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NAVAJO COUNTY BOARD OF SUPERVISORS

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EDWARD J. KOURY
County Manager

JUDY JONES
Clerk of the Board

NAVAJO COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. 11-96

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS

~~██████████~~/DENYING A CHANGE OF ZONE CLASSIFICATION

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

SECTION 1. The Board of Supervisors does hereby declare and determine that the following request for a change of zone was initiated and filed by Randy Murph, that a Public hearing was duly held on the 25th day of March, 19 96. Notice of the Public Hearing was duly published and the area duly posted in accordance with Article 29, Section 2902 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 ~~██████████~~/DENY an amendment to the Navajo County Zoning Ordinance and the Zoning Map referred to herein, so as to change from A-General to C1 (neighborhood commercial) zoning district for the following described property:

A portion of APN: 109-31-010D, (See attached legal description, Exhibit A) T 18 N - R 20 E - Sec. 34, 1000 Golf Course Road, The Holbrook Area.

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

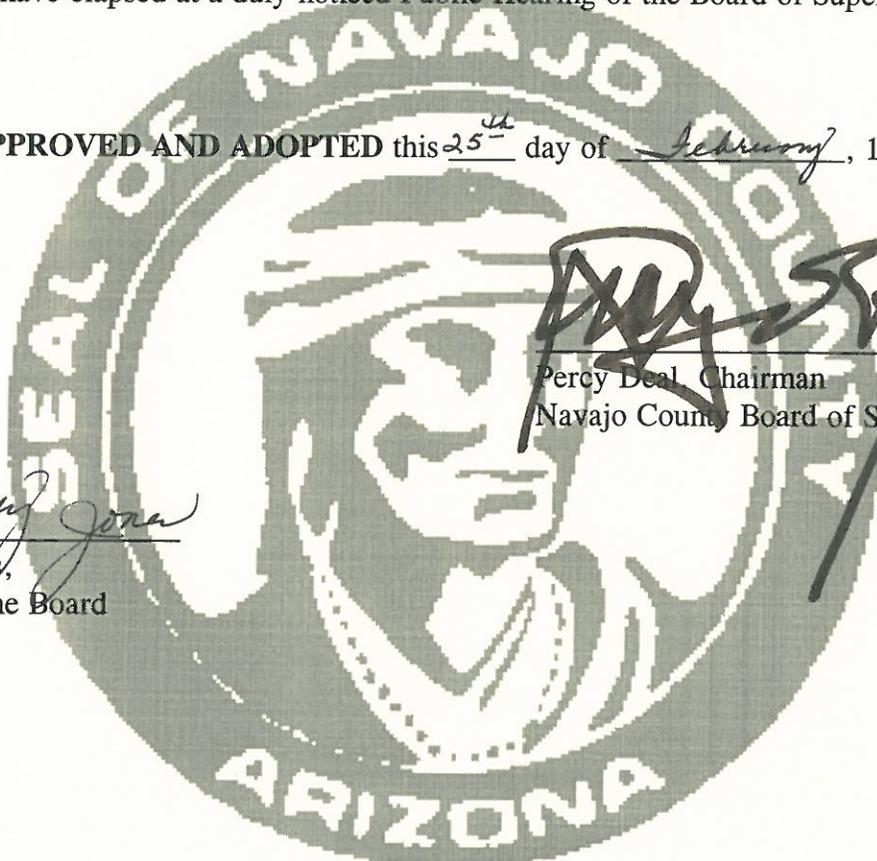
SECTION 4. Further, if **GRANTED**, the Board of Supervisors imposes the following stipulations :

1. A Right-Of-Way Use Permit must be acquired prior to any building permits being issued.
2. The developer must provide a traffic impact analysis for that segment of Golf Course Road located within Navajo County and adjacent to the subject parcel. This will be required prior to the issuance of a Right-Of-Way Use Permit. Any improvements necessary to the road, as indicated by the analysis, must be paid for and constructed by the developer before right-of-way and building permits will be issued.
3. The applicant must provide Engineered Base Flood Elevation and Floodway Boundaries.
4. All development must conform to the Navajo County Flood Damage Prevention Ordinance.
5. The applicant must provide evidence of A.D.E.Q. approval for the truck and container wash facility and waste system design prior to any building permit being issued for the said facility.
6. Prior to the issuance of any building permits, the applicant must provide a letter from the City of Holbrook indicating that all City of Holbrook concerns about the increased heavy truck traffic generated on that segment of Golf Course Road located within the City Limits and impacted by the proposed development have been addressed.
7. The applicant must provide a site screening fence as approved by staff around the proposed development.
8. No containers or trucks containing putrescible solid waste may be stored upon the subject parcel for longer than a 24 hour period.

- 9. The developer is required to obtain a Special Use Permit for any future development of the subject parcel for a waste transfer station, waste compaction facility or any other waste handling operation, if not specifically allowed within the C1-Zoning District.

SECTION 5. If approved by the Board of Supervisors, the zone change will go into effect thirty (30) days after the approval date, and is hereby allowed conditional upon the privileges being utilized within **one (1)** year after the effective date thereof, and if they are not in accordance with conditions imposed by the Board of Supervisors, this authorization may be made void and any privilege, permit or variance granted by deemed to have elapsed at a duly noticed Public Hearing of the Board of Supervisors.

APPROVED AND ADOPTED this 25th day of February, 19 96



[Handwritten Signature]

Percy Deal, Chairman
Navajo County Board of Supervisors

ATTEST:

[Handwritten Signature]

Judy Jones,
Clerk of the Board

LEGAL DESCRIPTION

EXHIBIT "A"

Describing a portion of Southeast quarter of Section 34, Township 18 North, Range 20 East of the Gila and Salt River Meridian, Navajo County, Arizona. More precisely described as follows:

Commencing at the Southeast corner of Section 34;

- Thence North $81^{\circ} 33'30''$ West 106.19 feet to the "Point of Beginning".
- Thence South $89^{\circ} 52'56''$ West 549.56 feet;
- Thence North $01^{\circ} 53'12''$ West 715.00 feet;
- Thence North $89^{\circ} 51'42''$ East 550.01 feet;
- Thence South $01^{\circ} 51'06''$ East 715.16 feet to the "Point of Beginning".

Containing 9.02 Acres M/L