



# APACHE COUNTY Community Development Department

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

## CONDITIONAL USE PERMIT APPLICATION

### APPLICANT

Name Dusty Fitzwater

Mailing Address \_\_\_\_\_  
po box 594 Alpine, az 85920

Contact Person Dusty Fitzwater

Phone 602-763-8380 Fax 480-982-7588

Email Dusty@aztecpool.com

### 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 assess
- Map to property.
- All required items need to be submitted to Planning & Zoning at least 30 days prior to the next scheduled meeting.

### PROPERTY INFORMATION

Assessor's Parcel # 101-28-029

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_

Subdivision \_\_\_\_\_

Unit # \_\_\_\_\_ Lot # \_\_\_\_\_

Address/Location 4 county road 2096

Existing Zoning \_\_\_\_\_

Existing Land Use \_\_\_\_\_

Lot Size \_\_\_\_\_

### CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.

Asking to have 2 Rv pads for family  
use on weekends and holidays. one pad will be used  
myself for a park model home instead of Rv.  
Future cabin built home  
will be done in the near future.

Temporary Use:  Yes  No

### 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 Dusty Fitzwater Date 8-20-2024

Signature of Property Owner (if not the applicant) \_\_\_\_\_ Date \_\_\_\_\_

**OFFICE USE ONLY**

Received By [Signature] Date 9/3/24

Receipt # 6569 Fee \$500-

Permit # 2024-55

Related Cases \_\_\_\_\_

Appeal Filed By \_\_\_\_\_ Date \_\_\_\_\_

Receipt # \_\_\_\_\_ Fee \_\_\_\_\_

**COMMISSION ACTION**

Approved  with Conditions  Denied

Resolution # \_\_\_\_\_ Date \_\_\_\_\_

Chairman \_\_\_\_\_ Date \_\_\_\_\_

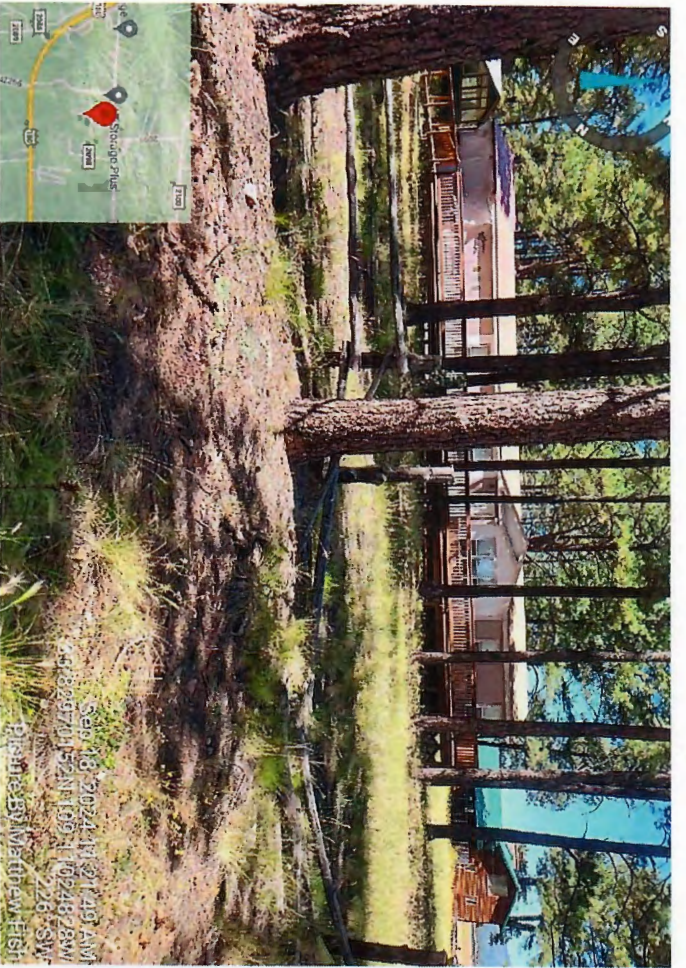
**BOARD ACTION**

Approved  with Conditions  Denied

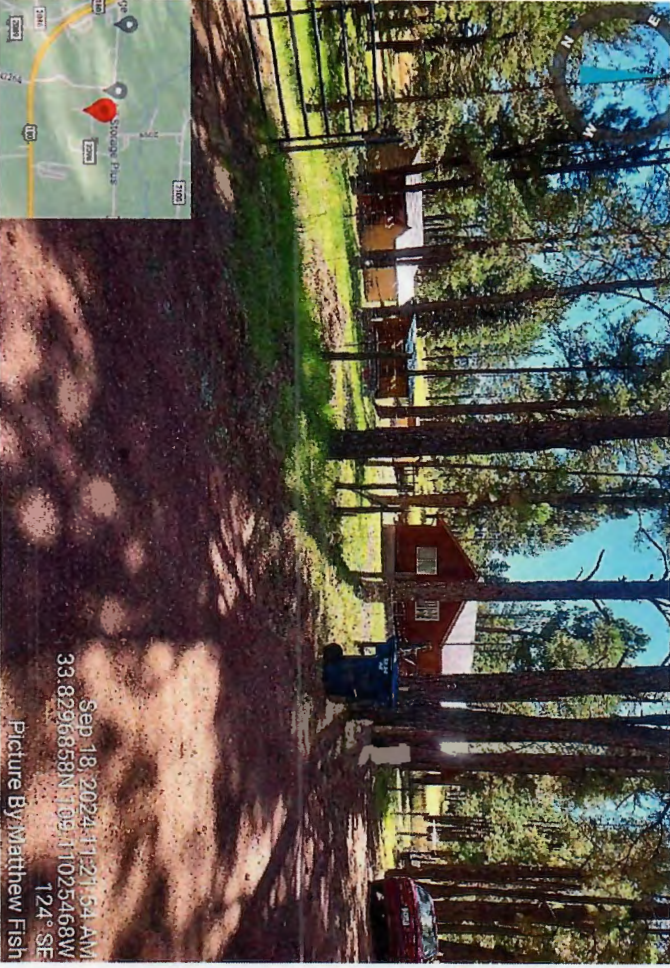
Ordinance # \_\_\_\_\_ Date \_\_\_\_\_

Supervisor \_\_\_\_\_ Date \_\_\_\_\_

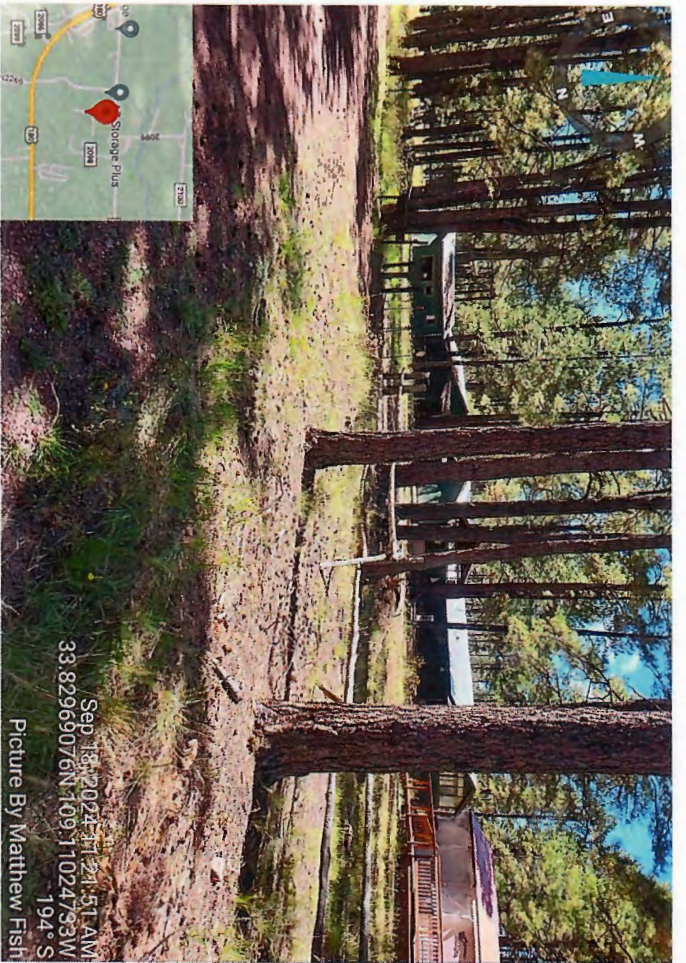
December 1, 2021



Sep 18, 2024 11:21:49 AM  
33.82974152N 109.11024828W  
124° SW  
Picture By Matthew Fish



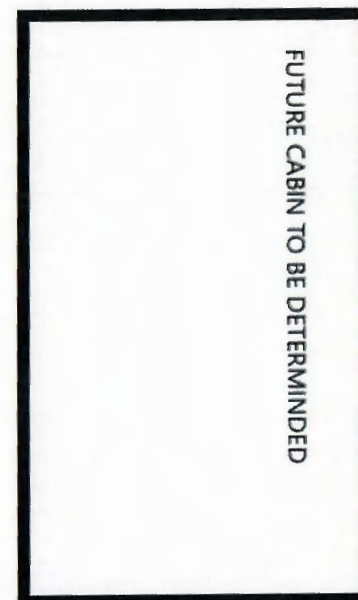
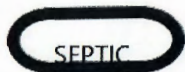
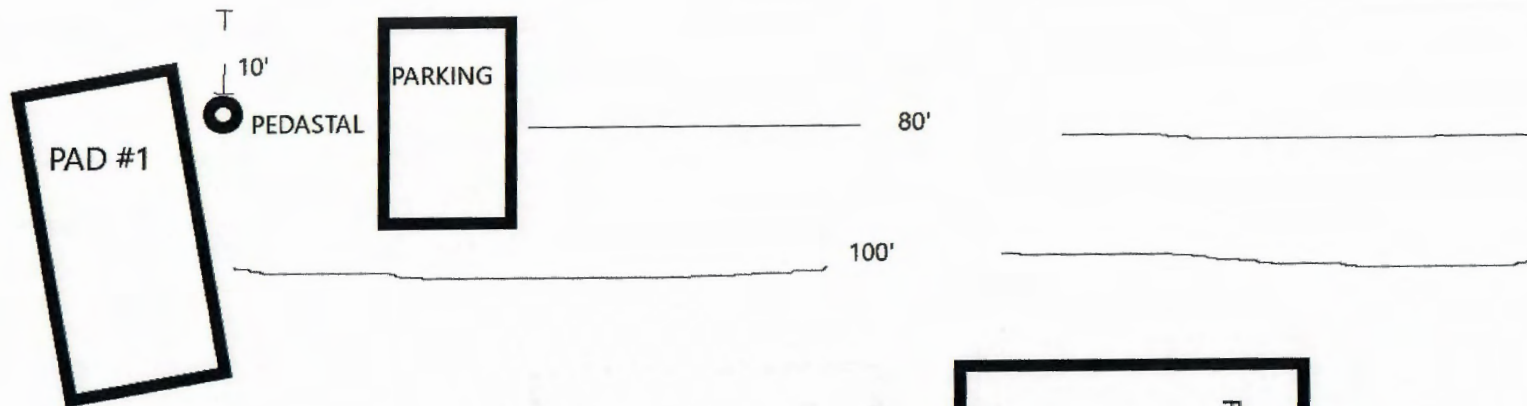
Sep 18, 2024 11:21:54 AM  
33.8296858N 109.11025468W  
124° SE  
Picture By Matthew Fish



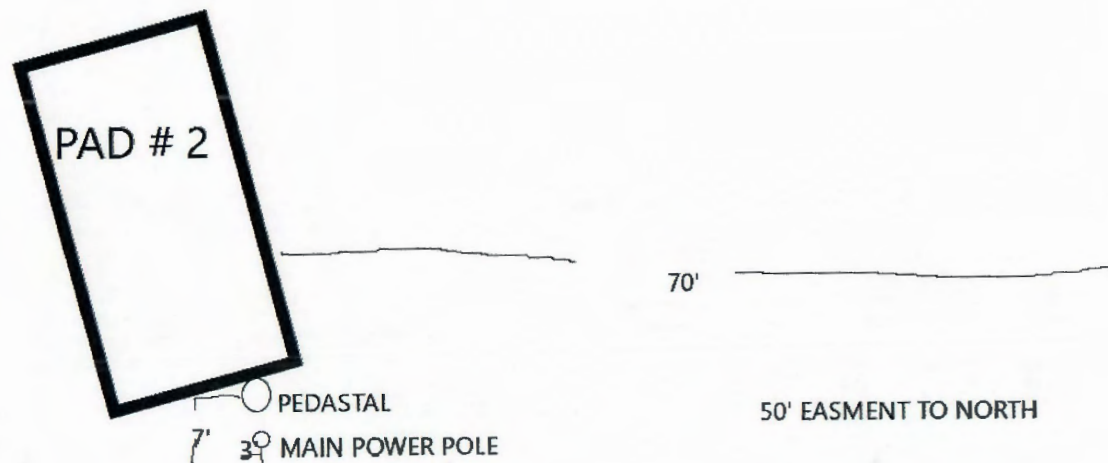
Sep 18, 2024 11:21:51 AM  
33.8296906N 109.11024793W  
194° S  
Picture By Matthew Fish



Sep 18, 2024 11:21:45 AM  
33.82969908N 109.11027482W  
328° NW  
Picture By Matthew Fish



4 CR 2096



50' EASMENT TO NORTH

50' EASMENT TO NORTH

**ALPINE DOMESTIC WATER IMPROVEMENT DISTRICT**  
**ALPINE SANITARY DISTRICT**

*P.O. Box 595 - 11 County Road 2052 - Alpine, AZ 85920*  
Phone: (928) 339-4631 Fax: (928) 339-4302 Email: [shawnadwid@frontier.com](mailto:shawnadwid@frontier.com)

August 3, 2024

To whom it may concern,

Regarding parcel # 101-28-029, 4 CR 2096, in Alpine AZ.

Alpine Sanitary District has the capacity to provide sewer service to this lot. This would include enough capacity for 1 residence and 2 RV spaces.

Shawna Metzger  
General Manager  
Alpine DWID  
Alpine Sanitary District

## CITIZEN PARTICIPATION PLAN RESPONSE PER LINE ITEM

- A. Residents within 300' of said property 4cr 2096
- B. Notification by mail
- C. Notification by mail
- D. Held an on site meeting august 20 from 2pm to 5pm
- E. Completed august 20
- F. Will notify CDD by dropping off all information gathered from meeting and mailings

### C. CITIZEN PARTICIPATION REPORT RESPONSE PER LINE ITEM

1

- A. AUGUST 20<sup>th</sup> 2PM-5PM AT 4cr 2096 APINE , AZ
- B. Drop off with packet at office. Mailed all letters 30 days prior to meeting date.
- C. Sent mailings with invitation to meeting by mail acquired from county tax records.
- D. Total of 5 people met for meeting, attached is sign in sheet of those who attended.
- E. Sent out 14 letters and 5 people representing 3 house holds attendant aprox 25%

2. Section, The substance of the concerns, issues, and problems;

A. 2 out of the three participants express worries about looking like a trailer park. Where the rv pads would be located, would they be in place year round. Is park model to stay when cabin is built, Date for cabin build.

B. We have revised our original plan for 3 RV pads and requesting 2 RV pads one to be a park model set in place year round. The other RV pad for family use.

Also park model would remain during and after the cabin is built. ( No date as of this report.