

NOTICE OF PUBLIC MEETING AND EXECUTIVE SESSION PINAL COUNTY BOARD OF ADJUSTMENTS AND APPEALS SUMMARY OF AGENDA FOR MEETING Thursday, May 25, 2023

9:30 AM - CALL TO ORDER

PINAL COUNTY ADMINISTRATIVE COMPLEX BOARD OF SUPERVISORS HEARING ROOM 135 N. PINAL STREET FLORENCE, AZ 85132

Action means discussion, approval, disapproval on the following Planning Cases. (Numbers are shown for administrative convenience only. All interested persons should be aware that the cases may be heard in an order different than that shown on the agenda).

A work session is not a public hearing. For matters that are not listed as "public hearings" the public may attend and listen to the proceedings, but may only address the Board with its permission. Some members may participate telephonically.

CALL TO ORDER AND ROLL CALL OF BOARD MEMBERS:
() KENNEDY, Chairman
() MARSH, Vice Chairman
() BEGEMAN, Member
() MAULLER, Member
() SANCHEZ, Member

- (2) **PLANNING MANAGER REPORT:**
- (3) New Cases:
 - A. BA-004-23: PUBLIC HEARING/ACTION: Dagoberto Guerrero, landowner/applicant, requesting a variance to Section 2.40.020 (B) of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 43,996 square feet (1.01 acres), and applicable development standards on parcel 501-29-0150 Lot 15, of Hidden Valley Estates Unit #7, to allow the construction of one-family dwelling unit on a 1.01 acre parcel in the General Rural Zone (GR) Zone, located within Section 21, Township 6 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona; located north of Meadowview Road, and west of Pepper Place, in Unincorporated Pinal County. Val Lujan/Brent Billingsley
 - B. BA-011-23: PUBLIC HEARING/ACTION: Emilio Gonzalez, landowner/applicant, requesting a variance to Section 2.40.020 and Section 2.40.030 of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 ac) to 46,174 ± square feet (1.06 ± acres) and applicable development standards to allow the construction of home on a 1.06 acre parcel in the General Rural Zone (GR), described as Lot 84, College Estates Subdivision, situated in aportion of Section 31, T 06S, R 08E, G&SRB&M, tax parcel 401-69-0730 (legal on file), located southeast of Arizona Western Blvd. and S Stanford Dr. in Pinal County.

 Glenn Bak/Brent Billingsley
 - C. BA-031-22: PUBLIC HEARING/ACTION: Neilson Conklin & Hilary Sheevers, landowners/applicants, requesting a variance to Section 2.40.020 (G) of the PCDSC, to reduce the rear setback requirement from 40 feet to 8 feet to allow the installation of a detached carport and shade canopy on parcel 304-07-017G (legal on file) in the General Rural (GR) Zone, situated in Section 20, Township 10 South, Range 12 East Gila & Salt River Baseline & Meridian, located north of south Desert Ridges Rd and East Sunset Hills Rd in unincorporated Pinal County near Marana, AZ. Ryan Green/Brent Billingsley
 - D. BA-045-22: PUBLIC HEARING/ACTION: Pinal County Community Development Director, Applicant, requesting a "Blanket Variance" per section 2.155.050 of the Pinal County Development Services Code from Section 2.120.010 (B) (MH Zone, Uses Permitted) of the PCDSC, to allow the construction of a new conventionally constructed home, rebuilding of a conventionally constructed home in case of a fire or similar catastrophe, and expansion of a conventionally constructed home to be applied to the entire Northview Estates Unit 1 subdivision, on tax parcelsp40e91-0010 through 401-91-0290 (legals on file) in the

Manufactured Home (MH) Zone, situated in Section 31, Township 06 South, Range 08 East G&SR B&M, located north of east Sunscape Way and east of south Eleven Mile Road in the unincorporated area of Pinal County, near Casa Grande, AZ.

Ryan Green/Brent Billingsley

ADJOURNMENT

Support documents for the above-listed matters are available at the Pinal County Community Development Office for the public inspection at least 48 hours prior to the meeting at the Pinal County Community Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m.

NOTE: One or more members of the Board may participate in this meeting by telephonic conference call.

The Board may go into Executive Session for the purpose of obtaining legal advice from the County's Attorney(s) on any of the above agenda items pursuant to A.R.S. 38-431.03(A)(3).

In accordance with the requirement of Title II of the Americans with Disabilities Act (ADA), the Pinal County Board of Adjustment and Appeals does not discriminate against qualified individuals with disabilities admission to public meetings. If you need accommodation for a meeting, please contact the Community Development Department at (520) 866-6442, at least (5) five business days prior to the meeting (not including weekends or holidays) so that your request may be accommodated.

Posted this note on the 24th day of May, 2023 at 9 A.M. /s/ Todd Williams.



AGENDA ITEM

May 25, 2023 ADMINISTRATION BUILDING A FLORENCE, ARIZONA

REQUESTED BY:

Funds #:								
Dept. #:								
Dept. Name: Community Developm	nent							
Director: Brent Billingsley	Director: Brent Billingsley							
BRIEF DESCRIPTION OF AGENDA	ITEM AND REQUEST	ED BOARD ACTION:						
Section 2.40.020 (B) of the Pinal C lot area from 54,450 square feet (1.2 on parcel 501-29-0150 Lot 15, of Hi a 1.01 acre parcel in the General Rus	County Development S 25 acres) to 43,996 sq idden Valley Estates U ral Zone (GR) Zone, 1	Guerrero, landowner/applicant, requesting a variance to Services Code, to allow a reduction in the minimum required uare feet (1.01 acres), and applicable development standards Unit #7, to allow the construction of one-family dwelling unit on ocated within Section 21, Township 6 South, Range 3 East of ocated north of Meadowview Road, and west of Pepper Place,						
Val Lujan/Brent Billingsley								
BRIEF DESCRIPTION OF THE FISC ITEM:	AL CONSIDERATION	S AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA						
BRIEF DESCRIPTION OF THE EXPI	ECTED PERFORMAN	CE IMPACT OF THIS AGENDA ITEM:						
MOTION:								
History								
Time	Who	Approval						
ATTACHMENTS:								
Click to download								
Board Packet								
Staff Presentation								



TO: PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

MEETING DATE: May 25, 2023

CASE NUMBER: BA-004-23

CASE COORDINATOR: Valerie Ann Lujan

Executive Summary:

This case is a variance request by applicant Dagoberto Guerrero, for allowance of a reduction to the minimum lot size from 54,450 square feet (1.25 acres) to 43,996 square feet (1.01 acres) to allow for the construction of a single-family residence on parcel 501-29-0150 – situated within the General Rural (GR) zoning district. The parcel currently exists as vacant and unbuildable.

If This Request is approved:

This variance will allow the applicant to deviate from the General Rural (GR) Development Standards, and develop his parcel within an alternative, yet reasonable development standard appropriate for its platted size, without additional variance requests.

Staff Recommendation/Issues for Consideration/Concern:

Staff offers a recommendation of approval with stipulations.

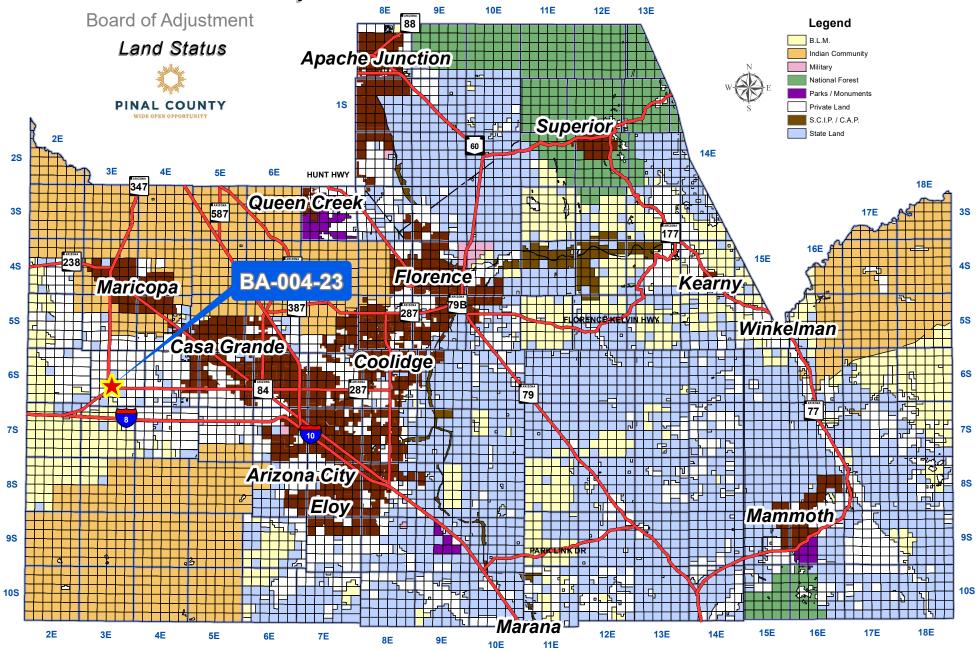
BA-004-23: PUBLIC HEARING/ACTION: Dagoberto Guerrero, landowner/applicant, requesting a variance to **Section 2.40.020 (B)** of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 43,996 square feet (1.01 acres), and applicable development standards on parcel 501-29-0150 Lot 15, of Hidden Valley Estates Unit #7, to allow the construction of a one-family dwelling unit on a 1.01 acre parcel in the General Rural Zone (GR) Zone, located within Section 21, Township 6 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona; located north of Meadowview Road, and west of Pepper Place, in Unincorporated Pinal County.

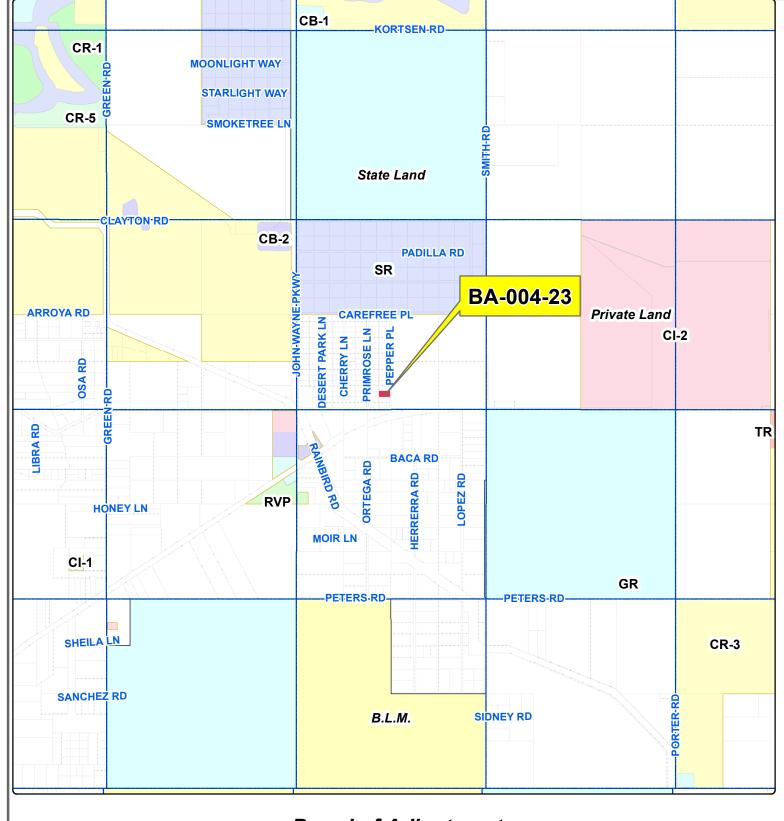
LEGAL DESCRIPTION: Lot 15, Hidden Valley Estates Unit #7

TAX PARCELS: 501-29-0150

LANDOWNER/APPLICANT: Dagoberto Guerrero

Pinal County





Board of Adjustment

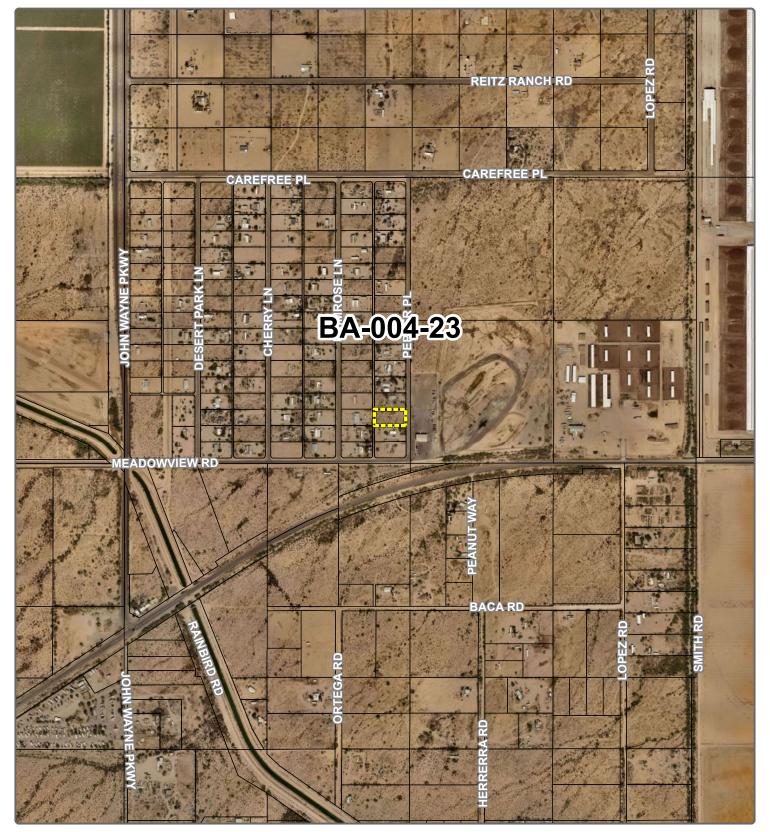
Community Development



Legal Description:

On parcel 501-29-0150 Lot 15, of Hidden Valley Estates Unit #7, to allow the construction of one-family dwelling unit on a 1.01 acre parcel in the General Rural Zone (GR) Zone, located within Section 21, Township 6 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona; located north of Meadowige Road, and west of Pepper Place, in Unincorputate One County.

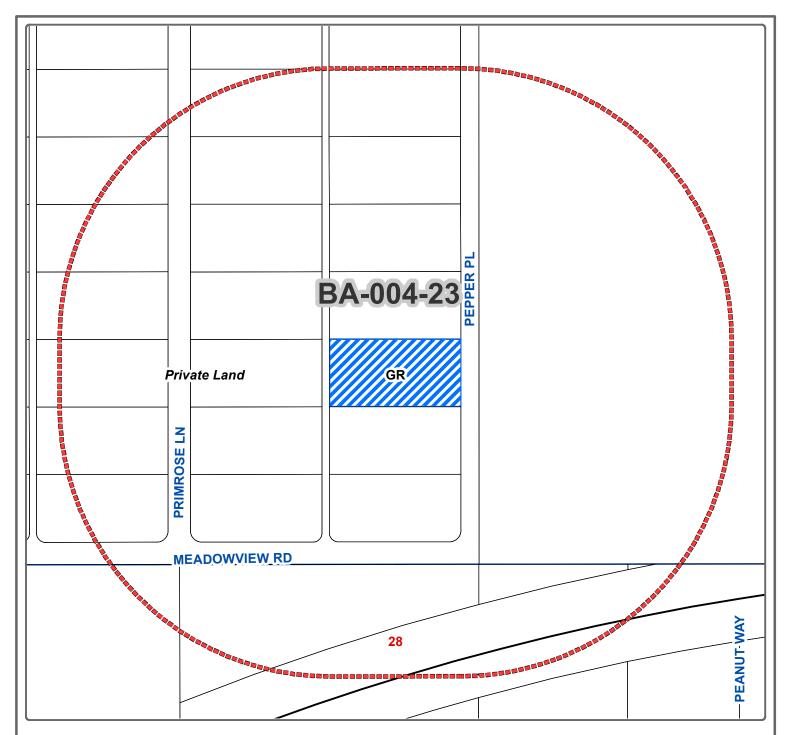
M	Drawn By:		GOBERTO GUE	Date:	
		GIS	S / IT / LJT	0	4/19/2023
Sheet No.	Section 21		Township 06S	Range	03E
1 of 1	Case Number:		BA-004-23		



Board of Adjustment







Board of Adjustment

BA-004-23 – PUBLIC HEARING/ACTION: Dagoberto Guerrero, landowner/applicant, requesting a variance to Section 2.40.020 of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 43,560 square feet (1 acre) and applicable development standards on parcel 501-29-0150 Lot 15, of Hidden Valley Estates Unit #7, to allow the construction of one-family dwelling unit on a 1.01 acre parcel in the General Rural Zone (GR) Zone, located within Section 21, Township 6 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona; located north of Meadowview Road, and west of Pepper Place, in Unincorporated Pinal County.

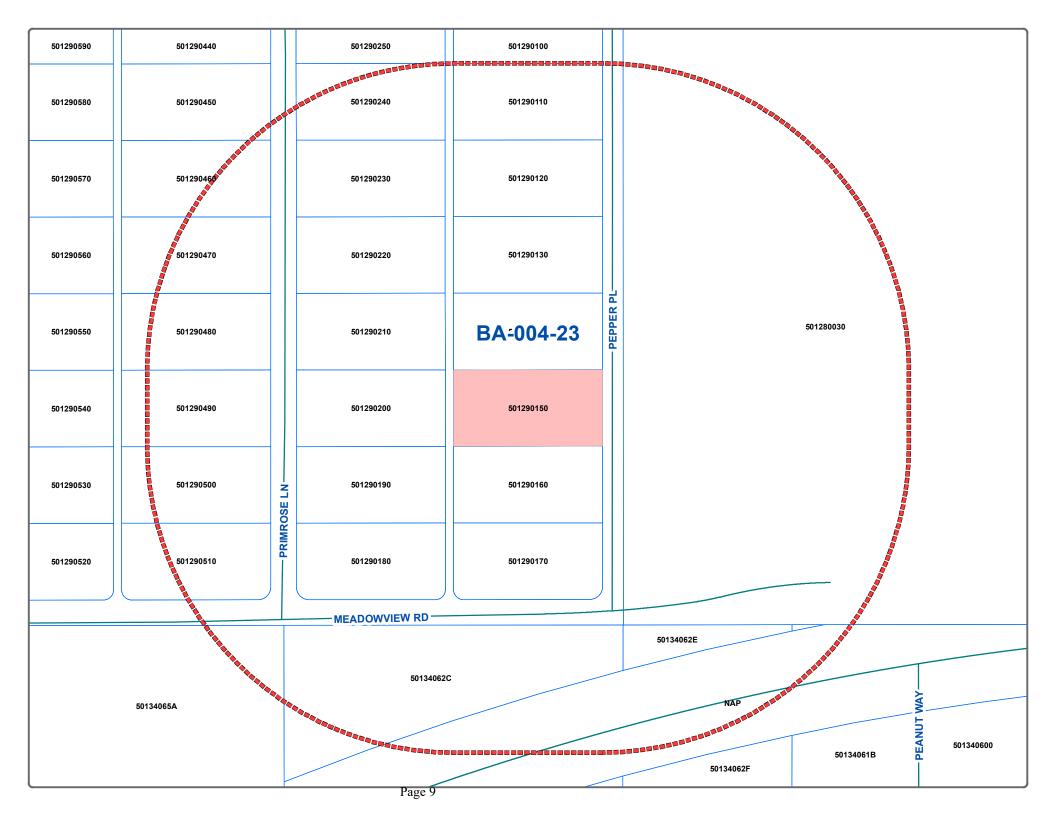
Current Zoning: GR Requested Zoning: Board of Adjustment Current Land Use: MLDR

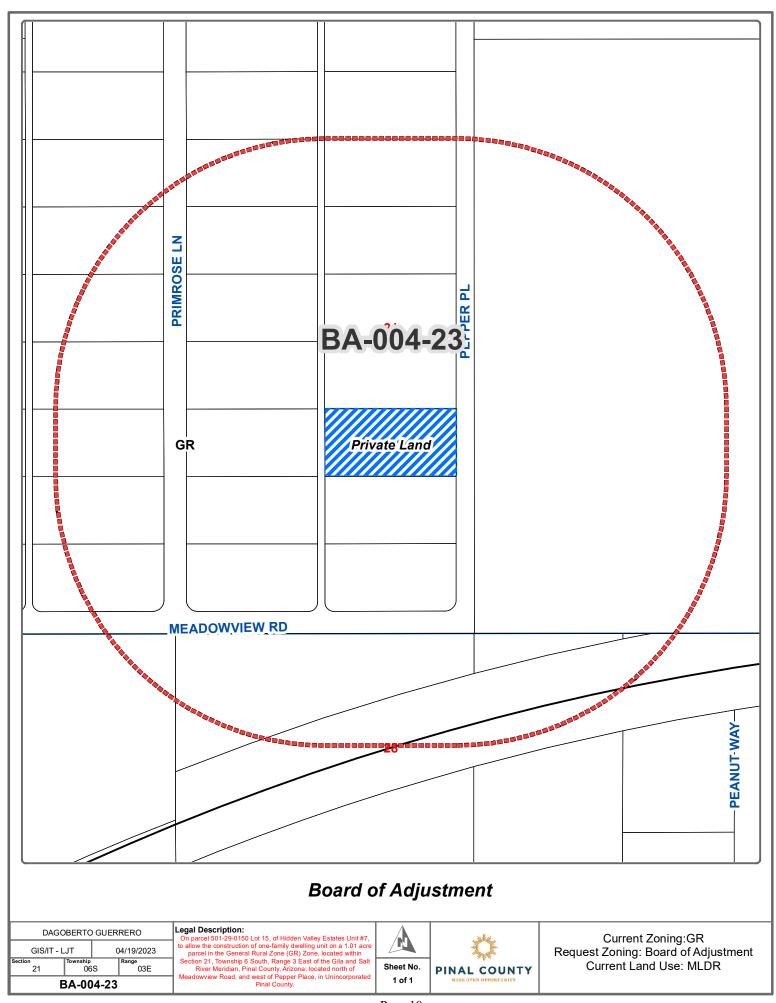


Legal Description:

On parcel 501-29-0150 Lot 15, of Hidden Valley Estates Unit #7, to allow the construction of one-family dwelling unit on a 1.01 acre parcel in the General Rural Zone (GR) Zone, located within Section 21, Township 6 South, Range 3 East of the Gila and Salt River Meridian, Plinal County, Arizona; located north of Meadowview Road, and west of Pepper Place, in Unincorporated Plinal County.

Λ	Owner/Applicant:	DAGOBERTO G	GUERRERO
	Drawn By: GIS / I	IT / LJT	Date: 04/19/2023
Sheet No.	Section 21	Township 06S	Range 03E
1 of 1	Case Number:	BA-004-23	





REQUESTED ACTION AND PURPOSE: Requesting a variance to Section 2.40.020 (B) of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 43,996 square feet (1.01 acres) and applicable development standards on parcel 501-29-0150 to allow the construction of one-family dwelling.

LOCATION: The subject property is located north of Meadowview Road, and west of Pepper Place, in an unincorporated portion within the vicinity of the City of Maricopa in Pinal County.

SIZE: 1.01 ± acres

EXISTING ZONING AND LAND USE: The property is zoned General Rural (GR).

SURROUNDING ZONING AND LAND USE:

North: General Rural Zoning (GR [manufactured home])

South: General Rural Zoning (GR [mobile home])

East: General Rural Zoning (GR [County maintenance facility])

West: General Rural Zoning (GR [various parcels of allowable residential uses])

SITE DATA:

• Site is situated in Flood Zone X, presenting a depth of -9999, and has a 1% probability of flooding (formerly and commonly known as the "100-year floodplain").

HISTORY: The parcel of subject is one of many parcels within the subdivision known as Hidden Valley Estates (HVE). HVE was approved and platted circa 1964. At that date, the subdivision was in compliance to the development standards set forth in its respective zoning district – General Rural (GR). In 1974, the Zoning Ordinance was amended – affecting various development standards, inclusive of an increased minimum lot size in the GR Zoning District. The minimum lot size for GR increased from 12,000 square feet (0.275 acres) to 54,450 square feet (1.25 acres). Consequentially, the subject parcel currently exists as non-conforming as it does not meet the minimum lot size.

To date, no comments have been received.

Staff's public participation and notification of the cases include:

 Newspaper publish dates:
 5/04/2023

 Mail-outs:
 4/26/2023

 Site Posting:
 4/26/2023

 Website:
 4/26/2023

THE APPLICANT MUST SATISFY THE BOARD OF ADJUSTMENT AND APPEALS THAT THIS REQUEST MEETS THE NECESSARY CRITERIA TO QUALIFY FOR A VARIANCE AS STATED IN SECTION 2.155.050.C

EVIDENCE REQUIRED FOR VARIANCE:

- a. There are special circumstances or conditions applicable to the property, which is the subject of the variance, which do not prevail on other property in that zoning district.
- b. The special circumstances or conditions referred to in subsection (C)(4)(a) of this section are not self-imposed by the property owners within the subject area.
- c. The strict application of the regulations would work an unnecessary nonfinancial hardship.
- d. The granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights.
- e. The granting of such variance will not materially affect the health or safety of persons residing or working within the subject area and adjacent properties and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.
- f. The variance does not allow a use that is not permitted in the zone district where the property is located.

FINDINGS: Under Section 2.155.030.E of the Pinal County Development Service Code (Zoning Ordinance), the Board of Adjustment and Appeals shall hear and consider all evidence relating to the request and make findings as to the conformity of the request to the above Section.

THE BOARD OF ADJUSTMENT AND APPEALS shall consider the following criteria in conditionally approving or denying a variance.

a. There are special circumstances or conditions applicable to the property which is the subject of the variance which do not prevail on other property in that zoning district.

ANALYSIS: The subject property is insignificant in that its size and shape are similar to the subdivision in which it is situated – Hidden Valley Estates, platted circa 1964. The uniqueness of this site is held in it being a non-conforming size, by way of County action due to the 1974 amendment of the Zoning Ordinance. As aforementioned, this amendment significantly increased the minimum lot size of GR parcels. The special circumstance of this site is not self-imposed. Any issues regarding flood control or geological constraints are not apparent.

FINDING: A special circumstance/condition <u>does exist</u> for this site, and in a way that does not prevail on other property in that zoning district.

b. That the special circumstances or conditions referred to in subsection (C) (4) (a) of this section are not self-imposed by the property owners within the subject area.

ANALYSIS: As previously stated, a special circumstance for the subject parcel being undersized is not at fault of the applicant. The justification of special circumstances of the subject parcel is in relation to the physical aspect of the land, and not for a reason that is considered self-imposed. More so, the special circumstance exists by way of the County through the Zoning Ordinance amendment as previously described in this report. The special circumstance attached to the property make a strict compliance to the development standards of Zoning District GR impossible.

FINDING: The special circumstances referred to in subsection (C) (4) (a) are not self-imposed.

c. That the strict application of the regulations would work an unnecessary nonfinancial hardship.

ANALYSIS: It is the intention of the applicant to build a dwelling on the subject parcel. The hardship presented is nonfinancial, in that if a variance is not granted it will deprive the applicant of full enjoyment of the site, as no permitted use can be built due to size requirements. Staff notes that the Pinal County Board of Adjustment is authorized to grant a variance when if not doing so would result in serious impairment of substantial property rights, as articulated in Section 2.155.040 (C.4b) of County Code.

FINDING: Staff finds that the strict application of the regulations would cause an unnecessary, nonfinancial hardship and ultimately prohibit the applicant/owner of residing on the subject property.

d. The granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights.

ANALYSIS: The parcel was created as one of many within the Hidden Valley Estates subdivision, platted in 1964, and developed in compliance to the then existing standards. After the legally established subdivision - by way of County action, development standards to the Zoning District GR changed resulting in the subject property being non-conforming. It is clearly demonstrated that the need for this variance is necessary so that the rightful landowner can maintain property rights.

FINDING: Staff finds just reasoning for granting the variance to ensure the preservation and enjoyment of substantial existing property rights of the landowner.

e. The granting of such variance will not materially affect the health or safety of persons residing or working within the subject area and adjacent properties and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

ANALYSIS: Staff does not identify any aspect in relation to the subject property, which would result in an adverse impact to the safety and welfare of the public, or be detrimental to its immediate and broader neighborhood. The subject property is approximately 43,996 +/- square feet (1.01 acres), proving to be consistent with adjacent parcels within its subdivision, as well as complying with an allowable use to the GR Zoning District in which it is enveloped by. Included in this report are stipulations that outline development standards that are rational to the subject parcel size and similar to other lots in the area, which some have been granted variances.

FINDING: The granting of this variance <u>will not</u> affect the health or safety of persons residing or working within the subject area and adjacent properties, and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

f. The variance does not allow a use that is not permitted in the zone district where the property is located.

ANALYSIS: Section 2.40.010 of the County Development Services Code establishes that a one-family dwelling unit – conventional construction, manufactured home, or mobile home as a permitted use in the GR zone. The applicant is seeking a variance to live on the subject parcel in a manufactured home.

FINDING: Granting of the variance will not allow a use that is not permitted in the zone district where the property is located.

STAFF SUMMARY AND RECOMMENDATION: All submittals, evidence presented, written documentation, public testimony, and Planning Case Staff Report (BA-004-23) are considered part of the record in this variance case. If the Board of Adjustments and Appeals can find sufficient evidence based upon the record, staff recommends the Board adopt the staff report and record as presented and approve the requested variance with the following recommended motion. If the Board cannot find sufficient evidence to approve the request, Staff suggests denying the request with the following motion.

BOARD MOTION

Staff Recommendation to Approve:

I move to approve case BA-004-23, Section 2.40.020 of the PCDSC, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 43,996 square feet (1.01 acres), and applicable development standards on parcel 501-29-0150 Lot 15, of Hidden Valley Estates Unit #7, to allow the construction of one-family dwelling on a 1.01 acre parcel in the General Rural Zone, as well as allow the future construction of a detached accessory structure. The move for approval is based on the findings of A through F -as presented above- and is subject to the following stipulations:

- 1. All State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of wastewater, air quality permit, etc.
- 2. Agriculture or horticulture used only for the purposes of propagation and culture and not for retail sales, including any number of poultry, rabbits and similar small animals and not more than two head of cattle, horses, sheep or goats, more than six months of age, per acre. Swine are not permitted in the district.
- **3.** Development Standards for the subject parcel shall be as follows:
 - a. Building height: Maximum height of any structure shall be 30 feet.
 - b. Minimum lot area: One acre (43,560 square feet).
 - c. Minimum lot width: 100 feet.
 - d. Minimum lot area per dwelling unit: one acre (43,560 square feet).
 - e. Minimum front yard: 30 feet.
 - f. Minimum side yards: Ten feet each.
 - g. Minimum rear yard: 40 feet.
- **4.** Detached accessory building Development Standards shall be as follows:
 - a. Permitted coverage: One-third of the total area of the rear and side yard.
 - b. Maximum height: 20 feet.
 - c. Minimum distance to main building: Seven feet.
 - d. Minimum distance to front lot line: 30 feet.
 - e. Minimum distance to side and rear lot lines: Four feet if building is not used for poultry or animals; 50 feet if building is used for poultry or animals.

- f. A structure having a roof supported by columns and used exclusively for the shading of livestock shall not be considered a building and shall not need to conform to setback requirements that apply to buildings used to house livestock.
- **5.** If any change of use is requested aside from use stated within this report the variance shall be considered null and void.

I move to deny the variance case BA-004-23, a variance to Section 2.40.020 and Section 2.40.030 of the PCDSC, findings(s)/special circumstances referred to in the subsection (C)(4)(a) of 2.155.040 in PCDSC are self-imposed.

DATE PREPARED: 5/05/23 -val

REVISED: 5/19/23 -val

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **MAY 25TH, 2023** AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **VARIANCE** FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-004-23 – PUBLIC HEARING/ACTION: Dagoberto Guerrero, landowner/applicant, requesting a variance to **Section 2.40.020 (B)** of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 43,996 square feet (1.01 acres), and applicable development standards on parcel 501-29-0150 Lot 15, of Hidden Valley Estates Unit #7, to allow the construction of one-family dwelling unit on a 1.01 acre parcel in the General Rural Zone (GR) Zone, located within Section 21, Township 6 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona; located north of Meadowview Road, and west of Pepper Place, in Unincorporated Pinal County.

Information regarding the case can be found online at: https://www.pinal.gov/1233/Board-of-Adjustment-Agendas

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION

DATED THIS 25th DAY OF April, 2023

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT P.O. BOX 2973 (85 N. Florence St.)

FLORENCE, AZ 85132

NO LATER THAN 4:00 P.M. ON May 18, 2023, to be included in Board Packet

Contact for this matter: Val Lujan

E-mail address: valerie.lujan@pinal.gov

Phone #: main (520)-866-6442 / office (520) 866-6528

[Anything below this line is not for publication.]

PUBLISHED ONCE:

Pinal Central Dispatch and Maricopa Monitor

CASA GRANDE VALLEY NEWSPAPERS INC

200 W. 2ND ST. CASA GRANDE AZ 85122

(520) 836-7461 Fax (520) 836-2944

Advertising Memo Bill

11	1) Memo Bill Period 04/2023			2 Advertiser/Client Name GUERRERO, DAGOBERTO				
23	Total Amount Due	*Unapplied Amour	it 3	Terms of Payment	WEEK			
	6	1.57						
21 Current N	et Amount Due	22 3	0 Days		0 Days		Over 90 Days	
	.00		.00		.00		.00	
4 Page Number	5 Memo Bill Da	ate	6 B	illed Account	Number	7	Advertiser/Client Number	
1	04/28/23		2	1314	CHRIS.		21314	

	Amount Paid:
-	Comments:
	· ·
Ad #:	169479
	Ad #:

		Please Return Upper Portion	With P	ayment			
10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 16	SAU Size Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
05/04/23	169479 PWEEK	NOTICE OF PUBLIC HEARI 05/04		0X10.29 10.50		60.48	61.57
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	V	AD -28-23			n.		

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due	22] 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23	Total Amount Due
0.00	0.00	0.00	0.00			61.57

CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

Invoice	25	Adve	rtiser Information	2. 10. 10. 10. 10. 10. 10. 10. 10. 10. 10
	1 Billing Period	6 Billed Account Number	7 Advertiser/Client Number	2 Advertiser/Client Name
169479	04/2023	21314	21314	GUERRERO, DAGOBERTO

STATE OF ARIZONA

COUNTY OF PINAL

NOTICE OF PUBLIC HEARING NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUST-MENT AND APPEALS AT 9:30 A.M., ON MAY 25TH, 2023 AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A VARIANCE FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-004-23 Dagoberto HEARING/ACTION: Guerrero, landowner/applicant, requesting a variance to Section 2.40.020 (B) of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 43,996 square feet (1.01 acres), and applicable development standards on parcel 501-29-0150 Lot 15, of Hidden Valley Estates Unit #7, to allow the construction of one-family dwelling unit on a 1.01 acre parcel in the General Rural Zone (GR) Zone, located within Section 21, Township 6 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona; located north of Meadowview Road, and west of Pepper Place, in Unincorporated Pinal County. Information regarding the case can be found online at: https://www.pinal.gov/1233/Board-

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DATED THIS 25th DAY OF April,

2023

Planning Case Number (see above)

2) Your name, address, telephone number and property tax parcel number (Print or type)

 A brief statement of reasons for supporting or opposing the request

quest
4) Whether or not you wish to appear and be heard at the hearing
WRITTEN STATEMENTS MUST
BE FILED WITH:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT P.O. BOX 2973 (85 N. Florence

FLORENCE, AZ 85132 NO LATER THAN 4:00 P.M. ON May 18, 2023, to be included in Board Packet Contact for this matter: Val Lujan ss.

jan@pinal.gov Phone #: main (520)-866-6442 / office (520) 866-6528 No. of publications: 1; date of publication: May 04, 2023.

Affidavit of Publication

Kara K. Cooper, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Pinal Central Dispatch, a newspaper section published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issue. The publications thereof having been on the following date:

05/04/2023

PINAL CENTRAL DISPATCH

agent and/or publisher of the Pinal Central Dispatch

Sworn to before me this

day of

__A.D.,

Notary Public in and for the County Of Pinal, State of Arizona

Vleki Morris Notary Public Pinal County, Arizona My Cornm. Expires 09-20-24 Commission No. 587546



APPLICATION FOR VARIANCE OF REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink) and submitted via the online portal site at https://citizenaccess.pinalcountyaz.gov/CitizenAccess/

Variance Request & F (Feel free to include answ provided)			tary Narrative, who	en doing so write see narrative on the space
1. Tax Assessor Parce	No.: <u>501290150</u>		2. Size (to th	e nearest 1/10th of an acre_1.01
3. The legal description	on of the property:	DDEN VALLEY	ESTATES #7 LO	T 15 21/06S/03E
4. Current zoning: GR	5. Re	quested zoning	g (if applicable):	N/A
6. The existing use(s)	of the property is as f	follows: VACAN	NT LAND	
7. The proposed use to the TO LIVE ON PROPERT			of Code you ar	e requesting a variance:
8. Is there a zoning vio		ty for which th	e owner has be	en cited? If yes, zoning violation #
			resources party of extra series is	physical conditions that have altered zoning indicated above was adopted.
which do not prevail o property are unique a NO, I DO NOT FORSEE	on other property in t nd unlike other propo E ANY IMPACTS TO SI	hat zoning dist erties in the ar URROUNDING	rict. Show that ea. PROPERTIES.	erty referred to in the application the physical characteristics of this EAGE REQUIREMENTS.
INV#:	AMT:	DATF:	CASE:	Xref:

COMMUNITY DEVELOPMENT Planning Division

85 N. Florence St., PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530 www.pinalcountyaz.gov

11. That the strict application of the regulations would work an unnecessary nonfinancial hardship and that the granting of the application is necessary for the preservation and enjoyment of substantial existing property rights. Show that all beneficial use and/or enjoyment of the land will be lost if the variance is not granted. Evidence from an appraiser, realtor or other professional may be required. YES, THIS IS A NON FINANCIAL HARDSHIP AND I AM SEEKING A VARIANCE TO MAINTAIN MY PROPERTY RIGHTS TO DEVELOP MY PROPERTY.
12. That the granting of such application will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. NO, I DO NOT FORESEE THIS BEING A HEALTH/SAFETY ISSUE TO SURROUNDING PROPERTY OWNERS.
13. That the variance will not allow a use that is not permitted in the zoning district where the property is located. (Not required for parking reductions) NO, I AM SEEKING TO BUILD A HOME WHICH IS ALLOWED IN THE GR ZONING.
13. That the special circumstances or conditions referred to item 10 above are not self-imposed. MY PARCEL IS CURRENTLY UNDERSIZED THRU NO FAULT OF MY OWN.
(The following are additional questions for reductions in parking requests only)
14. Site Plan Review or Building Permit Number: <u>N/A</u>
15. Required parking either in total number or ratio: N/A 16. Requested (# or ratio) N/A
17. Evidence to support a reduction, this may include codes and ordinance from other jurisdictions, structures with multiple building occupancy types and/or operational characteristics of the particular use that would warrant a reduction: N/A

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing.

DAGOBERTO GUERRERO Name of Applicant	53 N PRIMROSE LN, MARIO	COPA, AZ 8513
DALLY-	GBHELIOS@GMAIL.COM	5204503553
Signature of Applicant	E-Mail Address	Phone Number
Name of Agent/Representative	Address	
Signature of Agent/Representative	E-Mail Address	Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

DAGOBERTO GUERRERO	53 N PRIMROSE LN, MARICOPA, AZ 85138	
Name of Landowner	Address	
D-166-	GBHELIOS@GMIAL.COM	5204503553
Signature of Landowner	E-Mail Address	Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

Application Checklist:

- Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
 - Size and shape of parcel; property dimensions; north arrow
 - Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
 - Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
 - o Driveways and parking areas, show access, dimensions and surface material
 - o Existing and proposed utilities, show location of lines, size and serving company
 - Any other information as may be applicable landscaping, natural features i.e.: washes, excavation sites, etc., floor plan
- Submit the "This Application Checklist" for the requested action.
- Submit a list of all property owners within 600' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- Submit a map of the area with the 600' boundary shown. (A Tax Assessor Parcel Map is acceptable).
- Submit the non-refundable filing fee according to the fee schedule shown on coversheet of the application. (The application is not considered filed until the fees are paid.)
 - A) Residential with 0-499 mail-outs \$500.00
 - B) Residential with 500 or more mail-outs: \$500.00
 - C) Commercial, industrial or transition with 0-499 mail-outs: \$2,084,00
 - D) Commercial, industrial or transition with 500 or more mail-outs: \$2,399.00
- The application and narrative in PDF format.
- Understand that a newspaper publication must be advertised for this variance case per Pinal County staff instructions no later than 28 days prior to the hearing date as assigned. The applicant is responsible for all publication fees.

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.:	Parcel No.:
Name:	
Address:	Address:
City/ST/Zip:	City/ST/Zip:
Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	City/ST/Zip:
Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	City/ST/Zip:
Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	City/ST/Zip:
Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	City/ST/Zip:
office of Pinal County Assessmend is (Source of Information)	day of April, 2003 at the accurate and complete to the best of my knowledge.
On this 10 th day of Apizil , 20 <u>33</u>	
signature Journal	Date -///
State of ARIZONG)ss.	NOTARY PUBLIC - ARIZONA Pinal County Commission Number 637225 (SEAL)
County of <u>Pinal</u>	My Comm. Expires Oct. 20, 2026
My Commission Expires <u>じんつし</u> るし	Signature of Notary Public TORPIE D Tate

501290170 Jimenez Miguel 10 N Pepper Place Maricopa, AZ 85138 PO BOX 1019 Stanfield, AZ 85172

50134062C

GOH Andrew HON Y TR ETAL 1914 E Crescent Way, Chandler, AZ 85249

501280030 PINAL COUNTY PO BOX 827 Florence, AZ 85132

501290160

1st owner SAMAYOA CEDRIC N 2nd owner CONTRERAS MARJA SAMAYOA 52 N Pepper Place, Maricopa, AZ 85138

501290140 GATES AIMEE TELLEZ 136 N PEPPER PLACE, MARICOPA, AZ 85138

501290130

1st owner VELAZQUEZ ESTABAN O 2nd owner VELAZQUEZ ROSA M PO BOX 933 MARICOPA, AZ 85138

501290120 ARREOLA JAVIER & ROSALINA PO BOX 544 STANFIELD. AZ 85172

501290110 CARNEY RUSSELL 266 N PEPPER PLACE MARICOP, AZ 81538

501290240 ARREOLA AGUSTIN PO BOX 1006 STANFIELD, AZ 85172

501290230 LANE EDWARD & MARIAN C 85122 E HUBBELL ST SCOTTSDALE, AZ 85257

501290220

1st owner HUTTON STEPHANIE AN 2nd owner C/O ROSEMARY BESTENLEHER 1066 E ZESTA LN GILBERT, AZ 85297 501290210 TINAJERO JUAN ESTARDA & MARIA TERESA PO BOX 696 STANFIELD, AZ 85172

501290200 RAMIREZ JORGE CASTRO PO BOX 231 STANFIELD, AZ 85172

501290190

1st owner RODRIGUEZ RICARDO MELCHOR
 2nd owner SANTA CRUZ ROSA MARIA GARCIA
 606 N PEPPER PLACE MARICOPA, AZ 85138

5012905180

1st owner DE PEREZ JOSEFINA JIMENEZ 2nd owner RODRIGUEZ GREGORIO PEREZ PO BOX 833 STANFIELD, AZ 85172

501290510 RAMIREZ CARLOS & FONSECA NORMA 44879 W APPLEGATE RD MARICOPA, AZ 85138

501290500 RAMIREZ CARMEN & MARGARITA PO BOX 889 STANFIELD, AZ 85172

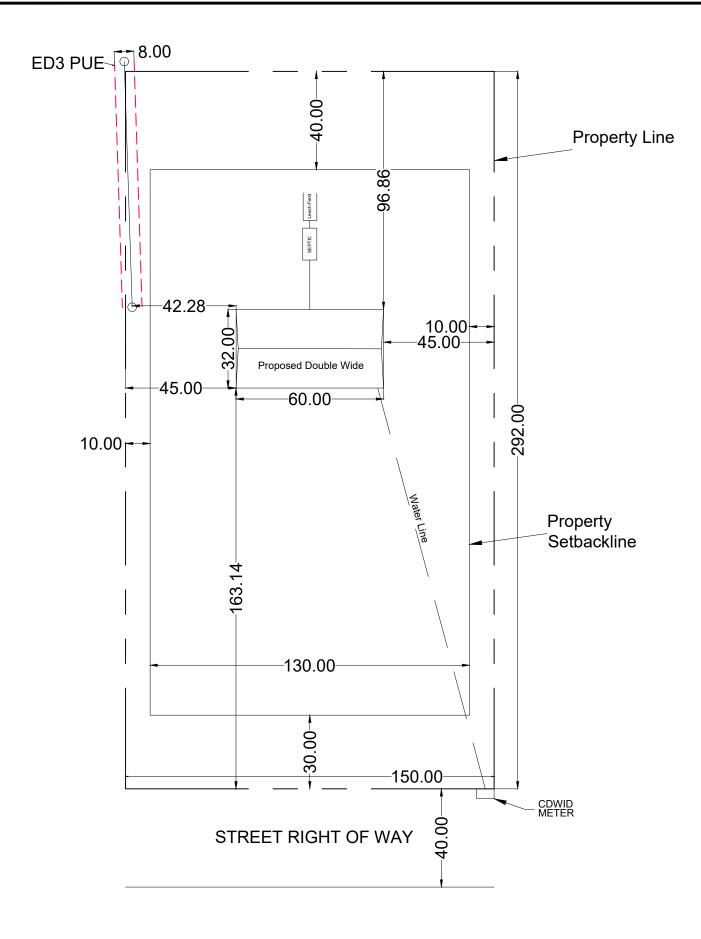
501290490 RAMOS JOSE T & RAQUEL 136 N PRIMROSE LN MARICOPA, AZ 85138

501290480 RAMOS JOSE T & RAQUEL R 136 N PRIMROSE LN MARICOPA, AZ 85138

501290470 RAMOS JOSE TRINIDAD & RAYA RAQUEL 136 N PRIMROSE LN MARICOPA, AZ 85138

50134065A JAYNES BRUCE 1368 N BROWER LN MARICOPA, AZ 85138





I would like to live on my property, but my property(parcel 501-290-150) is only 1.01 acres, so I am submitting this Variance application in order to get approval to live on. Thank you for taking the time to review my application.

Dagoberto Guerrero



BA-004-23

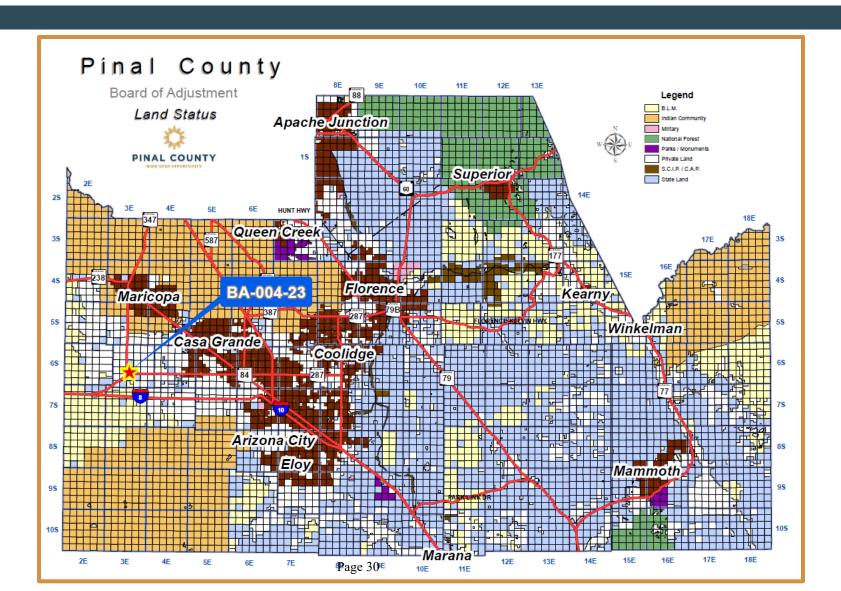
BA-004-23



- Proposal: The request is to allow a reduction in minimum lot size from 1.25 acres to 1.01 acres, for a single-family residence on a 1.01 acre parcel in the General Rural Zone (GR).
- Location: North of Meadowview Road and West of Pepper Place, in Pinal County.
- Owner/Applicant: Dagoberto Guerrero

County Map





Aerial Map





Aerial Map



Surrounding Context



Subject Site





Directional





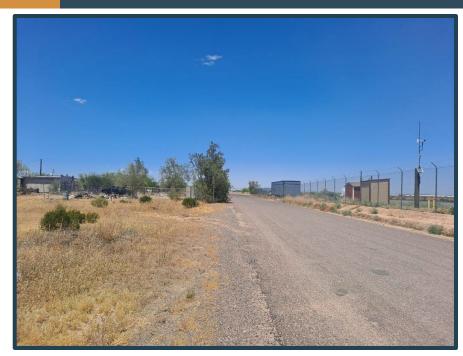
West (onto site)



looking East
Page 33

Directional





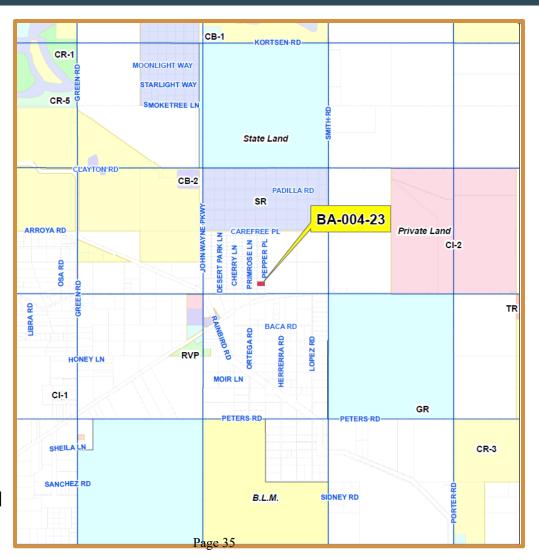
looking North



looking South
Page 34

Area Map





Notice Area





BA-004-23



- Items to consider:
 - The subject parcel was approved and platted prior to the County Zoning Ordinance Amendment of 1974, resulting in the increase of minimum lot size for GR zoned parcels.
 - The requested use is permitted in the subject parcel's given Zoning District (GR).
 - Other undersized parcels in the same subdivision have undergone the variance process with favorable determination.

BA-004-23



- □ Items to consider (cont.):
 - ■The special circumstance for consideration of a variance is not self-imposed.
 - ■The variance is necessary so to not impede on significant property rights.
 - ■The variance request would not result in an adverse impact to immediate surroundings or broader public.

BA-004-23



- Staff Recommends <u>approval</u> with five (5) stipulations.
- 1. All State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of wastewater, air quality permit, etc.
- 2. Agriculture or horticulture used only for the purposes of propagation and culture and not for retail sales, including any number of poultry, rabbits and similar small animals and not more than two head of cattle, horses, sheep or goats, more than six months of age, per acre. Swine are not permitted in the district.

Stipulations (cont.)



- 3. Development Standards for the subject parcel shall be as follows:
 - Building height: Maximum height of any structure shall be 30 feet.
 - Minimum lot area: One acre (43,560 square feet).
 - Minimum lot width: 100 feet.
 - Minimum lot area per dwelling unit: one acre (43,560 square feet).
 - Minimum front yard: 30 feet.
 - Minimum side yards: Ten feet each.
 - Minimum rear yard: 40 feet.

Stipulations (cont.)



- 4. Detached accessory building Development Standards shall be as follows:
 - Permitted coverage: One-third of the total area of the rear and side yard.
 - Maximum height: 20 feet.
 - Minimum distance to main building: Seven feet.
 - Minimum distance to front lot line: 30 feet.
 - Minimum distance to side and rear lot lines: Four feet if building is not used for poultry or animals; 50 feet if building is used for poultry or animals.
 - A structure having a roof supported by columns and used exclusively for the shading of livestock shall not be considered a building and shall not need to conform to setback requirements that apply to buildings used to house livestock.

Stipulations (conc.)



□ 5. If any change of use is requested - aside from use stated within this report - the variance shall be considered null and void.

Conclusion



Thank you!



AGENDA ITEM

May 25, 2023 ADMINISTRATION BUILDING A FLORENCE, ARIZONA

REQUESTED BY:

Funds #:		
Dept. #:		
Dept. Name: Community D	Development	
Director: Brent Billingsley		
BRIEF DESCRIPTION OF A	GENDA ITEM AND REQUESTED B	OARD ACTION:
2.40.020 and Section 2.40 minimum required lot area fi development standards to all described as Lot 84, College	.030 of the Pinal County Developm rom 54,450 square feet (1.25 ac) to flow the construction of home on a e Estates Subdivision, situated in ap	z, landowner/applicant, requesting a variance to Section nent Services Code (PCDSC), to allow a reduction in the 46,174 ± square feet (1.06 ± acres) and applicable 1.06 acre parcel in the General Rural Zone (GR), portion of Section 31, T 06S, R 08E, G&SRB&M, tax Western Blvd. and S Stanford Dr. in Pinal County.
Glenn Bak/Brent Billingsle	y	
BRIEF DESCRIPTION OF THE	HE FISCAL CONSIDERATIONS ANI	D/OR EXPECTED FISCAL IMPACT OF THIS AGENDA
BRIEF DESCRIPTION OF TH	HE EXPECTED PERFORMANCE IN	MPACT OF THIS AGENDA ITEM:
MOTION:		
History	_	
Time	Who	Approval
ATTACHMENTS:		
Click to download		
Staff Report		
Presentation		



TO: PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

MEETING DATE: May 25, 2023

CASE NUMBER: BA-011-23

CASE COORDINATOR: Glenn Bak

Executive Summary:

This case is a variance request by landowner/applicant Emilio Gonzalez, to reduce the minimum lot size from 54,450 square feet (1.25 acres) to 46,174 square feet (1.06 \pm acres) in the General Rural (GR) zoning district.

If This Request is approved:

This variance will allow applicant to develop his parcel in GR zone at its current platted size without additional variance requests.

Staff Recommendation/Issues for Consideration/Concern:

Staff offers a recommendation of approval with stipulations.

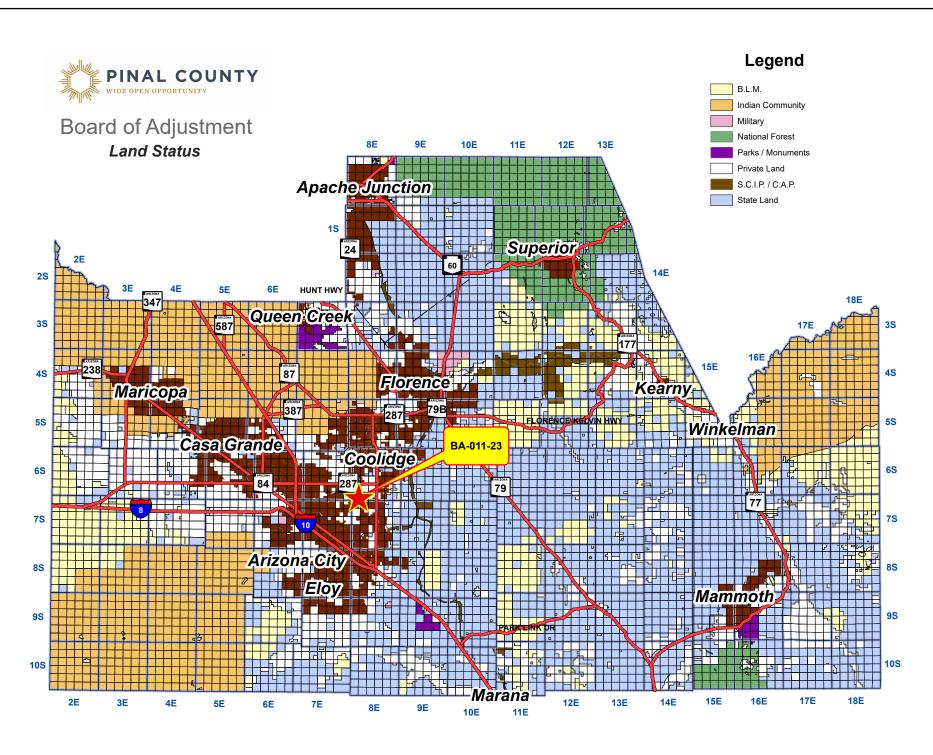
BA-011-23: PUBLIC HEARING/ACTION: Emilio Gonzalez, landowner/applicant, requesting a variance to Section 2.40.020 and Section 2.40.030 of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 ac) to 46,174 ± square feet (1.06 ± acres) and applicable development standards to allow the construction of home on a 1.06 acre parcel in the General Rural Zone (GR), described as Lot 84, College Estates Subdivision, situated in a portion of Section 31, T 06S, R 08E, G&SRB&M, tax parcel 401-69-0730 (legal on file), located southeast of Arizona Western Blvd. and S Stanford Dr. in Pinal County.

LEGAL DESCRIPTION: College Estates, lot 84, Tax parcel 401-69-0730, zoned GR, on a total of 1.06 ± 0.05 acres, situated in a portion of Section 31, T06S, R08E, G&SR B&M, located southeast of Arizona Western Blvd. and S Stanford Dr.

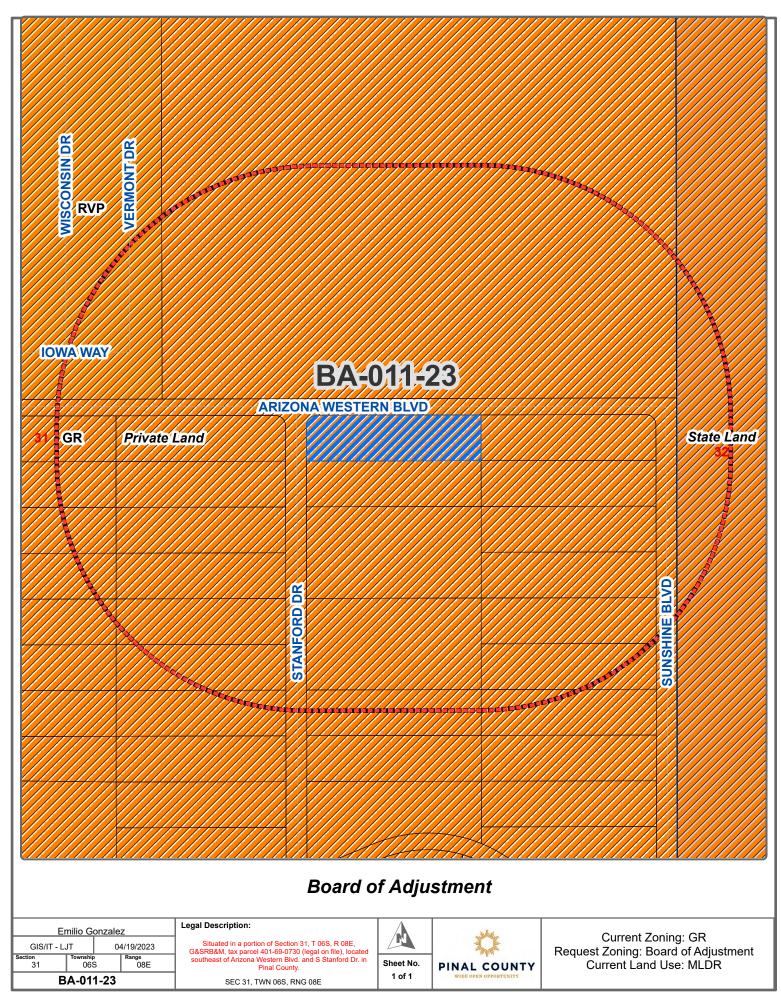
TAX PARCELS: 401-69-0730

LANDOWNER/APPLICANT: Emilio Gonzalez

REQUESTED ACTION AND PURPOSE: Requesting a variance to Section 2.40.020 and Section 2.40.030 of the PCDSC, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 ac)



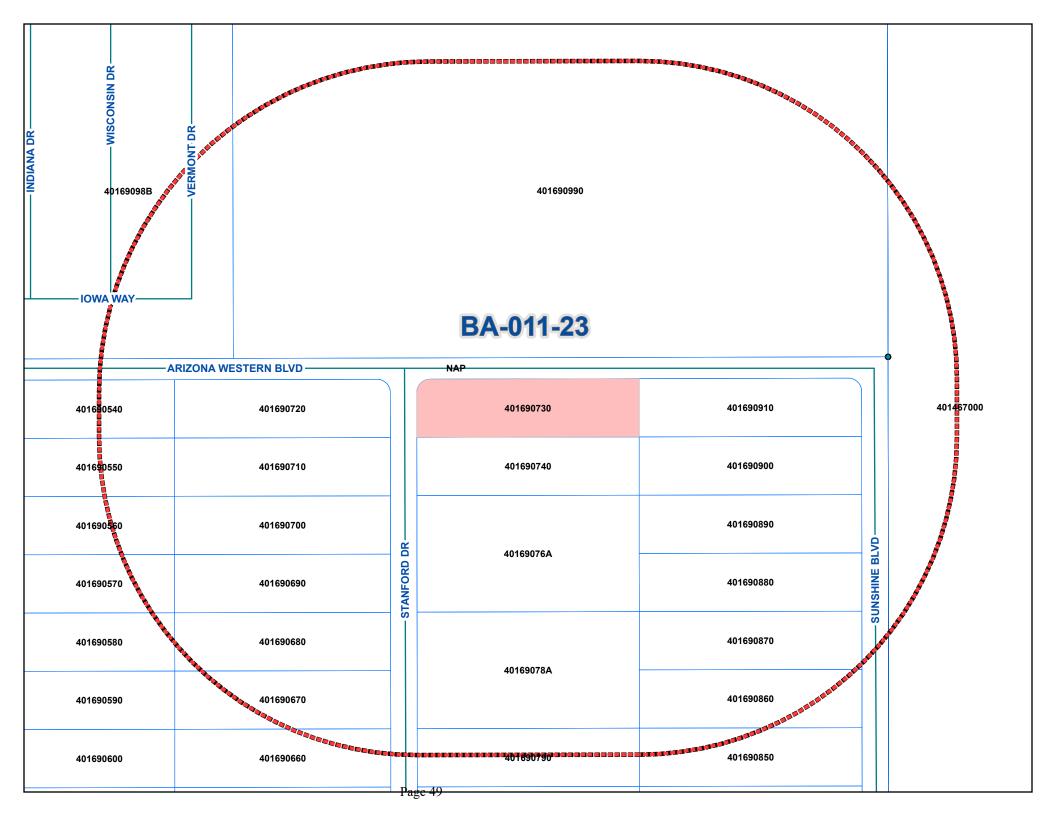
Page 46

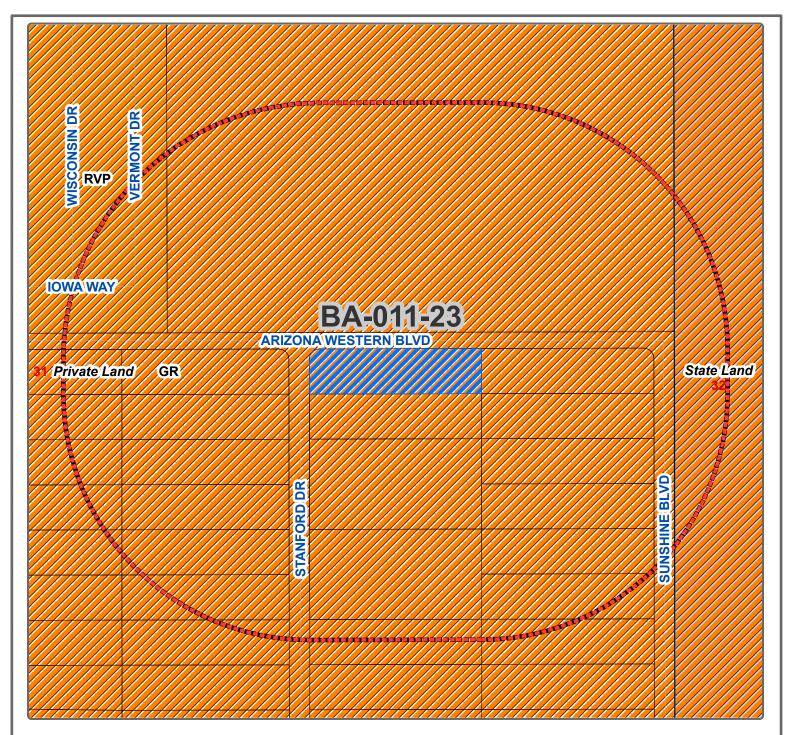




Board of Adjustment







Board of Adjustment

BA-011-23 – PUBLIC HEARING/ACTION: Emilio Gonzalez, landowner/applicant, requesting a variance to Section 2.40.020 and Section 2.40.030 of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 ac) to 46,174 ± square feet (1.06 ± acres) and applicable development standards to allow the construction of home on a 1.06 acre parcel in the General Rural Zone (GR), described as Lot 84, College Estates Subdivision, situated in a portion of Section 31, T 06S, R 08E, G&SRB&M, tax parcel 401-69-0730 (legal on file), located southeast of Arizona Western Blvd. and S Stanford Dr. in Pinal County.

Current Zoning: GR

Requested Zoning: Board of Adjustment

Current Land Use: MLDR

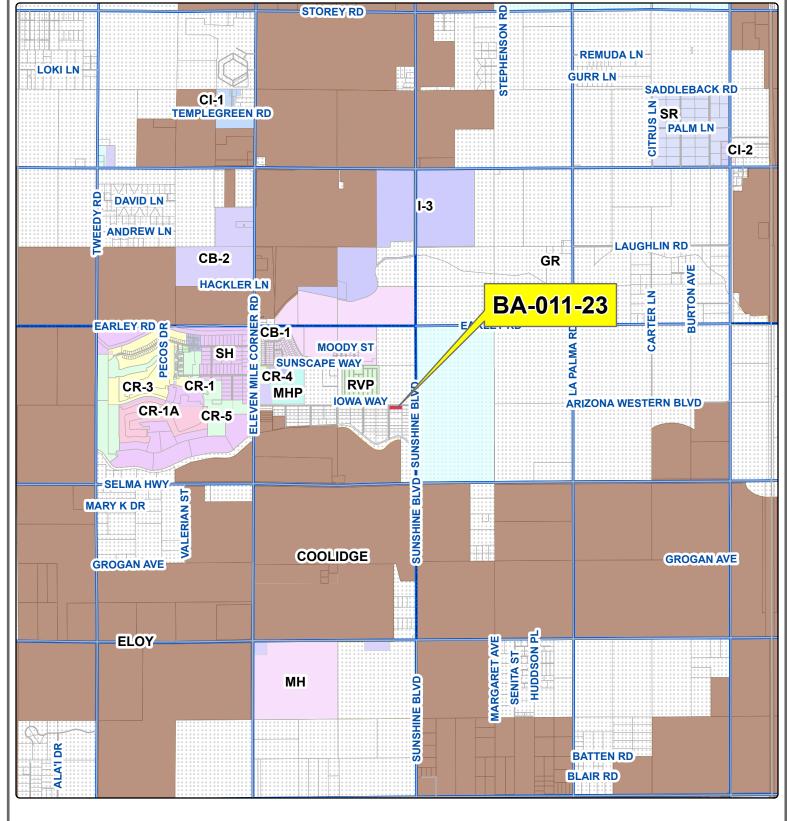


Legal Description:

Situated in a portion of Section 31, T 06S, R 08E, G&SRB&M, tax parcel 401-69-0730 (legal on file), located southeast of Arizona Western Blvd. and S Stanford Dr. in Pinal County.

SEC 31, TWN 06S, RNG 08E

Δ	Owner/Applicant: EMILIO GONZALEZ			
	Drawn By: GIS / IT /LJT		Date: 04/19/2023	
Sheet No.	Section 31	Township 06S	Range 08E	
1 of 1	Case Number:	BA-011-23		



Board of Adjustment

Community Development



Legal Description:

Situated in a portion of Section 31, T 06S, R 08E, G&SRB&M, tax parcel 401-69-0730 (legal on file), located southeast of Arizona Western Blvd. and S Stanford Dr. in Pinal County.

Pages 3031, TWN 06S, RNG 08E

to $46,174 \pm \text{square feet } (1.06 \pm \text{acres})$ and applicable development standards to allow the construction of a home on a 1.06 acre parcel.

LOCATION: The subject property is located southeast of Arizona Western Blvd. and S Stanford Dr. in Pinal County.

SIZE: 1.06 ± acres

EXISTING ZONING AND LAND USE: The property is zoned General Rural (GR) and the comprehensive plan designation is Moderate Low Density Residential (1-3.5 du/ac)

SURROUNDING ZONING AND LAND USE:

North: General Rural Zoning (GR) - Vacant South: General Rural Zoning (GR) - Vacant East: General Rural Zoning (GR) - Vacant West: General Rural Zoning (GR) - Vacant

SITE DATA: The site is essentially a rectangular Stanford Drive to the west. Terrain is level and there is little vegetation on the lot.

HISTORY: College Estates was platted in 1965. In 1974, the Zoning Ordinance was amended to increase the minimum lot area for the GR zoning district from 12,000 square feet (0.275 acres) to 54,450 square feet (1.25 acres). The subject parcel is non-conforming.

ANALYSIS: The subject property is located within the Moderate Low Density Residential designation (1-3.5 du/ac) of the Pinal County Comprehensive Plan. The proposed land use conforms to a 1 du/ac density. The subject lot corresponds to .99 du/ac density which falls within the 1% variation generally accepted by Pinal County. Surrounding lots in the area within College Estates follow the same small-size pattern and density. Only a few of these lots have been developed as single family residences and most of them remain vacant.

To date, no comments have been received.

Staff's public participation and notification of the cases include:

Newspaper publish dates: Week of 5/4/23 Mail-outs: Week of 5/5/23

 Site Posting:
 5/5/2023

 Website:
 5/7/2023

THE APPLICANT MUST SATISFY THE BOARD OF ADJUSTMENT AND APPEALS THAT THIS REQUEST MEETS THE NECESSARY CRITERIA TO QUALIFY FOR A VARIANCE AS STATED IN SECTION 2.155.050.C

EVIDENCE REQUIRED FOR VARIANCE:

- a. There are special circumstances or conditions applicable to the property which is the subject of the variance which do not prevail on other property in that zoning district.
- b. The special circumstances or conditions referred to in subsection (C)(4)(a) of this section are not self-imposed by the property owners within the subject area.
- c. The strict application of the regulations would work an unnecessary nonfinancial hardship.
- d. The granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights.
- e. The granting of such variance will not materially affect the health or safety of persons residing or working within the subject area and adjacent properties and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.
- f. The variance does not allow a use that is not permitted in the zone district where the property is located.

FINDINGS: Under Section 2.155.030.E of the Pinal County Development Service Code (Zoning Ordinance), the Board of Adjustment and Appeals shall hear and consider all evidence relating to the request and make findings as to the conformity of the request to the above Section.

THE BOARD OF ADJUSTMENT AND APPEALS shall consider the following criteria in conditionally approving or denying a variance.

a. There are special circumstances or conditions applicable to the property which is the subject of the variance which do not prevail on other property in that zoning district.

ANALYSIS: The subdivision was created in 1965 through a subdivision plat. What is unique about this situation is that there are several properties within proximity to the subject site that do not meet the required 1.25 acre lot size and have permitted homes on their properties.

FINDING: There <u>does</u> appear to be special circumstances/conditions applicable to the property which do not prevail on other property in that zoning district.

b. That the special circumstances or conditions referred to in subsection (C) (4) (a) of this section are not self-imposed by the property owners within the subject area.

ANALYSIS: The "Hardship" must be related to the physical aspects of the land and not a personal or self-imposed hardship. Hardship in this was created at the time of adoption of the 1974 Zoning Ordinance, resulting in many of the lots within the College Estates subdivision becoming undersized and non-conforming.

FINDING: The special circumstances referred to in subsection (C) (4) (a) are not self-imposed.

c. That the strict application of the regulations would work an unnecessary nonfinancial hardship.

ANALYSIS: The applicant intends to make site improvements and build a home. As per zoning requirements, the parcel size is non-conforming since 1974, rendering the property unusable

FINDING: The zoning ordinance in 1974 increased the minimum lot size for lots in the GR Zoning District to 1.25 acres.

d. The granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights.

ANALYSIS: As mentioned earlier under section b, the 1954 zoning ordinance was amended by the County in 1974 to increase the minimum lot size for lots in the GR Zoning District, which makes the lot unbuildable. The County has initiated changes to the zoning ordinance resulting in this lot becoming non-conforming by way of County action. Thus, it can be clearly demonstrated that the need for this variance was not self-created in the chain of title. Inaction would cause the subject site to essentially be unusable for any single-family residential use by any owner within the current GR Zoning District standards. Not granting the variance would cause an "undue hardship." Undue hardship, means a problem created by some feature of the land rather than a misunderstanding of the zoning ordinance by the applicant.

FINDING: Staff finds that granting the variance does appear necessary for the preservation and enjoyment of substantial existing property rights of the landowner.

e. The granting of such variance will not materially affect the health or safety of persons residing or working within the subject area and adjacent properties and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

ANALYSIS: The subject property is approximately 46,174 square feet (1.06± acres) in size. The lot size is consistent with other properties in the area, and if approved with the attached stipulations the present residential use would have to be in compliance with all applicable construction codes. Staff has included stipulations that outline development standards that would be consistent with other development in the area and lots of this size.

FINDING: The granting of this variance will not affect the health or safety of persons residing or working within the subject area and adjacent properties, and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

f. The variance does not allow a use that is not permitted in the zone district where the property is located.

ANALYSIS: Single family residential is an allowed use in the GR zone.

FINDING: Granting of the variance <u>will not</u> allow a use that is not permitted in the zone district where the property is located.

STAFF SUMMARY AND RECOMMENDATION: All submittals, evidence presented, written documentation, public testimony, and Planning Case Staff Report (BA-011-23) are considered part of the record in this variance case. If the Board of Adjustments and Appeals can find sufficient evidence based upon the record, staff recommends the Board adopt the staff report and record as presented and approve the requested variance with the following recommended motion. If the Board cannot find sufficient evidence to approve the request, Staff suggests denying the request with the following motion.

BOARD MOTION

Staff Recommendation to Approve:

**(Staff recommends please cite a minimum of three findings)

I move to approve case BA-011-23, Section 2.40.020 and Section 2.40.030 of the PCDSC, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 ac) to 46,174 \pm square feet (1.06 \pm acres) and applicable development standards to allow the construction of a home on a 1.06 acre parcel in the General Rural Zone (GR), also to approve findings (s) (please cite a minimum of three findings in a-f) as set forth in the staff report. Subject to the following 2 stipulations:

- 1. Development Standards for the parcel shall be as follows:
 - A. Minimum lot area: 43,560 square feet (one acre)
 - B. Minimum lot width: 100 feet.C. Minimum front setback: 30 feet
 - D. Minimum side setback: Ten feet each
 - E. Minimum rear setback: 40 feet F. Maximum height: 30 feet
 - G. Detached Accessory Buildings.
 - 1. Permitted Coverage: 33 % of the total lot area
 - 2. Maximum height:
 - a. 20 feet;
 - b. 25 feet when located in the main building buildable area;
 - 3. Minimum distance to the main building: 7 feet
 - 4. Minimum distance to the front lot line: 40 feet
 - 5. Minimum distance to side and rear lot lines: 4 feet if not used to house poultry or small animals; 15 feet to side and rear lot lines if used to house poultry or similar small animals; 30 feet to side and rear lot lines if used to house livestock; and
 - 6. A structure having a roof supported by columns, open on all sides, not enclosed in any manner, and used exclusively for the shading of livestock, feed or agricultural equipment and not used for housing livestock in any manner, shall not be considered a building and shall have a setback of 15 feet from side and rear lot lines.
- 2. All State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, etc.

To Deny:

I move to deny the variance case BA-011-23, a variance to Section 2.40.020(B) and Section 2.40.030(D) of the PCDSC, findings(s)/special circumstances referred to in the subsection (C)(4)(a) of 2.155.040 in PCDSC are self-imposed.

DATE PREPARED: 4/19/2023 - GB

REVISED: 5/11/23 - GB

^{***(}Suggested finding)



APPLICATION FOR VARIANCE OF REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink) and submitted via the online portal site at https://citizenaccess.pinalcountyaz.gov/CitizenAccess/

	t & Property Informations answers and to these quest		ntary Narrative, when	doing so write see narrative on the space
1. Tax Assessor P	arcel No.:401690730		2. Size (to the	nearest 1/10th of an acre 1.06
3. The legal descr	ription of the property:	2457 S. Standford	Dr. Casa Grande,	AZ. 85194
4. Current zoning	residential 5.	Requested zonir	ng (if applicable):_	
6. The existing us	se(s) of the property is a	as follows: vacan	t lot	
	use under this request approve a home build in t		s) of Code you are	requesting a variance: My request
8. Is there a zoni	ng violation on the prop	erty for which t	he owner has bee	n cited? If yes, zoning violation #
	your property or adjoin			nysical conditions that have altered oning indicated above was adopted.
10. There are see	acial circumstances or o	anditions applic	able to the proper	ty referred to in the application
which do not pre	evail on other property	in that zoning di	strict. Show that t	he physical characteristics of this dge College States is an old
sub-division that req	uires 1.25 acres to build how	vever, this parcel is	only 1.06 acres. The s	pecial circumstance is to request a variance
INIV/#•	ANAT:	DATE:	CASE	Yref·

COMMUNITY DEVELOPMENT Planning Division

85 N. Florence St., PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530 www.pinalcountyaz.gov

11. That the strict application of the regulations would work an unnecessary nonfinancial hardship and that the granting of the application is necessary for the preservation and enjoyment of substantial existing		
property rights. Show that all beneficial use and/or enjoyment of the land will be lost if the variance is not		
granted. Evidence from an appraiser, realtor or other professional may be required.		
own parcel 401690730 and my interest is to build a home for my children. We purchased this parcel with the intention to		
build a home and we have been informed we need a variance approval since changes have been updated to this		
subdivision to build on 1.25 acres. This parcel is only 1.06 acres and therefore we can't build a home unless		
approved by the board for the variance request.		
approved by the board for the variance request.		
12. That the granting of such application will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.		
This will be an improvement to this neighborhood since the majority of the surrounding parcels are vacant. This can be		
considered an improvement to this neighborhood.		
13. That the variance will not allow a use that is not permitted in the zoning district where the property is located. (Not required for parking reductions) The request is for a home build on this parcel.		
The state of the s		
13. That the special circumstances or conditions referred to item 10 above are not self-imposed. We are requesting varaince approval since there has been updates to this division and a house will not be able to build on parcel.		
An update to build on 1.25 acres was the update and the parcel is not large enough. A variance was requested for the		
board to grant us permission to build otherwise we will not be able to build a home on parcel.		
(The following are additional questions for reductions in parking requests only)		
14. Site Plan Review or Building Permit Number: na		
15. Required parking either in total number or ratio: na 16. Requested (# or ratio) na		
17. Evidence to support a reduction, this may include codes and ordinance from other jurisdictions, structures with multiple building occupancy types and/or operational characteristics of the particular use that would warrant a reduction: na		

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing.

2399 E. Rosario Mission Dr. Casa Gra	nde, AZ. 85194
Address	
gonzalezemilio29@gmail.com	951-237-7895
E-Mail Address	Phone Number
Address	
E-Mail Address	Phone Number
	Address gonzalezemilio29@gmail.com E-Mail Address Address

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Emilio Gonzalez	2399 E. Rosario Mission Dr. Casa Grande, AZ. 85194	
Name of Landowner	Address	
	gonzalezemilio29@gmail.com	951-237-7895
Signature of Landowner	E-Mail Address	Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

Application Checklist:

- Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
 - Size and shape of parcel; property dimensions; north arrow
 - Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
 - Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
 - o Driveways and parking areas, show access, dimensions and surface material
 - o Existing and proposed utilities, show location of lines, size and serving company
 - Any other information as may be applicable landscaping, natural features i.e.: washes, excavation sites, etc., floor plan
- Submit the "This Application Checklist" for the requested action.
- Submit a list of all property owners within 600' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- Submit a map of the area with the 600' boundary shown. (A Tax Assessor Parcel Map is acceptable).
- Submit the non-refundable filing fee according to the fee schedule shown on coversheet of the application. (The application is not considered filed until the fees are paid.)
 - A) Residential with 0-499 mail-outs \$500.00
 - B) Residential with 500 or more mail-outs: \$500.00
 - C) Commercial, industrial or transition with 0-499 mail-outs: \$2,084.00
 - D) Commercial, industrial or transition with 500 or more mail-outs: \$2,399.00
- The application and narrative in PDF format.
- Understand that a newspaper publication must be advertised for this variance case per Pinal County staff instructions no later than 28 days prior to the hearing date as assigned. The applicant is responsible for all publication fees.

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.:	Parcel No.:
Name:	
Address:	
City/ST/Zip:	
Parcel No.:	Parcel No.:
Name:	Name:
Address:	
City/ST/Zip:	
Parcel No.:	Parcel No.:
Name:	
Address:	
City/ST/Zip:	
Parcel No.:	Parcel No.:
Name:	
Address:	
City/ST/Zip:	
Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	
office ofand (Source of Information)	vas obtained on theday of, 20, at the is accurate and complete to the best of my knowledge.
	23, before me personally appeared EMILIO FIOM2ALEA
	Date April 5, 1013 (Name of signor)
State of ARIZONA)ss.	MONIQUE NICHOLLE MARTINEZ Notary Public - Arizona (SEAL)
County of VINA (Pinal County Commission # 580922 My Comm. Expires Apr 15, 2024
My Commission Expires 4 (15/84	Signature of Notary Public WMWWTh
	\sim 1

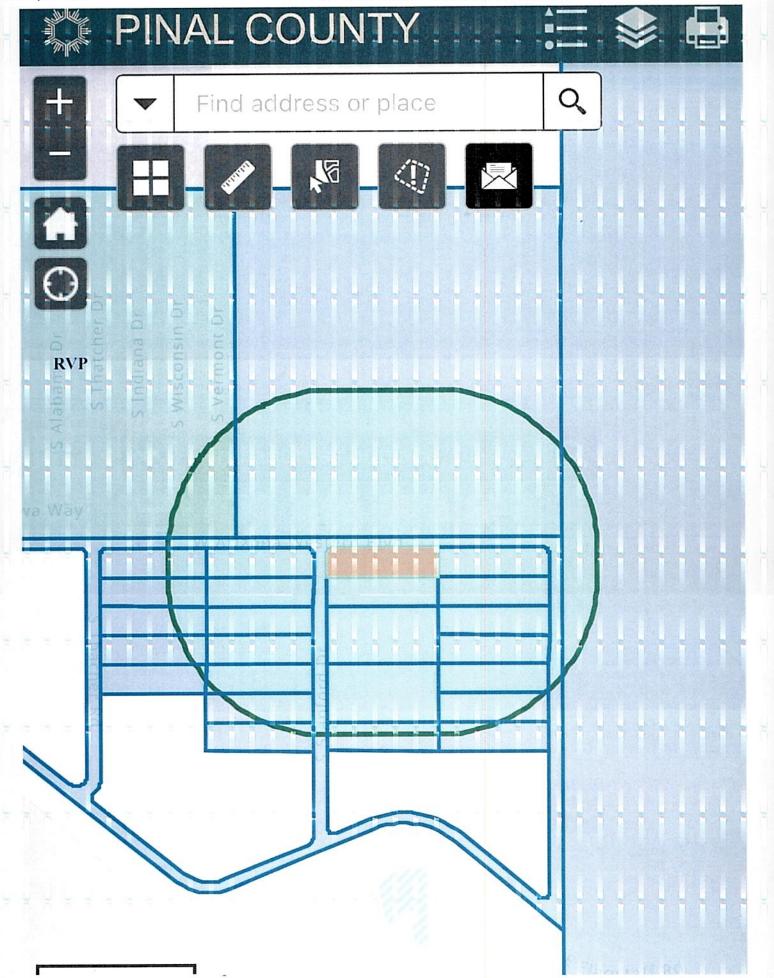
Ver 5/21

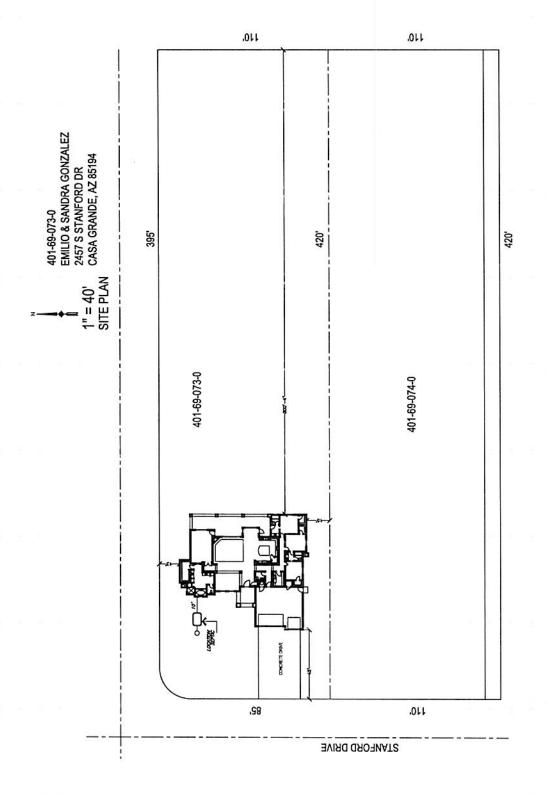
Parcel No. 401690660 GARCIA PEDRO A & JUANA P 2624 S STANFORD DR CASA GRANDE, AZ 85194 Po1690790 10/690800/40140810 GÉRVAIS MICHAEL PO BOX 391 COOLIDGE, AZ 85128 reel No. 01690840/401890850 HOLT CATHLENE'S 613 E IRIS CT GILBERT, AZ 85296 ercel No 40/690670 GARCIA PEDRO A & JUANA P 2624 S STANFORD DR CASA GRANDE, AZ 85194 areel No. 0/690 860 DELGADILLO GABRIELA 1534 N MILLY PL CASA GRANDE, AZ 85122 Porcel. No. 90550 CMH HOMES 5000 CLAYTON RD MARYVILLE, TN 37804 weel. No 0/690680 VILLARREAL DAVID G JR PO BOX 11634 CASA GRANDE, AZ 85130 well No. 10/690 870 DELGADILLO GABRIELA 1534 N MILLY PL CASA GRANDE, AZ 85122 Porcel No 401690560 CMH HOMES 5000 CLAYTON RD MARYVILLE, TN 37804 orcel No 01 690 690 VILLARREAL DAVID G JR PO BOX 11634

CASA GRANDE, AZ 85130

Parcel No. 40/690890 DEPETRIS ANTHONY S MAIL RETURN freel NO. 690570 CMH HOMES 5000 CLAYTON RD MARYVILLE, TN 37804 orcel NO 10/690 700 NOCHTA DAVID 4301 E DEVONSHIRE AVE PHOENIX, AZ 85018 ariel No 0/690 890 DEPETRIS ANTHONY MAIL RETURN CMH HOMES 5000 CLAYTON RD MARYVILLE, TN 37804 seel No PEREZ MACARIO 2490 S STANFORD DR CASA GRANDE, AZ 85194 ercel No. 40/690740 GONZALEZ EMILIO & SANDRA 2399 E ROSARIO MISSION DR CASA GRANDE, AZ 85194 oncel. No 10/690 900 DE PETRIS ANTHONY 2200 POTOMAC DR HOUSTON, TX, 77057 orel No 1690540 MACIAS THOMAS & HILDA 18941 W PALM AVE CASA GRANDE, AZ 85122 orces PEREZ MACARIO 6339 N LAKE SHORE DR CASA GRANDE, AZ 85194

Parcel No. 401690730 **GONZALEZ EMILIO & SANDRA** 2399 E ROSARIO MISSION DR CASA GRANDE, AZ 85194 orcel No. 10/690 880 DE PETRIS ANTHONY MAIL RETURN 1098B 140169098C SUNSCAPE EŚTATES RV PARK ... 1083 E SUNSCAPE WAY CASA GRANDE, AZ 85194 orcel no. 101690990 SUNSCAPE 37 LAND TRUST PO BOX 982 FLORENCE, AZ 85132 Porcel No. SMITH JOHN W PO BOX 861 SHOW LOW, AZ 85902





CASA GRANDE VALLEY NEWSPAPERS INC. 200 W. 2ND ST. CASA GRANDE AZ 85122 (520)836-7461 Fax (520)836-2944

ORDER CONFIRMATION

Salesperson: CHRISTINA RODRIGUEZ Printed at 04/26/23 15:02 by crodr Acct #: 21315 Ad #: 169481 Status: New CHOLD EMILIO GONZALEZ Start: 05/04/2023 Stop: 05/04/2023 2399 E. ROSARIO MISSION DR. Times Ord: 1 Times Run: *** LGL 1.00 X 9.97 Words: 371 CASA GRANDE AZ 85194 Total LGL 10.00 Class: 925 PUBLIC NOTICES Rate: PWEEK Cost: 58.64 # Affidavits: 1 Ad Descrpt: BA-011-23 Descr Cont: NOTICE OF PUBLIC HEARING Contact: Phone: (951)237-7895 Given by: * Fax#: P.O. #: Email: gonzalezemilio29@gmail.com Created: crodr 04/26/23 14:51 Agency: Last Changed: crodr 04/26/23 14:58 ______ PUB ZONE EDT TP RUN DATES CGIT A 96 S 05/04 CGPC A 96 S 05/04 AUTHORIZATION Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used. Name (print or type) Name (signature)

(CONTINUED ON NEXT PAGE)

CASA GRANDE VALLEY NEWSPAPERS INC. 200 W. 2ND ST. CASA GRANDE AZ 85122 (520)836-7461Fax (520)836-2944

ORDER CONFIRMATION (CONTINUED)

Salesperson: CHRISTINA RODRIGUEZ Printed at 04/26/23 15:02 by crodr

Ad #: 169481 Status: New CHOLD CHOI Acct #: 21315

NOTICE OF PUBLIC HEARING NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUST-MENT AND APPEALS AT 9:30 A.M., ON MAY 25, 2023 AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A VARIANCE FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-011-23 — PUBLIC HEARING/ACTION: Emilio Gonzalez, landowner/applicant, re-

HEAHING/ACTION: Emilio Gon-zalez, landowner/applicant, re-questing a variance to Section 2.40.020 and Section 2.40.030 of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 ac) to 46,174 ± square feet (1.06 ± acres) and applicable development standards to allow the construction of home to allow the construction of home on a 1.06 acre parcel in the General Rural Zone (GR), described as Lot 84, College Estates Subdivision, situated in a portion of Section 31, T 06S, R 08E, G&SRB&M, tax parcel 401-69-0730 (legal on file), located southeast of Arizona Western Blvd. and S Stanford Dr. in Pinal County. Information regarding the case Information regarding the case can be found online at: https://www.pinal.gov/1233/Board

can be found online at:
https://www.pinal.gov/1233/Board
-of-Adjustment-Agendas
ALL PERSONS INTERESTED IN
HIS MATTER MAY APPEAR AT
THE HEARING AT THE TIME
AND PLACE DESIGNATED
ABOVE, AND SHOW CAUSE, IF
ANY, WHY THIS PETITION
SHOULD NOT BE GRANTED.
DOCUMENTS PERTAINING TO
THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR
REVIEW FROM PINAL COUNTY
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 8666442 FOR MORE INFORMATION
DATED THIS 19th DAY OF
APRIL, 2023
TO QUALIFY FOR FURTHER
NOTIFICATION IN THIS LAND
USE MATTER YOU MUST FILE
WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT
OF SUPPORT OR OPPOSITION
TO THE SUBJECT APPLICATION. YOUR STATEMENT
MUST CONTAIN THE FOLLOWING INFORMATION:
1) Planning Case Number (see above)

Planning Case Number (see above)
 Your name, address, telephone

2) Your riarrie, address, telepriorie number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the re-

quest
4) Whether or not you wish to appear and be heard at the hearing WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 2973 (85 N. Florence St.)

St.)
FLORENCE, AZ 85132
NO LATER THAN 5:00 P.M. ON
MAY 15, 2023
Contact for this matter: Glenn
Bak, e-mail address: glenn.bak@pinal.gov Phone #: (520)
866-6444
No. of publications: 1: data of

No. of publications: 1; date of publication: May 04, 2023.

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON MAY 25, 2023 AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A VARIANCE FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-011-23 - PUBLIC HEARING/ACTION: Emilio Gonzalez, landowner/applicant, requesting a variance to Section 2.40.020 and Section 2.40.030 of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 ac) to 46,174 ± square feet (1.06 ± acres) and applicable development standards to allow the construction of home on a 1.06 acre parcel in the General Rural Zone (GR), described as Lot 84, College Estates Subdivision, situated in a portion of Section 31, T 06S, R 08E, G&SRB&M, tax parcel 401-69-0730 (legal on file), located southeast of Arizona Western Blvd. and S Stanford Dr. in Pinal County.

Information regarding the case can be found online at: https://www.pinal.gov/1233/Board-of-Adjustment-Agendas

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION

DATED THIS 19th DAY OF APRIL, 2023

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT P.O. BOX 2973 (85 N. Florence St.) FLORENCE, AZ 85132 NO LATER THAN 5:00 P.M. ON MAY 15, 2023

Contact for this matter: Glenn Bak, e-mail address: glenn.bak@pinal.gov

Phone #: (520) 866-6444

[Anything below this line is not for publication.]

PUBLISHED ONCE:

Pinal Central Dispatch, Casa Grande Dispatch



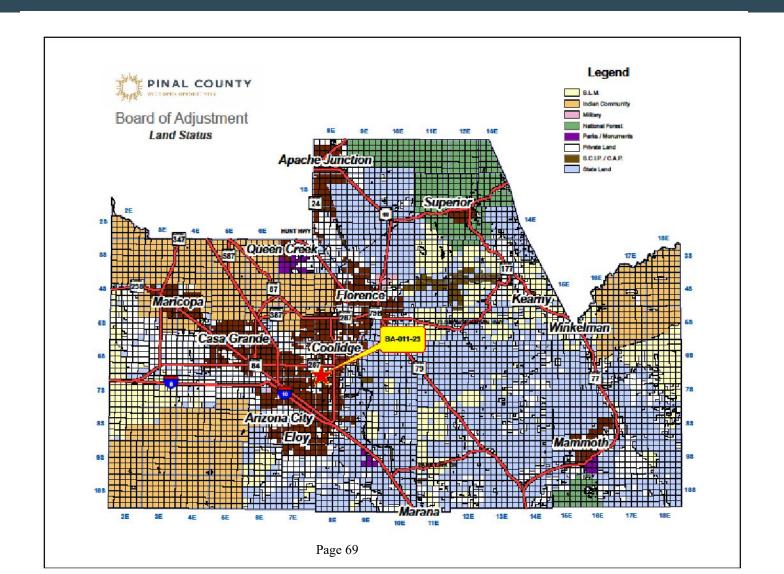
BA-011-23



- **Proposal:** The request is a reduction in the minimum lot size from 54,450 square feet (1.25 acres) to 46,174 square feet $(1.06 \pm \text{acres})$ in the **General Rural (GR)** zoning district.
- Location: Southeast of Arizona Western Blvd. and S Stanford Dr. in Pinal County.
- Owner/Applicant: Emilio Gonzalez

County Map





Aerial Map

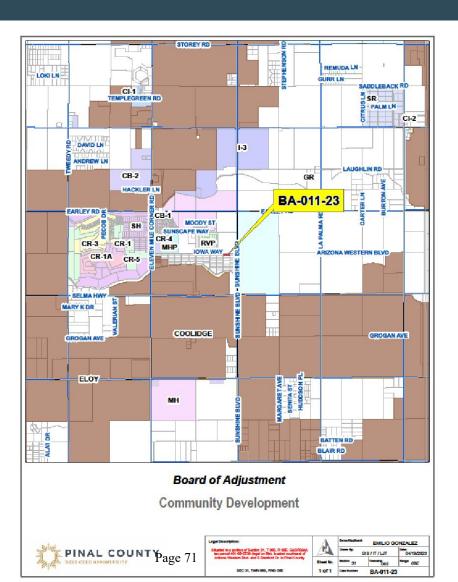




Board of Adjustment

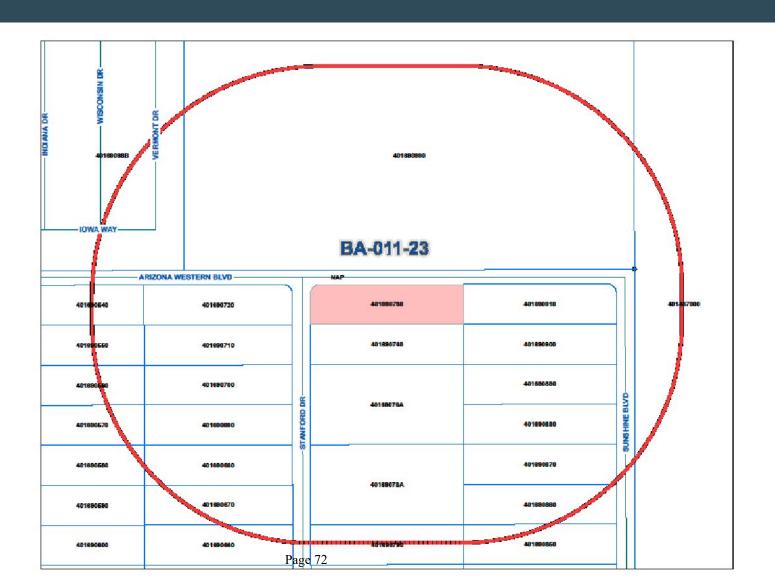
Area Map





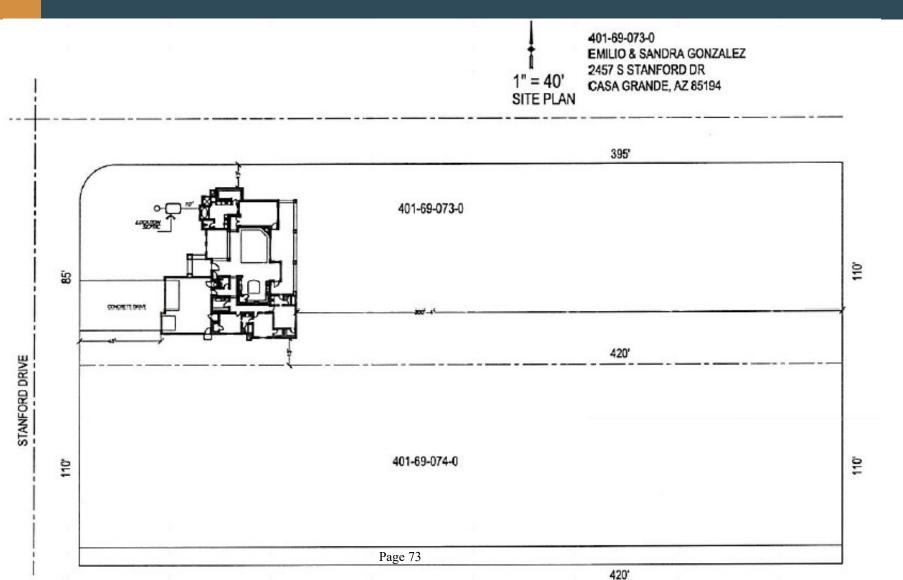
Notice Area





Site Plan







- Items to consider:
 - ☐ The subject parcel was platted in 1965 as part of the College Estates subdivision.
 - In 1974, the Zoning Ordinance was amended to increase the minimum lot area for the GR zoning district from 12,000 square feet to 54,450 square feet
 - Many lots in the same area are undersized for today's standards.



- Items to consider (cont.):
 - Property has legal access and meets other GR zoning requirements.
 - □ No items of opposition had been received when the report was prepared.



- Staff Recommends <u>approval</u> with two (2) stipulations.
- 1. All State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, etc.;



- Development Standards for the parcel shall be as follows:
 - A. Minimum lot area: 43,560 square feet (one acre)
 - B. Minimum lot width: 100 feet.
 - C. Minimum front setback: 30 feet
 - D. Minimum side setback: Ten feet each
 - E. Minimum rear setback: 40 feet
 - F. Maximum height: 30 feet
 - G. Detached Accessory Buildings.
 - Permitted Coverage: 33 % of the total lot area
 - Maximum height:
 - a. 20 feet:
 - b. 25 feet when located in the main building buildable area;
 - Minimum distance to the main building: 7 feet
 - Minimum distance to the front lot line: 40 feet
 - Minimum distance to side and rear lot lines: 4 feet if not used to house poultry or small animals; 15 feet to side and rear lot lines if used to house poultry or similar small animals; 30 feet to side and rear lot lines if used to house livestock; and
 - 6. A structure having a roof supported by columns, open on all sides, not enclosed in any manner, and used exclusively for the shading of livestock, feed or agricultural equipment and not used for housing livestock in any manner, shall not be considered a building and shall have a setback of 15 feet from side and rear lot lines.



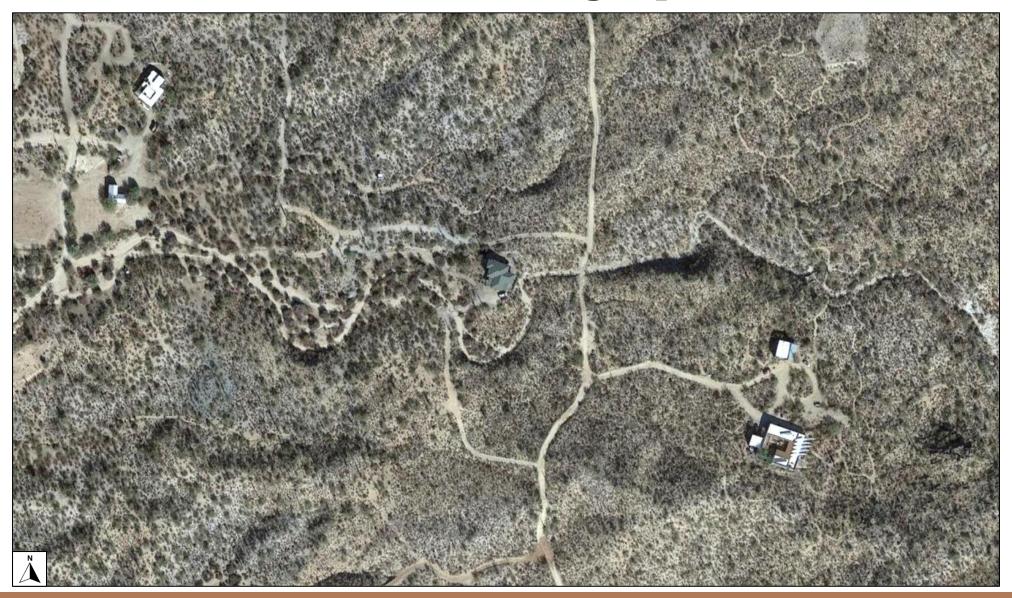
AGENDA ITEM

May 25, 2023 ADMINISTRATION BUILDING A FLORENCE, ARIZONA

REQUESTED BY:		
Funds #:		
Dept. #: 1060		
Dept. Name: Community Development		
Director: Brent Billingsley		
BRIEF DESCRIPTION OF AGENDA ITEM	M AND REQUESTED BOARD ACTION:	
variance to Section 2.40.020 (G) of the I allow the installation of a detached carrel (GR) Zone, situated in Section 2	TION: Neilson Conklin & Hilary Sheevers, land PCDSC, to reduce the rear setback require arport and shade canopy on parcel 304-07-010, Township 10 South, Range 12 East Gila & Seld and East Sunset Hills Rd in unincorporated P	ment from 40 feet to 8 feet to 17G (legal on file) in the General alt River Baseline & Meridian,
Ryan Green/Brent Billingsley		
BRIEF DESCRIPTION OF THE FISCAL O	CONSIDERATIONS AND/OR EXPECTED FISC	AL IMPACT OF THIS AGENDA
BRIEF DESCRIPTION OF THE EXPECT	ED PERFORMANCE IMPACT OF THIS AGEND	A ITEM:
BRIEF DESCRIPTION OF THE EXPECTION OF TH	ED PERFORMANCE IMPACT OF THIS AGEND	A ITEM:
	ED PERFORMANCE IMPACT OF THIS AGEND	A ITEM:
MOTION:	ED PERFORMANCE IMPACT OF THIS AGEND	A ITEM:
MOTION: approval	Who Appr	
MOTION: approval History		
MOTION: approval History Time		
MOTION: approval History Time ATTACHMENTS: Click to download Applicant Presentation		
MOTION: approval History Time ATTACHMENTS: Click to download		

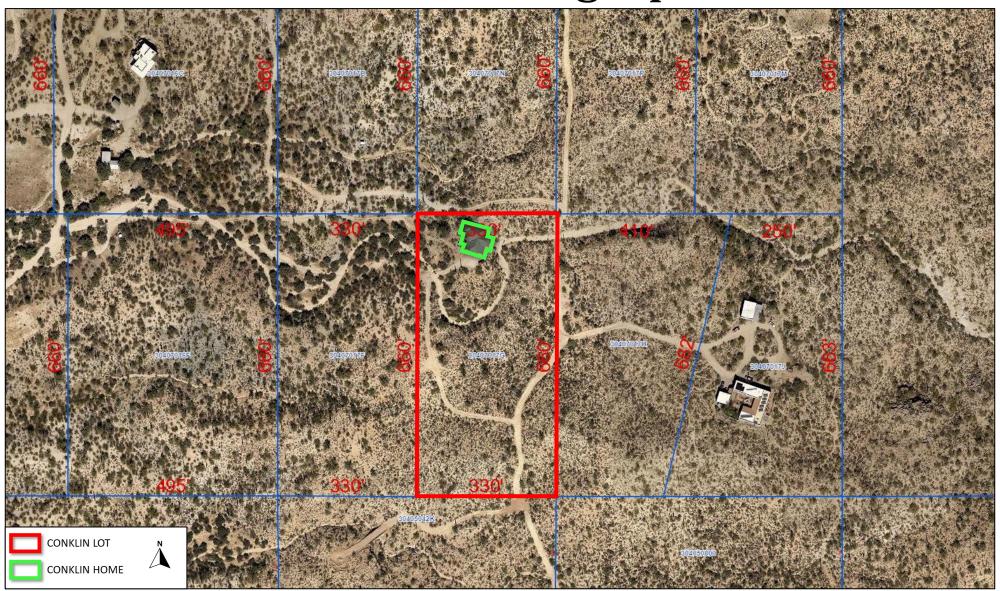


Aerial Photograph



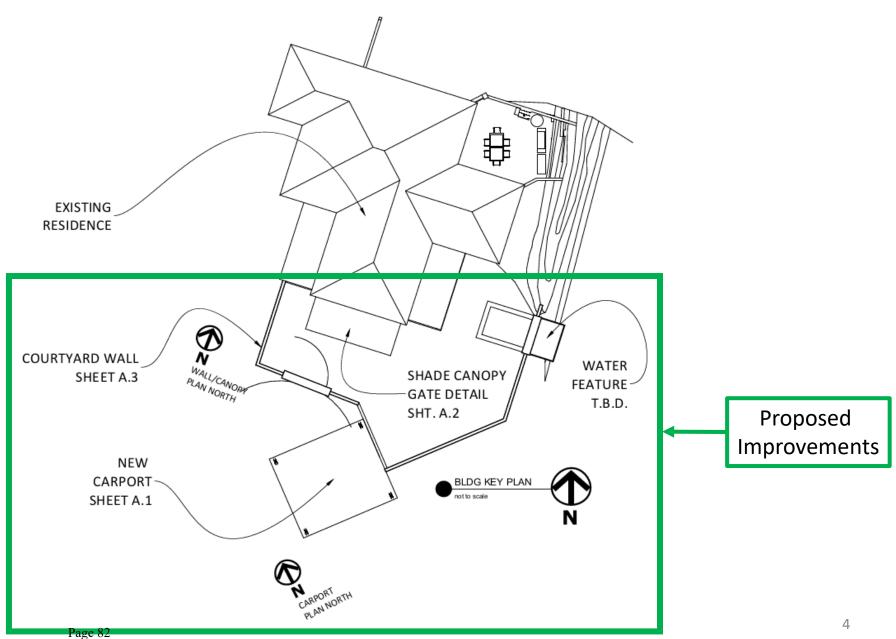
Page 80

Aerial Photograph



3

Improvement Plans



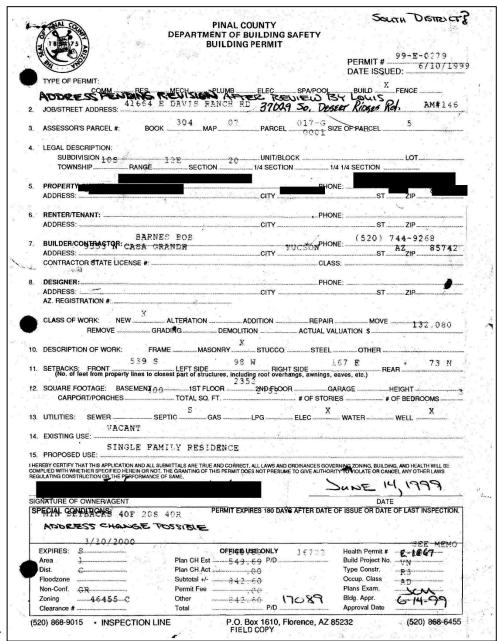


Direction of Improvement Plans



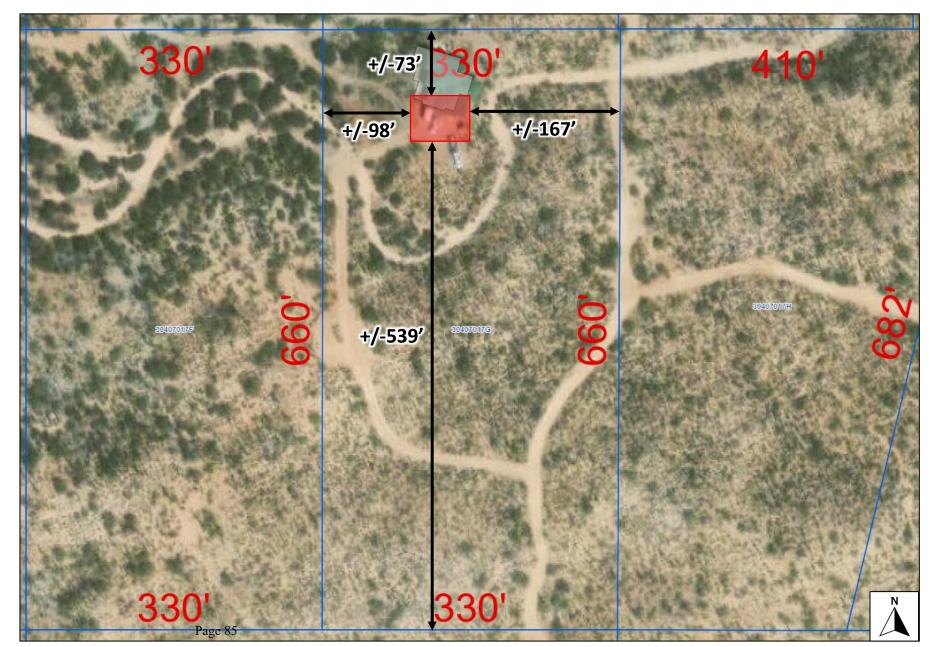


Original County Permit



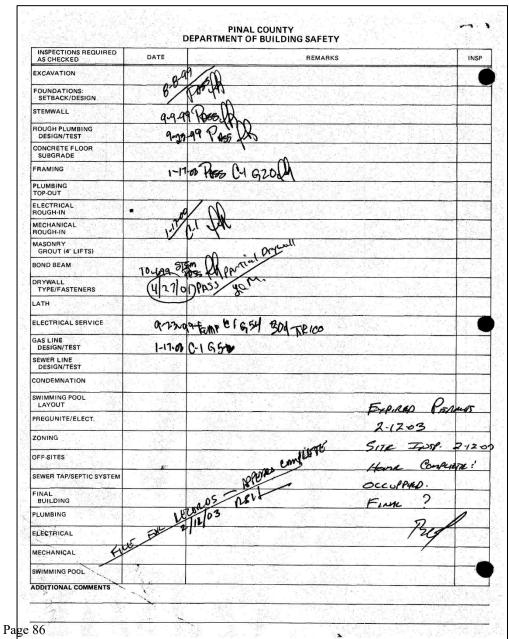


Aerial Photo of Current House Location



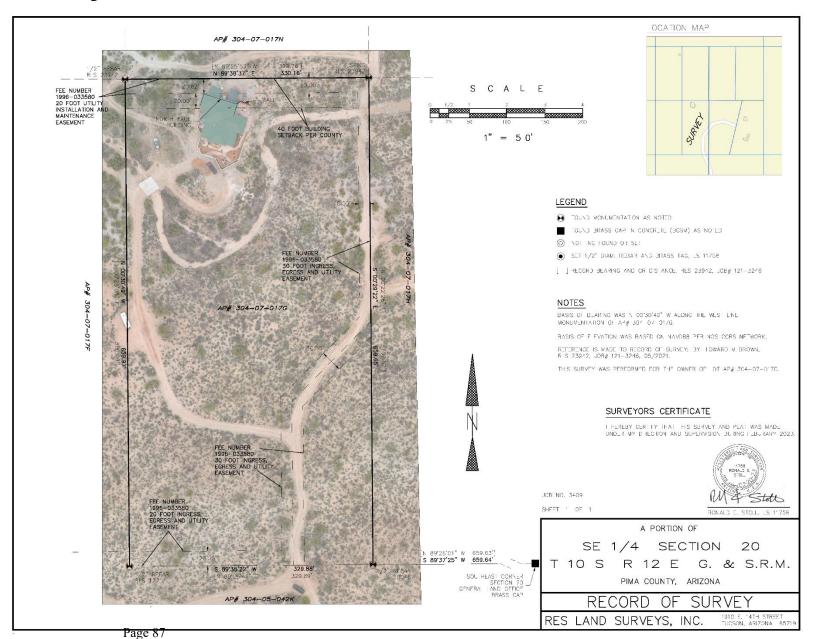


County Inspection Records





Current Survey









TO: PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

MEETING DATE: May 25, 2023

CASE NUMBER: BA-031-22

CASE COORDINATOR: Ryan Green

Executive Summary: This case is a request to install a detached carport and shade canopy with the house being eight feet from the rear lot line in the GR-General Rural Zone. The structure has been permitted with the current parcel lines in place.

<u>If This Request is approved:</u> This request will reduce the minimum rear setback to eight feet for the main dwelling while keeping all other development standards in place.

Staff Recommendation/Issues for Consideration/Concern:

Staff offers a recommendation of approval.

BA-031-22 – PUBLIC HEARING/ACTION: Neilson Conklin & Hilary Sheevers, landowners/applicants, requesting a variance to **Section 2.40.020 (G)** of the PCDSC, to reduce the rear setback requirement from 40 feet to 8 feet to allow the installation of a detached carport and shade canopy on parcel 304-07-017G (legal on file) in the General Rural (GR) Zone, situated in Section 20, Township 10 South, Range 12 East Gila & Salt River Baseline & Meridian, located north of south Desert Ridges Rd and east Sunset Hills Rd in unincorporated Pinal County near Marana, AZ.

LEGAL DESCRIPTION: The E ½ of the SW ¼ of the SE ¼ of the SE ¼ of Sec. 30, Township 10 South, Range 12 East, of the Gila & Salt River Baseline & Meridian

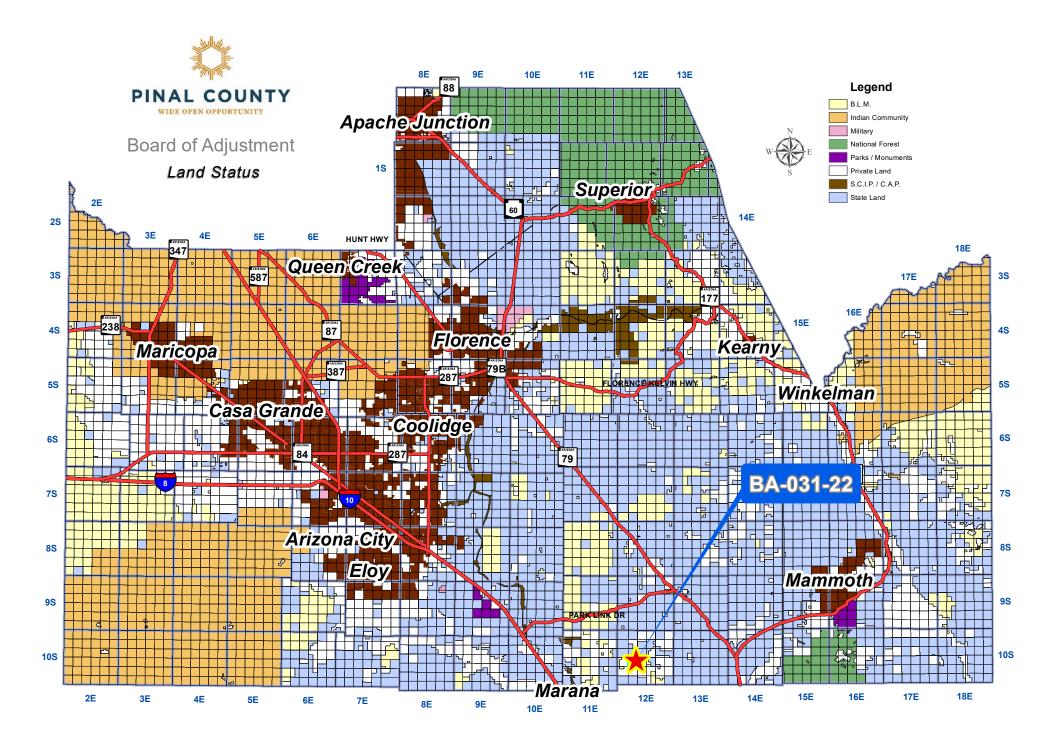
TAX PARCEL: 304-07-017G

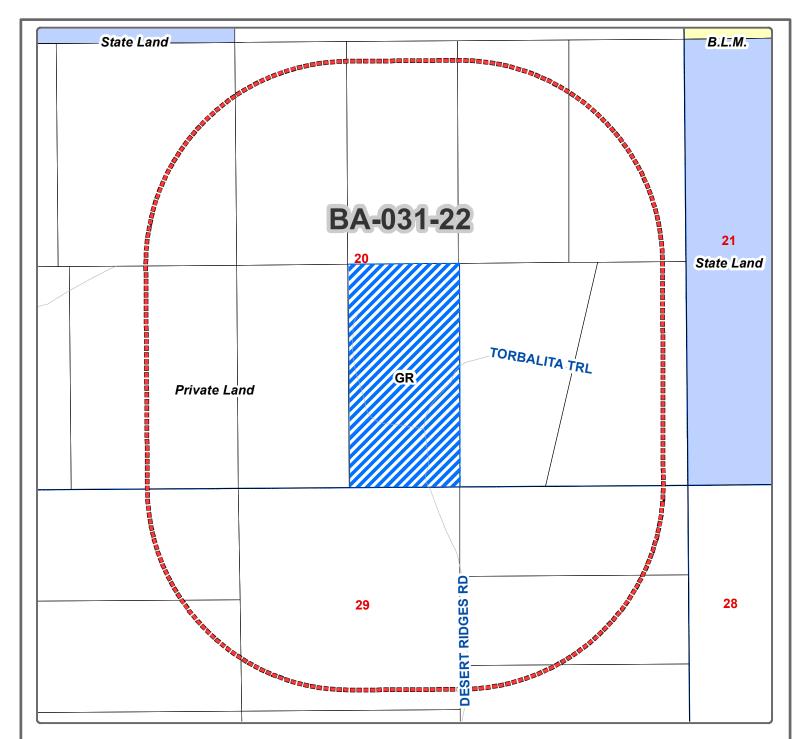
LANDOWNER/APPLICANT: Neilson Conklin & Hilary Sheevers

REQUESTED ACTION AND PURPOSE: Requesting a variance to **Section 2.40.020 (G)** modify the minimum rear setback requirement to eight feet from 40 feet in the GR-General Rural zone to allow the installation of a detached carport and shade canopy.

LOCATION: North of south Desert Ridges Rd and east Sunset Hills Rd in unincorporated Pinal County near Marana, AZ.

SIZE: 217,800 sq. ft. (5 acres)





Board of Adjustment

BA-031-22 – PUBLIC HEARING/ACTION: Neilson Conklin & Hilary Sheevers, landowners/applicants, requesting a variance to Section 2.40.020 (G) of the PCDSC, to reduce the rear setback requirement to allow installation of a carport and shade canopy on parcel 304-07-017G (legal on file) in the General Rural (GR) Zone, situated in Section 20, Township 10 South, Range 12 East G&SR B&M, located north of south Desert Ridges Rd and north of east Torbalita Trl in unincorporated Pinal County near Marana, AZ.

Current Zoning: GR Requested Zoning: Board of Adjustment Current Land Use: VLDR

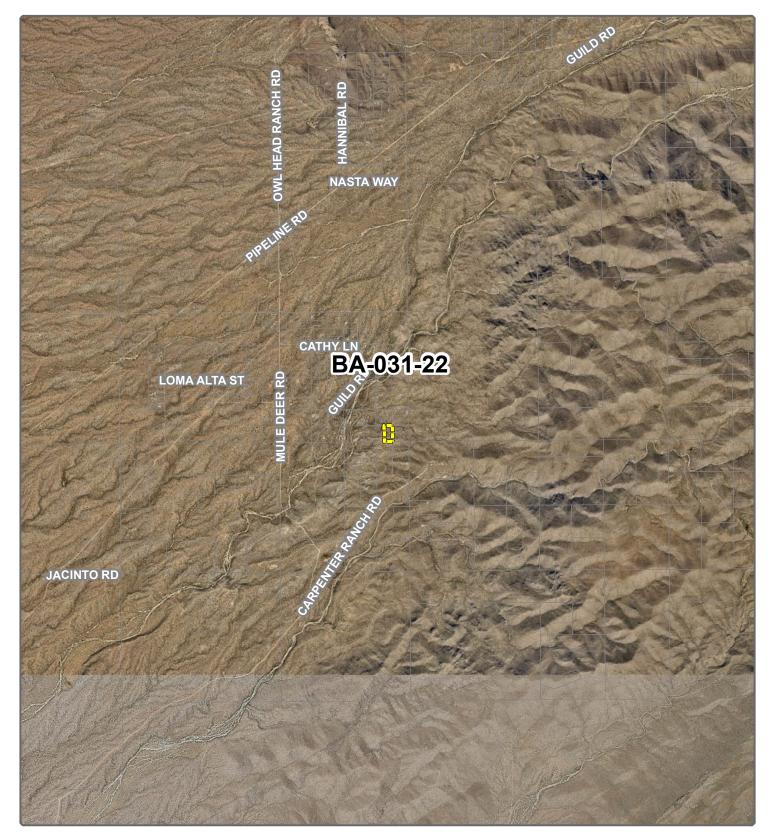


Legal Description:

Situated in Section 20, Township 10 South, Range 12 East G&SR B&M, located north of south Desert Ridges Rd and north of east Torbalita Trl in unincorporated Pinal County near Marana, AZ.

SEC 20, TWN 10S, RNG 12E

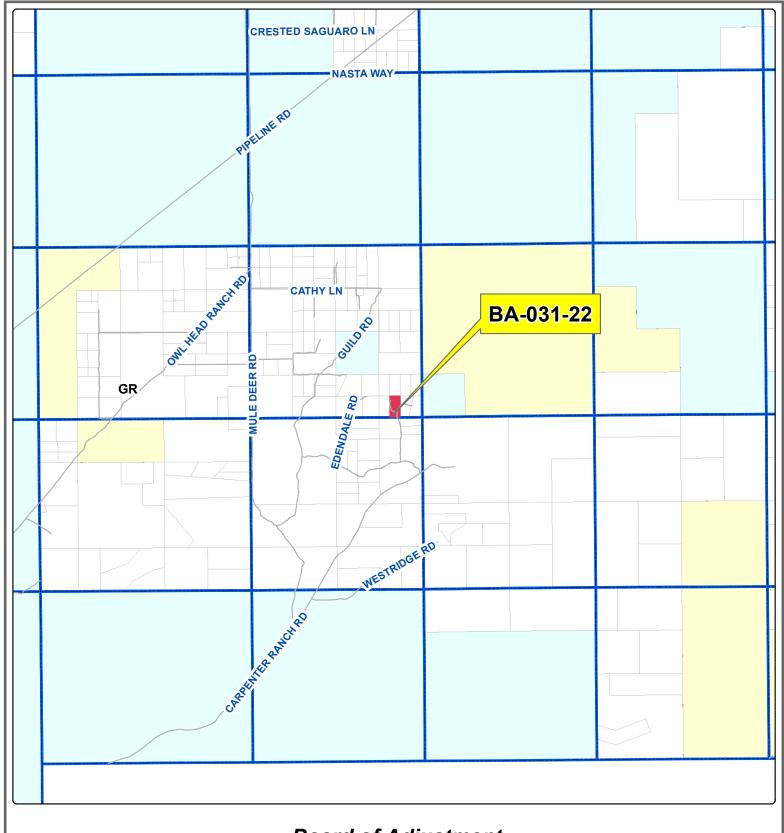
Sheet No.	Section 20	Township 10S	Range 12E
		IT /LJT	01/25/2023 Range
	Owner/Applicant: NEILSON C Drawn By:	ONKLIN & HILA	RY SHEEVERS



Board of Adjustment







Board of Adjustment

Community Development



Legal Description:

Situated in Section 20, Township 10 South, Range 12 East G&SR B&M, located north of south Desert Ridges Rd and north of east Torbalita Trl in unincorporated Pinal County near Marana, AZ.

 $Page_{\text{SE}}93_{\text{20, TWN 10S, RNG 12E}}$

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	Drawn
Sheet No.	Section
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 Owner/Applicant:
 NEILSON CONKLIN & HILARY SHEEVERS

 Drawn By:
 GIS / IT / LJT
 Date: 01/25/2023

 Section 20
 Township 10S
 Range 12E

 Case Number:
 BA-031-22

EXISTING ZONING AND LAND USE: GR-General Rural. The property has an existing single family residence.

SURROUNDING ZONING AND LAND USE:

North: GR-General Rural (vacant desert land) South: GR-General Rural (vacant desert land) East: GR-General Rural (vacant desert land) West: GR-General Rural (vacant desert land)

SITE DATA: Flood zone X, area of minimal flood hazard.

HISTORY: The site was zoned GR-General Rural in the 1962 county zoning ordinance, along with most of the land in the county. County Assessor's records show that in 1998 parcel 304-07-017A was split to create parcels 304-07-017F & 304-07-017G, the latter being the site parcel. Arizona Department of Revenue records show a dwelling was apprised on the site, 304-07-017G, for the year 1999. The records do not have provide enough detail to prove the exact location of the dwelling. Staff notes an information gap in county records due to system failure in the 2001-2004 time range.

ANALYSIS: The subject property is located within the Very Low Density Residential area of the comprehensive plan (0-1 du/ac).

To date two public comments, in support, have been received and have been included in the packet to the board.

Staff's public participation and notification of the case includes:

Newspaper publish dates: 4/26/23

Mail-outs: 5/3/23 Site Posting: 5/3/23 Website: 5/5/23

THE APPLICANT MUST SATISFY THE BOARD OF ADJUSTMENT AND APPEALS THAT THIS REQUEST MEETS THE NECESSARY CRITERIA TO QUALIFY FOR A VARIANCE AS STATED IN SECTION 2.155.050.C

EVIDENCE REQUIRED FOR VARIANCE:

- a. There are special circumstances or conditions applicable to the property which is the subject of the variance which do not prevail on other property in that zoning district.
- b. The special circumstances or conditions referred to in (a) are not self-imposed by the property owners within the subject area.
- c. The strict application of the regulations would work an unnecessary nonfinancial hardship.
- d. The granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights.

- e. The granting of such variance will not materially affect the health or safety of persons residing or working within the subject area and adjacent properties and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.
- f. The variance does not allow a use that is not permitted in the zoning district where the property is located.

FINDINGS: Under Section 2.155.030.E of the Pinal County Development Service Code (Zoning Ordinance), the Board of Adjustment and Appeals shall hear and consider all evidence relating to the request and make findings as to the conformity of the request to the above Section.

THE BOARD OF ADJUSTMENT AND APPEALS shall consider the following criteria in conditionally approving or denying a variance.

a. There are special circumstances or conditions applicable to the property which is the subject of the variance which do not prevail on other property in that zoning district.

ANALYSIS: The request is for the installation of a detached carport and shade canopy on the site that will not encroach onto neighboring sites.

FINDING: Since the detached carport and shade canopy will not encroach onto neighboring sites, the variance will not prevail on other property in that zoning district.

b. That the special circumstances or conditions referred to in subsection (a) of this section are not self-imposed by the property owners within the subject area.

ANALYSIS: A building permit was issued for the dwelling after the 1999 parcel split was finalized.

FINDING: Since only the county has the authority to issue building permits, the applicant could not have permitted the house within the rear setback for the GR-general rural zone.

c. That the strict application of the regulations would work an unnecessary nonfinancial hardship.

ANALYSIS: The strict application of the regulations do not allow any further use of the site since the house is within the current rear setback.

FINDING: Staffs finds the strict application of the regulations would work an unnecessary nonfinancial hardship since the landowner will not be able to do any uses listed in the GR-General Rural zone.

d. The granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights.

ANALYSIS: Without the variance, no further development can be permitted on the site.

FINDING: Staff views the granting of the variance as necessary since the dwelling was permitted and current zoning development standards will restrict further setback encroachment.

e. The granting of such variance will not materially affect the health or safety of persons residing or working within the subject area and adjacent properties and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

ANALYSIS: The request is for the installation of a detached carport and shade canopy by reducing the rear setback since the dwelling is within the rear setback and was permitted.

FINDING: A detached carport and shade canopy will not cause negative impacts to surrounding and distant parcels.

f. The variance does not allow a use that is not permitted in the zoning district where the property is located.

ANALYSIS: The request is for the installation of a detached carport and shade canopy and by extension, other developments that are allowed in the GR-General Rural zone.

FINDING: A detached carport and shade canopy are viewed as accessory structures and are a listed use in the GR-General Rural zone.

STAFF SUMMARY AND RECOMMENDATION: Factors considered for staff's recommendation are:

- The county issued a building permit for the dwelling after the property was split
- The applicant seeks to install a detached carport and shade canopy that will not further encroach into the setbacks
- Staff has received two letters of support
- Hardship, preservation, and enjoyment of substantial existing property rights by the owner

All submittals, presented evidence, written documentation, public testimony, and Planning Case Staff Report (BA-031-22), are considered part of the record in this variance case. If the Board of Adjustments and Appeals can find sufficient evidence based upon the record, staff recommends the Board adopt the staff report, record as presented, and approve the requested variance with the following recommended motion. If the Board cannot find sufficient evidence to approve the request, staff suggests approving the request with the following motion.

BOARD MOTION

Staff Recommendation to Approve:

*** (Suggested finding)

I move to approve case BA-031-22, a variance to **Section 2.40.020 (G)** of the PCDSC, a request to reduce the rear setback requirement from 40 feet to 8 feet to allow the installation of a detached carport, based on the following conditions (please cite a minimum of three findings in a-f):

1. All State and County regulations shall be adhered to and all required approvals, plans, submittal

documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, etc.

- 2. The rear seatback requirement of parcel 304-07-017G shall be eight feet. All other standards shall remain as outlined in the GR-General Rural zoning code
- 3. Any deviation from these stipulations shall deem this variance null and void.

To Deny:

I move to deny case BA-031-22, a variance to **Section 2.40.020 (G)** of the PCDSC, a request to reduce the rear setback requirement from 40 feet to 8 feet to allow the installation of a detached carport, based on the finding that the condition is neither peculiar nor exceptional to reduce the rear setback requirement specified by the PCDSC.

DATE PREPARED: 5/15/23

REVISED: 5/15/23



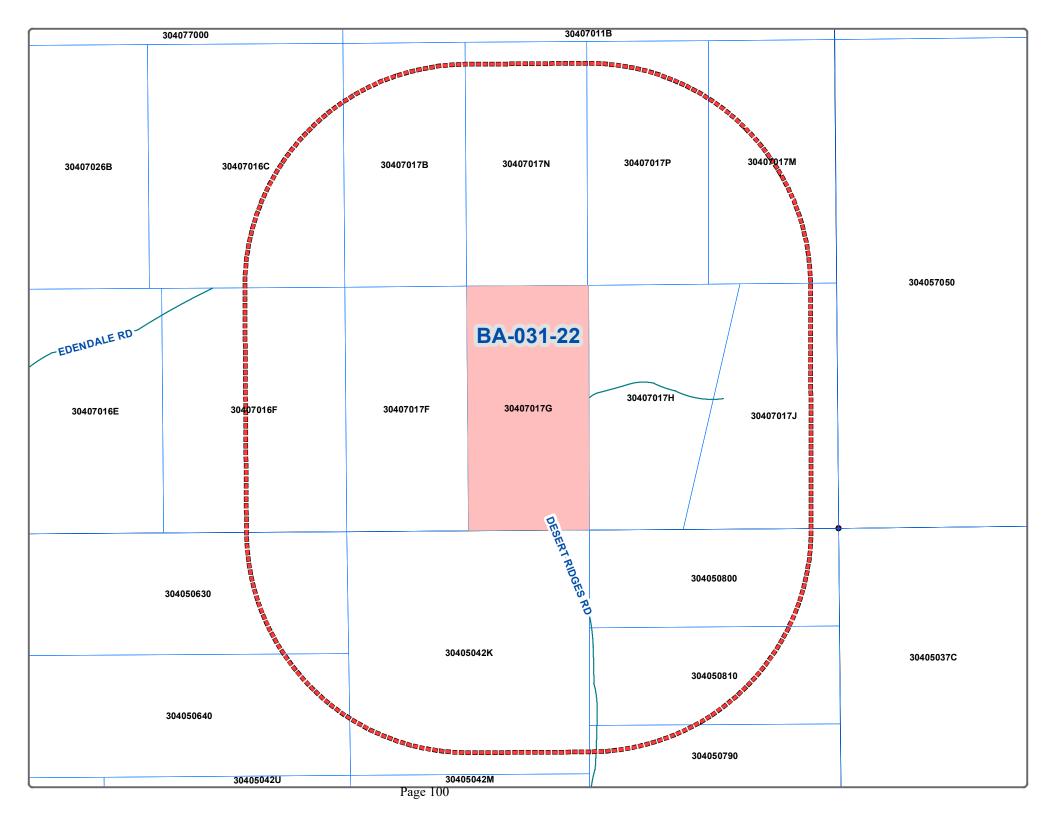
APPLICATION FOR VARIANCE OF REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink) and submitted via the online portal site at https://citizenaccess.pinalcountyaz.gov/CitizenAccess/

Variance Request & Property Information: (Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)
1. Tax Assessor Parcel No.: 304070176 2. Size (to the nearest 1/10th of an acre 5 Acr
3. The legal description of the property:
4. Current zoning: <u>GR</u> 5. Requested zoning (if applicable): <u>VA</u>
6. The existing use(s) of the property is as follows: Residuce
7. The proposed use under this request and/or Section(s) of Code you are requesting a variance:
8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC)
9. Discuss any known changes in land use, street arrangement, or other physical conditions that have altered the character of your property or adjoining properties since the current zoning indicated above was adopted.
10. There are special circumstances or conditions applicable to the property referred to in the application which do not prevail on other property in that zoning district. Show that the physical characteristics of this property are unique and unlike other properties in the area. Existing resume Ce
INV#:AMT:DATE:CASE:Xref:

COMMUNITY DEVELOPMENT Planning Division

11. That the strict application of the regulations would work an unnecessary nonfinancial hardship and that the granting of the application is necessary for the preservation and enjoyment of substantial existing property rights. Show that all beneficial use and/or enjoyment of the land will be lost if the variance is not
granted. Evidence from an appraiser, realtor or other professional may be required. We would not be able to use the land as intended.
12. That the granting of such application will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.
13. That the variance will not allow a use that is not permitted in the zoning district where the property is located. (Not required for parking reductions)
13. That the special circumstances or conditions referred to item 10 above are not self-imposed. True, property bought on site 2021
(The following are additional questions for reductions in parking requests only) 14. Site Plan Review or Building Permit Number:
15. Required parking either in total number or ratio: 16. Requested (# or ratio)
17. Evidence to support a reduction, this may include codes and ordinance from other jurisdictions, structures with multiple building occupancy types and/or operational characteristics of the particular use that would warrant a reduction:



304050790 SPRAGUE MICHAEL W & TAMM.... 123 ORION ST GOLDEN, CO 80401 30407017J TORBA STEPHANIE & TORBA S... PO BOX 958 MARANA, AZ 85653

304050640 SHEA HENRY J III & CHRISTINA... 1871 N MOON VALLEY PL TUCSON, AZ 85745 30407016C GUIDRY MICHAEL E 750 FELL ST APT 2 SAN FRANCISCO, CA 94117

304050810 DAVIS MARK R & RITA 11376 W SPEAR SHAFT DR MARANA, AZ 85658 30407017B PHILLIPS KATHRYN C 267 S REDWOOD AVE BREA, CA 92821

304050630 SHEA HENRY J III 1871 N MOON VALLEY PL TUCSON, AZ 85745 30407017N CHEN FAMILY TRUST 11618 ASPEN VIEW DR SAN DIEGO, CA 92128

30405042K NORMOYLE TERRY M & DEBO.... 1881 W PASEO CUENCA TUCSON, AZ 85704 30407017P BLOMQUIST STEVEN J. 845 W PLACITA ESTRELLA AZU... TUCSON, AZ 85713

304050800 RANDY SCOTT & DEBRA L BRO... 110 N SENATE WAY CHANDLER, AZ 85225 30407017M PHILOSOPHOS JOHN & STEPH.... MAIL RETURN

30407016F RITTER ROBERT C & LINDA 7761 N NATHAN HALE AVE TUCSON, AZ 85741

30407017F CROCE RONALD NOEL TR PO BOX 250 CORTARO, AZ 85652

30407017G CONKLIN NEILSON C & SHEEV... 7850 N SILVERBELL RD STE 114... TUCSON, AZ 85743

30407017H OLAFSON KRISTI 4908 S CACTUS WREN AVE TUCSON, AZ 85746

loco othorwico directed in writi	lication cannot be processed. All notices will	be sent to the applicant
unless otherwise directed in writi	ing.)
Neilson CCOAKIN	Mailing (notresidence 1850 N Silverbell Rol Address Tucson	O DAR SIL
HIZY Sheevers	7850 N Silverbell ROL	, Ste 114, PMB 344
Name of Appl <mark>icant</mark>	Address Tucson	PC 85743
Alley Sleen	HSHEEVERS@GMAILICO	M 928-723-57 Phone Number
Signature of Applicant Cunl	E-Mail Address	Phone Number
Name of Agent/Representative	Address	
	E-Mail Address	Phone Number
The Agent/Representative has the agreeing to stipulations. The ager	e authority to act on behalf of the landownent will be the contact person for Planning sta	r/applicant, which includes
The Agent/Representative has the agreeing to stipulations. The ager	e authority to act on behalf of the landownent will be the contact person for Planning sta	r/applicant, which includes
The Agent/Representative has the agreeing to stipulations. The ager hearings. Please use attached Ag	e authority to act on behalf of the landownent will be the contact person for Planning sta ency Authorization form, if applicable.	r/applicant, which includes

I certify the information included in this application is accurate, to the best of my knowledge. I have read

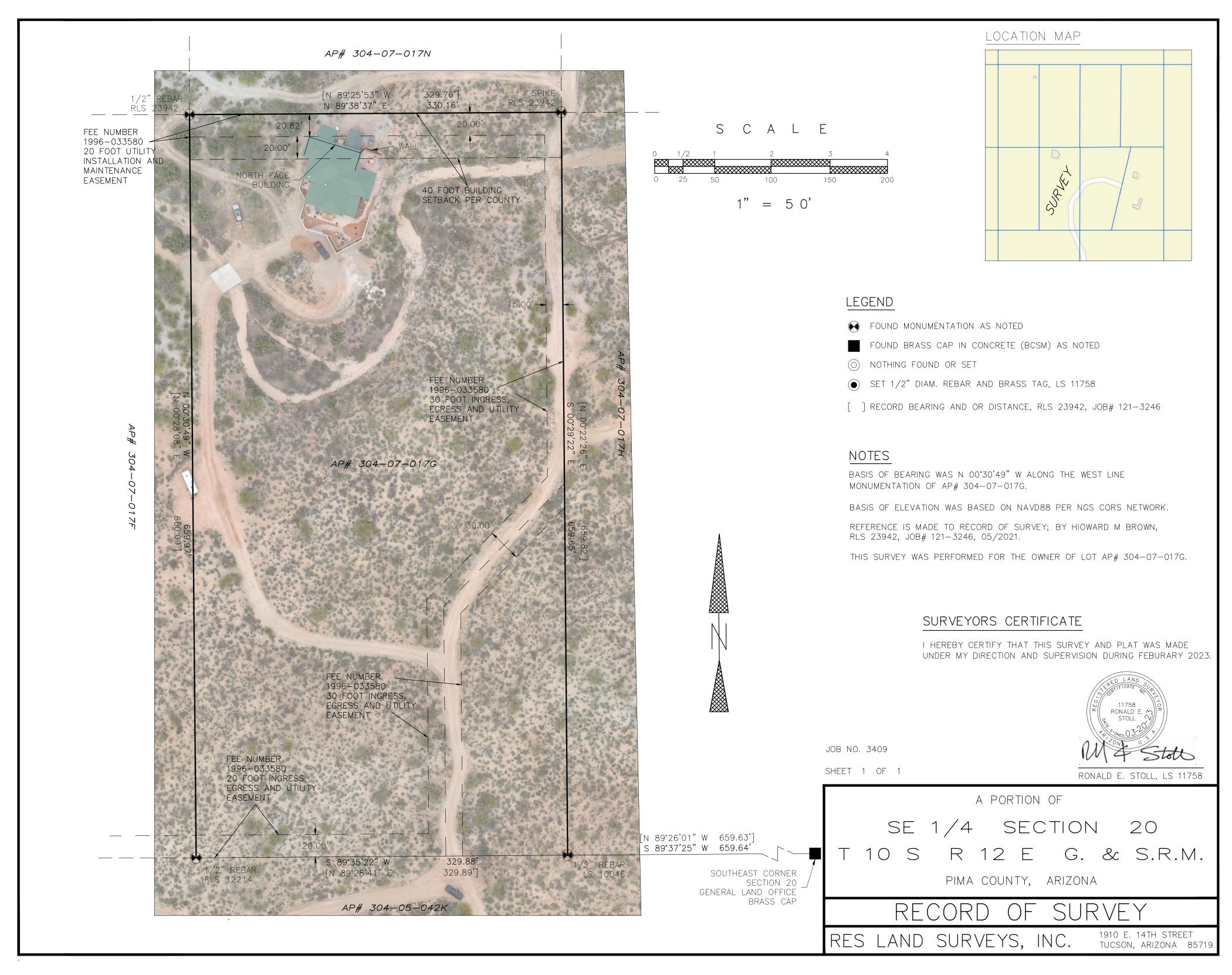
the application and I have included the information, as requested. I understand if the information

Application Checklist:

Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following: O Size and shape of parcel; property dimensions; north arrow O Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private O Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures O Driveways and parking areas, show access, dimensions and surface material O Existing and proposed utilities, show location of lines, size and serving company O Any other information as may be applicable - landscaping, natural features i.e.: washes, excavation sites, etc., floor plan Submit the "This Application Checklist" for the requested action. Submit a list of all property owners within 600' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission. \mathbb{N} \mathbb{Q} Submit a map of the area with the 600' boundary shown. (A Tax Assessor Parcel Map is acceptable). Submit the non-refundable filing fee according to the fee schedule shown on coversheet of the application. (The application is not considered filed until the fees are paid.) A) Residential with 0-499 mail-outs \$500.00 B) Residential with 500 or more mail-outs: \$500.00

- C) Commercial, industrial or transition with 0-499 mail-outs: \$2,084.00
- D) Commercial, industrial or transition with 500 or more mail-outs: \$2,399.00

The application and narrative in PDF format. Understand that a newspaper publication must be advertised for this variance case per Pinal County staff instructions no later than 28 days prior to the hearing date as assigned. The applicant is responsible for all publication fees.



To Whom It May Concern

I spoke to my neighbors Neilson Conklin and Hilary Sheevers about their variance situation in reference to case number BA-031-22. I understand their need for a variance on property parcel #304-07-017G. The variance request may affect my property parcel #304-07-016C but based on their needs, I have no issue with them being granted a variance. I am in support of their request.

Sincerely, Michael Guidry To whom it may concern,

In regards to Public Hearing BA-031-22. Our names are Mike & Tammy Sprague. We own a property that is affected by Neilson Conklin & Hilary Sheevers' need for a variance on property parcel # 304-07-017G. Our address is 37455 S Desert Ridges Rd. Marana, Az. 85658 (Pinal County parcel # 304-05-0790). This letter is intended to state that my wife and I have absolutely no issue with the Conklin/Sheevers request for a variance. We support their request. If there are any question please contact us at working4adollar@gmail.com or by phone at 303-957-6055

Regards

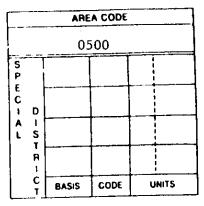
Mike & Tammy Sprague

 E_2^1 of SW SE SE of Sec 20-10S-12E 5 ac (4)

Harrow, James E

3943 W 57th Fairway KS 66205

6/09/97 1997/020044



98 Split to 304-07-017F9 & 017G7 (w/304-07-017E1)

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SERVICES AND AREA

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Hip Gambrel Other	UNDICA	ATEN	UMBE	SKETCH R STORI	E S)		,,,		So	D Age Phy Modi Tota Net	DATE OF DEPRECIATION (a) Condition Condition	AND precise on inus)	OBSOLE tion)		% % %	Ļ	ITEM NO.	AREA OR	UNIT		
Hip Gambrel Other	UNDICA	ATEN	UMBE	SKETCH R STORI	E S)				So	D Age Phy Modi Tota Net	DATE OF DEPRECIATION (Normal Desical Conditional Conditional Conditional Depreciation (Mat Depreciation Conditional Condition	AND precise on inus)	OBSOLE tion)		% % % %	Ļ	ITEM NO.	AREA OR	UNIT		
Hip Gambrel Other	UNDICA	ATEN	UMBE	SKETCH R STORI	E S)				Sc	Be	DATE OF DEPRECIATION (a) Condition Condition	AND preciation inus) on	OBSOLE tion)		% % % %	Ļ	ITEM NO.	AREA OR	UNIT		
Hip Gambrel Other	UNDICA	ATEN	UMBE	SKETCH R STORI	E S)		,,,		So	Be	DATE OF DEPRECIATION (Normal Desical Condition PECIAL OBSection (Area N	AND preciation inus) on	OBSOLE tion)			Ļ	ITEM NO.	AREA OR	UNIT		
Hip Gambrel Other	UNDICA	ATEN	UMBE	SKETCH R STORI	E S)		,,,		Al So	D Age Phy Mod Tota Si Loc. Other	DATE OF DEPRECIATION O (Normal Desical Condition PECIAL OBS	AND preciation inus) on	OBSOLE tion) CENCE)			Ļ	ITEM NO.	AREA OR	UNIT		
Hip Gambrel Other	UNDICA	ATEN	UMBE	SKETCH R STORI	E S)		,,,,		Ai So	Durer Durer Phy Mod Tota Net Si Loc Othe	DATE OF DEPRECIATION (Normal Desical Condition PECIAL OBSitation (Area Ner	AND preciation inus) on on solesc	OBSOLE tion) CENCE)			Ļ	ITEM NO.	AREA OR	UNIT		
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Hip Gambrel Other	UNDICA	ATEN	UMBE	SKETCH R STORI	E S)		,,,		Ai So	Donate of the second of the se	DATE OF DEPRECIATION (Normal Desical Condition PECIAL OBSitation (Area Ner	AND AND OLESi on on output outpu	OBSOLE tion) CENCE)			Ļ	ITEM NO.	AREA OR	UNIT		
Hip Gambrel Other	UNDICA	ATEN	UMBE	SKETCH R STORI	E S)		,,,		Ai So	Donate of the second of the se	DATE OF DEPRECIATION (Normal Desical Condition PECIAL OBSection (Area Ner	AND AND OLESi on on output outpu	OBSOLE tion) CENCE)			Ļ	ITEM NO.	AREA OR	UNIT		
Hip Gambrel Other	UNDICA	ATEN	UMBE	SKETCH R STORI	E S)		,,,		Ai So	Donate of the second of the se	DATE OF DEPRECIATION (Normal Desical Condition PECIAL OBSection (Area Ner	AND AND OLESi on on output outpu	OBSOLE tion) CENCE)			Ļ	ITEM NO.	AREA OR	UNIT		
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Hip Gambrel Other	UNDICA	ATEN	UMBE	SKETCH R STORI	E S)		,,,,		Ai So	Donate of the second of the se	DATE OF DEPRECIATION (Normal Desical Condition PECIAL OBSitation (Area Ner al Special Obal Net Condition)	AND AND OLESi on on output outpu	OBSOLE tion) CENCE)			Ļ	ITEM NO.	AREA OR	UNIT		
Hip Gambrel Other	(INDIC)	ATE N	UMBE!	SKETCH R STORI	es)	,			Ai So	Donate of the second of the se	DATE OF DEPRECIATION (Normal Desical Condition PECIAL OBSitation (Area Ner al Special Obal Net Condition)	AND AND OLESi on on output outpu	OBSOLE tion) CENCE)				NO. BASE	AREA OR QUANTITY	UNIT		
Hip Gambrel Other	(INDIC)	ATE N	UMBE!	SKETCH R STORI	es)	,			Ai So	Donate of the second of the se	DATE OF DEPRECIATION (Normal Desical Condition PECIAL OBSitation (Area Ner al Special Obal Net Condition)	AND AND OLESi on on output outpu	OBSOLE tion) CENCE)				ITEM NO. BASE	AREA OR QUANTITY	UNIT		
Hip Gambrel Other	(INDIC)	ATE N	JUMBE!	SKETCH R STORI	es)	,			Ai So	Donate of the second of the se	DATE OF DEPRECIATION (Normal Desical Condition PECIAL OBSitation (Area Ner al Special Obal Net Condition)	AND AND OLESi on on output outpu	OBSOLE tion) CENCE)			R	HTEM NO. BASE	AREA OR QUANTITY	UNIT		
Hip Gambrel Other	LLL	ATE N	JUMBE!	SKETCH R STORI	es)		4.1.	-	A Sc	Durce Durce Phy Modd Tota Net SI Loc Other	DATE OF DEPRECIATION (Normal Desical Condition PECIAL OBSitation (Area Ner al Special Obal Net Condition)	AND AND OLESi on on output outpu	OBSOLE tion) CENCE —)			R	HTEM NO. BASE	AREA OR QUANTITY	UNIT	тс	
Hip Gambrel Other	LLL	ATE N	CONT	SKETCH R STORI	es)	ions	4.1.	-	A Sc	Durce Durce Phy Modd Tota Net SI Loc Other	Lndry. Tubs Hot Water Hi Disposal DATE OF PEPRECIATION (Normal De- sical Condition PECIAL OBS- sation (Area Normal Special Ob- al Net Condition ECIAL NOTE:	AND preciation on inus) on OLESI	OBSOLE tion) CENCE —)	SCENCI		R	HTEM NO. BASE	AREA OR QUANTITY	UNIT	тс	
Hip Gambrel Other	LLL	ATE N	CONT	SKETCH R STORI	es)		4.1.	-	A Sc	Durce Durce Phy Modd Tota Net SI Loc Other	Lndry. Tubs Hot Water Hi Disposal DATE OF PEPRECIATION (Normal De- sical Condition PECIAL OBS- sation (Area Normal Special Ob- al Net Condition ECIAL NOTE:	AND preciation on inus) on OLESI	OBSOLE tion) CENCE —)	SCENCI		R	EPLACE COST	AREA OR QUANTITY	UNIT	тс	
Hip Gambrel Other	LLL	ATE N	CONT	SKETCH R STORI	ES)	ions	4.1.	-	A Sc	Durce Durce Phy Modd Tota Net SI Loc Other	Lndry. Tubs Hot Water Hi Disposal DATE OF PEPRECIATION (Normal De- sical Condition PECIAL OBS- sation (Area Normal Special Ob- al Net Condition ECIAL NOTE:	AND preciation on inus) on OLESI	OBSOLE tion) CENCE —)	SCENCI		R	EPLACE COST	AREA OR QUANTITY	UNIT	тс	
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Hip Gambrel Other	LLL	ATE N	CONT	SKETCH R STORI	ES)	ione x x	4.1.	-	A Sc	Durce Durce Phy Modd Tota Net SI Loc Other	Lndry. Tubs Hot Water Hi Disposal DATE OF PEPRECIATION (Normal De- sical Condition PECIAL OBS- sation (Area Ner al Special Ob- al Net Condition ECIAL NOTE:	AND preciation on inus) on OLESI	OBSOLE tion) CENCE —)	SCENCI		R	EPLACE COST INAL NE INAL VA MAIN E THER	AREA OR QUANTITY	UNIT	тс	
Hip Gambrel Other	LLL	ATE N	CONT	SKETCH R STORI	ES)	ions w	4.1.	-	A Sc	Durce Durce Phy Modd Tota Net SI Loc Other	Lndry. Tubs Hot Water Hi Disposal DATE OF PEPRECIATION (Normal De- sical Condition PECIAL OBS- sation (Area Ner al Special Ob- al Net Condition ECIAL NOTE:	AND preciation on inus) on OLESI	OBSOLE tion) CENCE —)	SCENCI		R F F	EPLACE COST INAL NE ITHER IMPRO	AREA OR QUANTITY MENT T CONDITION LUE BUILDING	UNIT COST	тс	
Hip Gambrel Other	LLL	ATE N	CONT	SKETCH R STORI	ES)	ione x x	4.1.	-	A Sc	Durce Durce Phy Modd Tota Net SI Loc Other	Lndry. Tubs Hot Water Hi Disposal DATE OF PEPRECIATION (Normal De- sical Condition PECIAL OBS- sation (Area Ner al Special Ob- al Net Condition ECIAL NOTE:	AND preciation on inus) on OLESI	OBSOLE tion) CENCE —)	SCENCI		R F	EPLACE COST INAL NAME IMPRO	AREA OR QUANTITY MENT T CONDITION LUE BUILDING VEMENTS BUILDINGS ND	UNIT COST	тс	
Hip Gambrel Other	LLL	ATE N	CONT	SKETCH R STORI	ES)	ions w	4.1.	-	A Sc	Durce Durce Phy Modd Tota Net SI Loc Other	Lndry. Tubs Hot Water Hi Disposal DATE OF PEPRECIATION (Normal De- sical Condition PECIAL OBS- sation (Area Ner al Special Ob- al Net Condition ECIAL NOTE:	AND preciation on inus) on OLESI	OBSOLE tion) CENCE —)	SCENCI		R F	EPLACE COST INAL NAME IMPRO	AREA OR QUANTITY MENT T CONDITION LUE BUILDING VEMENTS BUILDINGS	UNIT COST	тс	

Situs 41664 6 Davis Rowch & City Owl Head Aug Parcel $\frac{1/1}{\text{Co.}} - \frac{2 \circ 4}{\text{Book}} - \frac{\phi 7}{\text{Map}} - \frac{\phi 17}{\text{Parcel}} - \frac{G}{\text{S}} - \frac{C}{\text{C}}$ Reviewed By Appraisal Date 5/10/00 Data Collection Form DOR 82361 (11/97) Arizona Department of Revenue Property Tax Division RESIDENTIAL Appraiser Give, Daccol

		Square Ecotage	otage		No. of	Avg.	Const	Percent	Percent		Note	Note in Remarks	S
Model	1 Perimeter	Gr. Level	_	ţa.	Stories	Sty Hgt.	Year	Complete	Ownership	OBS:	\dashv	MOD:	PHY:
C 7 010	238	2353	23	2353		0)	5661	*Review	*		%	*	%
		-	ŀ	-									
Descr	Description	8	Code Rank	¥	Units/%		Desc	Description		Code	Cost		Units
SITE PREPA	SITE PREPARATION (3)						EXTERIOR W	EXTERIOR WALLS (6) (cont.)					
Excavation (CF)		BA	Н				Single Wall	Single Wall Construction				7777 7777 7777 7777 7777 7777	
Fill (CF)						Log, Rust	Log, Rustic (SFW)			MAS			
Site Preparation (SF-Ground Floor Area)	und Floor Area)	28	+			Siding, W	food Frame (St	(A)		MBB			
FOUNDATION (4)	(4) NOIL		<u> </u>										
Adjust for Soil Bearing Capacity	saring Capacity		۱,	T	Contact Contac	Parish T	WALL ORNAN	WALL OKNAMENIATION (8)		2		2	
Concrete, Bearing Walls	(SF) CL.C ONIV	Ī	,	T	P. S	Buck, Fac	Brick, Face (AUD. SF om. area)	n. area)		2 4			
Concrete, Nonbearing Walls (SF) Concrete Masonix Veneer (SF) CI D only	alls (SF)		S S			Brick, Ser	ect Common (v	Brick, Select Common (ADD: SF om, area)	irea)	PD			
Concrete, Siding/Stucco	(SF) CL.D		× 0			Brick, Use	Brick, Used (ADD, SF om, area)	m, area)	(man)	<u> </u>			
						Cedar on	Masonry (ADE	Cedar on Masonry (ADD: SF orn. area)		¥			
				100 14.00 100 14.00 100 14.00 100 14.00 100 14.00 100 14.00		Concrete	Block, Imit. St.	Concrete Block, Imit. Stone (ADD: SF orn. area)	om. area)	<u>ي</u> و			
FRAME/STRUCTURE (5)	CTURE (5)				y *, *,	Concrete	Block Stimos	Concrete Block, Screen (ADD: SF om. area) Concrete Block, Slumostone (ADD: SF om. area)	area)	Ξ.			
Floor Supports (SF)		80			i av	Glass Blo	ck, Colored (A	Glass Block, Colored (ADD: SF om. area)	ea)	PFB			
Steel Columns, Wood Bearns (SF)	ams (SF)	ΛO		200 200 200 200 200 200 200 200 200 200	enas enas	Glass Blo	ck, White (ADI	Glass Block, White (ADD: SF om. area)	•	PFA			
Wood A-Frame (SF)	Ç	DO 2	1			Granite (/	Granite (ADD: SF om. area)	rea)		2 2		Y-V-5	
Wood Fosts & Bedins (5	1	5			9150	Marhle (A	Marble (ADD: SF on area)	i. ai ea,		í a			
						Metal Scr	Metal Screen (ADD: SF orn. area)	orn. area)		¥.			
EXTERIOR	EXTERIOR WALLS (6)			년 년	-	Redwood	on Masonry (Redwood on Masonry (ADD: SF orn. area)	rea)	PZ			
Masony Walls	v Walls		+	2	×	Stone Vo	Stooe Veneur I cont (ADI	State (ADD: Sr om. area)	100	¥			
Adobe Block (SFW) 6-12		₩nx	2	15		Stone Ve	neer, Rubble (Stone Veneer, Rubble (ADD: SF orn. area)	rea)	2 8		\$1.500 C1.000 C1.000 C1.000	
Brick, Block Backup (SFW) 6-36	W) 6-36"	MB				Stone, Lo	cal Simulated	Stone, Local Simulated (ADD: SF om. area	area)	PNA			
Brick, Cavity (SFW) 4-36"	36"	OM CA	+	+		Stucco or	Masonry (AD	Stucco on Masonry (ADD: SF orn. area)	<u> </u>	S			
Concrete Block (SFW) 6-36	.98.	Ø¥ W	+			Textired	Textured Plywood (ADD: SF orn	Textured Plywood (ADD: SF om area)		2 2			
Concrete, Precast (SFW) 4-36) 4-36"	*	ŀ			Tile, Cera	Tile, Ceramic (ADD: SF om. area)	om. area)		2 2			
Concrete Block, Slumpstone (SFW) 6-36*	tone (SFW) 6-3	,, X				Tile, Mos.	Tile, Mosaic (ADD: SF om. area)	m. area)		۶			
Local Stone (SFW) 6-36"						Vitrolite (ADD: SF om. a	rea)		Μd			
Stone, Ashlar Veneer, Block (SFW) 6-36" Stucco on Standard Block (SEM) 6-36"	lock (SFW) 6-36	∑ }	-		-					Ī			
Face Brick (ADD: SFW)	200 (44 10) 20	A] :	1			
Insulation (ADD: SFW)		MM		-			SLOPE FACTORS		Š	oo comb	onents	n Types 9	& 10)
Bond Beams (ADD: SFW Area)	V Area)	M	\parallel			7 = 2			4 = 5:12 5 = 6:12			 \ 00	15:12
Wood or Steel Stud Walls	Stud Walls		+				4:12					6	18:12
Hardboard Sheet Siding (SFW)	(SFW)	MCF	L										
Shakes, Wood (SFW)		MAG	ဗ				ROOF STR	ROOF STRUCTURE (9)				Slope	Units/%
Shingles, Wood (SFW)		MAF	_	1		*Steel Joi	*Steel Joists, Composition Deck (SF)	in Deck (SF)		귱			
Siding, Aluminum (SFW)	_	MAD	۵,	Ī	Olym	*Steel Joi	*Steel Joists, Wood Deck (SF)	k (SF)		₩ i			
Siding, Hardboard (SFW)		MCB	m (Ī	1500	-Tongue	& Groove Expo	Tongue & Groove Exposed Rafters (SF)	(Y S			
Siding Wood (SEM)	d (SFW)	MAC	o -			or book"	"Wood Joists, Composition Deck (SF)	on Deck (SF)		200		6	
Stuco (SFW)		MAH	, I	Т		or book	Wood Julies, Wood Deck (3F)	A (AP)		, MO		s	
Stucco with Sheathing (SFW)	SFW)	MAI	L	Ī				2000					
Synthetic Plaster on Rigid Insulation (SFW)	d Insulation (SF		ပ			*Alternate	design availat	Alternate design available. See manual	al				
Veneer, Common Brick (SFW)	(SFW)	MAL		4									
Veneer, Face Brick, (SFW)	(M	MAM	Σ		2000		False Mansard Fascia	d Fascia					Chrits
Veneer, Stone (SFW)		MAN	z	T		Metal Fra	me/Wood She	Metal Frame/Wood Sheathing (SF fascia)	zia)	OAC			١
Insulation (ADD: SFW)	1	MAU	. 5			Wood F	ame/Wood She	Wood Frame/Wood Sheathing (SF fascia)	cia)	3			
(:			+	T		Overhang (SF)	(SF)						
Parapet (SFW)			1.0			Ceiling (A	Ceiling (ADD: SF)			VAH			
			-		ligili.								

ROOF COVER (10)	3				PLUMBING (15)	(
Clay Tile (SF)	줬				Plumbing (SFF)	5 5
Composition Shingle (SF)	유곡					
Concrete Tile (SF)	និ					
Metal, Preformed Sheets (SF)	직곡		N	T	Sprinklers (SF floor area)	5
Metal Sandwich Panel (SF)	RW		~		Smoke Detector	5 5
Plastic Tile (SF)	₹.	H				JBG
Slate (SF)	පී					
Wood Shakes (SF)	? ₽				HEATING, COOLING AND	
Wood Shingles (SF)	및 공				VENTILATION (17)	
sood omiligies (or)	2		T		Electric (SF)	≨≨
			П			≨ €
Overhang (SF)						æ
			2		*Floor Furnace (SF)	ð
FLOOR STRUCTURE (11)			Jick E			ର ଚ
Concrete on Ground (SF)	Œ	i	7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			A
Wood Joists & Sheathing (SF)	R				ng and Cooling (SF)	ə
Vood Joists, Bridging Only (SF)	Ē					➣
Sheathing Over 1 Inch (ADD: SF) 1-6"	2 8					S
Vapor Barrier (ADD: SF)	T				Solar Heat, Liquid System (SF)	ê ş
						<u> </u>
d in the state of						2
FLOOR COVER (12)			Units/%	Model		ē
Asphalt Tile (SF)	7				Window Evap. Cooler, Wall Installed (EA)	YAN W
Concrete Color (SF)	7					DBO
Seamless Plastic Thincoat (SF)	z :		100		*Alternate fuel available. See Manual	
Flagstone (SF)	7					
Hardener & Sealer on Concrete (SF)	3 2				(ICAL (18)	
Linoleum (SF)	₩ 2				Electrical Finished (SF)	5 5
Softwood (SF)	2					5
Terrazzo (SF)	2 2				Electrical Unfinished Area (SF)	6
Tile Ouarry (SF)	3 7					
Vinyl Sheet (SF)	FAB				ELEVATORS (19)	
Vinyl Composition Tile (SF)	FAH					さ
Vinyl Tile (SF)	FAC		П		Dumbwaiter, Hand Operated (cars, stops)	₹
Wood over Concrete, Hardwood (SF)	7 FA					ŧ ₹
Wood over Concrete, Parquet (SF)	7				Three-Story (EA)	đ
						Ī
INTERIOR CONSTRUCTION (13)					MISCELL ANEOLIS RIEL T.IN	
Interior Construction, Framed (SF)	Ŧ	1			CONSTRUCTION (21)	
Interior Construction, Framed (SF)	Ħ				and Appliances	
nterior Construction, Masonry (SF)	픎				Dishwasher (EA)	¥ ¥
Attic, Finished (SF of Attic)	HA.					UAO
oft, Open (SF of Loft)	¥				4)	8
CEILING (14)					Garbage Disposal (EA)	F
Acoustical, Metal Panel (SF)	GGA					5 8
Acoustical, Mineral Fiber (SF)	GGB	1				⊊ S
Acoustical, Organic Fiber (SF)	GGC					۶
Finish Only, on Exposed Roof Structure (SF)	ଦ				Radio-Intercom, Base (EA)	ត
Sypsum Board, Taped & Painted (SF)	2 오				Satellite (ADD: EA)	£
Sypsum Board, Spray on Texture (SF)	GZ.	ļ				Ę
Printed Hardboard (SF)	G G				Refrigerator (EA)	2
Wood Boards (SF)	9 8	ļ				ž
Ceiling Insulation (ADD: SF)	<u></u>				tor (EA)	<u>چ</u>
	Ø				_1	듕
Coming across (company)	9				Vacuum Cleaner System, Extra Outlet (ADD: EA)	5
Wood Furning (ADD: SF)	GV				+	APP
Wood Furning (ADD: SF) Suspended Ceiling (ADD: SF)					THE PROPERTY AND ADDRESS OF THE PARTY OF THE	

			2.000		SGM	Multicolor (SF area) Piece Size 0-10
				1000	SGK	Multicolor (SF area) Piece Size 10-14"
					SGE SGE	Single Color (SF area) Piece Size 6-10" Single Color (SF area) Piece Size under 6"
	10000				SGF	Single Color (SF area) Piece Size 10-14"
5		RINARKA			Sec	Clear Glass (SF area) Piece Size 6-10"
\top				0.070	SGB	Stained Glass Windows - Straight Seams Clear Glass (SF area) Piece Size 10-14"
\top			AMERICAN PROPERTY OF THE PROPE			OTHER (29)
		CHEN			VAO	constant control (ADD, bet night)
_		OTUES		iung)	S VAN	Wood, Wood Rails (per flight)
+		NO. CONG.	TRANSA TRANSA	1.11 130	VA S	Wood, Iron Rails (per flight)
-		Roof Couer			VAP	Cement Composition, Wood Rails (per flight) Steel Organization Rails (per flight)
П		Floor Structure		2.118	VAQ	Cement Composition, Iron Rails (per flight)
	€	RESIDENTIAL BREEZEWAY (34) Supporting posts and beams (SF breezeway area)	RING	S. CHILLS		EXTERIOR STAIRS (28)
十					1	- TOTAL CONTROL
1	CPT	Carport (SF Carport Area)			+	Roof Cover
T		RESIDENTIAL CARPORT (33)			VAM	Finished Soffit (ADD: SF)
					VA!	Wood, Wood Rails (SF)
	MXIS	Storage building, Minimum Grade (SF)			VA VA	Wood Iron Rails (SF)
	XIX	Utility/Storage Building (SF)	10		¥	Cement Composition, Iron Rails (SF)
П						EXTERIOR BALCONIES (27)
		For Alternate Method - See Manual				
	≨				+	
	GDT		440		VAH	Ceiling (ADD: SF ceiling area)
	GBU	Built-in Garage (SF garage area)				
	PAT	Attached Garage (SF garage area)			Po	Wood, including cover (SF)
		GARAGE, UTILITY/STORAGE			POA	Metal (SF)
	i				Ľ	Awning, Posts & Beams, w/o Floor Structure
	Š	Basement Garage Door (EA)			Pox	Wood Deck without Steps (SF)
		_			PORE	Porch, enclosed (SF)
		O Celling	440		POR	Concrete Slab without Steps (SF)
		Floor Cover	100		POT	Concrete Stah with Stens (SE)
		Foundation			VAF	Wood Deck without Steps (SF)
		Backfill		L L	VAE	Wood Deck with Steps (SF)
	İ	Excavation Components		100 mg	VA S	Concrete Siab without Steps (SF)
		Other Germant Components			SAC C	Concrete Slab with Stens (SF)
	ZN	Basement Electrical Unfinished (SF basmt, area)	H 15			PORCH/PATIOS (26)
	_	Basement Elec. Partially Finished (SF basmt area)			+	RESIDENTIAL
	+	Electrical and Lighting			UEB	Skylight (SF)
	Z.	basement stairs Open (per night)			201	remove receipt (recov. Ly)
	3	Basement Stairs Enclosed (per flight)		S-9844	€	Log Lighter (ADD: EA)
		Stairs	W.302.7	0000	VDG	Heatilator (ADD: EA)
	Ž	Cooperation (Sr pasific alea)			VDN :	Chimney Stack, Additional Stories (ADD: EA)
	5	Basement-Partially Finished (SF basmt, area)			Y 2	Prefabricated Fireplace Freestanding (FA)
	8	Basement-Finished (SF basmt, area)			₽	Fireplace Opening (ADD: EA)
		Interior Construction			VDA	Fireplace, Single Hearth, 1 Story (EA)
	r	Security of the second second				Fireplaces
1	n 6	Watermoofing (ADD: SEW)			č	*Use w/prefab. fireplaces & woodburning stoves
	T	Stone Masonry (SFW) 4-36"			+	Metal Stack, Double Wall (LF)
	0	Rubble Masonry Wall (SFW) 6-36"	- 1986 -		\vdash	Masonry Chimney 12"-18" round/square flue (LF)
	0	Concrete Reinforced Wall (SFW) 6-36"		into 2	JBV	Masonry Chimney 10" round/square flue (LF)
Т	0 >	Concrete Block Wall (SEW) 6-36"			E F	Masonry Chimney 8" round/square flue (LF)
T	-	Brick Masonry Wall (SEAN & 36"			JB7	Galvanized Chimney 10" diameter (LF)
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r-†	BST	Basement (SF basmt, area)			į	Chimneys*
		BASEMENT (31)				CONSTRUCTION (21)(cont.)
Rank	Code	- confidence.		1		



Arizona Department of Revenue Division of Property Valuation & Equalization RESIDENTIAL YARD IMPROVEMENTS

Data Collection Form

DOR 82361Y (5/96)

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8- Wood

98 Split to 304-07-017F9 & 017G7 (w/304-07-017E1)

 $\frac{6/09/97}{1997/020044}$ Dona L Smith to James E Harrow, S/S $\frac{6}{1997/020044}$ (W/D -\$34,000.00)

THE ARIZONA REPUBLIC

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Phone 1-602-444-7315

Fax 1-877-943-0443

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PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

GAMMAGE & BURNHAM 2 N. CENTRAL AVE, 15TH FLOOR PHOENIX, AZ 85004-2322

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Order #0005673759

of Affidavits1

P.O #

Issues Dated:

04/21/23

STATE OF WISCONSIN COUNTY OF BROWN

SS.

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspape of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.

Sworn to before me this

21 ST day of APRIL 2023

Notary Public

My Commission expires:

NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING BY
THE BOARD OF ADJUSTMENT AND
APPEALS AT 9:30 A.M., ON MAY 25,
2023 AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE
BOARD OF SUPERVISORS HEARING
ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN
APPLICATION FOR A VARIANCE
FOR THE UNINCORPORATED AREA
OF PINAL COUNTY.
HIGH STANDARD AREA
OF PINAL COUNTY.
DEARING/ACTION: Neilson Conklin &
Hildry Sheevers, Iandowners / applicants, requesting a variance to Section
2.40,020 (G) of the PCDSC, to reduce
the rear setback requirement from 40
feet to 8 feet to allow the Installation of
a detahced carport and shade canopy
on parcel 304-07-017 (legal on file) in
the General Rural (GR) Zane, situated
in Section 20, Township 10 South, Range
12 East Gila & Salt River Baseline &
Meridian, located north of south Desert
Ridges Rd and east Sunset Hills Rd in
unincorporated Plinal County near Marand, AZ.
Information regarding the case can be
found online at:
http://binalcountyaz.gov/CommunityDev found online at:
http://pinalcountyaz.gov/CommunityDev
elopment/Planning/Pages/NoliceofHearI
ng.aspx#
ALL PERSONS INTERESTED IN THIS
MATTER MAY APPEAR AT THE
HEARING AT THE TIME AND PLACE
DESIGNATED A BOVE. AND SHOW
CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED.
DOCUMENTS PERTAINING TO THIS
CASE CAN BE REQUESTED AND
ARE AVAILABLE FOR REVIEW
FROM PINAL COUNTY PLANNING
AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520)
866-6442 FOR MORE INFORMATION
DATED THIS 17th DAY OF APRIL,
2032
103 AUGUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE
PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR
OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT
MUST CONTAIN THE FOLLOWING
INFORMATION:
1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number
(Print or type)
3) A brief stotement of reasons for supporting or opposing the request
4) Whether or not you wish to appear
and be heard at the hearing
WRITTEN STATEMENTS MUST BE
FILED WITH:
PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 2973 (85 N. FLORENCE,
FIRST FLOOR)
FLORENCE, AZ 85132
NO LATER THAN 4:00 P.M. ON MAY
18, 2023
Contact for this matter: Ryan Green,
Planner
—-mail Address: Ryan.Green@pinal.gov
Phone: (520) 866-6452 Fax: (520) 866-6530
Pub: Apr 21, 2023 6530 Pub: Apr 21, 2023

> VICKY FELTY Notary Public State of Wisconsin



BA-031-22

BA-031-22

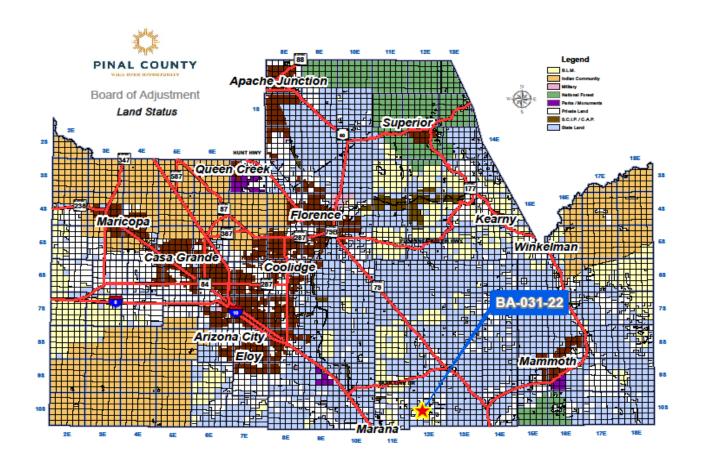


Proposal:

- ■Variance to **Section 2.40.020 (G)** to allow the installation of a detached carport and shade canopy in the GR zone
- Location: North of south Desert Ridges Rd and east Sunset Hills Rd in unincorporated Pinal County near Marana, AZ.
- Owner/Applicant: Neilson Conklin & Hilary Sheevers

County Map

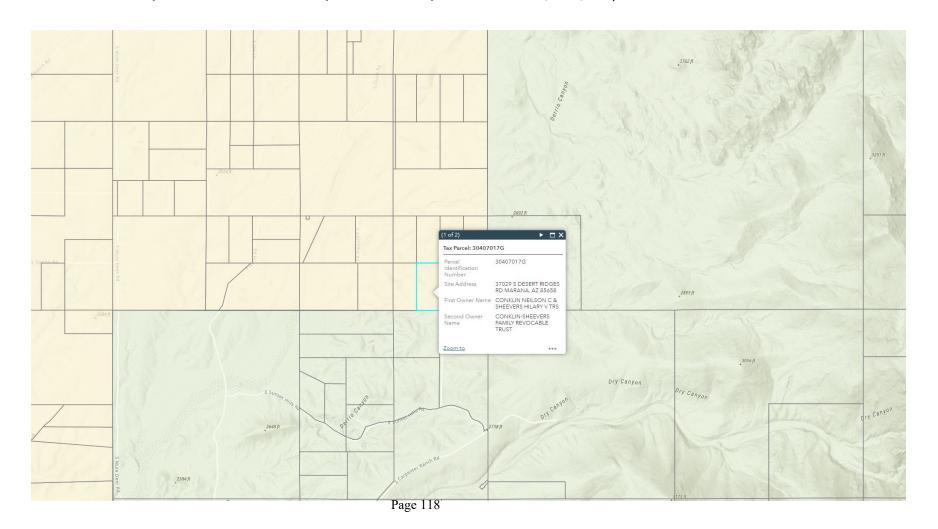




Comprehensive Plan



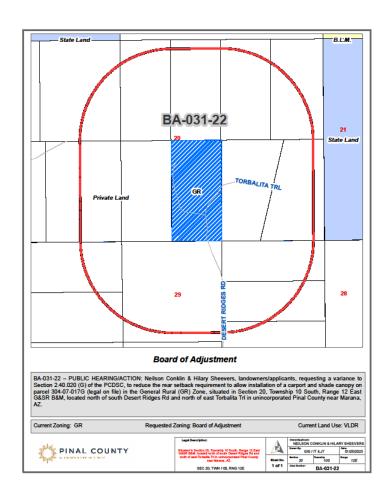
Comprehensive Plan: Very Low Density Residential (0-1) du/ac



Area Map/Existing Zoning



Zoning District: General Rural (GR)



Aerial Map





Board of Adjustment

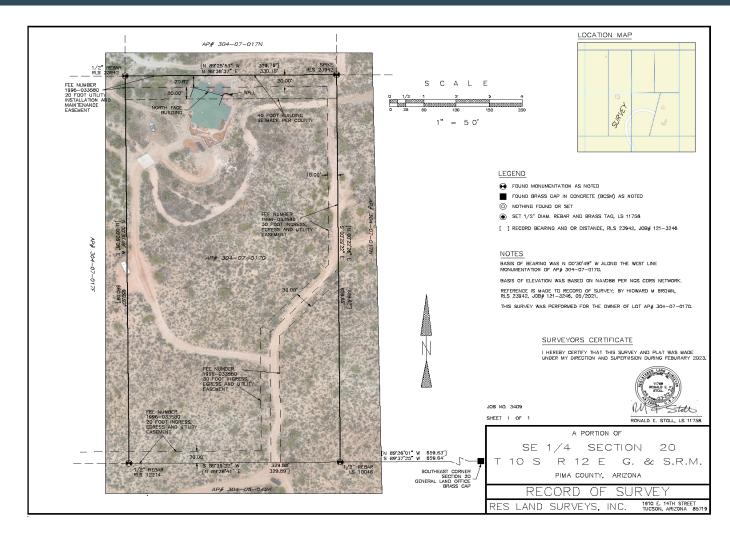




BA-031-22

Site Plan





Page 121

North





Page 122

South





East





Page 124

West





Page 125

Posting Sign





BA-031-22



- The county issued a building permit for the dwelling after the property was split
- The applicant seeks to install a detached carport and shade canopy that will not further encroach into the setbacks
- Staff has received two letters of support
- Hardship, preservation, and enjoyment of substantial existing property rights by the owner

BA-031-22



- Recommendation:
 - Approval
 - 3 stipulations

Stipulation #1



All State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, etc.

Stipulation #2



The rear seatback requirement of parcel 304-07-017G shall be eight feet. All other standards shall remain as outlined in the GR-General Rural zoning code

Stipulation #3



Any deviation from these stipulations shall deem this variance null and void.

Comments, Questions, Concerns?





AGENDA ITEM

May 25, 2023 ADMINISTRATION BUILDING A FLORENCE, ARIZONA

REQUESTED BY:		
Funds #:		
Dept. #: 1060		
Dept. Name: Community Development		
Director: Brent Billingsley		
BRIEF DESCRIPTION OF AGENDA ITEM	M AND REQUESTED BOARD ACTION:	
"Blanket Variance" per section 2.155.05 (MH Zone, Uses Permitted) of the PCD rebuilding of a conventionally constructed conventionally constructed home to be a 91-0010 through 401-91-0290 (legals on	TION: Pinal County Community Develor 0 of the Pinal County Development Serv SC, to allow the construction of a new could home in case of a fire or similar catast applied to the entire Northview Estates U file) in the Manufactured Home (MH) Zo located north of east Sunscape Way and ar Casa Grande, AZ.	vices Code from Section 2.120.010 (B) conventionally constructed home, trophe, and expansion of a Init 1 subdivision, on tax parcels 401-one, situated in Section 31, Township
Ryan Green/Brent Billingsley		
BRIEF DESCRIPTION OF THE FISCAL (CONSIDERATIONS AND/OR EXPECTED	FISCAL IMPACT OF THIS AGENDA
BRIEF DESCRIPTION OF THE EXPECT	ED PERFORMANCE IMPACT OF THIS A	GENDA ITEM:
MOTION:		
approval		
History		
Time	Who	Approval
ATTACHMENTS:		
Click to download		
Board Packet		
Staff Presentation		



TO: PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

MEETING DATE: MAY 25, 2023

CASE NUMBER: BA-045-22

CASE COORDINATOR: RYAN GREEN

Executive Summary: This is a blanket variance case for the Northview Estates Unit 1 subdivision to continue to have conventionally constructed homes in the Manufactured Home (MH) Zone. The county has previously issued permits for conventionally constructed dwellings in the subdivision due to a misinterpretation of a plat map note. The county has since restricted this practice, but this will restrict rebuilding after an emergency in the subdivision.

<u>If This Request is approved:</u> This variance will allow conventionally constructed homes in the Northview Estates Unit 1 subdivision to be built and/or rebuilt in the Manufactured Home (MH) Zone.

Staff Recommendation/Issues for Consideration/Concern:

Staff offers a recommendation of approval.

BA-045-22 – PUBLIC HEARING/ACTION: Pinal County Community Development Director, Applicant, requesting a "Blanket Variance" per section 2.155.050 of the Pinal County Development Services Code from **Section 2.120.010 (B)** (MH Zone, Uses Permitted) of the PCDSC, to allow the construction of a new conventionally constructed home, rebuilding of a conventionally constructed home in case of a fire or similar catastrophe, and expansion of a conventionally constructed home to be applied to the entire Northview Estates Unit 1 subdivision, on tax parcels 401-91-0010 through 401-91-0290 (legals on file) in the Manufactured Home (MH) Zone, situated in Section 31, Township 06 South, Range 08 East G&SR B&M, located north of east Sunscape Way and east of south Eleven Mile Road in the unincorporated area of Pinal County, near Casa Grande, AZ.

LEGAL DESCRIPTION: Northview Estates Unit 1 lot 1 through 29, in Section 31, Township 06S, Range 08

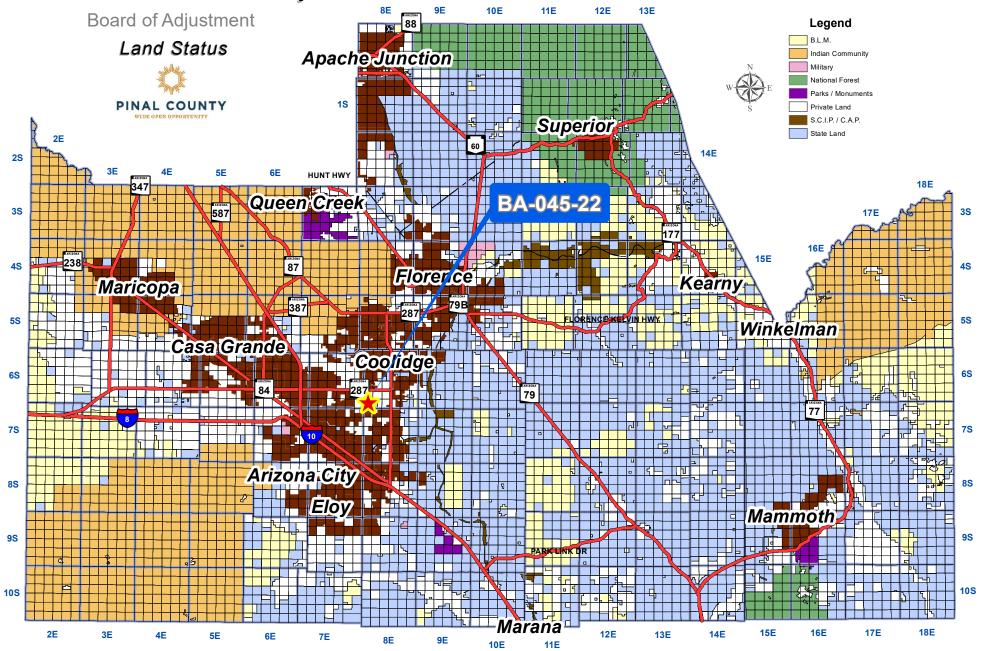
TAX PARCELS: 401-91-0010 through 401-91-0290

APPLICANT: Pinal County Community Development Director

LANDOWNERS: Several

REQUESTED ACTION AND PURPOSE: Requesting a variance to **Section 2.120.010 (B)** to allow conventionally constructed homes to be built and/or rebuilt in the Manufactured Home (MH) Zone.

Pinal County



LOCATION: North of east Sunscape Way and east of south Eleven Mile Road in the unincorporated area of Pinal County, near Casa Grande, AZ.

SIZE: 9.98 acers

EXISTING ZONING AND LAND USE: Manufactured Home (MH) Zone, Residential-existing conventionally constructed homes

SURROUNDING ZONING AND LAND USE:

North: Manufactured Home (MH)-Vacant

South: General Rural (GR) & Recreational Vehicle Parking (RVP)-Residential

East: Manufactured Home (MH)-Vacant West: Manufactured Home (MH)-Vacant

SITE DATA: Flood Zone X, area of minimal flood hazard.

HISTORY: The site was originally zoned General Rural (GR) in the 1954 zoning ordinance. Next, in 1979, the site was zoned Trailer Home site (TR) in case PZ-589-79. The Trailer Home site (TR), has since been dissolved and replaced with Manufactured Home zone (MH) in the 1991 county zoning ordinance. The Northview Estates Unit 1 subdivision was platted in 1999 in accordance to the 1994 zoning ordinance. On the plat map of the subdivision, note #3 states "All proposed dwelling units shall be single family, detached". This was misinterpreted by the county to mean any single family dwelling is allowed. This caused conventional construction dwellings to be permitted in the subdivision causing homes to not be in compliance to the Manufactured Home zone (MH). The county currently no longer misinterprets this plat note and does not allow conventional construction dwellings. This is a conflict since homeowners will not be able to rebuild a replicas of their current home that the county once permitted.

ANALYSIS: The subject property is located within the Moderate Low Density Residential area (1-3.5 du/ac) of the Pinal County Comprehensive Plan.

To date, no public comments have been received.

Staff's public participation and notification of the case includes:

Newspaper publish dates: 5/2/23

Mail-outs: 5/3/23 Site Posting: 5/3/23 Website: 5/5/23

Neighborhood Letter: 3/8/23

THE APPLICANT MUST SATISFY THE BOARD OF ADJUSTMENT AND APPEALS THAT THIS REQUEST MEETS THE NECESSARY CRITERIA TO QUALIFY FOR A VARIANCE AS STATED IN SECTION 2.155.050.C

EVIDENCE REQUIRED FOR VARIANCE:

- a. There are special circumstances or conditions applicable to the property which is the subject of the variance which do not prevail on other property in that zoning district.
- b. The special circumstances or conditions referred to in (a) are not self-imposed by the property owners within the subject area.
- c. The strict application of the regulations would work an unnecessary nonfinancial hardship.
- d. The granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights.
- e. The granting of such variance will not materially affect the health or safety of persons residing or working within the subject area and adjacent properties and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.
- f. The variance does not allow a use that is not permitted in the zoning district where the property is located.

FINDINGS: Under Section 2.155.030.E of the Pinal County Development Service Code (Zoning Ordinance), the Board of Adjustment and Appeals shall hear and consider all evidence relating to the request and make findings as to the conformity of the request to the above Section.

THE BOARD OF ADJUSTMENT AND APPEALS shall consider the following criteria in conditionally approving or denying a variance.

a. There are special circumstances or conditions applicable to the property which is the subject of the variance which do not prevail on other property in that zoning district.

ANALYSIS: Per the Manufactured Home Zone (MH), conventional construction dwellings are not allowed and the county made an error by permitting these types of dwellings in the zone. The county will no longer continue this error.

FINDING: Conventional construction dwellings have been permitted in the MH zone by the county.

b. That the special circumstances or conditions referred to in subsection (a) of this section are not self-imposed by the property owners within the subject area.

ANALYSIS: The county is the sole issuer of permits and the county issued permits on its own accord.

FINDING: The special circumstances are not self-imposed.

c. That the strict application of the regulations would work an unnecessary nonfinancial hardship.

ANALYSIS: Without a variance, homeowners in the Northview Estates Unit 1 subdivision will not be able to replace their conventionally constructed homes with an exact replica after an emergency.

FINDING: Staff finds denial of this variance would cause a nonfinancial hardship because the owners would be required to change the dwelling type if an emergency were to occur.

d. The granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights.

ANALYSIS: Since conventional construction dwellings are not allowed in the Manufactured Home zone (MH) but have been permitted by the county, no expansion, repair or replacement can occur.

FINDING: Staff finds that granting the variance is necessary for the preservation and enjoyment of substantial existing property rights of the landowners.

e. The granting of such variance will not materially affect the health or safety of persons residing or working within the subject area and adjacent properties and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

ANALYSIS: If the blanket variance is granted, the building setbacks will be the same for manufactured and conventional construction dwellings. All dwellings will need to meet the current safety protocol for the state of Arizona and the county.

FINDING: The granting of this variance will not affect the health or safety of persons residing or working within the subject area and adjacent properties, and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood

f. The variance does not allow a use that is not permitted in the zoning district where the property is located.

ANALYSIS: Manufactured and conventional construction dwellings both allow for single family residential use. The difference is the manner of construction, conventional or manufactured. The manner of construction does not impact use of the property but does impact a standard of development.

FINDING: Granting of the blanket variance will only allow listed uses in the Manufactured Homestead (MH) zone.

STAFF SUMMARY AND RECOMMENDATION: Factors considered for staff's recommendation are:

- The county issued permits for conventional construction dwellings in the MH zone
- Without a blanket variance, the subdivision cannot be rebuilt after emergency
- Conventional and manufactured homes both allow single family dwellings
- The property was zoned MH in 1979 and platted in 1991

All submittals, presented evidence, written documentation, public testimony, and Planning Case Staff Report (BA-045-22), are considered part of the record in this variance case. If the Board of Adjustments and Appeals can find sufficient evidence based upon the record, staff recommends the Board adopt the staff report, record as presented, and approve the requested variance with the following recommended motion. If the Board cannot find sufficient evidence to approve the request, staff suggests approving the request with the following motion.

BOARD MOTION

Staff Recommendation to Approve:

*** (Suggested finding)

I move to approve case BA-045-22, a variance to **Section 2.120.010 (B)** of the PCDSC, to allow conventional construction homes in the Manufactured Home (MH) zone, based on the following conditions (please cite a minimum of three findings in a-f):

- 1. All State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, etc.
- 2. The following uses and their accessory buildings and uses are permitted subject to all regulations of this title, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter:
 - A. Public park
 - B. One dwelling, conventional construction or manufactured home
 - C. Church, providing the minimum off-street parking requirements, in PCDSC 2.140.020(E), are met
 - D. Home occupation
 - E. Accessory building or use
 - F. Manufactured home subdivision, subject to the following:
 - 1) The number of manufactured homes shall be limited to one on each lot in each subdivision.
 - 2) The height, yard intensity of use, and parking regulations shall apply to manufactured homes located on lots in such subdivision.
 - G. Recreation areas, facilities, laundry, rest rooms, offices, service buildings and storage yards; provided, that the only purpose of any such use is service to residents and guests of the subject subdivision
 - H. Lots/parcels of one acre (43,560 square feet) or greater may have not more than two horses, more than six months of age
- 3. Development Standards:
 - A. Minimum lot area: 8,000 square feet.
 - B. Minimum lot width: 60 feet.
 - C. Minimum front setback: 15 feet.
 - D. Minimum side setbacks: 10 feet.
 - E. Minimum rear setback: 10 feet.
 - F. Maximum building height: 30 feet.
 - G. Minimum distance between dwellings: 20 feet
 - H. Detached Accessory Buildings:
 - 1. Permitted coverage: 25 percent of the rear yard plus 50 percent of any additional space in the rear of the principal building
 - 2. Maximum height: 20 feet;
 - Minimum distance to main building: seven feet;

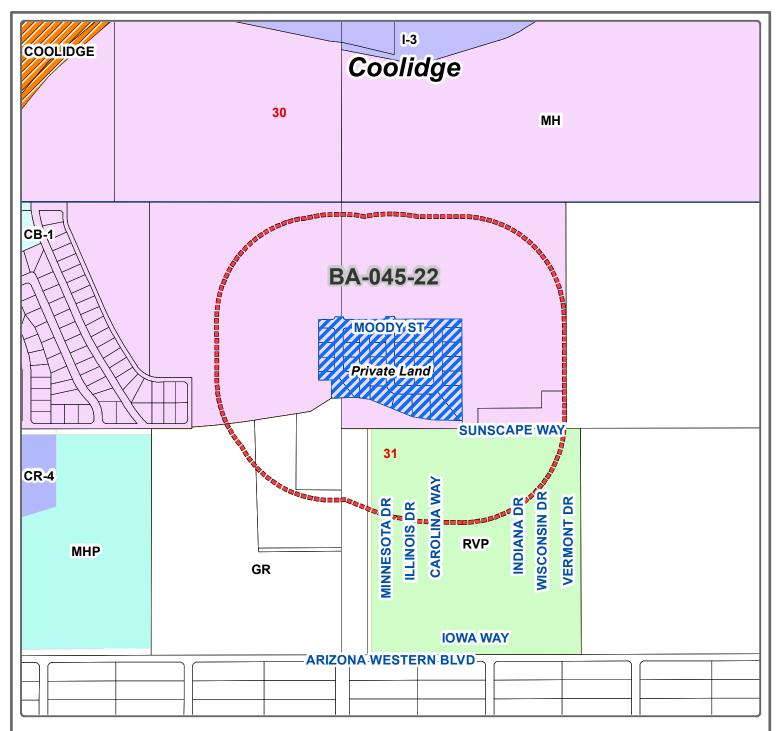
- 4. Minimum distance to front lot line: 60 feet;
- 5. Minimum distance to rear or side lot lines: four feet

To Deny:

I move to deny case BA-045-22, a variance to **Section 2.120.010 (B)** of the PCDSC, to allow conventional construction homes in the Manufactured Home (MH) zone, based on, based on the finding that the condition is neither peculiar nor exceptional to reduce the rear setback requirement specified by the PCDSC.

DATE PREPARED: 4/3/23-RG

REVISED: 5/17/23-RG



Board of Adjustment

BA-045-22 – PUBLIC HEARING/ACTION: Pinal County Community Development Director, Applicant, requesting a "Blanket Variance" per section 2.155.050 of the Pinal County Development Services Code from Section 2.120.010 (B) (MH Zone, Uses Permitted) of the PCDSC, to allow the construction of a new conventionally constructed home, rebuilding of a conventionally constructed home in case of a fire or similar catastrophe, and expansion of a conventionally constructed home to be applied to the entire Northview Estates Unit 1 subdivision, on tax parcels 401-91-0010 through 401-91-0290 (legals on file) in the Manufactured Home (MH) Zone, situated in Section 31, Township 06 South, Range 08 East G&SR B&M, located north of east Sunscape Way and east of south Eleven Mile Road in the unincorporated area of Pinal County, near Casa Grande, AZ.

Current Zoning: MH Requested Zoning: Board of Adjustment Current Land Use: Residential



Legal Description:

Legal Description:
Northview Estates Unit 1 subdivision, on tax parcels 401-910010 through 401-91-0290 (legals on file) in the Manufactured Home (MH) Zone, situated in Section 31, Township 06 South, Range 08 East G&SR B&M, located north of east Sunscape Way and east of south Eleven Mile Road in the unincorporated area of Pinal County, near Casa Grande, AZ.

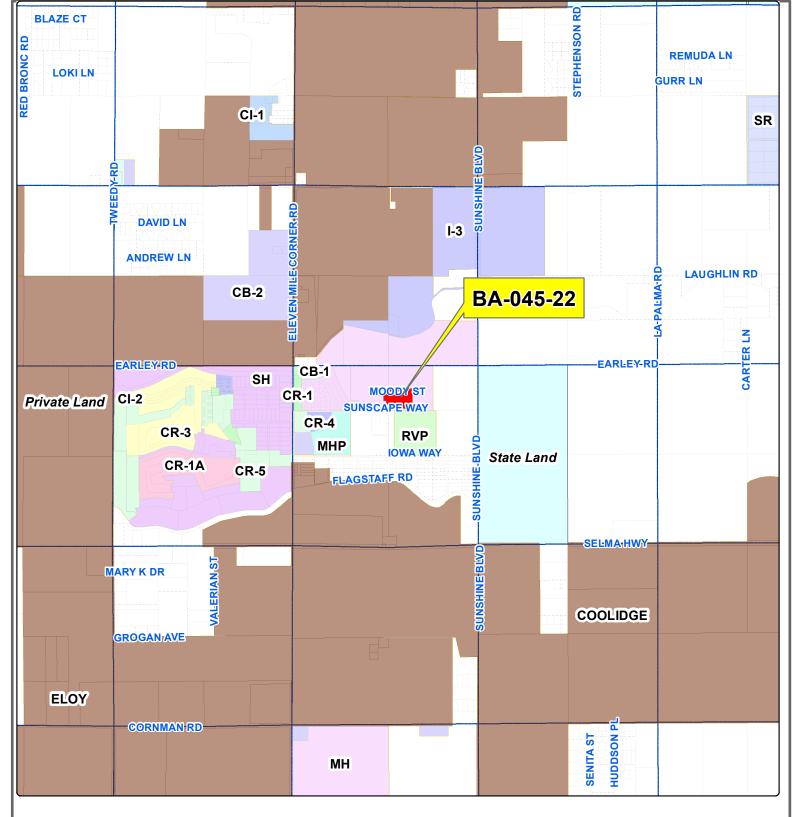
Section Township Range	1 of 1	31 Case Number:	06S BA-045-22	08E
Drawn By: Date:	Chast No.			
COMMUNITY DEVELOPMENT DIRECTOR, APPLICANT			T / RWH	Date: 04/03/2023
Owner/Applicant: PINAL COUNTY	A	PINAL COU		CTOR, APPLICANT



Board of Adjustment







Board of Adjustment

Community Development



Legal Description:
Northview Estates Unit 1 subdivision, on tax parcels 401-91-0010 through 401-91-0290 (legals on file) in the Manufactured Home (MH) Zone, situated in Section 31, Township 06 South, Range 08 East G&SR B&M, located north of east Sunscape Way and east of south Eleven Mile Road in the unicorporated area of Pinal County, near Casa B&Mde, 722

Sheet No. Sect	ion 31	Township 06S	Range 08E
Drav	m By: GIS	/IT / RWH	Date: 04/03/2023
Owne	r/Applicant: PINAL CO COMMUN		RECTOR, APPLICANT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON MAY 25, 2023 AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A BLANKET VARIANCE FOR THE UNINCORPORATED AREA OF PINAL COUNTY. THIS CASE IS BEING CONTINUED TO THE MAY MEETING DUE STAFF ERROR ON THE AGENDA.

BA-045-22 – PUBLIC HEARING/ACTION: Pinal County Community Development Director, Applicant, requesting a "Blanket Variance" per section 2.155.050 of the Pinal County Development Services Code from **Section 2.120.010 (B)** (MH Zone, Uses Permitted) of the PCDSC, to allow the construction of a new conventionally constructed home, rebuilding of a conventionally constructed home in case of a fire or similar catastrophe, and expansion of a conventionally constructed home to be applied to the entire Northview Estates Unit 1 subdivision, on tax parcels 401-91-0010 through 401-91-0290 (legals on file) in the Manufactured Home (MH) Zone, situated in Section 31, Township 06 South, Range 08 East G&SR B&M, located north of east Sunscape Way and east of south Eleven Mile Road in the unincorporated area of Pinal County, near Casa Grande, AZ.

Information regarding the case can be found online at:

https://www.pinal.gov/1233/Board-of-Adjustment-Agendas

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION

DATED THIS 27th DAY OF APRIL, 2023

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT P.O. BOX 2973 (85 N. FLORENCE, FIRST FLOOR) FLORENCE, AZ 85132

NO LATER THAN 4:00 P.M. ON MAY 18, 2023 to be included in the packet to the board.

Contact for this matter: Ryan Green, Planner

E-mail Address: <u>Ryan.Green@pinal.gov</u> Phone: (520) 866-6294 or (520) 866-6442

PUBLISHED ONCE:

Arizona Republic



APPLICATION FOR VARIANCE OF REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink) and submitted via the online portal site at https://citizenaccess.pinalcountyaz.gov/CitizenAccess/

Variance Request & Property Information: (Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)
1. Tax Assessor Parcel No.: ムりりりいり 2. Size (to the nearest 1/10th of an acre
3. The legal description of the property:
4. Current zoning: 5. Requested zoning (if applicable): 込み
6. The existing use(s) of the property is as follows:
7. The proposed use under this request and/or Section(s) of Code you are requesting a variance:
8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC)
9. Discuss any known changes in land use, street arrangement, or other physical conditions that have altered the character of your property or adjoining properties since the current zoning indicated above was adopted.
10. There are special circumstances or conditions applicable to the property referred to in the application which do not prevail on other property in that zoning district. Show that the physical characteristics of this property are unique and unlike other properties in the area.
INV#:AMT:DATE:CASE:Xref:

COMMUNITY DEVELOPMENT Planning Division

11. That the strict application of the regulations would work an unnecessary nonfinancial hardship and that the granting of the application is necessary for the preservation and enjoyment of substantial existing property rights. Show that all beneficial use and/or enjoyment of the land will be lost if the variance is not granted. Evidence from an appraiser, realtor or other professional may be required.
true
12. That the granting of such application will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.
true
13. That the variance will not allow a use that is not permitted in the zoning district where the property is located. (Not required for parking reductions)
true
13. That the special circumstances or conditions referred to item 10 above are not self-imposed.
true
(The following are additional questions for reductions in parking requests only)
14. Site Plan Review or Building Permit Number:
15. Required parking either in total number or ratio:16. Requested (# or ratio)
17. Evidence to support a reduction, this may include codes and ordinance from other jurisdictions, structures with multiple building occupancy types and/or operational characteristics of the particular use that would warrant a reduction:
warrant a reduction.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing.

	-	
Name of Applicant	Address	
	E-Mail Address	Phone Number
Name of Agent/Representative	Address	
	E-Mail Address	Phone Number
The Agent/Representative has the authority tagreeing to stipulations. The agent will be the hearings. Please use attached Agency Author	contact person for Planning sta	er/applicant, which includes off and must be present at all
Name of Landowner	Address	
Signature of Landowner	Jainn III agmai	1. com 509 - 378 29 Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

Application Checklist:

Submit	a detailed site plan, at least 8% X 11 , but not larger than $11''$ X $17''$. The site plan must include			
the fol	lowing:			
0	Size and shape of parcel; property dimensions; north arrow			
0	Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private			
0	Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures			
0	Driveways and parking areas, show access, dimensions and surface material			
0	Existing and proposed utilities, show location of lines, size and serving company			
0	Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc., floor plan			
Submit	the "This Application Checklist" for the requested action.			
mailing	a list of all property owners within 600' of the subject property boundary showing name, address and tax parcel numbers. This list must be obtained within the 30 days prior to ation submission.			
Submit	a map of the area with the $600'$ boundary shown. (A Tax Assessor Parcel Map is acceptable).			
Submit the non-refundable filing fee according to the fee schedule shown on coversheet of the application. (The application is not considered filed until the fees are paid.)				
B) Res	sidential with 0-499 mail-outs \$500.00 sidential with 500 or more mail-outs: \$500.00 nmercial, industrial or transition with 0-499 mail-outs: \$2,084.00 nmercial, industrial or transition with 500 or more mail-outs: \$2,399.00			
The ap	plication and narrative in PDF format.			
staff in	stand that a newspaper publication must be advertised for this variance case per Pinal County structions no later than 28 days prior to the hearing date as assigned. The applicant is sible for all publication fees.			

,	LOWRIE BIRK & ELIZABETH JO 9507 SW SCOUT CAMP TRL TERREBONNE, OR 97760	FILIP PAVEL & LILIANA 11841 BROOKHURST ST GARDEN GROVE, CA 92840
SUNSCAPE ESTATES RV PARK	KING A LOWELL	METZ WILLIAM
1083 E SUNSCAPE WAY	224 S 200 E	1015 E LINCOLNWOOD CIR
CASA GRANDE, AZ 85194	SMITHFIELD, UT 84335	CASA GRANDE, AZ 85194
WILSON RAYMOND B	COFFMAN PHILIP L SR & SAND	WHITE MONICA & JOSHUA D
825 E SUNSCAPE WAY	943 E LINCOLNWOOD CIR	846 E BROOKFIELD CIR
CASA GRANDE, AZ 85194	CASA GRANDE, AZ 85194	CASA GRANDE, AZ 85194
SUNSCAPE RV PARK COOPER	STEIN JOHN W & MARY B	SNIADOSKI MARCIA A & STANL
1083 E SUNSCAPE WAY	942 E LINCOLNWOOD CIR	847 E BROOKFIELD CIR
CASA GRANDE, AZ 85194	CASA GRANDE, AZ 85194	CASA GRANDE, AZ 85194
SAUPPE RICHARD W	FILIP PAVEL & LILIANA M	RANDALL CARL J & ANNA M
975 E LINCOLNWOOD CIR	11841 BROOKHURST ST	919 E LINCOLNWOOD CIR
CASA GRANDE, AZ 85194	GARDEN GROVE, CA 92840	CASA GRANDE, AZ 85194
FILIP JOHN	VIRKLER WILLIAM G & RUTH L	EGINOIRE FAM TRUST
11911 GARY ST	1003 E LINCOLNWOOD CIR	2716 STANTON AVE
GARDEN GROVE, CA 92840	CASA GRANDE, AZ 85194	DES MOINES, IA 50321
GOIA DIONISIE & DANIELA	ANDERSON RAY W & ELAINE C	FILIP PAVEL & LILIANA
8932 TRACY AVE	16462 340TH AVE SW	11841 BROOKHURST ST
GARDEN GROVE, CA 92841	EAST GRAND FORKS, MN 5672	GARDEN GROVE, CA 92840
SUNSCAPE RV PARK COOPER	FREDRICKSON LESTER C & DO	FABRY PAUL A & MARCIA REV
1083 E SUNSCAPE WAY	835 E BROOKFIELD CIR	1027 E LINCOLNWOOD CIR
CASA GRANDE, AZ 85194	CASA GRANDE, AZ 85194	CASA GRANDE, AZ 85194
HADDOX DELBERT & DELIA	WEAVER FAMILY LIVING TRUST	PATNAUDE JULIE ANN
951 E LINCOLNWOOD CIR	931 E LINCOLNWOOD CIR	858 E BROOKFIELD CIR
CASA GRANDE, AZ 85194	CASA GRANDE, AZ 85194	CASA GRANDE, AZ 85194
GOIA DIONISIE & DANIELA	STREETER WILLIAM P	MOSES KEITH & CRYSTAL
8932 TRACY ST	1083 E SUNSCAPE WAY #178	859 E BROOKFIELD CIR
GARDEN GROVE, CA 92841	CASA GRANDE, AZ 85194	CASA GRANDE, AZ 85194

GIBBONS LINDA 907 E LINCOLNWOOD CIR CASA GRANDE, AZ 85194

SENDLE BILLY J TR 2168 ALLSTON PL FAIRFIELD, CA 94533

SCHLIG KIMBERLY 1038 E LINCOLNWOOD CIR CASA GRANDE, AZ 85194

PETTINGER MARY 1039 E LINCOLNWOOD CIR CASA GRANDE, AZ 85194

CIRCLE R INVESTMENTS PO BOX 190 QUEEN CREEK, AZ 85142

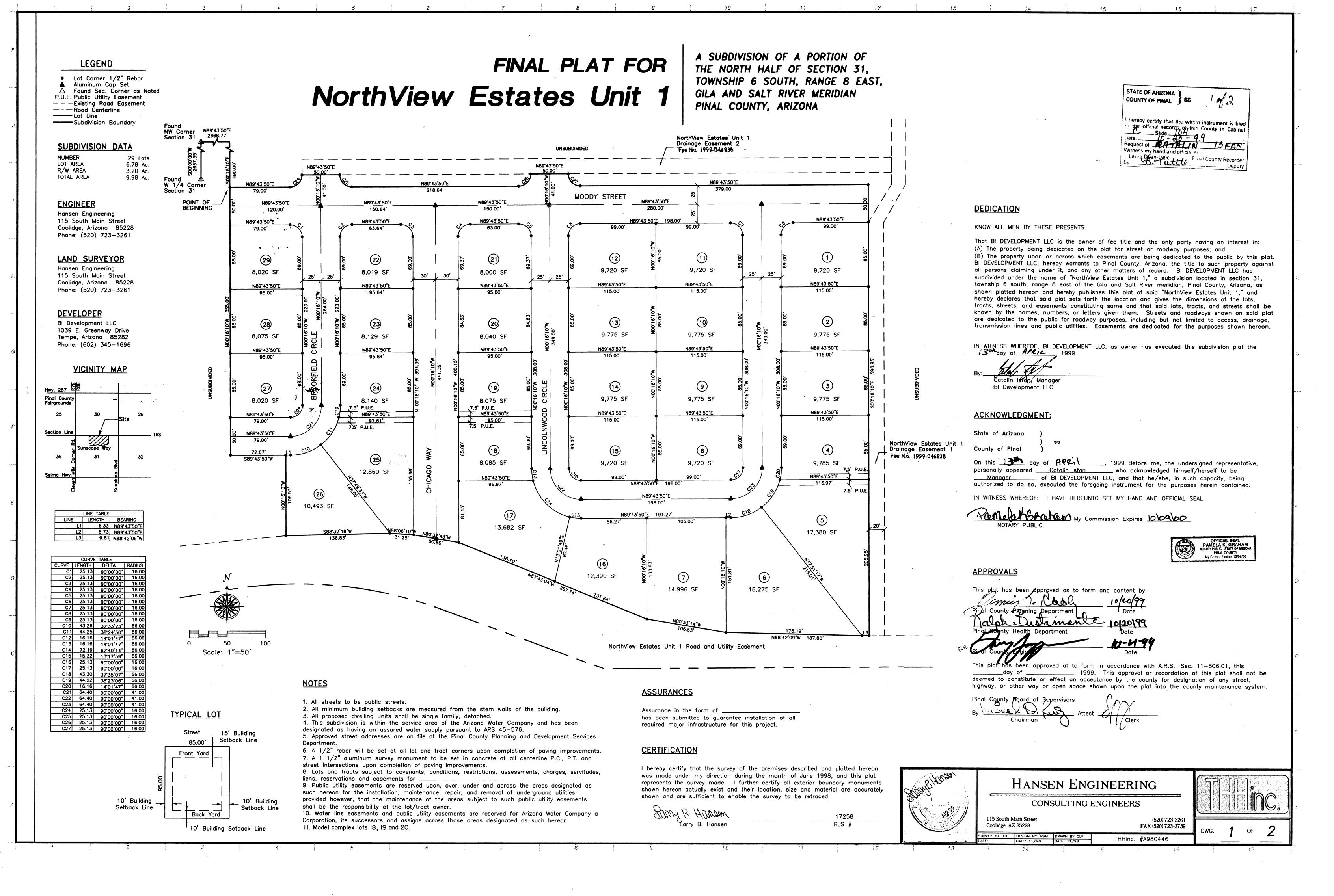
LARJ INVESTMENT & DEVELOP... PO BOX 11190 CASA GRANDE, AZ 85130

SUNSCAPE ESTATES RV PARK ... 1083 E SUNSCAPE WAY CASA GRANDE, AZ 85194

MILLENNIUM HOLDINGS LLC 303 E GURLEY ST STE 148 PRESCOTT, AZ 86301

CIRCLE R INVESTMENTS PO BOX 190 QUEEN CREEK, AZ 85142

THE SUNSCAPE #2 LAND TRUS... PO BOX 982 FLORENCE, AZ 85132





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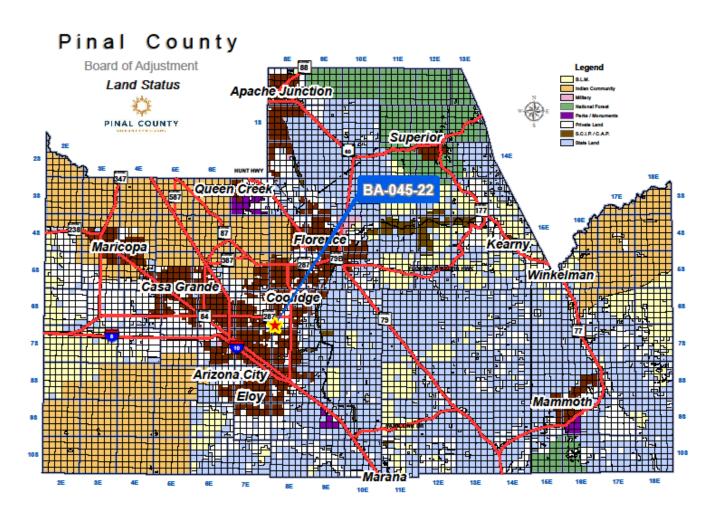


Proposal:

- Variance to **Section 2.120.010 (B)** to allow conventionally constructed homes to be built and/or rebuilt in the Manufactured Home (MH) Zone.
- ■Location: North of east Sunscape Way and east of south Eleven Mile Road in the unincorporated area of Pinal County, near Casa Grande, AZ.
- Owner/Applicant: Pinal County Community
 Development Director

County Map

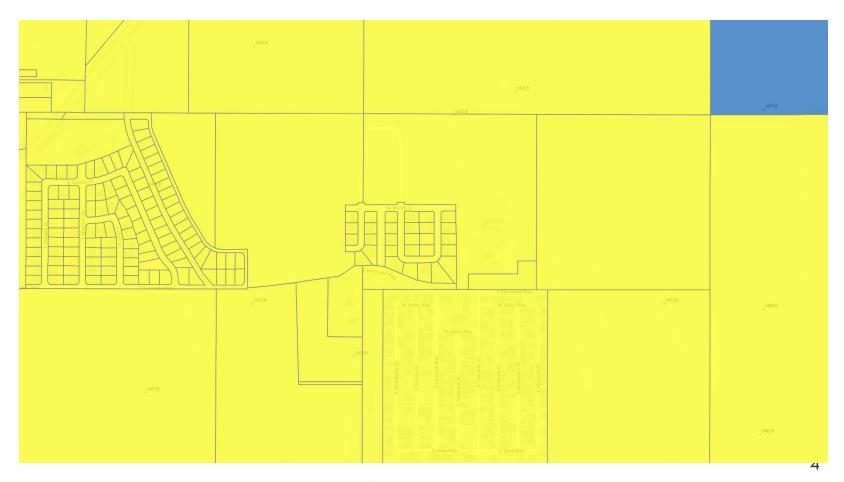




Comprehensive Plan



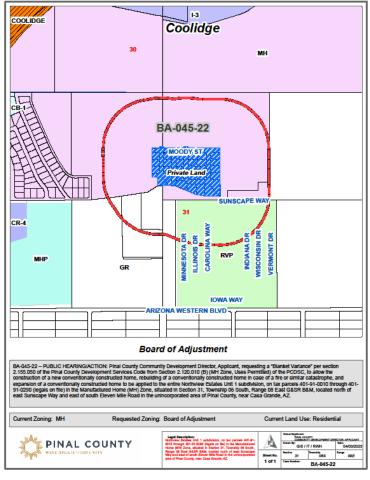
Comprehensive Plan: Moderate Low Density Residential (1-3.5) du/ac



Area Map/Existing Zoning



Zoning District: Manufactured Home (MH)



5

Aerial Map





Board of Adjustment





North (into Sundivsion)





Page 158

South





Page 159

East





Page 160

West





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Posting Sign





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Key Issues:

- The county issued permits for conventional construction dwellings in the MH zone
- Without a blanket variance, the subdivision cannot be rebuilt after emergency
- Conventional and manufactured homes both allow single family dwellings
- The property was zoned MH in 1979 and platted in 1991

BA-045-22



- Recommendation:
 - Approval
 - 3 stipulations

Stipulation #1



All State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, etc.

Stipulation #2



- The following uses and their accessory buildings and uses are permitted subject to all regulations of this title, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter:
 - A. Public park
 - B. One dwelling, conventional construction or manufactured home
 - C. Church, providing the minimum off-street parking requirements, in PCDSC 2.140.020(E), are met
 - D. Home occupation
 - E. Accessory building or use
 - F. Manufactured home subdivision, subject to the following:
 - The number of manufactured homes shall be limited to one on each lot in each subdivision.
 - The height, yard intensity of use, and parking regulations shall apply to manufactured homes located on lots in such subdivision.
 - G. Recreation areas, facilities, laundry, rest rooms, offices, service buildings and storage yards; provided, that the only purpose of any such use is service to residents and guests of the subject subdivision
 - H. Lots/parcels of one acre (43,560 square feet) or greater may have not more than two horses, more than six months of age

[Ord. 011812-ZO-PZ-C-007-10 § 32].

Stipulation #3 Development Standards



- A. Minimum lot area: 8,000 square feet.
- □ B. Minimum lot width: 60 feet.
- C. Minimum front setback: 15 feet.
- D. Minimum side & rear setbacks: 10 feet each.
- E. Minimum distance between dwellings: 20 feet
- F. Maximum building height: 30 feet.
- G. Detached Accessory Buildings:
 - 1. Permitted coverage: 25 percent of the total area of the rear and side setbacks;
 - 2. Maximum height: 20 feet;
 - 3. Minimum distance to main building: 7 feet;
 - 4. Minimum distance to front lot line: 60 feet;
 - 5. Minimum distance to side and rear lot lines: 4 feet;

Comments, Questions, Concerns?

