



APACHE COUNTY — Community Development Department

P.O. Box 238 • St. Johns, AZ 85936 • Phone: (928) 337-7526 • Fax: (928) 337-7633

CONDITIONAL USE PERMIT APPLICATION

APPLICANT

Name Chase Vaughan

Mailing Address Po Box 681 Eagar, AZ
85925

Contact Person Chase Vaughan

Phone 928-369-8861 Fax _____

Email C.Vaughan99@outlook.com

SUBMITTAL CHECKLIST

- Pre-application meeting with a staff planner in the Planning and Zoning Division.
- Proof of Ownership.
- Application, photographs, diagrams, site plans with the setbacks noted, and any other required information. Please be precise and detailed. (See the attached guidelines)
- Citizen Review Process as listed in ordinance Section 1106. And a list of names and addresses of all the property owners Within 300 feet of subject property.
- Map to property.
- A non-refundable filing fee.
- All required items need to be submitted to Planning and Zoning at least 30 days prior to the next scheduled meeting.

PROPERTY INFORMATION

Assessor's Parcel # 104-03-016G

Township _____ Range _____ Section _____

Subdivision _____

Unit # _____ Lot # _____

Address/Location 1150 Hwy 180
Springerville, AZ 85938

Existing Zoning _____

Existing Land Use AG

Lot Size 3.67 Acres

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Community Development 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 10/18-21

Signature of Property Owner (if not the applicant)

_____ Date _____

CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.

Wanting to put 4 RV lots in at
the beginning of the parcel with
fence.

Temporary Use: ___ Yes No

OFFICE USE ONLY

Received By [Signature] Date 11/2/21

Receipt # 9422 Fee 500

Permit # 2021-71

Related Cases _____

Appeal Filed By _____ Date _____

Receipt # _____ Fee _____

COMMISSION ACTION

Approved with Conditions Denied

Resolution # _____ Date _____

Chairman _____ Date _____

BOARD ACTION

Approved with Conditions Denied

Ordinance # _____ Date _____

Supervisor _____ Date _____

5/16/2019

Shanna Pearce

From: cvaughan99@outlook.com
Sent: Wednesday, October 20, 2021 10:17 AM
To: cvaughan99; Shanna Pearce
Cc: jessicas.place91
Subject: Chase Vaughan Impact Statement

Chase Vaughan Impact statement for proposed RV park @ 1150 Hwy 180 Springerville AZ.

Number of employees: 0-1 will be maintained and managed by owner

Estimated traffic; 4 vehicles coming and going twice daily 7 days a week at the most.

Parking, storage, loading, and service areas needed; guest parking of up to 4 vehicles will be available, Small boat or ATV/UTV storage will also be available please see map. No other storage will be available onsite. No service area onsite.

Amount of water use and source; up to 1000 gallons per day from Town Of Springerville public utilities.

Method of handling increased surface drainage; lot will be graded and surface drainage will be directed to open pasture owned by the same property owner East of park

Nearest residences; there are only 2 and they are approximately 50 feet one each on the north and south sides, Amount and types of refuse and sewage; grey water, black water, and household trash. Sewer will be tied into Town Of Eagar public utilities upon approval of conditional use permit from Apache County. The tie in has been approved by Eagar town council please see attached letterhead and minutes from Eagar. A 7-10 yard Trash receptacle will be provided by Blue Hills Environmental. Locations are also on map.

Any pollutants and method of handling; no projected pollutants

Site changes necessary including tree removal; installation of 5 foot privacy fence and addition of culvert and access from roadway.

Landscaping and recreation provided; landscape will include 3/4 basalt rock across entire lot and existing trees as well as 10 foot by 12 foot lawns in front of each lot see map. no further landscape or recreation onsite.

Use of natural resources; None

Fire prevention and protection systems; there is a town fire hydrant within 50 feet of property see map. RV owners are responsible for their own onboard systems. property will be maintained to prevent fire hazards I.E, trash picked up weeds cut and generally organized and clean.

Services required of the county; None

Method of controlling dust from traffic areas and other sources; lot will be covered in 3/4 basalt rock.



October 20, 2021

Apache County- Planning & Zoning
75 W. Cleveland
PO Box 238
St Johns, AZ 85936

RE: Chase Vaughan- Conditional Use Permit

Ms. Shanna Pearce

On October 5, 2021 we had a Town of Eagar Council meeting. One of the items discussed was to approve Chase and Jessica Vaughan located at 1150 Hwy 180 Springerville, AZ to tie into Eagar municipal sewer. The item was approved by council 7-0. I have also attached the legal minutes for reference.

If you have any questions, please reach out to me.

Thank you,

Britney Reynolds
Community Development Coordinator

928-333-4128 ex 222
b.reynolds@eagaraz.gov

Where Roads Hit the Trails

P. O. Box 1300 • Eagar, AZ 85925-1300 • (928) 333-4128 • 22 West 2nd Street • www.eagaraz.gov

ADOT USE ONLY					
Administrative Review			Substantive Review		
Tracking No			Route(s)	US-180	Milepost(s) 401.77-401.80
Date submittal received:		11/5/21	Date comments returned back to applicant:		
Date submitted to reviewer:		11/5/21	Requested date comments returned:		
Hours spent on review:			Applicant:	Chase Vaughn	
Project Description/Activity:		Wants to put in a 4 unit RV Park with a new access off US-180 or upgrade existing personal access and bring up to current ADOT standard.			
Request for reviews from:		Name of Reviewer	Request for reviews from	Name of Reviewer	
	Development Engineer		Permits Supervisor	Candace Murray	
X	Traffic Engineer	Bob LaJeunesse	Roadside Dev.		
	Drainage Design		Construction		
	Environmental Coord.		Right of way		
X	Other:	Josh Hale	Other:		
Attachments:					
X	Construction Plans		Traffic Control Plans		Application
	Permit Tech. Comments		Traffic Study	<input checked="" type="checkbox"/>	Other:
Return Comments to:					
	Carol Albright	X	Candace Murray		

Drawing # or Page #	Item #	ADOT Comments	Applicants Response
Reviewer Name : <u>Josh Hale</u> Date of Review: <u>Nov16/2021</u> Hours Spent on Review: <u>4</u>			
		recommend he upgrade his current access by widening it and and putting asphalt to bring it up to our current ADOT standards.	
		No TIS is necessary	
		Have the extension that was proposed in the TGP	
		Reason being that the driveway needs to have a turning radius that will not interfere with oncoming	

Infrastructure Delivery and Operations

Northeast District Permits

		traffic or track into the opposing lane.	
		Have culverts brought up to standards as well	

ARTICLE 6. GREER ZONES**Section 601. Definitions and application of Greer Zones****A. In this Article, unless otherwise specified:**

- “GA-2” means Greer Agricultural Zone
“GR-1” means Greer Residential Zone
“GC” means Greer Commercial Zone
“GCR” means Greer Commercial Resort Zone

B. Application of Greer Zones

1. For six months following the adoption of this ordinance:
 - a. All owners of parcels of land in Greer that are being legally used as a resort, lodge, hotel, motel, and/or Bed & Breakfast may choose to automatically designate the parcel as being a GCR, Greer Commercial Resort Zone. For purposes of this section, Nightly Single-Family Cabin Rentals not located on resort property are excluded.
 - b. All owners of parcels of land in Greer that are being legally used as a commercial use other than a resort, lodge, hotel, motel, or Bed & Breakfast, may choose to automatically designate the parcel as being a GC, Greer Commercial Zone. For purposes of this section, Nightly Single-Family Cabin Rentals not located on resort property are excluded.
 - c. All owners of parcels of land in Greer, including, but not limited to parcels being used as single family residential, parcels being used as Nightly Single Family Cabin Rentals not located on a resort or commercial parcel, or parcels that are vacant, may choose to automatically designate the parcel as being a GR-1, Greer Residential Zone.
 - d. All vacant parcels of land not automatically designated GR-1 as described in c. above during the six months following adoption of this ordinance, shall be designated GA-2, Greer Agricultural Zone if the parcel is two (2) acres or greater or GR-1, Greer Residential, if the parcel is less than two (2) acres.
2. Following the six (6) month process, a public hearing will be held to adopt the zone map following the amendment process described in Article 11.

Section 602. Purpose**A. Greer Agricultural Zone**

The primary purpose of the Greer Agricultural Zone (GA-2) is to:

1. Act as a holding zone for transition to new zones;

Board of Supervisors Approved July 6, 2010 - Amended June 5, 2012

2. Conserve and protect open land use and encourage orderly growth.
3. Provide for Single Family residential development with adequate open space and separation of buildings preserving the natural features of the land.”
4. Provide for planned development through the use of a MPC, Article 20 or PUD, Article 21 in conformance with the Comprehensive Plan.

B. Greer Residential Zone

The primary purpose of the Greer Residential Zone (GR-1) is to:

1. Provide for Single Family Residential development with adequate open space and separation of buildings to preserve the natural features of the land.
2. Provide for design and development standards for lighting, signage and other site-constructed elements.
3. Provide for planned development through the use of a MPC, Article 20 or PUD, Article 21 in conformance with the Comprehensive Plan.

C. Greer Commercial Zone

The primary purpose of the Greer Commercial Zone (GC) is to:

1. Provide for small Retail Shops, Convenience Stores, Restaurants, Bars, Lounges, Gift Shops, Professional Office, and Service Facilities in convenient locations where there is adequate access to Principal or Minor arterial roads or highways, in order to meet the needs of the residents and visitors in community. See Use Table
2. Provide for development with consideration for adjoining residential properties.
3. Provide for design and development standards for lighting, parking, signage and other site-constructed elements.
4. Prohibit commercial uses or structures, which are inherently incompatible with the community. See Prohibited Use table

D. Greer Commercial Resort Zone

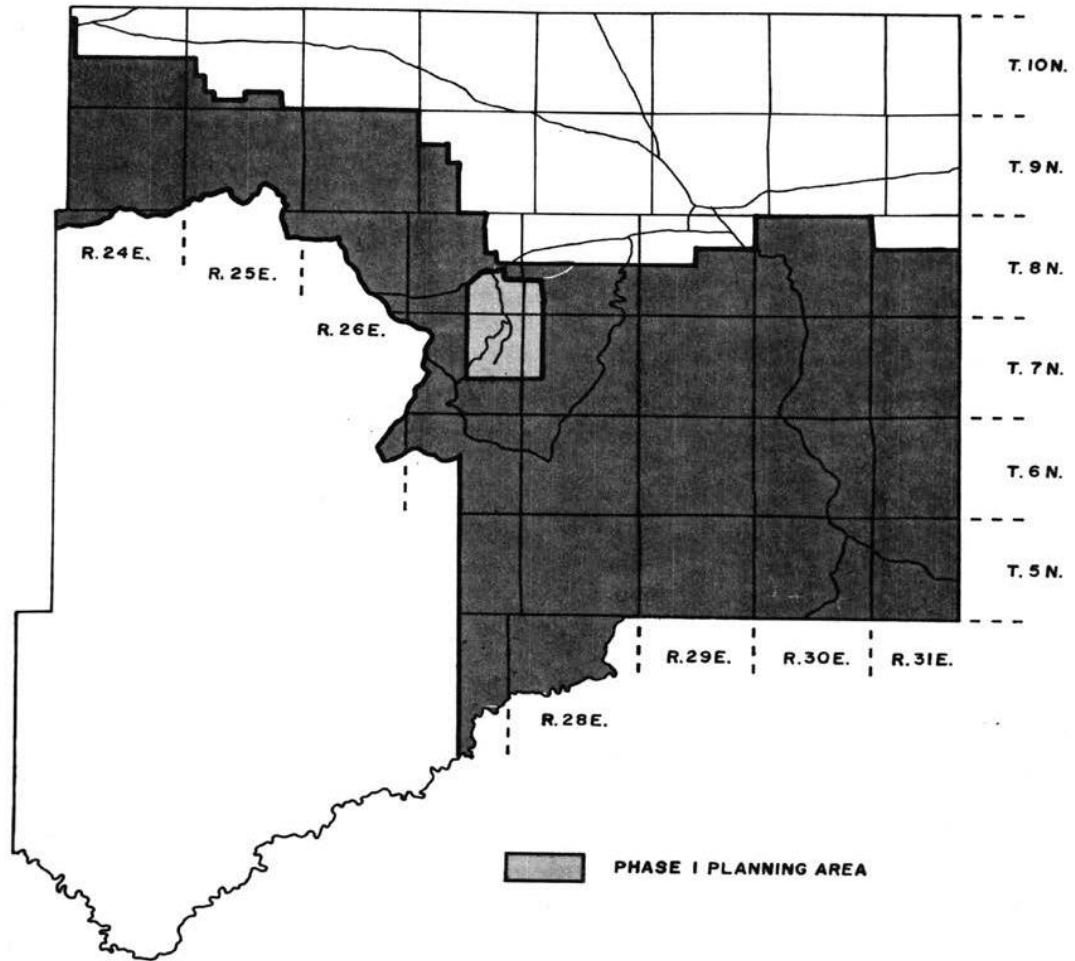
The primary purpose of the Greer Commercial Resort Zone (GCR) is to:

1. Provide for the development and operation of Resorts, Lodges, Hotels, Motels, and Bed & Breakfasts containing guest accommodations for the short-term visitor, and amenities.
2. Provide for development with consideration for adjoining residential properties.
3. Provide for design and development standards for lighting, parking, signage and other site-constructed elements.

Section 603. Area Description

This area is located within the southern portion of Apache County. By general description, it is located south of state Route 260 within Township 7 and 8 North, Range 27 and 28 East.

Board of Supervisors Approved July 6, 2010 - Amended June 5, 2012



Section 604. Development Standards for permitted uses.**A. GA-2 Greer Agricultural Zone**

Density	One home, one guest home and accessory buildings.
Lot Area (min):	Two-Acre
Lot Width (min):	150 feet
Lot Coverage (max):	20 percent
Maximum Gross Floor Area:	25 percent
Open Space (min):	60 percent of lot area exclusive of parking, circulation space, and structures
Front Yard Setback (min):	Height of structure plus ten (10) feet.
Side Yard Setback (min):	All building or structure sideyard setbacks shall be a minimum of ten (10) feet. Building(s) or structure(s) exceeding fourteen (14) feet in height shall have one (1) additional foot of sideyard setback for each additional foot of building or structure height or ten (10) feet if abutting Forest Service Property
Rear Yard Setback (min):	Height of structure plus ten (10) feet or ten (10) feet if abutting Forest Service property
Building Height (max):	Two (2) stories not to exceed 35 feet
Building Separation (min):	Shall comply with current County adopted version of the International Building Code.
Guest Houses: (1 per lot)	Guest houses limited to one per lot.

B. GR-1 Greer Residential Zone

Density	One home, one guest home and accessory buildings.
Lot Area (min):	One-Acre
Lot Width (min):	150 feet
Lot Coverage (max):	20 percent
Maximum Gross Floor Area:	25 percent
Open Space (min):	50 percent of lot area exclusive of parking, circulation space, and structures
Front Yard Setback (min):	Height of structure plus ten (10) feet.
Side Yard Setback (min):	All building or structure sideyard setbacks shall be a minimum of ten (10) feet. Building(s) or structure(s) exceeding fourteen (14) feet in height shall have one (1) additional foot of sideyard setback for each additional foot of building or structure height or ten (10) feet if abutting Forest Service Property
Rear Yard Setback (min):	Height of structure plus ten (10) feet or ten (10) feet if abutting Forest Service property
Building Height (max):	Two (2) stories not to exceed 28 feet

Board of Supervisors Approved July 6, 2010 - Amended June 5, 2012

Building Separation (min): Shall comply with current County adopted version of the International Building Code.

Accessory Buildings: Height limited to one (1) story not to exceed 18 feet.

Guest Houses: (1 per lot) Height limited to one (1) story not to exceed 18 feet. Size limited to the lesser of 50% of the principal building or 1250 sf livable floor area.

C. GC Greer Commercial Zone

Lot Area (min): 20,000 square feet

Lot Width (min): 100 feet

Lot Coverage (max): 20 percent

Maximum Gross Floor Area: 25 percent

Open Space (min): 40 percent of lot area exclusive of parking, circulation space, and structures

Front Yard Setback (min): Height of structure plus ten (10) feet.

Side Yard Setback (min): All building or structure sideyard setbacks shall be a minimum of ten (10) feet. Building(s) or structure(s) exceeding fourteen (14) feet in height shall have one (1) additional foot of sideyard setback for each additional foot of building or structure height or 10 feet if abutting Forest Service Property

Rear Yard Setback (min): Height of structure plus ten (10) feet or 10 feet if abutting Forest Service Property

Building Height (max): Two (2) stories not to exceed 30 feet

Building Separation (min): Shall comply with current County adopted version of the International Building Code.

Accessory Buildings: Height limited to one (1) story not to exceed 18 feet.

D. GCR Greer Commercial Resort Zone

Lot Area (min): One Acre (43,560 square feet)

Lot Width (min): 150 feet

Lot Coverage (max): 20 percent

Maximum Gross Floor Area: 25 percent

Open Space (min): 30 percent of lot area exclusive of parking, circulation space, and structures

Front Yard Setback (min): Height of structure plus ten (10) feet.

Side Yard Setback (min): All building or structure sideyard setbacks shall be a minimum of ten (10) feet. Building(s) or structure(s) exceeding fourteen (14) feet in height shall have one (1) additional foot of sideyard setback for each additional foot of building or structure height or ten (10) feet if

Board of Supervisors Approved July 6, 2010 - Amended June 5, 2012

- Rear Yard Setback (min): abutting Forest Service Property
Height of structure plus ten (10) feet or ten (10) feet if abutting Forest Service Property
- Building Height (max): Two (2) stories not to exceed 30 feet
- Building Density (max): Eight (8) housekeeping units per acre or 20 non-housekeeping units per acre, or a proportionate combination thereof (for example Four (4) housekeeping units and ten (10) non-housekeeping units on a one (1) acre site)
- Structure Density: The maximum number of housekeeping units per building shall be four (4) ie. Du-plex, tri-plex, four-plex.
- Building Separation (min): Shall comply with current County adopted version of the International Building Code.
- Accessory Buildings: Height limited to one (1) story not to exceed 18 feet.

E. Additional Building Setback and Separation Standards applicable to Sections 604.B, 604.C & 604.D

1. Building Height

- a. Building Height shall be measured from the first finished floor, above ground, to the highest ridgeline of the roof.

2. Building Setbacks and Separations:

- a. Building setbacks shall be measured from the property lines to exterior walls or edges of porches or decks, whichever protrudes more.

3. Bordering Zones:

- a. Where a property zoned GC or GCR has one or more common boundaries with a property zoned GA-2 or GR-1 the common boundary setbacks for the GC or GCR property shall be doubled.
- b. Exception: Properties located on opposite sides of a road which share a common boundary within or adjacent to the road shall be exempt from the double setback requirement related to that particular common boundary.

4. Building Setbacks from State Hwy 373 or State Highways:

- a. Structures shall not be erected closer than 50 feet from the right-of-way of State Highways 373 or 260. (Note: Highway 373 extends from Highway 260 in a southerly direction to the point near the Greer Village area where State Highway maintenance ends as indicated by a roadside sign).

Board of Supervisors Approved July 6, 2010 - Amended June 5, 2012

Section 605. Uses

USE TABLE (see footnote 4)	GA-2	GR-1	GC	GCR
Accessory Buildings	P	P	P	P
Antique Shops	X	X	P	P
Art Galleries	X	X	P	P
Arts and Craft Shops	X	X	P	P
Bed and Breakfast Dwellings	X	X	X	P
Candy and Ice Cream Stores	X	X	P	P
Child Care Facilities	X	X	P	P
Churches, Museums, Schools, Libraries and Community Centers	C	P(1)	P	P
Communication Towers	X	X	C	C
Convenience Stores	X	X	P	P(2)
Domestic Animals / Livestock (Two per acre)	P	P	C	C
Furniture Stores	X	X	P	P(2)
Garage and yard sales	X	P	X	X
Gift Shops	X	X	P	P(2)
Government & Public Offices	X	X	P	X
Guest Homes	P	P	X	X
Guest Ranch (Min. 10 acres)	C	X	X	C
Hardware Stores	X	X	P	X
Home Business	P	P	X	X
Commercial Horseback Riding & Stables	C	X	C	C(2)
Laundry including self service	X	X	P	P(2)
Liquor Stores	X	X	P	P(2)
Gas Station w/ 10,000 gl storage	X	X	C	X

Board of Supervisors Approved July 6, 2010 - Amended June 5, 2012

USE TABLE (continued) (see footnote 4)	GA-2	GR-1	GC	GCR
Nightly Single Family Cabin Rentals	P(3)	P(3)	P(3)	P
Parks and Playgrounds	C	C	P	P
Photographic or Artist Studio	X	P	P	P
Professional Offices (see Article 2 Definitions)	X	X	P	P(2)
Public Utility Installations	P	X	P	C
Public Utility Offices	X	X	P	X
Resorts, Lodges, Hotels & Motels	X	X	X	P
Restaurants, Bars and Cocktail Lounges	X	X	P	P
Single Family Residence (site constructed)	P	P	X	P(5)
Sporting Goods Stores (incl. sports eqpt. rentals)	X	X	P	P(2)
Temporary outdoor events	C	A	A	A
Condominiums, Timeshares, Fractionals	X	X	X	P
Theatre (Live performance and performing arts)	X	X	C	C
Youth Camps	X	X	X	P

P: Permitted use **A:** Administrative **X:** Not Permitted **C:** Conditional Use

Conditional uses shall follow the process as described in Article 11. Administrative uses shall follow the process as described in Article 9.

Use Table Footnotes:

- 1) Facilities must be located fronting an arterial road or highway. Vehicular access to the facilities must be directly from the arterial road or highway.
- 2) Facilities located in GCR zones must be operated in conjunction with Resort, Lodge, Hotel or Motel Facilities.
- 3) Facilities require County Business License.
- 4) The Community Development Director may permit in a zone any use not described in the above tables but deemed to be of the same character and in general keeping with the uses authorized in such zone in accordance with the provisions of Article 9, Section 901.
- 5) Subject to conformance with GR-1 development standards

Uses below are prohibited in the GA-2, GR-1, GC, and GCR zones.

Adult Oriented Businesses	Campgrounds	Mini Storage Facilities
Auto Parts & Supplies	Dry Cleaners	Individual retail stores exceeding 5000 sf.
Auto Repair Shops	Heavy Equipment Rental & Sales	Tattoo Parlors
Auto Sales & Rentals	Feed Stores	Movie Houses
Car Washes	Funeral Homes	Warehouses
Drive-in Restaurants	Industrial Uses (see Article 4)	Manufactured Housing
RV, Mobile Home & Trailer Parks and Storage		