D. Webb	Rt 2 Box 2251A Lakeside Az	
Jean R. Webb	Rt 2, Box 2251A, Lakeside, Az	
W Dow Rhoton	Box 219 Lakeside, Ariz	7-9-84
Willie J. Rhoton	P.O. Box 212 Lakeside Ariz	July 9, 198[illegible]
[illegible] Rhoton	Box 79L Lakeside Az	7-10-84
Idella Laurel Rhoton	Box 194 Lakeside Ariz	7-10-84
Chuckie Marie Rhoton	PO BOX 1012 Lakeside, Az	7-10-84
[illegible] D Rhoton	P.O. Box 1012 Lakeside Az	7/10/84
[illegible]	PO Box 956 [illegible]	7/11/84
[illegible]	P.O. Box 1541-J Rt #2	7/11/84

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Names	Addresses
David J Renner	P.O. Box 103 Hansen Lane Lakeside
Patricia M. Renner	P.O. Box 103 Hansen Lane Lakeside, Az. 85929
Jim Suggs	Lakeside Az. Gen Del.
Wauhnita Suggs	Lakeside, Az. Gen. Del.
Robert N. Hansen	Box 1118 Lakeside, Az.
Bonnie Hansen	Box 1118 Lakeside
Lincoln Kay	RT 2 Box 9712 Show Low
Ina Kay	Rt 2 Box 9712 Show Low
H. Ray Webb	Rt. 2 Box 2123 Lakeside, Az.
Ina Webb	Rt 2 Box 2123 Lakeside
J. June Webb	RT 2 Box 2115 Lakeside Ariz
Floyd J Lee	RT 2 Box 1545 Lakeside, Ariz.
Ted Lee Ker	RR2, Box 9186 Show Low, Az.
Arthur Lee	RT 1 Box 1510 Lakeside Az.

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Names	Addresses
Eldon K. Shousen	RT 3 Box 2854 Lakeside
George A. Larsen	RT 2 Box 1595 F Lakeside
Georgia D. Larsen	RT 2 Box 1595 F Lakeside
[illegible]	Rt 1 1357 [illegible]
Weldon Will	Rt 1 Box 1245 Lakeside 7-11-[illegible]
Carl F. Hanson	Box 424 Lakeside Az 7-11-8[illegible]
Donald Chrom	Rt-1 Box 1289 Lakeside 7-11-[illegible]
Martin Penrod	Rt 1 Box 1290 Lakeside 7-11-8[illegible]
Merry A. Penrod	Rt 1 Box 1290 Lakeside Az 7/11/84
Robert E. Sippel	Rt 1 Box 1295 Lakeside Az 7/11/8[illegible]
Lydia I. Sippel	Rt 1 Box 1295 Lakeside 7/11/84
Philip G. McCray	Box 440 Lakeside Az 7/11/84
Janet Johnson	PO Box 1295 Lakeside Az 7/11/84
Robert E. Johnson	PO Box 1295 Lakeside Az 7/11/8[illegible]

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Names	Addresses
L Dow Rhoton	Rt 2 Box 1670 Lakeside
Janie Rhoton	Rt 2 Box 1670 Lakeside
Darcy Lavery	Rt 2 Box 1636 Lakeside
John [illegible] Lavery	Rt 2 Box 1636 Lakeside
[illegible]	RT 2 Box 1640 LAKESIDE
Beverly Guard	RT 2 Box 1640 LAKESIDE
[illegible]	Showlow Estates #54 P.O. Box 832 Pinetop
Wm R Forgy	~~Rt 2 Box 1645 Lakeside~~
Mary D. Forgy	Rt 2 Box 1645 Lakeside
[illegible]	Rt 2 Bx 1675 Lakeside Az
Geo F Allen	Rt 2 Bx 1680 Lakeside Az
Tilo Allen	Rt 2 Box 1680 Lakeside, Az.
Patricia Fullin	Rt 2 Box 1649 Lakeside, Az
Mary Baker	Rt 2 Box 1650 Lakeside Az.

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Names	Addresses
Donna Miller	P O Box 392 Lakeside Az
Earle S. Hansen	Rt. 2 Box 2621A. Lakeside. Az.
Frank Parkinson	R.t. 3 Box 2970 Lakeside Az
Robert H Doan Jr	P.O. Box 1164 Lakeside
Helen H Doan	PO Box 1164 Lakeside, Az.
David B. Massey	Rt 3 Box 2946 Lakeside Ariz.
Sue M Massey	Rt 3 Box 2946 Lakeside, Ariz.
Paul Riegel	P.O. Box 304 Lakeside Ariz
Betty Riegel	Box 304 Lakeside Az
[illegible]	PO Box 246 Pinetop
William C Navarro	R.D. Box 2634 Lakeside
Michelle A. Navarro	R.2. Box 2634 LKS.
Bridget Hansen	Rt 2 Box 2621-A Lakeside
Dennis L Miller	PO-Box 392 Lakeside Ariz

TO: NAVAJO COUNTY PLANNING AND ZONING COMMISSION

I (we) the undersigned property owner(s) in behalf of a proposed zone change from Agricultural to Special Development for property described as See Legal attached herto

for the purpose of building a condominium development.

Hereby consent to and approve of the zone change.

Obtain 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, except that there shall not be counted either in number or area, the owners of property of the same zoning district classification as sought by the petitioner. Reference Section 2202, Navajo County Zoning Ordinance Z74-1.

NAME	LOT OR PARCEL
Patricia Beall	Lot #5 Hidden Pines
Nancy Parrisean	Lots 6 & 7 "
Robert O. Wagenleh	USDA, Forest Service
Robert Eugene Hansen	Tax Parcel 212-23-219
Arnold H. Dystenhoff	212-23-190
Mildred Dystenhoff	212-23-194
	212-23-208
	212-23-145

sig

LEGAL DESCRIPTION

A portion of the Northwest quarter of Section 23, Township 9 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, described as follows:

Beginning at a brass cap which is the North quarter corner of said section 23;

thence South 0°03'34" East, along the North-South Mid-Section line, 1322.06 feet to a point which is the northeast corner of the Southeast quarter of the Northwest quarter of said Section 23 and the TRUE POINT OF BEGINNING for the parcel herein described;

thence South 0°03'34" East, continuing along the North-South Mid-Section line, 990.23 feet to a point;

thence South 89°25'24" West, 26.10 feet to a point;

thence North 33°55'32" West, 80.00 feet to a point;

thence North 79°03'52" West, 147.00 feet to an iron pin;

thence North 81°34'14" West, 247.30 feet to an iron pin;

thence North 77°04'18" West, 259.83 feet to an iron pin;

thence North 77°07'17" West, 206.09 feet to an iron pin;

thence North 0°10'20" West, 29.05 feet to a pipe;

thence North 44°53'52" East, 24.61 feet to a pipe;

thence North 0°01'52" East, 105.87 feet to a pipe;

thence South 87°47'25" West, 17.54 feet to a point;

thence North 0°03'39" East, 565 feet to a point;

thence North 27°18'21" West, 59.6 feet to a point;

thence North 74°30'21" West, 387.59 feet to a point on the West line of the East half of the Northwest quarter of said Section 23 and the North line of Hidden Pines Estates as recorded in Book 7 of Plats, page 9, records of Navajo County, Arizona;

thence North 0°37'04" West, 180.67 feet to an iron pin;

thence South 74°33'55" East, 513.65 feet to an iron pin;

thence South 27°26'13" East, 185.63 feet to an iron pin;

thence North 89°37'56" East, 406.19 feet to a point which is the Southwest corner of the East half of the Southeast quarter of the Northeast quarter of the Northwest quarter of said Section 23;

thence North 89°55'05" East, 328.37 feet to the TRUE POINT OF BEGINNING.

Excepting from said parcel the following:

Beginning at an iron pin which is the Northwest corner of Lot 144, Hidden Pines Estates, Book 7 of Plats, page 9, Navajo County records;

thence North 15°35'01" East, 175.05 feet to an iron pin;

thence South 74°35'03" East, 49.84 feet to an iron pin;

thence South 15°34'41" West, 174.96 feet to an iron pin;

thence North 74°41'29" West, 49.86 feet to an iron pin and the point of beginning.

Said parcel containing 19.78 acres more or less.