



APACHE COUNTY COMMUNITY  
**DEVELOPMENT**  
 P.O. Box 238  
 75 West Cleveland  
 St. Johns, Arizona 85936  
 (928) 337-7526 • Fax (928) 337-7633

Matthew Fish  
 Director

Prentice Dell Veneri  
 Building Inspector

August 26, 2021

Dear Greer Property Owner,

In July of 2010, the Apache County Board of Supervisors approved Apache County Zoning Ordinance (ACZO) Article 6 for Greer. This new ordinance was intended to replace ACZO Greer Phase 1, which was passed in 1989. Much time and effort were devoted to this process, with large input from landowners in Greer. Attached is a definition from Article 6 which explains all four zones.

As the Greer zoning process is finalized, each property in Greer must be identified and placed in a designated zone as outlined in Article 6. Under the article 6 zoning definitions, it is anticipated that your parcel # 102-02-010, will be designated as Gc Greer Commercial.

Please indicate your agreement with this designation by signing below. If you do not agree with this designation, please indicate the zone you feel is appropriate, and the reason for the alternate designation. Please sign and returned this form by **November 22, 2021**. If your response is not received by **November 22, 2021**, your property will be automatically designated as indicated above, in accordance with Apache County Article 6 Greer Zones ordinance.

Thank you for your help in completing this process.

Matthew Fish  
 Apache County Community Development Director.

I agree with the zoning designations as identified above.

Signature \_\_\_\_\_ Date \_\_\_\_\_

I do not agree with the Zone designation and request to be zones as \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Reason why: (Mandatory)

### **A. Greer Agricultural Zone = Two-Acre**

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

1. Act as a holding zone for transition to new zones;
2. Conserve and protect open land uses 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. GR-1 Greer Residential Zone = One-Acre**

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. GC Greer Commercial Zone = 20,000 square feet**

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. GCR Greer Commercial Resort Zone = One Acre (43,560 square feet)**

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.



**APACHE COUNTY COMMUNITY  
DEVELOPMENT**

P.O. Box 238  
75 West Cleveland  
St. Johns, Arizona 85936  
(928) 337-7526 • Fax (928) 337-7633

Matthew Fish  
Director

Prentice Dell Veneri  
Building Inspector

April 25, 2022

JAMES D & MARGRET L EMERSON  
38938 STATE ROUTE 373  
GREER, AZ 85927

Dear Greer Property Owner,

As you may be aware, Apache County is in the process of finalizing Article 6 for Greer, this new ordinance was intended to replace ACZO Greer Phase 1, which was passed in 1989.

In July of 2010, the Apache County Board of Supervisors approved Apache County Zoning Ordinance (ACZO) Article 6 for Greer. Much time and effort were devoted to this process, with large input from landowners in Greer.

As the Greer zoning process is finalized, each property in Greer must be identified and placed in a designated zone as outlined in Article 6. We would like to visit with you regarding the zoning for your parcel AP.N. 102-02-010.

Please contact us at your earliest convenience to discuss further.

Thank you for your help in completing this process.

A handwritten signature in black ink that reads "Matthew S. Fish".

Matthew Fish  
Apache County Community Development Director.

When recorded mail to:  
Planning & Zoning



2003-05142

Page 1 of 2

OFFICIAL RECORDS OF APACHE COUNTY

MARGARET A. COALTER, RECORDER

06-17-2003 03:41 PM Recording Fee \$0.00

---

**Special Use Permit**  
**Caption**

**Cover Sheet**

**DO NOT REMOVE**

This is part of an official document.

**APACHE COUNTY, ARIZONA**  
**CONDITIONAL USE PERMIT APPLICATION**

---

Owner/Applicant name: JAMES D. EMERSON AND THOMAS GRIFFITH

Address: 38938 STATE HWY 373 GREER, AZ. 85927

TELEPHONE: (928) 735-7717

2003-05142 06-17-2003 Page 2 of 2

Description of "Conditional Use(s)" requested: TO ALLOW AN OFFICE, WORKSHOP AND RESIDENCE FOR JAMES D. EMERSON

Provisions of the Zoning Ordinance that shall be made part of this application: SECTION 403.05: USES SUBJECT TO A CONDITIONAL USE PERMIT

Assessor's Parcel Number: 102-02-010

Legal description or location of applicable property: LOT 8 SECTION 1, T7N, R27E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, APACHE COUNTY, ARIZONA.

Special conditions and uses adjoining this property that lend favor to the acceptance of this request:

Signature of Applicant or Legal Agent: \_\_\_\_\_ (Applicant's signature on copy in file)

Date: 5-20-03

Commission Action: Unanimous Approval

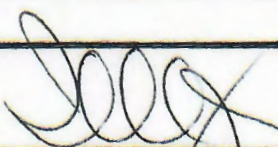
Date: 6-5-03

Conditions: \_\_\_\_\_

Planning and Zoning Commission Signature: Charles E. Copeland, Chairman

Board of Supervisors Action: \_\_\_\_\_

Date: \_\_\_\_\_



COUNTY SUPERVISOR

Date: 6/17/03

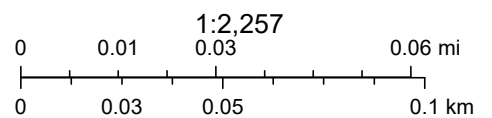
ATTEST: [Signature]  
County Clerk

Date: 6/17/03

# Emerson Zone Change 102-02-010



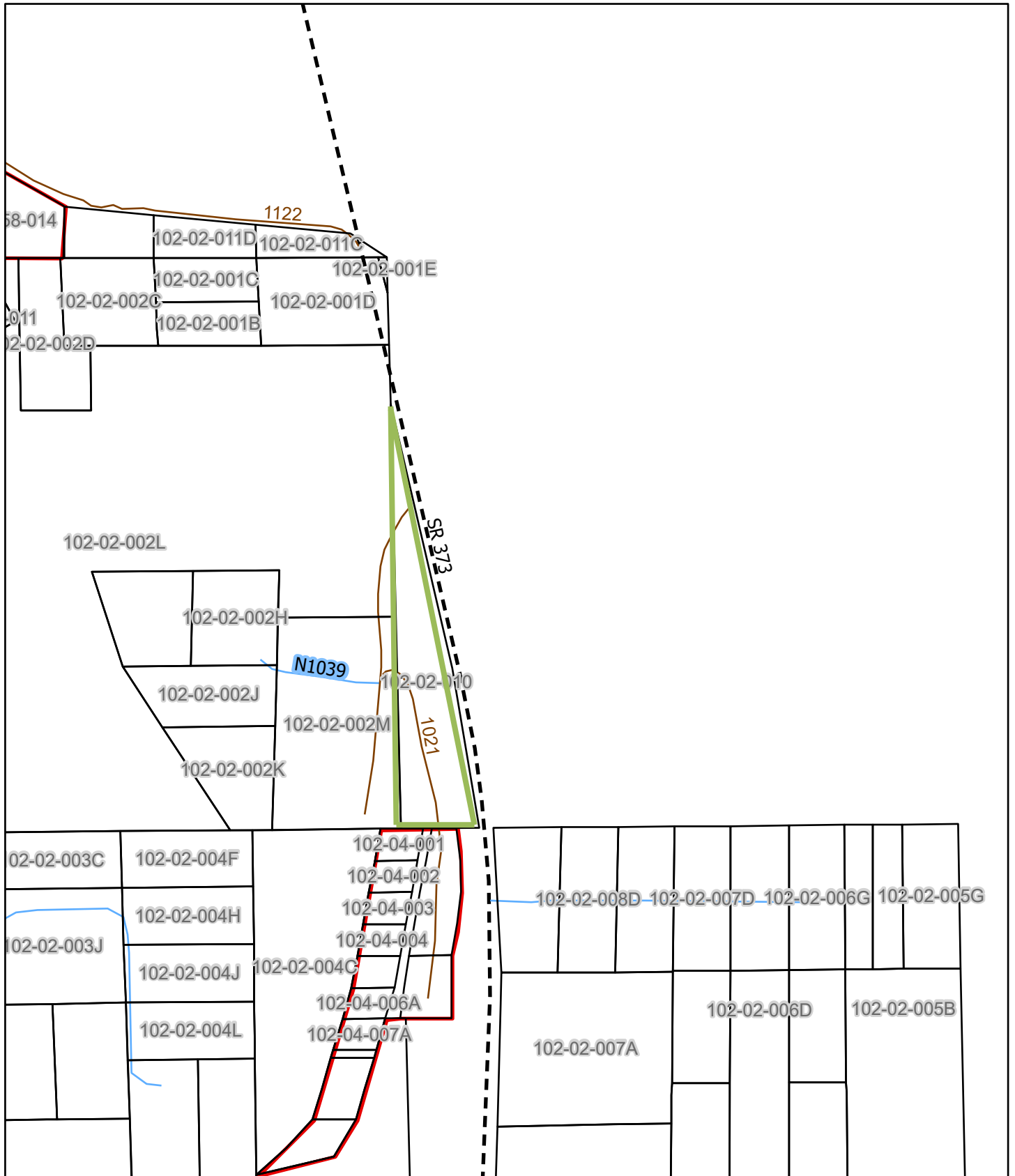
2/26/2024, 1:30:12 PM



- Parcels262024
- SupervisorBoundary11102022
- County Roads
- Highways
- N Roads
- Subdivisions04042023
- Passable
- Apache County

Maxar, Microsoft

# Emerson Zone Change 102-02-010



2/26/2024, 1:28:54 PM

- Parcels262024
- SupervisorBoundary11102022
- County Roads
- Highways
- N Roads
- Subdivisions04042023
- Passable
- Apache County

