

TOWN OF SPRINGERVILLE
PLANNING AND ZONING COMMISSION
AGENDA
TUESDAY, NOVEMBER 9, 2021 at 3:00 PM
TOWN OF SPRINGERVILLE COUNCIL CHAMBERS

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the Springerville Planning and Zoning Commission and to the general public, that the Commission will hold a meeting open to the public at the at the Springerville Town Hall Council Chambers, 418 E. Main St., Springerville, Arizona on November 9, 2021 at 3:00 PM.

The Planning and Zoning Commission reserves the right to adjourn into Executive Session in accordance with Arizona Revised Statutes Section 38-431.03 (A)(3) and (4) for legal consultation on any of the following agenda items.

1. **CALL TO ORDER**
 2. **PLEDGE OF ALLEGIANCE**
 3. **ROLL CALL:** Members of the Planning and Zoning Commission or Legal Council that are unable to be present in person at a scheduled meeting may participate in the meeting by telephone.
 4. **CONSENT ITEMS:**
 - a. Consider approval of the October 12, 2021, regular Planning and Zoning Commission meeting minutes
 - b. Consider approval of the October 27, 2021, Planning and Zoning Commission Special meeting minutes
 5. **PUBLIC PARTICIPATION:** Non-agenda items presented during the public participation portion of this agenda cannot be acted on at this time by the Commission. Individual commission members may ask questions of the public or ask staff to review the matter, or defend themselves, but are prohibited by State of Arizona Open Meeting Laws from discussing the item among themselves until the item is noticed according to open meeting requirements as an agenda item. The Chair MAY allow public comment on agenda items, and will limit time of discussion to three (3) minutes per person, with no longer than ten (10) minutes per topic.
 6. **PUBLIC HEARING:** Discussion and possible action regarding going into a public hearing to take commission and public comments reference Application for Reversion of Acreage at parcels near 1203 East Main Street.
 - a. Application for Reversion of Acreage for properties near 1203 East Main Street (Parcels #105-22-054A, 105-22-056, 105-22-057, 105-22-058, 105-22-059, 105-22-061, and 105-22-062). Application is also requesting a land split to convert the reverted acreage into three parcels.
 7. **ZONING ADMINISTRATOR'S REPORT:** Summary reports will be made as necessary. No action will be taken on any matters mentioned unless listed on the agenda.
 8. **LIAISON REPORT:** Council Liaison report.
- OLD BUSINESS**
9. NONE

NEW BUSINESS

10. Discussion and possible action regarding Application for Reversion of Acreage for properties near 1203 East Main Street (Parcels #105-22-054A, 105-22-056, 105-22-057, 105-22-058, 105-22-059, 105-22-061, and 105-22-062). Application is also requesting a land split to convert the reverted acreage into three parcels.
11. **ADJOURNMENT**

SUBMITTED BY:

Tim Rasmussen

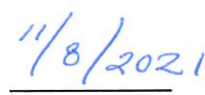
November 8, 2021

Americans with disabilities act (A.D.A.): The Town of Springerville intends to comply with A.D.A. If you are physically challenged or disabled and need special accommodations to participate in this town meeting, please contact the Town Clerk forty-eight (48) hours prior to the meeting to arrange necessary accommodations.

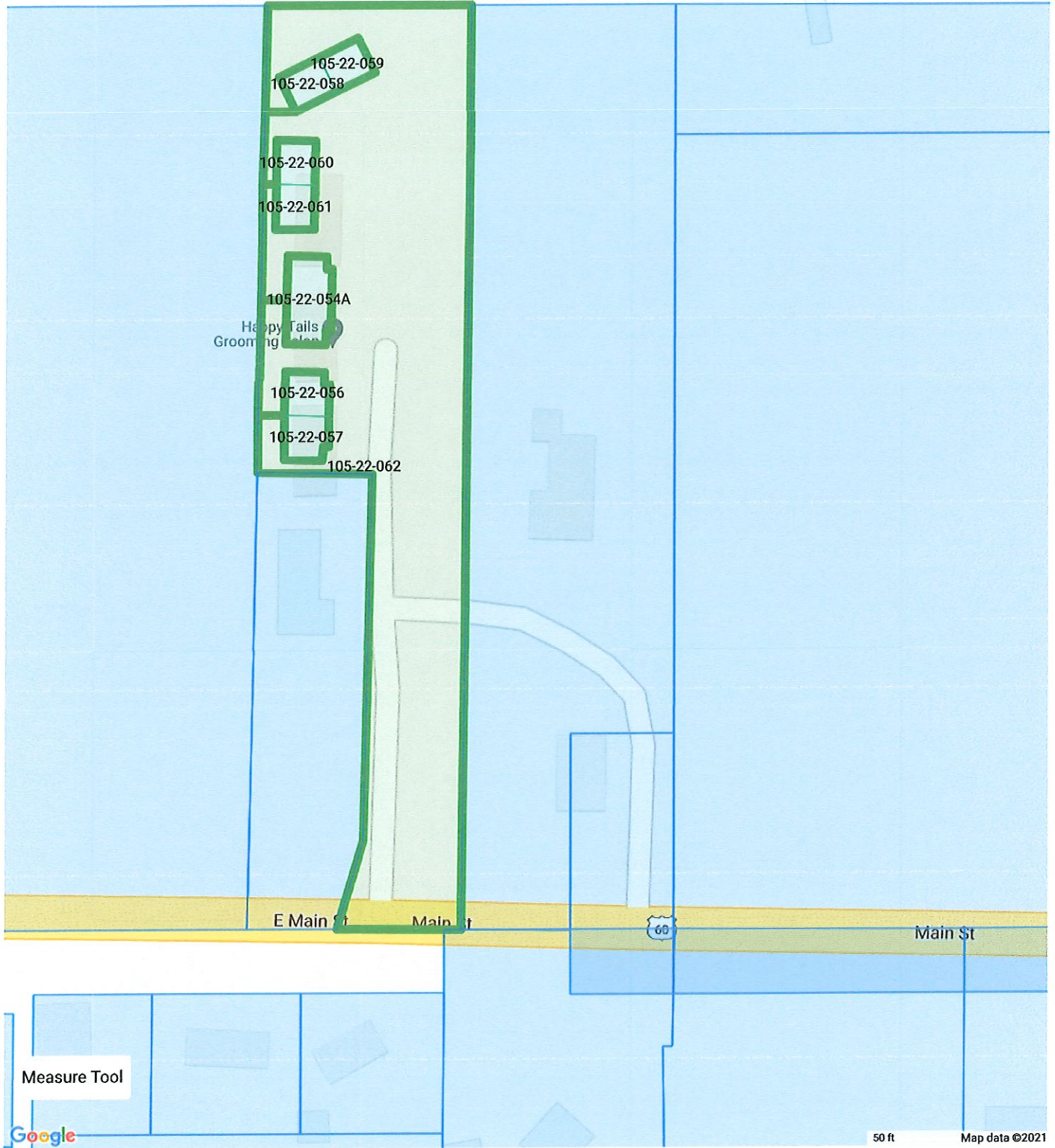
POSTED BY:



Stormy Palmer, Administrative Assistant



Date



CURRENT PARCEL LINES

Town of Springerville
Land Split/Recombination/Amendments/Reversions
Application

Town of Springerville Community Development
 418 E. Main St. • Springerville, AZ 86938
 920-333-2656 FAX 920-333-5988

Name of applicant(s) _____

105-22-062, 61, 60, 59, 58
 Parcel number to be split

Mailing address _____

E. Hwy 180/ Main
 Property address

Telephone number(s) _____

Zoning classification
C1

Name of property owner(s) (if different)
Anthony & Jennifer Harris

Lot size
1.2 ac +/-

Mailing address
P.O. Box 961 Springerville, AZ

Nature of request: (Note: Separate applica-
 tion required for request for the following):
 Land Split Recombination

Telephone number
602.999.1220

Amended Reversion

Signature of applicant(s)
Jennifer Harris

Recent Coads Plat
and Split into
3 parcels.

Date
7-22-21

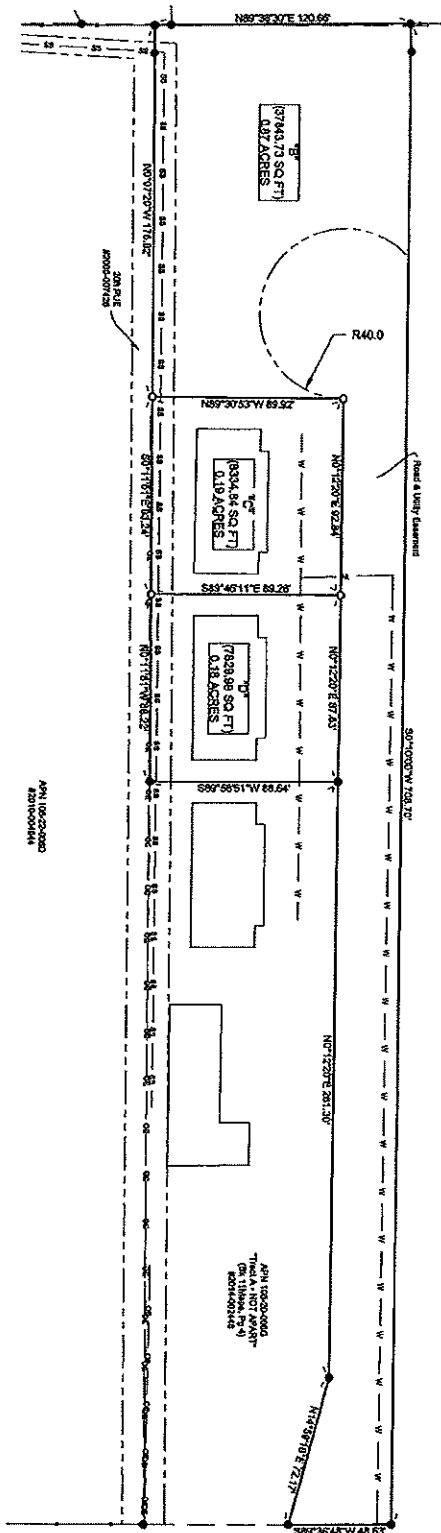
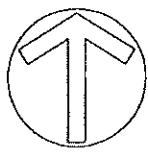
Existing access and utility easements (attach
 recorded easement documents, legal descrip-
 tions and maps)

Signature of owner(s) (if different)
[Signature]

Fee: \$75.00 10-320-250
 Received by: KP
 Date: 8/3/2021

Approved: Y ___ N ___
 Date: _____

Reversion to Acreage Mesa Vista Fourplexes & Mesa Vista Condominiums (Book 11 of Maps, Page 4) Part of Section 34, T9NR29E, G&SRM



FIELD NOTES - TRACT B

FIELD NOTES FOR A PORTION OF SECTION 34, Township 9 North, Range 29 East, G&A and State River Meridian, Phoenixville District in Book 11 of Maps, Page 4; herein being same survey as depicted inside. Dimensions of the individual corners of that property depicted in said Book 11 of Maps, Page 4, A 1980 field note are as follows: TRACT NORTH 67'x143.73' FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 63'x120' FEET EAST, 261.50 FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 61'x72' FEET WEST, 72.45 FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 67'x222' FEET EAST, 124.29 FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 67'x222' FEET WEST, 72.45 FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 67'x222' FEET EAST, 124.29 FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 67'x222' FEET WEST, 72.45 FEET TO THE POINT OF BEGINNING. Considered 67'x143.73' square feet on 0.197 ACRES.

FIELD NOTES - TRACT C

FIELD NOTES FOR A PORTION OF SECTION 34, Township 9 North, Range 29 East, G&A and State River Meridian, Phoenixville District in Book 11 of Maps, Page 4; herein being same survey as depicted inside. Dimensions of the individual corners of that property depicted in said Book 11 of Maps, Page 4, A 1980 field note are as follows: TRACT NORTH 67'x222' FEET WEST, 72.45 FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 67'x143.73' FEET EAST, 261.50 FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 61'x72' FEET WEST, 72.45 FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 67'x222' FEET EAST, 124.29 FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 67'x222' FEET WEST, 72.45 FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 67'x222' FEET EAST, 124.29 FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 67'x222' FEET WEST, 72.45 FEET TO THE POINT OF BEGINNING. Considered 633'x9.98' square feet on 0.119 ACRES.

FIELD NOTES - TRACT D

FIELD NOTES FOR A PORTION OF SECTION 34, Township 9 North, Range 29 East, G&A and State River Meridian, Phoenixville District in Book 11 of Maps, Page 4; herein being same survey as depicted inside. Dimensions of the individual corners of that property depicted in said Book 11 of Maps, Page 4, A 1980 field note are as follows: TRACT NORTH 67'x222' FEET WEST, 72.45 FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 67'x143.73' FEET EAST, 261.50 FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 61'x72' FEET WEST, 72.45 FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 67'x222' FEET EAST, 124.29 FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 67'x222' FEET WEST, 72.45 FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 67'x222' FEET EAST, 124.29 FEET TO A NEARLY CORNER OF A 1/4 SECTION NORTH 67'x222' FEET WEST, 72.45 FEET TO THE POINT OF BEGINNING. Considered 633'x9.98' square feet on 0.119 ACRES.

APN 100-02-0000
(Book 20 of Maps, Page 5)
G&S 00-00000

APN 100-02-0000
(Book 11B, Page 1)
G&S 00-00000

SUBJECT TO AND REVERSION FOR TOWN OF SPRINGVILLE AS MENTIONED BY METERS AND FEET AND BY THE TOWN OF SPRINGVILLE AS MENTIONED BY METERS AND FEET AND BY THE TOWN OF SPRINGVILLE AS MENTIONED BY METERS AND FEET.

ENDORSEMENTS

Town of Springville Planning and Zoning Commission Approval:
Chairman Planning and Zoning Commission
Town of Springville Town Council Approval:

Mayor, Town of Springville _____ date
Attest:
Clerk, Town of Springville _____ date

<p>RECORD OF SURVEY RETRACEMENT SURVEY & PARTITION OF A PART OF S.34, T9NR29E, G&SRM APACHE COUNTY, ARIZONA</p>	<p>INDEXING INFORMATION PROJECT NUMBER: 100-02-0000 DATE OF SURVEY: 01/19/2012 DRAWN BY: J. J. KANE CHECKED BY: J. J. KANE FIELD NOTES: 100-02-0000 SCALE: AS SHOWN NEEDLES: 1/4" DIA. MARKERS: 1/4" DIA. CORNER: 1/4" DIA.</p>	<p>LEGEND</p> <p> PROPERTY BOUNDARY</p> <p> FENCE LINE</p> <p> CHAINLINK FENCING</p> <p> EASEMENT LINE</p> <p> DITCH</p> <p> DRAINAGE LINE</p> <p> CURB AND GUTTER</p> <p> OVERHEAD TELEPHONE</p> <p> UNDERGROUND TELEPHONE</p>	<p>BASIS OF BEARING</p> <p>ALL UNDERGROUND TELEPHONE LOCATIONS, CHAINLINK FENCING, DITCHES, AND CURBS AND GUTTERS LOCATED BY GLOBAL POSITIONING OPERATIONS MODE OR REAL-TIME DIFFERENTIAL CORRECTED GPS METHOD IS REFERENCED TO NAD83. ALL DISTANCES ARE HORIZONTAL.</p>	<p>I HEREBY CERTIFY THAT THE FACT AND THE BEARING AND DISTANCES ARE AS SHOWN ON THIS SURVEY AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.</p> <p>DAVID N. RYAN, F.T.S., C.E.T., O.P. PROFESSIONAL LAND SURVEYOR 415 Professional 1701 WEST OAK AT 6939-0404 (620) 251-9277 DAVID@DAVIDNRYAN.COM</p>	<p>SURVEYOR OF RECORD APACHE COUNTY, ARIZONA</p>	<p>RECORDING INFORMATION</p>
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