



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 James & Andrea Coppenbanger
 Mailing Address po box 3503
Show Low AZ 85902
 Contact Person Andrea Coppenbanger
 Phone 928 892 2951 Fax _____
 Email vwfrau@yahoo.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.
- 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 # 106-S2-016W
 Township 10 N Range 24 E Section 1 S
 Subdivision _____
 Unit # _____ Lot # 16 W
 Address/Location 9 CR N 3228
Vernon
 Existing Zoning A5
 Existing Land Use Residential
 Lot Size 3.25 ACRES

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

Andrea Coppenbanger Date 1 Jun 2021

Signature of Property Owner (if not the applicant)

_____ Date _____

CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.

To place a second residence on my 3.25 acres. This would be a home for my mom so we can care for her.

Temporary Use: Yes No

OFFICE USE ONLY

Received By [Signature] Date 6/1/21
 Receipt # 77947464 Fee 300
 Permit # 2020-36
 Related Cases _____
 Appeal Filed By _____ Date _____
 Receipt # _____ Fee _____

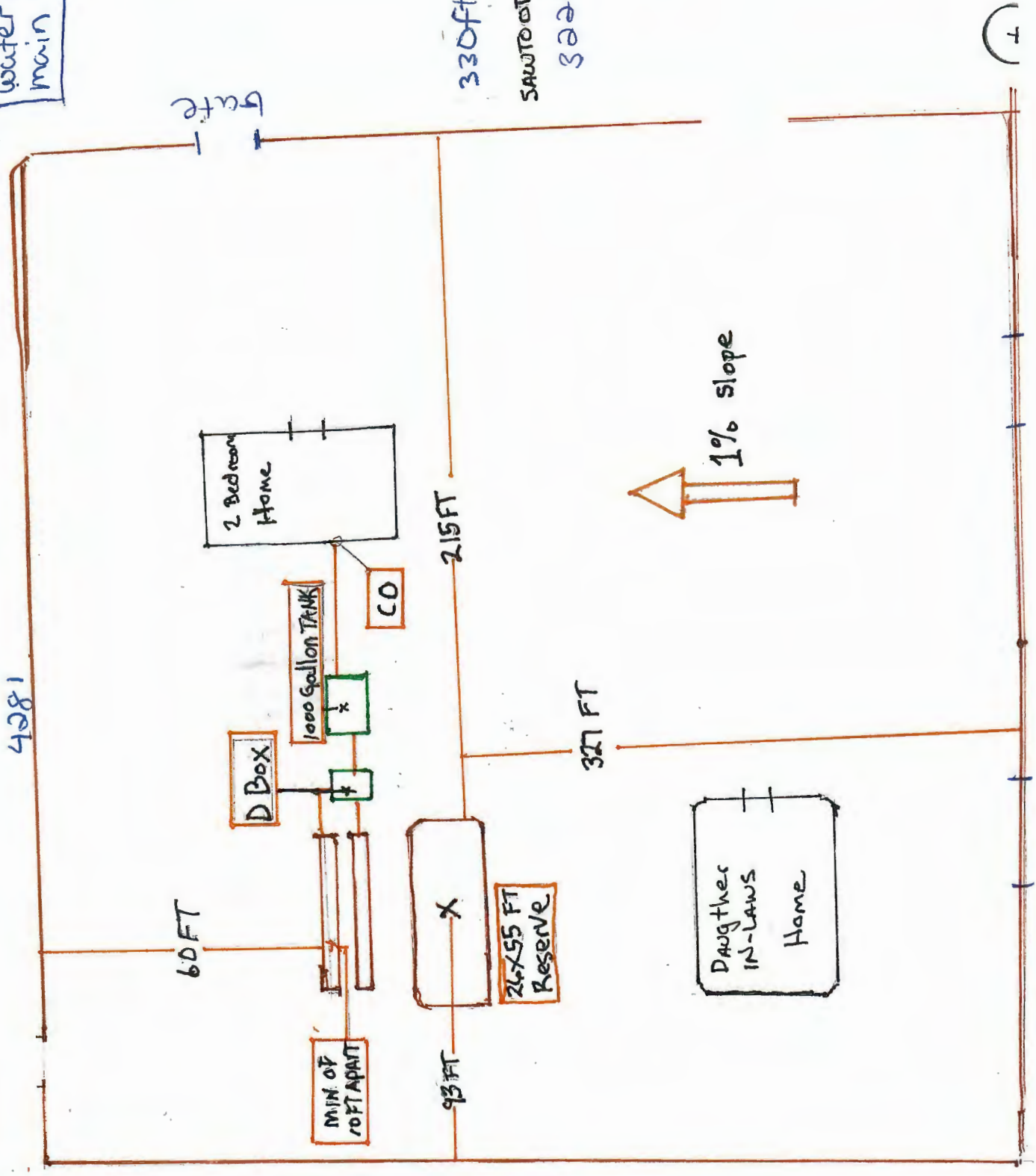
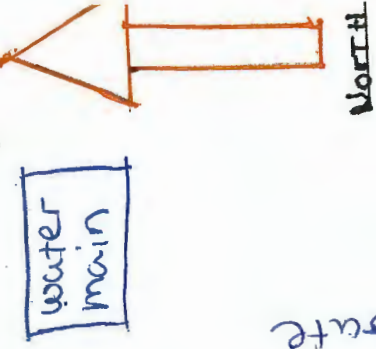
COMMISSION ACTION

Approved with Conditions Denied
 Resolution # _____ Date _____
 Chairman _____ Date _____

BOARD ACTION

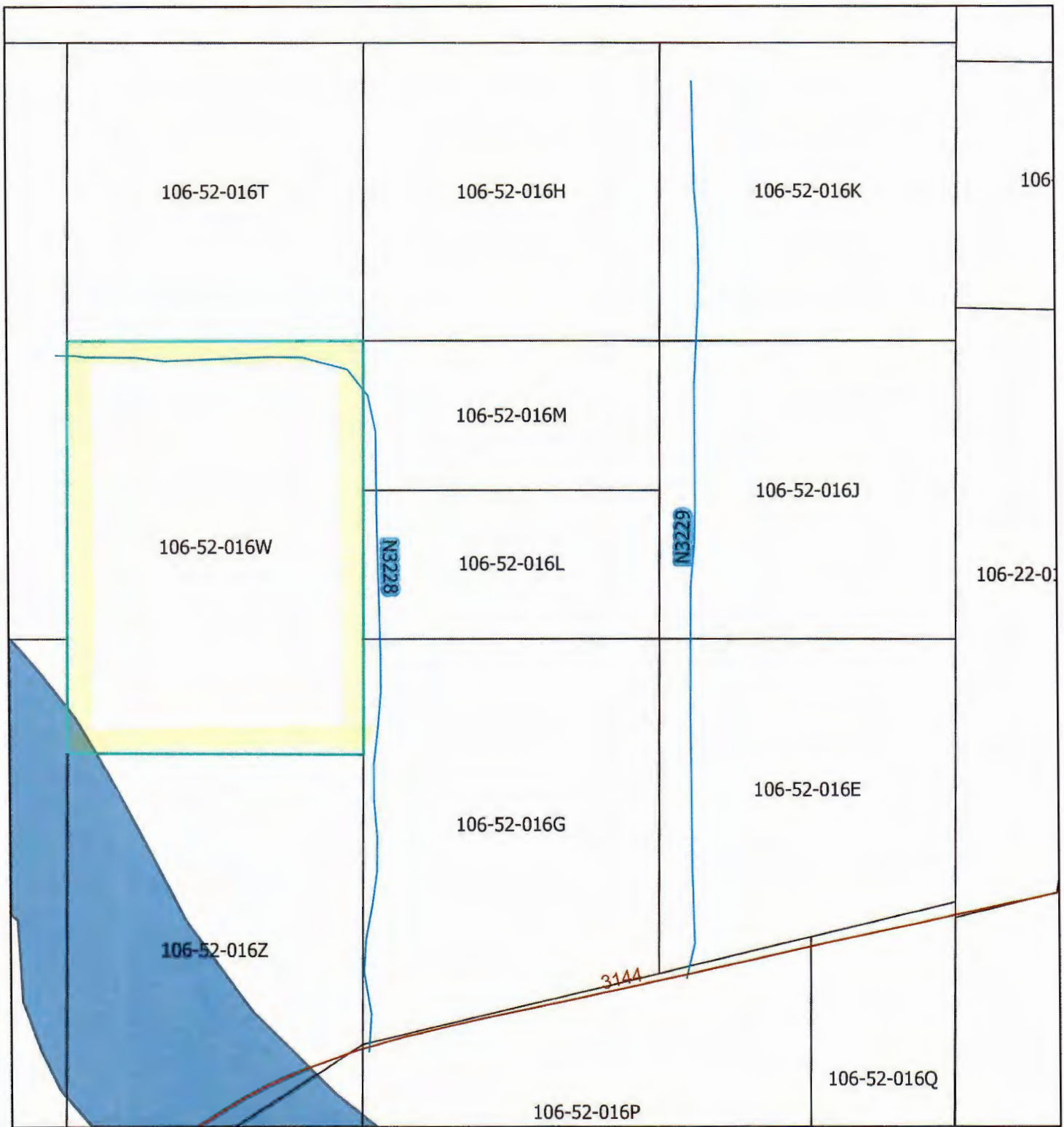
Approved with Conditions Denied
 Ordinance # _____ Date _____
 Supervisor _____ Date _____

106-52-016W
 N. 34.26009
 W. 109.78218
 EIV. 6615
 Not to
 Scale










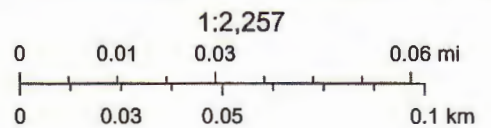
330ft
 SAWTOOTH RD
 3228

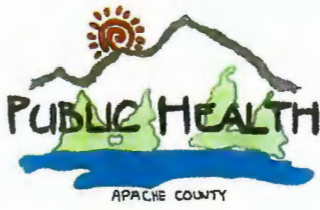
Apache County Map



6/17/2021, 8:01:13 AM

-  County Roads
-  Apache County
-  N Roads
-  Flood Plain Zones
-  A
-  Parcels
-  D





Apache County Public Health
 Services District
 P.O. Box 697 · 75 W. Cleveland
 St. Johns AZ 85936
 Phone (928) 337-7607
 Fax (928) 337-7592

CONSTRUCTION AUTHORIZATION
 For an onsite wastewater treatment facility
 Type 4.02 through 4.22 General Permits

PERMIT #: SEP2021-097

Applicant Information
 Name: JAMES & ANDREA COPPENBARGER
 Address: PO BOX 3503
 SHOW LOW, AZ 85902

System Specifications
 Authorized Design Flow: 450 gallons per day
 Number of Bedrooms: 2
 Number of Fixture Units: 14

Location Information
 Parcel #: 106-52-016W
 Latitude: 34.25952 °N
 Longitude: 10978227 °W
 Wastewater Source: Single-family residence

Design Documents That Are the Basis for This Authorization

- Notice of Intent to Discharge
- Site Investigation Report
- Site Plan
- List of Materials, Components, and Equipment
- Construction Quality Drawings
- Draft Operation & Maintenance Manual
- Other: _____

Construction is Authorized Under the Following General Permits

<input checked="" type="checkbox"/> 4.02 Septic tank/conventional disposal	<input type="checkbox"/> 4.08 Wisconsin mound
<input type="checkbox"/> 4.03 Composting toilet	<input type="checkbox"/> 4.09 Engineered pad system
<input type="checkbox"/> 4.04 Pressure distribution system	<input type="checkbox"/> 4.14 Sewage vault
<input type="checkbox"/> 4.05 Gravelless trench	<input type="checkbox"/> 4.17 Cap system

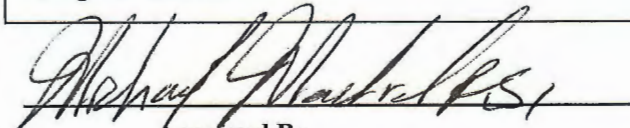
Reviewing Agency Notes

THE SPECIFICATIONS LISTED BELOW ARE MINIMUM REQUIREMENTS. IF THE INSPECTOR CANNOT VERIFY THE MINIMUM REQUIREMENTS, THE SYSTEM WILL BE DISAPPROVED.

APPROVED TO CONSTRUCT AN ONSITE WASTEWATER TREATMENT SYSTEM consisting of a 1,000-gallon septic tank, a distribution box and 2 trenches each 55 feet long, 3 feet wide and 3 feet deep containing 11 Arc 36HC Infiltrator chambers in each trench. Leach trenches shall be installed parallel to the surface contour. There shall be at least 5 feet of undisturbed soil between the trenches.

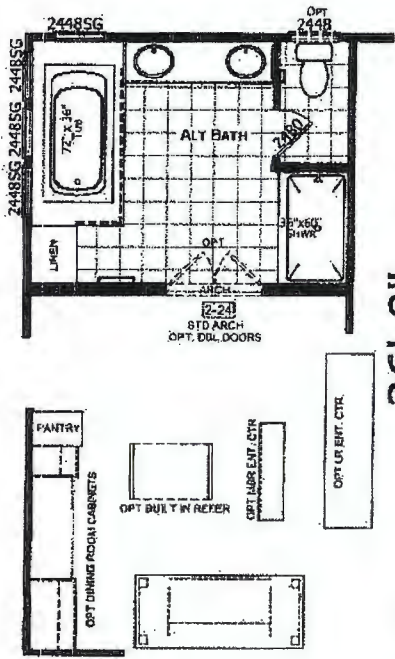
All ADEQ setbacks must be observed. Construction Authorization Addendum attached.

Construction Authorization Stipulations: This Construction Authorization is issued in accordance with Arizona Administrative Code Title 18, Chapter 9, Article 3. The Applicant is authorized to construct the facility at the location specified herein based on the listed design documents under the terms and conditions of the checked General Permit numbers and the requirements of Arizona Revised Statutes Title 49, Chapter 2. The Applicant has two years from the approval date of this document to complete construction and submit the Request for Discharge Authorization form and any additional required documents specified in A.A.C. R18-9-A309(C) or the checked General Permits. Construction shall conform with the approved design documents.

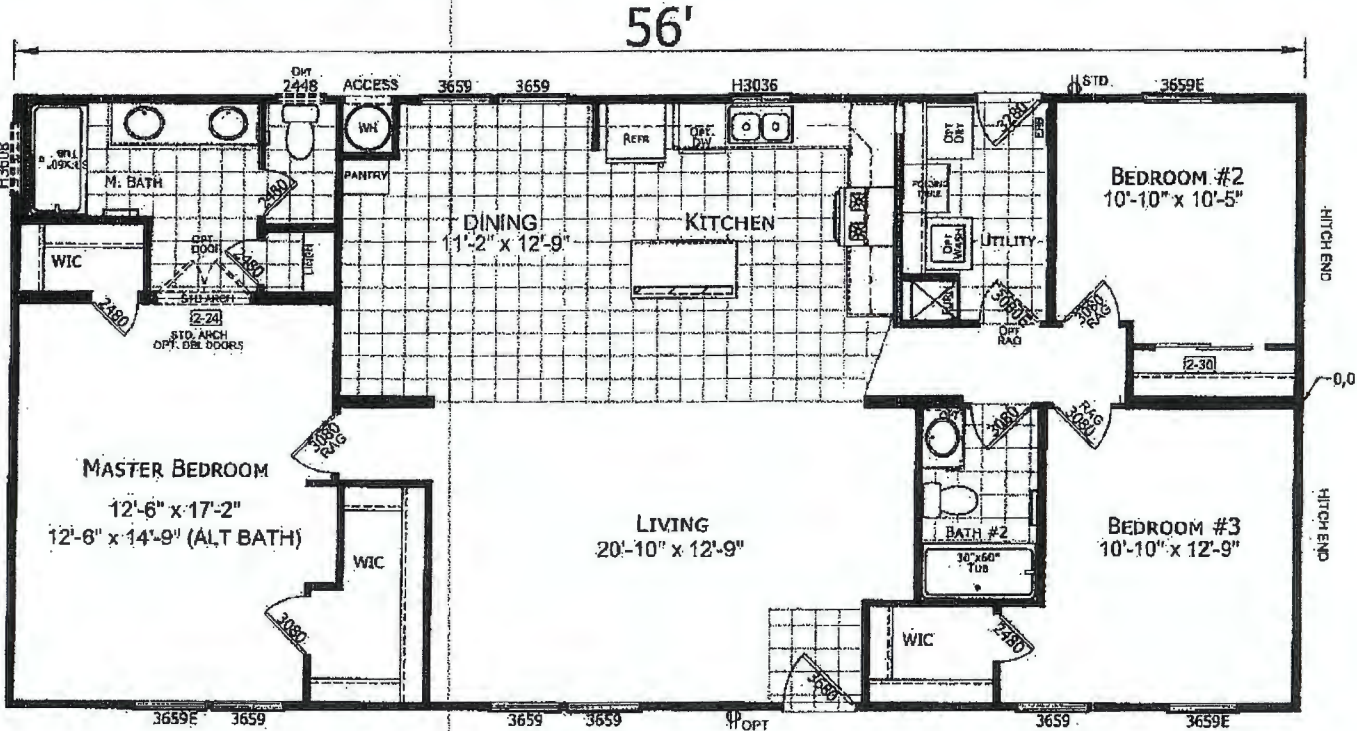

 Approved By

Env. Health Coordinator
 Title

6/2/2024
 Approval Date

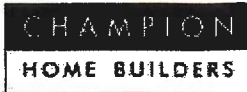


26'-8"



MODEL AF2856E
 TOTAL AREA: 1493 SQ. FT.
 3 BEDROOM, 2 BATH
 REVISED 08/26/2020

INFORMATION ON THIS LITERATURE MAY VARY FROM THE ACTUAL HOME. WE RESERVE THE RIGHT TO MAKE CHANGES AT ANY TIME, WITHOUT NOTICE OR OBLIGATION.



Customer Verification List

Unit: 157-00P-H-A005053AB

28x56 3 BED, 2 BATH, FRT & REAR

Page : 1 of 3

Order No.: SR007311 Rev 3	Order Type: Stock	Bill To: 0013AZ	Sell To: 0543AZ
Model Year: 2022	Ret. Cust.:	Dealers Network, LLC	Quality Home Center, Inc
Retailer P.O.:	Energy Zone: 3	Dealers Network, LLC	Quality Home Center, Inc
Floor Size: 56'0" X 26'8"	Wind Zone: 1	8632 E. APACHE TRAIL	2150 E. Adams
Brand: American Freedom	Roof Load: 3	MESA, AZ 85207	Show Low, AZ 85907
Model No.: AF2856E	Sales Person: Dan Hilfiker		
	Construction Type: HUD		
Shipping Agent: Stone & Son Transport LLC		FOB: Factory	

Feature	Option	Variant	Description	Quantity
Construction				
ROOFLOAD	OP043044		40# ROOF LOAD PER SF	1,493
FLOORJST	OP001673		2 X 6 FLOOR JOISTS	1
Frame				
FRAMETYPE	OP001601		FOUNDATION READY	1
OTHER	OP001602		DETACHABLE HITCH	1
Insulation				
ROOFINS	OP035005		R48 RF INSUL/SF (N/A SW HOMES)	1,493
FLOORINS	OP041332		R22 FLOORS INSULATION PER SF	1,493
EXTWALLINS	OP036001		2"x6" Walls w/ R-19 Insulation	168
Interior				
BASEMLDG	OP001635		BASEBOARD INSTALLED T-OUT	1
CABINET	OP003313		O/H UTILITY CABINETS WITH ROD	1
DRYWALL	OP001644	Whiskers	T&T T-OUT	1
WINTREAT	OP043167	Thunder	VALANCE PER WINDOW	10
OTHER	FM000017		2" FAUX BLINDS T/O	1
OTHER	OP041492		ROUNDED DRYWALL CORNERS	1
OTHER	OP041890		OPTIONAL DINING ROOM CABS	1
OTHER	OP041993	White	PLANTATION SHUTTER	4
Interior Doors				
DOORS	OP042064		2-PANEL WHITE INT DOORS - STD	1
UTILITY	OP002812		UTILITY DOOR	1
OTHER	OP041991		ARCH DOORWAY	1
Plumbing/Heating				
FURNACE	OP009031		FURNACE,GAS,56K BTU AUTO	1
WH	OP023057		WATER HEATER, GAS, 40 GAL	1
OTHER	OP001922		PLMB/WIRE FOR GAS & ELEC DRYER	1
OTHER	OP041397		WHOLE HOUSE SHUT OFF VALVE	1
OTHER	OP042066		PLUMB FOR ICEMAKER -STD	1
Electrical				
TVJACKS	OP003403		TV JACKS AND RECEPES, 4 MAX	2
CEILINGOTH	OP042741		O/H CEILING LIGHT, BEDROOM-STD	1
GFI RECEPT	OP003405		EXTERIOR OUTLET	1
SMOKEDETECT	OP041745		SMOKE/CO COMBO W/BATTERY	1
OTHER	OP001657		BLOCKWIRE FAN- L/R & MBED-STD	2
OTHER	OP003415		200 AMP SERVICE	1
OTHER	OP038021		50A J-BOX W/AC RDY T-STAT WIRE	1
OTHER	OP042710		PLUMB WASHER & DRYER	1

Feature	Option	Variant	Description	Quantity
Floor Covering				
LINO	OP041551	Quarry Stone Autumn	ELEMENTS FLOOR TILE - STD	1
CARPET	OP043158	Rainy Day	MACRAME/TACTILE 20/24/28x50-58	1
FOYER	OP041551	Quarry Stone Autumn	ELEMENTS FLOOR TILE - STD	1
CARPETPAD	OP041977		7/16 CARPET PAD - STD	1
Roof				
OVRHANG	OP001620		12" FRONT & REAR OVERHANG	1
DORMERS	OP002720		LARGE PRISMATIC DORMER	1
SHINGLES	OP031017	Dual Black	DLX ARCHITECTURAL SHINGLES-SF	1,493
OTHER	OP002904		SKYLITE, 24" x 24"	1
Exterior				
SIDING	OP043372		SMARTPANEL	1
TRIM	OP002725		LAP BETWEEN COLUMNS	1
OTHER	OP000200	Mercurial	MAIN BODY COLOR	1
OTHER	OP000201	Linen Ruffle	TRIM COLOR	1
OTHER	OP000202	Gibraltar Gray	ACCENT COLOR	1
OTHER	OP002729		ONE EXTERIOR COLUMN	2
Windows				
MBATH	OP041199		BATHROOM WINDOW PER PRINT	1
EXTERIOR	OP041180		VINYL WINDOWS THROUGHOUT	1
Exterior Doors				
FRONTDOOR	OP001624		3-0 X 6-8, 6 PANEL FRONT DOOR	1
REARDOOR	OP001623		2-8 X 6-8, 9LITE DOOR	1
Kitchen				
CABINET	OP043119		TIMBERWOLF HW DOORS & FRAME	1
CABOTHER	OP043065		SOFT CLOSING HINGES	1
CTRTOP	OP009070	Calcutta Marble	LAMINATE	1
BCKSPL	OP042297	Multi Color (sv10)	FULL MOSAIC BACKSPLASH PER L/F	9
			ARTIC WHITE WITH DARK LINEAR RIBBON	
SINK	OP042291		SS FARMHOUSE SINK W/ ACCESS	1
FAUCET	OP041920		PULL OUT FAUCET WITH SPRAYER	1
CEILINGLT	OP038029		RECESSED CAN LIGHT	1
			5 total	
OTHER	OP001555		RECESSED CAN LIGHT	4
OTHER	OP001638		ADJ SHELVES O/H KITCHEN CABS	1
OTHER	OP009003		CENTER SHELF IN CABINETS	1
OTHER	OP041928		DRAWERS W/ HD FULL EXT GUIDES	1
OTHER	OP042055		SM FURNITURE ELEMENTS ISLAND	1
			SET ISLAND AT 45" FROM STOVE COUNTER AND 55" FROM SINK COUNTER	
OTHER	OP042313		UK2 - CABINET HARDWARE	1
OTHER	OP042745		CRESCENT EDGE T/O	1
OTHER	OP042767		CHANDELIER, 3 LIGHT	1
OTHER	OP043337		NICKLE PENDANT LIGHT	2
Master Bath				
CTRTOP	OP009070	Calcutta Marble	LAMINATE	1
BCKSPL	OP041658	Multi Color (sv10)	6" DECR BKSP IPO STD TILE-BATH	1
			2X4 GREY	
SINK	OP041990		FLOATING DOUBLE LAVY	1
TUB	OP042009		36" X 72" DROP-IN TUB	1
SHOWER	OP030004		60" SHOWER IPO FG TUB/SHOWER	1
TOILET	OP042740		TOILET, ELONGATED	1

Feature	Option	Variant	Description	Quantity
VANITYLT	OP001658		TULIP LIGHTS OVER LAVY	1
MEDCAB	OP042742		MEDICINE CABINET - STD	1
OTHER	OP041018		TOWEL BAR / TISSUE HOLDER	1
OTHER	OP041994		SUITE DREAMS BATHROOM SUITE	1
OTHER	OP042739		S/L FAUCET W/ CHINA LAVY-STD	1
OTHER	OP043199		BEVELED MIRROR - STD	1

Hall Bath

CTRTOP	OP009070	Calcutta Marble	LAMINATE	1
BCKSPL	OP041658	Multi Color (sv10)	6" DECR BKSP IPO STD TILE-BATH	1
	2X4 GREY			
SHOWER	OP041194		1 PIECE TUB/SHOWER	1
TOILET	OP042740		TOILET, ELONGATED	1
VANITYLT	OP001658		TULIP LIGHTS OVER LAVY	1
MEDCAB	OP042742		MEDICINE CABINET - STD	1
OTHER	OP041018		TOWEL BAR / TISSUE HOLDER	1
OTHER	OP042739		S/L FAUCET W/ CHINA LAVY-STD	1
OTHER	OP043199		BEVELED MIRROR - STD	1

Appliances

RANGE	OP042988		SSTEEL OVAL BURNER GAS RANGE	1
REFER	OP042986		SSTEEL 25 CF BTM FRENCH REFER	1
DISHWSHR	OP042990		SSTEEL DISHWASHER	1
MICROWAVE	OP042989		SSTEEL SPACESAVER MICROWAVE	1
OTHER	OP043023		SSTEEL GAS APPLIANCE PACK	1

Shipped Loose Material

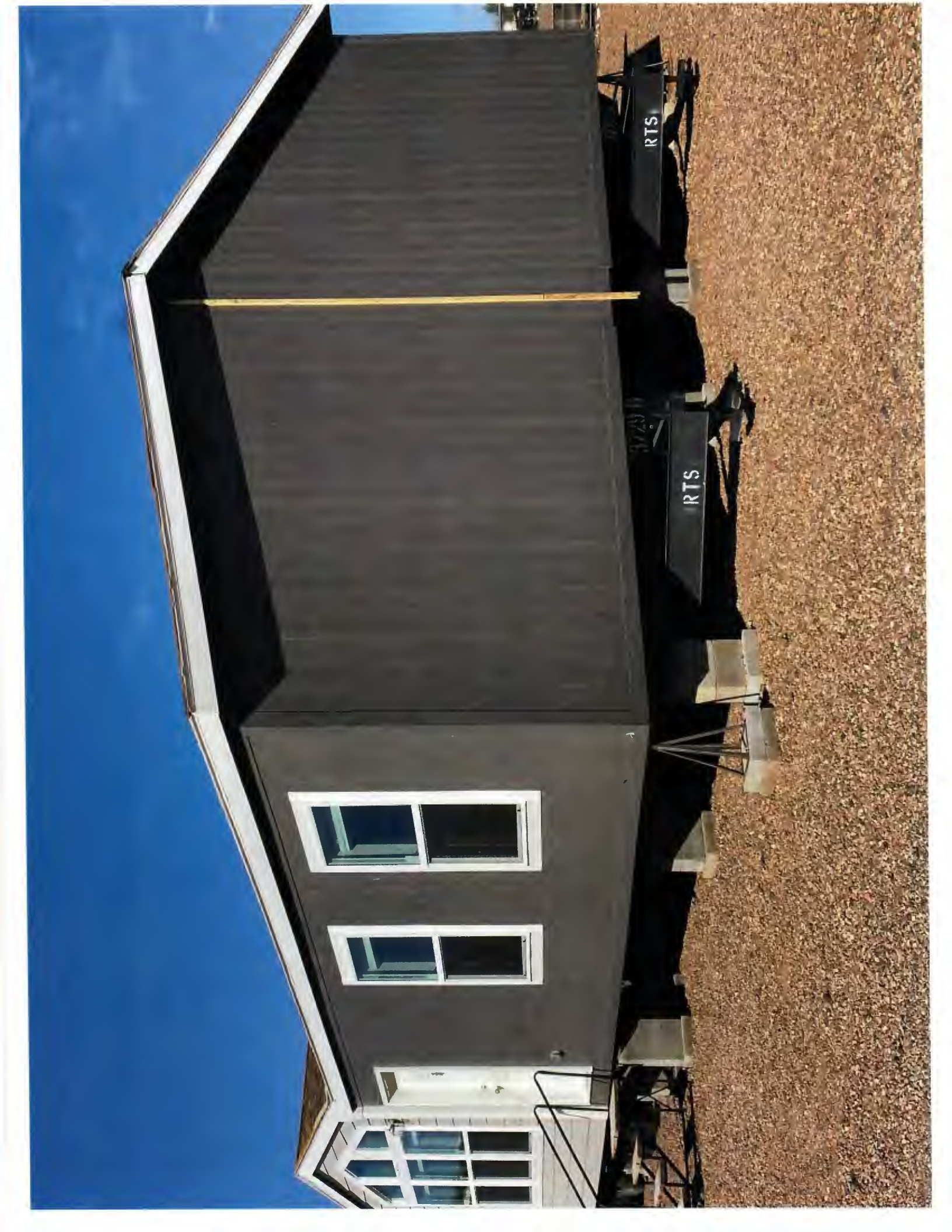
OTHER	OP000006	Whiskers	1 GAL INT. PAINT - SHIP LOOSE	5
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Inflation Protection Plan

DISCLOSURE	OP043544		IPP DISCLOSURE	1
<p><i>This home is subject to an Inflation Protection Plan (IPP) at the time of invoicing. The quoted amount includes an IPP surcharge of 4% above our base price. The final invoice price will be adjusted in accordance with IPP, but Retail Sold homes will not exceed the quoted price.</i></p>				

Requested By: _____	SIGNED X _____	DATE _____
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RTS

RTS



