5-1 cc PPZ SC

RESOLUTION SD 36-86

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:
Robert M. Worsley, "White Cliff Ranch",
requesting a Special Development Permit to: to make 453 single-family lots and to make a 200 multi-family development with recreational and open space
located on the following described property: 77, 78 & 80.
A portion of Sec 13, T-12-N, R-16-E. APN 207-12-68, 69, 70, 71, 72, 73, 74, 75, 76,
for the purpose of:
a development for living, recreational and open space.

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 recommendtion by the Planning Commission, has determined that the requested Special Development Permit be granted according to the following conditions:

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 shall become null and void, and any privilege or permit granted shall be deemed to have leapsed. 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 29 day of April, 19 86.

Peter Shumway
Chairman, Navajo County
Board of Supervisors

ATTEST:

Sharon R. Keens
Clerk of the Board

(P&Z-86)

OK Rubin Cossman

Stipulations for Resolution #36-86
Approved 4-29-86 for
"White Cliff Ranch" - Robert M. Worsley

1) Regulations of the commercial area shall be the same as the CC&R's that have been proposed and that as a site plan, that development controls for building sites shall conform to the CC&R's as proposed, with a copy attached to the tentative site plan.

2) ADOT approve primary and secondary access'.

3) Phase I shall include a secondary access improved to gravel standard.

4) The entire project be sewered.

5) The density of the multi-family area not exceed 200 maximum but shall be limited to the findings of the site plan for this area, and includes not building the units proposed in the 4.62 acre multi-family tract unless access can be obtained from the United States Forest Service.

6) A tract for a fire station within the boundaries of the unit be identified between Coyote and the commercial area.

7) Fox Circle Dr. is included in our approval subject to Engineers approval of the tentative plat design in Unit III.