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RESOLUTIONS SD 10-85

A RESOLUTION OF THE
BOARD OF SUPERVISORS OF
NAVAJO COUNTY GRANTING A
SPECIAL DEVELOPMENT CLASSIFICATION

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

Rish Ltd. Partnership, Rich Mullins, Representative

requesting a Special Development Permit to:

Allow a planned professional/commercial center.

located on the following described property:
Northeast 1/4, Northwest 1/4, Southeast 1/4, Section 4, Township 9 North, Range 22 East, G&SRB&M.

for the purpose of:
Developing a 10 acre planned professional plaza, consisting of light fabrication, professional offices and mini-storage uses.

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 granted according to the following conditions:

*See Attachment

SECTION 3. This permit hereby allowed is conditional upon the privileges being utilized within one (1) year 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 shal become null and void, and any privilege or permit granted shall be deemed to have elapsed. An extension may be granted when requested by the owner.

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 *15th.* day of *January* 19 *85*

Chairman, Navajo County
Board of Supervisors

Clerk of the Board

'Z/80

JAN 15 '85

"NAMED BY THE TURN OF A CARD"

RECEIVED
1984 JAN 14 AM 10: 29
NAVAJO COUNTY BOARD
OF SUPERVISORS

City of Show Low

P.O. Box 468
SHOW LOW, ARIZONA 85901
537-5724

January 11, 1985

Navajo County Board of Supervisors
South Highway 77
Holbrook, AZ 86025

Re: Rish Limited Rezoning - A-Gen. to Special Devel.
(28th Professional Plaza)

Dear Sirs:

On January 9, 1985 the Show Low City Council voted unanimously to concur with the recommendation of its Planning and Zoning Commission regarding the Rish Limited rezoning matter, which is before you.

The Show Low Planning Commission recommended approval of this zoning change with the attached conditions.

Thank you for considering the Show Low City Council's opinion on this development.

Sincerely,

Greg J. Novak
Planning & Zoning Director

GJN:hgh

PLANNING & ZONING COMMISSION RECOMMENDATION CONDITIONAL APPROVAL, SUBJECT TO THE FOLLOWING:

1. That the proposed development conform to the approved site plan, together with the permitted uses. Any other proposed use shall be referred back to the City Planning Commission for consideration.

2. Landscaping of site as per developers' proposal.

3. That the irrigation ditch crossing the project be piped in an acceptable manner.

4. That a six foot solid fence be installed on the West and North property lines.

5. That signage conform to the City of Show Low requirements.

6. That all offsite improvements such as water, sewer, streets and street lights be installed as per City of Show Low standards.

7. That a "dry system" be installed according to City specifications. The provisional system proposed, an "Evapo-Transpiration Bed" must be approved by the Arizona Department of Health Services prior to issuing any permits at this site.

8. At a point in the future when City sewer facilities become available, the development will be required to connect to the facility within one year and come into the City of Show Low .

9. That if development has not commenced within one year, this zoning will automatically revert back to the original A-General classification.

10. That if this particular development does not become a viable project, any similar proposal must be referred back to the City for consideration.

11. That the developers of Pineglen Park be officially contacted since a residential portion of their development will abut with this site.