

RESOLUTION NO. 79-90

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS
GRANTING/██████████
A CHANGE OF ZONE CLASSIFICATION

The Board of Supervisors of Navajo County does resolve as follows:

SECTION 1. The Navajo County Board of Supervisors does hereby declare and determine that the following request for a change of zone was initiated and filed by MONTY SPEARS, that a Public Hearing was duly held on the 10 day of SEPTEMBER, 1990. Notice of the Public Hearing was duly published and the area duly posted in accordance with Section 2202 of the Navajo County Zoning Ordinance and ARS §11-829.

SECTION 2. The Board of Supervisors, having heard public comment and after due consideration of those facts presented, find that the consideration of public safety, health, general welfare and good zoning practice require the following changes and amendments be made.

SECTION 3. The Board of Supervisors hereby GRANT/██████████ an amendment to the Navajo County Zoning Ordinance and the Zoning Map referred to herein, so as to change from the A-GENERAL zoning district to the C-1 zoning district for the following described property:

NW¼ OF THE NW¼ OF SECTION 24, T11N-R19E, G&SRM, NAVAJO COUNTY, ARIZONA. A.K.A. APN 208-19-008: THE CLAY SPRINGS AREA.

to permit:

THE ESTABLISHMENT OF A VIDEO STORE

and those other uses permitted by right in the amended zoning district as described in the Navajo County Zoning Ordinance.

SECTION 4. If approved by the Board of Supervisors, the zone change hereby allowed is conditional upon the privileges being utilized within **one (1) year** after the effective date thereof, and if they are not in accordance with the conditions imposed by the Board of Supervisors, this authorization may be made void and any privilege, permit or variance granted be deemed to have elapsed at a duly noticed Public Hearing of the Board of Supervisors.

APPROVED AND ADOPTED this 10 day of SEPTEMBER, 1990

Malix J. Gillespie
Chairman
Navajo County Board of Supervisors

ATTEST:

Sharon J. Jones
Clerk of the Board

PLANNING & ZONING DEPARTMENT ITEM

SEPTEMBER 10, 1990

10:00 A.M.

PROPOSED ZONE CHANGE

MONTY SPEARS

Navajo County Planning & Building Department

STAFF REPORT

FOR PLANNING & ZONING COMMISSION AND
BOARD OF SUPERVISORS MEETINGS ON:

P & Z MEETING DATE: AUGUST 16, 1990

BOS MEETING DATE: September 10, 1990

NAME OF APPLICANT: SPEARS, MONTY

RE-ZONE FROM: A-GENERAL TO: C-1(NEIGHBORHOOD COMMERCIAL

SPECIAL USE PERMIT FOR: _____

LOCATION: T11N-R19E, SECTION 24, JUNCTION OF CLAYSPRINGS RD AND SR 260
(NE CORNER). APN 208-19-008, PORTION EAST OF CLAYSPRINGS RD. (PAPER MILL
ROAD) CLAY SPRINGS.

STATED REASON FOR REQUEST: ESTABLISH A VIDEO STORE

PERCENT SIGNATURE PETITIONS: By Area: 75% By Number: 75%

CONFORMANCE TO GENERAL PLAN: AREA ALONG STATE ROUTES PRIMARILY
COMMERCIAL WHEN NEAR A COMMUNITY

OTHER PLANNING CONSIDERATIONS:

General Character of Neighborhood at Present:

WEST: C-1; SPEARS' CIRCLE INN CONVIENCE STORE.

SOUTH: A-GENERAL; MIXED MOBILE AND SITE-BUILT HOMES; MOSTLY GRASS AND SHRUB.

EAST: A-GENERAL; FOREST SERVICE LAND, VACANT. MODERATELY WOODED

NORTH: A-GENERAL; VACANT, WOODED

SITE IS PRESENTLY CLEARED

Effect on Surrounding Properties:

POSSIBLE TRAFFIC

Type of Development Allowed in Proposed Zoning:

"RETAIL AND WHOLESALE COMMERCE"

Changing Conditions:

GROWTH OF CLAYSPRINGS/PINEDALE AREA AND THE RESULTANT NEED TO PROVIDE SERVICES WITHIN THE COMMUNITY

County Engineer's Report:

MUST HAVE ADEQUATE PARKING (1 SPACE PER 200 SQ FEET OF FLOOR AREA)

Sanitary District Requirements:

N/A

State Highway Department:

N/A

SUMMARY:

Any action should consider the following:

REST OF PARCEL 208-19-008 IS ZONED C-1 (ZONE CHANGE DONE IN 1984)

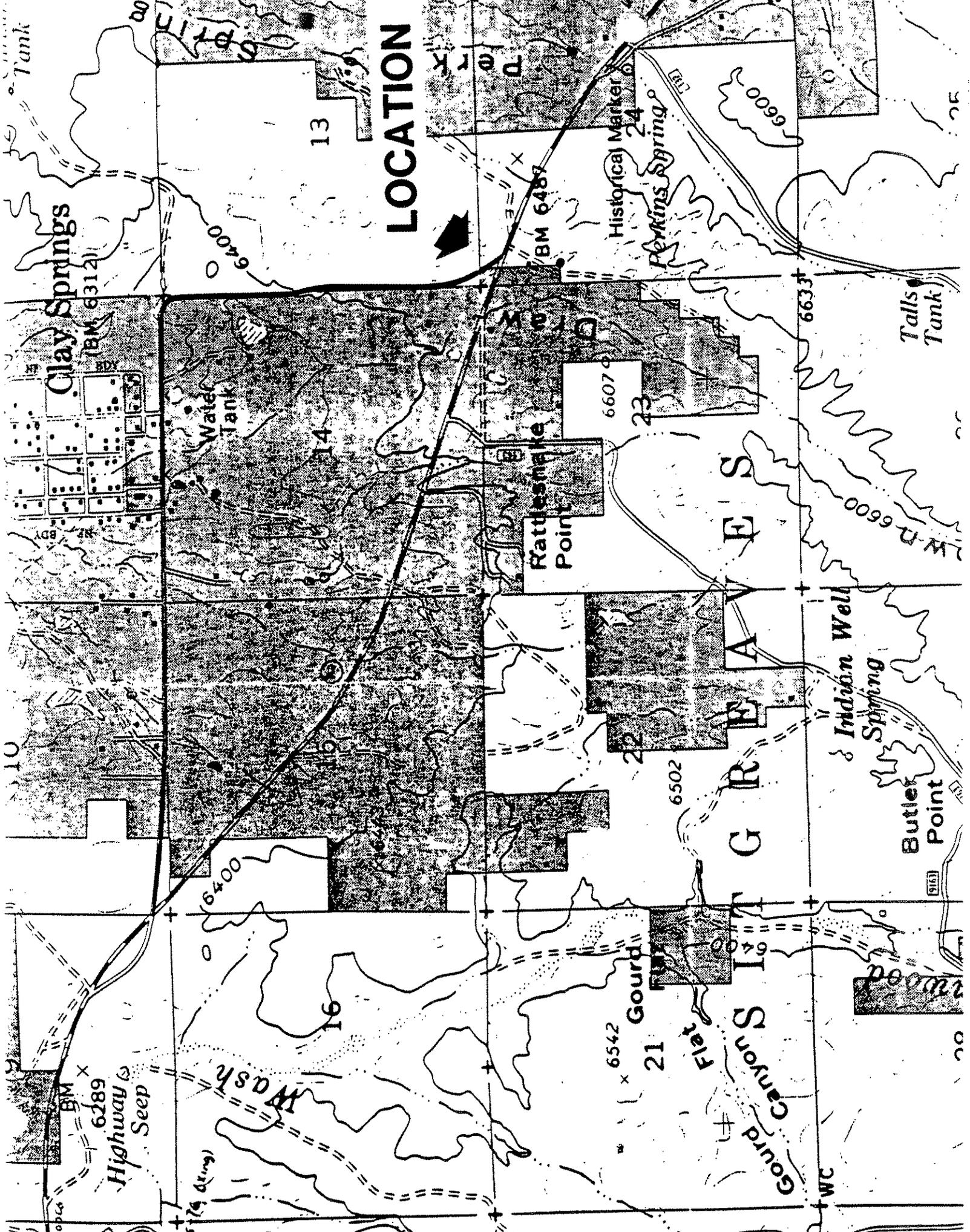
STAFF RECOMMENDATIONS:

APPROVAL

PLANNING COMMISSION RECOMMENDATION:

APPROVAL 6-0

Report prepared by: GREG LOPER Date: AUGUST 6, 1990



LOCATION

Clay Springs
(BM 6312)

Rattlesnake
Point

Historical Marker
24

Perkins Spring

Talls
Tank

Indian Well

Spring

Butler
Point

G
R
E
E
N

Gourd
Canyon

Gourd
Flat

Highway
Seep

21
Gourd

22

23

24

13

14

16

10

Wash

(Spring)

Wood

WC

916

K-R-6600

6633

6502

6542

6607

BM 6487

BM 6289

6400

6600

Tank

00

25

20