



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 Juniper Spring Solar, LLC

Mailing Address 15445 INNOVATION DR

SAN DIEGO, CA 92128

Contact Person ALEX YACHANIN

Phone _____ Fax _____

Email alex.yachanin@edf-re.com

PROPERTY INFORMATION

Assessor's Parcel # Solar Site is proposed on ASLD Land Gen-tie crosses 108-44-001A & 108-45-001

Township 11N Range 31E Section 18,19,20,29,30

Subdivision N/A

Unit # _____ Lot # _____

Address/Location _____

Existing Zoning A-G - AGRICULTURE GEN ZONE

Existing Land Use VACANT / RURAL

Lot Size +/- 3,215 AC

CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.

A CUP IS REQUESTED THAT WOULD LEAVE THE EXISTING ZONING UNCHANGED AS A-G AGRICULTURE BUT WOULD ALLOW FOR THE DEVELOPMENT, OPERATION AND EVENTUAL DECOMMISSIONING OF A UTILITY SCALE SOLAR ENERGY AND BATTERY STORAGE PROJECT

Temporary Use: Yes No

SUBMITTAL CHECKLIST

- Pre-application meeting with a staff planner.
- A non-refundable filing fee.
- Proof of Ownership.
- Application, photographs, diagrams, site plans with the setbacks noted, drainage report and any other required information. Please be precise and detailed.
- Citizen Review Process as listed in ordinance Section 1106. A list of names and addresses of all the property owners within 300 feet of subject property.
- ADOT permit granting ingress / egress access
- Map to property.
- All required items need to be submitted to Planning & 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 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

Alex Yachanin Date 3/10/2025

Signature of Property Owner (if not the applicant)

_____ Date _____

COMMISSION ACTION

Approved with Conditions Denied

Resolution # _____ Date _____

Chairman _____ Date _____

BOARD ACTION

Approved with Conditions Denied

Ordinance # _____ Date _____

Supervisor _____ Date _____

December 1, 2021

OFFICE USE ONLY

Received By [Signature] Date 4/9/25

Receipt # 216861528 Fee 500-

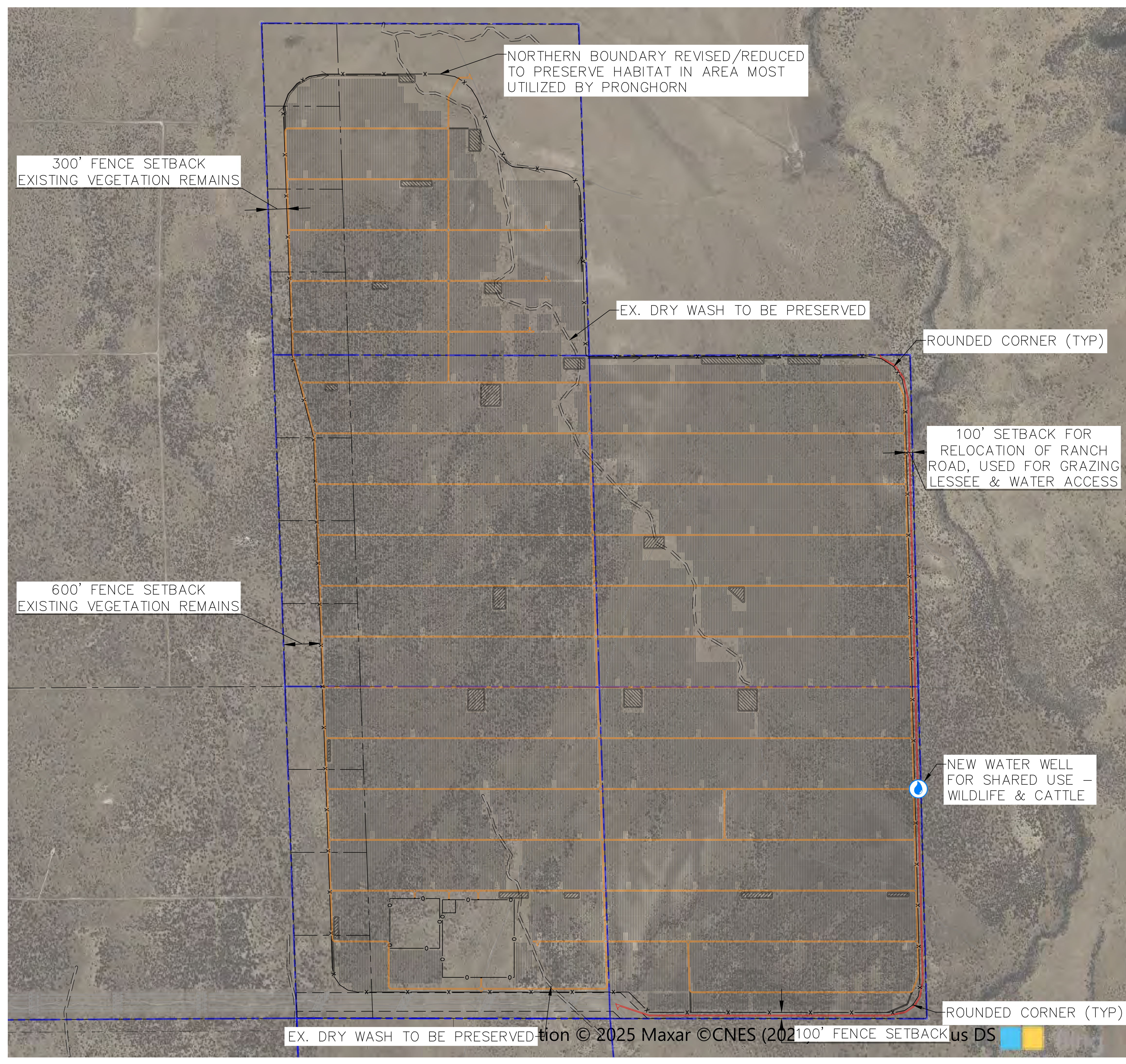
Permit # 2025-24

Related Cases _____

Appeal Filed By _____ Date _____

Receipt # _____ Fee _____

Plotted By: Sherwood, Griffin Sheet: KHA-292014000-1 September 02, 2025 06:16:19pm K:\EAV-Civil\Solar\292014000 - Juniper Spring Solar and Storage\Cadd\Exhibits\Juniper_Spring_Site_Plan_Simple.dwg
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LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	SECTION LINES
	EXISTING OVERHEAD UTILITY LINE
	EXISTING DIRT ROAD - EDGE
	EXISTING DRY WASH
	STANDARD SECURITY FENCE (WILDLIFE FRIENDLY)
	BESS & SUBSTATION SECURITY FENCE
	STORMWATER DIVERSION BERM
	16' INTERIOR ROAD
	RANCH ROAD RELOCATION
	NEW WATER WELL
	STORMWATER RETENTION BASIN
	SOLAR ARRAY

No.	REVISIONS	DATE	BY

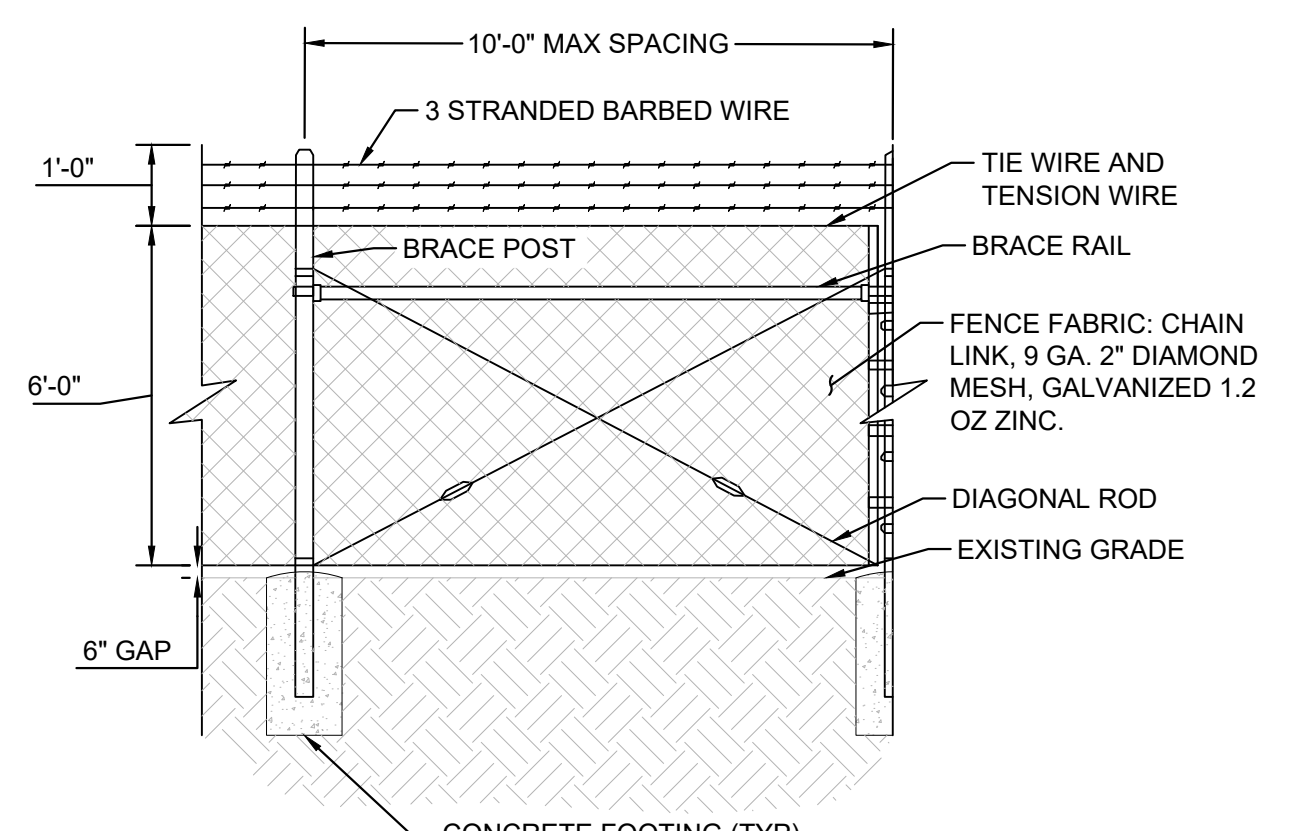


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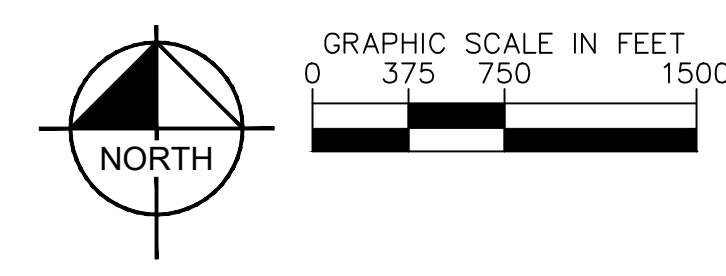
PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
Kimley-Horn
 ENGINEER BRETT M. STROUP
 PE NO. 54159, DATED 09/25

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
292014000	9/2/2025	AS SHOWN	CJS	CJS	BMS

TYPICAL WILDLIFE FRIENDLY FENCE DETAIL SCALE: NTS



- NOTES:**
- ALL FENCING TO BE INSTALLED PER MANUFACTURER'S DESIGN, RECOMMENDATION, AND SPECIFICATIONS.
 - STATE AND LOCAL STANDARDS AND SPECIFICATIONS PERTAINING TO A SPECIFIC SITE TAKE PRECEDENCE OVER THIS DRAWING.
 - DETAILS SHOWN ARE CONCEPTUAL ONLY AND NOT FOR CONSTRUCTION. SPECIFICATIONS FOR FENCE SIZING, MATERIALS, AND STRUCTURAL CALCULATIONS PENDING FINAL DESIGN.

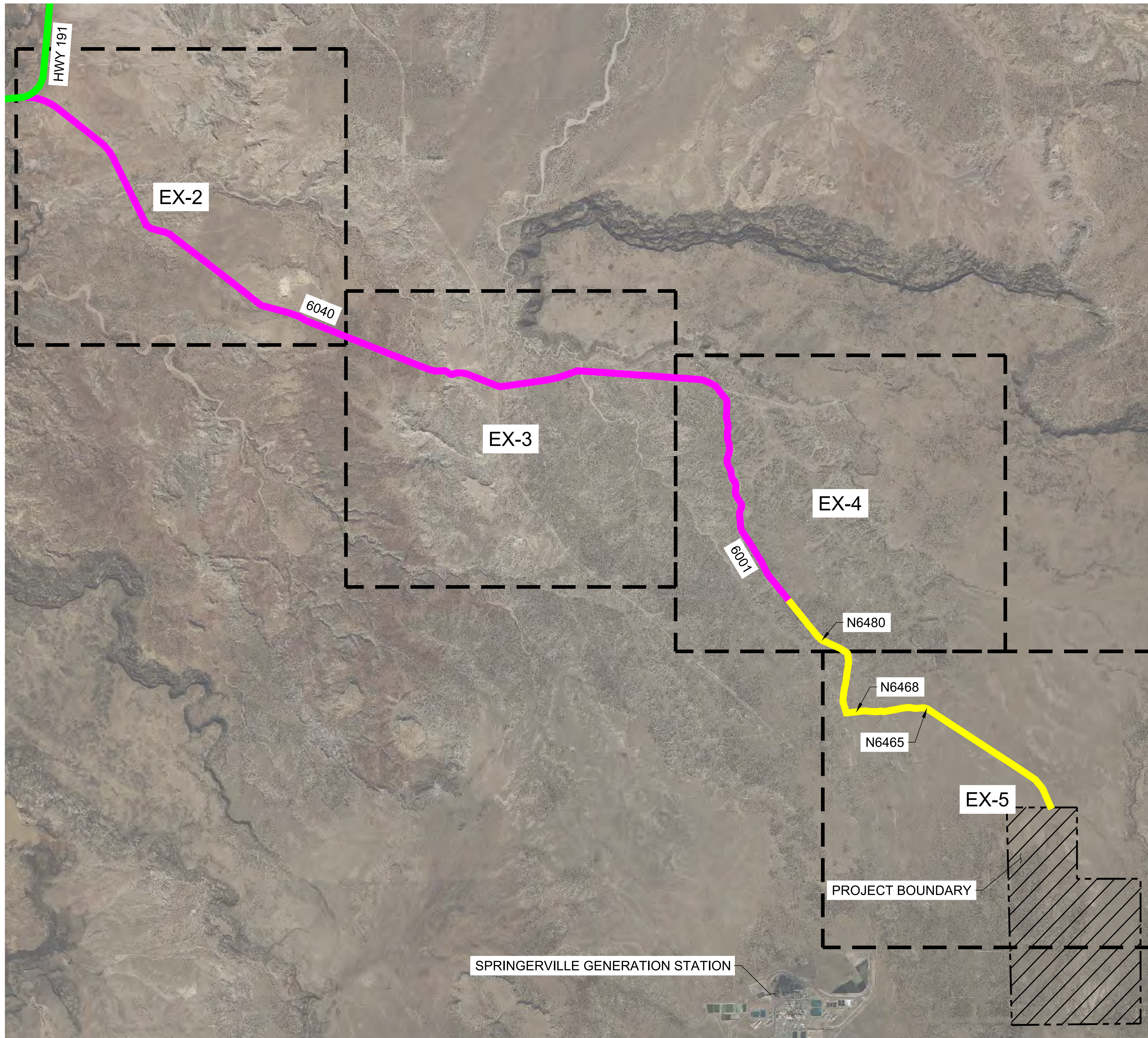


PRELIMINARY
 NOT FOR CONSTRUCTION
 Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
 Call 811 or click Arizona811.com

OVERALL SITE PLAN
 500 MW SOLAR PHOTOVOLTAIC GENERATION FACILITY (PHASE 1) UNINCORPORATED AREA OF U.S. HIGHWAY 191, UNINCORPORATED AREA OF APACHE COUNTY, AZ

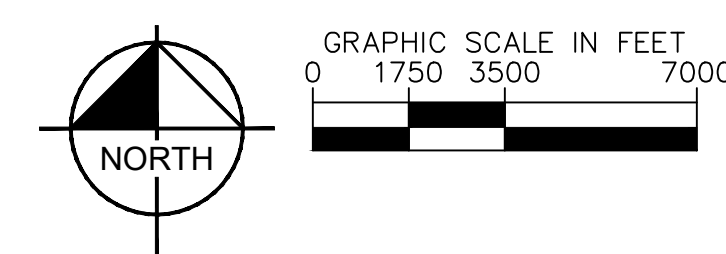
JUNIPER SPRING
 APACHE COUNTY, AZ
 SHEET NUMBER
EX-1

Plotted By: Sherwood, Griffin Sheet Set: KHA - Layout: EX-1 September 03, 2025 08:58:59pm K:\EAV-Civil\Solar_292014000 - Juniper Spring Solar and Storage_Cadd\Exhibits\Juniper Spring - Roadway Access Map.dwg
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LEGEND

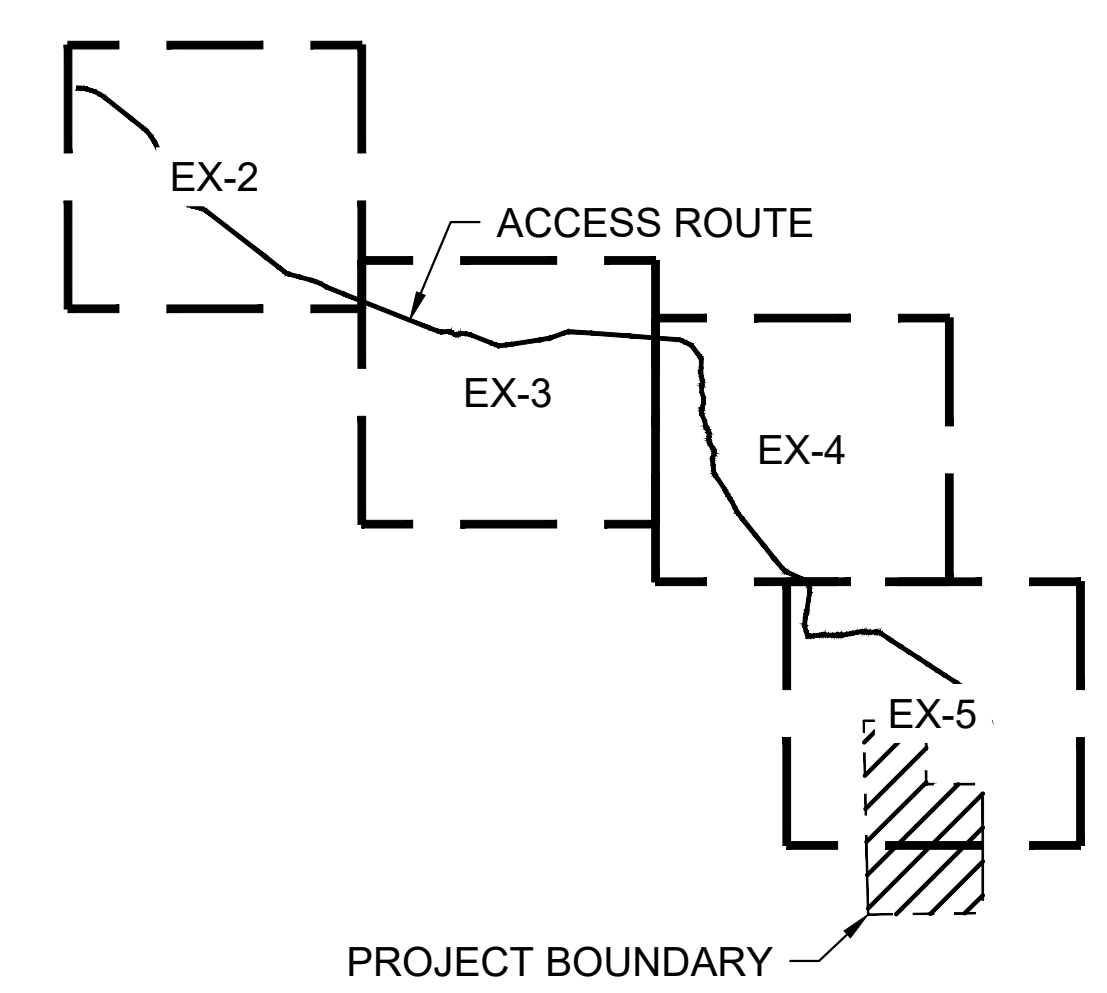
	PROJECT BOUNDARY
	EXISTING HIGHWAY
	EXISTING COUNTY MAINTAINED ROAD
	EXISTING NON-MAINTAINED COUNTY ROAD



PRELIMINARY
 NOT FOR CONSTRUCTION

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA 811
 Call 811 or click Arizona811.com



No.	REVISIONS	DATE	BY



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ENGINEER: BRETT M. STROUP
 PE NO. 54152, DATED 09/25

KHA PROJECT	292014000
DATE	9/3/2025
SCALE	AS SHOWN
DESIGNED BY	GIS
DRAWN BY	GIS
CHECKED BY	BMS

ROADWAY ACCESS MAP

500 MW SOLAR PHOTOVOLTAIC GENERATION FACILITY
 U.S. HIGHWAY 191 UNINCORPORATED AREA OF APACHE COUNTY, AZ

JUNIPER SPRING

APACHE COUNTY, AZ

SHEET NUMBER
EX-1