

THE NAVAJO NATION  
LEGISLATIVE BRANCH  
INTERNET PUBLIC REVIEW PUBLICATION



LEGISLATION NO: \_0035-20\_

SPONSOR: Otto Tso

**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'Nancees'Dizi (Tuba City) Chapter Vicinity, Navajo Nation**

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

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**LEGISLATIVE SUMMARY SHEET**

**Tracking No. 0035-20**

**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  
CAVESA'S CAR WASH INCORPORATED WITHIN THE TO'NANEES'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.**

5-DAY BILL HOLD PERIOD: None  
Website Posting Time/Date: \_\_\_\_\_  
Posting End Date: 02-21-20  
Eligible for Action: 02-22-20

1 PROPOSED STANDING COMMITTEE RESOLUTION  
2 24<sup>th</sup> NAVAJO NATION COUNCIL—Second Year, 2020

3 INTRODUCED BY  
4   
5 \_\_\_\_\_  
6 Primary Sponsor 02-21-20

7 TRACKING NO. 0035-20

8 AN ACTION  
9 RELATING TO RESOURCES AND DEVELOPMENT; APPROVING  
10 MODIFICATION NUMBER THREE TO BUSINESS SITE LEASE NO. TC-98-  
11 186 CAVESA'S CAR WASH INCORPORATED WITHIN THE  
12 TONANEES'DIZI (TUBA CITY) CHAPTER VICINITY, NAVAJO NATION  
13

14 BE IT ENACTED:

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17 **SECTION ONE. AUTHORITY**

- 18 A. The Resources and Development Committee is established as a standing committee  
19 of the Navajo Nation Council. 2 N.N.C. §500(A).  
20 B. The Resources and Development Committee of the Navajo Nation Council is  
21 empowered to grant final approval for non-mineral leases. 2 N.N.C. §501(B) (2).  
22

23 **SECTION ONE. FINDINGS**

- 24 A. The original Business Site Lease No. TC-98-186 was leased to Deborah Martinez  
25 and Jose Akee in 1998. The original Business Site Lease No. TC-98-186 is  
26 attached as **Exhibit B**.  
27 B. A Notice of Intent to Transfer Possessory Interest Held Under Navajo Nation  
28 Business Site Lease is attached as **Exhibit C**. The Lessees of Business Site Lease  
29 No. TC-98-186 transferred possessory interest to Cavesa's Car Wash, Incorporated.  
30

- 1 C. Lease Modification Number One made changes to the completion of development  
2 time period. This time period change and other changes may be seen in Lease  
3 Modification Number One which is attached as **Exhibit D**.
- 4 D. Lease Modification Number Two included changes to the acreage of the lease and  
5 the purposes for which the lease was to be used to include operation of a restaurant,  
6 public showers and restrooms and an automotive parts and service operation. Lease  
7 Modification Number Two is attached as **Exhibit E**.
- 8 E. The requested Lease Modification Number Three will delete the auto parts sales  
9 purpose and add a Laundromat purpose to Business Site Lease No. TC-98-186 as  
10 shown in **Exhibit A**.
- 11 F. An Appraisal Report of the Proposed Laundromat Site in attached as **Exhibit F**.
- 12 G. The Executive Official Review Document No. 013746 is attached as **Exhibit G**.

13  
14 **SECTION THREE. APPROVAL**

- 15 A. The Navajo Nation Council's Resources and Development Committee hereby  
16 approves Modification Number Three to Business Site Lease No. TC-98-186,  
17 attached as **Exhibit A**, between the Navajo Nation and Cavesa's Car Wash,  
18 Incorporated.
- 19 B. The Navajo Nation hereby authorizes the Navajo Nation President to execute  
20 Modification Number Three as approved by this resolution.
- 21 C. The Navajo Nation hereby directs the Economic Development Division to ensure  
22 Modification Number Three to Business Site Lease No. TC-98-186 is properly  
23 recorded and distributed.
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