



## APACHE COUNTY COMMUNITY DEVELOPMENT

P. O. Box 238  
St. Johns, Arizona 85936  
Phone: (928) 337-7526

### NOTICE OF COMBINED WORKING LUNCH SESSION AND PUBLIC MEETINGS OF THE APACHE COUNTY PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission will hold a working lunch session and regular meeting open to the public on **Thursday, October 6, 2022**, in the Board of Supervisors Room, located in the County Annex Building, 75 W. Cleveland Street in St. Johns. The working lunch session will begin at **12:00 pm**, and the regular meeting will begin at **1:00pm**.

The agenda for the working lunch session and regular meeting is as follows:

#### Working Lunch Session 12:00 pm

- Item #1**      **Status report from and discussion with Fred Gomez regarding his proposed CUP to develop an RV Park in Alpine, AZ.**

#### Regular Meeting at 1:00 pm

- Item #1**      **Call to Order.**
- Item #2**      **Roll Call/Determination of a Quorum.**
- Item #3**      **Call to the Public** (Forms must be turned in at this time). Individuals may address the Commission on any relevant issue for an amount of time determined by the Chairman. At the close of the call to the public, Commission members may not respond to any comments but may respond to criticism, ask staff to review a matter, or ask that a matter be placed on a future agenda.
- Item #4**      **Approval of the minutes from the September 1, 2022, meeting.**  
**APPROVED**
- Item #5**      **PUBLIC HEARING**, consideration, and possible recommendation for approval of a Subdivision Major Plat Amendment application to allow Becky Ivins to split her 9.3-acre lot creating five (5) new lots; four (4) two acre lots and one (1) 1.32-acre lot. Property is located in the Hidden Paradise Subdivision in Vernon, AZ. A.P.N 106-25-010.  
**RECOMMENDED APPROVAL**



- Item #6**      **PUBLIC HEARING**, consideration, and possible recommendation for approval of a Conditional Use Permit application to allow Barbara Bartels to place a 2023 24 x 48 manufactured home on her one-acre parcel to be used as her primary residence and converting her current 600 square foot home into a guest home. Property is located in Vernon, AZ A.P.N. 106-56-011A. **RECOMMENDED APPROVED**
- Item #7**      **PUBLIC HEARING**, consideration, and possible recommendation for approval of a Conditional Use Permit application to allow Jeanne Begovac to place two additional park model homes and fire pits on her 3.48-acre parcel in the Hidden Paradise Annex subdivision to be used as guest homes for family and friends and also seasonal paying guests, from April to November. Property is located in Vernon, AZ A.P.N. 106-26-003D. **RECOMMENDED APPROVED**
- Item #8**      **PUBLIC HEARING**, consideration, and possible recommendation for approval of a Zone Change application to allow Sanjay Patel with Shivam Enterprise, LLC to rezone their 50-acre parcel from agricultural general (AG) to general commercial (C2) for sale and future commercial development. Property is located near Chambers, AZ. A.P.N 207-12-001J. **RECOMMENDED APPROVED**
- Item #9**      **Report from Staff to the Commission**, including pending, recent, and future agenda items.
- Item #10**     **Adjourn.**

\*Persons with a disability may request a reasonable accommodation by contacting Shanna at (928) 337-7526, TDD (928)337-4402. Requests should be made as early as possible to arrange the accommodation. One or more members of the Commission may participate telephonically or through video communication.

\*These items are available on the county Web site at [www.co.apache.az.us](http://www.co.apache.az.us) at least 24 hours prior to the scheduled meeting. Those wishing to comment on any of these items may do so in writing, by e-mail, or in person. Mail comments to Apache County Community Development, P.O. Box 238, St. Johns, AZ 85936, or e-mail [planning@co.apache.az.us](mailto:planning@co.apache.az.us).

\*\*\*If you plan to attend the public meeting, please call (928) 337-7526 the day of the meeting to ensure that the meeting has not been cancelled or postponed.

Posted: 10/3/2022  
DATE