



# 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 David Lofquist  
 Mailing Address PO Box 46  
Greer, AZ 85927  
 Contact Person David Lofquist  
 Phone 361-557-0830 Fax \_\_\_\_\_  
 Email davidjlofquist@gmail.com  
 Status (Owner, Lessee, Agent, etc.) owner

### PROPERTY INFORMATION

Assessor's Parcel # 102-07-004H  
 Township 7N Range 27E Section 12  
 Subdivision N/A  
 Unit # N/A Lot # N/A  
 Address/Location 139 Main St.  
Greer, AZ 85927  
 Lot Size 3.9 acres

### USE

Existing Zone Greer Agricultural  
 Requested Zone Greer Residential  
 Existing Use of the Property Residential  
 Proposed Use of the Property Residential

### 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

DA Lofquist Date 6/14/23

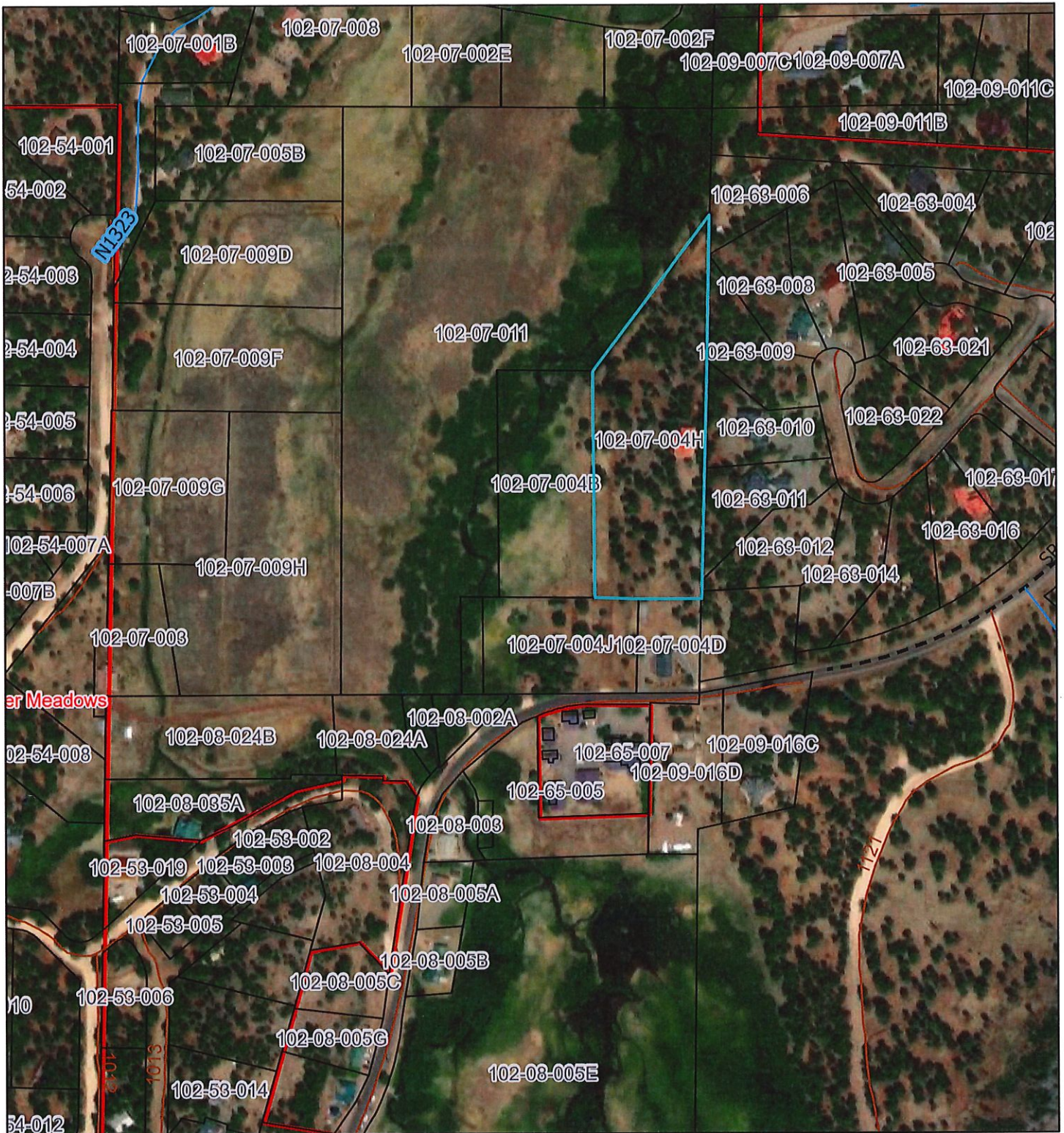
#### Signature of Property Owner (if not the applicant)

\_\_\_\_\_ Date \_\_\_\_\_

OFFICE USE ONLY	
Received By <u>M. Ford</u>	Date <u>July 10</u>
Receipt # <u>1109376</u>	Fee <u>\$600.00</u>
Permit # <u>2023-79</u>	
Related Cases _____	
Appeal Filed By _____	Date _____
Receipt # _____	Fee _____

COMMISSION ACTION		
<input type="checkbox"/> Approved	<input type="checkbox"/> with Conditions	<input type="checkbox"/> Denied
Commissioner _____	Date _____	
BOARD ACTION		
<input type="checkbox"/> Approved	<input type="checkbox"/> with Conditions	<input type="checkbox"/> Denied
Supervisor _____	Date _____	
8/20/2018		

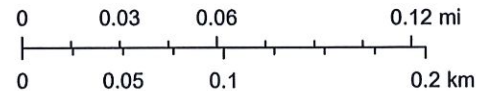
# Apache County Engineering



8/3/2023, 8:18:05 AM

1:4,514

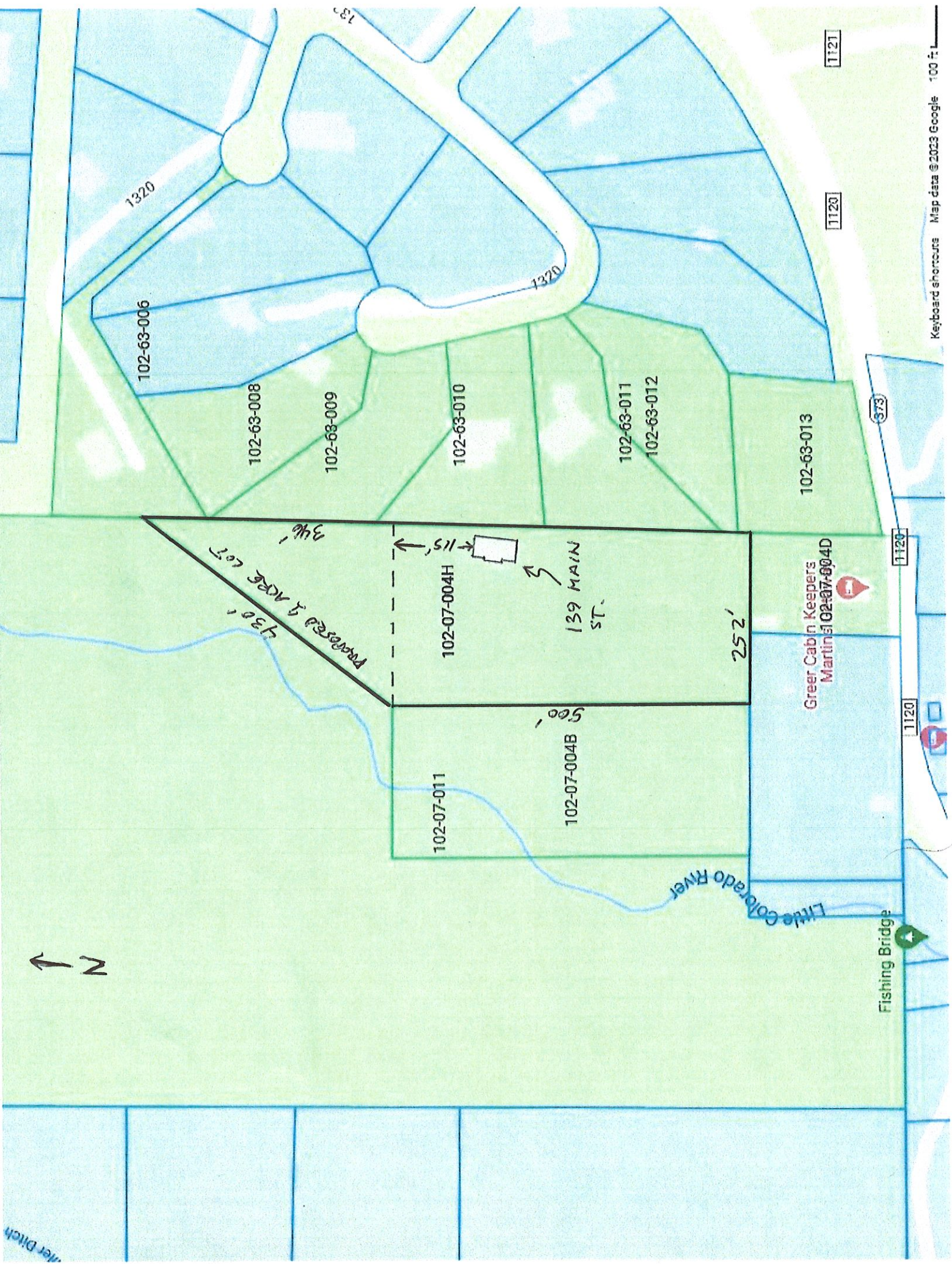
- Parcels7112023
- SupervisorBoundary11102022
- County Roads
- Highways
- N Roads
- Subdivisions04042023
- Passable
- Apache County



Maxar



Water Ditch



1320

102-63-006

102-63-008

102-63-009

102-63-010

102-63-011

102-63-012

102-63-013

102-07-004H

102-07-004B

102-07-011

252'

500'

*Proposed 1/2 acre lot*  
130'  
346'

139 MAIN ST.

Greer Cabin Keepers  
Martin 102-07-004D

Little Colorado River

Fishing Bridge

1121

1120

373

1120

1120

LEGAL NOTICE  
PUBLIC HEARING  
APACHE COUNTY  
PLANNING AND ZONING  
COMMISSION

the day of the meeting to ensure that the meeting has not been cancelled or postponed.

Published in the White Mountain Independent: #178050, F, August 18, 2023

NOTICE IS HEREBY GIVEN that the Apache County Planning and Zoning Commission will hold a public hearing on Thursday, September 7, 2023, at 1:00 p.m. on the following application (s). The hearing will take place in the Board of Supervisors' Hearing Room, first floor, located at 75 W. Cleveland, St. Johns.

HEARING APPLICATION(S):

CUP 2023-28 SBA Towers: Consideration and possible recommendation of approval to obtain a Conditional Use Permit to establish a 120-foot multi-carrier rusticated steel Monopole Wireless Communications Facility with ground equipment, enclosed within a 75-foot by 75-foot chain link compound. The property is located at 68 County Road 5126 in Concho, AZ. A.P.N. 201-49-062. Section 33; Township 12N; Range 26E.

CUP 2023-30 VB BTS II, LLC: Consideration and possible recommendation of approval to obtain a Conditional Use Permit to establish a 199-foot multi-carrier Wireless Communications Facility with ground equipment and solar photovoltaic system enclosed within a 100-foot by 200-foot compound. The proposed location is on an approximately 15-acre portion of the 160-acre parcel, located north of the highway at mile marker 392.4 E. US Highway 60 Springerville, AZ. A.P.N. 105-33-001. Section 30; Township 9N; Range 30E.

CUP 2023-35 State 48 Development Consulting: Consideration and possible recommendation of approval to obtain a Conditional Use Permit to establish a 195-foot Monopole Wireless Communications Facility with ground equipment enclosed within a 200-foot by 200-foot compound. The property is located 7 miles east of Springerville, AZ on highway 60. A.P.N. 105-29-001. Section 14; Township 9N; Range 30E.

**ZONE CHANGE 2023-29** David Lofquist: Consideration and possible recommendation of approval for a Change of Zoning Regulations from GA-2 (Greer Agricultural, 2-acre minimum) to GR-1 (Greer residential, 1-acre minimum) for future land division, sale, and development. The subject property is located at 139 Main St., Greer, AZ. A.P.N. 102-07-004H. Section 11; Township 7N; Range 27E.

\*Information on the above mentioned application(s) is available on the county Web site at [www.apachecountyaz.gov](http://www.apachecountyaz.gov) at least 24 hours prior to the scheduled meeting and available for review in the Apache County Community Development Department located at 75 W. Cleveland, St. Johns, AZ during normal business hours. Interested persons wishing to comment on any of these items may do so in writing, by e-mail, or appear and be heard at the date set forth. Comments can be sent to Apache County Community Development, P.O. Box 238, St. Johns, AZ 85936, or e-mail [planning@apachecountyaz.gov](mailto:planning@apachecountyaz.gov)

\*Pursuant to the Americans with Disabilities Act, the Apache County Planning & 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 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

# NOTICE

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

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

Thursday, September 7, 2023

AT 1 p.m.

FOR THE PURPOSE OF

## Zone Change

ZONE CHANGE 2023-29 David Lofquist: Change of Zoning  
Regulations from GA-2 (Greer Agricultural, 2-acre minimum)  
to GR-1 (Greer residential, 1-acre minimum)

FOR THE PROPERTY DESCRIBED AS FOLLOWS:

Parcel/Reference Number: 102-07-004H

Location/Legal Description: Section: 11, Township: 7N, Range: 27E

All interested persons are encouraged to attend the public hearing.

# HEARING