



APACHE COUNTY — Community Development Department

P.O. Box 238 • St. Johns, AZ 85936 • Phone: (928) 337-7527 • Fax: (928) 337-7633

ZONE CHANGE APPLICATION

APPLICANT

Name Vernon Fire District
 Mailing Address PO Box 400
Vernon AZ 85940
 Contact Person Chief Connolly
 Phone 928-537-4895 Fax _____
 Email admin@vfdmail.org
 Status (Owner, Lessee, Agent, etc.) _____

PROPERTY INFORMATION

Assessor's Parcel # 107-38-004D
 Township 11N Range 24E Section 35
 Subdivision _____
 Unit # _____ Lot # _____
 Address/Location 7 N 8633
 Lot Size 2 acres

USE

Existing Zone Residential
 Requested Zone Commercial
 Existing Use of the Property Vacant land
 Proposed Use of the Property Commercial

SUBMITTAL CHECKLIST

- Pre-application meeting with a staff planner of the Community Development Department.
- A Citizen participation plan (See 1106.B)
- A Citizen Participation Report (See 1106.C)
- A non-refundable filing fee \$600.00
- A *typewritten* narrative describing the request and conformance to the findings for a zone change. (*See page 2, Criteria*)
- Proposed site plan- scaled and dimensioned-detailing property boundaries; existing improvements and used; and proposed improvements and uses.
- A *typewritten* list of names and addresses of all property owners within 300 feet of subject property.

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

John Khan Date 11/13/25

Signature of Property Owner (if not the applicant)

_____ Date _____

OFFICE USE ONLY

Received By [Signature] Date 12/1/2025
 Receipt # 6900008076 Fee \$600-
 Permit # 2025-66
 Related Cases _____
 Appeal Filed By _____ Date _____
 Receipt # _____ Fee _____

COMMISSION ACTION

- Approved with Conditions Denied

Commissioner _____ Date _____

BOARD ACTION

- Approved with Conditions Denied

Supervisor _____ Date _____

8/20/2018



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Vernon AZ 85940
 Contact Person Chief Connolly
 Phone 928-537-4895 Fax _____
 Email Admin@vfdmail.org
 Status (Owner, Lessee, Agent, etc.) _____

PROPERTY INFORMATION

Assessor's Parcel # 107-38004E
 Township 11N Range 24E Section 35
 Subdivision _____
 Unit # _____ Lot # _____
 Address/Location 3 N8633
 Lot Size 2 acres

USE

Existing Zone Residential
 Requested Zone Commercial
 Existing Use of the Property Vacant land
 Proposed Use of the Property Commercial

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Signature of Applicant

John Viter Date 10/6/25

Signature of Property Owner (if not the applicant)

_____ Date _____

OFFICE USE ONLY

Received By [Signature] Date 12/1/2025
 Receipt # 1A00008076 Fee \$600
 Permit # 2025-67
 Related Cases _____
 Appeal Filed By _____ Date _____
 Receipt # _____ Fee _____

COMMISSION ACTION

- Approved with Conditions Denied

Commissioner _____ Date _____

BOARD ACTION

- Approved with Conditions Denied

Supervisor _____ Date _____

8/20/2018

ARTICLE 4 Agricultural General, Residential, Commercial, and Industrial Zones
Amended March 18, 2014 by Apache County Board of Supervisors

Section 420. Definitions for Commercial Zones

In this Article, unless otherwise specified:

“CN” means Neighborhood Commercial Zone.

“C1” means Light Commercial Zone.

“C2” means General Commercial Zone.

Section 421. Purpose

A. Neighborhood Commercial Zone. The primary purpose of the Neighborhood Commercial Zone is to provide for shops and services in convenient locations to meet the daily needs of the families and community in the immediate residential neighborhoods in locations where there is adequate access to collector or minor arterial roads. Principal uses permitted in this zone include retail, recreational, commercial entertainment, and dining facilities.

B. Light Commercial Zone. The principal purpose of the Light Commercial Zone is to provide for shops and services in convenient locations to meet the daily needs of the families and community and wholesaling or distribution activities in locations where there is adequate access to major roads or highways. Principal uses permitted in this zone include retail commerce, commercial entertainment, and lodging and dining facilities.

C. General Commercial Zone. This zone is intended to provide for a wide variety of retail, office, wholesale, personal service, and other general service uses for the community. Because of the potential for heavy traffic and the appearance and performance of these uses, this zone is normally located on the periphery of residential areas and at the intersections of principal arterial roads and state routes.

Section 422. Parking

The parking regulations are provided in Article 6 hereof.

Section 423. Height, Setback, and Intensity of Use

Zone	Area	Width	Lot Coverage	Front Yard	Side Yard	Rear Yard	Height
CN	10,000 ft	100 ft	50%	20 ft	10 ft/ 20 ft residential	10 ft/ 20 ft residential	30 ft
C1	6000 ft	60 ft	50%	20 ft	10 ft/ 20 ft residential	10 ft/ 20 ft residential	30 ft
C2	6,000 ft	60 ft	50%	20 ft	10 ft/ 20 ft residential	10 ft/ 20 ft residential	30 ft

ARTICLE 4 Agricultural General, Residential, Commercial, and Industrial Zones
 Amended March 18, 2014 by Apache County Board of Supervisors

Height: Height is measured from the first finished floor, above ground, to the highest gable end.
 Setbacks: Setbacks are measured from the property lines to the roof overhang, or end of porches, or decks, whichever protrudes more.

Between buildings: The distance between buildings on the same lot shall be fifteen (15) feet.

Accessory buildings: The accessory building setbacks shall be ten (10) feet from all property lines and other buildings on the property.

Section 424. Uses

Use	CN	C1	C2
Accessory buildings	P	P	P
Adult care facility	C	C	C
Amusement establishments	-	P	P
Antique shops	P	P	P
Appliance and hardware stores	C	P	P
Art and metal ornamental iron shops	P	P	P
Athletic clubs	P	P	P
Automobile parts and supplies	-	C	C
Automobile repair shops or public garages	-	C	C
Automobile sales and rentals, including display room	-	C	C
Automotive service station	C	C	C
Banks and other financial institutions	P	P	P
Bicycle stores, sales, rental, and repair	P	P	P
Body painting studios	-	C	C
Body piercing studios	-	C	C
Business public and governmental offices	P	P	P
Campgrounds	-	C	C
Candy and ice cream stores	P	P	P
Car washes	-	C	C
Communications towers	C	C	C
Convenience stores	C	C	P
Drive-in restaurants	-	P	P
Drive-in service station with canopy	-	C	C
Dry cleaners	-	P	P
Equipment rentals and sales	C	P	P
Feed stores	-	C	C
Funeral homes and chapels	-	C	P
Furniture stores	-	C	P
General retail, less than 5000 sq ft	P	P	P
General retail, greater than 5000 sq ft	-	C	C
Hospitals	-	C	C
Hotels	-	C	C
Laundry, full- and self-service	-	C	C

ARTICLE 4

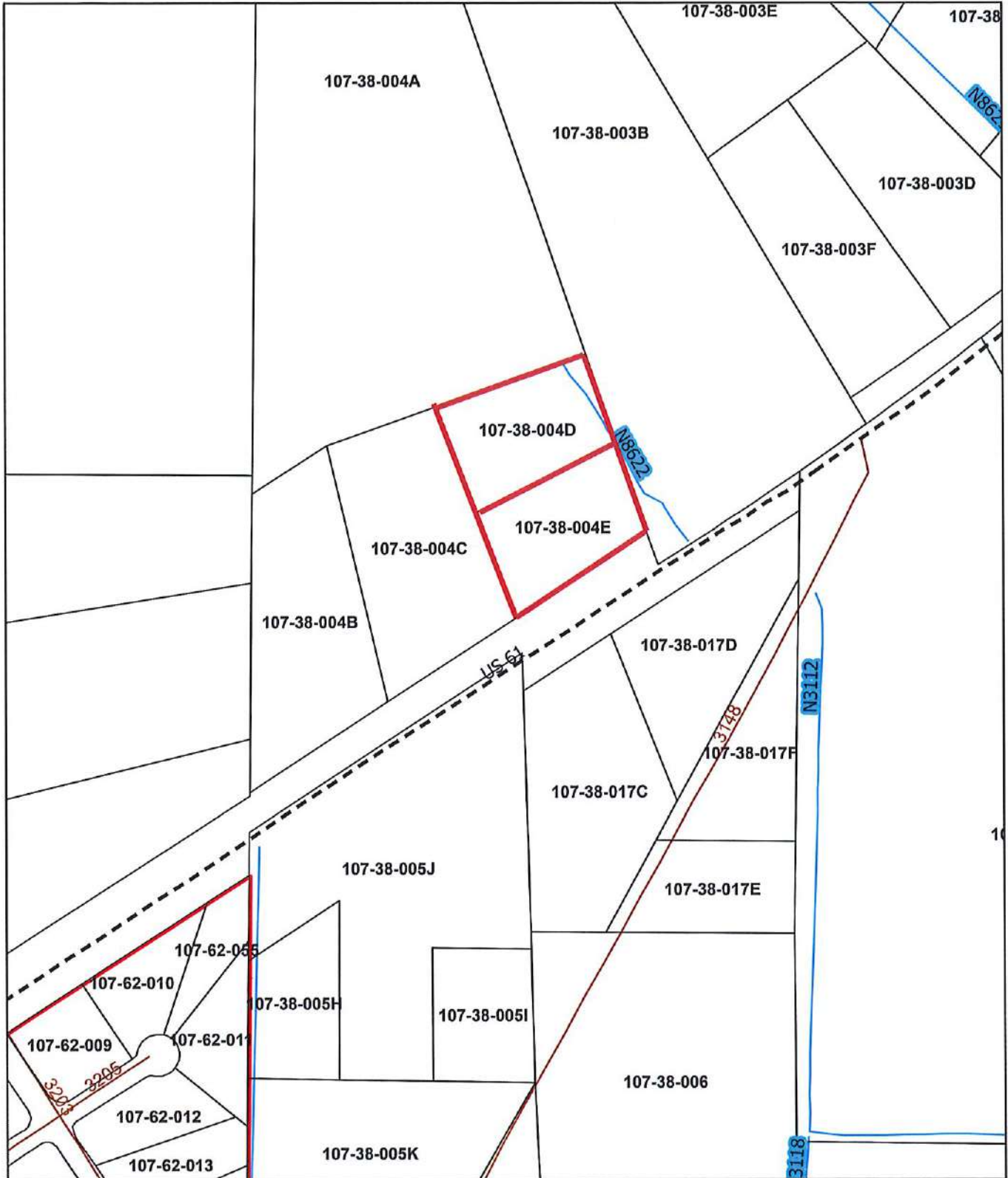
Agricultural General, Residential, Commercial, and Industrial Zones
Amended March 18, 2014 by Apache County Board of Supervisors

Use	CN	C1	C2
Liquor stores	-	C	P
Lumber yards	-	C	P
Manufactured home sales and travel trailer sales	-	C	C
Motels	C	C	C
Nurseries and garden supplies	C	C	C
Outside storage, as a principal use	-	C	P
Public utility installations	C	C	C
Public utility service offices	P	P	P
Resorts	C	C	C
Self-storage establishments	-	-	C
Tattoo parlors	-	C	C
Theaters and movie houses	C	C	C
Used car and truck sales lots	-	C	P
Vehicle storage yards (not including automobile wrecking yards)	-	C	C
Warehouses	-	C	C
Wholesaling and distribution operations including any associated truck and retail freight terminals	-	C	P

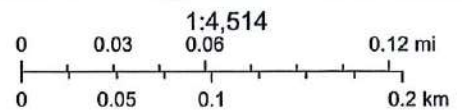
- C: conditional use
- P: permitted use
- : not applicable

Conditional uses shall follow the process described in Article 11.

Zone Change 107-38-004D & E



12/22/2025, 3:13:57 PM



- Parcel8252025
- SupervisorBoundary11102022
- County Roads
- Highways
- N Roads
- Subdivisions04042023
- Passable
- Apache County



Vernon Fire District
25 CR 3142
PO Box 400
VERNON, AZ 85940
(928) 537-4895

IMPORTANT NEIGHBORHOOD MEETING NOTICE
Rezoning Proposal Discussion

****November 10, 2025 at 6 pm****

Dear Neighbors,

We want to make you aware of a neighborhood meeting happening **November 10, 2025 at 6:00 PM** regarding a proposed rezoning and commercial development in our district.

Location:

Vernon Public Library
26 CR 3142
Vernon, AZ 85940

The discussion will focus on a rezoning request for approximately 4 acres of land located on County Road 8622. The property owner, the Vernon Fire District, is planning to submit a formal application to Apache County requesting a change from Single Family Residential zoning to Planned Commercial Development.

What You Need to Know:

- This meeting is hosted by Vernon Fire District to gather public input before they officially submit their rezoning request.
- If this proposal moves forward, it will eventually come before the Apache County Board of Supervisors for a vote.

This is your opportunity to learn more and address concerns. Transparency and accountability begin with communication, and we are committed to keeping you informed every step of the way.

Respectfully,

John Connolly
Vernon Fire Chief



Vernon Fire District

PO Box 400 Vernon, AZ 85940
(928) 537-4895 Fax (928) 537-7543
Admin@vfdmail.org

November 10, 2025

Vernon Community Meeting Regarding Rezoning

Name, Address, Phone Number

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____



Vernon Fire District

PO Box 400 Vernon, AZ 85940
(928) 537-4895 Fax (928) 537-7543

Admin@vfdmail.org

November 13, 2025

Citizen Participation Report

In order to address concerns prior to a formal public hearing, the Vernon Fire District reached out to those residents within the 300 ft boundary of the proposed land and were invited to attend a citizen participation plan per requirements Section 1106 of the Apache County Zoning Ordinance. On this date of November 10, 2025 at 6 pm, **NO** residents who were notified of this community meeting were in attendance. Due to this fact, there were no concerns, issues addressed. Included in this report are the following:

- Date and location of meeting
- Letter sent to the residents
- Where the residents are located

In attendance from the Vernon Fire District were myself (Fire Chief John Connolly), Battalion Chief Vickers, Captain Jones and Board Member Gregg McClendon.

If any other information is needed, please feel free to contact me at (928) 537-4895 or chief.connolly@vfdmail.org

Thank you!

Fire Chief John Connolly, Vernon Fire District

NOTICE

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

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

Wednesday, January 14, 2026

AT **5:00 p.m. (MST)**

FOR THE PURPOSE OF

ZONE CHANGE

Change of Zoning Regulations from Agricultural General
(AG) to General Commercial (C2) for commercial use and
development.

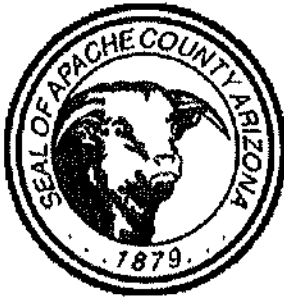
FOR THE PROPERTY DESCRIBED AS FOLLOWS:

Parcel/Reference Number: 107-38-004E & 107-38-004D

Location/Legal Description: Section: 35, Township: 11N, Range: 24E

All interested persons are encouraged to attend the public meeting.

HEARING



NOTICE OF PUBLIC HEARING APACHE COUNTY PLANNING & ZONING COMMISSION

NOTICE IS HEREBY GIVEN that the Apache County Planning and Zoning Commission will hold a working lunch session and public hearing on Wednesday, January 14, 2026. The working lunch session will begin at 4:00 p.m. (MST) and the public hearing will begin at 5:00 p.m. (MST) on the following application(s). The working lunch session and the public hearing will take place in the Board of Supervisors' Hearing Room, first floor, located at 75 W. Cleveland, St. Johns, AZ.

HEARING APPLICATION(S):
ZONE CHANGE VERNON FIRE DISTRICT--2025-66 and 2025-67: Discussion, consideration and possible recommendation of approval for a Change of Zoning Regulations allowing Vernon Fire District to rezone two parcels from Agricultural General (AG) to General Commercial (C2) for commercial use and development. The subject property is located at County Road 3 N8633 and 7 N8633 Vernon, AZ. APN 107-38-004E and 107-38-004D. Section 35; Township 11N; Range 24E.

All interested persons are invited to attend and provide input. Written comments may also be submitted to the Apache County Community Development Department prior to the hearing at planning@apachecountaz.gov. Materials are available for review in the Apache County Community Development during normal business hours.

*Pursuant to the Americans with Disabilities Act, the Apache County Planning and 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 Pearce during normal business hours at (928) 337-7526, TDD (928)-337-4402 at least 48 hours prior to the meeting (not including holidays) so that an accommodation may be arranged. One or more members of the Commission may participate telephonically or through video communication.

***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.