



APACHE COUNTY — Planning and Zoning Department
 P.O. Box 238 • St. Johns, AZ 85936 • Phone: (928) 337-7527 • Fax: (928) 337-7633

SUBDIVISION MAJOR PLAT AMENDMENT APPLICATION

APPLICANT Di Giammarino Family Trust

Name Pietro Di Giammarino
 Mailing Address 4459 Dale Ave.
La Mesa, CA 91941

Contact Person Pietro Di Giammarino
 Phone 619-208-4337 Fax _____
 Email Pietro.digi67@gmail.com

PROPERTY INFORMATION

Assessor's Parcel # 102-11-013
102-11-014
 Township TN Range 27E Section 14
 Subdivision Name Kimball Subdivision
 Unit # _____ Lot # _____
 Physical Address/Location _____

Number of Lots Proposed 21
 Total Site Acreage 3.34
 Existing Access and Utility Easements _____
County Rd CR 1122

MAJOR PLAT AMENDMENT REQUEST

To combine parcels 102-11-014
And 102-11-013 into one lot

SUBMITTAL CHECKLIST

- Major Plat Amendment application.
- A non-refundable processing fee of \$350.00.
- Proof of ownership.
- An amended plat map that has been prepared and signed by a Registered Land Surveyor, titled "AMENDED PLAT OF (Subdivision Name)" indicating original & revised lot lines, legal access to all lots, all easements, and roadways, and a certification block for Planning and Zoning and the Board of Supervisors signature.
- ADOT permit granting ingress / egress assess
- Site plan showing all structures and setbacks
- A list of names & addresses of ALL property owners within 300 feet of subject property.
- All required items need to be submitted to Planning and Zoning at least 30 days prior to the next scheduled meeting.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Planning and Zoning Department access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant [Signature] Date 10/31/24
 Signature of Property Owner (if not the applicant) [Signature] Date 10/31/24

OFFICE USE ONLY

Received By [Signature] Date 11/4/24
 Receipt # 178 Fee 350
 Subdivision Name 2024-74
 Related Subdivisions _____

COMMISSION ACTION

Approved with conditions Denied

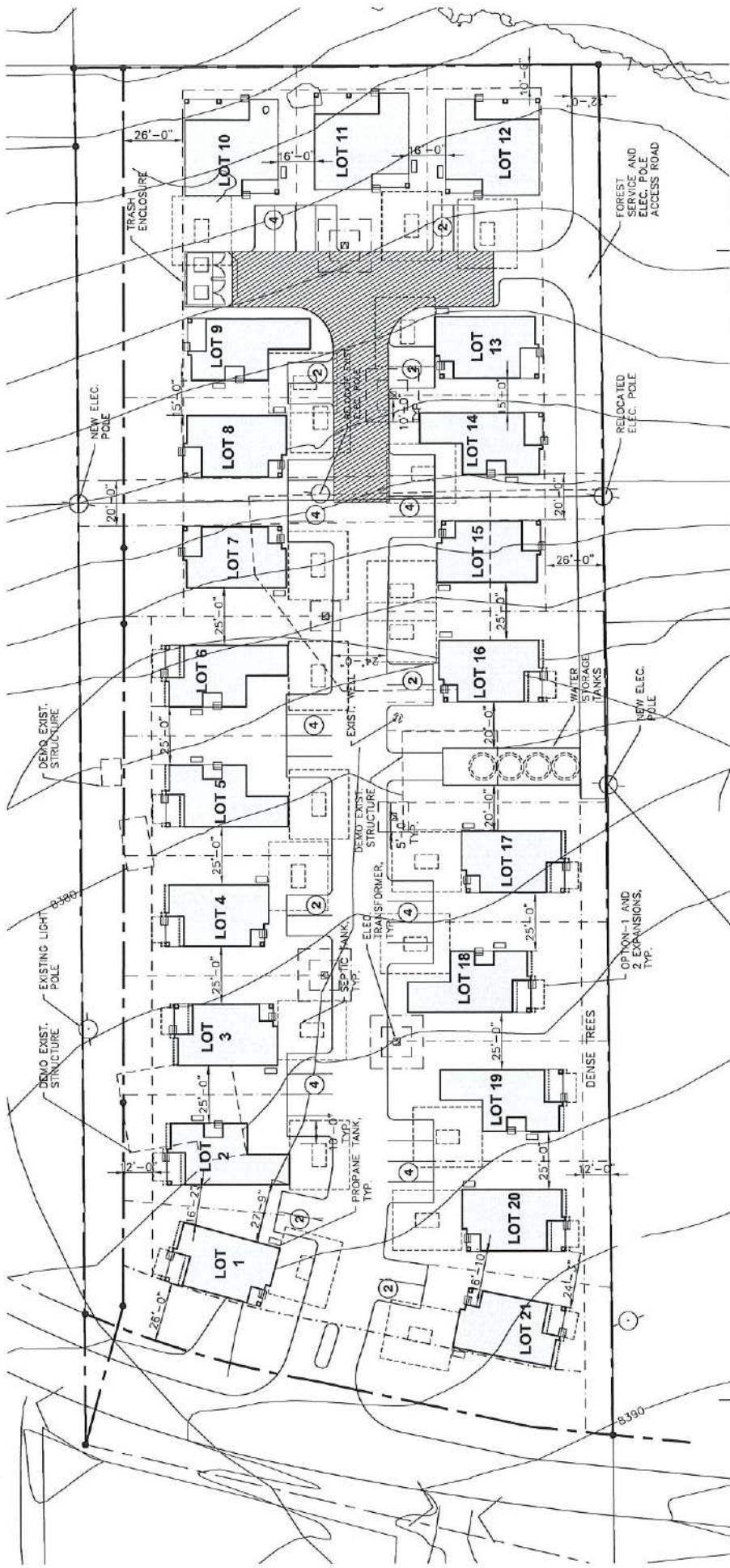
Chairman _____ Date _____

BOARD ACTION

Approved with conditions Denied

Supervisor _____ Date _____

December 1, 2021



1 SITE PLAN - SCHEME 3.1
SCALE: 1" = 20'-0"

EGLIN BRESLER
ARCHITECTS, P.C.
8303 E. TANGUE VERDE RD., #315
TUCSON, ARIZONA 85715
WWW.EGLINBRESLER.COM

JOB# 3385-24
10/25/2024

GREER, ARIZONA

GREER PROPERTY



WESTCO
DEVELOPMENT CORP.



APACHE COUNTY — Planning and Zoning Department
 P.O. Box 238 • St. Johns, AZ 85936 • Phone: (928) 337-7527 • Fax: (928) 337-7633

SUBDIVISION MINOR PLAT AMENDMENT APPLICATION

APPLICANT Di Giammarino Family Trust

Name Pietro Di Giammarino

Mailing Address 4459 Dale Ave.
La Mesa, CA 91941

Contact Person Pietro Di Giammarino

Phone 619-208-4337 Fax _____

Email Pietrodisi67@gmail.com

SUBMITTAL CHECKLIST

- Minor Plat Amendment application.
- A non-refundable processing fee \$75.00.
- Proof of ownership.
- An amended plat map that has been prepared and signed by a Registered Land Surveyor, titled "AMENDED PLAT OF (Subdivision Name)" indicating original & revised lot lines, legal access to all lots, all easements, and roadways and a certification block for Director's signature.
- New Legal description of the combined or adjusted lot(s).
- Site plan showing all structures and setbacks.

PROPERTY INFORMATION

Assessor's Parcel # 102-11-013
102-11-014

Township TN Range 27E Section 14

Subdivision Name Kimball Subdivision

Unit # _____ Lot # _____

Address/Location _____

Number of Lots Proposed 1

Total Site Acreage 3.34 AC

Existing Access and Utility Easements _____

COUNTY ROAD CR 1122

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Planning and Zoning Department access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant [Signature] Date 10/31/24

Signature of Property Owner (if not the applicant) [Signature] Date 10/31/24

MINOR PLAT AMENDMENT REQUEST

To combine parcels 102-11-014
and 102-11-013 into one lot

PLANNING & ZONING ACTION

- Approved with conditions Denied

Comments _____

Signature _____ Date _____

OFFICE USE ONLY

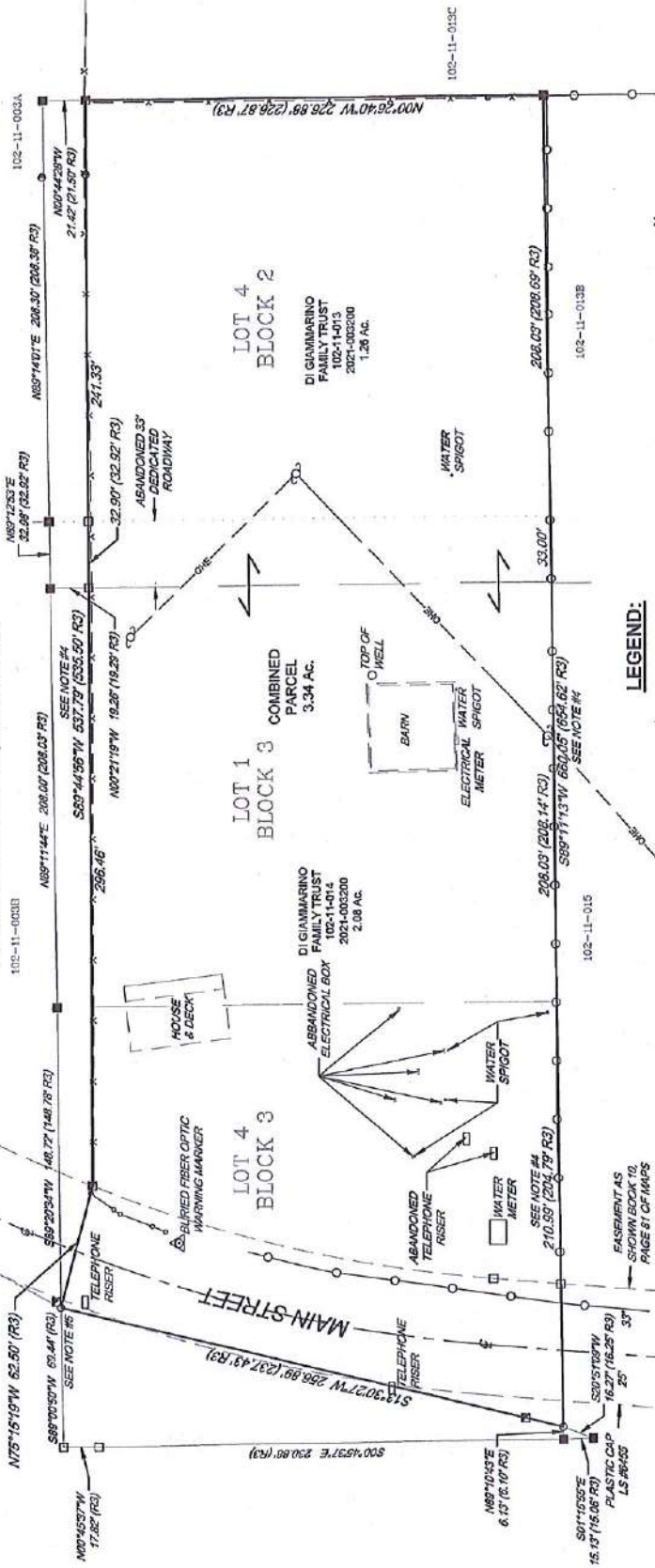
Received By [Signature] Date 11/4/24

Receipt # 177 Fee 75-

Reference # 2024-74

Related Cases _____

**RECORD OF SURVEY - MINOR PLAT ALTERATION (COMBINATION)
 ASSESSORS PARCEL NUMBER 102-11-013 & 102-11-014
 LOT 4 BLOCK 2 AND LOTS 4 & 1 BLOCK 3 THE KIMBALL SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH,
 RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN,
 APACHE COUNTY, ARIZONA**



MARK KAHLICH
 RECORD OF SURVEY/COMBINATION OF
 APN 102-11-013 & 102-11-014, LOCATED
 IN SECTION 14, TOWNSHIP 7 NORTH,
 RANGE 27 EAST, GILA AND SALT RIVER
 MERIDIAN, APACHE COUNTY, ARIZONA

Project No.: 180306-04001
 Designed By: IDDSRW
 Drawn By: IDDSRW
 Checked By: DAF

LEGEND:
 FOUND SECTION MONUMENT
 FOUND AS NOTED
 FOUND 5/8" REBAR, PE #2510, OR AS NOTED
 FOUND 5/8" REBAR, LS #13014
 FOUND 1/2" REBAR, OR AS NOTED
 FOUND 1/2" REBAR, LS #30128
 SET 1/2" REBAR W/PLASTIC CAP, RLS #37350
 SET PK NAIL W/WASHER, RLS #37350
 CHISELED X INTO CONCRETE
 CALCULATED POINT, NOTHING FOUND OR SET
 RECORD INFO
 AFFIX BRASS TAG, RLS #37350
 POWER POLE
 N.C.R.O.
 PROPERTY BOUNDARY
 SPLIT/NEW PROPERTY LINES
 EASEMENT
 ADJACENT BOUNDARY
 EXISTING BARBED WIRE FENCE
 EXISTING WOOD PICKET FENCE

NOTES:
 1. THE BASIS OF BEARINGS WAS ESTABLISHED BY GPS OBSERVATIONS AND IS GRID NORTH. DISTANCES ARE GROUND SCALE MEASUREMENTS.
 2. SURVEY FIELDWORK COMPLETED OCTOBER 2024 FOR MARK KAHLICH, OWNER OF RECORD OF DI GIAMMARINO FAMILY TRUST.
 3. CLIENT PROVIDED PREVIOUS TITLE REPORT FROM LAWYERS TITLE, COMMITMENT NUMBER LTM150W390, DATED SEPTEMBER 24, 2024.
 4. MULTIPLE DISTANCES SHOWN ON REFERENCES 1 AND 4 APPEAR TO BE IN ERROR AND DO NOT CLOSE OR MATCH WHAT WAS FOUND IN THE FIELD.
 5. DID NOT ACCEPT A 5/8" REBAR, LS #13014 FOUND +43.8' NORTHEAST OF CALCULATED CORNER. APPEARS TO HAVE BEEN RESET.

REFERENCE DOCUMENTS:
 1. WARRANTY DEED, RECORDING FEE# 2021-002200
 2. RESURVEY OF THE KIMBALL SUBDIVISION - BOOK 5 OF MAPS, PAGE 54, A.C.R.O.
 3. WARRANTY DEED, RECORDING FEE# 2021-002200, A.C.R.O.
 4. MUTH SURVEY, BOOK 10 OF LAND SURVEYS, PAGE 81, A.C.R.O.

GRAPHIC SCALE
 1 inch = 40 ft.
 (IN FEET)

SURVEYOR'S CERTIFICATION:
 I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT ALL THE INFORMATION SHOWN ON THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CERTIFICATION BLOCK
 APPROVED AS A MINOR PLAT AMENDMENT
 DATE: _____ DIRECTOR: _____

PAINTED SKY
 Engineering & Survey, LLC
 www.paintedsky.com
 170 N. Main Street
 Globe, AZ 85527
 Phone: (928) 537-7210

REGISTERED LAND SURVEYOR
 D. Allen Foster
 No. 27930
 State of Arizona
 EXPIRES 9-30-26

PROPERTY DESCRIPTION

±3.34 ACRES

All that parcel described in Warranty Deed recorded in Instrument #2021-003200, records of Apache County, located in Section 14, Township 7 North, Range 27 East of the Gila and Salt River Base and Meridian, Apache County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of Lot 4-Block 3 of the KIMBALL TRACT, recorded in Book 5 of Maps, Page 54, records of Apache County, said corner also being the NE 1/16th corner of said Section 14;

Thence North 89°00'50" East, along the North line of said Lot 4, a distance of 69.44 feet to a found 5/8" rebar with a plastic cap stamped LS 13014, monumenting the Northwest corner of said parcel described in Instrument #2021-003200, and also shown in survey recorded in Book 10 of Land Surveys, Page 81, records of Apache County, said point being **THE POINT OF BEGINNING**;

Thence South 75°15'19" East, along the North line of said parcel, a distance of 62.50 feet to a found 5/8" rebar with a plastic cap stamped LS 13014;

Thence North 89°44'56" East, along said North line, a distance of 537.79 feet to a found 5/8" rebar with a plastic cap stamped LS 13014 monumenting the Northeast corner of said parcel;

Thence South 00°26'40" East, along the East line of said parcel, a distance of 226.88 feet to a found 5/8" rebar with an aluminum cap stamped PE 2510 monumenting the Southeast corner of said parcel;

Thence South 89°11'13" West, along the South line of said parcel, a distance of 660.05 feet to a found 5/8" rebar with an aluminum cap stamped PE 2510;

Thence North 13°30'27" East, along the West line of said parcel, a distance of 256.89 feet to **THE POINT OF BEGINNING**.

Containing 3.34 acres, more or less.

RESERVING, SUBJECT TO, AND TOGETHER WITH all easements of record.



January 9, 2025

RE: Greer Mountain Village Proposed Plat
For Westco Development Corp
Parcel #102-11-013 & Parcel #102-11-014

As the electric provider for the address listed above, Navopache Electric has the authority to and will provide electricity service to this address, in the capacity required for the proposed use under our current polices and rates, which are approved by and on file with the Arizona Corporation Commission.

Please have your client or representative contact one of our Energy Services Representatives at 928-368-5118 ext. 191 to start our membership application and further directions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nick Heggen", with a horizontal line extending to the right.

Nick Heggen
Supervisor of Engineering Services



March 7th, 2025

Greer Mountain Village Condominiums
Mark Kahlich
Authorized Agent

RE: Greer Mountain Village Condominiums – Opinion on Water Supply

Mr. Kahlich,

Highland Water Resources Consulting Inc. (Highland) has completed a cursory review of the water supply plans for the proposed Greer Mountain Village Condominium development. This technical memo briefly addresses water supply availability, demands, and the potential impacts to local groundwater from the proposed Greer Mountain Village Condominiums development. In closing, an overall opinion on the water supply is provided.

Groundwater Sources

Highland understands that planners for the development propose two groundwater wells to utilize for drinking water for the 21-unit development. Each well is expected to have a capacity sufficient to serve the development. The two wells are to be separated by a reasonable distance which will serve to minimize potential for negative impacts while also being more efficient. The local aquifer is found within fractured bedrock basalt and interbedded sandy intervals between basalt units. These groundwater producing zones are typically encountered below depths of approximately 35ft below the ground surface and deeper. The sources of this groundwater are from both local and regional deep percolation of precipitation (rainfall and snowmelt). There are likely to be recurring groundwater producing intervals deep into the subsurface. The principal shallower producing intervals serve the community adequately.

Proposed Development Demands

The proposed Greer Mountain Village Condominiums development is planned to consist of twenty-one individual units. Each of these units is to be a condominium-style cabin with native landscaping, having intermittent occupancy. Outdoor water use is expected to be minimal with actual water demand averaging less than a typical primary residence. The anticipated average daily water demand is expected to be about eighty gallons per capita per day (80gpcd). Potable water service is to be provided by two groundwater supply wells connected to a combined total storage of 20,000 gallons. The use of two wells and adequate storage provides for meeting temporary peak water demands and ensures important redundancy. Again, the project engineer anticipates the average daily demand to be on the

order of 80gpcd or 1,680 gallons per day total. This demand is reasonable given that the units will have limited outdoor use and will rarely be occupied in full, at the same time. Assuming more than twice the average demand, with an average of 2.5 people per unit, daily use would be only 4,200 gallons in total. This is equivalent to approximately three gallons per minute of continuous flow. Such instances would only occur in times of full occupancy, such as a long Holiday weekend. The 20,000 gallons of storage combined with the use of two groundwater sources, each capable of producing demand needs, assure the development will have sufficient water supplies for the occasional peak demand. At the same time, this supply and storage strategy helps to mitigate groundwater pumping impacts by reducing the need for continuous or long-term pumping from any one groundwater source.

Opinion on Water Supply and Potential Impacts to Area Wells

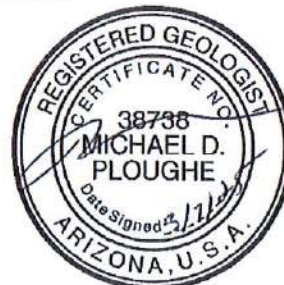
Highland wishes to caution that persistent drought conditions can impact anyone who relies on groundwater supplies from bedrock aquifers. Greer Mountain Village Condos recognizes this and has proposed a subdivision water supply strategy that is both redundant and has adequate storage. This approach not only meets projected water demand efficiently but also reduces the potential for negative impacts of continuous pumping from its wells. This wise strategy addresses the realities of drought by minimizing their potential impact on the local aquifer. I applaud their planners for taking this conscientious approach to heart for the ultimate benefit of the community.

Based on the above proposed water supply factors and 30 years of experience in groundwater management and bedrock aquifers, it is Highland's professional opinion that the proposed Greer Mountain Village Condominium subdivision does not present a risk to available groundwater supplies to the surrounding Greer Community and neighboring supply wells. This opinion is based on a cursory review of the proposed subdivision, assumptions outlined above, and average annual precipitation over the long-term.

Please contact me should you have any questions or concerns.

Regards,

Michael Ploughe P.G.
Highland Water Resources Consulting Inc.
mploughe@gmail.com
928-970-9055 Cell



Expires 3/31/2027



Greer Fire District
Post Office Box 242
38974 SR 373
Greer, Arizona 85927
www.greerfiredistrict.org

To Whom it may concern

The owners or representatives of the owners of the proposed development located at 58 Main St. Greer, Arizona have met with myself and other members of the Greer Fire District to brief the GFD on the planned Subdivision and to ask for input from the Greer Fire District on recommendations for installing adequate infrastructure and associated water systems to provide sufficient fire protection for the entire project. Specific items that were discussed included the following.

- Lee Smith expressed concern about the water source, as the existing Bellinger Cabin has historically been served by water from the Bellinger Spring. There is an existing well located on the subject property that was drilled back in 2007 but has never been used (registration #55-216233). I have included an information sheet provided by the Arizona Dept. of Water Resources that gives the basic information for this well. An additional water well will be drilled on the northern portion of the property to bring the total to two wells.
- Installation of four (five thousand gallon water storage tanks) totaling 20,000 gallons of storage. The included layout of the development shows the location of the tanks. This will provide adequate fire flow per the fire code.
- The construction of the roads to Apache County standards and that will accommodate emergency vehicle ingress and egress including adequate turn around capacity.
- The installations of two separate 6" fire hydrants, one on the eastern part of the property and the other on the western part of the property with ductil fittings for all connections.
- The execution of a Water Use Document that would allow the GFD to utilize the fire hydrants to potentially fight fires on neighboring properties as needed
- The distance of the separation between the individual cabins averages over 21 ft. The height of the cabins will be 16 ft.
- The trimming of trees to according to "fire wise" recommendations

Please feel free to contact the District with any questions

LEGAL NOTICE
PUBLIC HEARING
APACHE COUNTY
PLANNING AND ZONING COM-
MISSION

NOTICE IS HEREBY GIVEN that the Apache County Planning and Zoning Commission will hold a working lunch session and public meeting on Thursday, April 3, 2025. The working lunch session will begin at 12:00 p.m. and the public meeting will begin at 1:00 p.m. on the following application(s). The meetings will take place in the Board of Supervisors' Hearing Room, first floor, located at 75 W. Cleveland, St. Johns.

HEARING APPLICATION(S):

Major Plat Amendment 2024-75 Pietro Di Giammarino: Discussion, consideration, and possible recommendation for approval of the condominium plat known as the Greer Mountain Village Condominiums, First Amended Plat of the Kimball Tract Subdivision. As proposed, Lots 3 and 4 will be combined to create a ±3.34-acre lot. The condominium plat will establish 21 individual residential units and associated common areas. The property is located within the Kimball Tract Subdivision, comprising Lots 3 and 4 in Greer, AZ. Assessor's Parcel Numbers (A.P.N.) 102-11-013 and 102-11-014.

*Pursuant to the Americans with Disabilities Act, the Apache County Planning & Zoning endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need an accommodation for a meeting, please contact Shanna at (928) 337-7526, TDD (928)-337-4402 at least 48 hours prior to the meeting (not including weekends or holidays) so that an accommodation can be arranged. One or more members of the Commission may participate telephonically or through video communication.

*These items are available on the county Web site at www.co.apache.az.us at least 24 hours prior to the scheduled meeting. Those wishing to comment on any of these items may do so in writing, by e-mail, or in person. Mail comments to Apache County Community Development, P.O. Box 238, St. Johns, AZ 85938, or e-mail planning@co.apache.az.us.

***If you plan to attend the public meeting, please call (928) 337-7526 the day of the meeting to ensure that the meeting has not been cancelled or postponed.

Published in the White Mountain Independent: # March 7, March 14, 2025
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NOTICE

THE APACHE COUNTY
PLANNING & ZONING COMMISSION
WILL HOLD A PUBLIC MEETING

75 W. Cleveland Street,
County Annex Board of Supervisors Room

Thursday, April 3, 2025

AT **1:00 p.m. (MST)**

FOR THE PURPOSE OF

MAJOR PLAT AMENDMENT

Proposed First Amendment to the Kimball Tract Subdiv.,
Known as the Greer Mountain Village Condominiums

FOR THE PROPERTY DESCRIBED AS FOLLOWS:

Parcel/Reference Number: 102-11-013 & 102-11-014

Location/Legal Description: Sec: 14 ,Township: 7N, Range: 27E

All interested persons are encouraged to attend the public meeting.

HEARING