TITLE: An Action Relating To Resources And Development; Approving Modification Number Three To Business Site Lease No. TC-98-186 Cavesa’s Car Wash Incorporated Within the To’Nanees’Dizi (Tuba City) Chapter Vicinity, Navajo Nation

Date posted: February 16, 2020 at 4:10 PM

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DATE: February 13, 2020

TITLE OF RESOLUTION: PROPOSED STANDING COMMITTEE RESOLUTION: AN ACTION RELATING TO RESOURCES AND DEVELOPMENT; APPROVING MODIFICATION NUMBER THREE TO BUSINESS SITE LEASE NO. TC-98-186 CAVESÁ'S CAR WASH INCORPORATED WITHIN THE TÓNANEES'DIZI (TUBA CITY) CHAPTER VICINITY, NAVAJO NATION

PURPOSE: The purpose of the legislation is to approve Business Site Lease No. TC-98-186 Lease Modification Number Three to delete the auto parts sales purpose and add a laundromat purpose.

This written summary does not address recommended amendments as may be provided by the standing committees. The Office of Legislative Counsel requests each Council Delegate to review each proposed resolution in detail.
PROPOSED STANDING COMMITTEE RESOLUTION
24th NAVAJO NATION COUNCIL—Second Year, 2020

INTRODUCED BY

[Signature]
Primary Sponsor

TRACKING NO. 0035-20

AN ACTION

RELATING TO RESOURCES AND DEVELOPMENT: APPROVING
MODIFICATION NUMBER THREE TO BUSINESS SITE LEASE NO. TC-98-
186 CAVEŞA’S CAR WASH INCORPORATED WITHIN THE
TO'NANEES'DIZI (TUBA CITY) CHAPTER VICINITY, NAVAJO NATION

BE IT ENACTED:

SECTION ONE. AUTHORITY
A. The Resources and Development Committee is established as a standing committee
   of the Navajo Nation Council. 2 N.N.C. §500(A).
B. The Resources and Development Committee of the Navajo Nation Council is
   empowered to grant final approval for non-mineral leases. 2 N.N.C. §501(B)(2).

SECTION ONE. FINDINGS
A. The original Business Site Lease No. TC-98-186 was leased to Deborah Martinez
   and Jose Akee in 1998. The original Business Site Lease No. TC-98-186 is
   attached as Exhibit B.
B. A Notice of Intent to Transfer Possessory Interest Held Under Navajo Nation
   Business Site Lease is attached as Exhibit C. The Lessees of Business Site Lease
   No. TC-98-186 transferred possessory interest to Cavesa’s Car Wash, Incorporated.
C. Lease Modification Number One made changes to the completion of development
time period. This time period change and other changes may be seen in Lease
Modification Number One which is attached as Exhibit D.

D. Lease Modification Number Two included changes to the acreage of the lease and
the purposes for which the lease was to be used to include operation of a restaurant,
public showers and restrooms and an automotive parts and service operation. Lease
Modification Number Two is attached as Exhibit E.

E. The requested Lease Modification Number Three will delete the auto parts sales
purpose and add a Laundromat purpose to Business Site Lease No. TC-98-186 as
shown in Exhibit A.

F. An Appraisal Report of the Proposed Laundromat Site in attached as Exhibit F.

G. The Executive Official Review Document No. 013746 is attached as Exhibit G.

SECTION THREE. APPROVAL

A. The Navajo Nation Council's Resources and Development Committee hereby
approves Modification Number Three to Business Site Lease No. TC-98-186,
attached as Exhibit A, between the Navajo Nation and Cavesa's Car Wash,
Incorporated.

B. The Navajo Nation hereby authorizes the Navajo Nation President to execute
Modification Number Three as approved by this resolution.

C. The Navajo Nation hereby directs the Economic Development Division to ensure
Modification Number Three to Business Site Lease No. TC-98-186 is properly
recorded and distributed.