REZONING APPLICATION INFORMATION

LETTER OF EXPLANATION
REZONING

262 W Main St., Springerville AZ 85938
APN 105-15-010H (14 acre parcel)

The reason for this rezoning request is so that we can expand our current RV Park onto the adjacent parcel of land referenced above. There is no other reason for this request. In order to implement our expansion we need to have the parcel rezoned to C-1 from its' current zoning of AR-20. The above referenced parcel is adjacent to 4 parcels zoned C-1 and two parcels zoned AR-20, therefore we feel that our request is consistent with current usage in the immediate area.

We understand that concerns have been expressed about having C-1 zoning directly along Becker Lake Rd., as well as having commercial traffic on Becker Lake Rd. In light of these concerns we have modified our plan so that only the eastern most 12 acres of our 14 acre parcel will be rezoned to C-1 and the 2 acres adjacent to Becker Lake Rd. would remain AR-20 zoning. This would eliminate the possibility of commercial traffic or commercial development adjacent to Becker Lake Rd. This would also maintain the consistency of zoning along Becker Lake Rd., low density residential only.

Water for the park expansion would be provided by an existing well on this parcel. This well has gone through extensive testing by the Arizona Department of Environmental Quality and has been fully approved as a community well. This well produces 38 gpm. The well extends 120' underground and the pump is placed at approximately 92'. Please refer to geologist report regarding water availability in our area of the state. As you can see from the geologists report, usage of our well to provide water to the guests of the RV park is extremely unlikely to impact any other wells in the area.

Sewage treatment will be accomplished with multiple septic systems sized for the number of spaces in the expansion. We are working with appropriately credentialed experts who will design the system and supervise installation. These systems will meet or exceed all standards set forth by the Arizona Department of Environmental Quality.

Our plan for the expansion is to add 90-110 new spaces, all with full hook-ups. There will be no permanent mobile homes. 90-110 spaces in 12 acres is a density of between 7-9 spaces per acre. To put this into perspective, the newest RV park in Springerville was developed to a density of 17 spaces per acre. This means that our park expansion would have twice as much space for each site as this newest park and as much as four times as much space per site as some of the other RV parks in the city. Our purpose for providing this extra space is to have a nicer more attractive park which will attract higher quality RVers. This translates into more money flowing into our town and to its many businesses.

We understand that affordable housing is not plentiful in Springerville. Unfortunately, private developers cannot justify building affordable housing in our little town because the cost of building is higher than what can be supported by affordable rent. In order to make it attractive for developers to invest in our town the rents would have to be $2,000 plus per month and I believe most current residents of Springerville would agree this is not an affordable rent. On the other hand, RVs do provide an affordable housing option, both short and long term. RV Parks also provide a housing option for fluctuating populations that come to our town for construction projects, Forest Service projects, fire control, and tourists who flock here in the summer months.

As a resident of Eagar and a business owner in Springerville it is my goal to help bring more commerce and more opportunities to our beautiful little town. I believe that our RV park will be a step above any other RV parks in Springerville or Eagar. And, by having a strict set of rules and regulations, along with onsight management to enforce these rules and regulations, guests will be able to enjoy a pleasant and safe RV park. See attached Rules and Regulations.

Ingress/Egress: All ingress and egress for the park expansion will be directly off of and onto highway 60. Guests will all enter at The Gateway and cross the current parking lot.

Driveways: Gravel to control dust.

Landscaping: The park will be landscaped and enough trees will be planted to eventually provide privacy and shade for every site.

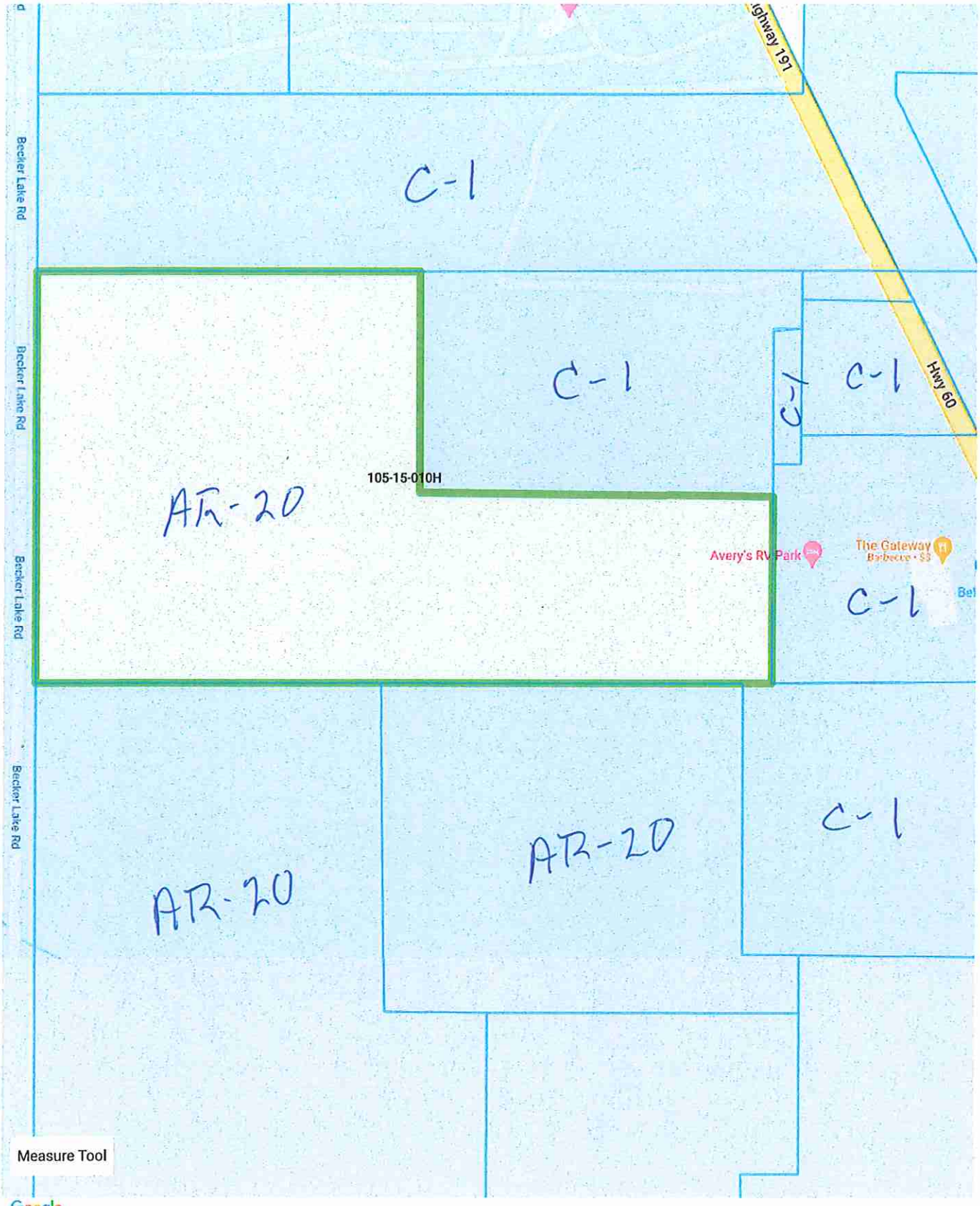
Irrigation: Irrigation will be installed for the purpose of providing irrigation for trees and plants.

Privacy Fencing: We plan to construct a decorative privacy fence along the western edge of the park which faces Becker Lake Rd.

Trash Collection: Three sided enclosures with a gate on the fourth side will be provided for all dumpsters located in the expansion. This will prevent them from being seen and also help reduce wind blown trash in the area. Trash will be picked up twice a week.

Security Lighting: Lighting will be installed along driveways and in communal areas such as restrooms, laundry and parking areas.

Rules and Regulations: We have developed a strict set of rules and regulations which will allow our on-sight management to deal with any issues quickly and maintain a safe and quiet environment for our guests.


Highway 191
Becker Lake Rd
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AR-20
Avery's RV Park
The Gateway
Barbecue · $$
C-1
AR-20
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Measure Tool
Google
Map data ©2024 100 ft
Report a map error

ARIZONA DEPARTMENT
OF
ENVIRONMENTAL QUALITY

Katie Hobbs
Governor

Karen Peters
Cabinet Executive Officer
Executive Deputy Director

APPROVAL OF CONSTRUCTION

Project Description: THE GATEWAY RV PARK WELL. AOC PERMIT FOR EXISTING WELL 55- 809267 EQUIPPED WITH A 60 GPM PUMP TO SERVE THE GATEWAY. PWS GRADE D1.

Location: Springerville, AZ

Project Owner: 262 W Main St LLC
Address: 1846 E Innovation Park Dr. Ste 100
Springerville, AZ 85938

The Arizona Department of Environmental Quality (ADEQ) hereby issues an Approval of Construction for the above-described facility based on the following provisions of Arizona Administrative Code (A.A.C.) R18-5-507 et seq.

On 1/5/2024, ADEQ issued a Certificate of Approval to Construct for the referenced project.

On 4/16/2024, Anthony Bowler, P.E. certified that the project was built according to the as-built plans and specifications and ADEQ's Certificate of Approval to Construct.

This Approval of Construction authorizes the owner to begin operating the above-described facilities as represented in the approved plan on file with the ADEQ. Be advised that A.A.C. R18-4-203 requires the owner of a public water system to maintain and operate all water production, treatment and distribution facilities in accordance with ADEQ Safe Drinking Water Rules.

Reviewed by: NR3

PWS No.: 01-345
LTF No.: 103383

DocuSigned by:
Nicole Rubenstein
3E383671672C4B9...

4/30/2024

Nicole Rubenstein, P.E.
Drinking Water Section

Date Approved

C: ADEQ File No.: 20230474
Apache County Health Department

June 28, 2024 (Draft)

To: Mr. Pete Ruthenbeck
262 W. Main St., LLC
Springerville, AZ 85938

Re: Preliminary review of the groundwater resource potential for possible expansion of the Recreational Vehicle (RV) facilities at the Gateway restaurant complex along Highway 60 west of Springerville, AZ.

Mr. Ruthenbeck,

Per your request on June 12, 2024, and the subsequent WMDEC Letter of Agreement to provide geologic consulting services; I am providing the following letter report outlining available information on local groundwater conditions relating to your planned 14-acre expansion of the existing Gateway RV facilities referenced above. The project location (the Gateway Restaurant, Fuel Station, Convenience Store and RV Park) lies south of Highway 60 and a short distance west of the Little Colorado River, on relatively flat and sparsely developed terrain. Nearby water bodies include Becker Lake and several areas nearby are irrigated by water drawn from the Little Colorado River.

The property is the site of an historical petroleum Leaking Underground Storage Tank (LUST) investigation, the details of which are outside the scope and budget of this letter report. However boring logs and groundwater data associated with the LUST investigation provided by EnTech Corporation (EnTech), and monitor wells recorded in the ADWR data base provide much of the most useful data regarding the property hydrogeologic conditions. The Arizona Department of Environmental Quality (ADEQ) identifies the LUST as No 1297.02 at Facility No 0-004061. According to Toby Badger at Entech, the LUST investigation was initiated following detection of petroleum hydrocarbons during a previous Phase II environmental site assessment at the property. The LUST site investigation project is pre-approved by the ADEQ under the ADEQ State Assurance Fund (SAF) program and EnTech is contracted by the previous property owners (Avery's- 3Bar A, LLC).

I have reviewed existing Arizona Department of Water Resources (ADWR) well records for the 2 existing site production wells (ADWR Nos 55-809267 and 55-807660) and nearby wells with regard to groundwater occurrence, nearby well construction characteristics, and spacing. We also met briefly to view the property boundaries and production well locations in relation to existing and historical Underground Storage Tank (UST) systems and associated groundwater monitor wells. You also indicated that the existing well has met the requirements for approval as an AZ "Community Water Supply"; which requires that groundwater quality at the site meets ADEQ drinking water standards.

ADWR Well Records

The existing production well No. 55-807660 (aka PW-2; EnTech, see below) is currently registered to the "262 W. Main St. LLC" and is located on Assessor's Parcel No. 105-15-009 per ADWR records. Imaged records indicate the well was drilled in August 1973 and registered in 1998 by former owners Evans Brothers, Inc. Records indicate "well depth unknown"; no other well construction or groundwater data is recorded except that the well is indicated as being located within 500 feet of a known LUST in 1998. This well is the primary pumping well currently used at the Gateway facility. In our discussions at the property you indicated the well did contain a working pump producing approximately 28 gallons per minute (gpm).

The existing Production Well No 55-809267 (aka PW-1; EnTech, see below) is also registered to "262 W. Main St. LLC" on Parcel 105-15-10H. This well is not currently used at the Gateway facility but would provide additional water resources for the planned RV Park expansion. Records indicate the well was completed in 1970 to a depth of 230 ft. and contains a 6-inch casing. The water level was recorded at a depth of 22 ft. and a 60gpm pump was reportedly installed in the well. The ADWR records for the well

ADWR well records for approximately 36 well locations were reviewed for wells north, east, south and west of the Gateway property. The majority of the wells in the property vicinity are monitor wells for environmental purposes, mostly in regard to historical LUST investigations, some of these have been subsequently abandoned and several were recently installed as part of investigations conducted by EnTech. Other than the monitor wells, there are very few domestic wells in the property vicinity and few of these contain useful well construction information. Enumerating each well would be time consuming and of little value. Some well locations were permitted, but no subsequent completion data was available, possibly because the wells were never drilled.

Several monitor wells were installed by Ray Bell Oil Company in approximately 1996 typically at depths ranging from approximately 13 to 30 ft; reporting groundwater at depths ranging from approximately 9 to 11 ft. Ray Bell Oil also permitted several "HydroPunch" borings which are essentially temporary wells used to collect water samples and quickly abandoned per specifications. Boring logs reported variable silty sands and gravel underlain by red silty clays and sands.

Several monitor wells were also drilled by Imogene Ratcliff in 1992. Typical wells were drilled to approximately 27 feet bgs reporting groundwater at a depth of 9 ft. One of the Ratcliff wells (55-536865) was drilled to a depth of 72 feet, reporting groundwater at 7 ft. bgs. Subsurface materials were described as silty sands with gravel near surface underlain by highly weathered sandstone to approximate 72 ft.

Several monitor wells were installed by "3 Bar A, LLC" as part of the more recent 2023 LUST assessment work conducted at the property and summarized in the EnTech data discussed below. The 2023 monitor wells were drilled using a Rotosonic drilling rig which produces continuous core samples and greatly improved geologic data. EnTech reported groundwater levels in the monitor wells at approximately 11 ft bgs.

A domestic well north of the Gateway property (55-637102); owned by the Arizona Department of Transportation, was installed in 1952 and registered in 1982 according to ADWR records. The well is recorded as a 6-inch casing installed to 98.5 feet bgs, with groundwater reported at 17 ft bgs. ADWR records contain no geologic log for the well.

A well southeast of the Gateway property is registered to Norma Udall (55-641902) but contains no well depth, construction, or geologic data. The well was reportedly drilled in 1939 and registered in 1982; and reportedly contains a 3gpm pump.

A well drilled by the Town of Eagar as a monitor well to the north-northeast of the Gateway property (55-579047) was completed to 21 ft bgs and reported a groundwater level of 7' bgs. The log reported top-soil and clay to a depth of 6 ft, underlain by gravels and sand containing water to 15 feet, sand to 21 ft, and clay from 21 to 22 ft bgs.

Unfortunately, none of the nearby wells extending to depths below about 100 feet contain useful geologic or well completion data. In aggregate, the various wells indicate shallow groundwater at depths ranging from approximately 7 to 22 ft. bgs in the property vicinity, with no indication of large production wells nearby.

EnTech Data

At your request documents were provided by EnTech working on behalf of ADEQ, following their investigations relating to historic LUSTs at the (now) Gateway fueling station facility. These reports contain important information on subsurface geology and shallow groundwater conditions, including groundwater flow direction. The information selected below is a minor subset of the historical and analytical data recorded for the LUST site. A thorough review of available information would be extensive and lies outside the scope and budget of this letter report. Information regarding historical and recent site investigations at the property are available at the ADEQ website.

A site vicinity map (EnTech "Figure 2") shows the location of the property production wells, monitor wells, former UST locations, wells within 500 feet of the former LUST(s), and wells in the site vicinity. A table of nearby wells is comparable to the information reviewed for this report based on the ADWR well record described above.

Entech "Figure 6" shows groundwater elevation levels and constructed groundwater contours and flow direction based on measurements collected February 5, 2024. The contour map indicates a relatively steep (Nearly 10 feet over approximately 100 feet across the property) and complicated groundwater gradient directed toward the north-northeast, roughly parallel to the Little Colorado River. The relatively complicated groundwater contour map may reflect the seasonal influence of the nearby Little Colorado River and/or variability of sub-surface geologic materials as noted in the Entech hydrogeologic cross sections. According to Toby Badger at EnTech, historic groundwater conditions at/near the Gateway property have been variable.

Entech provided 2 hydrogeologic cross sections (Figures "A-A'" and "B-B'", respectively) showing the relationship of existing monitor wells, to measured groundwater levels and subsurface geologic units. The figures show that groundwater was measured at approximately 11 feet bgs beneath the property; geologic units are shown as gravel near the surface, underlain by sandy clays, underlain by sandy units with minor intervals of gravel and clay shown at various locations. Minor detections of "PAH" (polynuclear aromatic hydrocarbons) were noted at 5 feet bgs in their soil boring "B-8" during drilling. Analytical results from the other soil samples shown on the cross sections were reportedly below laboratory detection limits ("non-detect").

Entech provided laboratory analytical results for groundwater samples collected from site monitor wells in February 2024 and May 29, 24. In general most of the monitor wells did not contain detectable petroleum hydrocarbons. Relatively low detections of benzene, toluene and associated fuel compounds and their degradation products were noted in one or more wells, specifically MW-9 located a short distance down-gradient of the former UST locations. The residual petroleum compounds at low concentrations, and presence of methane and other petroleum degradation by-products in groundwater, are typical for an historical, largely biodegraded ("naturally attenutated") fuel release.

Entech provided analytical results for the two private groundwater production wells PW-1 (55-809267) and PW-2 (55-807660) from February 2024 and June 2023. The February 2024 results were reportedly all below detection limits for PW-1 and PW-2; low concentrations of fuel compounds benzene (0.0567 ug/l) and methyltert-butyl ether (MTBE; 0.105 ug/l) were reported in well PW-1 in June 2023; below applicable drinking water standards.

Summary and Discussion

The occurrence and availability of groundwater is a product of myriad factors too numerous to describe in this brief letter report. Locally, groundwater beneath the Gateway property is likely influenced by factors ranging from local and regional precipitation, longer-term climate variations (drought), seasonal changes in flow volumes within the nearby Little Colorado River, irrigation withdrawals from the Little Colorado River and recharge effects where the water is applied for irrigation, variability in subsurface geologic units, and groundwater withdrawals from groundwater wells at the property and at nearby properties.

There is little indication based on ADWR well records or historical water level data of large-scale groundwater pumping at or near the subject property. Groundwater elevations reported for wells over several decades consistently show groundwater at shallow depths ranging from approximately 7 to 22 feet (not corrected for surface elevations). There is no indication based on the shallow monitor wells or the very limited data from deeper wells of separated water-bearing intervals however complicated geologic and hydrologic conditions, possibly "perched" zones may be expected due to the factors outlined above.

Given the historical groundwater data, nearby sources of groundwater recharge, and relatively sparse development, and the few recorded domestic wells in the property vicinity, there is no basis to conclude

If the subject property was located in an Arizona "Active Management Area" ((AMA), Maricopa County, for ex:), residential developers would be required to provide a "Certificate of 100-year Water Supply" to assure a long-term source of drinking water for residents and considering the effects of long-term pumping, well interference and regional groundwater conditions.

The Gateway property is not located in an AMA however, the onsite production wells were established long ago, and the burden of proof to limit groundwater withdrawals at the property by outside parties would generally require evidence of some documented harm rather than speculation.

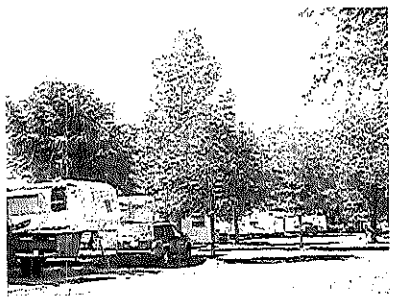
Moreover, any measurable influence on groundwater conditions from the Gateway property production wells would first be observed in the numerous and nearby monitor wells at the property or between the 2 production wells. Any detectable influence would be highly unlikely to impact any up-gradient locations, or at locations across the Little Colorado River recharge area, and there are very few wells located down gradient from the property. Seasonal and annual variations in precipitation, Little Colorado river flow volumes, irrigation system withdrawals and application recharge, recharge and evaporation from nearby ponds, separately and in combination, are all factors likely to have a much larger effect on vicinity groundwater conditions, than pumping from a relatively shallow groundwater well at modest rates.

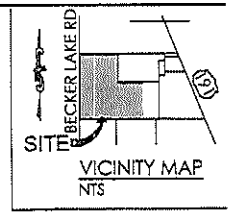
Please note that this assessment depends on very limited and incomplete information contained in ADWR well records and/or provided by others; and there is no attempt made here to quantify Little Colorado River flow conditions, irrigation withdrawals, recharge estimates or other conditions far outside the scope of this letter report. Nor should this document be construed as a legal opinion; WMDEC (D. Wolfe) is not a Law Firm, and issues regarding the legal scope of property permitting and water rights are best addressed to experienced legal professionals.

Please contact the undersigned directly if you have additional relevant information, questions or comments regarding the information contained above, and thank you for the opportunity to assist your project efforts.

Best Regards,

Doug
Douglas G. Wolfe
White Mountain Dinosaur Exploration Center (WMDEC)
480-201-0665
douglasgwolfe@gmail.com





8' DECORATIVE SCREEN FENCE

APN 105-15-005B

25'x60' RV SPACE (TYP)
65 SPACES MAX

20' SETBACK

LOT 1 PROPOSED DRIVEWAY

RV/BOAT STORAGE AREA

SPECIAL DEED RESTRICTION
1 ACRE MINIMUM
1 SINGLE FAMILY
SITE BUILT DWELLING MAX

LOT 1
1 ACRE

30'

APN 105-15-010L

RESTROOM LAUNDRY

BECKER LAKE ROAD

75' HIGH, FAST GROWING LANDSCAPE SCREENING

10' SETBACK

SEPTIC AREA

DOG PARK

AVERY'S
APN 105-15-009

LOT 2 PROPOSED DRIVEWAY

LOT 2
1 ACRE

SPECIAL DEED RESTRICTION
1 ACRE MINIMUM
1 SINGLE FAMILY
SITE BUILT DWELLING MAX

~~12'x25'~~
~~STORAGE~~

INGRESS/EGRESS

30' DEDICATED ACCESS EASEMENT TO HIGHWAY 191

25'x60' RV SPACE (TYP)

APN 105-15-011A

APN 105-15-011B

8' DECORATIVE SCREEN FENCE

SCALE: 1"= 50'

0 25' 50' 100' 150'

AVERY'S RV PARK EXPANSION
APN 105-15-010H
14.05 ACRES

SP01

6/13/2022

The Gateway RV Park

Rules and Regulations

262 W Main St.
Springerville AZ 85938

Failure of tenant(s), their children or their guests to follow these rules will result in eviction.

1. Tenants are responsible for their guest's conduct. Guests must agree to follow the park regulations. Guests cannot remain on site for more than 7 days consecutively. Only people listed on the park contract are considered tenants.
2. Please respect the rights of your neighbors. NO loud music, NO loud television, and NO shooting off fireworks. NO revving of car engines. Quiet hours are 10PM to 8AM.
3. Each vehicle must have current registration. Inoperable vehicles will be towed at owner's expense. No vehicle repair work in park. Vehicle speed limit is 5 MPH.
4. Tenants are responsible for following city, state and federal laws and ensuring their children and guests follow these laws.
5. Tenants are responsible for keeping the outside of their premises neat and litter free and must dispose of all refuse/garbage in the provided dumpsters. No appliances or furniture will be allowed except patio/outdoor furniture. Tenants will be charged if the park has to clean up their lot at a rate of not less than $50.00/hour.
6. No outside fires are permitted except propane. Tenants are allowed one BBQ per space and it must be covered when not in use.
7. Tenants are responsible for notifying management immediately of any repairs needed to their space.
8. Items such as electronic equipment, furniture, appliances, motor oil or transmission fluid must be disposed of outside of the park.
9. The discharge of any type of firearm or weapon is not allowed in the park. This includes pellet guns, BB guns, bows and arrows, paint guns or slingshots.
10. No pets allowed without authorization from the manager. You are required to pick up your pet's waste. ALL PETS MUST BE KEPT UP TO DATE ON THEIR VACCINES AND BE LICENSED ACCORDING TO LOCAL AND STATE LAW. ALL PETS MUST BE ON A LEASH WHEN OUTSIDE OR KEPT IN A FENCED AREA WHICH SHALL BE CONSTRUCTED IN A MANNER APPROVED BY THE PARK MANAGER AND AT THE TENANTS SOLE EXPENSE. NO ANIMALS MAY BE TIED OR TETHERED AT ANY TIME AND SHOULD NOT BE LEFT OUTSIDE FOR EXCESSIVE PERIODS. NO MORE THAN TWO SMALL DOGS UNDER 40 LBS.
11. Maintenance and Repair Rules: Tenant will keep and maintain the premises including their unit in good and sanitary condition and repair during their stay in the park.

PRESENTED BY:
THE TOWN COUNCIL:

MARY HEDROW, MAYOR

SUSIE SILVA, VICE MAYOR

PHELPS WILKINS COUNCIL MEMBER

RICHARD DAVIS COUNCIL MEMBER

ROBERT MACKENZIE COUNCIL MEMBER

418 E MAIN St
Springerville, AZ
85938
928/333-2656
WWW.SPRINGERVILLEAZ.GOV

Town of Springerville's

GENERAL PLAN

2015-2025

RESOLUTION 2014-R012

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF SPRINGERVILLE, ARIZONA ADOPTING THE TOWN OF SPRINGERVILLE'S GENERAL PLAN OF 2015-2025 .

WHEREAS, Section 9-461.05(A) of the Arizona Revised Statues requires the adoption of a comprehensive, long range general plan by each municipality; and

WHEREAS, in addition to Town staff, a Steering Committee and Advisory Committees were formed to guide Plan preparations, consisting of citizens and representatives of various sectors of the community, and

WHEREAS, these committees formally met numerous times during the plan process and the Plan was reviewed by the Planning and Zoning Commission on October 8, 2014.

NOW, THEREFORE, BE IT RESOLVED that the Town of Springerville's General Plan is hereby adopted for the year's 2015-2025.

PASSED AND ADOPTED this 15th day of October, 2014, by the Mayor and Council of the Town of Springerville, Arizona.

Attest:

_____
Valentina Cordova, Town Clerk

Approved:

_____
Mary Nedrow, Mayor

Approved as to Form:

_____
Timothy B. Shaffery, Town Attorney
Shaffery Law Offices, P.L.L.C

TOWN OF SPRINGERVILLE TOWN COUNCIL

Mayor Mary Nedrow
Vice Mayor Susie Silva
Councilman Phelps Wilkins
Councilman Robert MacKenzie
Councilman Richard Davis

Town of Springerville Planning and Zoning Commission

Chairman Lance Greer
Vice Chairman Phillip Hanson, Jr.
Commissioner James Muth
Commissioner Kevin Burk
Planning and Zoning Administrator Christine Chiesl

The Town of Springerville thanks those listed below who devoted their time, energy and ideas to help guide the development of this Plan.

Town of Springerville Steering Committee Members

- Steve West, Town Manager Town of Springerville
- Chris Chiesl, Community Development Director, Town of Springerville
- Tim Rasmussen, Public Works Director, Town of Springerville
- Heidi Wink, Finance Director, Town of Springerville
- Max Sadler, Fire Chief, Town of Springerville
- Mike Nuttall, Chief of Police, Town of Springerville
- Sharon Pinckard, Director, RV Community Center
- Sean Kienle, Airport Manager
- Greg Cross, Casa Malpais Director
- Lance Avery, Owner, Avery's
- Kevin Burk, Planning/Zoning Commissioner, Town of Springerville
- Becki Christensen, Director, Springerville Chamber of Commerce
- Kay Dyson, Past Mayor, Town of Springerville
- Kelsi Geisler, Past Vice Chairman/Planning & Zoning Commissioner, Town of Springerville
- Daniel Muth, Past Mayor, Town of Springerville
- Patricia Orona, Community Marketing and Services Director, White Mountain Regional Medical Center
- Honorable Kay Wilkins
- Councilman Phelps Wilkins

IMPLEMENTATION STRATEGIES

The Town's General Plan establishes official policy towards land development with the Town limits. However, it is not the end of the process. Without some method of implementing the goals and policies expressed in the Plan, they may not be achieved. This section will recommend implementation strategies which will carry out the intent of the Plan.

Zoning Ordinances

The Town's Zoning Ordinance is the document to implement the goals and policies of the General Plan. Much of the Plan focuses upon different land use types, how properties will be developed and where certain uses should be encouraged. A General Land Use Map has also been developed which graphically represents the proposed land use pattern.

Changes to the current Zoning Ordinance will be on-going as required and should reflect land use designations and regulations to match those shown on the Land Use Map and described in the General Plan.

Building Codes

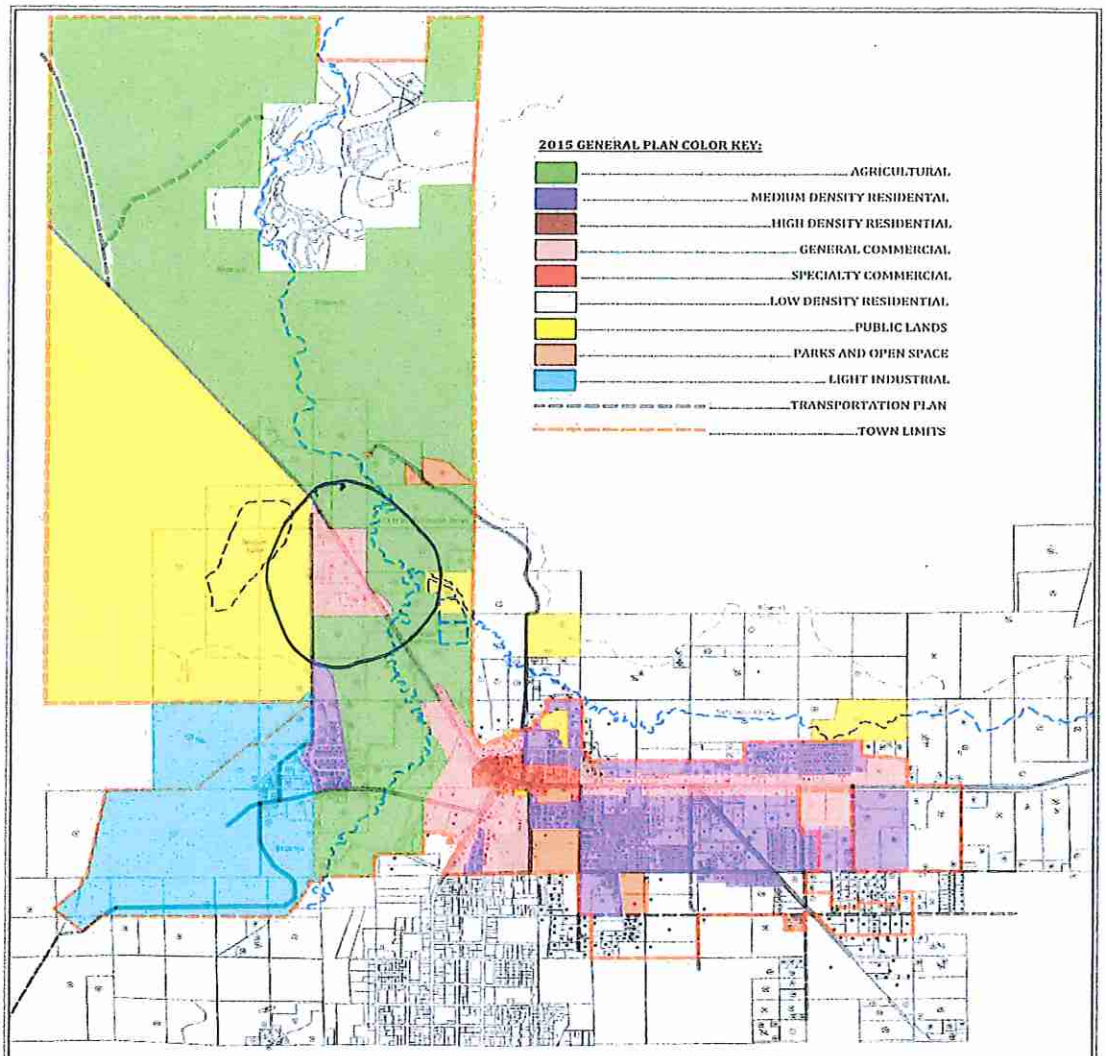
The Town currently enforces and requires all construction to comply with the Universal Building Code (UBC) and the International Building Code (IBC), the International Residential Code for One and Two Family Dwellings, the International Plumbing Code, the International Mechanical Code, the International Fire Code, the International Fuel Gas Code and the ICC Electrical Code Administrative Provisions.

Capitol Improvements & Public Facilities' Plan

The Capitol Improvements Plan includes all the recommended projects form the water and wastewater evaluation and assessments. The CIP is a ten year plan and was prepared by Tetra Tech in 2010 which included the Town's Water System Utility Analysis, Wastewater System Utility Analysis, System Expansion and Storm Water drainage.

Engineering Design Guidelines

The Town has adopted the Maricopa Area Government's (MAG) specifications for design and construction.



General Plan map adopted by Springerville City Council this _____ day of _____, 20___.

SHEET No. # OF #		Town of Springerville 418 South Main Street Springerville, Az 85938	GENERAL PLAN MAP OF SPRINGERVILLE 2015	THIS MAP REPRESENTS THE GENERAL PLAN (2015) FOR THE TOWN OF SPRINGERVILLE