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CAPTION HEADING: Resolution #43-97

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Res #43-97

Resolution granting a Special Use Permit to Gladys Rhoten for development and operation of a mini-storage business on APN 206-15-023A, S29 T12N R17E, Heber-Overgaard area.

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EDWARD J. KOURY
County Manager

JUDY JONES
Clerk of the Board

NAVAJO COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. 43-97

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS GRANTING A SPECIAL USE PERMIT

The Navajo County Board of Supervisors does resolve as follows:

WHEREAS, the Navajo County Board of Supervisors does hereby declare and determine that a petition was duly filed by **Gladys Rhoten** on the following described property:

APN: 206-15-023A, T12N-R17E, SEC. 29, the Heber/Overgaard area, to permit the following:

The Development and Operation Of a Mini-Storage Business.

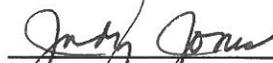
WHEREAS, the Board of Supervisors, after a duly noticed Public Hearing having been held on the **21st** day of **April, 1997**, has reviewed the afore-mentioned request for a Special Use Permit and having also considered the recommendation by the Planning Commission, has determined that the requested Special Use Permit be **GRANTED** for the following reasons:

WHEREAS, the Board of Supervisors further imposes the following stipulations (see attached) in accordance with the attached site plan:

WHEREAS, this Permit is conditional upon the privileges being utilized within **12 months** after the effective date thereof, and if they are not utilized or construction work begun within said time the authorization will be made void and any privilege or permit granted be deemed to have elapsed. This action shall become final and effective thirty (30) days after the adoption of this Resolution unless during that time a written appeal is submitted by any person to the Board of Supervisors.

PASSED AND ADOPTED by the Board of Supervisors, Navajo County the *21st* day of *April*, 1997.

ATTEST:


Judy Jones, Clerk of the Board


Jesse Thompson, Chairman
Navajo County Board of Supervisors

NAVAJO COUNTY, JAY TURLEY - COUNTY RECORDER BY: BOARD OF SUPERVISORS
DATE: 04/22/1997 TIME: 09:10 PAGE #: 0003 OF 0003 FEE #: 1997 6412

Stipulations

1. Earth tone colors are to be used for the buildings.
2. Fencing and screening is to be place along the perimeter of the proposed mini-storage site. Buildings may function as fencing. Screening may be wood, earth tone slats or vegetative plantings.
3. Security gating and/or on-site management must be provided.
4. The proposed mini-storage facility must meet the yard set-back requirements of the R1-10 zoning district, i.e. 20' front yard, 10' on each side yard and 20' in the rear yard.
5. Signing must be posted indicating that the storage of dangerous or hazardous materials is prohibited.
6. The development of the mini-storage facility is to be limited to that area, which sits adjacent to the current C-1 Zoning district and is offset to a depth of 150' and parallel to the C-1 Zoning district
7. Traffic routing plan with signs must be provided to County for review prior to issuance of building permits.
8. No rolling stock, i.e., R.V.'s, boats, trucks etc. are to be stored on the subject parcel.