

**Pursuant to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN, that the public will have physical access to the meeting room at 8:45 AM.**



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NOTICE OF PUBLIC MEETING AND EXECUTIVE SESSION  
PINAL COUNTY BOARD OF ADJUSTMENTS AND APPEALS  
SUMMARY OF AGENDA FOR MEETING  
Thursday, March 28, 2024

9:30 AM - CALL TO ORDER

PINAL COUNTY ADMINISTRATIVE COMPLEX  
EMERGENCY OPERATIONS CENTER  
301 E. 11TH STREET  
FLORENCE, AZ 85132

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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.

(1) **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) **APPEALS**

- A. Hearing, Review, and Action on Appeal of Hearing Officer's decision on BS23-00004, James G. and Connie M. Gale, Tax Parcel No. 408185580, Complaint No. BCC22-00010, Count 1: Unsafe Structures and Equipment - Unlawful Structures.

(4) **CASES**

- A. **BA-040-23 – PUBLIC HEARING/ACTION:** William Heimberger, landowner, requesting a variance to **Sections 2.120.020** and **2.120.030** of the PCDSC to allow a reduction in the minimum side setbacks from ten (10) feet to three (3) feet within Colonia Del Sol Unit V Lots 156 and 158, Section 06, Township 06 South, Range 06 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 504-28-156A, legal on file, located west of North Quiet Lane and south of West Lisa Avenue in the Casa Grande vicinity. (*LaRee Mason/Brent Billingsley*)
- B. **BA-047-23 – PUBLIC HEARING/ACTION:** Jacob Fisher, landowner, requesting a variance to **Sections 2.40.020** and **2.40.030** of the PCDSC to allow a

reduction in the minimum required lot area 54,450± square feet (1.25 acres) to 37,897± square feet (0.87 acres) and applicable development standards in the General Rural (GR) zone, situated within Cactus Forest Tracts Lot 6, Section 28, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona: Tax Parcel 206-15-0220, legal on file, located west of North Leisure Lane and north of East Cactus Forest Road, in the Florence vicinity.

*LaRee Mason/Brent Billingsley*

- C. **BA-056-23 – PUBLIC HEARING/ACTION:** Carla and Roger Eckhoff, landowners/applicants, requesting a variance to Sections 2.65.020(E) and **2.65.020(F)** of the PCDSC to allow a reduction in the minimum side setbacks from 10 feet to 18 inches minimum rear setbacks from 25 feet to 4 feet and applicable development standards in the Single Residence (CR-2) zone, situated within Oracle State Plat Number 5, Lot 152, Section 36, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 308-10-090T, legal on file, located east of Cody Loop Road and south of East Emilie Circle in the Oracle vicinity.

*LaRee Mason/Brent Billingsley*

- D. **BA-061-23 – PUBLIC HEARING/ACTION:** William Russell, landowner, requesting a variance to **Section 2.120.030** of the PCDSC to allow a reduction of the minimum distance to the front lot line for a detached accessory buildings from sixty (60) feet to ten (10) feet in the Manufactured Home (MH) zone situated within Queen Valley Estates Unit 3, Lot 73, located in Section 35, Township 01 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 104-43-073A, legal on file, located west of North Kathy Drive and south of East Queen Creek Drive in the Queen Valley area. (*LaRee Mason/Brent Billingsley*)

- E. **BA-001-24 – PUBLIC HEARING/ACTION:** Debora Moncayo, landowner/applicant, requesting a variance to Section 2.40.020 (B) & (D) 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 ±13,939 square feet (0.32 acres) and applicable development standards, to allow a single-dwelling and future accessory use on a 0.32 acre parcel in the General Rural Zoning District (GR); legally described as ORACLE VILLAGE ESTATES UNIT 2 LOT 4; located south of W. Camino Seco and west of N. Calle Futura in Section 20, Township 09 South, Range 15 East of the Gila and Salt River Baseline and Meridian, Pinal County, Arizona; Tax Parcel: 308-36-1610.

*David Barclift/Brent Billingsley*

- F. **BA-064-23 – PUBLIC HEARING/ACTION:** Stacey Pendley, landowner/applicant, requesting a variance to Section 2.40.020 (B) & (D) of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from ±54,450 square feet (1.25) to ±43,560 square feet (1 acre) and applicable development standards, for the allowance of a single-dwelling and future accessory use on a 1 acre parcel in the General Rural Zone (GR); in Section 14, Township 07 South, Range 07 East of the Gila and Salt River Baseline and Meridian, Pinal County, Arizona; located north of W. Acoma Street and east of N. Estrella Road; Tax Parcel: 402-27-0020; legal on file

*Val Lujan/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 Thursday between the hours of 7:00 a.m. and 5:30 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 day of March 21, 2024 around 3:00 pm



AGENDA ITEM

March 28, 2024 ADMINISTRATION BUILDING A  
FLORENCE, ARIZONA

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**REQUESTED BY:**

**Funds #:**

**Dept. #:**

**Dept. Name:**

**Director:**

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**BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:**

Hearing, Review, and Action on Appeal of Hearing Officer's decision on BS23-00004, James G. and Connie M. Gale, Tax Parcel No. 408185580, Complaint No. BCC22-00010, Count 1: Unsafe Structures and Equipment - Unlawful Structures.

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**BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:**

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**BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:**

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**MOTION:**

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History		
Time	Who	Approval

---

**ATTACHMENTS:**

[Click to download](#)

No Attachments Available



AGENDA ITEM

March 28, 2024 ADMINISTRATION BUILDING A  
FLORENCE, ARIZONA

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**REQUESTED BY:**

**Funds #:** 10

**Dept. #:** 316

**Dept. Name:** Development Services

**Director:** Brent Billingsley

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**BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:**

**BA-040-23 – PUBLIC HEARING/ACTION** William Heimberger, landowner, requesting a variance to **Sections 2.120.020** and **2.120.030** of the PCDSC to allow a reduction in the minimum side setbacks from ten (10) feet to three (3) feet within Colonia Del Sol Unit V Lots 156 and 158, Section 06, Township 06 South, Range 06 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 504-28-156A, legal on file, located west of North Quiet Lane and south of West Lisa Avenue in the Casa Grande vicinity. *(LaRee Mason/Brent Billingsley)*

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**BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:**

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**BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:**

---

**MOTION:**

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History	Who	Approval
Time		

---

**ATTACHMENTS:**

Click to download

☐ [Staff Report](#)

TO: PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

MEETING DATE: MARCH 28, 2024

CASE NUMBER: BA-040-23

CASE COORDINATOR: LAREE MASON

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**Executive Summary:**

*This is a variance request to allow for the reduction of setbacks of the Manufactured Home (MH) zone for one parcel located in the unincorporated area in the Colonia Del Sol Unit 5 subdivision the Casa Grande vicinity. The property is presently developed.*

**If This Request is approved:**

This variance will allow the continued and future use of one undersized MH zoned property with applicable development standards.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff offers a recommendation of denial.

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**BA-047-23 – PUBLIC HEARING/ACTION:** William Heimberger, landowner/applicant, requesting a variance to **Sections 2.120.020 and 2.120.030** of the PCDSC to allow a reduction in the side setbacks from 10 feet to 3 feet and in the Manufactured Home (MH) zone, situated within Colonia Del Sol Unit 5 Subdivision as Lots 156 and 158 in Section 6, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona: Tax Parcel 504-28-156A, legal on file, located east of Thornton Road and south of West McCartney Road in the Casa Grande vicinity.

**LEGAL DESCRIPTION:** Lots 156 and 158 of Colonia Del Sol Unit V

**TAX PARCEL:** 504-28-156A, 0.37-acres

**LANDOWNER/APPLICANT:** William Heimberger, landowner/applicant

**REQUESTED ACTION AND PURPOSE:** The applicant is requesting a variance to Section 2.120.020 of the PCDSC, to allow a reduction in side setbacks from 10 feet to 3 feet to bring the subject property into compliance.

**LOCATION:** The subject site is located east of Thornton Road and south of West McCartney Road in the Casa Grande vicinity.

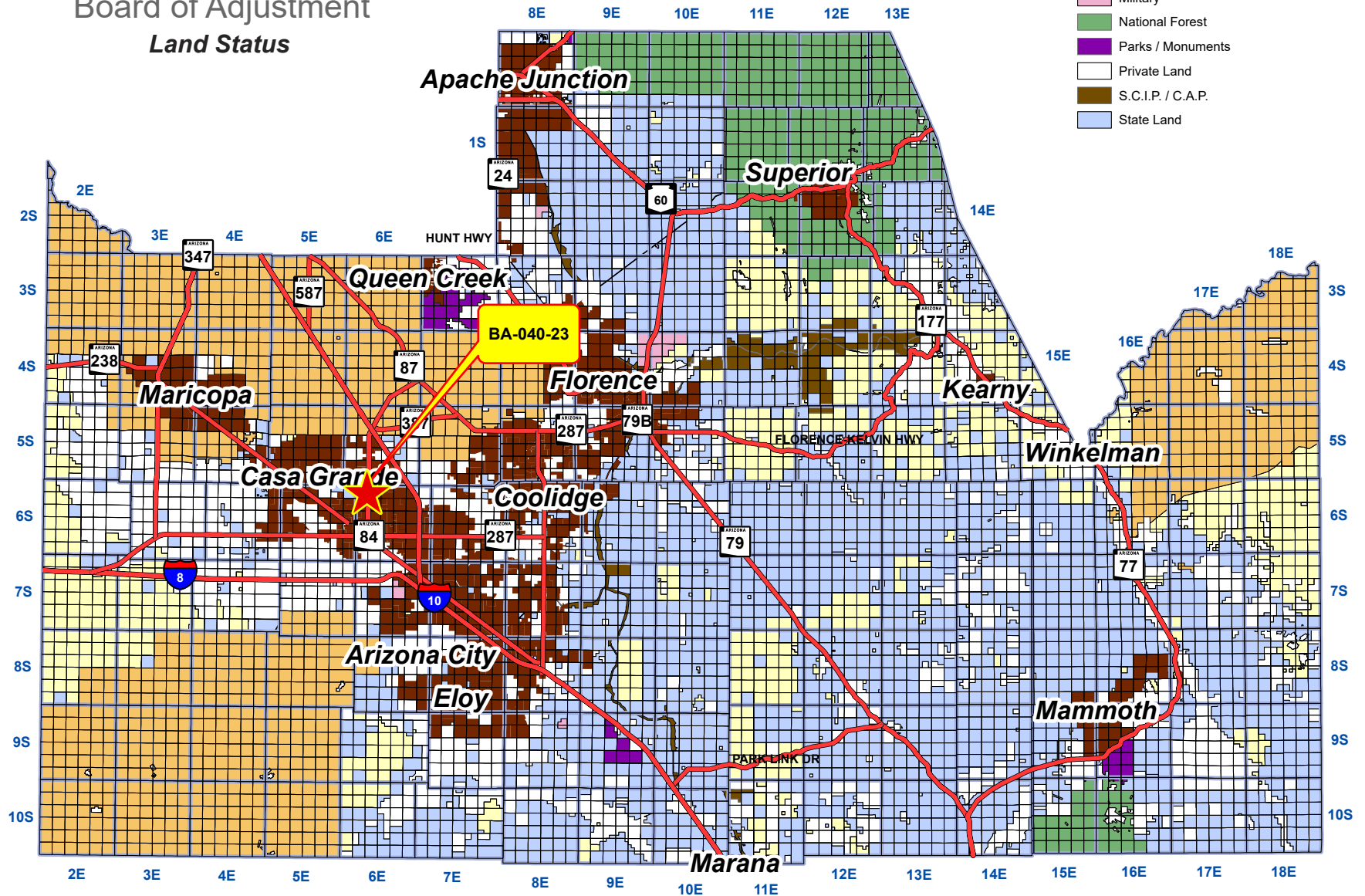


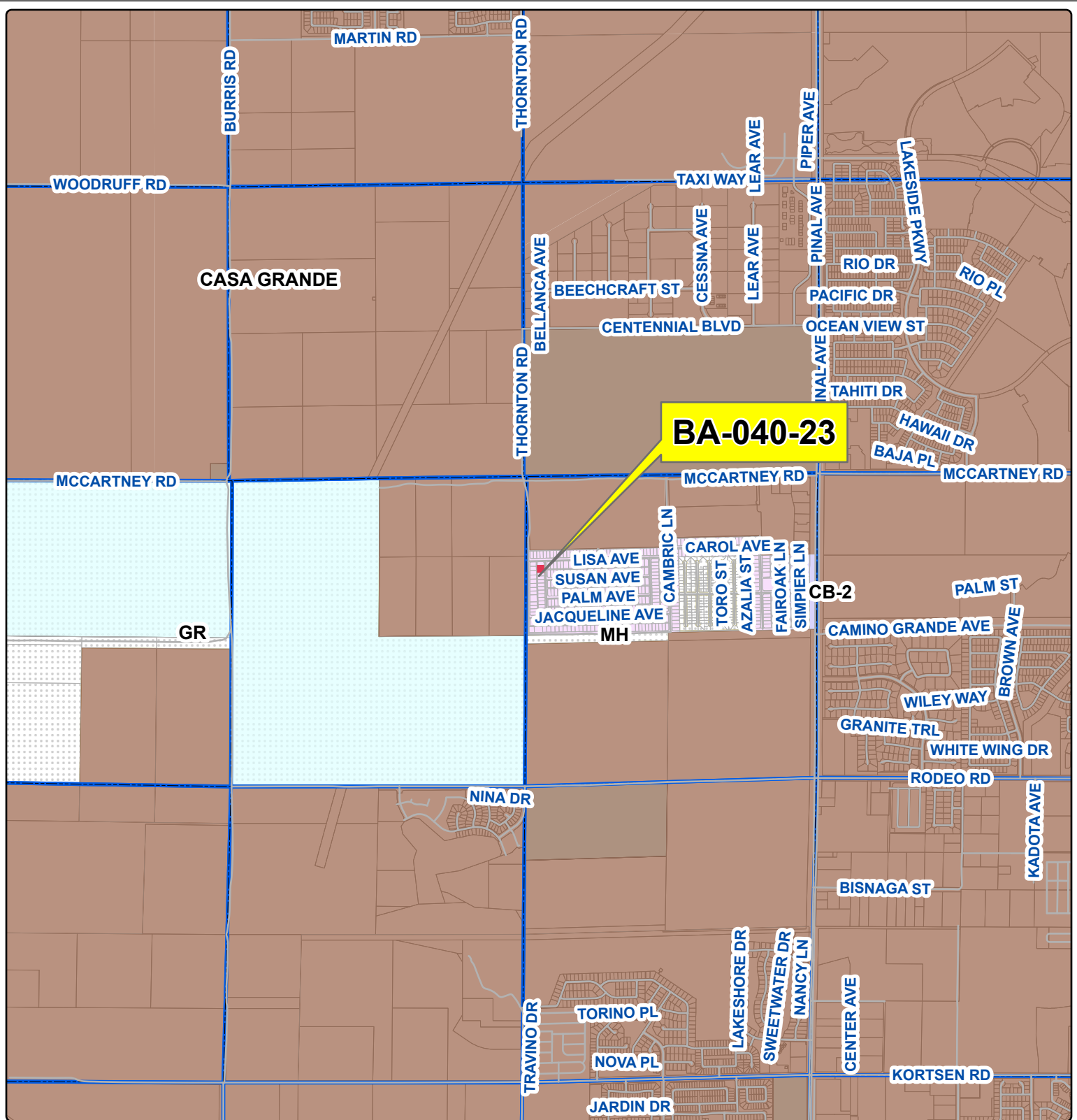
**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

## Board of Adjustment Land Status

### Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land





## Board of Adjustment Community Development

**Legal Description:**

Situated in Section 06, Township 06 South, Range 06 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 504-28-156A, legal on file, located west of North Quier Lane and south of West Lisa Avenue in the Casa Grande vicinity.

Page 8  
SEC 06, TWN 06S, RNG 06E



Sheet No.  
1 of 1

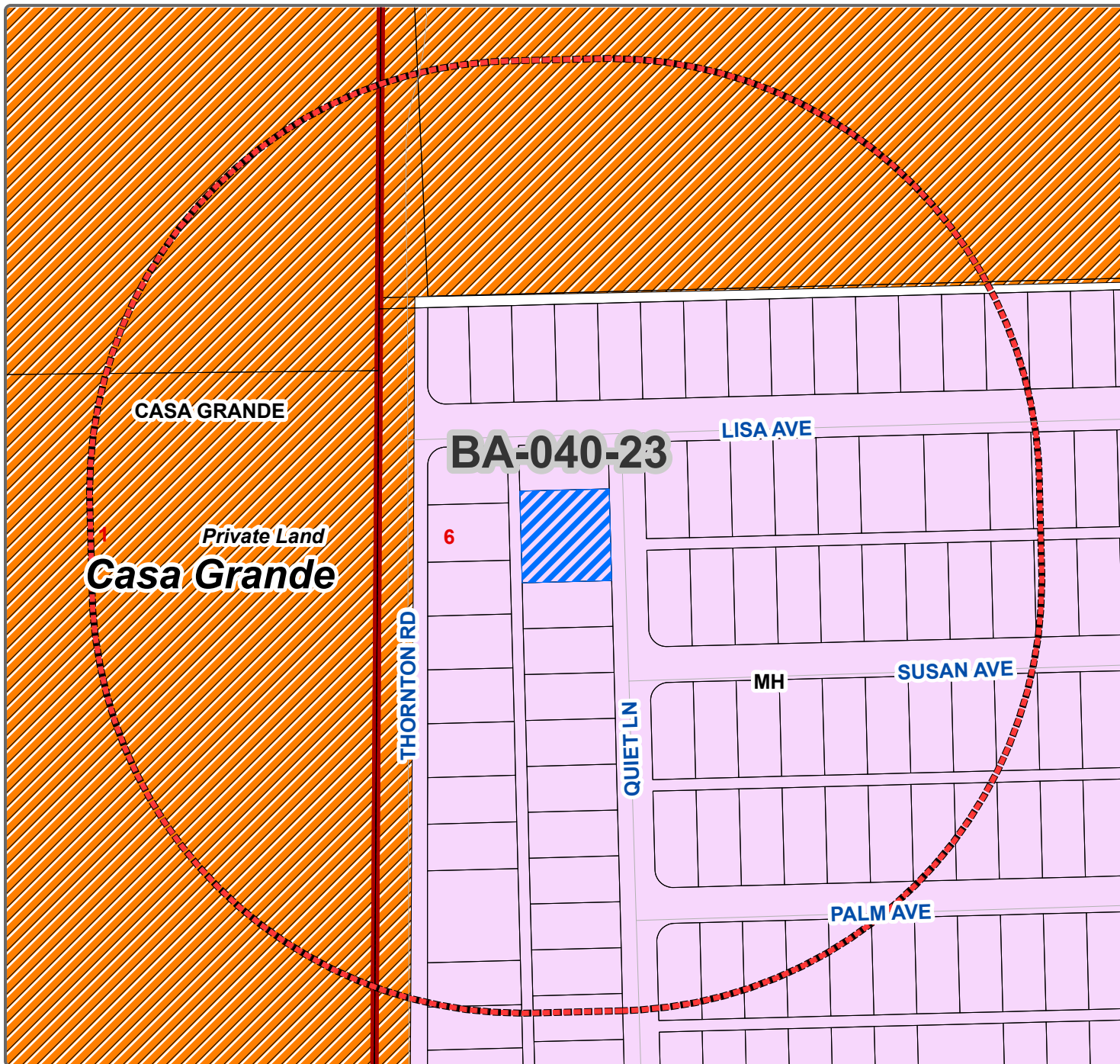
Owner/Applicant: WILLIAM HEIMBERGER	
Drawn By: GIS / IT / LJT	Date: 12/20/2023
Section 06	Township 06S
Case Number: BA-040-23	Range 06E





## ***Board of Adjustment***





## Board of Adjustment

BA-040-23 – PUBLIC HEARING/ACTION: William Heimberger, landowner, requesting a variance to Sections 2.120.020 and 2.120.030 of the PCDSC to allow a reduction in the minimum side setbacks from ten (10) feet to three (3) feet within Colonia Del Sol Unit V Lots 156 and 158, Section 06, Township 06 South, Range 06 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 504-28-156A, legal on file, located west of North Quiet Lane and south of West Lisa Avenue in the Casa Grande vicinity.

Current Zoning: MH

Requested Zoning: Board of Adjustment

Current Land Use: VLDR



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

### Legal Description:

Situated in Section 06, Township 06 South, Range 06 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 504-28-156A, legal on file, located west of North Quiet Lane and south of West Lisa Avenue in the Casa Grande vicinity.

SEC 06, TWN 06S, RNG 06E



### Owner/Applicant:

WILLIAM HEIMBERGER

Drawn By:

GIS / IT /LJT

Date:

12/20/2023

Section

06

Township

06S

Range

06E

Case Number:

BA-040-23

Sheet No.  
1 of 1



**SIZE:** 16,117± square feet, 0.37-acres

**EXISTING ZONING AND LAND USE:** The property is zoned Manufactured Home (MH) zone and is presently developed.

**SURROUNDING ZONING AND LAND USE:**

North: Manufactured Home, Residential

South: Manufactured Home, Residential

East: Manufactured Home, Residential

West: Manufactured Home, Residential

**SITE DATA:** The subject property is located in Flood Zone X, an area of minimal flood hazard.

**HISTORY:** The subject site was platted in 1970 as part of the Colonia Del Sol Unit 5 subdivision, following a rezone from General (GR) to General Business (CB-2), Multiple Business (CR-5), and Trailer Homesite (TH), under case PZ-187-70. Owing to the 1991 zoning ordinance, the county renamed the TH zone to MH (Manufactured Home) zone with the current setback and development standards. The applicant came to possess Lot 158 in 2000 and Lot 158 in 2005. The subject property became known as Lots 156 and 158 though a lot combination, under MLD-20-0107.

**ANALYSIS:** The subject property is located within the Very Low Density Residential (0-1 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: 2/15/2024

Mail-outs: 2/29/2023

Site Posting: 2/29/2024

Website: 2/28/2023

**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. 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.
- c. 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.

- d. That the special circumstances or conditions referred to in subsection (C)(4)(a) of this section are not self-imposed and are not a matter of mere inconvenience or personal preference.
- e. That the variance will 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, 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 site has legal access. The subject area was platted in 1970 as part of the Colonia Del Sol Unit 5 subdivision. The subject property is approximately 0.37-acres in size. The subject site shares physical site conditions as surrounded properties and relatively flat.

**FINDING:** There do appear to be special circumstances and/or conditions applicable to the property which do not prevail on other property in that zoning district.

- b. 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.

**ANALYSIS:** The applicant came into possession of the subject property in the early 2000s and constructed an unpermitted shade structure that currently remains.

**FINDING:** The strict application of the regulations would create an unnecessary nonfinancial hardship as the awning would be demolished for noncompliance.

- c. 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.

**ANALYSIS:** If this variance is granted, all new structures will be required to meet both the Pinal County development standards, the 2018 International Building Code (IBC), and all additional applicable conditions for permit approval.

**FINDING:** 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.

- d. That the special circumstances or conditions referred to in subsection (C)(4)(a) of this section are not self-imposed and are not a matter of mere inconvenience or personal preference.

**ANALYSIS:** The applicant constructed an unpermitted awning.

**FINDING:** It appears the conditions are self-imposed.

- e. That the variance will not allow a use that is not permitted in the zoning district where the property is located.

**ANALYSIS:** The Manufactured Home zone allows residential use which is the primary use for the subject site.

**FINDING:** Approval of this variance will not allow a use that is not permitted in the MH zone.

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

**ANALYSIS:** The property would be functional for both existing and future owners of the subject site.

**FINDING:** The property held in non-compliant status would require the applicant to alter, clear, or remove any structure that encroaches into the 10-foot side setback in the MH zone.

#### **STAFF SUMMARY AND RECOMMENDATION:**

All submittals, presented evidence, written documentation, public testimony, and Planning Case Staff Report (BA-040-23), 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, record as presented, and deny the requested variance with the following recommended motion. If the Board can find sufficient evidence to approve the request, staff suggests approving the request with the following motion.

#### **BOARD MOTION**

##### **Staff Recommendation to Deny:**

\*\*\* (Suggested finding)

I move to deny case BA-040-23, a variance to Sections 2.120.020 and 2.120.030 of the PCDSC, based on the finding that the condition is neither peculiar nor exceptional to reduce the rear setback requirement specified by the PCDSC.

##### **To Approve:**

I move to approve case BA-040-23, a variance to Sections 2.120.020 and 2.120.030 of the Pinal County Development Services Code, to decrease the side setbacks for a single-family dwelling and accessory structures from 10 feet to 3 feet, as well as associated development standards in the Manufactured Home (MH) to allow the existing awning to remain, based on (please cite a minimum of three findings in a-f above) with the following conditions:

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;

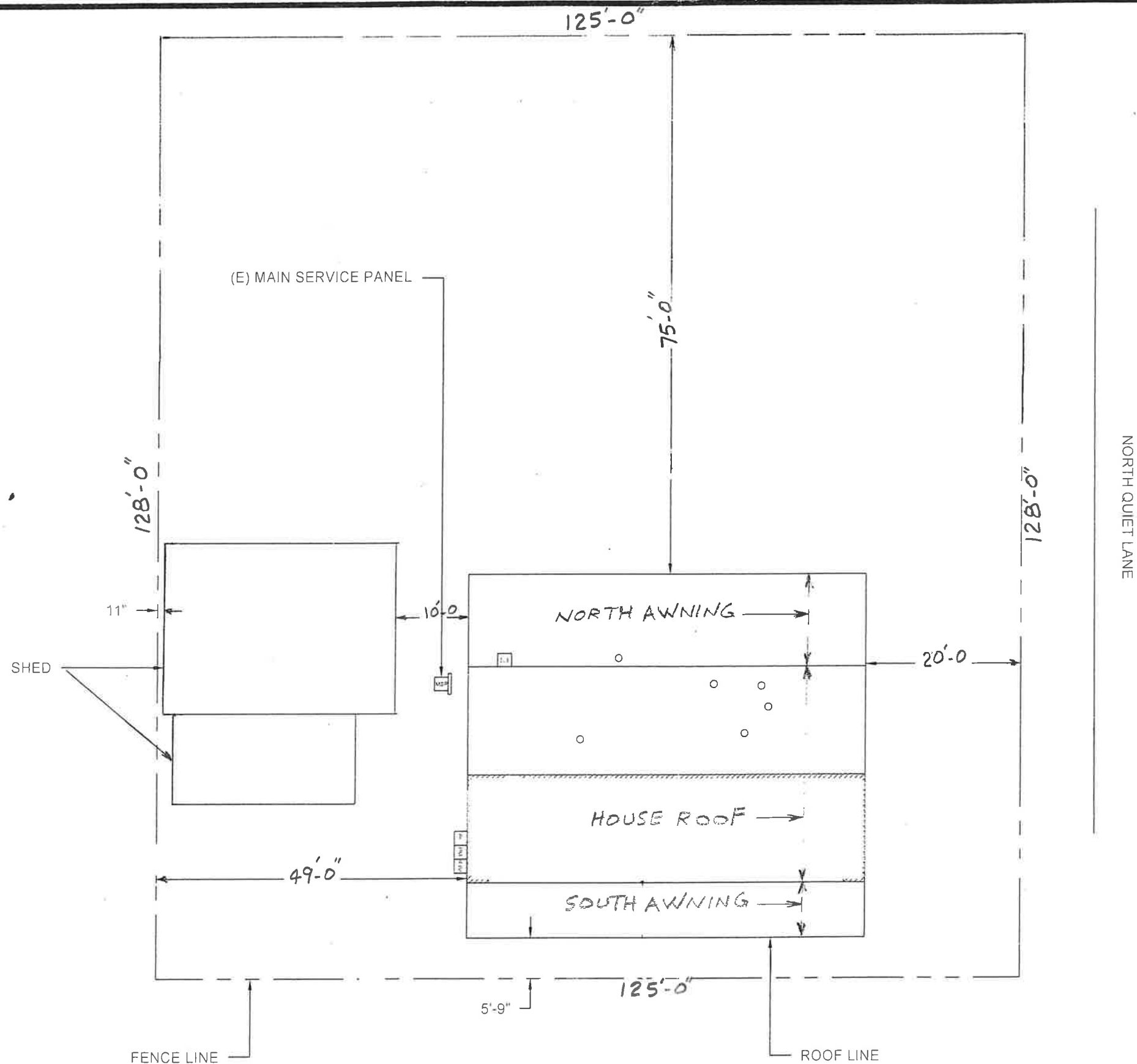
2. The minimum side yard setbacks shall be 3 feet on the south measured from the edge of the southern property line; 10 feet side yard setback measured from the northern property line;
3. Shall any of these stipulations listed above not be followed, this variance shall be considered null and void.

ROOF AREA :      SQ FT  
SHED AREA :      SQ FT

SITE PLAN

SCALE: 1/16" = 1'-0"

1



CLIENT

HEIMBERGER, WILLIAM  
5920 NORTH QUIET LANE.  
CASA GRANDE, AZ 85122  
(520) 371-1033

REVISIONS

DESCRIPTION	DATE	REVISION

DATE

4-3-23

DESIGN BY

JA

JOB NO

TITLE

SITE PLAN

SHEET

1/5

**BA-040-23**

1 message

**LaRee Mason** <laree.mason@pinal.gov>  
To: johnalkazak@gmail.com

Mon, Dec 18, 2023 at 10:25 AM

Good morning William,

Along with a variance list to notarize, will you please send me all five (5) pages of your site plan?  
I have 1 of 5 pages.  
Feel free to reach out via email or phone (520) 866-6514.

Thank you,

LaRee Mason, Planner

Pinal County Development Services

Planning Division

85 N. Florence Street

Florence, AZ 85132

O: (520) 866-6442

7 Ren + (C)

**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.: mmritere c Perez  
Name: \_\_\_\_\_  
Address: 5902 n Quetz Lane  
City/ST/Zip: Casa Grande AZ 85122

Parcel No.: \_\_\_\_\_  
Name: JOHN STANGES  
Address: 19050 Susan  
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: \_\_\_\_\_  
✓ Name: Jose R Lazcano  
Address: 5858 n Quetz Lane  
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: 19030 LISA AVE  
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: 19105 Susan Ave  
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: 19085 Lisa Ave  
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: \_\_\_\_\_  
✓ Name: Ana Garcia  
Address: 19087 Susan Ave  
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: William WARE  
Name: \_\_\_\_\_  
Address: 19122 Lisa Ave  
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: \_\_\_\_\_  
Name: Benny McLox  
Address: 19086 Susan Ave  
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: Adalberto Rincon  
Name: William WARE  
Address: 19104 WLISA AVE  
✓ City/ST/Zip: CASA GRANDE AZ 85122

I hereby verify that the name list above was obtained on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at the office of \_\_\_\_\_ and is accurate and complete to the best of my knowledge.  
(Source of Information)

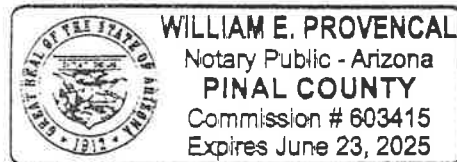
On this 19 day of 12, 2023, before me personally appeared William WARE  
(Name of signor)

Signature William WARE Date 12-19-23

State of AZ ss.

County of Pinal

My Commission Expires 06-23-25



(SEAL)

Signature of Notary Public William E. Provencal



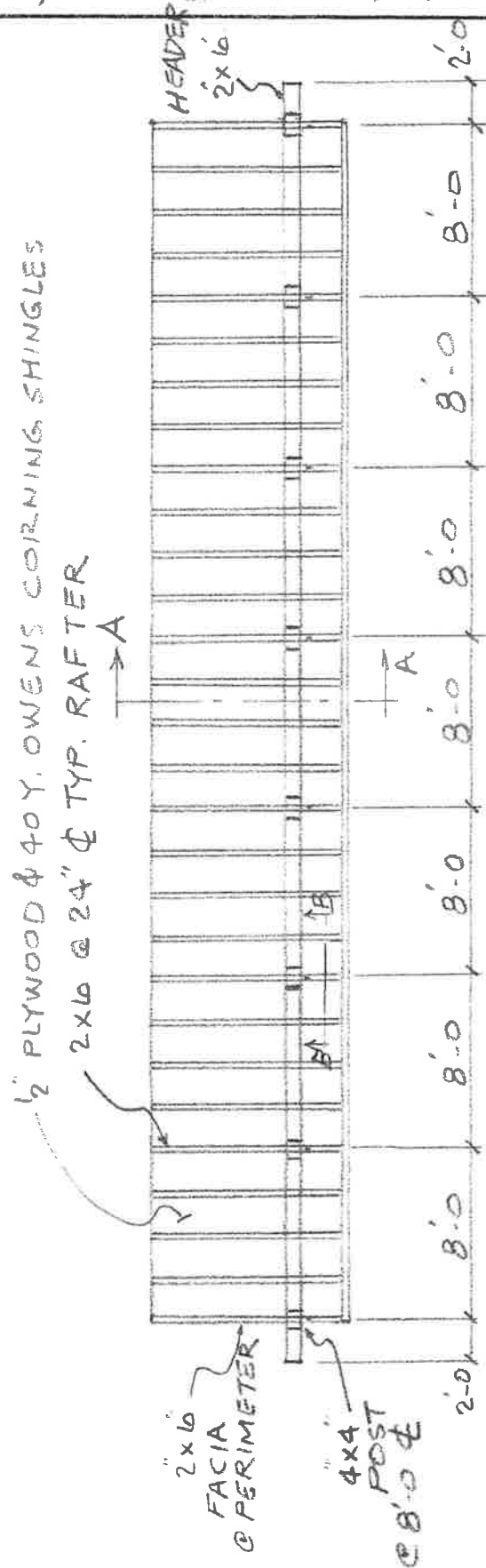
Chicago Steel Construction

JOB No. S. AWNING

BY JA DATE 4/19/12

SHEET 4 OF 5

SUBJECT 5920 N QUIET LANE, CASA GRANDE, AZ 85122



PLAN VIEW  
SOUTH AWNING

SCALE 1/8" = 1'-0"



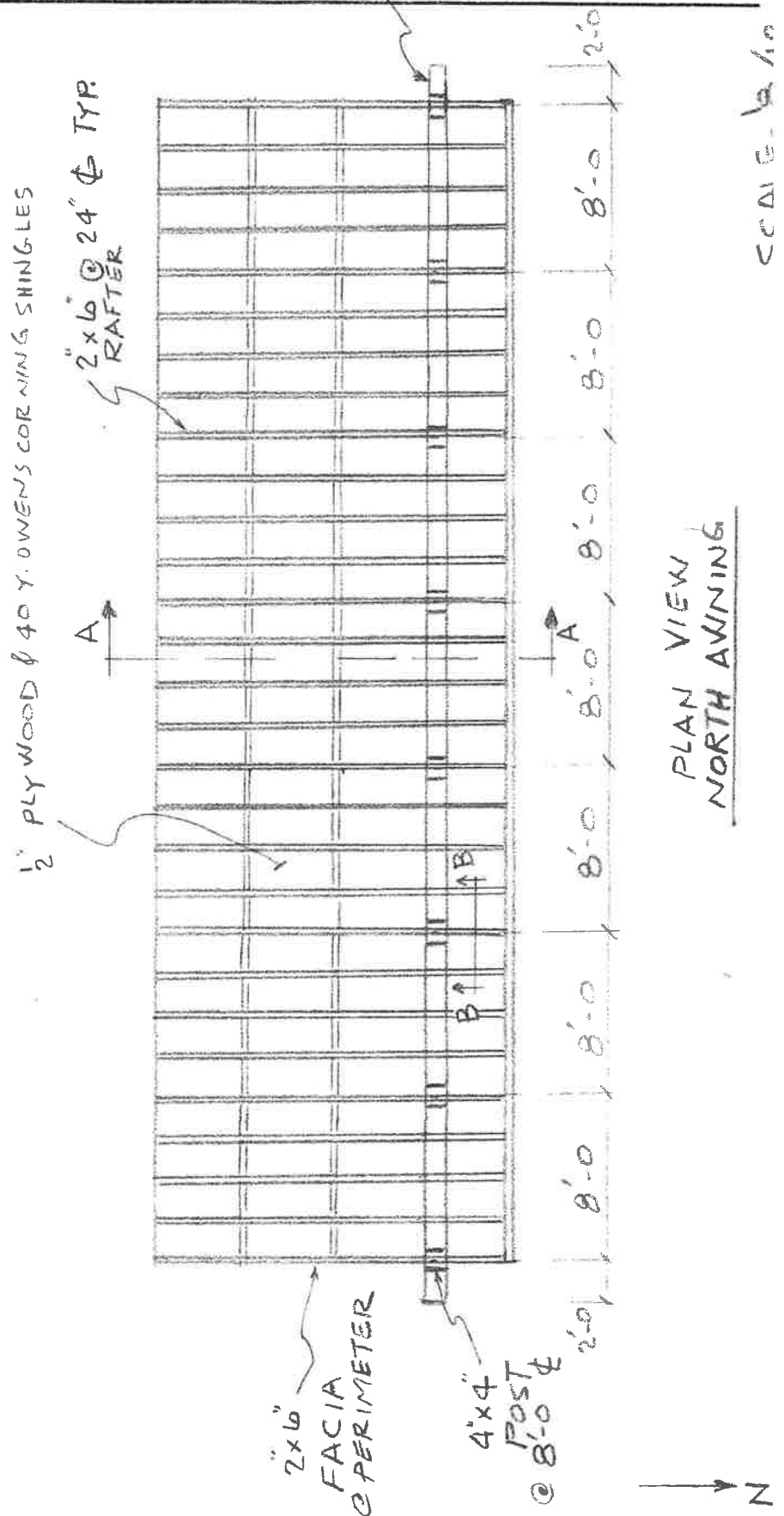




Chicago Steel Construction

SUBJECT 5920 N QUIET LANE, CASA GRANDE, AZ 85122

JOB No. N. AWNING  
BY JA DATE 4/3/2  
SHEET 2 OF 5

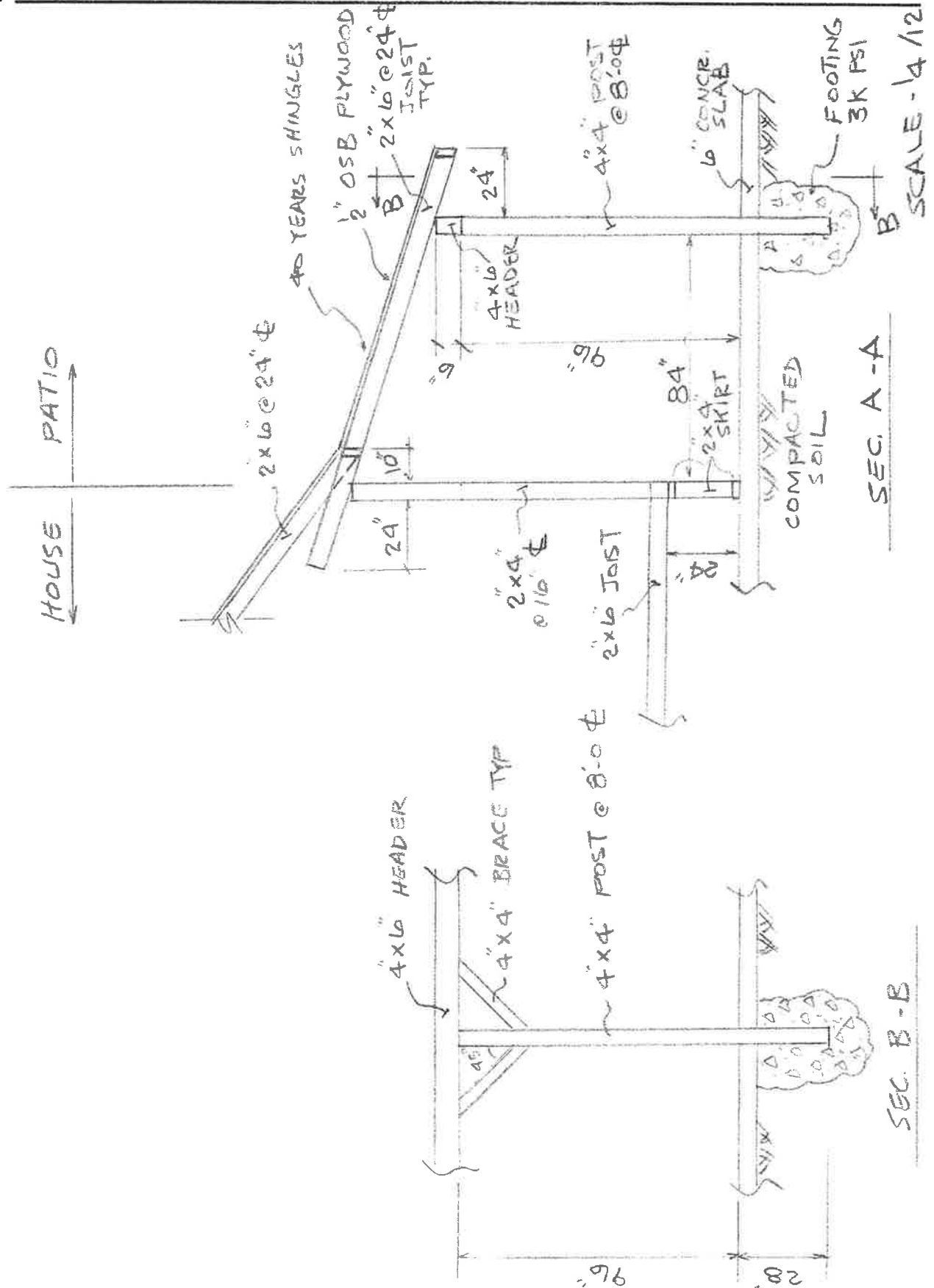




Chicago Steel Construction

SUBJECT 5920 N QUIET LANE, CASA GRANDE, AZ 85122

JOB No. S. AWNING  
BY JA DATE 4/9/12  
SHEET 5 OF 5





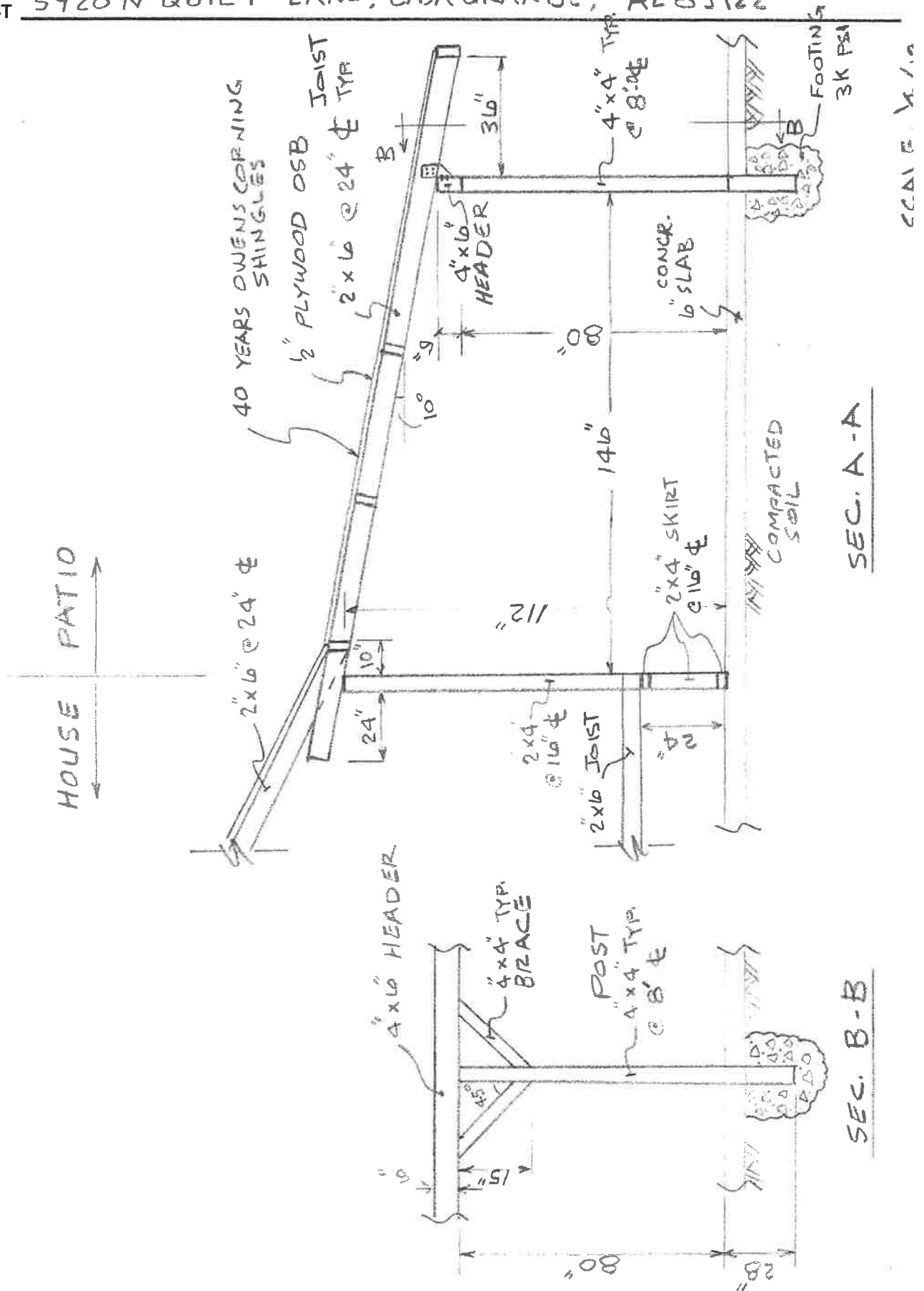
Chicago Steel Construction

JOB No. N. AWNING

BY JA DATE 4/3/2

SHEET 3 OF 5

SUBJECT 5920 N QUIET LANE, CASA GRANDE, POST. AZ 85122



**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.: 504-28-156A
2. Size (to the nearest 1/10th of an acre) 0.37 ACRE
3. The legal description of the property: 5920 N QUIET LANE, CASA GRANDE, AZ 85122
4. Current zoning: MH
5. Septic or Sewer? Septic ☒ Sewer ☐  
Sewer District \_\_\_\_\_
6. The existing use(s) of the property: MY PERSONAL HOME
7. The exact variance request and/or Section(s) of Code impacted: SOUTH "FRONT" AWNING AND FRONT FENCE NOT MEETING CODE.
8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC) BCO-121819
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.  
NONE
10. State any special circumstances or conditions about the property that do not negatively impact other properties in that zoning district. Also state any physical characteristics of this property that are unique and unlike other properties in the area.  
VERY WELL BUILT MANUFACTURED HOME AND AWNING. ALL WERE BUILT (23) TWENTY THREE YEARS AGO TO CODE.

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](http://www.pinalcountyaz.gov)

11. State how the special circumstances or conditions referred to question #10 are not self-imposed.

CURRENT OWNER ACQUIRED MANUFACTURED HOME  
WITH AWNING OVER TWENTY THREE (23) YEARS AGO

12. State how the granting of this application will not materially affect the health or safety of persons residing or working in the neighborhood and how this variance will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

NO IMPACT OF HEALTH OR SAFETY OF PEOPLE

13. State how the variance will only allow permitted uses in the zoning district in which the property is located. ?

14. State how the strict application of the current regulations would work an unnecessary nonfinancial hardship and how the granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights. Show how all beneficial uses and/or enjoyment of the land will be lost if the variance is not granted. Evidence from an appraiser, realtor or other professionals can be useful.

MANUFACTURED HOME AND AWNINGS WERE BUILT  
TWENTY THREE (23) YEARS AGO AND STILL IN  
PERFECT CONDITION AND OUTSTANDING STRUCTURE.

(The following are additional questions for reductions in parking requests only)

15. Site Plan Review or Building Permit Number: \_\_\_\_\_

16. Required parking either in total number or ratio: \_\_\_\_\_ 17. Requested (# or ratio) \_\_\_\_\_

18. 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: \_\_\_\_\_

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.

William NEIMBERGER 5920 N QUIET LANE, CASA GRANDE, AZ 85122  
Name of Applicant Address

William Neimby 520-233-0967  
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.

William NEIMBERGER  
Name of Landowner Address

William Neimby 520-233-0967  
Signature of Landowner E-Mail Address Phone Number

If the landowner is not the applicant, then the applicant must submit a signed and notarized agency authorization form from the landowner with this application.

### 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
  - Driveways and parking areas, show access, dimensions and surface material
  - 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, or request from the case planner assigned, 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.
- ☐ I understand that two newspaper publications must be advertised for this variance case per Pinal County staff instructions no later than 21 days before the hearing date as assigned. The applicant is responsible for all publication fees.
- ☐ Submitted application via online portal (<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>)

### **Important:**

If the application is incomplete or is not detailed enough, the case will not be presented to the Board of Adjustments.

## NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **MARCH 28, 2024** AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE EMERGENCY OPERATIONS CENTER, 31 N. PINAL STREET BUILDING F, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **VARIANCE** FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

**BA-040-23 – PUBLIC HEARING/ACTION:** William Heimberger, landowner, requesting a variance to **Sections 2.120.020 and 2.120.030** of the PCDSC to allow a reduction in the minimum side setbacks from ten (10) feet to three (3) feet within Colonia Del Sol Unit V Lots 156 and 158, Section 06, Township 06 South, Range 06 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 504-28-156A, legal on file, located west of North Quiet Lane and south of West Lisa Avenue in the Casa Grande vicinity.

Information regarding the case can be found online at:

<https://www.pinal.gov/236/Notice-of-Hearings>

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 5<sup>TH</sup> DAY OF FEBRUARY, 2024

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

Contact for this matter: LaRee Mason, Planner  
E-mail Address: [LaRee.Mason@pinal.gov](mailto:LaRee.Mason@pinal.gov)  
Phone: (520) 866-6514 Fax: (520) 866-6442

**Below this line not for publishing**

---

PUBLISHED ONCE:

Pinal Central Dispatch



# NOTICE

## PLANNING & ZONING PINAL COUNTY PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted:

**2-29-24**

POST COPY OF ACTUAL NOTICE BELOW.

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON MARCH 28, 2024 AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE EMERGENCY OPERATIONS CENTER, 31 N. PINAL STREET BUILDING F, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A VARIANCE FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-040-23 - PUBLIC HEARING/ACTION: William Heimberger, landowner, requesting a variance to Sections 2,120.020 and 2,120.030 of the PCDCS to allow a reduction in the minimum side setbacks from ten (10) feet to three (3) feet within Colonia Del Sol Unit V Lots 156 and 158, Section 06, Township 06 South, Range 06 East of the Gila and Salt River Meridian, Pinal County, Arizona. Tax Parcel 504-28-156A, legal on file, located west of North Quiet Lane and south of West Lisa Avenue in the Casa Grande vicinity.

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FLORENCE, AZ 85132

Contact for this matter: LaRee Mason, Planner  
E-mail Address: [LaRee.Mason@pinal.gov](mailto:LaRee.Mason@pinal.gov)  
Phone: (520) 866-6514 Fax: (520) 866-6442  
Below this line not for publishing

PUBLISHED ONCE  
Pinal Central Dispatch

**Board of Adjustment**

BA-040-23 - PUBLIC HEARING/ACTION: William Heimberger, landowner, requesting a variance to Sections 2,120.020 and 2,120.030 of the PCDCS to allow a reduction in the minimum side setbacks from ten (10) feet to three (3) feet within Colonia Del Sol Unit V Lots 156 and 158, Section 06, Township 06 South, Range 06 East of the Gila and Salt River Meridian, Pinal County, Arizona. Tax Parcel 504-28-156A, legal on file, located west of North Quiet Lane and south of West Lisa Avenue in the Casa Grande vicinity.

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

PINAL COUNTY

WILLIAM HEIMBERGER

BA-040-23



,	HEIMBERGER RUTHIE L 5779 N THORNTON RD CASA GRANDE, AZ 85122	VARGAS SONIA A 19012 W PALM AVE CASA GRANDE, AZ 85122
LOWENTHAL TED S 1326 N PINAL AVE CASA GRANDE, AZ 85122	CABALLERO ELIO G GONZALE... 1765 E CHAPARRAL DR CASA GRANDE, AZ 85122	MARTINEZ YOLANDA 18994 W PALM AVE CASA GRANDE, AZ 85122
VELAZQUEZ VICTORIA CARLO... 1235 E SUNSET DR CASA GRANDE, AZ 85122	HEIMBERGER RUTH L TRUST 5779 N THORNTON RD CASA GRANDE, AZ 85122	HAGSTROM JAY K & SANDRA L PO BOX 11044 CASA GRANDE, AZ 85122
BELTRAN MARIA ELENA RAMIR... 5741 N THORNTON RD CASA GRANDE, AZ 85122	SEGOVIANO FERNANDO DORA... MAIL RETURN ,	BS REMODELING LLC 5920 N QUIET LN CASA GRANDE, AZ 85122
VALENZUELA YANET ADRIANA ... PO BOX 934 FALL RIVER MILLS, CA 96028	ORTIZ BRIANA 824 W OCOTILLO ST CASA GRANDE, AZ 85122	HAGSTROM JAY K & SANDRA L PO BOX 11044 CASA GRANDE, AZ 85130
BAUTISTA SATURNINO A 27216 3RD AVE NE ARLINGTON, WA 98223	ORTIZ BRIANA 824 W OCOTILLO ST CASA GRANDE, AZ 85122	LAZCANO RODRIGO 5858 N QUIET LN CASA GRANDE, AZ 85122
CHANEY HUCH 19069 W PALM AVE CASA GRANDE, AZ 85122	ROSALES PAT & YOLANDA G 19086 W PALM AVE CASA GRANDE, AZ 85122	DAMAS LORYSA 19123 W SUSAN AVE CASA GRANDE, AZ 85122
MONARREZ ISIDRO 19051 W PALM AVE CASA GRANDE, AZ 85122	DELATORRE MANUEL 19068 W PALM AVE CASA GRANDE, AZ 85122	MOVING FORWARD PROPERTI... 425 N 39TH WAY MESA, AZ 85205
HERNANDEZ SAMMY MAIL RETURN CASA GRANDE, AZ 85122	TORRES JOSE FELICITO AVILA ... PO BOX 3203 ARIZONA CITY, AZ 85123	BONILLA NICOLAS ARMANDO ... 19087 W SUSAN AVE CASA GRANDE, AZ 85122
VELAZQUEZ VICTORIA CARLO... 1235 E SUNSET DR CASA GRANDE, AZ 85122	DE LA TORRE RAMON 19030 W PALM AVE CASA GRANDE, AZ 85122	LOPEZ MIRIAM ROCIO MARTIN... 2240 BRYANT ST APT 35 SAN FRANCISCO, CA 94110

LOPEZ LUIS E  
19051 W SUSAN AVE  
CASA GRANDE, AZ 85122

HAGSTROM JAY & SANDRA L  
PO BOX 11044  
CASA GRANDE, AZ 85130

BIRDSONG WILLIAM H & WEND...  
3750 E SYCAMORE LN  
RIMROCK, AZ 86335

STEVENS KAILEE MORGAN  
19031 W SUSAN AVE  
CASA GRANDE, AZ 85122

LA GRANDER KATHIE  
1272 E MELROSE LOOP  
CASA GRANDE, AZ 85122

HAGSTROM JAY K  
PO BOX 11044  
CASA GRANDE, AZ 85130

HICKEY ROBERT D  
19013 W SUSAN AVE  
CASA GRANDE, AZ 85122

LOPEZ ARNULFO L & JUDY K T...  
202 E 8TH ST  
CASA GRANDE, AZ 85122

HAGSTROM SANDRA & JAY  
PO BOX 11044  
CASA GRANDE, AZ 85130

PABLO AUGUSTO PABLO  
PO BOX 12907  
CASA GRANDE, AZ 85130

MCCOY BENNY  
19086 W SUSAN AVE  
CASA GRANDE, AZ 85122

ESPARZA MIGDELINA  
19123 W LISA AVE  
CASA GRANDE, AZ 85122

MONARREZ ISIDRO C  
19051 W PALM AVE  
CASA GRANDE, AZ 85122

STANGE JOHN E & CYNTHIA L  
19050 W SUSAN AVE  
CASA GRANDE, AZ 85122

ESPARZA MIGDELINA  
19123 W LISA AVE  
CASA GRANDE, AZ 85122

LAZCANO RODRIGO  
5858 N QUIET LN  
CASA GRANDE, AZ 85122

STANGE JOHN E & CYNTHIA L  
19050 W SUSAN AVE  
CASA GRANDE, AZ 85122

BENNETT WESLEY  
2725 N SHIRLEY RD  
MARICOPA, AZ 85139

HAGSTROM JAY K  
5905 N THORNTON RD  
CASA GRANDE, AZ 85122

STEVENS ROBERT L & FRAYER...  
19030 W SUSAN AVE  
CASA GRANDE, AZ 85122

BRISENO RAFAEL M  
5866 N FUCHSIA ST  
CASA GRANDE, AZ 85122

MARTINEZ ISIDRO & HERNAND...  
18777 W JACQUELINE AVE  
CASA GRANDE, AZ 85122

MATHEWS CECILIA R & IWANA ...  
2330 W COCOPAH ST  
PHOENIX, AZ 85009

BRISENO RAFAEL M  
5866 N FUCHSIA ST  
CASA GRANDE, AZ 85122

HAGSTROM JAY  
PO BOX 11044  
CASA GRANDE, AZ 85130

CASAS CARMEN  
18994 W SUSAN AVE  
CASA GRANDE, AZ 85122

VANDERSLICE LIMITED PARTN...  
1306 E DOAN ST  
CASA GRANDE, AZ 85122

CERVANTES ARACELY  
603 W DUNMAR ST  
CASA GRANDE, AZ 85122

DILL DEAN C & KADEN J  
707 W CHOLLA DR  
CASA GRANDE, AZ 85122

VERGARA ESMERALDA  
18995 W LISA AVE  
CASA GRANDE, AZ 85122

GONZALEZ GUSTAVO O JR  
10106 W ENCANTO BLVD  
AVONDALE, AZ 85392

ZANKL GAIL ANN  
19086 W LISA AVE  
CASA GRANDE, AZ 85122

HERNANDEZ MICHAEL & DORO...  
19123 W PALM AVE  
CASA GRANDE, AZ 85122

GONZALEZ GUSTAVO O JR  
10106 W ENCANTO BLVD  
AVONDALE, AZ 85392

ZANKL MARY ELLEN  
19068 W LISA AVE  
CASA GRANDE, AZ 85122

HEIMBERGER WILLIAM N TRU...  
5920 N QUIET LN  
CASA GRANDE, AZ 85122

VVLAND LLLP  
7001 N SCOTTSDALE RD STE 1...  
PARADISE VALLEY, AZ 85253

FILLION LILLIAN TR  
5882 N FAIR OAKS LN  
CASA GRANDE, AZ 85122

ORTIZ MAYRA  
19167 W LISA AVE  
CASA GRANDE, AZ 85122

FLORES JOSE LUIS ATIENZO & ...  
PO BOX 246  
ARIZONA CITY, AZ 85123

LEPE JUAN PABLO & APRIL JO  
19030 W LISA AVE  
CASA GRANDE, AZ 85122

TAFOLLA JOSE CRUZ  
19194 W LISA AVE  
CASA GRANDE, AZ 85122

SPARKS DARLENE F  
19012 W LISA AVE  
CASA GRANDE, AZ 85122

WHITE BRANDON  
19176 W LISA AVE  
CASA GRANDE, AZ 85122

ATLAS RESIDENTIAL LLC  
6250 E CHENEY DR  
PARADISE VALLEY, AZ 85253

JONES PHYLLIS A  
562 W RACINE LOOP  
CASA GRANDE, AZ 85122

ROBERTS TEX MONROE  
18976 W LISA AVE  
CASA GRANDE, AZ 85122

PERAZA ROSA  
752 E BRENDA DR  
CASA GRANDE, AZ 85122

VVLAND LLLP  
7001 N SCOTTSDALE RD STE 1...  
PARADISE VALLEY, AZ 85253

WARE WILLIAM C & VICKIE L  
19122 W LISA AVE  
CASA GRANDE, AZ 85122

VVLAND LLLP  
7001 N SCOTTSDALE RD STE 1...  
PARADISE VALLEY, AZ 85253

RINCON ADALBERTO JR  
MAIL RETURN  
,

HERNANDEZ MICHAEL & DORO...  
19123 W PALM AVE  
CASA GRANDE, AZ 85122

**AFFIDAVIT OF PUBLICATION**

State of New Jersey, County of Hudson, ss:

Tatiana Dorval, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper 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 1 issue. The publications thereof having been on the following date:

**PUBLICATION DATES:**

Feb. 15, 2024

**PINAL CENTRAL DISPATCH**

(Signed) Tatiana Dorval  
agent and/or publisher of the Pinal Central Dispatch

**VERIFICATION**

State of New Jersey  
County of Hudson

**SHANNEA H HOLMES**  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires August 1, 2026

Subscribed in my presence and sworn to before me on this: 02/15/2024

Shanea H. Holmes

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING  
NOTICE OF PUBLIC HEARING  
THE BOARD OF ADJUSTMENT  
AND APPEALS AT 9:30 A.M., ON  
MARCH 28, 2024 AT THE PINAL  
COUNTY ADMINISTRATIVE  
COMPLEX, IN THE EMERGENCY  
OPERATIONS CENTER, 31  
N. PINAL STREET BUILDING  
F, FLORENCE, ARIZONA, TO  
CONSIDER AN APPLICATION  
FOR A VARIANCE FOR THE  
UNINCORPORATED AREA OF  
PINAL COUNTY.

BA-040-23 - PUBLIC HEARING/  
ACTION: William Heimerger,  
landowner, requesting a variance  
to Sections 2.120.020 and  
2.120.030 of the PCDSC to allow  
a reduction in the minimum side  
setbacks from ten (10) feet to three  
(3) feet within Colonia Del Sol Unit  
V Lots 156 and 158, Section 06,  
Township 06 South, Range 06 East  
of the Gila and Salt River Meridian,  
Pinal County, Arizona: Tax Parcel  
504-28-156A, legal on file, located  
west of North Quiet Lane and  
south of West Lisa Avenue in the  
Casa Grande vicinity.  
Information regarding the case can  
be found online at:  
<https://www.pinal.gov/236/Notice-of-Hearings>

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 5TH DAY OF  
FEBRUARY, 2024  
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  
Contact for this matter: LaRee  
Mason, Planner  
E-mail Address: [LaRee.Mason@pinal.gov](mailto:LaRee.Mason@pinal.gov)  
Phone: (520) 866-6514 Fax: (520) 866-6442



AGENDA ITEM

March 28, 2024 ADMINISTRATION BUILDING A  
FLORENCE, ARIZONA

---

**REQUESTED BY:**

**Funds #:** 10

**Dept. #:** 316

**Dept. Name:** Development Services

**Director:** Brent Billingsley

---

**BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:**

**BA-047-23 – PUBLIC HEARING/ACTION:** Jacob Fisher, landowner, requesting a variance to **Sections 2.40.020** and **2.40.030** of the PCDSC to allow a reduction in the minimum required lot area 54,450± square feet (1.25 acres) to 37,897± square feet (0.87 acres) and applicable development standards in the General Rural (GR) zone, situated within Cactus Forest Tracts Lot 6, Section 28, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona: Tax Parcel 206-15-0220, legal on file, located west of North Leisure Lane and north of East Cactus Forest Road, in the Florence vicinity.

*LaRee Mason/Brent Billingsley*

---

**BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:**

---

**BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:**

---

**MOTION:**

---

History		
Time	Who	Approval

---

<b>ATTACHMENTS:</b>
Click to download
<input type="checkbox"/> <a href="#">Staff Report</a>

TO: PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

MEETING DATE: MARCH 28, 2024

CASE NUMBER: BA-047-23

CASE COORDINATOR: LAREE MASON

---

***Executive Summary:***

*This is a variance request to reduce the minimum lot size requirements of the General Rural (GR) zone for one parcel located in the unincorporated area in the Cactus Forest Tracts Lot 6 in Tract 5 in the Florence vicinity. The property is presently developed.*

**If This Request is approved:**

This variance will allow the continued and future use of one undersized GR zoned property with applicable development standards.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff offers a recommendation of approval with three stipulations.

---

**BA-047-23 – PUBLIC HEARING/ACTION:** Jacob Fisher, landowner/applicant, requesting a variance to **Sections 2.40.020 and 2.40.030** of the PCDSC to allow a reduction in the minimum required lot area from 54,450 square feet (1.25-acres) to 37,897± square feet (0.87-acres) and applicable development standards in the General Rural (GR) zone, situated within Cactus Forest Tracts Lot 6 Section 28, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona: Tax Parcel 206-15-0220, legal on file, located north of East Cactus Forest Road and west of North Leisure Lane in the Florence vicinity.

**LEGAL DESCRIPTION:** Cactus Forest Tracts Lot 6 in Tract 5 Section 28, Township 5 South, Range 10 East

**TAX PARCEL:** 206-15-0220

**LANDOWNER/APPLICANT:** Jacob Fisher, landowner/applicant

**REQUESTED ACTION AND PURPOSE:** The applicant is requesting a variance to Section 2.40.020B of the PCDSC, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25-acres) to 37,897± square feet (0.87-acres) and applicable development standards to allow the issuance of development permits in the General Rural (GR) zone.

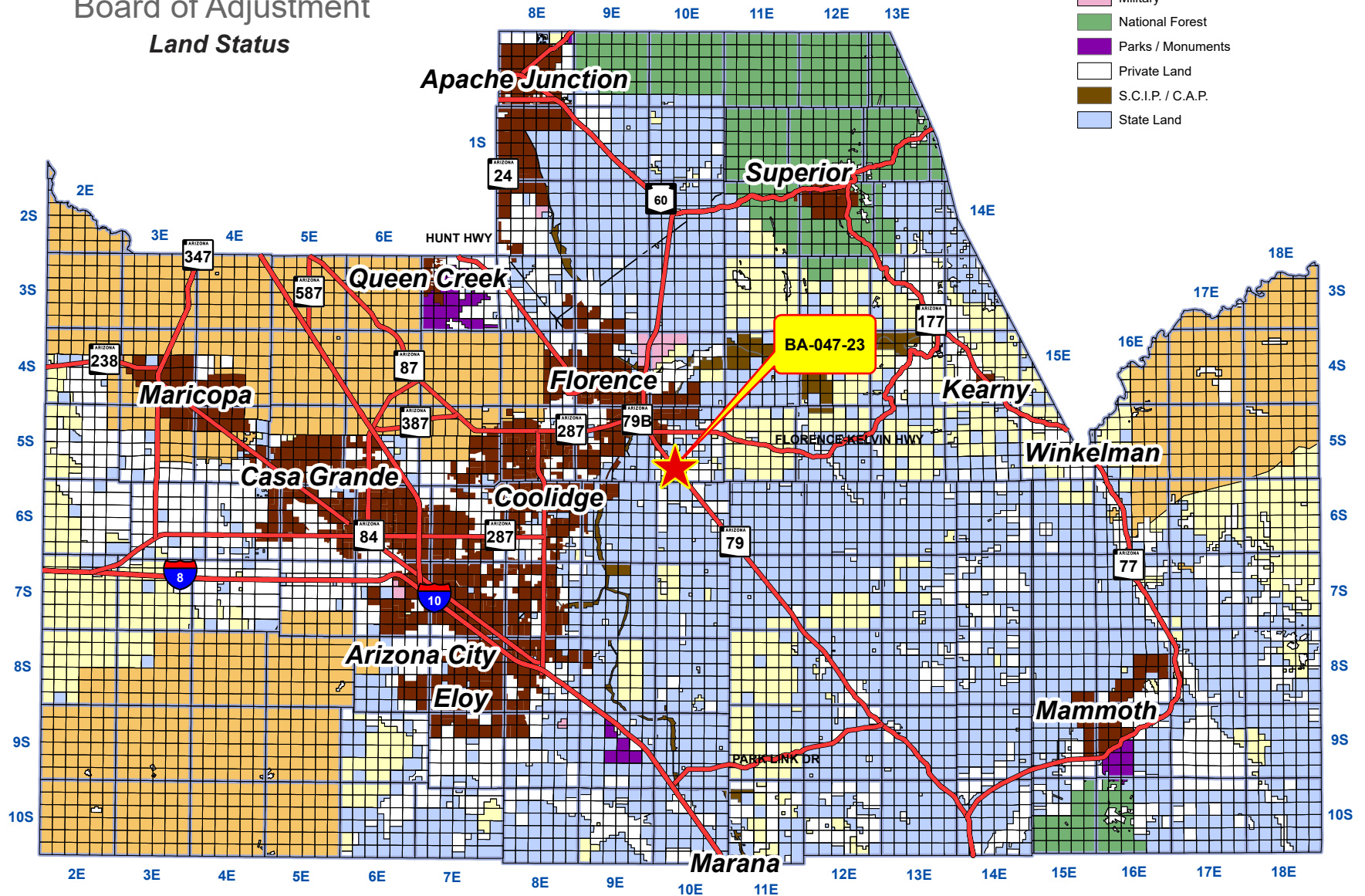


**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

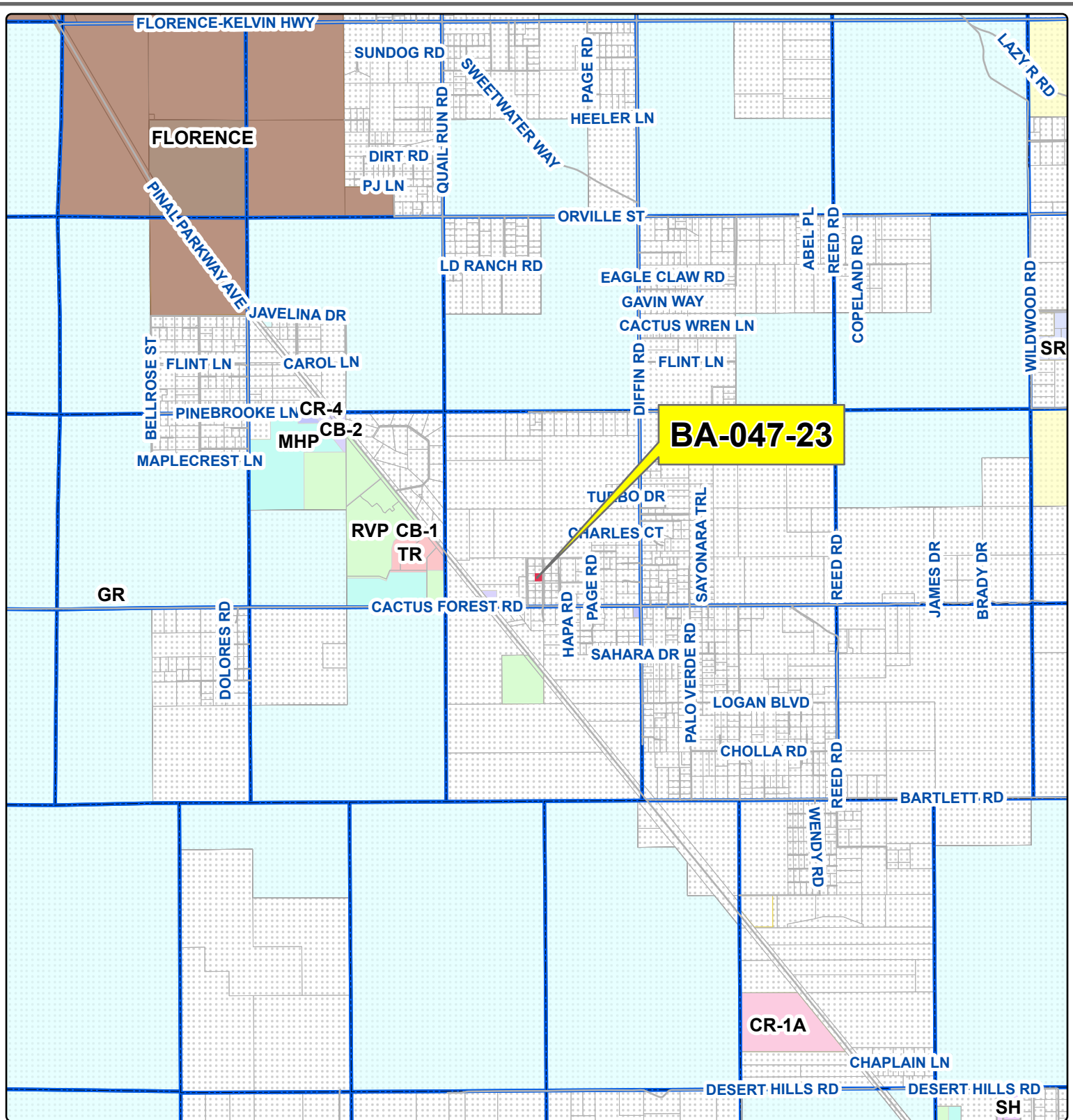
## Board of Adjustment Land Status

### Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land







# **Board of Adjustment** **Community Development**



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**Legal Description:**

Situated within Cactus Forest Tracts Lot 6, Section 28,  
Township 5 South, Range 10 East of the Gila and Salt River  
Meridian, Pinal County, Arizona: Tax Parcel 206-15-0220, legal  
on file, located west of North Leisure Lane and north of East  
Cactus Forest Road, in the Florence vicinity.

Page 35  
SEC 28, TWN 05S, RNG 10E



Sheet No.

1 of 1

Owner/Applicant: JACOB FISHER

Drawn By: GIS / IT / LJT

Date: 12/20/2023

Section 28

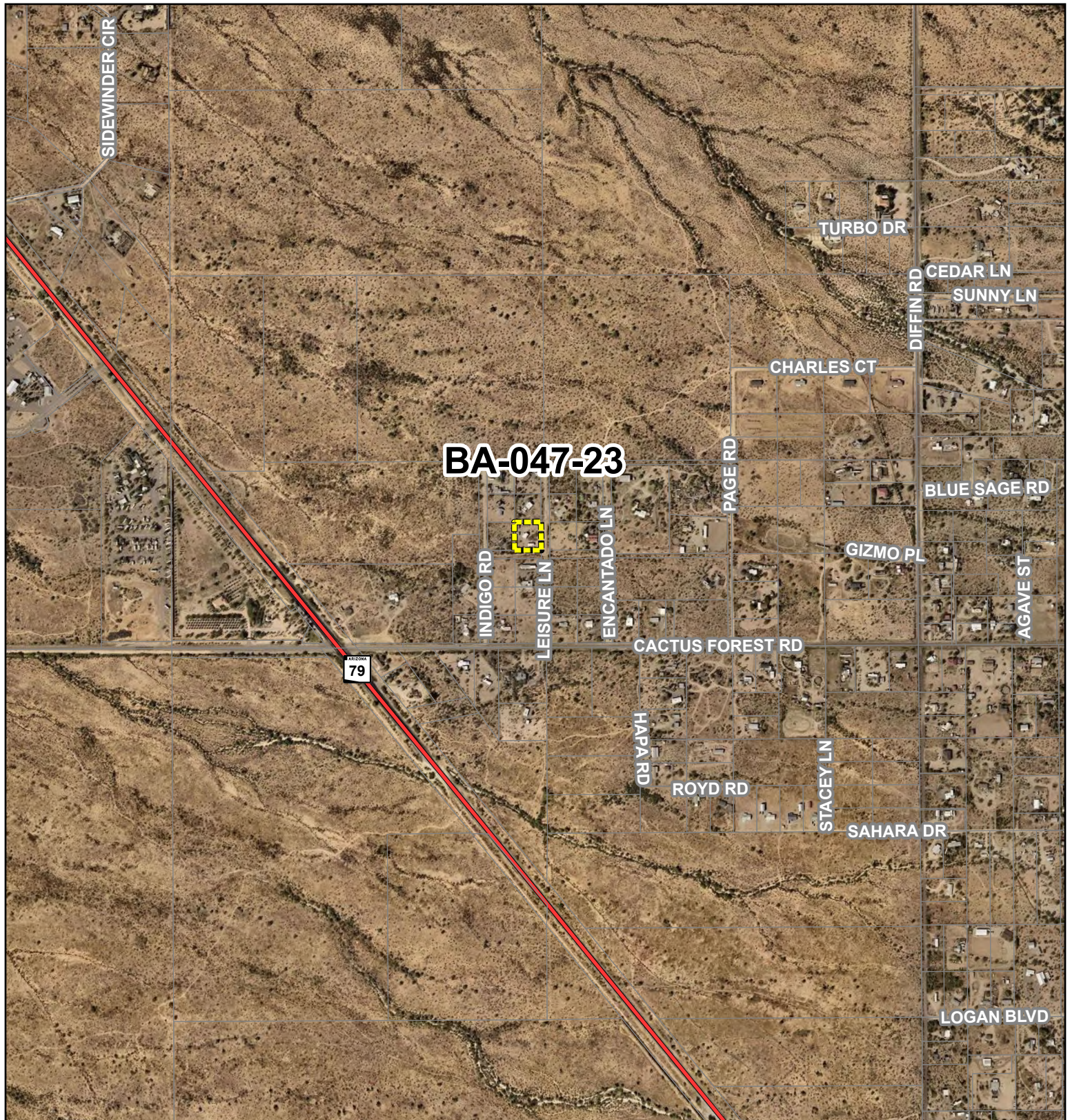
Township 05S

Range 10E

Case Number:

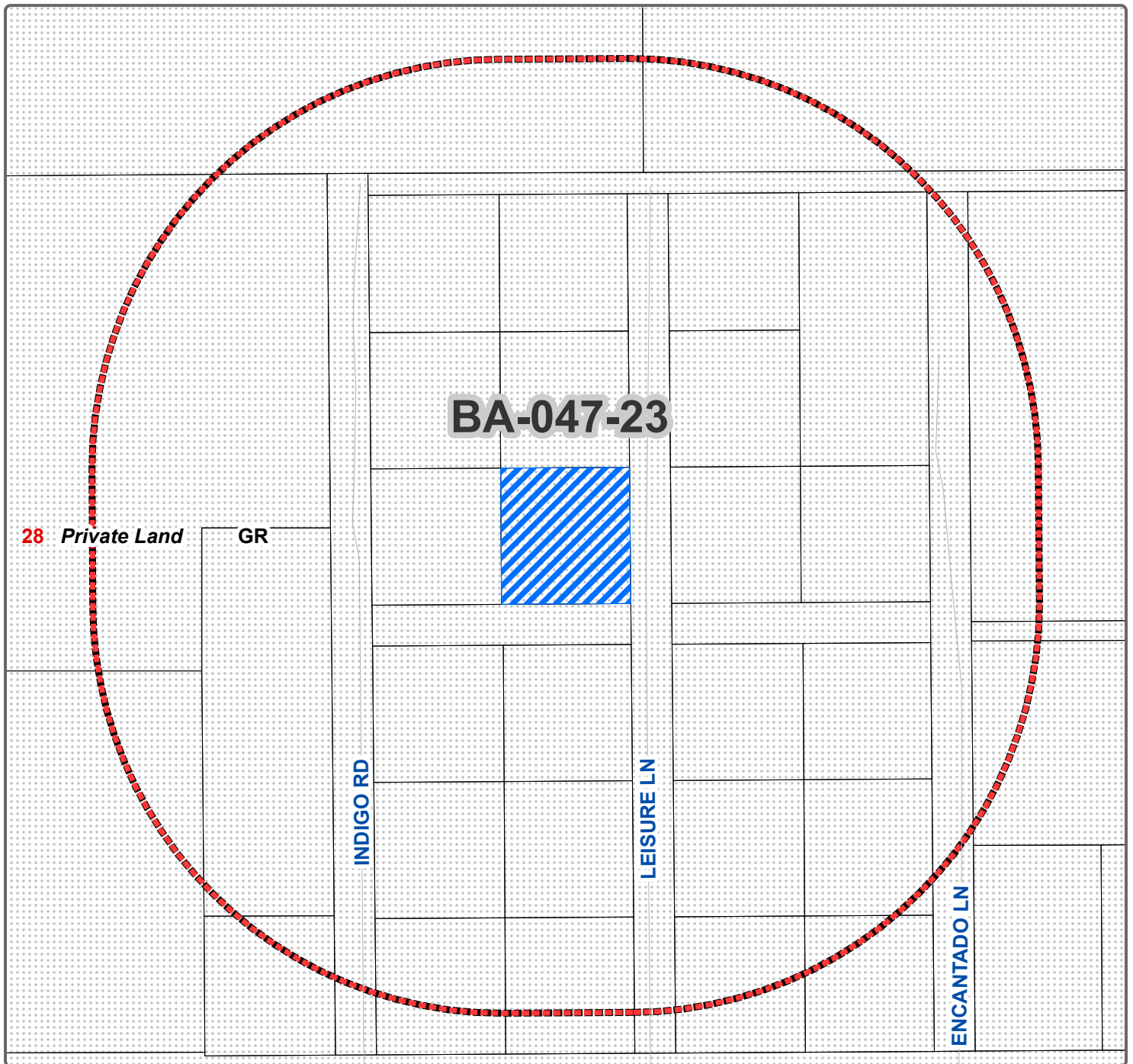
**BA-047-23**





## ***Board of Adjustment***





## Board of Adjustment

BA-047-23 – PUBLIC HEARING/ACTION: Jacob Fisher, landowner, requesting a variance to Sections 2.40.020 and 2.40.030 of the PCDSC to allow a reduction in the minimum required lot area 54,450± square feet (1.25 acres) to 37,897± square feet (0.87 acres) and applicable development standards in the General Rural (GR) zone, situated within Cactus Forest Tracts Lot 6, Section 28, Township 5 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 206-15-0220, legal on file, located west of North Leisure Lane and north of East Cactus Forest Road, in the Florence vicinity.

Current Zoning: GR

Requested Zoning: Board of Adjustment

Current Land Use: MLDR



### Legal Description:

Situated within Cactus Forest Tracts Lot 6, Section 28, Township 5 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 206-15-0220, legal on file, located west of North Leisure Lane and north of East Cactus Forest Road, in the Florence vicinity.

SEC 28, TWN 05S, RNG 10E



### Owner/Applicant:

JACOB FISHER

### Drawn By:

GIS / IT /LJT

### Date:

12/20/2023

Sheet No.  
1 of 1

### Section

28

### Township

05S

### Range

10E

### Case Number:

BA-047-23

**LOCATION:** The subject property is located north of East Cactus Forest Road and west of North Leisure Lane in the Florence vicinity.

**SIZE:** 37,897± square feet, 0.87-acres

**EXISTING ZONING AND LAND USE:** The property is zoned General Rural (GR) zone and is designated Moderate Low Density Residential (1-3/5du/ac).

**SURROUNDING ZONING AND LAND USE:**

North: General Rural (GR), Residential  
South: General Rural (GR), Residential  
East: General Rural (GR), Residential  
West: General Rural (GR), Residential

**SITE DATA:** The subject property is located in Flood Zone X, an area of minimal flood hazard.

**HISTORY:** The 1968 zoning ordinance allowed 12,000 square foot parcels in the GR (General Rural) zone. In 1974, the county amended the 1972 zoning ordinance and increased the minimum lot size for the GR zone to 54,450 square feet. The subject site was platted in 1985 as part of the unrecorded Cactus Forest Tracts. The subject property became Lot 6 in Tract 5 of the Cactus Forest Tracts totaling 0.87-acres in size.

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

Staff received one letter of opposition.

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

Newspaper publish dates:	2/15/2024
Mail-outs:	2/29/2023
Site Posting:	2/29/2024
Website:	2/28/2023

**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:**

- 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.
- The special circumstances or conditions referred to in (a) are not self-imposed by the property owners within the subject area.
- The strict application of the regulations would work an unnecessary nonfinancial hardship.
- 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, 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 1972 Pinal County zoning ordinance introduced the 1.25-acre minimum lot size for the General Rural (GR) zoning district. The Cactus Forest Tracts were platted in 1985.

**FINDING:** Due to the standards of the 1.25-acre minimum, the subject property does not meet the current minimum lot size requirements within the General Rural 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:** The zoning ordinance conversion to the 1.25-acre minimum lot size standard for the General Rural zoning district resulted in the subject property being undersized.

**FINDING:** No actions by property owners created the undersized one-acre property for Assessor's Parcel Number 206-15-0220.

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

**ANALYSIS:** The strict application of the regulations would hold the property in non-conforming status in perpetuity.

**FINDING:** The property being held in non-conforming status would prevent existing and new ownership from acquiring the necessary permits for routine construction and alterations of the property's residential use.

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

**ANALYSIS:** The property would be functional for both existing and future owners of the subject site.

**FINDING:** The granting of this variance request 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.

**ANALYSIS:** If this variance is granted, the building setbacks found in the attached stipulations would match those in the surrounding area. All new structures will be required to meet both the Pinal County development standards, the 2018 International Building Code (IBC), and all additional applicable conditions for permit approval.

**FINDING:** The granting of this 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 will not allow a use that is not permitted in the zoning district where the property is located.

**ANALYSIS:** The Suburban Homestead zoning district permits residential use which is the desired primary use for the subject property.

**FINDING:** Granting of the variance will not allow a use that is not permitted in the subject property's zoning district.

#### **STAFF SUMMARY AND RECOMMENDATION:**

All submittals, presented evidence, written documentation, public testimony, and Planning Case Staff Report (BA-047-23), 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, 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-047-23, a variance to Sections 2.40.020 and 2.40.030 of the Pinal County Development Services Code, to decrease the overall minimum lot area requirement for a single-family dwelling and accessory structures from 54,450 square feet (1.25-acres) to 37,897± square feet (0.87-acres), as well as associated development standards in the General Rural (GR) Zone to allow the future construction of detached accessory structures, based on (please cite a minimum of three findings in a-f above) with the following conditions:

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:

3. The site development standards are as follows:

Minimum lot area: 35,000 square feet;

Minimum lot width: 50 feet;

Minimum front setback: 30 feet;

Minimum side setbacks: Ten feet each;

Minimum rear setback: 25 feet;

Maximum building height: 30 feet.

Detached accessory buildings:

Permitted coverage: 33 percent of the total area of the rear and side setbacks;

Maximum height: 20 feet;

Minimum distance to main building: Seven feet;

Minimum distance to front lot line: 60 feet; and

Minimum distance to side and rear lot lines: Four feet.

**To Deny:**

I move to deny case BA-047-23, a variance to Sections 2.40.020 and 2.40.030 of the PCDSC, based on the finding that the condition is neither peculiar nor exceptional to reduce the rear setback requirement specified by the PCDSC.



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.pinalcountyz.gov/CitizenAccess/>

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**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.: 206150220 2. Size (to the nearest 1/10th of an acre)

3. The legal description of the property: 9016 N Leisure Ln, Florence, AZ 85132

4. Current zoning:  5. Septic or Sewer? Septic  Sewer   
Sewer District

6. The existing use(s) of the property: SINGLE FAMILY

7. The exact variance request and/or Section(s) of Code impacted: GROUND MOUNT SOLAR SYSTEM

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.

GROUND MOUNT SOLAR SYSTEM

10. State any special circumstances or conditions about the property that do not negatively impact other properties in that zoning district. Also state any physical characteristics of this property that are unique and unlike other properties in the area.

GROUND MOUNT SOLAR SYSTEM

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.pinalcountyz.gov](http://www.pinalcountyz.gov)



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**11.** State how the special circumstances or conditions referred to question #10 are not self-imposed.

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**12.** State how the granting of this application will not materially affect the health or safety of persons residing or working in the neighborhood and how this variance will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

GROUND MOUNT SOLAR SYSTEM

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**13.** State how the variance will only allow permitted uses in the zoning district in which the property is located.

GROUND MOUNT SOLAR SYSTEM

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**14.** State how the strict application of the current regulations would work an unnecessary nonfinancial hardship and how the granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights. Show how all beneficial uses and/or enjoyment of the land will be lost if the variance is not granted. Evidence from an appraiser, realtor or other professionals can be useful.

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(The following are additional questions for reductions in parking requests only)

**15.** Site Plan Review or Building Permit Number: PER23-05837

**16.** Required parking either in total number or ratio: \_\_\_\_\_ **17.** Requested (# or ratio) \_\_\_\_\_

**18.** 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: \_\_\_\_\_

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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.

MIRANDA WHITTEN	6150 W CHANDLER BLVD #17 CHANDLER AZ 85226
Name of Applicant	Address


<i>Miranda Whitten</i>	mwhitten@fusionpowerco.com	760-514-1973
Signature of Applicant	E-Mail Address	Phone Number

same as above ^	
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.

Jacob Fisher	9016 N Leisure Ln, Florence, AZ 85132
Name of Landowner	Address

	jacobdfisher@live.com	480-707-3447
Signature of Landowner	E-Mail Address	Phone Number

If the landowner is not the applicant, then the applicant must submit a signed and notarized agency authorization form from the landowner with this application.

### 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
  - Driveways and parking areas, show access, dimensions and surface material
  - 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, or request from the case planner assigned, 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.
- ☐ I understand that two newspaper publications must be advertised for this variance case per Pinal County staff instructions no later than 21 days before the hearing date as assigned. The applicant is responsible for all publication fees.
- ☐ Submitted application via online portal (<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>)

### **Important:**

If the application is incomplete or is not detailed enough, the case will not be presented to the Board of Adjustments.

## SIGNATURE CERTIFICATE



## REFERENCE NUMBER

123DCDDA-D630-4EEA-8AA1-9AE41E731892

## TRANSACTION DETAILS

## Reference Number

123DCDDA-D630-4EEA-8AA1-9AE41E731892

## Transaction Type

Signature Request

## Sent At

10/03/2023 15:04 EDT

## Executed At

10/03/2023 15:09 EDT

## Identity Method

email

## Distribution Method

email

## Signed Checksum

a0e714085c5bda55debb8efb60d8ee04fae926947e41aadac44ecf40c911f2d9

## Signer Sequencing

Disabled

## Document Passcode

Disabled

## DOCUMENT DETAILS

## Document Name

Variance Application Form 4-18-23 rev 202304191139569502

## Filename

Variance\_Application\_Form\_4-18-23\_rev\_202304191139569502.pdf

## Pages

4 pages

## Content Type

application/pdf


## File Size

451 KB

## Original Checksum

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## SIGNERS

SIGNER	E-SIGNATURE	EVENTS
<b>Name</b> Jacob Fisher	<b>Status</b> signed	<b>Viewed At</b> 10/03/2023 15:08 EDT
<b>Email</b> jacobdfisher@live.com	<b>Multi-factor Digital Fingerprint Checksum</b> cd52591845c5842f6f30fce8b98803ac3f9d85cd638d952ab11e27e51e8a6abc	<b>Identity Authenticated At</b> 10/03/2023 15:09 EDT
<b>Components</b> 1	<b>IP Address</b> 98.97.57.0	<b>Signed At</b> 10/03/2023 15:09 EDT
	<b>Device</b> Mobile Safari via iOS	
	<b>Drawn Signature</b> 	
	<b>Signature Reference ID</b> 63ED1DBD	
	<b>Signature Biometric Count</b> 1	

## AUDITS

TIMESTAMP	AUDIT
10/03/2023 15:04 EDT	Fusion Power (support@fusionpowerco.com) created document 'Variance_Application_Form_4-18-23_rev_202304191139569502.pdf' on Chrome via Windows from 72.212.144.186.
10/03/2023 15:04 EDT	Jacob Fisher (jacobdfisher@live.com) was emailed a link to sign.
10/03/2023 15:08 EDT	Jacob Fisher (jacobdfisher@live.com) viewed the document on Mobile Safari via iOS from 98.97.57.0.
10/03/2023 15:09 EDT	Jacob Fisher (jacobdfisher@live.com) authenticated via email on Mobile Safari via iOS from 98.97.57.0.
10/03/2023 15:09 EDT	Jacob Fisher (jacobdfisher@live.com) signed the document on Mobile Safari via iOS from 98.97.57.0.

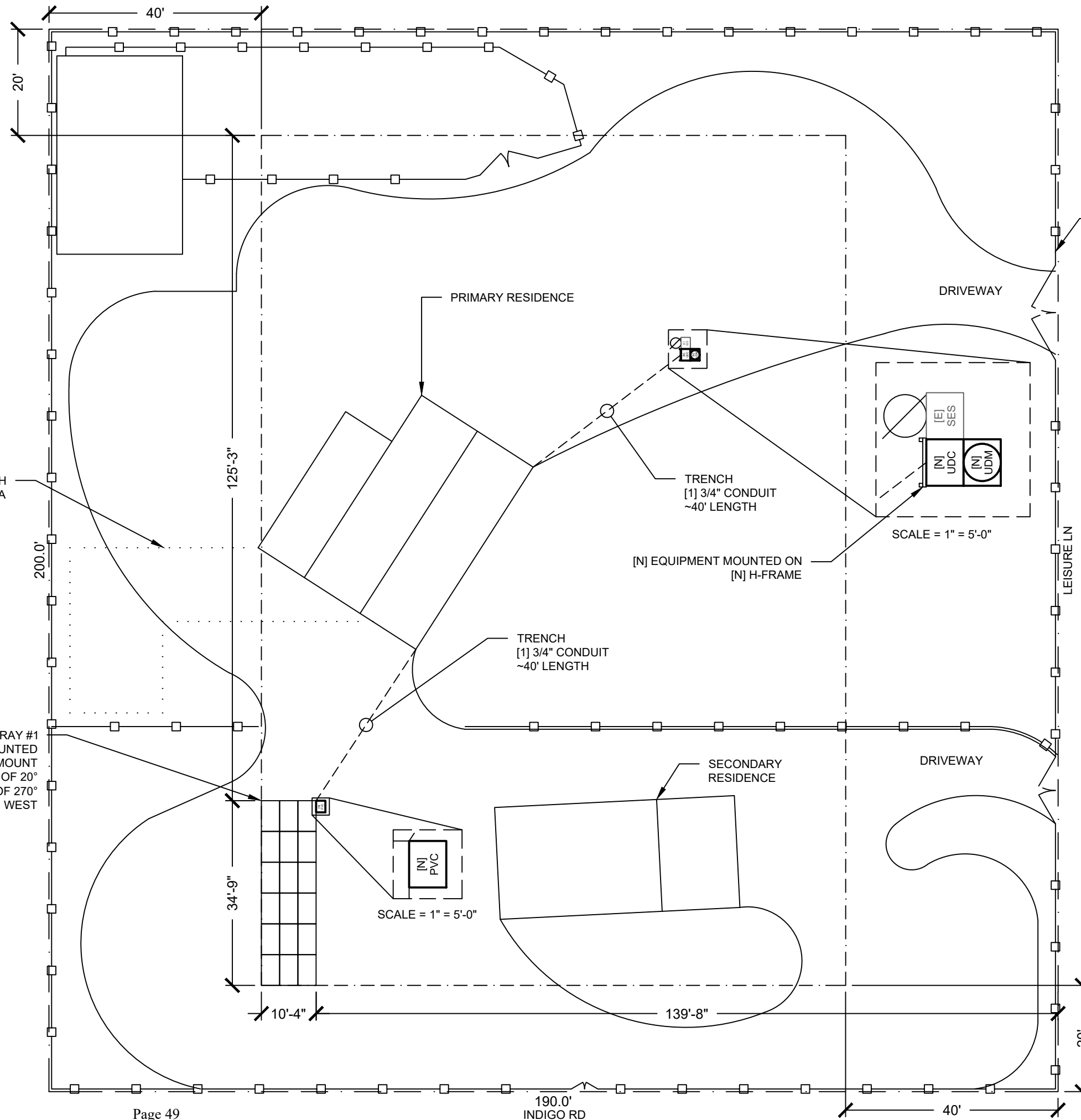
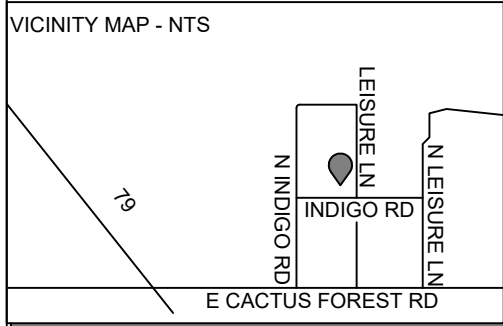






/ECTOR ENERGY

SCALE - 1" = 20'-0"



AHJ  
USE

The logo for Vector Energy, featuring the word "VECTOR" in a bold, black, sans-serif font, with a stylized orange lightning bolt graphic integrated into the letter "O". Below "VECTOR" is the word "ENERGY" in a smaller, black, sans-serif font.

6150 W CHANDLER BLVD  
STE 17  
CHANDLER , AZ, 85226  
ROC# 330619  
PHONE# 480-676-1433

JACOB FISHER

FISHER JACOB

9016 N LEISURE LN  
FLORENCE, AZ 85132

6.480 kWDC

18	-	LONGI
		LR4-60HPB-360M

**5.220 kWAC**

18	-	ENPHASE IQ8PLUS-72-2-US
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PARCEL #	206150220
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PROJECT #	FP42043
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DATE	August 24, 2023
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DESIGNER	REV
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RH	A
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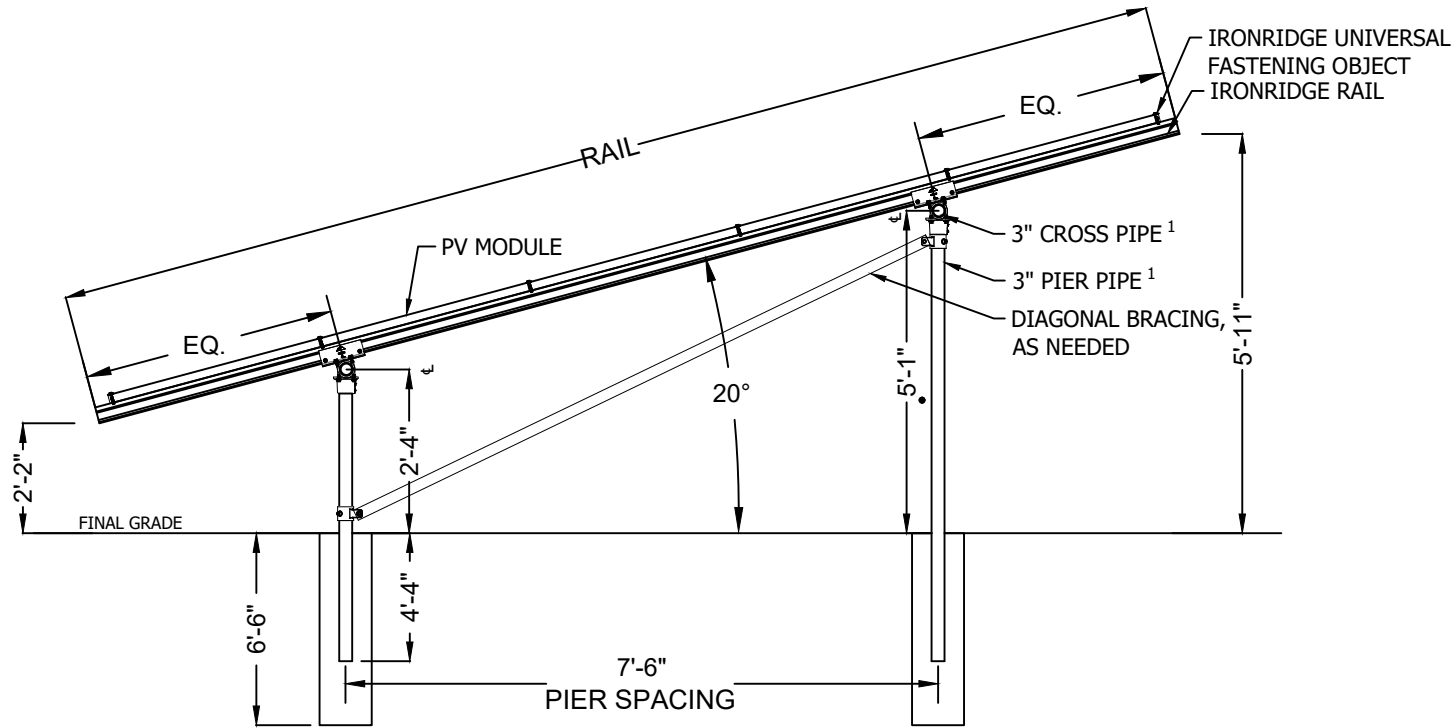
SHEET #

# PV2

VECTOR ENERGY

ELEVATION DIAGRAM

SCALE - NTS



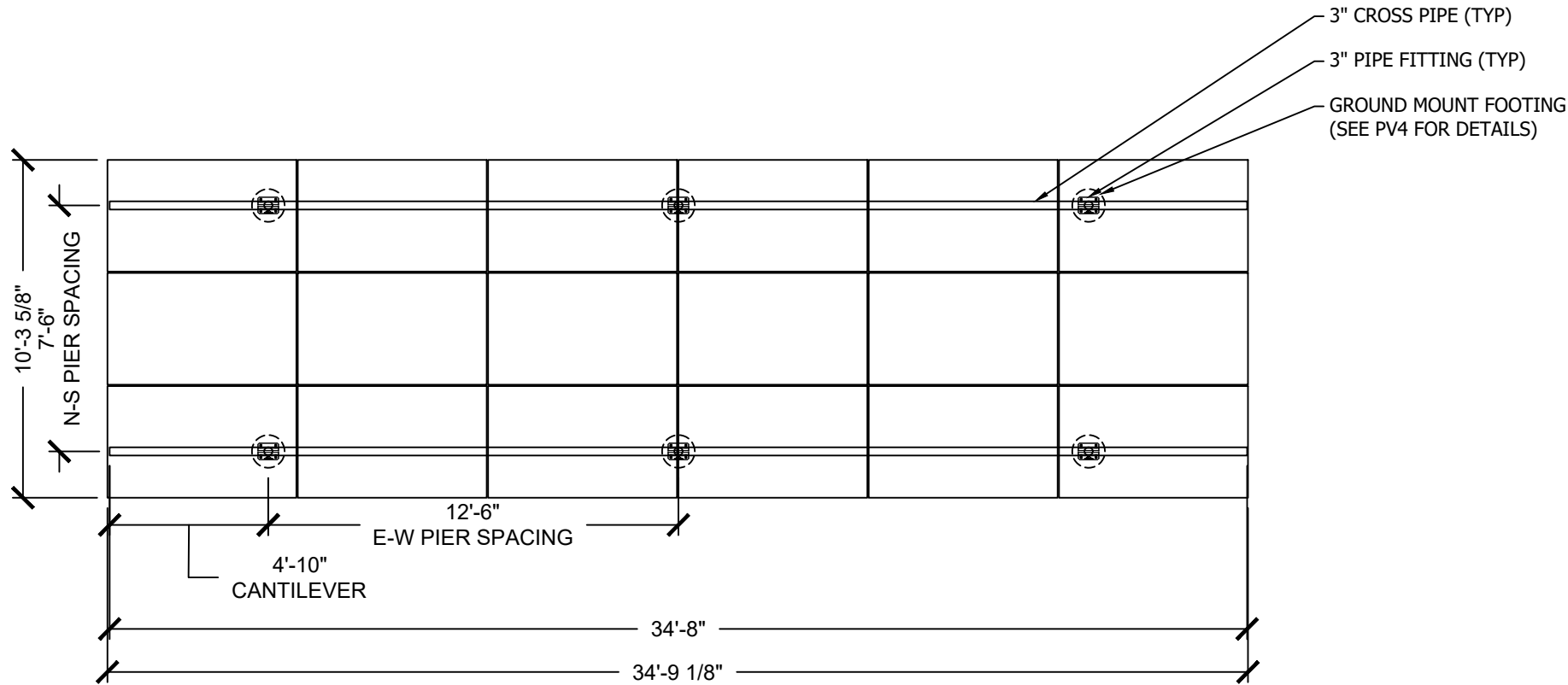
VECTOR ENERGY

ARRAY DIAGRAM

SCALE - 1" = 5'-0"

LEGEND

- = SOLAR RAIL
- = PIPE FITTING



RAIL TYPE		DIAGONAL		E/W SPACING	RAIL CANTILEVER	SIZE		EDGE CLEARANCES	SHEAR	MOMENT	UPLIFT
XR1000		NO		12'-6"	1'-6"	34'-8" (EW) x 10'-5" (NS)		2'-2" (S); 5'-11" (N)	1,126 lbs	2,814 ft-lbs	-2,030 lbs
ROWS	COLUMNS	ARRAYS	PIERS/ARRAY	TOTAL SOUTH PIERS	TOTAL NORTH PIERS	TOTAL CROSS PIPES		PIPE CANTILEVER	TOTAL PIPE LENGTH		
3	6	1	6	3 (6'-8")	6 (9'-5")	2 (34'-8")		4'-10"	117'-9"		

AHJ  
USE

VECTOR  
ENERGY

6150 W CHANDLER BLVD  
STE 17  
CHANDLER , AZ, 85226  
ROC# 330619  
PHONE# 480-676-1433

JACOB FISHER

FISHER JACOB

9016 N LEISURE LN  
FLORENCE, AZ 85132

6.480 kWDC

18 - LONGI  
LR4-60HPB-360M

5.220 kWAC

18 - ENPHASE  
IQ8PLUS-72-2-US

PARCEL # 206150220

PROJECT # FP42043

DATE August 24, 2023

DESIGNER

REV

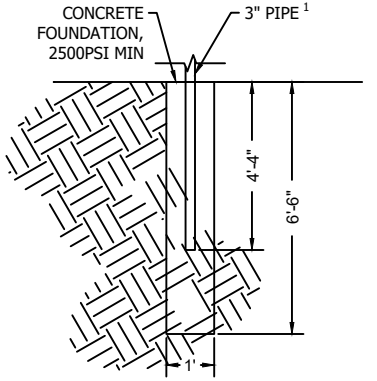
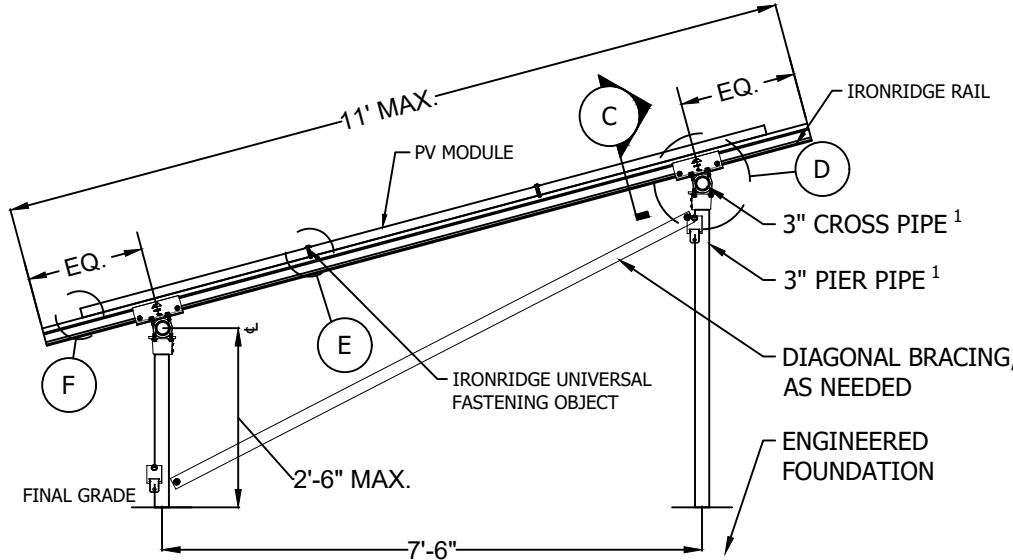
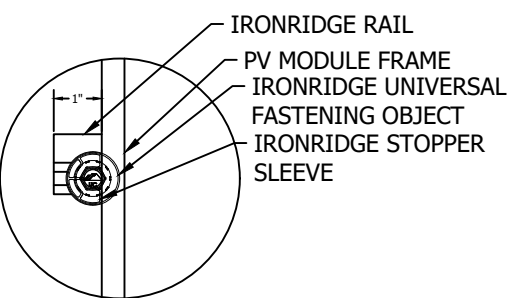
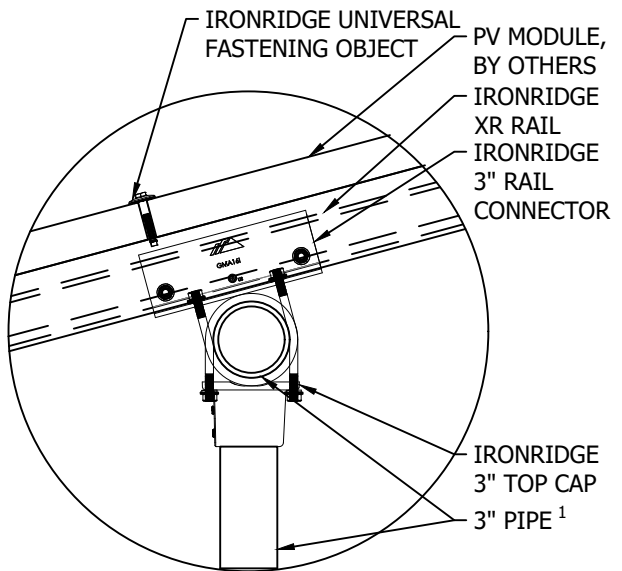
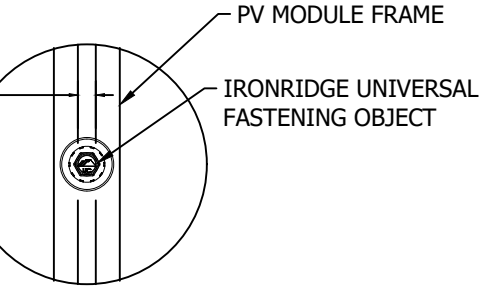
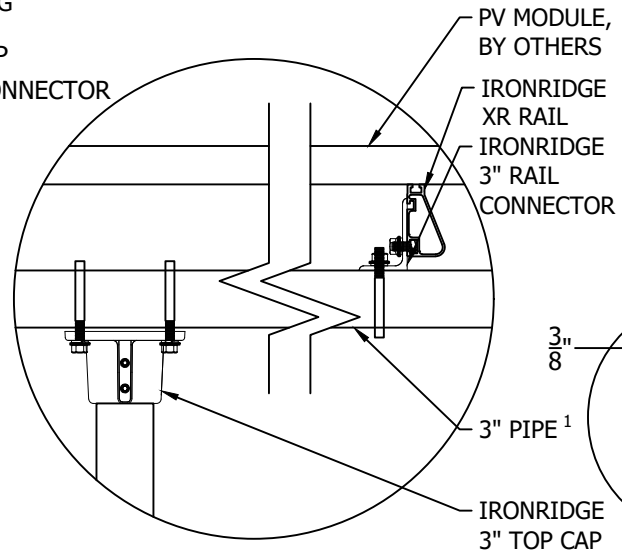
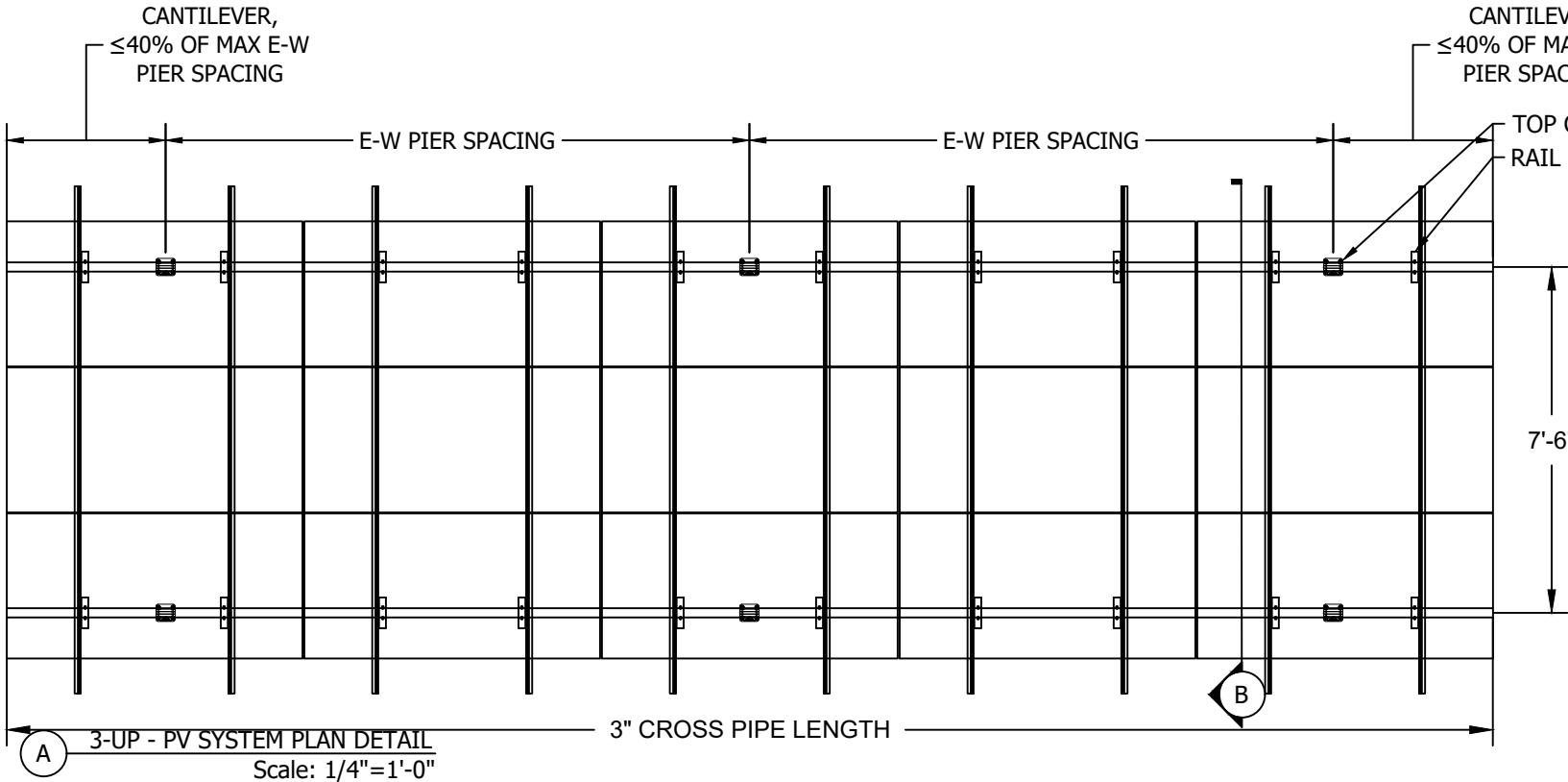
RH

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SHEET #

PV3





**B** 3-UP - PV SYSTEM SIDE SECTION  
Scale: 3/16"=1'-0"

**G** DRILL/POUR FOUNDATION  
Scale: 1/4"=1'-0"

1. SCHEDULE 40 PIPE OR ALLIED MECHANICAL TUBING (3 GA WALL THICKNESS)

AHJ  
USE



6150 W CHANDLER BLVD  
STE 17  
CHANDLER , AZ, 85226  
ROC# 330619  
PHONE# 480-676-1433

JACOB FISHER

FISHER JACOB

9016 N LEISURE LN  
FLORENCE, AZ 85132

6.480 kWDC

18 - LONGI  
LR4-60HPB-360M

5.220 kWAC

18 - ENPHASE  
IQ8PLUS-72-2-US

PARCEL # 206150220

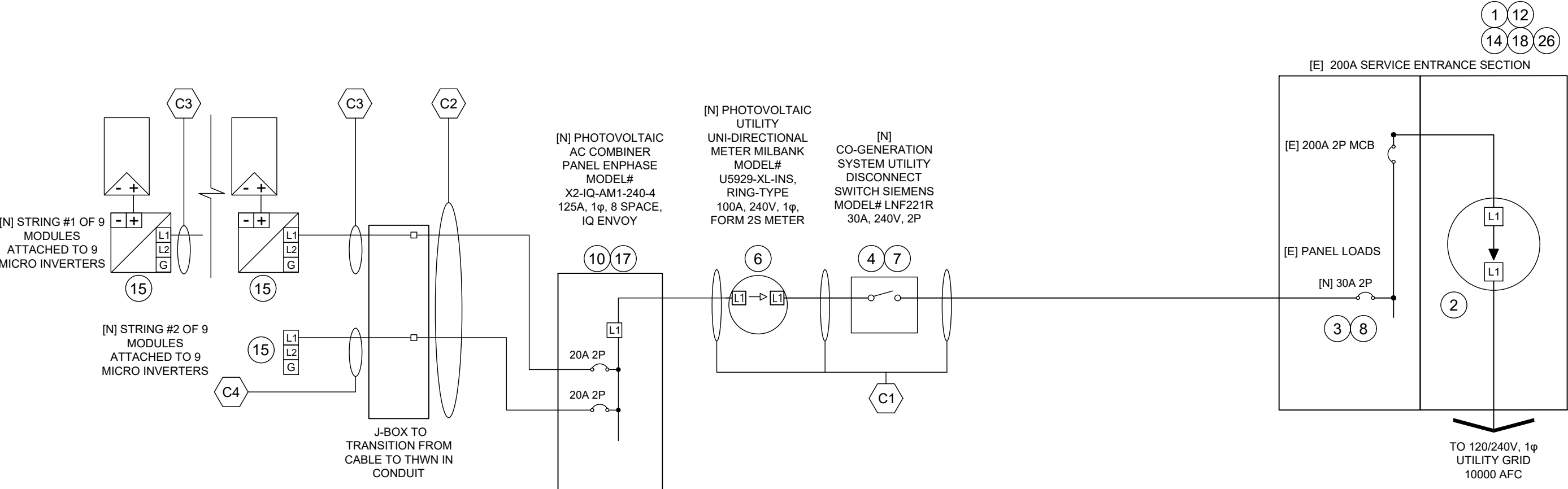
PROJECT # FP42043

DATE August 24, 2023

DESIGNER REV

RH A

SHEET #  
**PV4**



AHJ  
USE



6150 W CHANDLER BLVD  
STE 17  
CHANDLER , AZ, 85226  
ROC# 330619  
PHONE# 480-676-1433

JACOB FISHER

FISHER JACOB

9016 N LEISURE LN  
FLORENCE, AZ 85132

6.480 kWDC

18 - LONGI  
LR4-60HPB-360M

5.220 kWAC

18 - ENPHASE  
IQ8PLUS-72-2-US

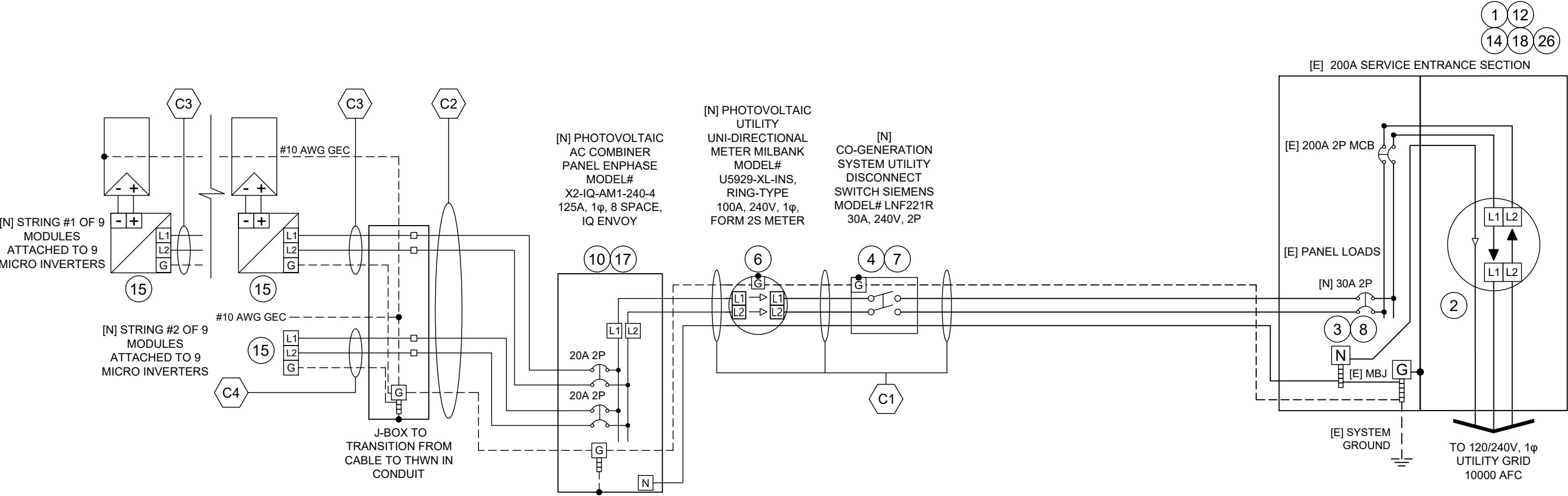
PARCEL # 206150220

PROJECT # FP42043

DATE August 24, 2023

DESIGNER	REV
RH	A

SHEET #  
PV5



AHJ  
USE



6150 W CHANDLER BLVD  
STE 17  
CHANDLER , AZ, 85226  
ROC# 330619  
PHONE# 480-676-1433

JACOB FISHER

FISHER JACOB

9016 N LEISURE LN  
FLORENCE, AZ 85132

6.480 kWDC

18 - LONGI  
LR4-60HPB-360M

5.220 kWAC

18 - ENPHASE  
IQ8PLUS-72-2-US

PARCEL # 206150220

PROJECT # FP42043

DATE August 24, 2023

DESIGNER REV

RH A

SHEET #

PV6

NEC & APS NOTES

- 1EQUIPMENT SHALL BE INSTALLED AND LABELED IN ACCORDANCE WITH THE NEC AND ALL APPLICABLE REQUIREMENTS OF THE SERVING ELECTRIC UTILITY COMPANY AND OF THE LOCAL AUTHORITY HAVING JURISDICTION
- 2BI-DIRECTIONAL UTILITY METER TO BE INSTALLED BY UTILITY COMPANY
- 3LABEL OVERCURRENT PROTECTION DEVICE "WARNING INVERTER OUTPUT CONNECTION DO NOT RELOCATE THIS OVERCURRENT DEVICE" PER NEC 705.12(D)(7)
- 4LABEL "PHOTOVOLTAIC SYSTEM UTILITY DISCONNECT SWITCH". SWITCH COVER TO BE LOCKED AT ALL TIMES. SWITCH TO BE VISIBLE AND ACCESSIBLE PER UTILITY REQUIREMENTS AND CONFORM TO NEC 705.22.
- 5LABEL EACH PV SYSTEM DISCONNECTING MEANS PER NEC 690.14(C)(2) AND INSTALL A LABEL WITH MAXIMUM POWER POINT CURRENT, MAXIMUM POWER POINT VOLTAGE, MAXIMUM SYSTEM VOLTAGE, AND MAXIMUM SHORT CIRCUIT CURRENT, AND MAXIMUM RATED OUTPUT CURRENT OF CHARGE CONTROLLER WHERE APPLICABLE PER NEC 690.53
- 6LABEL "PHOTOVOLTAIC SYSTEM METER"
- 7PROVIDE WARNING SIGN READING "WARNING - ELECTRICAL SHOCK HAZARD - TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION".
- 8LABEL "WARNING POWERSOURCE OUTPUT CONNECTION. DO NOT RELOCATE THIS OVERCURRENT DEVICE" AND LOCATE BREAKER AT OPPOSITE END OF BUS FROM MAIN BREAKER LOCATION.
- 9METALLIC CONDUIT SHALL BE USED WITHIN BUILDING PER NEC 690.31(E)
- 10LABEL "DEDICATED PHOTOVOLTAIC SYSTEM COMBINER PANEL" AND "DO NOT ADD LOADS TO THIS PANEL".
- 11GEC TO BE INSTALLED AS REQUIRED BY MANUFACTURER INSTRUCTIONS AND NEC 690.47
- 12EQUIPMENT SHALL BE LABELED, TESTED AND MARKED TO WITHSTAND THE AVAILABLE SHORT CIRCUIT CURRENT.
- 13INSTALL AS REQUIRED TO LIMIT SHORT CIRCUIT CURRENT OF DOWNSTREAM EQUIPMENT. LABEL "PHOTOVOLTAIC SYSTEM DISCONNECT SWITCH". SWITCH COVER TO BE LOCKED AT ALL TIMES BY CUSTOMER AND COMPLY WITH NEC 705.22 INSTALL LABEL WITH PHOTOVOLTAIC SYSTEM AC OPERATING CURRENT AND VOLTAGE. USE CLASS "R" FUSES
- 14PER NEC 705.12(D)(2) THE SUM OF THE AMPERE RATINGS OF OVERCURRENT DEVICES IN CIRCUITS SUPPLYING POWER TO A BUSBAR OR CONDUCTOR SHALL NOT EXCEED 120 PERCENT OF THE RATING OF THE BUSBAR OR CONDUCTOR
- 15ANTH-ISLANDING PROTECTION ENSURES THE SYSTEM WILL NOT EXPORT POWER INTO A BALANCED 60HZ RESONANT GRID WHILE THE UTILITY IS DISCONNECTED.
- 16PER NEC 690.31(E)(3),(4) WIRING METHODS AND ENCLOSURES THAT CONTAIN PHOTOVOLTAIC POWER SOURCE CONDUCTORS SHALL BE MARKED WITH "PHOTOVOLTAIC POWER SOURCE". THIS APPLIES TO DC CONDUIT, RACEWAYS, ENCLOSURES, CABLE ASSEMBLIES & JUNCTION BOXES. USE EVERY 10', AT EVERY TURN, ABOVE AND BELOW BUILDING PENETRATIONS, AND AT ALL DC COMBINER JUNCTION BOXES.
- 17LABEL FOR RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM
- 18LABEL FOR RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM
- 19PHOTOVOLTAIC CIRCUIT SIZING SHALL COMPLY WITH 690.8(A)(1) - 690.8(A)(5)
- 20OVERCURRENT DEVICES WHERE REQUIRED ARE RATED AT NOT LESS THAN 125% OF THE AMPACITY CALCULATED PER NEC690.8 OR ARE RATED AS AN ASSEMBLY FOR CONTINUOUS DUTY PER NEC 690.9(B)
- 21THE CALCULATED MAXIMUM VOLTAGE SHALL COMPLY TO NEC 690.7(A) - 690.7(E)
- 22WHERE MORE THAN ONE AMPACITY APPLIES FOR A GIVEN CIRCUIT LENGTH, THE LOWEST VALUE SHALL BE USED PER NEC310.15(A)(2)
- 23ALL ROOFTOP CONDUITS SHALL BE MINIMUM 7/8" INCH ABOVE THE ROOFTOP
- 24WHERE PV SOURCE CIRCUITS AND OUTPUT CIRCUITS OPERATING AT MAXIMUM SYSTEM VOLTAGES GREATER THAN 30 VOLTS ARE INSTALLED IN READILY ACCESSIBLE LOCATIONS, CIRCUIT CONDUCTORS SHALL BE GAURDED OR INSTALLED IN A RACEWAY PER NEC 690.31(A).
- 25BACKFEED BREAKER SHALL BE RATED MINIMUM 22KAIC OR SERIES RATED 22/10KAIC WITH THE 200 AMP MAIN BREAKER. NEC ARTICLE 110.9, ARTICLE 110.22 AND ARTICLE 240.86(B)
- 26LABEL PER NEC ARTICLE 705.10, A PERMANENT PLAQUE OR DIRECTORY DENOTING THE LOCATION OF ALL ELECTRIC POWER SOURCES ON OR IN THE PREMISES SHALL BE INSTALLED AT EACH SERVICE EQUIPMENT LOCATION AND AT LOCATION(S) OF ALL ELECTRIC POWER PRODUCTION SOURCES CAPABLE OF BEING INTERCONNECTED
- 27LABEL STATING " WARNING -- THIS EQUIPMENT FED BY MULTIPLE SOURCES. -- TOTAL RATING OF ALL OVERCURRENT DEVICES EXCLUDING THE MAIN SUPPLY OVERCURRENT DEVCE SHALL NOT EXCEED AMPACITY OF BUSBAR"
- 28FOR SUPPLY SIDE CONNECTIONS A SUPPLY SIDE BONDING JUMPER SHALL BE INSTALLED INSIDE THE OCPD DEVICE AND SIZED PER NEC 250.102(C)(1)
- 29METER DISCONNECT SHALL BE LEGIBLY FIELD MARKED ON IT'S EXTERIOR IN A MANNER SUITABLE FOR THE ENVIROMENT AS FOLLOWS "METER DISCONNECT -- NOT SERVICE DISCONNECT"

[N] CIRCUIT TABLE											
No.	CIRCUIT CURRENT					TEMP DERATE	CONDUCTOR	EGC / GEC	INSULATION	CONDUIT SIZE	# CONDUCTORS
C1	21.8					0.82	#10 AWG CU	#10 AWG CU	THWN-2	3/4"	3
C2	10.89 /	10.89				0.82	#10 AWG CU	#10 AWG CU	THWN-2	3/4"	4
C3	10.89					0.82	#12 AWG CU	#12 AWG CU	Q-CABLE	3/4"	2
C4	10.89					0.82	#12 AWG CU	#12 AWG CU	Q-CABLE	3/4"	2
SUB	NO SUB-PANEL INCLUDED										
TAP	NO LOAD SIDE TAP INCLUDED										
MTR	NO MONITORING INCLUDED										
DMS	DMS NOT INCLUDED										

AHJ  
USE



6150 W CHANDLER BLVD  
STE 17  
CHANDLER , AZ, 85226  
ROC# 330619  
PHONE# 480-676-1433

JACOB FISHER

FISHER JACOB

9016 N LEISURE LN  
FLORENCE, AZ 85132

6.480 kWDC

18 - LONGI  
LR4-60HPB-360M

5.220 kWAC

18 - ENPHASE  
IQ8PLUS-72-2-US

PARCEL # 206150220

PROJECT # FP42043

DATE August 24, 2023

DESIGNER REV

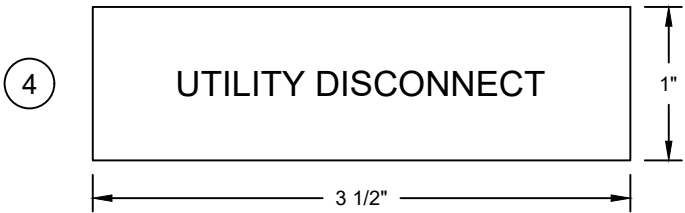
RH A

SHEET #

PV6.1

UTILITY DISCONNECT

BLACK WITH WHITE LETTERING (TEXT: 1/4")

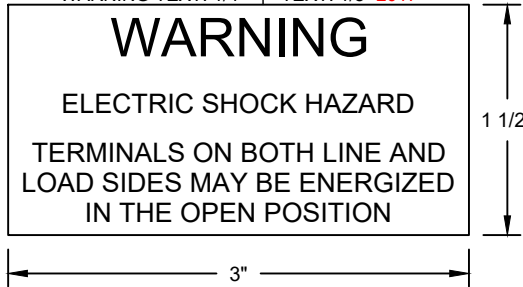


LABELS ARE MADE OF UV RESISTANT AND OUTDOOR RATED MATERIAL

RED WITH WHITE LETTERING  
WARNING TEXT: 1/4" | TEXT: 1/8" 2017

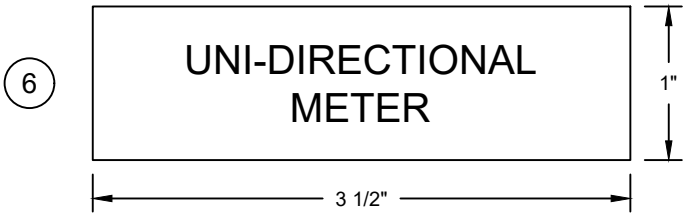
WARNING

ELECTRIC SHOCK HAZARD  
TERMINALS ON BOTH LINE AND  
LOAD SIDES MAY BE ENERGIZED  
IN THE OPEN POSITION



UTILITY METER

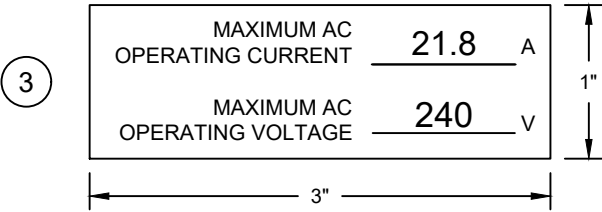
BLACK WITH WHITE LETTERING (TEXT: 1/4")



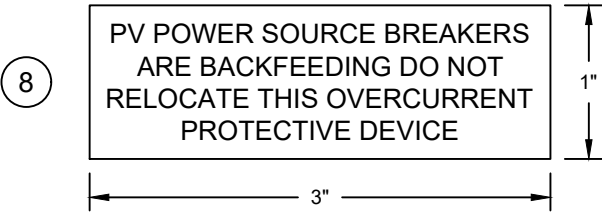
LABELS ARE MADE OF UV RESISTANT AND OUTDOOR RATED MATERIAL

SERVICE ENTRANCE SECTION

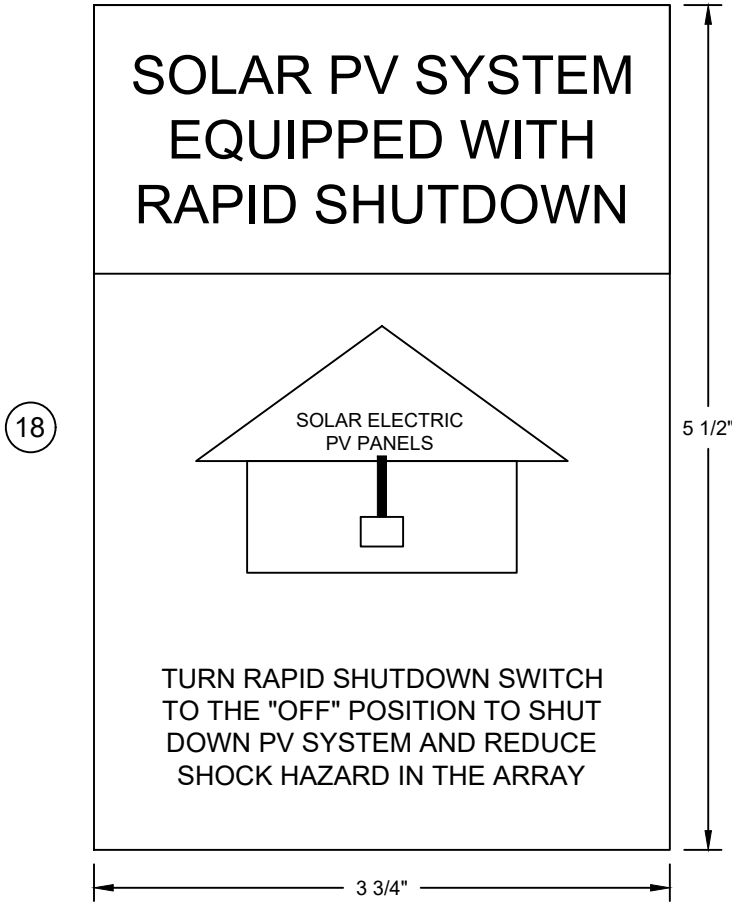
RED PLASTIC WITH WHITE LETTERING (TEXT 1/8")



BLACK PLASTIC WITH WHITE LETTERING (TEXT 1/8")



YELLOW WITH BLACK LETTERING (TEXT 1/4" & 1/8")

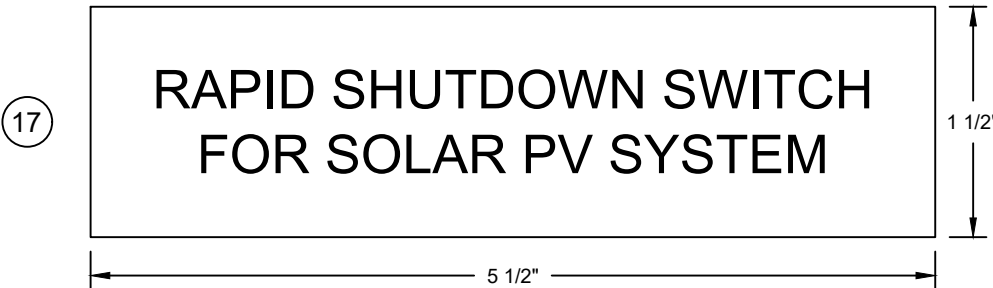


PV AC COMBINER PANEL

BLUE PLASTIC WITH WHITE LETTERING (TEXT 1/4" & 1/8")



RED REFLECTIVE DECAL WITH WHITE LETTERING (TEXT 1/4") 2017



AHJ  
USE

VECTOR  
ENERGY

6150 W CHANDLER BLVD  
STE 17  
CHANDLER , AZ, 85226  
ROC# 330619  
PHONE# 480-676-1433

JACOB FISHER

FISHER JACOB

9016 N LEISURE LN  
FLORENCE, AZ 85132

6.480 kWDC

18 - LONGI  
LR4-60HPB-360M

5.220 kWAC

18 - ENPHASE  
IQ8PLUS-72-2-US

PARCEL # 206150220

PROJECT # FP42043

DATE August 24, 2023

DESIGNER

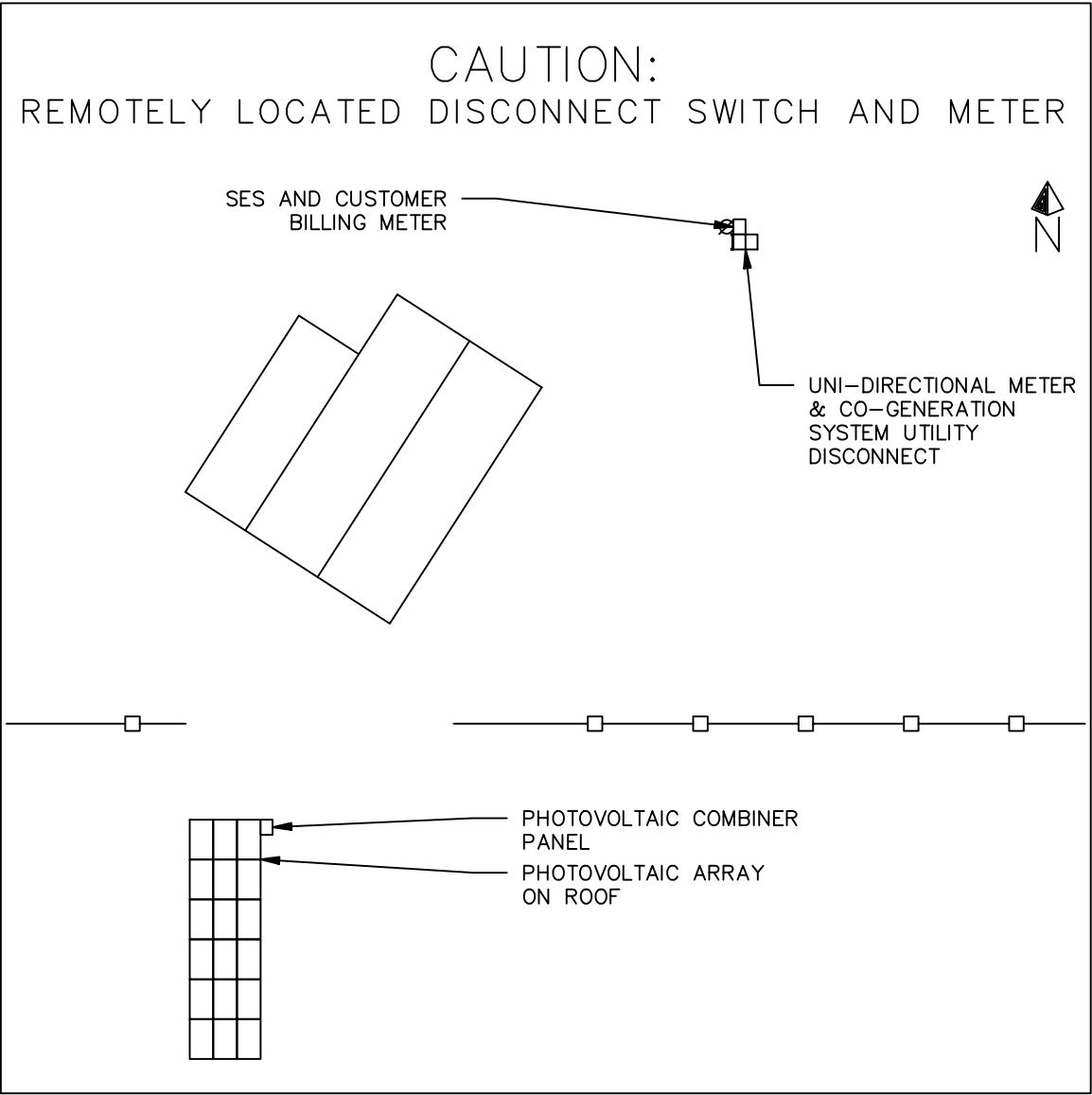
REV

RH

A

SHEET #

PV7



CODE REF:  
2017 NEC 705.10

AHJ  
USE

VECTOR  
ENERGY

6150 W CHANDLER BLVD  
STE 17  
CHANDLER , AZ, 85226  
ROC# 330619  
PHONE# 480-676-1433

JACOB FISHER

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IQ8PLUS-72-2-US

PARCEL # 206150220

PROJECT # FP42043

DATE August 24, 2023

DESIGNER

REV

RH

A

SHEET #

PV7.1



TASK HAZARD ANALYSIS

SELECT THE HAZARD(S) THAT ARE PRESENT ON THE JOB SITE:

- ☐ SLIP AND/OR TRIPPING HAZARDS
- ☐ FALL HAZARDS
- ☐ LADDER SAFETY
- ☐ SHARP EDGES / CUT HAZARDS
- ☐ HEAVY OBJECTS / PROPER LIFTING
- ☐ MATERIAL HANDLING
- ☐ CHEMICAL HAZARDS
- ☐ EXCAVATION / TRENCH HAZARDS
- ☐ MACHINERY HAZARDS
- ☐ ELECTRICAL SHOCK HAZARD
- ☐ ARC FLASH HAZARD
- ☐ NOISE HAZARD
- ☐ SILICA DUST HAZARDS
- ☐ OVER HEAD HAZARDS

WHAT ACTIONS OR PREVENTATIVE MEASURES ARE YOU IMPLEMENTING TO MITIGATE THE AFOREMENTIONED HAZARDS?

- ☐ KEEP WORK AREA AND WALKWAYS FREE OF DEBRIS AND TRIP HAZARDS
- ☐ WEAR FALL PROTECTION WHEN WORKING > 4FT OFF OF GRADE
- ☐ LADDERS WILL BE SET UP AND SECURED IN ACCORDANCE WITH OSHA REGULATION
- ☐ WEAR PROPER HAND PPE TO PREVENT CUTS FROM SHARP EDGES
- ☐ USE PROPER LIFTING TECHNIQUE FOR HEAVY OBJECTS
- ☐ SECURE STORED MATERIAL AS TO NOT CAUSE INJURY TO OTHERS
- ☐ AVOID DIRECT CONTACT WITH CHEMICALS AND CONSULT THE MSDS WHEN REQUIRED
- ☐ ADEQUATELY ROPE OFF, COVER, AND KEEP CLEAR ALL OPEN EXCAVATIONS
- ☐ PERFORM MACHINERY SAFETY CHECKS FOR PROPER OPERATION
- ☐ USE NFPA 70E AND OSHA STANDARDS WHEN PERFORMING ELECTRICAL WORK
- ☐ WEAR PROPER RATED PPE WHEN WORKING WITH ELECTRICAL EQUIP.
- ☐ WEAR EAR PROTECTION IF DECIBEL LEVELS REACH DANGEROUS LEVELS
- ☐ WEAR PROPER RESPIRATORY PPE WHEN SILICA DUST HAZARDS ARE PRESENT
- ☐ WEAR HARD HAT WHEN DANGER OF OVERHEAD OBSTRUCTIONS ARE PRESENT

OTHER PREVENTATIVE MEASURES TAKEN:

CREW LEAD PRINT:

SIGN:

34 min (25.2 miles)

via AZ-79 N and E Hunt Hwy

Fastest route now due to traffic conditions

9016 N Leisure Ln

Florence, AZ 85132

↑ Head west on Indigo Rd

299 ft

↶ Turn left onto N Indigo Rd

0.1 mi

↷ Turn right onto E Cactus Forest Rd

0.2 mi

↷ Turn right onto AZ-79 N

7.6 mi

↶ Turn left onto E Hunt Hwy

17.2 mi

↶ Turn left

197 ft

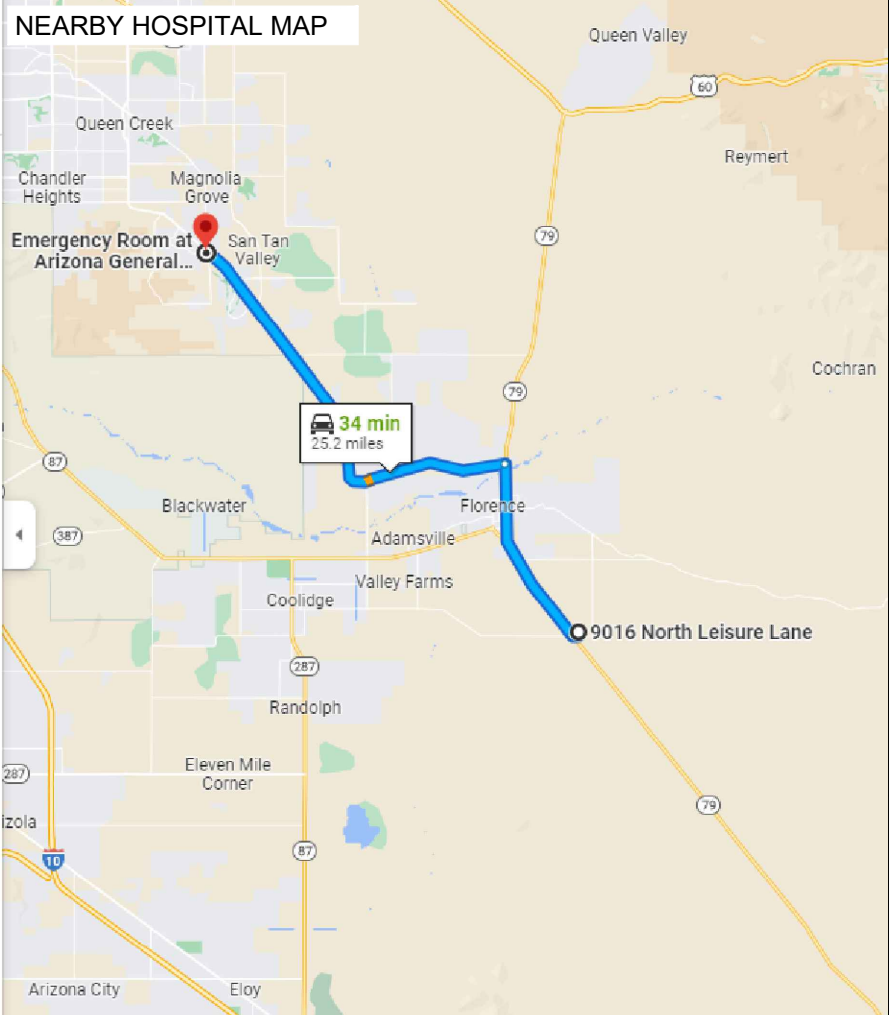
↶ Turn left

82 ft

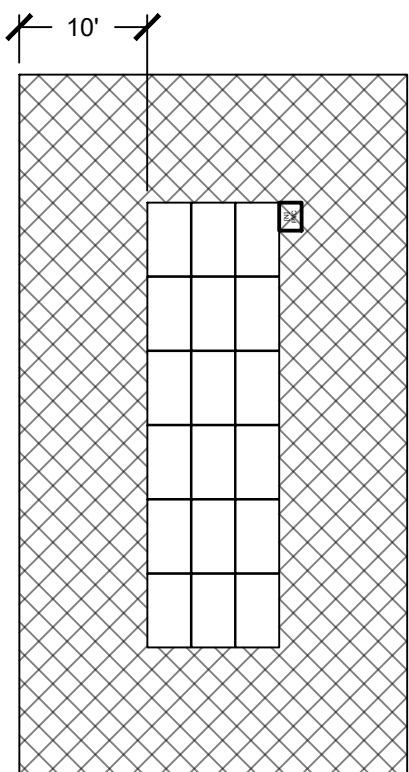
Destination will be on the right

Emergency Room at Arizona General Hospital - San Tan Valley, AZ

1419 W Hunt Hwy, San Tan Valley, AZ 85143

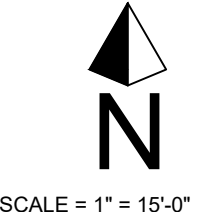


DEBRIS FIELD SITE PLAN





= POTENTIAL FALLING DEBRIS FIELD, AREA TO BE SECTIONED OFF FROM THE PUBLIC DURING CONSTRUCTION



SCALE = 1" = 15'-0"

AHJ  
USE



6150 W CHANDLER BLVD  
STE 17  
CHANDLER , AZ, 85226  
ROC# 330619  
PHONE# 480-676-1433

JACOB FISHER

FISHER JACOB

9016 N LEISURE LN  
FLORENCE, AZ 85132

6.480 kWDC	
18	- LONGI LR4-60HPB-360M
5.220 kWAC	
18	- ENPHASE IQ8PLUS-72-2-US
PARCEL # 206150220	
PROJECT # FP42043	
DATE August 24, 2023	
DESIGNER	REV
RH	A
SHEET # PV8	



AHJ  
USE

VECTOR  
ENERGY

6150 W CHANDLER BLVD  
STE 17  
CHANDLER , AZ, 85226  
ROC# 330619  
PHONE# 480-676-1433

JACOB FISHER

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9016 N LEISURE LN  
FLORENCE, AZ 85132

6.480 kWDC

18 - LONGI  
LR4-60HPB-360M

5.220 kWAC

18 - ENPHASE  
IQ8PLUS-72-2-US

PARCEL # 206150220

PROJECT # FP42043

DATE August 24, 2023

DESIGNER

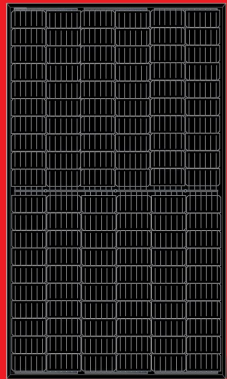
REV

RH

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SHEET #

PV9



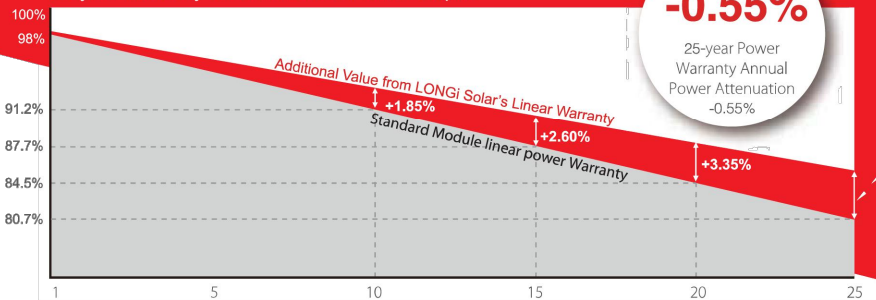
LR4-60HPB  
345~370M

Hi-MO 4m  
(Black)

NEW

High Efficiency  
Low LID Mono PERC with  
Half-cut Technology

12-year Warranty for Materials and Processing;  
25-year Warranty for Extra Linear Power Output



Complete System and Product Certifications

IEC 61215, IEC 61730, UL 61730  
ISO 9001:2008: ISO Quality Management System  
ISO 14001: 2004: ISO Environment Management System  
TS62941: Guideline for module design qualification and type approval  
OHSAS 18001: 2007 Occupational Health and Safety



\* Specifications subject to technical changes and tests.  
LONGi Solar reserves the right of interpretation.

Positive power tolerance (0 ~ +5W) guaranteed

High module conversion efficiency (up to 20.3%)

Slower power degradation enabled by Low LID Mono PERC technology: first year <2%,  
0.55% year 2-25

Solid PID resistance ensured by solar cell process optimization and careful module BOM  
selection

Reduced resistive loss with lower operating current

Higher energy yield with lower operating temperature

Reduced hot spot risk with optimized electrical design and lower operating current

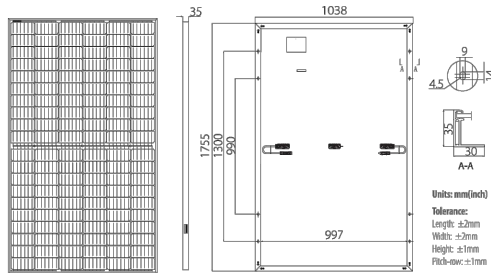
LONGi

Room 801, Tower 3, Lujiazui Financial Plaza, No.826 Century Avenue, Pudong Shanghai, 200120, China  
Tel: +86-21-80162606 E-mail: module@longi-silicon.com Facebook: www.facebook.com/LONGi Solar

Note: Due to continuous technical innovation, R&D and improvement, technical data above mentioned may be of modification accordingly. LONGi have the sole right to make such  
modification at anytime without further notice; Demanding party shall request for the latest datasheet for such as contract need, and make it a consisting and binding part of  
lawful documentation duly signed by both parties.

20200410V11 for US-D

Design (mm)



LR4-60HPB 345~370M

Mechanical Parameters

Cell Orientation: 120 (6×20)  
Junction Box: IP68, three diodes  
Output Cable: 4mm<sup>2</sup>, 1200mm in length  
Glass: Single glass  
3.2mm coated tempered glass  
Frame: Anodized aluminum alloy frame  
Weight: 19.5kg  
Dimension: 1755×1038×35mm  
Packaging: 30pcs per pallet  
180pcs per 20'GP  
780pcs per 40'HC

Operating Parameters

Operational Temperature: -40℃ ~ +85℃  
Power Output Tolerance: 0 ~ +5 W  
Voc and Isc Tolerance: ±3%  
Maximum System Voltage: DC1000V (IEC/UL)  
Maximum Series Fuse Rating: 20A  
Nominal Operating Cell Temperature: 45±2℃  
Safety Class: Class II  
Fire Rating: UL type 1 or 2

Electrical Characteristics

Test uncertainty for Pmax: ±3%

Model Number	LR4-60HPB-345M		LR4-60HPB-350M		LR4-60HPB-355M		LR4-60HPB-360M		LR4-60HPB-365M		LR4-60HPB-370M	
Testing Condition	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax/W)	345	257.6	350	261.4	355	265.1	360	268.8	365	272.6	370	276.3
Open Circuit Voltage (Voc/V)	40.2	37.7	40.4	37.9	40.6	38.1	40.8	38.2	41.0	38.4	41.2	38.6
Short Circuit Current (Isc/A)	11.06	8.95	11.16	9.02	11.25	9.09	11.33	9.16	11.41	9.23	11.50	9.30
Voltage at Maximum Power (Vmp/V)	34.2	31.8	34.4	32.0	34.6	32.2	34.8	32.4	35.0	32.6	35.2	32.8
Current at Maximum Power (Imp/A)	10.09	8.09	10.18	8.16	10.27	8.23	10.35	8.30	10.43	8.36	10.52	8.43
Module Efficiency(%)	18.9		19.2		19.5		19.8		20.0		20.3	
STC (Standard Testing Conditions): Irradiance 1000W/m², Cell Temperature 25 °C, Spectra at AM1.5												
NOCT (Nominal Operating Cell Temperature): Irradiance 800W/m², Ambient Temperature 20 °C, Spectra at AM1.5, Wind at 1m/s												

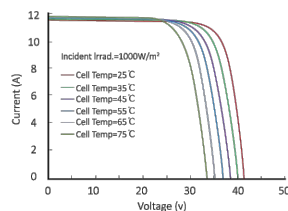
Temperature Ratings (STC)

Mechanical Loading

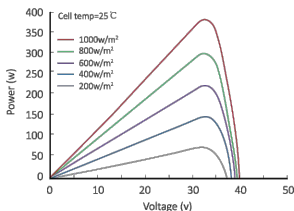
Temperature Coefficient of Isc	+0.048%/℃	Front Side Maximum Static Loading	5400Pa
Temperature Coefficient of Voc	-0.270%/℃	Rear Side Maximum Static Loading	2400Pa
Temperature Coefficient of Pmax	-0.350%/℃	Hailstone Test	25mm Hailstone at the speed of 23m/s

I-V Curve

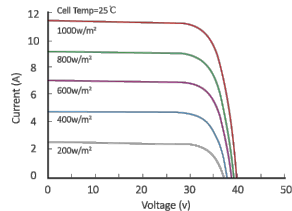
Current-Voltage Curve (LR4-60HPB-360M)



Power-Voltage Curve (LR4-60HPB-360M)



Current-Voltage Curve (LR4-60HPB-360M)



LONGi

Room 801, Tower 3, Lujiazui Financial Plaza, No.826 Century Avenue, Pudong Shanghai, 200120, China  
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20200410V11 for US-D

AHJ  
USE

VECTOR  
ENERGY

6150 W CHANDLER BLVD  
STE 17  
CHANDLER , AZ, 85226  
ROC# 330619  
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PARCEL # 206150220

PROJECT # FP42043

DATE August 24, 2023

DESIGNER

REV

RH

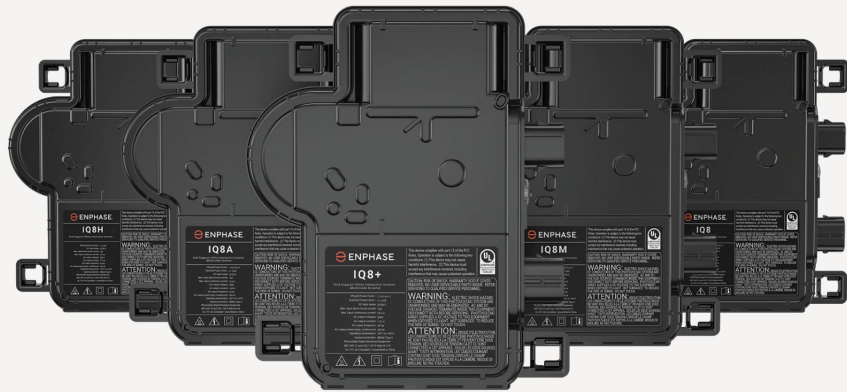
A

SHEET #

PV10



DATA SHEET



## IQ8 Series Microinverters

Our newest IQ8 Microinverters are the industry’s first microgrid-forming, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application-specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has super-fast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the Enphase IQ Battery, Enphase IQ Gateway, and the Enphase App monitoring and analysis software.



IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.



IQ8 Series Microinverters are UL Listed as PV Rapid Shut Down Equipment and conform with various regulations, when installed according to manufacturer’s instructions.

© 2021 Enphase Energy. All rights reserved. Enphase, the Enphase logo, IQ8 microinverters, and other names are trademarks of Enphase Energy, Inc. Data subject to change.

IQ8SE-DS-0001-01-EN-US-2021-10-19

### Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

### High productivity and reliability

- Produce power even when the grid is down
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

### Microgrid-forming

- Complies with the latest advanced grid support
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) requirements

## IQ8 Series Microinverters

INPUT DATA (DC)		IQ8-60-2-US	IQ8PLUS-72-2-US	IQ8M-72-2-US	IQ8A-72-2-US	IQ8H-240-72-2-US	IQ8H-208-72-2-US <sup>1</sup>
Commonly used module pairings <sup>2</sup>	W	235 – 350	235 – 440	260 – 460	295 – 500	320 – 540+	295 – 500+
Module compatibility		60-cell/120 half-cell and 72-cell/144 half-cell					
MPPT voltage range	V	27 – 37	29 – 45	33 – 45	36 – 45	38 – 45	38 – 45
Operating range	V	25 – 48	25 – 58				
Min/max start voltage	V	30 / 48	30 / 58				
Max input DC voltage	V	50	60				
Max DC current <sup>3</sup> [module Isc]	A	15					
Overvoltage class DC port		II					
DC port backfeed current	mA	0					
PV array configuration		1x1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit					
OUTPUT DATA (AC)		IQ8-60-2-US	IQ8PLUS-72-2-US	IQ8M-72-2-US	IQ8A-72-2-US	IQ8H-240-72-2-US	IQ8H-208-72-2-US
Peak output power	VA	245	300	330	366	384	366
Max continuous output power	VA	240	290	325	349	380	360
Nominal (L-L) voltage/range <sup>4</sup>	V	240 / 211 – 264					208 / 183 – 250
Max continuous output current	A	1.0	1.21	1.35	1.45	1.58	1.73
Nominal frequency	Hz	60					
Extended frequency range	Hz	50 – 68					
Max units per 20 A (L-L) branch circuit <sup>5</sup>		16	13	11	11	10	9
Total harmonic distortion		<5%					
Overvoltage class AC port		III					
AC port backfeed current	mA	30					
Power factor setting		1.0					
Grid-tied power factor (adjustable)		0.85 leading – 0.85 lagging					
Peak efficiency	%	97.5	97.6	97.6	97.6	97.6	97.4
CEC weighted efficiency	%	97	97	97	97.5	97	97
Night-time power consumption	mW	60					
MECHANICAL DATA							
Ambient temperature range		-40°C to +60°C (-40°F to +140°F)					
Relative humidity range		4% to 100% (condensing)					
DC Connector type		MC4					
Dimensions (HxWxD)		212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2")					
Weight		1.08 kg (2.38 lbs)					
Cooling		Natural convection – no fans					
Approved for wet locations		Yes					
Acoustic noise at 1 m		<60 dBA					
Pollution degree		PD3					
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure					
Environ. category / UV exposure rating		NEMA Type 6 / outdoor					
COMPLIANCE							
Certifications		CA Rule 21 (UL 1741-SA), UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01					
		This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.					

(1) The IQ8H-208 variant will be operating in grid-tied mode only at 208V AC. (2) No enforced DC/AC ratio. See the compatibility calculator at <https://link.enphase.com/module-compatibility> (3) Maximum continuous input DC current is 10.6A (4) Nominal voltage range can be extended beyond nominal if required by the utility. (5) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

IQ8SE-DS-0001-01-EN-US-2021-10-19



Data Sheet  
Enphase Networking

## IQ Combiner 4/4C



To learn more about Enphase offerings, visit [enphase.com](https://enphase.com)  
IQ-C-4-4C-DS-0103-EN-US-12-29-2022

The **IQ Combiner 4/4C** with IQ Gateway and integrated LTE-M1 cell modem (included only with IQ Combiner 4C) consolidates interconnection equipment into a single enclosure. It streamlines IQ Microinverters and storage installations by providing a consistent, pre-wired solution for residential applications. It offers up to four 2-pole input circuits and Eaton BR series busbar assembly.

### Smart

- Includes IQ Gateway for communication and control
- Includes Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), included only with IQ Combiner 4C
- Includes solar shield to match Enphase IQ Battery aesthetics and deflect heat
- Supports Wi-Fi, Ethernet, or cellular connectivity
- Optional AC receptacle available for PLC bridge
- Provides production metering and consumption monitoring

### Simple

- Mounts on single stud with centered brackets
- Supports bottom, back and side conduit entry
- Allows up to four 2-pole branch circuits for 240VAC plug-in breakers (not included)
- 80A total PV or storage branch circuits

### Reliable

- Durable NRTL-certified NEMA type 3R enclosure
- Five-year limited warranty
- Two years labor reimbursement program coverage included for both the IQ Combiner SKU's
- UL listed
- X2-IQ-AM1-240-4 and X2-IQ-AM1-240-4C comply with IEEE 1547:2018 (UL 1741-SB, 3<sup>rd</sup> Ed.)



## IQ Combiner 4/4C

MODEL NUMBER	
IQ Combiner 4 X-IQ-AM1-240-4 X2-IQ-AM1-240-4 (IEEE 1547:2018)	IQ Combiner 4 with IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 ± 0.5%) and consumption monitoring (± 2.5%). Includes a silver solar shield to match the IQ Battery and IQ System Controller 2 and to deflect heat.
IQ Combiner 4C X-IQ-AM1-240-4C X2-IQ-AM1-240-4C (IEEE 1547:2018)	IQ Combiner 4C with IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 ± 0.5%) and consumption monitoring (± 2.5%). Includes Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), a plug-and-play industrial-grade cell modem for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.) Includes a silver solar shield to match the IQ Battery and IQ System Controller and to deflect heat.
ACCESSORIES AND REPLACEMENT PARTS (not included, order separately)	
Supported microinverters	IQ6, IQ7, and IQ8. (Do not mix IQ6/7 Microinverters with IQ8)
Communications Kit COMMS-CELLMODEM-M1-06 CELLMODEM-M1-06-SP-05 CELLMODEM-M1-06-AT-05	- Includes COMMS-KIT-01 and CELLMODEM-M1-06-SP-05 with 5-year Sprint data plan - 4G based LTE-M1 cellular modem with 5-year Sprint data plan - 4G based LTE-M1 cellular modem with 5-year AT&T data plan
Circuit Breakers BRK-10A-2-240V BRK-15A-2-240V BRK-20A-2P-240V BRK-15A-2P-240V-B BRK-20A-2P-240V-B	Supports Eaton BR210, BR215, BR220, BR230, BR240, BR250, and BR260 circuit breakers. Circuit breaker, 2 pole, 10A, Eaton BR210 Circuit breaker, 2 pole, 15A, Eaton BR215 Circuit breaker, 2 pole, 20A, Eaton BR220 Circuit breaker, 2 pole, 15A, Eaton BR215B with hold down kit support Circuit breaker, 2 pole, 20A, Eaton BR220B with hold down kit support
XA-SOLARSHIELD-ES	Replacement solar shield for IQ Combiner 4/4C
XA-PLUG-120-3	Accessory receptacle for Power Line Carrier in IQ Combiner 4/4C (required for EPLC-01)
X-IQ-NA-HD-125A	Hold-down kit for Eaton circuit breaker with screws
Consumption monitoring CT (CT-200-SPLIT/CT-200-CLAMP)	A pair of 200A split core current transformers
ELECTRICAL SPECIFICATIONS	
Rating	Continuous duty
System voltage	120/240VAC, 60 Hz
Eaton BR series busbar rating	125A
Max. continuous current rating	65A
Max. continuous current rating (input from PV/storage)	64A
Max. fuse/circuit rating (output)	90A
Branch circuits (solar and/or storage)	Up to four 2-pole Eaton BR series Distributed Generation (DG) breakers only (not included)
Max. total branch circuit breaker rating (input)	80A of distributed generation/95A with IQ Gateway breaker included
IQ Gateway breaker	10A or 15A rating GE/Siemens/Eaton included
Production metering CT	200A solid core pre-installed and wired to IQ Gateway
MECHANICAL DATA	
Dimensions (WxHxD)	37.5 cm x 49.5 cm x 16.8 cm (14.75 in x 19.5 in x 6.63 in). Height is 53.5 cm (21.06 in) with mounting brackets.
Weight	7.5 kg (16.5 lbs)
Ambient temperature range	-40°C to +46°C (-40°F to 115°F)
Cooling	Natural convection, plus heat shield
Enclosure environmental rating	Outdoor, NRTL-certified, NEMA type 3R, polycarbonate construction
Wire sizes	• 20A to 50A breaker inputs: 14 to 4 AWG copper conductors • 60A breaker branch input: 4 to 1/0 AWG copper conductors • Main lug combined output: 10 to 2/0 AWG copper conductors • Neutral and ground: 14 to 1/0 copper conductors • Always follow local code requirements for conductor sizing.
Altitude	Up to 3,000 meters (9,842 feet)
INTERNET CONNECTION OPTIONS	
Integrated Wi-Fi	IEEE 802.11b/g/n
Cellular	CELLMODEM-M1-06-SP-05, CELLMODEM-M1-06-AT-05 (4G based LTE-M1 cellular modem). Note that an Mobile Connect cellular modem is required for all Enphase Energy System installations.
Ethernet	Optional, IEEE 802.3, Cat5E (or Cat6) UTP Ethernet cable (not included)
COMPLIANCE	
Compliance, IQ Combiner	CA Rule 21 (UL 1741-SA) IEEE 1547:2018 - UL 1741-SB, 3 <sup>rd</sup> Ed. (X2-IQ-AM1-240-4 and X2-IQ-AM1-240-4C) CAN/CSA C22.2 No. 107.1, Title 47 CFR, Part 15, Class B, ICES 003 Production metering: ANSI C12.20 accuracy class 0.5 (PV production) Consumption metering: accuracy class 2.5
Compliance, IQ Gateway	UL 60601-1/CANCSA 22.2 No. 61010-1
© 2022 Enphase Energy. All rights reserved. Enphase, the Enphase logo, IQ Combiner 4/4C, and other names are trademarks of Enphase Energy, Inc. Data subject to change.	
IQ-C-4-4C-DS-0103-EN-US-12-29-2022	

AHJ  
USE

VECTOR  
ENERGY

6150 W CHANDLER BLVD  
STE 17  
CHANDLER , AZ, 85226  
ROC# 330619  
PHONE# 480-676-1433

JACOB FISHER

FISHER JACOB

9016 N LEISURE LN  
FLORENCE, AZ 85132

6.480 kWDC

18 - LONGI  
LR4-60HPB-360M

5.220 kWAC

18 - ENPHASE  
IQ8PLUS-72-2-US

PARCEL # 206150220

PROJECT # FP42043

DATE August 24, 2023

DESIGNER

REV

RH

A

SHEET #

PV11



U5929-XL-INS



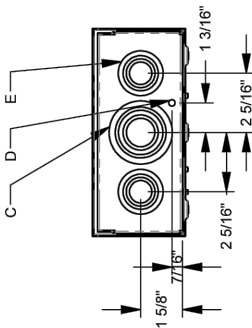
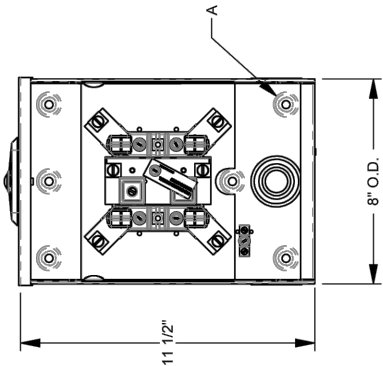
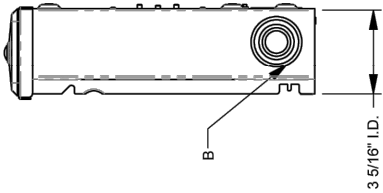
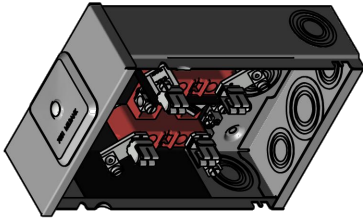
Catalog Number	U5929-XL-INS
Marketing Product Description	4 Terminal Ring Type Small Closing Plate Insulated Barrier
UPC	784572629288
Length (IN)	3.313
Width (IN)	8
Height (IN)	11.5
Brand Name	Milbank
Type	Ring Type Meter Socket
Application	Meter Socket
Standard	UL Listed;Type 3R
Voltage Rating	600 Volts Alternating Current
Amperage Rating	100 Continuous Ampere
Phase	1 Phase
Frequency Rating	60 Hertz
Size	3.313L x 8W x 11.5H
Number Of Cutouts	0
Cutout Size	No Main Breaker
Cable Entry	Overhead or Underground
Terminal	Single Mechanical
Insulation	Glass Polyester
Mounting	Surface Mount
Enclosure	G90 Galvanized Steel with Powder Coat Finish

Jaw Quantity	4 Terminal
Bypass Type	No Bypass
Number of Meter Positions	1 Position
Equipment Ground	Ground Bar
Hub Opening	Small Closing Plate
Line Side Wire Range	12 - 1/0 AWG
Load Side Wire Range	12 - 1/0 AWG
Number Of Receptacles	0

Please consult serving utility for their requirements prior to ordering or installing, as specifications and approvals vary by utility and may require local electrical inspector approval. All installations must be installed by a licensed electrician and must comply with all national and local codes, laws and regulations. Milbank reserves the right to make changes in specifications and features shown without notice or obligation.

FEATURE TABLE	
ITEM	QTY
A	6
B	3
C	1
D	1
E	2

DESCRIPTION	
U/L MNTG.EMBOSS	
¾, 1, 1¼, 1½ CONC. K.O.	
¾, 1, 1¼, 1½, 2 CONC. K.O.	
¾ SOLID K.O.	
¾, ¾, 1, 1½ CONC. K.O.	



**All dimensions are +/- 1/16\"**  
**Drawing views are not to scale.**  
Please consult serving utility for their requirements prior to ordering or installing, as specifications and approvals vary by utility and may require local electrical inspector approval. All installations must be installed by a licensed electrician and must comply with all national and local codes, laws and regulations. Milbank reserves the right to make changes in specifications and features shown without notice or obligation.

Version: **1**

AHJ  
USE

VECTOR  
ENERGY

6150 W CHANDLER BLVD  
STE 17  
CHANDLER , AZ, 85226  
ROC# 330619  
PHONE# 480-676-1433

JACOB FISHER

FISHER JACOB

9016 N LEISURE LN  
FLORENCE, AZ 85132

6.480 kWDC

18 - LONGI  
LR4-60HPB-360M

5.220 kWAC

18 - ENPHASE  
IQ8PLUS-72-2-US

PARCEL # 206150220

PROJECT # FP42043

DATE August 24, 2023

DESIGNER

REV

RH

A

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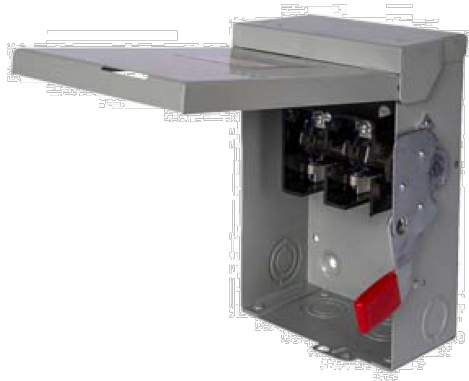
PV12

SIEMENS

Data sheet

US2:LNF221R

Siemens Low Voltage Circuit Protection General Duty Safety  
Switches. 30A 240V 2P NON-FUSED GD TYPE 3R



suitability for operation	Circuit Protection
Electricity	
ampacity	30 A
Model	
product brand name	Siemens
product sub brand name	SIEMENS
product type designation	General Duty Safety Switches
special product feature	General Duty Safety Switches 30 amp
last modified:	08/20/2020 <a href="#">🔗</a>

AHJ  
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DATE August 24, 2023

DESIGNER

REV

RH

A

SHEET #

PV13

1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32
33	34	35	36	37	38	39	40


AHJ  
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VECTOR ENERGY

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18 - ENPHASE  
IQ8PLUS-72-2-US

PARCEL #206150220

PROJECT #FP42043

DATEAugust 24, 2023

DESIGNERREV

RH A

SHEET #

PV14

## NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **MARCH 28, 2024** 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-047-23 – PUBLIC HEARING/ACTION:** Jacob Fisher, landowner, requesting a variance to **Sections 2.40.020 and 2.40.030** of the PCDSC to allow a reduction in the minimum required lot area 54,450± square feet (1.25 acres) to 37,897± square feet (0.87 acres) and applicable development standards in the General Rural (GR) zone, situated within Cactus Forest Tracts Lot 6, Section 28, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona: Tax Parcel 206-15-0220, legal on file, located west of North Leisure Lane and north of East Cactus Forest Road, in the Florence vicinity.

Information regarding the case can be found online at:

<https://www.pinal.gov/236/Notice-of-Hearings>

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 7<sup>TH</sup> DAY OF FEBRUARY, 2024

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

Contact for this matter: LaRee Mason, Planner  
E-mail Address: [LaRee.Mason@pinal.gov](mailto:LaRee.Mason@pinal.gov)  
Phone: (520) 866-6514 Fax: (520) 866-6442

PUBLISHED ONCE:

**Below this line not for publishing**

Pinal Central Dispatch



BRINTON MARK D TRS  
PO BOX 1117  
BENSON, AZ 85602

CONZEMIUS MICHAEL J & PATR...  
3773 WINGATE DR  
HARRISON, AR 72601

ROWE RUDOLFO ESTRADA  
PO BOX 2423  
FLORENCE, AZ 85132

AUSTIN PAMELA  
9071 N INDIGO RD  
FLORENCE, AZ 85132

BRADFORD JOHN  
22170 E CACTUS FOREST RD  
FLORENCE, AZ 85132

GIANNARIS GEORGE & ANNA  
5044 QUEEN ST  
REGINA, SK

JOHNSON BILL N  
9082 N LEISURE LN  
FLORENCE, AZ 85132

MORENO MARCUS M & PATRICI...  
773 W RAVEN DR  
CHANDLER, AZ 85286

ROWE RUDOLFO ESTRADA & J...  
PO BOX 2423  
FLORENCE, AZ 85132

TRYON TERRY W & SYLVIA J  
9065 N LEISURE LN  
FLORENCE, AZ 85132

DAVIS JASON A  
23209 E BLUE SAGE RD  
FLORENCE, AZ 85132

KENNY DAVID & THELMA  
21964 E CACTUS FOREST RD  
FLORENCE, AZ 85132

MORENO CARLO & DIANA  
2064 E CHERRY HILLS PL  
CHANDLER, AZ 85249

BAILEY HOLDINGS LLC  
3141 STEVENS CREEK BLVD ST...  
SAN JOSE, CA 95117

OSOWASKI CHRISTOPHER & J...  
MAIL RETURN  
FLORENCE, AZ 85132

COOMES MICHAEL D  
1229 W FALLS CANYON DR  
CASA GRANDE, AZ 85122

WOOD FERN  
8910 N LEISURE LN  
FLORENCE, AZ 85132

HONDL KERRY & SUNDI  
5055 E FERNWOOD DR  
WASILLA, AK 99654

FISHER JACOB  
PO BOX 8158  
CHANDLER, AZ 85246

WOOD FERN  
8910 N LEISURE LN  
FLORENCE, AZ 85132

,  
PANNELLA FRANK A & LISA M  
9147 N INDIGO LN  
FLORENCE, AZ 85132

SALAZAR LIONEL JOHNNY M & ...  
9020 N ENCANTADO LN  
FLORENCE, AZ 85132

ELLIOTT DEBORAH ANN & BLAI...  
PO BOX 765  
BETHEL, AK 99559

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HENSON FIALA CATHI L  
9146 N LEISURE LN  
FLORENCE, AZ 85132

,  
WOOD FERN  
8910 N LEISURE LN  
FLORENCE, AZ 85132

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8910 N LEISURE LN  
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ELLIOTT DEBORAH ANN & BLAI...  
PO BOX 765  
BETHEL, AK 99559

ELLIOTT DEBORAH ANN & BLAI...  
PO BOX 765  
BETHEL, AK 99559

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,

MORENO ROGELIO  
PO BOX 33  
FLORENCE, AZ 85132

,

1-8-24

Pinal County Planning &  
Development Services Dept.  
PO Box 2973  
Florence, AZ 85132

Robert Craig  
9001 N. Duffin Rd.

Florence, AZ 85132

520 280 9742

Parcel #'s 027, 026, 028,  
028F, 029, ~~020~~, 008E

Re: BA-047-23

I strongly object to the above petition in that it opens up our residential community to build or create businesses on less than our 1.25 acre requirements. Those requirements have helped us retain the rural atmosphere that we live here to enjoy. We are not in the Florence vicinity. We are rural Cactus Forest! If time allows, I would like to speak at the 1-25-24 meeting.

~ Robert Craig



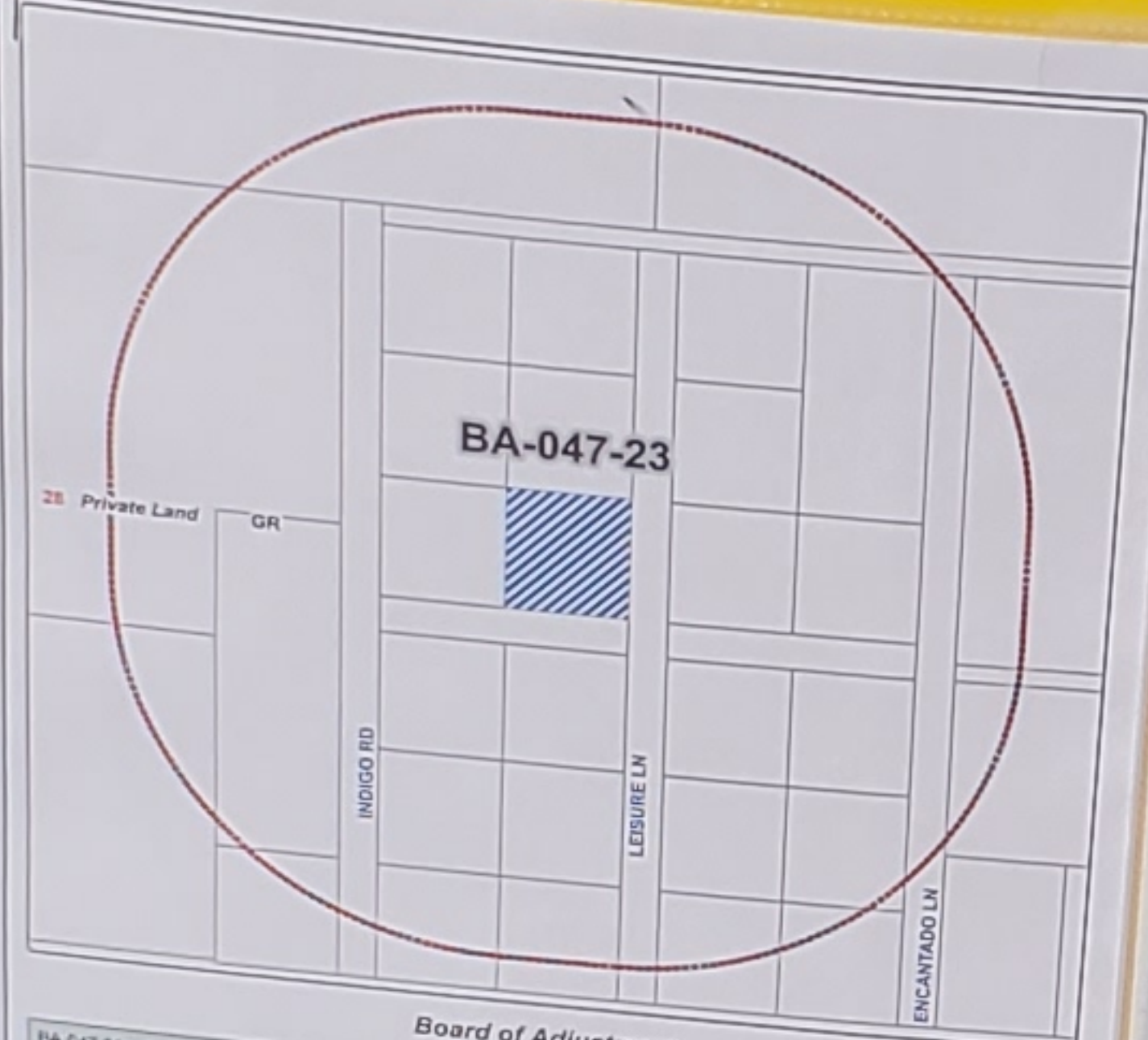
# NOTICE

## PLANNING & ZONING PINAL COUNTY PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: **2-29-24**

POST COPY OF ACTUAL NOTICE BELOW.



**BA-047-23**

Board of Adjustment

BA-047-23 - PUBLIC HEARING ACTION: Jacob Fisher, landowner, requesting a variance to the PCDDC to allow a reduction in the minimum required lot area to 54,450 square feet (1.25 acres) to 37,897 square feet (0.87 acres) and applicable development standards in the General Rural (GR) zone, situated within Cactus Forest Tracts Lot 6, Section 28, Township 5 South, Range 18 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Tax Parcel 206-15-0220, legal on file, located west of North Leisure Lane and north of East Cactus Forest Road, in the Florence vicinity.

Current Zoning: GR

Requested Zoning: Board of Adjustment

Current Land Use: M, DR

PINAL COUNTY

APPROVED BY: JACOB FISHER

DATE: 2/29/24

1 of 1

BA-047-23

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M. ON MARCH 28, 2024 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-047-23 - PUBLIC HEARING ACTION: Jacob Fisher, landowner, requesting a variance to Sections 2-40.020 and 2-40.030 of the PCDDC to allow a reduction in the minimum required lot area to 54,450 square feet (1.25 acres) to 37,897 square feet (0.87 acres) and applicable development standards in the General Rural (GR) zone, situated within Cactus Forest Tracts Lot 6, Section 28, Township 5 South, Range 18 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Tax Parcel 206-15-0220, legal on file, located west of North Leisure Lane and north of East Cactus Forest Road, in the Florence vicinity.

Information regarding the case can be found online at:  
<https://www.pinal.gov/236/Notice-of-Hearings>

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) 856-6442 FOR MORE INFORMATION.

DATED THIS 7TH DAY OF FEBRUARY, 2024.

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 2873 883 N. FLORENCE, FIRST FLOOR  
FLORENCE, AZ 85122

Contact for the matter: LaRee Mason, Planner  
E-mail Address: [LaRee.Mason@pinal.gov](mailto:LaRee.Mason@pinal.gov)  
Phone: (520) 856-6411 Fax: (520) 856-6442

PUBLISHED ONCE.

Below this line not for publishing.

Pinal Central Dispatch



## AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Nichole Seitz, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper 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 1 issue. The publications thereof having been on the following date:

### PUBLICATION DATES:

Feb. 15, 2024

## PINAL CENTRAL DISPATCH

*Nichole Seitz*

(Signed)

agent and/or publisher of the Pinal Central Dispatch

### VERIFICATION

State of Pennsylvania  
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal

Nicole Burkholder, Notary Public

Lancaster County

My commission expires March 30, 2027

Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 02/15/2024

*Nicole Burkholder*

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING  
NOTICE OF PUBLIC  
HEARING BY THE BOARD OF  
ADJUSTMENT AND APPEALS  
AT 9:30 A.M., ON MARCH 28,  
2024 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-047-23 - PUBLIC HEARING/  
ACTION: Jacob Fisher, landowner,  
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acres) and applicable development  
standards in the General Rural  
(GR) zone, situated within Cactus  
Forest Tracts Lot 6, Section 28,  
Township 5 South, Range 10 East  
of the Gila and Salt River Meridian,  
Pinal County, Arizona: Tax Parcel  
206-15-0220, legal on file, located  
west of North Leisure Lane and  
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Information regarding the case can  
be found online at:  
<https://www.pinal.gov/236/Notice-of-Hearings>  
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 24TH DAY OF  
JANUARY, 2024  
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  
Contact for this matter: LaRee  
Mason, Planner  
E-mail Address: LaRee.Mason@





AGENDA ITEM

March 28, 2024 ADMINISTRATION BUILDING A  
FLORENCE, ARIZONA

---

**REQUESTED BY:**

**Funds #:** 10

**Dept. #:** 316

**Dept. Name:** Development Services

**Director:** Brent Billingsley

---

**BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:**

**BA-056-23 – PUBLIC HEARING/ACTION:** Carla and Roger Eckhoff, landowners/applicants, requesting a variance to Sections 2.65.020(E) and **2.65.020(F)** of the PCDSC to allow a reduction in the minimum side setbacks from 10 feet to 18 inches minimum rear setbacks from 25 feet to 4 feet and applicable development standards in the Single Residence (CR-2) zone, situated within Oracle State Plat Number 5, Lot 152, Section 36, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 308-10-090T, legal on file, located east of Cody Loop Road and south of East Emilie Circle in the Oracle vicinity.

*LaRee Mason/Brent Billingsley*

---

**BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:**

---

**BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:**

---

**MOTION:**

---

History	Who	Approval
Time		

---

**ATTACHMENTS:**

Click to download

☐ [Staff Report](#)



TO: PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

MEETING DATE: MARCH 28, 2024

CASE NUMBER: BA-056-23

CASE COORDINATOR: LAREE MASON

---

***Executive Summary:***

*This is a variance request to reduce the minimum side and rear setbacks of the Single Residence (CR-2) zone for one parcel located in the unincorporated area within Oracle State Plat Number 5, Lot 152, in the Oracle vicinity. The property is presently developed.*

**If This Request is approved:**

This variance will allow the continued and future use of one CR-2 zoned property with applicable development standards.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff offers a recommendation of Approval with three stipulations.

---

**BA-056-23 – PUBLIC HEARING/ACTION:** Carla and Roger Eckhoff, landowners/applicants, requesting a variance to Sections **2.65.020(E)** and **2.65.020(F)** of the PCDSC to allow a reduction in the minimum side setbacks from 10 feet to 18 inches minimum rear setbacks from 25 feet to 4 feet and applicable development standards in the Single Residence (CR-2) zone, situated within Oracle State Plat Number 5, Lot 152, Section 36, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 308-10-090T, legal on file, located east of Cody Loop Road and south of East Emilie Circle in the Oracle vicinity.

**LEGAL DESCRIPTION:** Southwest corner of Lot 152, State Plat #5 in the South half portion of Section 36, Township 09 South, Range 15 East

**TAX PARCEL:** 308-10-090T

**LANDOWNER/APPLICANT:** Carla and Roger Eckhoff, owners

**REQUESTED ACTION AND PURPOSE:** The applicant is requesting a variance to Section 2.65.020(E) and 2.65.020(F) of the PCDSC, to allow a reduction in the minimum required side setbacks from 10 feet to 18 inches and a reduction in the minimum required rear setbacks from 25 feet to 4 feet to bring the property into compliance.

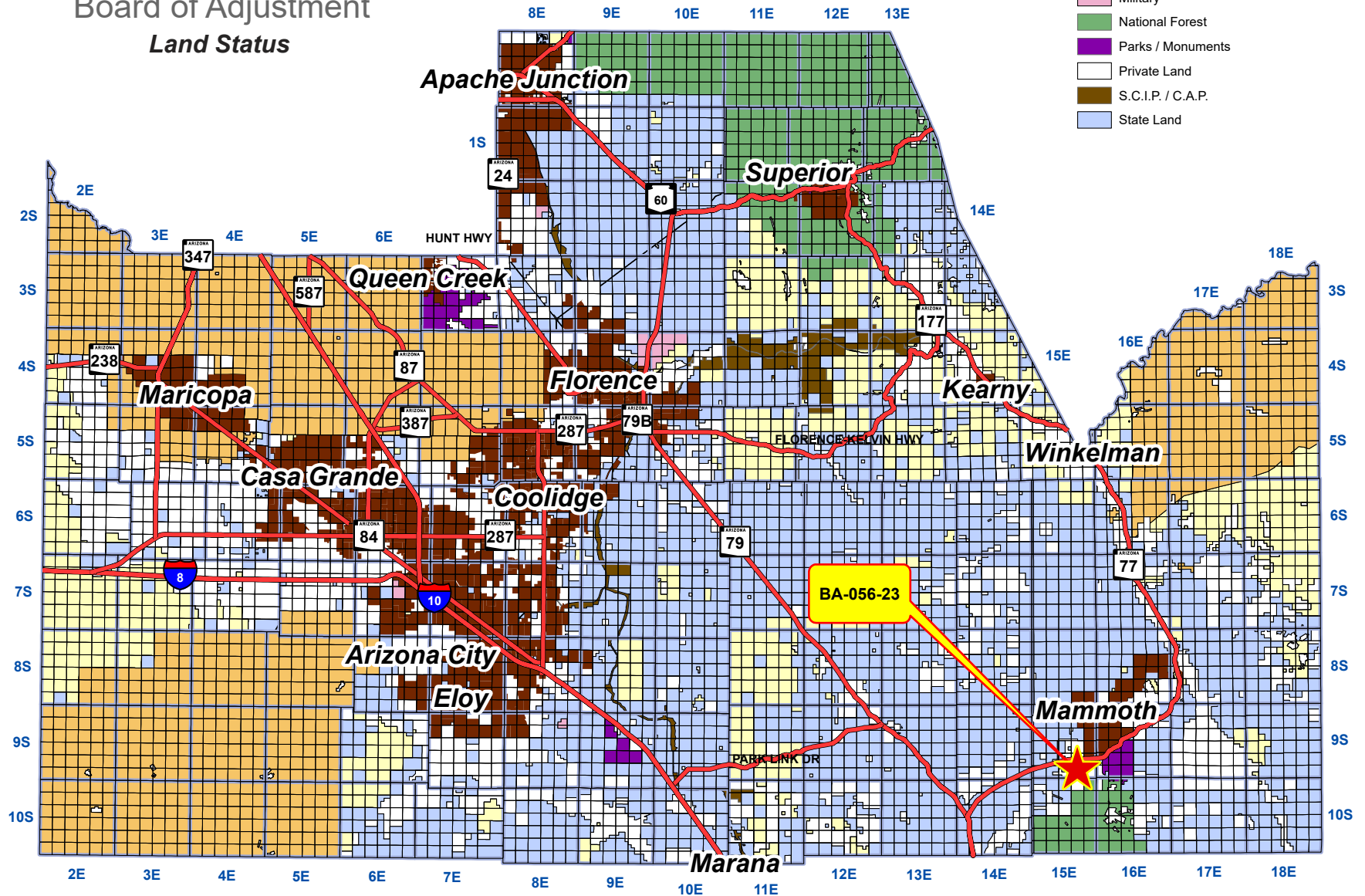


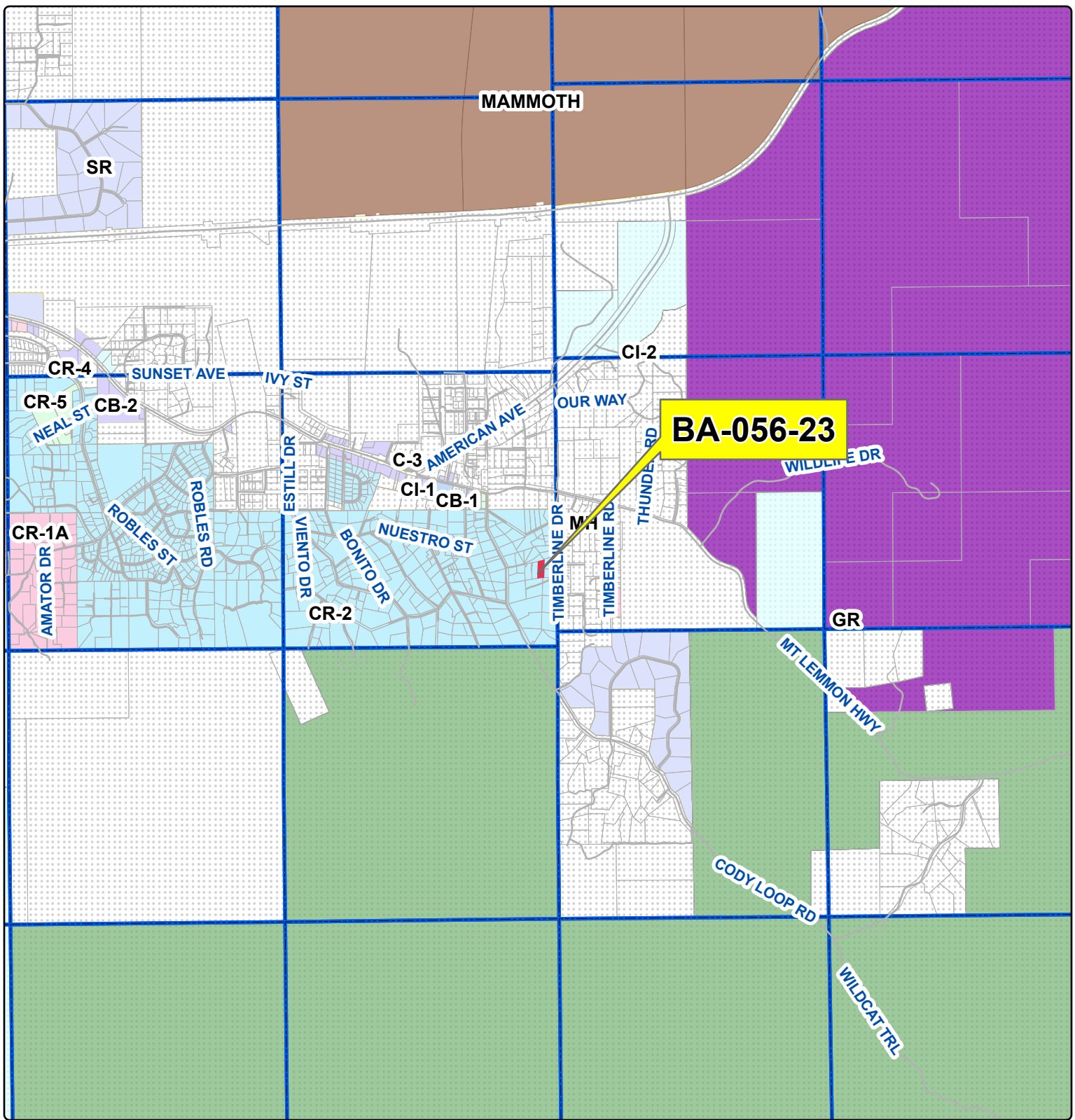
**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

## Board of Adjustment Land Status

### Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land



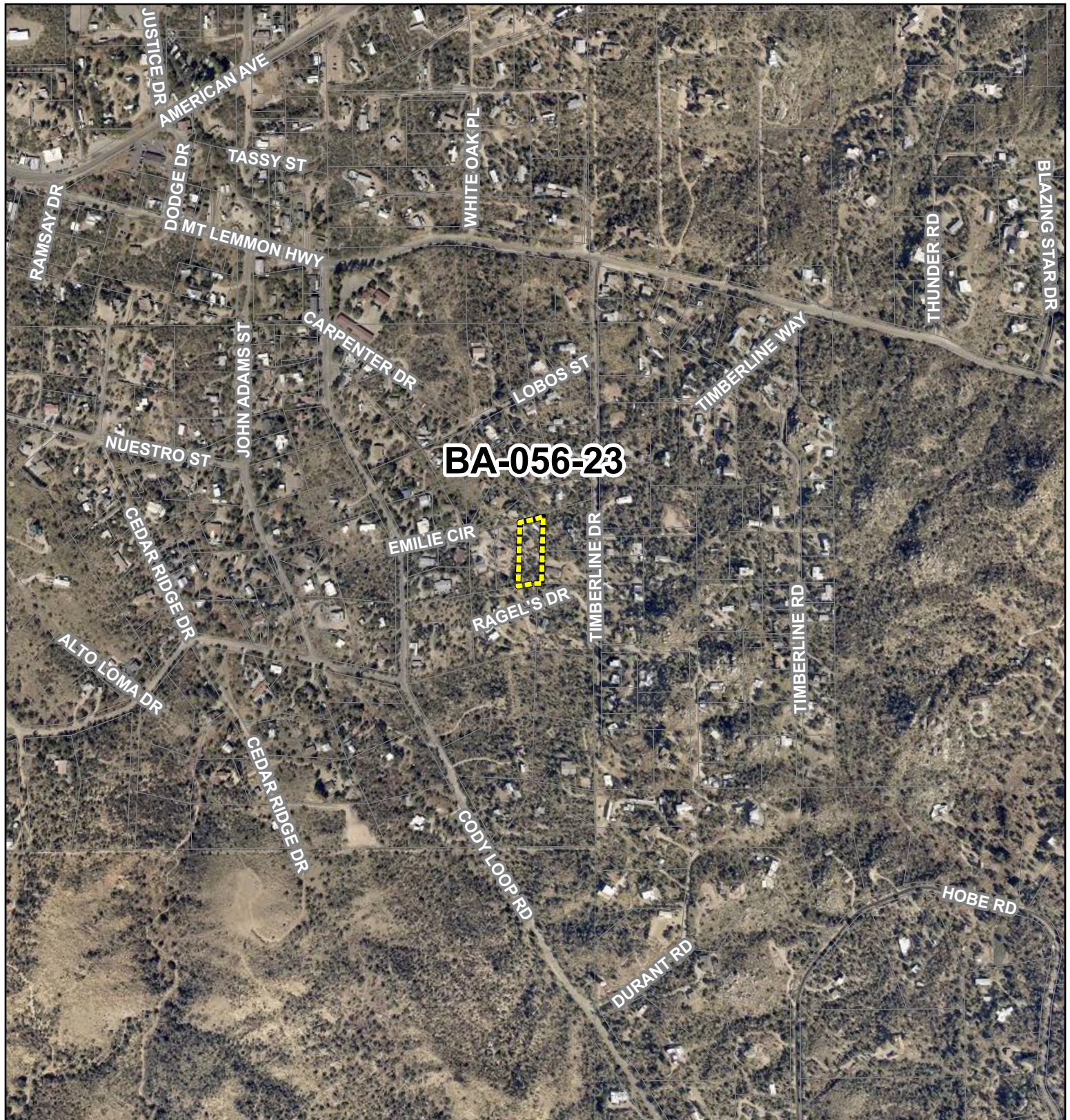


# Board of Adjustment

## Community Development

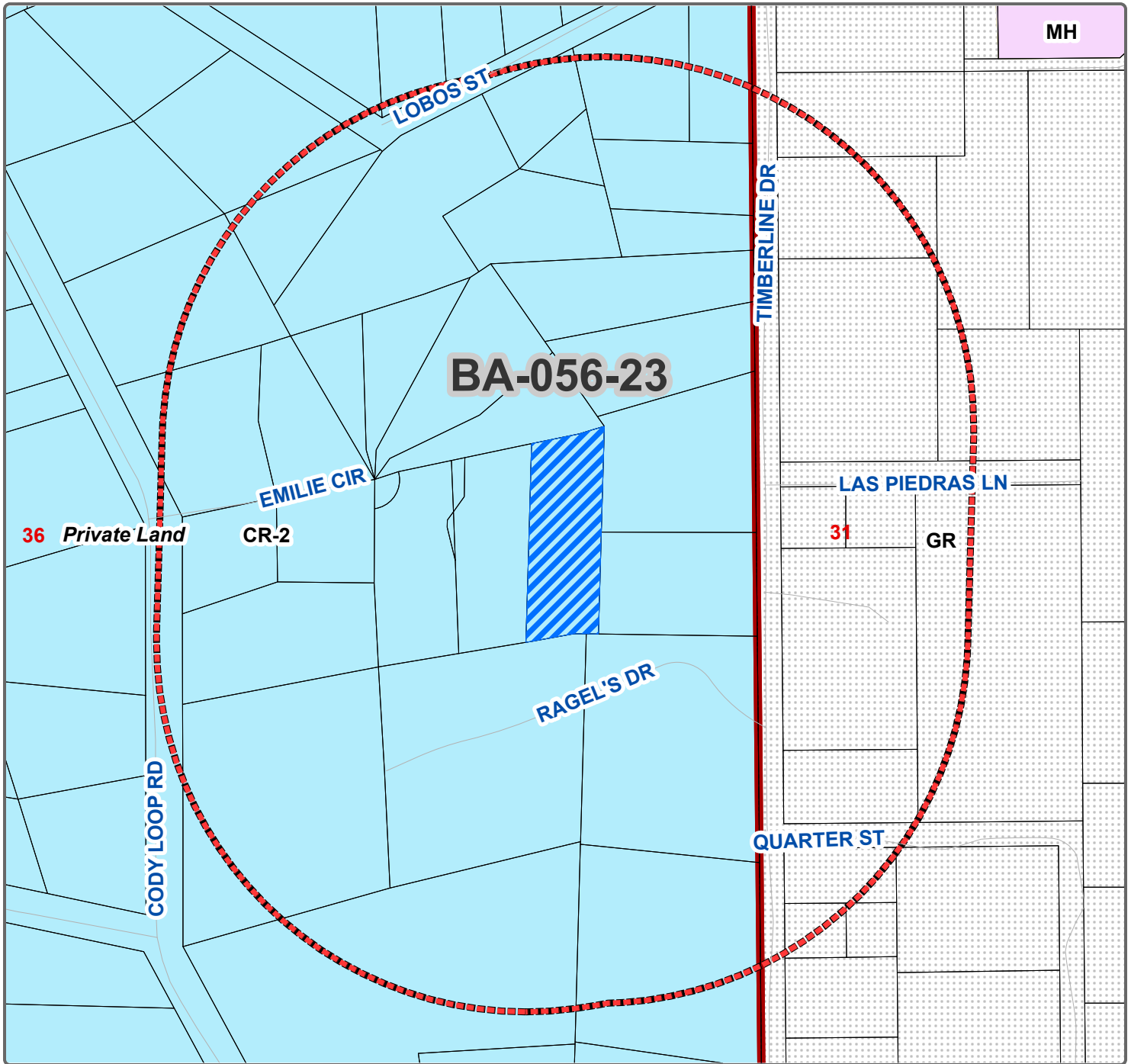






## ***Board of Adjustment***





## Board of Adjustment

BA-056-23 – PUBLIC HEARING/ACTION: Carla and Roger Eckhoff, landowners/applicants, requesting a variance to Sections 2.65.020(E) and 2.65.020(F) of the PCDS to allow a reduction in the minimum required front and side setbacks and applicable development standards in the Single Residence (CR-2) zone, situated within Oracle State Plat Number 5, Lot 152, Section 36, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 308-10-090T, legal on file, located east of Cody Loop Road and south of East Emilie Circle in the Oracle vicinity.

Current Zoning: CR-2

Requested Zoning: Board of Adjustment

Current Land Use: MLDR



### Legal Description:

Situated within Oracle State Plat Number 5, Lot 152, Section 36, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 308-10-090T, legal on file, located east of Cody Loop Road and south of East Emilie Circle in the Oracle vicinity.

SEC 36, TWN 09S, RNG 15E



Owner/Applicant: CARLA AND ROGER ECKHOFF		
Drawn By:	GIS / IT /LJT	Date: 01/30/2024
Section 36	Township 09S	Range 15E
Case Number: BA-056-23		

Sheet No.  
1 of 1

**LOCATION:** East of Cody Loop Road and south of East Emilie Circle.

**SIZE:** 0.9-acres (39,204 sq. ft.)

**COMPREHENSIVE PLAN:** Moderate Low Density Residential (1-3.5 du/ac)

**EXISTING ZONING:** Single Residence Zone (CR-2)

**SURROUNDING ZONING AND LAND USE:**

North: Single Residence (CR-2), Residential

South: Single Residence (CR-2), Residential

East: Single Residence (CR-2), Residential

West: Single Residence (CR-2), Residential

**SITE DATA:** Subject property is located in Flood Zone X, an area of minimal flood hazard. The subject property is not located in a sanitary district or sewer area. Should a septic system be required, a complete and separate submittal must be made to Pinal County Development Services Aquifer Protection for the installation of an on-site wastewater treatment facility. If an existing septic system is to serve this site, verification of the septic system and verification and capacity of the required setbacks must be made.

**HISTORY:** In May 1959, through a County ordinance, the subject site was rezoned from “Unclassified” to “Residence A” with a minimum 10,000 square feet lot size, under case (PZ-L-59). The 1962 ordinance introduced the Single Residence (CR-2) zoning district and the subject site has remained zoned CR-2. The property has an existing primary residence, under a permit from 1998 (98-E-0358). The applicants came into possession of the property in 2017.

**ANALYSIS:** This variance requests seeks to resolve the setback concerns for the primary residence. The primary residence does not meet the minimum side setbacks in the CR-2 zone. Staff met with the applicants to request a professional survey for accurate measurements with which to submit to the board. The applicant moved to continue with this variance request without a registered survey, as attached in this report packet. Historical records show a permit from 1998 for the primary residence with CR-2 setback requirements noting that the primary residence was once recognized as a permitted structure. Approval of this variance to allow setback encroachment will bring the primary residence into compliance.

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

Newspaper publish dates:	3/5/2024
Mail-outs:	2/29/2024
Site Posting:	2/29/2024
Website:	2/28/2024

**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, 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 applicants obtained the property in 2017 with a single-family residence that was permitted in 1998 at the time understood to be compliant.

**FINDING:** The special circumstances were later discovered by staff when the applicant submitted a permit application for a detached garage.

- 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 primary residence was permitted structure 1998 and later discovered to be non-compliant with site development standards, under Section 2.65.020 of the Pinal County Development Services Code.

**FINDING:** The conditions are not self-imposed.

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

**ANALYSIS:** The strict application of the regulations would hold the property in non-compliant status in perpetuity.

**FINDING:** The property being held in non-compliant status would prevent existing and new ownership from acquiring the necessary permits for routine construction and alterations of the property's residential use.

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

**ANALYSIS:** The property would be functional for both existing and future owners of the subject site.

**FINDING:** The granting of this variance request 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.

**ANALYSIS:** If this variance is granted, all new structures will be required to meet both the Pinal County development standards, the 2018 International Building Code (IBC), and all additional applicable conditions for permit approval.

**FINDING:** The granting of this 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 will not allow a use that is not permitted in the zoning district where the property is located.

**ANALYSIS:** The CR-2 zoning district permits residential use which is the desired primary use for the subject property.

**FINDING:** Granting of the variance will not allow a use that is not permitted in the subject property's zoning district.

#### **STAFF SUMMARY AND RECOMMENDATION:**

All submittals, presented evidence, written documentation, public testimony, and Planning Case Staff Report (BA-056-23), 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, 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-056-23, a variance to Sections 2.65.020 and 2.65.030 of the Pinal County Development Services Code, to decrease the minimum side and rear setbacks, for the primary residence, from 10 feet to 18 inches and 25 feet to 4 feet; to allow the primary structure to remain, based on (please cite a minimum of three findings in a-f above) with the following conditions:

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:
3. Site Development Standards.
  - A. Building height: Maximum height of any structure shall be 30 feet.
  - B. Minimum lot area: 12,000 square feet.
  - C. Minimum lot width: 60 feet.
  - D. Minimum area per dwelling unit: 12,000 square feet.
  - E. Minimum front yard: 25 feet.
  - F. Minimum side yards: 18 inches to the north, 10 feet to the south.
  - G. Minimum rear yard: 4 feet.
  - H. Minimum distance between main buildings: 20 feet except as required in PCDSC2.150.140 for a rear dwelling.

Detached accessory buildings.

- A. Permitted coverage: One-third of the total area of the rear and side yards.
- B. Maximum height: 20 feet.
- C. Minimum distance to main building: Seven feet.
- D. Minimum distance to front lot line: 60 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.

**To Deny:**

I move to deny case BA-056-23, a variance to Sections 2.65.020 and 2.65.030 of the PCDSC, based on the finding that the condition is neither peculiar nor exceptional to reduce the rear setback requirement specified by the PCDSC



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**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.pinalcountyz.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.: 30810090T 2. Size (to the nearest 1/10th of an acre) .9

3. The legal description of the property: 1491 E. Emilie Circle S/T/R # 36109S/15E

4. Current zoning: CR-2 5. Septic or Sewer? Septic ☒ Sewer ☐  
Sewer District \_\_\_\_\_

6. The existing use(s) of the property: Single family residence

7. The exact variance request and/or Section(s) of Code impacted: 2.160.020 use of building without permit

8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation #  
(CC)BCC-0426-23

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.

- \* Built in 1998. Since then timberline Rd, which used to run through our property to connect to timberline now behind our house, has been removed and we have to use an easement.
- \* Property lines have all been changed making one large property into at least 4.

10. State any special circumstances or conditions about the property that do not negatively impact other properties in that zoning district. Also state any physical characteristics of this property that are unique and unlike other properties in the area.

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.pinalcountyz.gov](http://www.pinalcountyz.gov)

11. State how the special circumstances or conditions referred to question #10 are not self-imposed.

12. State how the granting of this application will not materially affect the health or safety of persons residing or working in the neighborhood and how this variance will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

Since the house was built in 1998, 25 years ago, there has not been any issues that have come to light. The location of the house on the property does not affect our health or safety.

13. State how the variance will only allow permitted uses in the zoning district in which the property is located.

The home is a small 2 bedroom house which can/could only be used as a single family home. This complies with the CR-2 zoning.

14. State how the strict application of the current regulations would work an unnecessary nonfinancial hardship and how the granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights. Show how all beneficial uses and/or enjoyment of the land will be lost if the variance is not granted. Evidence from an appraiser, realtor or other professionals can be useful.

This house has been here since 1998. We did not build it. We purchased the house and property in 2016. We are both retired & on limited income. If we do not get the variance and have to tear down this house, we cannot afford to rebuild. Our use & enjoyment of the property will be lost.

(The following are additional questions for reductions in parking requests only)

15. Site Plan Review or Building Permit Number: \_\_\_\_\_

16. Required parking either in total number or ratio: \_\_\_\_\_ 17. Requested (# or ratio) \_\_\_\_\_

18. 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: \_\_\_\_\_



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.

Carla & Roger Eckhoff	1491 E. Emilie Circle Oracle, AZ. 85623	
Name of Applicant	Address	
Carla Jean Eckhoff	randce2013@gmail.com	520-406-0902
Roger Eckhoff	roger.eckhoff@gmail.com	520-404-8559
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.

Carla & Roger Eckhoff	1491 E. Emilie Circle Oracle, AZ. 85623	
Name of Landowner	Address	
Carla Jean Eckhoff	randce2013@gmail.com	520-406-0902
Roger Eckhoff	roger.eckhoff@gmail.com	520-404-8559
Signature of Landowner	E-Mail Address	Phone Number

If the landowner is not the applicant, then the applicant must submit a signed and notarized agency authorization form from the landowner with this application.

## 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.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

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Parcel No.: \_\_\_\_\_  
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City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at the office of \_\_\_\_\_ and is accurate and complete to the best of my knowledge.  
(Source of Information)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_  
(Name of signor)

Signature \_\_\_\_\_ Date \_\_\_\_\_

State of \_\_\_\_\_ )ss.

(SEAL)

County of \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Signature of Notary Public \_\_\_\_\_

**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.: \_\_\_\_\_  
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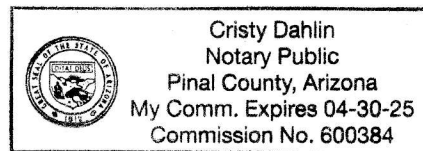
I hereby verify that the name list above was obtained on the 3 day of November, 2023 at the office of EMAIL and is accurate and complete to the best of my knowledge.  
(Source of Information)

On this 14 day of November, 2023 before me personally appeared Roger Eckhoff  
(Name of signor)

Signature Roger Eckhoff Date NOV 14, 2023

State of ARIZONA )ss.

County of Pinal



(SEAL)

My Commission Expires April 30, 2025

Signature of Notary Public Cristy Dahlin

# Site Plan

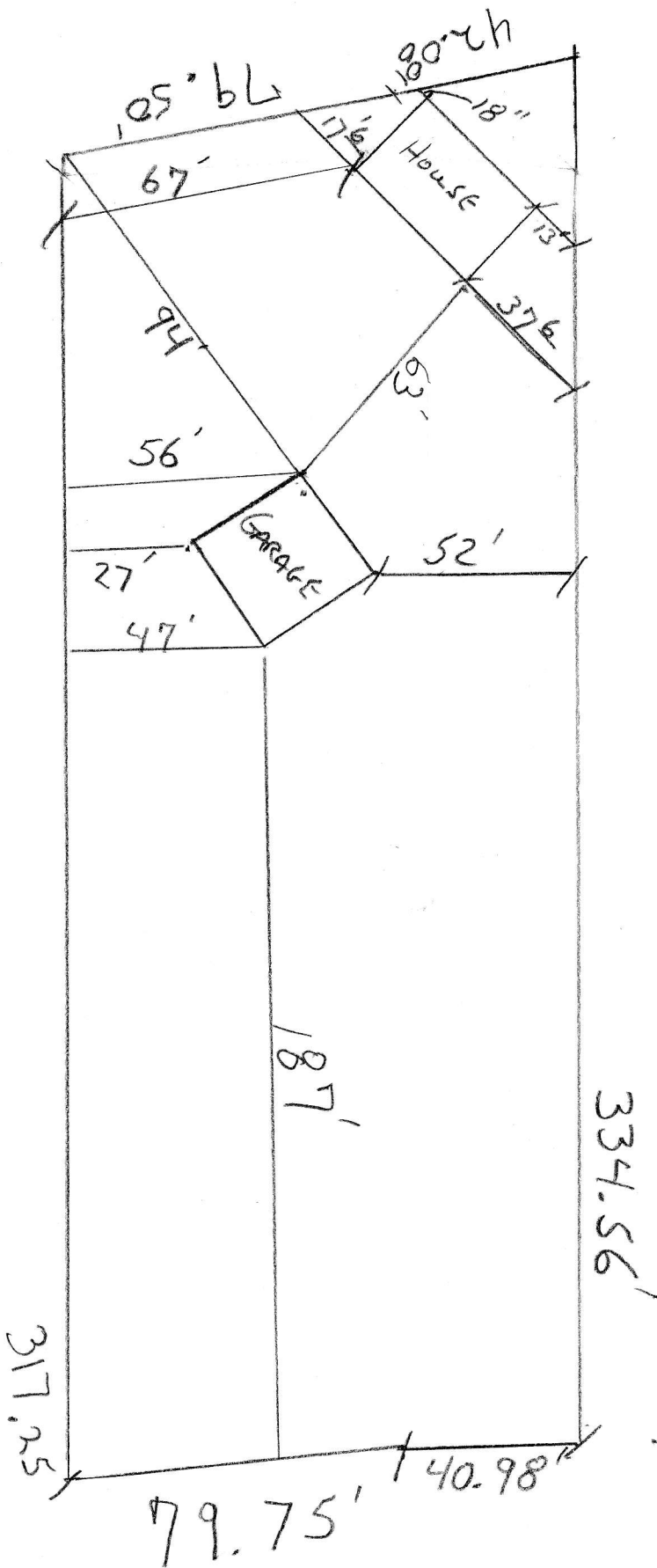
House measures

37' x 26'

Garage measures

30' x 30'

1" = 40'  
 Roger & Carla Eckhoff  
 Parcel # 30810090T  
 1491 E. Emilie Circle  
 Grady, AZ 85603  
 Zone CRA  
 60' Front  
 4' Side & Rear  
 Setbacks



## NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **MARCH 28, 2024** 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-056-23 – PUBLIC HEARING/ACTION:** Carla and Roger Eckhoff, landowners/applicants, requesting a variance to **Sections 2.65.020(E) and 2.65.020(F)** of the PCDSC to allow a reduction in the minimum side setbacks from 10 feet to 18 inches minimum rear setbacks from 25 feet to 4 feet and applicable development standards in the Single Residence (CR-2) zone, situated within Oracle State Plat Number 5, Lot 152, Section 36, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 308-10-090T, legal on file, located east of Cody Loop Road and south of East Emilie Circle in the Oracle vicinity.

Information regarding the case can be found online at:

<https://www.pinal.gov/236/Notice-of-Hearings>

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 26th DAY OF FEBRUARY, 2024

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 749 (85 N. FLORENCE, FIRST FLOOR)  
FLORENCE, AZ 85132

Contact for this matter: LaRee Mason, Planner  
E-mail Address: [LaRee.Mason@pinal.gov](mailto:LaRee.Mason@pinal.gov)  
Phone: (520) 866-6514 Fax: (520) 866-6442

**Below this line not for publishing**

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Pinal Central Dispatch



ROBINSON COLEN CHRIS  
1864 W ALEX AUSTIN DR  
ORACLE, AZ 85623

MAYHEW ROBERT JOSEPH & G...  
596 N TIMBERLINE DR  
ORACLE, AZ 85623

MCMILLION DAVID D & REBEC...  
PO BOX 5336  
ORACLE, AZ 85623

HAAGENSON JODY  
60611 E ARROYO VISTA DR  
ORACLE, AZ 85623

FISCHETTE MARIA R  
PO BOX 1024  
ORACLE, AZ 85623

VIGIL PETER L  
PO BOX 836  
ORACLE, AZ 85623

CHRISMER JERRY R  
PO BOX 1300  
ORACLE, AZ 85623

PUCCIO ANTHONY J & DEBRA ...  
PO BOX 5365  
ORACLE, AZ 85623

MCMILLION DAVID D SR  
PO BOX 5336  
ORACLE, AZ 85623

VINSON GREGG ALLAN LIV TR...  
PO BOX 8282  
CATALINA, AZ 85738

ACKLAND DAVIN J  
PO BOX 5363  
ORACLE, AZ 85623

KEMPTON KENNETH GRANT & ...  
7521 W DANCING RABBIT CT  
TUCSON, AZ 85743

BLOMQUIST MICHAEL S & JO A...  
PO BOX 5090  
ORACLE, AZ 85623

WRIGHT JESSE L & CAROLE A  
PO BOX 674  
ORACLE, AZ 85623

CROCI MARIA A  
PO BOX 573  
ORACLE, AZ 85623

WARREN JACK T & EMILIE L  
PO BOX 5069  
ORACLE, AZ 85623

CLEMENTS JACK M & DONNA L...  
PO BOX 5495  
ORACLE, AZ 85623

CAULFIELD MICHAEL  
PO BOX 5403  
ORACLE, AZ 85623

CHEVALIER LINDA  
3429 WASHINGTON SOUTH RD  
MANSFIELD, OH 44903

SUTER DALE  
PO BOX 605  
ORACLE, AZ 85623

GEMMELL MARC R  
PO BOX 5275  
ORACLE, AZ 85623

RAMIREZ MARTIN & MARIANNE  
14548 WATKINS DR  
LA MIRADA, CA 90638

PUCCIO ANTHONY J & DEBRA ...  
PO BOX 5365  
ORACLE, AZ 85623

OMSTEAD STARR  
PO BOX 1832  
ORACLE, AZ 85623

CLARK SUSAN E  
PO BOX 493  
ORACLE, AZ 85623

BELKNAP KAREN L  
PO BOX 481  
ORACLE, AZ 85623

GEMMELL MARC R  
PO BOX 5275  
ORACLE, AZ 85623

PARRA JERRY R  
PO BOX 261  
ORACLE, AZ 85623

ALTAMIRANO ROBERT G  
PO BOX 1363  
ORACLE, AZ 85623

CLEMENTS JACK M & DONNA L...  
PO BOX 5495  
ORACLE, AZ 85623

RAGELS DELBERT & BARBARA ...  
PO BOX 611  
ORACLE, AZ 85623

ROSENBAUM ROBERT A  
2431 N GOYETTE AVE  
TUCSON, AZ 85712

RADILLO CHISTINA RENEE  
PO BOX 1622  
ORACLE, AZ 85623

GRACIA RAFAEL JR  
1445 E EMILIE CIR  
ORACLE, AZ 85623

HUFFMAN GALEN L & KIMBERL...  
444 W PASEO RIO GRANDE  
ORO VALLEY, AZ 85737

VIGIL MARK & ALYSSA R  
401 N CODY LOOP RD  
ORACLE, AZ 85623

ECKHOFF ROGER D & CARLA J...  
1491 E EMILIE CIR  
ORACLE, AZ 85623

PINAL COUNTY SCHOOL DIST ...  
PO BOX 1720  
ORACLE, AZ 85623

PARRA AARON M  
MAIL RETURN

FREEMAN ROGER & LISA  
15400 QUALL RD NE  
SILVERTON, OR 97381

VINSON GREGG ALLAN  
PO BOX 8282  
CATALINA, AZ 85738

TAYLOR MARK S & DEBORAH A ...  
PO BOX 577  
WOODLAKE , CA 83286

CHEVALIER LINDA  
3429 WASHINGTON SOUTH RD  
MANSFIELD, OH 44903

HERDZON EARTH ELEMENTS L...  
PO BOX 94  
ORACLE, AZ 85623

THE STOCKYARD LLC  
701 W LOS ALTOS RD  
TUCSON, AZ 85704

RAGELS DELBERT & BARBARA ...  
PO BOX 611  
ORACLE, AZ 85623

HAMMOND RICHARD GARY & K...  
PO BOX 1283  
ORACLE, AZ 85623

GARCIA LEONARD  
PO BOX 5293  
ORACLE, AZ 85623

HAMMOND RICHARD GARY & K...  
PO BOX 1283  
ORACLE, AZ 85623

FREEMAN ROGER & LISA  
15400 QUALL RD NE  
SILVERTON, OR 97381

SNEYD GARY R  
PO BOX 1707  
ORACLE, AZ 85623

## AFFIDAVIT OF PUBLICATION

State of Texas, County of Bexar, ss:

Yuade Moore, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday 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 1 issues. The publications thereof having been on the following dates:

### PUBLICATION DATES:

Mar. 5, 2024

**NOTICE ID:** TBbf2Po9fDtvaCVUNTfl

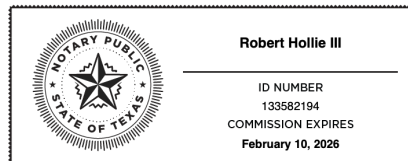
**NOTICE NAME:** BA-056-23

**Publication Fee:** 48.96

(Signed) Yuade Moore

### VERIFICATION

State of Texas  
County of Bexar



Subscribed in my presence and sworn to before me on this: 03/06/2024

[Signature]

Notary Public  
Electronically signed and notarized online using the Proof platform.

NOTICE OF PUBLIC HEARING  
NOTICE OF PUBLIC  
HEARING BY THE BOARD OF  
ADJUSTMENT AND APPEALS  
AT 9:30 A.M., ON MARCH 28,  
2024 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-056-23 - PUBLIC HEARING/  
ACTION: Carla and Roger  
Eckhoff, landowners/applicants,  
requesting a variance to Sections  
2.65.020(E) and 2.65.020(F) of the  
PCDSC to allow a reduction in the  
minimum side setbacks from 10  
feet to 18 inches minimum rear  
setbacks from 25 feet to 4 feet and  
applicable development standards  
in the Single Residence (CR-2)  
zone, situated within Oracle State  
Plat Number 5, Lot 152, Section  
36, Township 9 South, Range 15  
East of the Gila and Salt River  
Meridian, Pinal County, Arizona:  
Tax Parcel 308-10-090T, legal on  
file, located east of Cody Loop  
Road and south of East Emille  
Circle in the Oracle vicinity.  
Information regarding the case can  
be found online at:  
<https://www.pinal.gov/236/Notice-of-Hearings>

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 26th DAY OF  
FEBRUARY, 2024

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 749 (85 N. FLORENCE,  
FIRST FLOOR)  
FLORENCE, AZ 85132  
Contact for this matter: LaRee  
Mason, Planner











AGENDA ITEM

March 28, 2024 ADMINISTRATION BUILDING A  
FLORENCE, ARIZONA

---

**REQUESTED BY:**

**Funds #:** 10

**Dept. #:** 316

**Dept. Name:** Development Services

**Director:** Brent Billingsley

---

**BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:**

**BA-061-23 – PUBLIC HEARING/ACTION:** William Russell, landowner, requesting a variance to **Section 2.120.030** of the PCDSC to allow a reduction of the minimum distance to the front lot line for a detached accessory buildings from sixty (60) feet to ten (10) feet in the Manufactured Home (MH) zone situated within Queen Valley Estates Unit 3, Lot 73, located in Section 35, Township 01 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 104-43-073A, legal on file, located west of North Kathy Drive and south of East Queen Creek Drive in the Queen Valley area. *(LaRee Mason/Brent Billingsley)*

---

**BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:**

---

**BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:**

---

**MOTION:**

---

History		
Time	Who	Approval

---

<b>ATTACHMENTS:</b>
Click to download
<input type="checkbox"/> <a href="#">Staff Report</a>



TO: PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

MEETING DATE: MARCH 28, 2024

CASE NUMBER: BA-061-23

CASE COORDINATOR: LAREE MASON

---

***Executive Summary:***

*This is a variance request to reduce the minimum distance to the front lot line for a detached accessory building from sixty (60) feet to ten (10) feet for a property located in the Manufactured Home (MH) zone, in Queen Valley Estates Unit Three, Pinal County, Arizona.*

**If This Request is approved:**

The applicant will apply for the necessary permits to build an accessory structure.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval with three stipulations.

---

**BA-061-23 – PUBLIC HEARING/ACTION:** William Russell, landowner, requesting a variance to Section 2.120.030 of the PCDSC to allow a reduction of the minimum distance to the front lot line for detached accessory buildings from sixty (60) feet to ten (10) feet in the Manufactured Home (MH) zone situated within Queen Valley Estates Unit 3, Lot 73, located in Section 35, Township 01 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 104-43-073A, legal on file, located west of North Kathy Drive and south of East Queen Creek Drive in the Queen Valley vicinity.

**LEGAL DESCRIPTION:** Lots 72 and 73 and a portion of Lot 71, Queen Valley Estates Unit 3, being in the southwest quarter of Section 35, Township 01 South, Range 10 East of the Gila and Salt River Base and Meridian

**TAX PARCEL:** 104-43-073A

**LANDOWNER/APPLICANT:** William Russell, landowner/applicant

**REQUESTED ACTION AND PURPOSE:** The applicant is requesting a variance to Section 2.120.030 of the Pinal County Development Services Code to allow a reduction of the minimum distance to the front lot line for detached accessory buildings from sixty (60) feet to ten (10) feet to allow for an accessory structure.

**LOCATION:** West of North Kathy Drive and south of East Queen Creek Drive

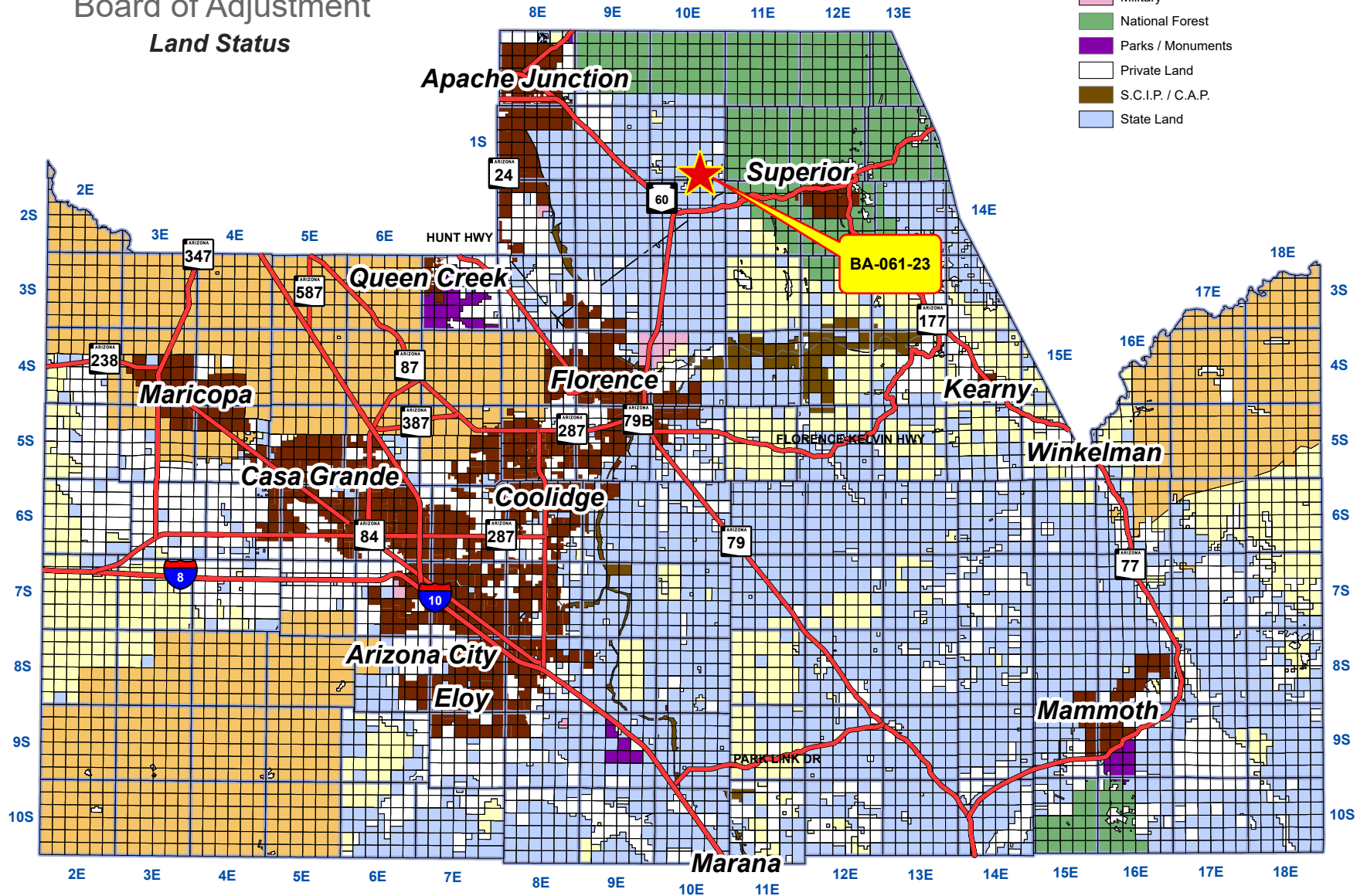


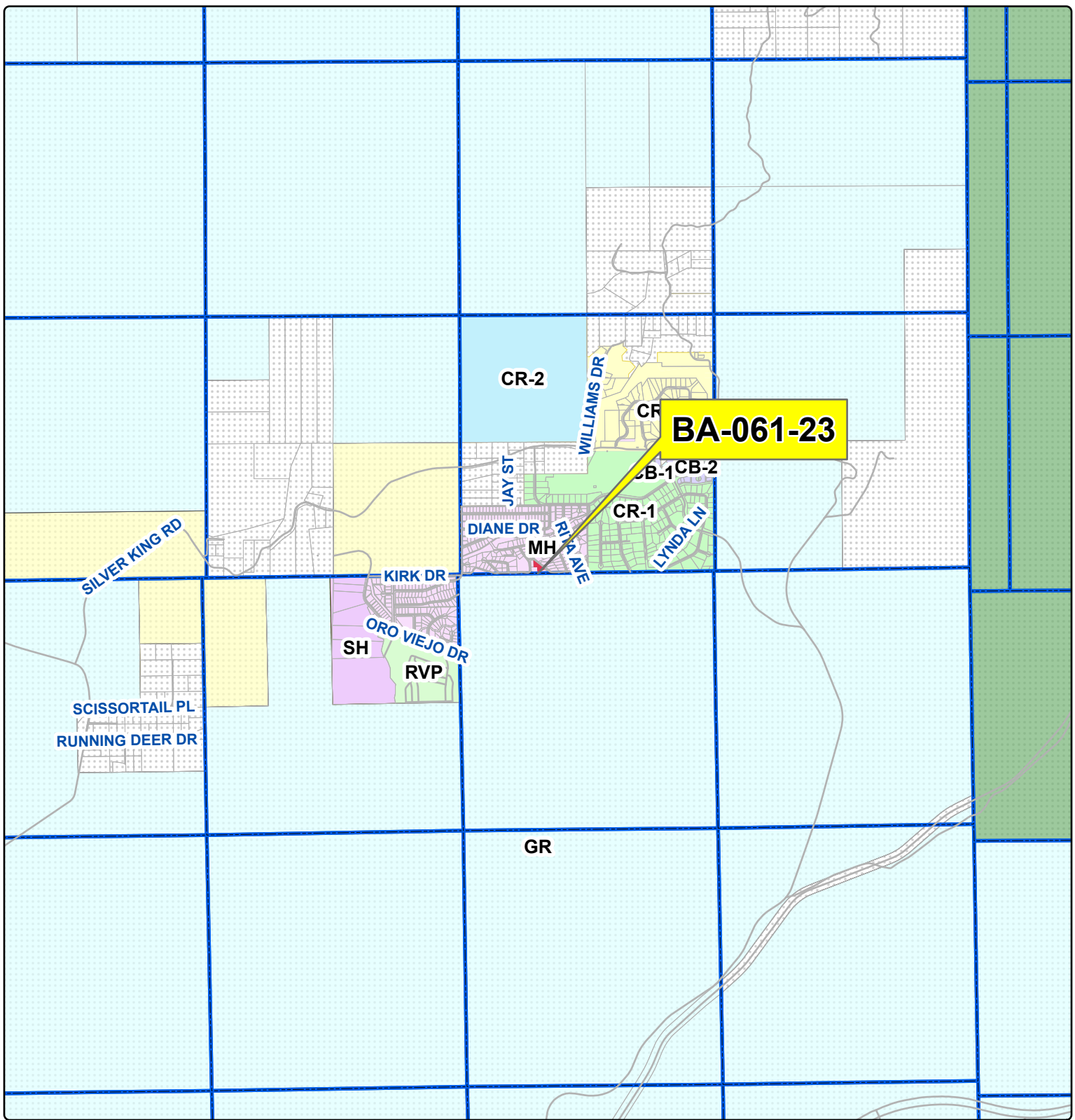
**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

## Board of Adjustment Land Status

### Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land





## Board of Adjustment Community Development

**Legal Description:**

Situated within Queen Valley Estates Unit 3, Lot 73, located in Section 35, Township 01 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona.



Owner/Applicant: <b>WILLIAM RUSSELL</b>		
Drawn By: GIS / IT / LJT	Date: 01/30/2024	
Sheet No. 1 of 1	Section 35	Township 01S Range 10E
Case Number: <b>BA-061-23</b>		





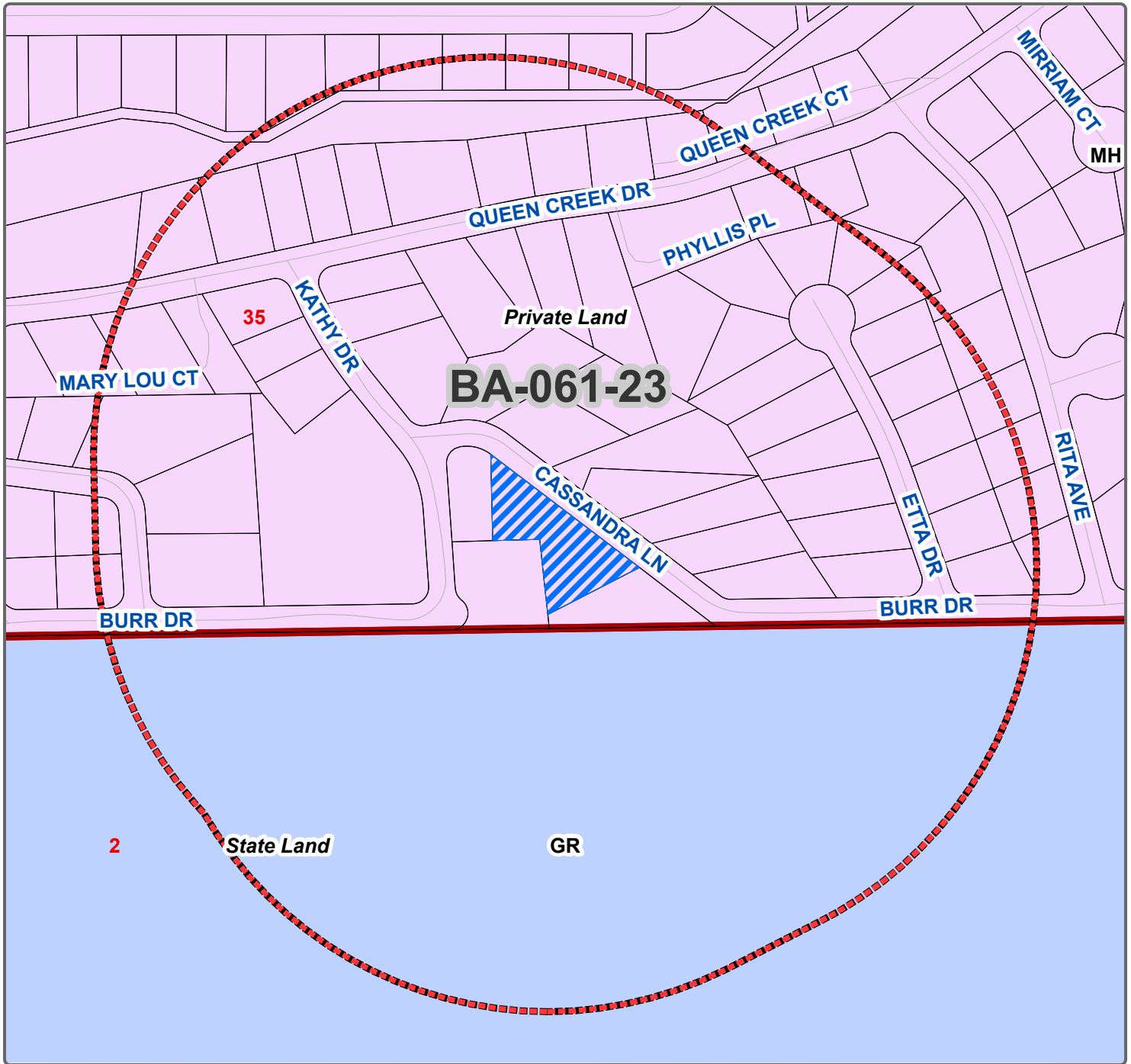
## ***Board of Adjustment***



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**BA-061-23**





## Board of Adjustment

BA-061-23 – PUBLIC HEARING/ACTION: William Russell, landowner, requesting a variance to Section 2.120.030 of the PCDSC to allow a reduction of the detached accessory building setbacks from sixty (60) feet to ten (10) feet, and applicable development standards on parcel 104-43-073A (legal on file) within Queen Valley Estates Unit 3, Lot 73, located in Section 35, Township 01 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Current Zoning: MH

Requested Zoning: Board of Adjustment

Current Land Use: MEDIUM DENSITY RESIDENTIAL



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

### Legal Description:

Situated within Queen Valley Estates Unit 3, Lot 73, located in Section 35, Township 01 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona.

SEC 35, TWN 01S, RNG 10E



### Owner/Applicant:

WILLIAM RUSSELL

### Drawn By:

GIS / IT /LJT

### Date:

01/30/2024

Sheet No.  
1 of 1

### Section

35

### Township

01S

### Range

10E

### Case Number:

BA-061-23

**SIZE:** 0.49± acres (21,344.4 sq. ft.)

**COMPREHENSIVE PLAN:** Medium Density Residential (3.5-8 du/ac)

**EXISTING ZONING:** Manufactured Home (MH) Zone

**SURROUNDING ZONING AND LAND USE:**

North: Manufactured Home (MH), Residential

South: Manufactured Home (MH), Residential

East: Manufactured Home (MH), Residential

South: Manufactured Home (MH), Residential

**SITE DATA:** Subject property is located in Flood Zone X, an area of minimal flood hazard. The property is currently served by the Queen Valley Sanitary District.

**HISTORY:** In July 1969, the subject property was rezoned from GR (General Rural) to TH (Trailer Homesite), under case PZ-131-69. The 1991 Pinal County Zoning Ordinance introduced the Manufactured Home (MH) zone and the property has remained zoned MH.

**ANALYSIS:** This variance seeks to resolve a setback limitation to allow an accessory structure on a buildable portion of the property. Due to the topographical constraints on the property, the western portion of the property has an approximate 18% slope (16 ft. elevation increase) prohibiting the applicant from building an accessory structure on nearly one-half of the subject site. In addition to the site constraint, the property boundary is unusually shaped creating additional limitations.

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

Newspaper publish dates: 2/29/2024

Mail-outs: 2/28/2024

Site Posting: 2/29/2024

Website: 2/28/2024

**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, 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:** A topographical constraint limits the buildable area of the half-acre property, due to the slope involving the western portion of the parcel.

**FINDING:** Special circumstances exist on this property that do not affect surrounding properties.

- 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:** There exists a 16-foot elevation (18% slope) increase along the western portion of the subject site.

**FINDING:** The topographical constraint is not self-imposed.

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

**ANALYSIS:** The strict application of the regulations would prevent existing and future property owners from permitting structures on the buildable portions of the subject property.

**FINDING:** The strict application of the regulations would create an unnecessary nonfinancial hardship as the topographical constraints are not avoidable.

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

**ANALYSIS:** The property would be functional for both existing and future owners of the subject site.

**FINDING:** The granting of this variance request 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.

**ANALYSIS:** If this variance is granted, the building setbacks found in the attached stipulations would match those in the surrounding area. All new structures will be required to meet both the Pinal County development standards, the 2018 International Building Code (IBC), and all additional applicable conditions for permit approval.

**FINDING:** The granting of this 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 will not allow a use that is not permitted in the zoning district where the property is located.

**ANALYSIS:** The Manufactured Home zone allows residential use which is the primary use for the subject site.

**FINDING:** Granting of the variance will not allow a use that is not permitted in the subject property's zoning district.

#### **STAFF SUMMARY AND RECOMMENDATION:**

All submittals, presented evidence, written documentation, public testimony, and Planning Case Staff Report (BA-061-23), 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, 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-061-23, a variance to Section 2.120.030 of the Pinal County Development Services Code, to allow a reduction of the minimum distance to the front lot line for detached accessory buildings from sixty (60) feet to ten (10) feet in the Manufactured Home (MH) zone to allow the future construction of detached accessory structures, based on (please cite a minimum of three findings in a-f above) with the following conditions:

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:



3. The site development standards are as follows:
- A. Building height: Maximum height of any structure shall be 30 feet.
  - B. Minimum lot area: 8,000 square feet.
  - C. Minimum lot width: 60 feet.
  - D. Minimum lot area per manufactured home: 8,000 square feet.
  - E. Minimum front yard: 15 feet.
  - F. Minimum side yards: 10 feet each.
  - G. Minimum rear yard: 10 feet.
  - H. Minimum distance between manufactured homes: 20 feet.
  - I. Minimum distance or setbacks required herein shall be the shortest of horizontal dimensions measured from the nearest portion of the sidewall of a manufactured home, or from the patio cover, carport, cabana, ramada or similar appurtenances.

Detached accessory buildings.

- A. Permitted coverage: 25 percent of the rear yard plus 50 percent of any additional space in the rear of the principal building.
- B. Maximum height: 20 feet.
- C. Minimum distance to manufactured home: 7 feet.
- D. Minimum distance to front lot line: 10 feet.
- E. Minimum distance to side and rear lot lines: 4 feet.

**To Deny:**

I move to deny case BA-061-23, a variance to Section 2.120.030 of the PCDSC, based on the finding that the condition is neither peculiar nor exceptional to reduce the rear setback requirement specified by the PCDSC.





**PINAL COUNTY**  
MAKING OPPORTUNITY

**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.: 104-43-073A 2. Size (to the nearest 1/10th of an acre) 0.49

3. The legal description of the property: LOTS 72 AND 73 AND A PORTION OF LOT 71, QUEEN VALLEY ESTATES, UNIT 3 BOOK 14 OF MAPS, PAGE 37

4. Current zoning: MH 5. Septic or Sewer? Septic      Sewer X  
Sewer District                     

6. The existing use(s) of the property: Residential

7. The exact variance request and/or Section(s) of Code impacted: 2.120.030. - Detached accessory buildings.

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.

N/A

10. State any special circumstances or conditions about the property that do not negatively impact other properties in that zoning district. Also state any physical characteristics of this property that are unique and unlike other properties in the area.

The property has unique topographical issues that do not impact other properties

**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](http://www.pinalcountyaz.gov)



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**11. State how the special circumstances or conditions referred to question #10 are not self-imposed.**

The request is not self-imposed. The terrain extremely reduces the buildable area not allowing to meet the required setbacks for detached accessory buildings.

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**12. State how the granting of this application will not materially affect the health or safety of persons residing or working in the neighborhood and how this variance will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.**

The application does not affect any other person or property.

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**13. State how the variance will only allow permitted uses in the zoning district in which the property is located.**

Permitted uses will not change. Requesting reduction of detached accessory building setbacks due to topography.

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**14. State how the strict application of the current regulations would work an unnecessary nonfinancial hardship and how the granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights. Show how all beneficial uses and/or enjoyment of the land will be lost if the variance is not granted. Evidence from an appraiser, realtor or other professionals can be useful.**

The strict application of the current MH- detached accessory building setbacks would create non financial hardship by denying building permits.

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(The following are additional questions for reductions in parking requests only)

**15. Site Plan Review or Building Permit Number:** \_\_\_\_\_

**16. Required parking either in total number or ratio:** \_\_\_\_\_ **17. Requested (# or ratio)** \_\_\_\_\_

**18. 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:** \_\_\_\_\_

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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.

<u>Mayra Madrid</u>	
Name of Applicant	Address
<u>Mayra Madrid</u>	<u>Madrid 0919</u>
Signature of Applicant	E-Mail Address
	<u>@gmail.com</u>
	<u>520-414-1847</u>
	Phone Number

<u></u>	<u></u>
Name of Agent/Representative	Address

<u></u>	<u></u>	<u></u>
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.

<u>William Russell</u>	<u>513 Cassandra</u>
Name of Landowner	Address
	<u>QUEEN Valley AZ</u>
<u>William Russell</u>	<u>brussell@fone.net</u>
Signature of Landowner	E-Mail Address
	<u>970 560 0477</u>
	Phone Number

If the landowner is not the applicant, then the applicant must submit a signed and notarized agency authorization form from the landowner with this application.



### 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
  - Driveways and parking areas, show access, dimensions and surface material
  - 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, or request from the case planner assigned, 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.
- ☒ I understand that two newspaper publications must be advertised for this variance case per Pinal County staff instructions no later than 21 days before the hearing date as assigned. The applicant is responsible for all publication fees.
- ☒ Submitted application via online portal (<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>)

### **Important:**

If the application is incomplete or is not detailed enough, the case will not be presented to the Board of Adjustments.



**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.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the 14<sup>th</sup> day of Dec, 2023, at the office of Pinal County and is accurate and complete to the best of my knowledge.  
(Source of Information)

On this 14 day of December, 2023, before me personally appeared Mayra Madrid  
Signature Mayra Madrid Date Dec 14<sup>th</sup> (Name of signor)

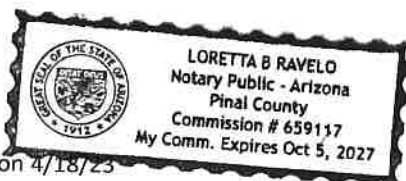
State of Arizona )ss.

(SEAL)

County of Pinal

My Commission Expires 10-5-2027

Signature of Notary Public



Version 4/18/23



NAP	104431010 FLEMING STANLEY EARL 256 W MORRIS DR QUEEN VALLEY, AZ 85118	104430460 SOULE ROBERT H 86 N ETTA DR QUEEN VALLEY, AZ 85118
10443071A GARCIA DONALD J 7324 CAMINITO CARLOTTA SAN DIEGO, CA 92120	104430270 MCCORISON STEVEN G & SHA... 1526 TORGESON RD DULUTH, MN 55804	10443066A BENNETT PAMELA A TRUSTEE 500 E CASSANDRA DR QUEEN VALLEY, AZ 85118
104431000 RANKEN NICOLE A & BRIAN J 312 E BURR DR QUEEN VALLEY, AZ 85118	104430680 STEWART SUSAN & METZGAR ... 530 E CASSANDRA DR QUEEN VALLEY, AZ 85118	104430920 DEVOGEL ABRAM & BEVERLY J... 250 E MADELINE DR QUEEN VALLEY, AZ 85118
104430700 PINOTTI DOUGLAS R 560 E CASSANDRA DR QUEEN VALLEY, AZ 85118	10443067A LAWSON RUSSELL CLYDE MAIL RETURN	10443093A FILLERS THOMAS & HELEN G 280 E MADELINE DR QUEEN VALLEY, AZ 85118
104430490 STIERNAGLE KEVIN L K & DIAN... 32515 178TH LN ISLE, MN 56342	104430280 ANDERSON VAUGHN SCOT & K... 1884 E 129 N IDAHO FALLS, ID 83401	104430310 JERRY A & BARBARA ROUNDS ... 2982 E 145 N IDAHO FALLS, ID 83401
104430260 GNEITING LLOYD & T ELLEN R... 335 AUTUMNWOOD DR RIGBY, ID 83442	104430470 LAMPHER SUSAN J TRS 7293 S 2700 E COTTONWOOD HEIGHTS, UT 8...	10443065B WERNER RUBY HAMILTON & J... 468 E CASSANDRA DR QUEEN VALLEY, AZ 85118
10443096C BAIN STEPHANIE 318 E MADELINE DR QUEEN VALLEY, AZ 85118	104430740 DEIS JAYME 521 E MISSOURI AVE PIERRE, SD 57501	104430450 VENET JOSEPH & SCOTT CHRI... 108 N ETTA DR QUEEN VALLEY, AZ 85118
104430250 HOEFFLING DARRELL E & GLO... 1527 N 34TH ST APT 10 SUPERIOR, WI 54880	104430300 IHNATISIN GEORGE & MARIA 61 N ETTA DR QUEEN VALLEY, AZ 85118	104430320 MATTY GEORGE PO BOX 5334 COLORADO SPRINGS, CO 809...
104430690 COVERT LEONARD J & FRANCI... 544 E CASSANDRA DR QUEEN VALLEY, AZ 85118	10443095A WEINBERG JUSTIN D REV TRU... 50282 28TH ST MENDON, MI 49072	10443065C WERNER RUBY HAMILTON 468 E CASSANDRA DR QUEEN VALLEY, AZ 85118
104430480 DIES GREGORY SCOTT & RITA ... 3126 CUNNINGHAM RD KNOXVILLE, TN 37918	104430290 LOPEZ ALEX E 84 N RITA AVE QUEEN VALLEY, AZ 85118	10443081A ONDERIK ALAN PAUL & MACK P... 795 GREEN MEADOW DR FAIRBANKS, AK 99712



104430330  
HAWKINS A/C INC  
3649 E COUNTY LINE RD  
IDAHO FALLS, ID 83401

10443034D  
WARREN JOHN W  
7909 NE 379TH ST  
LA CENTER, WA 98629

104430410  
ALLRED MELANIE SMITH  
2189 S 4000 W  
REXBURG, ID 83440

104430440  
CUTLER JEFFREY A  
1647 E MELANIE ST  
SAN TAN VALLEY, AZ 85140

10443060A  
GUTHRIE PATRICIA A  
141 N KATHY DR  
QUEEN VALLEY, AZ 85118

104430390  
SMITH ROBERT & RANAE  
5313 S 5700 W  
REXBURG, ID 83440

10443063A  
BORICH ELIZABETH R REV TR...  
1437 HEWITT AVE  
SAINT PAUL, MN 55104

104430830  
ROWLEY SAM R & DAWN M  
154 N KATHY DR  
QUEEN VALLEY, AZ 85118

104430550  
SCHLICHTING TIMOTHY J  
39428 WALKER LAKE DR  
RICHVILLE, MN 56576

10443082A  
KESTER PATRICK A & MARY JA...  
44788 TAMARACK RIVER RD  
HINCKLEY, MN 55037

10443043B  
ALLRED MELANIE  
2189 S 4000 W  
REXBURG, ID 83440

10443038A  
DILLINGER DOLLY ANN  
PO BOX 1628  
PAGOSA SPRINGS, CO 81147

10443061A  
LONG KATHLEEN M  
1221 11TH AVE  
GREEN BAY, WI 54304

10443059A  
ORTIZ LELA  
401 E QUEEN CREEK DR  
QUEEN VALLEY, AZ 85118

104431240  
NAVARRO ROBERT & PAULINE  
314 E QUEEN CREEK DR  
QUEEN VALLEY, AZ 85118

10443087A  
CLIFTON HAROLD E  
258 E MARY LOU CT  
QUEEN VALLEY, AZ 85118

104430370  
KOHLRUS TIM C & SHELLY L  
MAIL RETURN

104430520  
SELZER HENRY T SR & JEANN...  
592 E PHYLLIS PL  
QUEEN VALLEY, AZ 85118

10443043A  
JANICH GLEN A & HARRIET RE...  
132 N ETTA DR  
QUEEN VALLEY, AZ 85118

104430420  
JANICH GLEN A & HARRIET A R...  
6438 W ARRANMORE DR  
SOUTH JORDAN, UT 84009

104431260  
CARLSON THOMAS L & PATRICI...  
47437 320TH ST  
ELK POINT, SD 57025

10443086C  
WETZEL BRIAN LEE & LINDA L  
304 E MARY LOU CT  
QUEEN VALLEY, AZ 85118

10443058C  
BLUMER CARL ALAN  
808 G ST  
CENTRALIA, WA 98531

104431270  
LEHMANN DESTINI A & MICHAEL...  
370 E QUEEN CREEK DR  
QUEEN VALLEY, AZ 85118

104430360  
GUNN KEITH W & DEBBIE L  
8593 106TH ST  
HANNAH, ND 58239

10443058B  
BLUMER CARL ALAN  
808 G ST  
CENTRALIA, WA 98531

104430510  
MILES PAUL L & ALICE ELAINE  
940 VISTA DR  
REXBURG, ID 83440

104430840  
PINAL COUNTY  
PO BOX 827  
FLORENCE, AZ 85132

104430560  
ESPOSITO FRIEDA M  
485 E QUEEN CREEK DR  
QUEEN VALLEY, AZ 85118

104431280  
MICHNY JAMES E & SHARON A  
934 HAMILL RD  
NORTHERN CAMBRI, PA 15714



104431290  
THOMAS ALEX NORMAN & ELL...  
253 CORDOVA AVE  
TWIN FALLS, ID 83301

104410020  
FRYE ROBERT H & SHELLEY M  
427 E DIANE DR  
QUEEN VALLEY, AZ 85118

10443073A  
RUSSELL WILLIAM E & DENISE ...  
16473 COUNTY ROAD 26  
DOLORES, CO 81323

10443131A  
BEAVER BRIAN W  
432 E QUEEN CREEK DR  
QUEEN VALLEY, AZ 85118

104410010  
GO BIG INVESTMENTS LLC  
PO BOX 218  
SWANVILLE, MN 56382

104431320  
HANSEN DOUG L  
468 E QUEEN CREEK DR  
QUEEN VALLEY, AZ 85118

104390320  
HARRISON EVAN D & MERI AN...  
252 N CHARLOTTE ST  
QUEEN VALLEY, AZ 85118

104431330  
SWANK FAMILY REV TRUST  
30107 RD S 7  
DOLORES, CO 81323

104390260  
ALLEN BRYAN NELL  
PO BOX 253  
SWANVILLE, MN 56382

104431340  
KRAEMER SCOTT & BARBARA  
44260 GOVERNMENT RD  
HARRIS, MN 55032

10439025A  
STANKUS CHERRY E  
8335 E DIANNA DR  
SCOTTSDALE, AZ 85257

104431350  
HENDERSON RETHA  
550 E QUEEN CREEK CT  
QUEEN VALLEY, AZ 85118

104307010  
,

104431360  
GOULD DAVID L & TAMMY J  
580 E QUEEN CREEK CT  
QUEEN VALLEY, AZ 85118

NAP  
,

104410050  
SMITH BARBARA  
351 E DIANE DR  
QUEEN VALLEY, AZ 85118

10443053A  
REYNOLDS BARRY J  
558 E PHYLLIS PL  
QUEEN VALLEY, AZ 85118

104410040  
LAWSON JOHN & PATRICIA  
3041 SULLIVAN WOOD TRL NW  
ISANTI, MN 55040

10443099A  
STILLE MICHELLE ERICA  
14822 W LUPINE LN  
SURPRISE, AZ 85374

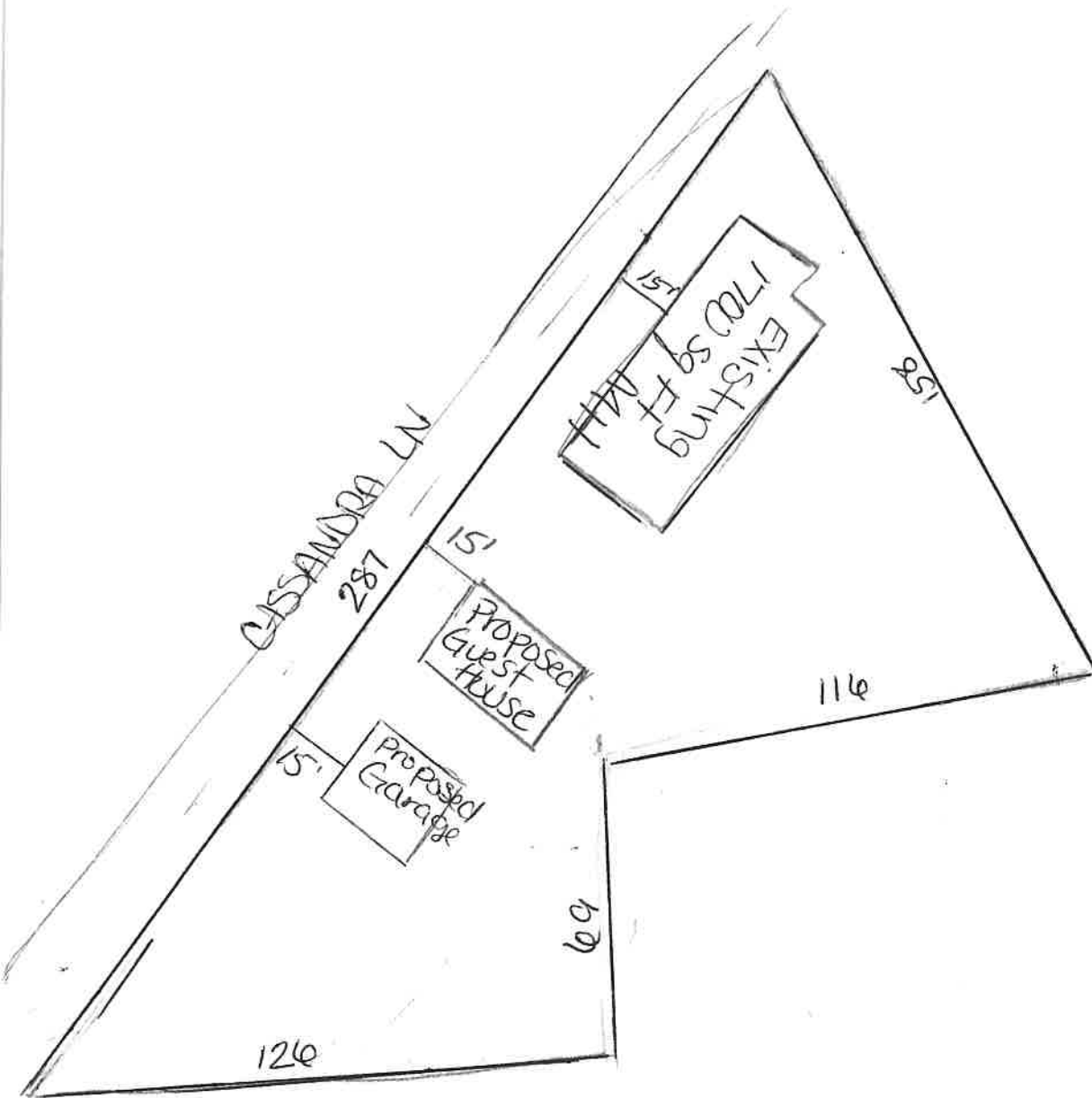
104410030  
MALONEY THOMAS M & DONN...  
4855 MERRITT RD  
BLACK HAWK, SD 57718

10443076A  
ROBERTSON DAVID P  
220 REDWOOD DR  
IDAHO FALLS, ID 83401









William & Denise Russell  
 513 E. Cassandra Ln  
 Queen Valley AZ 85118

104-43-073A

1"=40'





**PINAL COUNTY**  
WIDE OPEN OPPORTUNITIES

**PROPERTY OWNER/AGENT AUTHORIZATION FORM**

I (property owner) William Russell, hereby  
authorize (owner's agent) Mayra Madril

Acting as, (check one required for application processing)

Contractor: _____	Permitting _____	Registered _____	Owner _____	Relative: _____
ROC# _____	Service: _____	Professional: _____	Builder: _____	Relation _____

To make application to Pinal County for the following (description of work) \_\_\_\_\_

Variance

Assessor Parcel Number: 104-43-073 A

Name of RV/PM/MH Park (if applicable): N/A

Lot or Space # (if applicable): \_\_\_\_\_

Physical Address: 53 E Cassandra Way

City/Town: Queen Valley State: AZ Zip: 85118

By signing this Form, I acknowledge and agree that I am not released from responsibility for: (1) the payment of any and all fees associated with the issuance of any permits, orders, notices or other approvals ("Approvals") by Pinal County pursuant to my agent's application; (2) the satisfactory completion of all work authorized by such Approvals in compliance with all applicable county, state and federal laws, codes, rules, regulations and requirements; (3) correcting any violations of the terms and conditions of such Approvals issued by Pinal County pursuant to my agent's application. In the event this authorization is canceled, or the relationship between the owner and their agent or contractor is terminated, all rights to the permit, plans and fees will remain the property of the property owner.

Property Owner: William Russell

Owner Phone Number: 970 560 0477

By (signature): William Russell

Email: brussell@fone.net

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

**COMMUNITY DEVELOPMENT**

85 N Florence Street, Building E, First Floor, PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530 www.pinalcountyz.gov



Dec 14, 2023

RE: William and Denise Russell  
513 E Cassandra Ln  
Queen valley, AZ 85118

Requesting approval of a variance to minimize detached accessory building setbacks on parcel 104-43-073A / 513 E. Cassandra Ln. Queen Valley. In order to build a guesthouse and detached garage.

This property has unique topographical issues (see topographic survey attached) that extremely minimize my buildable area making it impossible to meet the strict MH zoning setbacks for detaches accessory buildings.

In order to fully utilize the buildable area; I am requesting that the setbacks change from 60-4-4 to 15 or 20-4-4

I have submitted a site plan that reflects my desired projects as reference. The square footage will be adjusted to meet all zoning codes upon approval of variance.

If you have any questions or comments regarding this request, narrative or project design, please feel free to contact me.



# TOPOGRAPHIC SURVEY

LOTS #73 OF QUEEN VALLEY ESTATES, UNIT ESTATES, UNIT THREE (BOOK 14 OR MAPS, PAGE 37) LOCATED IN SECTION 35,  
TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

### BENCHMARK INFORMATION

Southwest corner of Section 35  
General Land Office Brass Cap, flush  
(Point #1000 in CAD file)  
Elevation = 1993.68'  
Field located 10/2023

### SITE BENCHMARK INFORMATION

2.5" Brass Cap  
P.E. #9387  
(Point #228 in CAD file)  
Elevation = 2055.71'  
Field located 10/2023

### OWNER OF RECORD

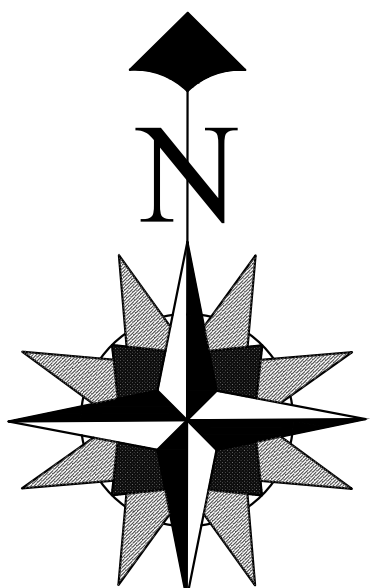
THE RUSSELL TRUST, DATED 6/16/2014

### LEGEND

- Found monument as noted
- Section line
- Easement line
- Centerline
- Old lot line
- Edge of pavement
- Wall
- Guy wire
- Overhead utility line
- Communication raiser
- Utility pole
- Sewer manhole
- Stub up
- R.L.S. = Registered Land Surveyor
- P.E. = Professional Engineer

### NOTES

- This is a topographic survey, all monuments, bearing and distances are for reference only. Please see Record of Survey, fee no: 2023-046192 for boundary information.
- This topographic survey a portion of lot combination of Record of Survey, fee no: 2023-046192.



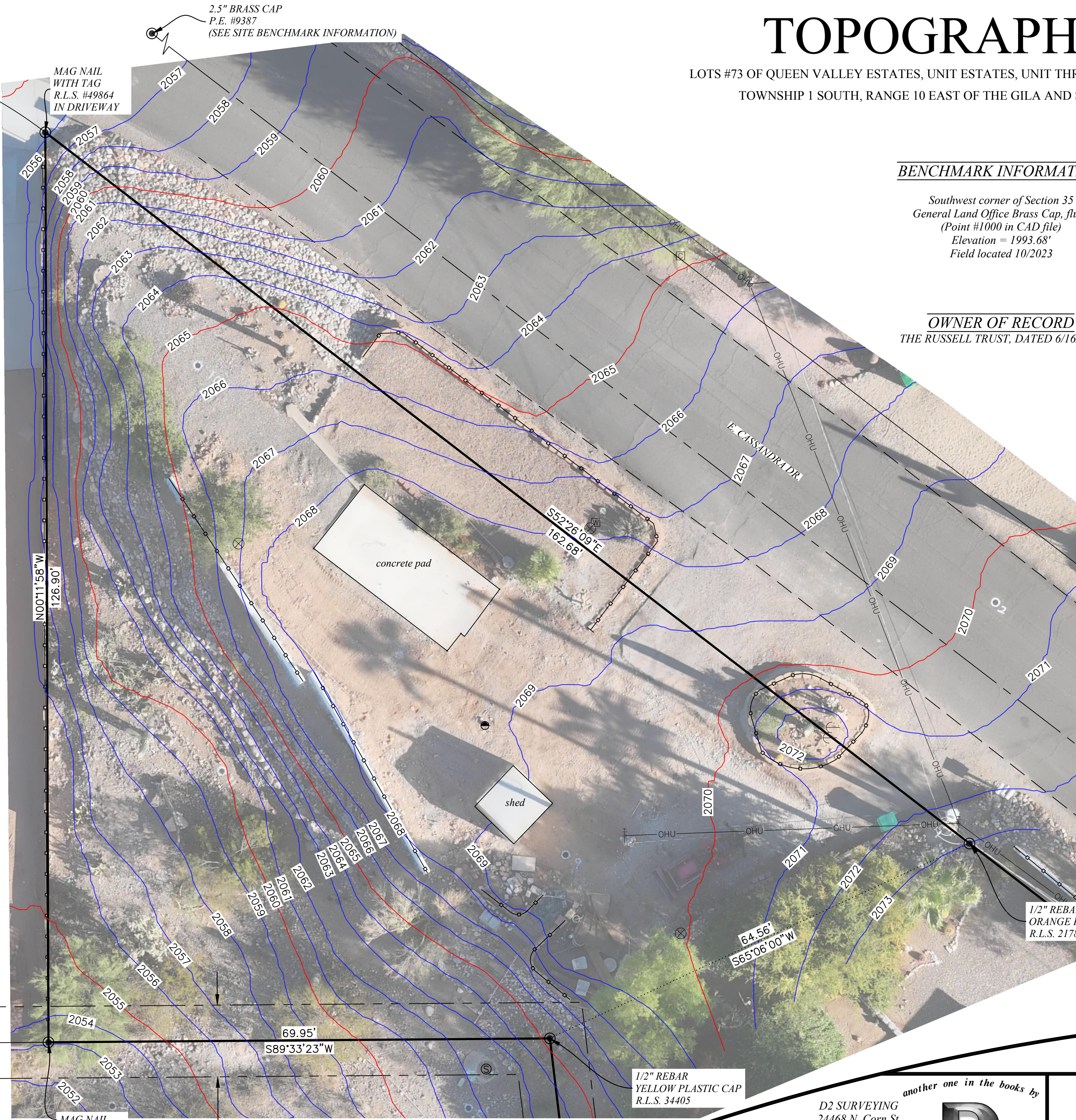
SCALE 1" = 10'  
(1' AND 5' CONTOUR SHOWN)

BILL RUSSELL

### TOPOGRAPHIC SURVEY

Date: October 2023	County: Pinal	Area: Queen Valley
Field work: AW JS SH	Csys: Grnd AZ Cntrl	Project: 23-B106(A)
Drafter: SEUB	Review: EL	Sheet 1 of 1

D2 SURVEYING  
24468 N. Corn St.  
Florence, AZ 85132  
(480)221-1368  
D2SURVEYING.COM



\\mac\home\d2\_projects\2023\boundary\_jobs\23-b106\_bill\_russell\_lot\_combo.dwg\23-b106\_russell\_topo\_map.dwg Savedate: 11/3/2023 10:48 AM Plotdate: 11/3/2023 10:49 AM



## NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **MARCH 28, 2024** 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-061-23 – PUBLIC HEARING/ACTION:** William Russell, landowner, requesting a variance to **Section 2.120.030** of the PCDSC to allow a reduction of the minimum distance to the front lot line for detached accessory buildings from sixty (60) feet to ten (10) feet in the Manufactured Home (MH) zone situated within Queen Valley Estates Unit 3, Lot 73, located in Section 35, Township 01 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona: Tax Parcel 104-43-073A, legal on file, located west of North Kathy Drive and south of East Queen Creek Drive in the Queen Valley area..

Information regarding the case can be found online at:

<https://www.pinal.gov/236/Notice-of-Hearings>

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 26<sup>th</sup> DAY OF FEBRUARY, 2024

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

Contact for this matter: LaRee Mason, Planner  
E-mail Address: [LaRee.Mason@pinal.gov](mailto:LaRee.Mason@pinal.gov)  
Phone: (520) 866-6514 Fax: (520) 866-6442

**Below this line do not publish**

PUBLISHED ONCE:

Pinal Central Dispatch



	FLEMING STANLEY EARL 256 W MORRIS DR QUEEN VALLEY, AZ 85118	SOULE ROBERT H 86 N ETTA DR QUEEN VALLEY, AZ 85118
GARCIA DONALD J 7324 CAMINITO CARLOTTA SAN DIEGO, CA 92120	MCCORISON STEVEN G & SHA... 1526 TORGESON RD DULUTH, MN 55804	BENNETT PAMELA A TRUSTEE 500 E CASSANDRA DR QUEEN VALLEY, AZ 85118
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BLAIN DIXIE & DAVID A 3957 E 108 N IDAHO FALLS, ID 83401	IHNATISIN GEORGE & MARIA 61 N ETTA DR QUEEN VALLEY, AZ 85118	MATTY GEORGE PO BOX 5334 COLORADO SPRINGS, CO 809...
COVERT LEONARD J & FRANCI... 544 E CASSANDRA DR QUEEN VALLEY, AZ 85118	WEINBERG JUSTIN D REV TRU... 50282 28TH ST MENDON, MI 49072	WERNER RUBY HAMILTON 468 E CASSANDRA DR QUEEN VALLEY, AZ 85118
DIES GREGORY SCOTT & RITA ... 3126 CUNNINGHAM RD KNOXVILLE, TN 37918	LOPEZ ALEX E 84 N RITA AVE QUEEN VALLEY, AZ 85118	ONDERIK ALAN PAUL & MACK P... 795 GREEN MEADOW DR FAIRBANKS, AK 99712



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ELK POINT, SD 57025

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THOMAS ALEX NORMAN & ELL...  
253 CORDOVA AVE  
TWIN FALLS, ID 83301

FRYE ROBERT H & SHELLEY M  
427 E DIANE DR  
QUEEN VALLEY, AZ 85118

RUSSELL WILLIAM E & DENISE ...  
16473 COUNTY ROAD 26  
DOLORES, CO 81323

BEAVER BRIAN W  
432 E QUEEN CREEK DR  
QUEEN VALLEY, AZ 85118

GO BIG INVESTMENTS LLC  
PO BOX 218  
SWANVILLE, MN 56382

HANSEN DOUG L  
468 E QUEEN CREEK DR  
QUEEN VALLEY, AZ 85118

HARRISON EVAN D & MERI AN...  
252 N CHARLOTTE ST  
QUEEN VALLEY, AZ 85118

SWANK FAMILY REV TRUST  
30107 RD S 7  
DOLORES, CO 81323

ALLEN BRYAN NELL  
PO BOX 253  
SWANVILLE, MN 56382

KRAEMER SCOTT & BARBARA  
44260 GOVERNMENT RD  
HARRIS, MN 55032

STANKUS CHERRY E  
8335 E DIANNA DR  
SCOTTSDALE, AZ 85257

HENDERSON RETHA  
550 E QUEEN CREEK CT  
QUEEN VALLEY, AZ 85118

,

GOULD DAVID L & TAMMY J  
580 E QUEEN CREEK CT  
QUEEN VALLEY, AZ 85118

,

SMITH BARBARA  
351 E DIANE DR  
QUEEN VALLEY, AZ 85118

REYNOLDS BARRY J  
558 E PHYLLIS PL  
QUEEN VALLEY, AZ 85118

LAWSON JOHN & PATRICIA  
3041 SULLIVAN WOOD TRL NW  
ISANTI, MN 55040

STILLE MICHELLE ERICA  
14822 W LUPINE LN  
SURPRISE, AZ 85374

MALONEY THOMAS M & DONN...  
4855 MERRITT RD  
BLACK HAWK, SD 57718

ROBERTSON DAVID P  
220 REDWOOD DR  
IDAHO FALLS, ID 83401



# NOTICE

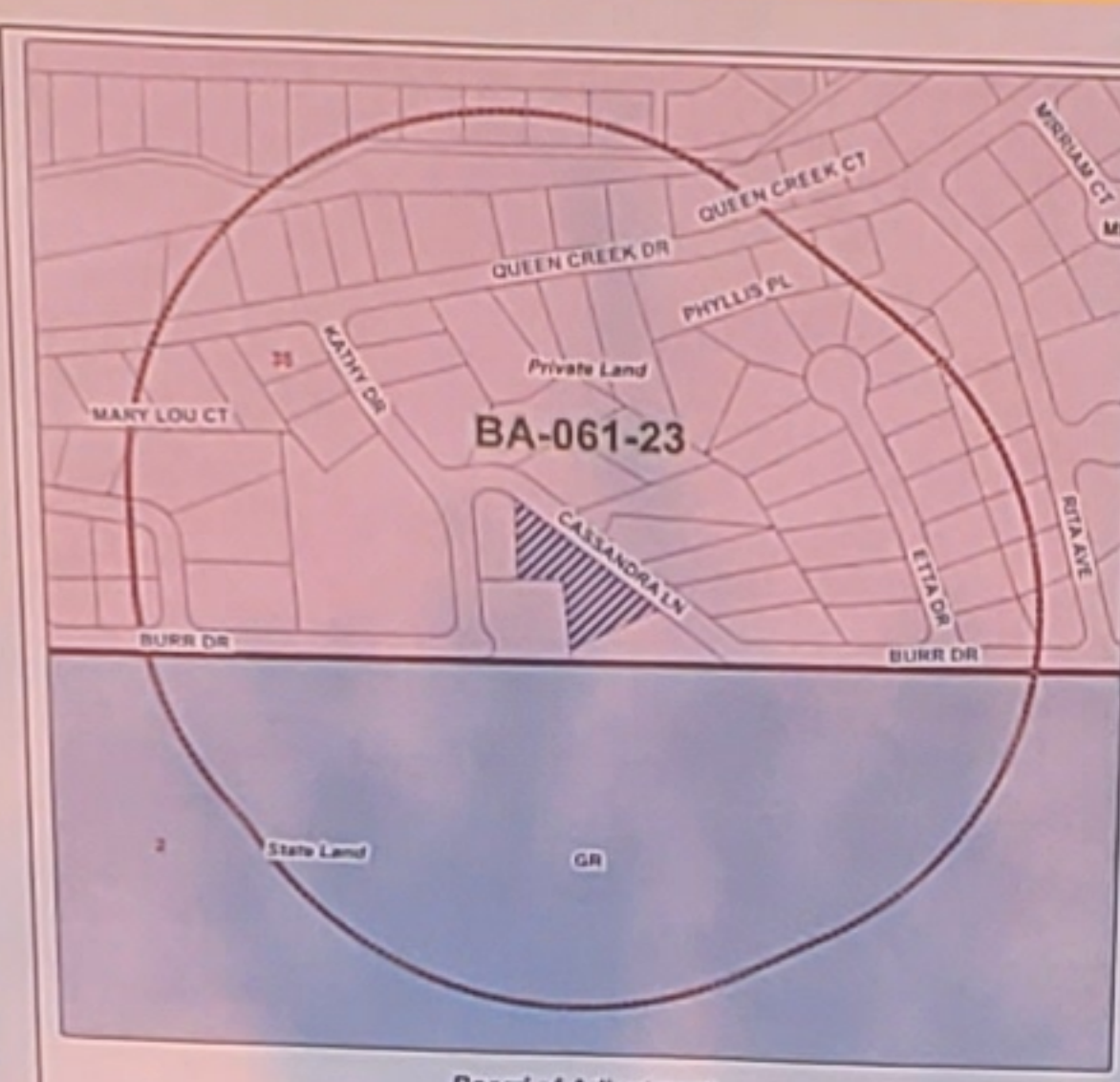
## PLANNING & ZONING PINAL COUNTY PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted:

**2-29-24**

POST COPY OF ACTUAL NOTICE BELOW.



**Board of Adjustment**

**BA-061-23 - PUBLIC HEARING ACTION:** William Russell, landowner, requesting a variance to Section 2.120.020 of the PCDSC to allow a reduction of the minimum distance to the front lot line for detached accessory buildings from sixty (60) feet to ten (10) feet in the Manufactured Home Mobile Home situated within Queen Valley Estates Unit 3, Lot 73, located in Section 35, Township 31 South Range 12 East of the City and Salt River Meridian, Pinal County, Arizona. Tax Parcel 164-0-025A, legal on file, located west of North Kathy Drive and south of East Queen Creek Drive in the Queen Valley area.

Information regarding the case can be found online at:  
<https://www.pinal.gov/22626106-01/1640025A>

**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 26<sup>TH</sup> DAY OF FEBRUARY, 2024.

**TO QUALIFY FOR FURTHER NOTICE, THE PLANNING DEPARTMENT A SUBJECT APPLICATION, YOU BE:**

- 1) Planning Case Number
- 2) Your name, address, lot
- 3) A brief statement of issue
- 4) Whether or not you own

**WRITTEN STATEMENTS MUST BE FILE**

PINAL COUNTY PLANNING AND DEVELOPMENT  
P.O. BOX 2913, 101 N. FLORENCE, FLORENCE, AZ 85113

Contact for the matter: Lashae Mason, Plan Development Services Department  
Phone: (520) 866-6442  
Email: [Lashae.Mason@pinal.gov](mailto:Lashae.Mason@pinal.gov)  
Business hours only and available.

**PUBLISHED ONCE**

Pinal Central Dispatch

**NOTICE OF PUBLIC HEARING**

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 8:30 A.M. ON MARCH 26, 2024 AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 335 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A VARIANCE FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

**BA-061-23 - PUBLIC HEARING ACTION:** William Russell, landowner, requesting a variance to Section 2.120.020 of the PCDSC to allow a reduction of the minimum distance to the front lot line for detached accessory buildings from sixty (60) feet to ten (10) feet in the Manufactured Home Mobile Home situated within Queen Valley Estates Unit 3, Lot 73, located in Section 35, Township 31 South Range 12 East of the City and Salt River Meridian, Pinal County, Arizona. Tax Parcel 164-0-025A, legal on file, located west of North Kathy Drive and south of East Queen Creek Drive in the Queen Valley area.

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Business hours only and available.

**PUBLISHED ONCE**

Pinal Central Dispatch





AGENDA ITEM

March 28, 2024 ADMINISTRATION BUILDING A  
FLORENCE, ARIZONA

---

**REQUESTED BY:**

**Funds #:**

**Dept. #:**

**Dept. Name:**

**Director:**

---

**BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:**

**BA-001-24 – PUBLIC HEARING/ACTION:** Debora Moncayo, landowner/applicant, requesting a variance to Section 2.40.020 (B) & (D) 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 ±13,939 square feet (0.32 acres) and applicable development standards, to allow a single-dwelling and future accessory use on a 0.32 acre parcel in the General Rural Zoning District (GR); legally described as ORACLE VILLAGE ESTATES UNIT 2 LOT 4; located south of W. Camino Seco and west of N. Calle Futura in Section 20, Township 09 South, Range 15 East of the Gila and Salt River Baseline and Meridian, Pinal County, Arizona; Tax Parcel: 308-36-1610.

*David Barclift/Brent Billingsley*

---

**BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:**

---

**BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:**

---

**MOTION:**

---

History		
Time	Who	Approval

---

<b>ATTACHMENTS:</b>
Click to download
<input type="checkbox"/> <a href="#">BA-001-24 Board Packet</a>





TO: PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

MEETING DATE: March 28, 2024

CASE NUMBER: BA-001-24

CASE COORDINATOR: David Barclift

---

***Executive Summary:***

A Variance request by Debora Moncayo (landowner & applicant) for allowance of a reduction to the minimum lot size from  $\pm 54,450$  (1.25 acres) to  $\pm 13,939$  (0.32 acres) to allow for the construction of a single-residence on parcel 308-36-1610.

**If This Request is approved:**

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

**Staff Recommendation/Issues for Consideration/Concern:**

Staff offers a recommendation of approval with stipulations.

---

**BA-001-24 – PUBLIC HEARING/ACTION:** Debora Moncayo, landowner/applicant, requesting a variance to Section 2.40.020 (B) & (D) 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  $\pm 13,939$  square feet (0.32 acres) and applicable development standards, to allow a single-dwelling and future accessory use on a 0.32 acre parcel in the General Rural Zoning District (GR); legally described as Oracle Village Estates Unit 2 Lot 4; located south of W. Camino Seco and west of N. Calle Futura in Section 20, Township 09 South, Range 15 East of the Gila and Salt River Baseline and Meridian, Pinal County, Arizona; Tax Parcel: 308-36-1610.

**LEGAL DESCRIPTION:** Oracle Village Estates Unit 2 Lot 4

**TAX PARCELS:** 308-36-1610

**LANDOWNER/APPLICANT:** Debora Moncayo (landowner & applicant)

**REQUESTED ACTION AND PURPOSE:** Requesting a variance to Section 2.40.020 (B) & (D) of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 54,450 (1.25 acres) to  $\pm 13,939$  (0.32 acres) on parcel 308-36-1610 to allow the construction of a single-residence.



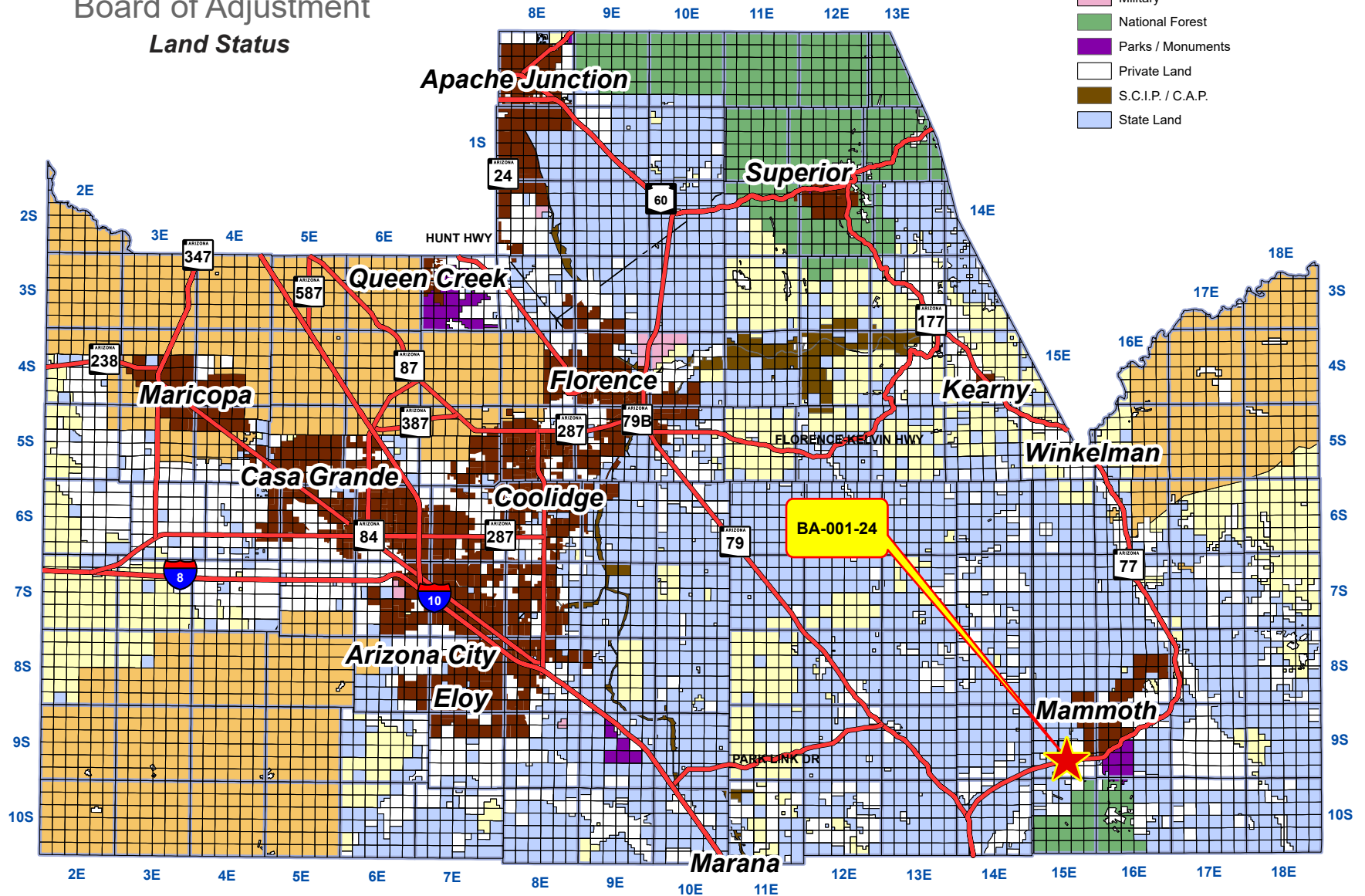


**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

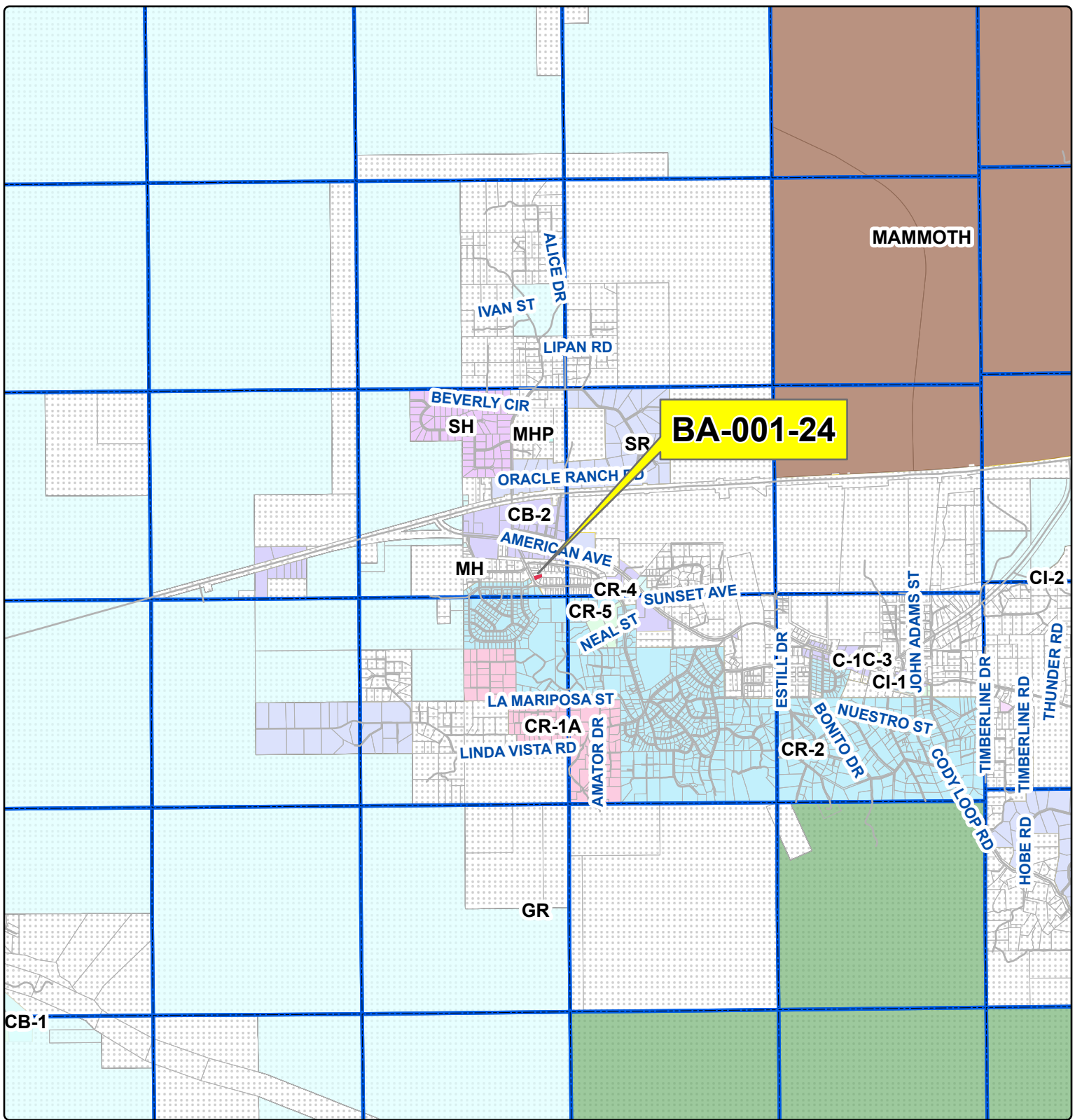
## Board of Adjustment Land Status

### Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land







# **Board of Adjustment** **Community Development**



## **Legal Description:**

Legally described as ORACLE VILLAGE ESTATES UNIT 2 LOT 4; located south of W. Camino Seco 7nd west of N. Calle Futura in Section 20, Township 09 South, Range 15 East of the Gila and Salt River Baseline and Meridian, Pinal County, Arizona; Tax Parcel: 308-36-1610.

Page 124

CS-02-24, TWN 09S - RNG 15E



Sheet No.

1 of 1

## **Owner/Applicant:**

DEBORA MONCAYO

## **Drawn By:**

GIS / IT / RWH

Date: 02/29/2024

## **Section**

20

## **Township**

09S

## **Range**

15E

## **Case Number:**

BA-001-24



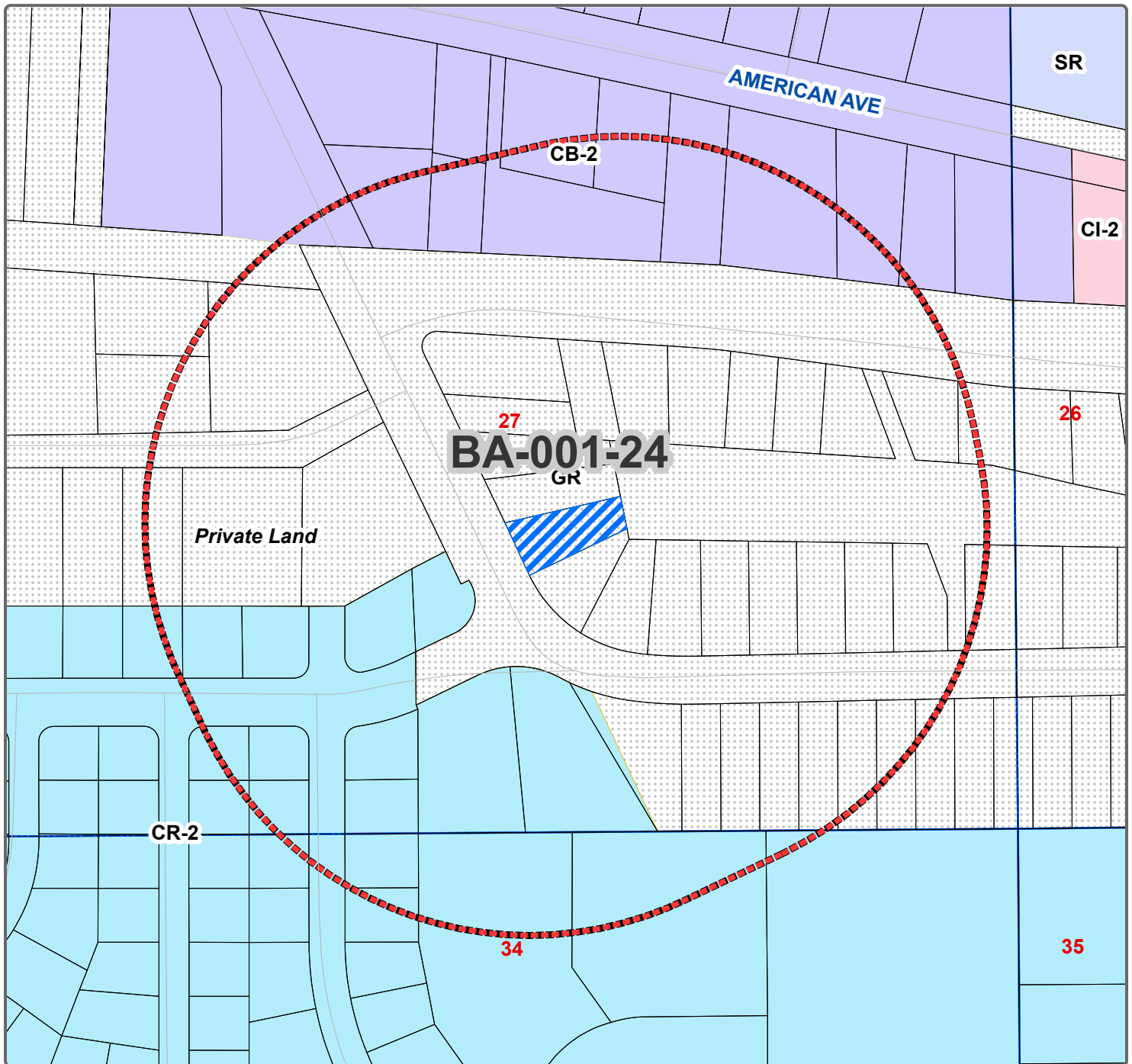


## ***Board of Adjustment***









## Board of Adjustment

BA-001-24 – PUBLIC HEARING/ACTION: Debora Moncayo, landowner/applicant, requesting a variance to Section 2.40.020 (B) & (D) 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 ±13,939 square feet (0.32 acres) and applicable development standards, to allow a single-dwelling and future accessory use on a 0.32 acre parcel in the General Rural Zoning District (GR); legally described as ORACLE VILLAGE ESTATES UNIT 2 LOT 4; located south of W. Camino Seco and west of N. Calle Futura in Section 20, Township 09 South, Range 15 East of the Gila and Salt River Baseline and Meridian, Pinal County, Arizona; Tax Parcel: 308-36-1610.

Current Zoning: GR

Requested Zoning: Board of Adjustment

Current Land Use: MLDR



**Legal Description:**  
 Legally described as ORACLE VILLAGE ESTATES UNIT 2 LOT 4; located south of W. Camino Seco 7nd west of N. Calle Futura in Section 20, Township 09 South, Range 15 East of the Gila and Salt River Baseline and Meridian, Pinal County, Arizona; Tax Parcel: 308-36-1610.

SEC 20, TWN 09S - RNG 15E



Owner/Applicant: DEBORA MONCAYO		
Drawn By: GIS / IT / RWH	Date: 02/29/2024	
Section 20	Township 09S	Range 15E
Case Number: BA-001-24		

Sheet No.  
1 of 1



**LOCATION:** The subject property is located south of W. Camino Seco and west of N. Calle Futura.

**SIZE:** ±0.32 acres

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

**SURROUNDING ZONING AND LAND USE:**

North: General Rural Zoning (GR [developed residential parcels]) and General Business Zone (CB-2[developed parcels])

South: General Rural Zoning (GR [developed residential parcels])

East: General Rural Zoning (GR [developed residential parcels & some undeveloped parcels])

West: General Rural Zoning (GR) and Single Residence Zone (CR-2) [developed residential parcels])

**SITE DATA:**

- Site is situated in Flood Zone X – an area that is determined to be outside the 1% and 0.2% probability of flooding (formerly and commonly known as the “100-year floodplain”).
- Subject parcel is located within a sewage district. Aquifer Protection has no additional comments.

**HISTORY:** The subject parcel is located within the subdivision known as Oracle Village Estates Unit No. 2. The subdivision was approved and platted in 1970. At that date, the subdivision was governed to the standards set in the County Zoning Ordinance as adopted by the Board of Supervisors in 1962 and amended in 1968. To that, the parcel within the subdivision was then zoned in the General Rural zoning district, which allowed minimum lot sizes of 12,000 square feet. The subsequent County Zoning Ordinance of 1972 increased the minimum lot size of General Rural parcels to 20,000 square feet. After various updates to county zoning ordinances, the most recent County zoning ordinance requires GR parcels to be a minimum of 54,450 square feet.

**ANLYSIS:** The Comprehensive Plan identifies the subject parcel within the moderate low density residential (MLDR) land use category.

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

Newspaper publish dates:	03/06/2024
Mail-outs:	03/04/2024
Site Posting:	03/07/2024
Website:	week of 03/03/2024



**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 – Oracle Village Estates Unit 2 Lot 4. The uniqueness of this site is held in it being a non-conforming size, by way of County action due to updates to the County’s zoning ordinance which now requires GR parcels to be 1.25 acres.

**FINDING:** A special circumstance/condition does exist 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 the 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:** The hardship presented was created due to the most recent County zoning ordinance requires GR parcels to be a minimum of 54,450 square feet. As a result, 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 impairment of substantial property rights, as evidenced in variance case number BA-008-19 for property approved nearby. Additionally, the Board of Adjustment is allowed to do so 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 platted in 1970 and developed in compliance to the then existing standards. After the legally established subdivision - by way of County action - changes to the development standards of the GR Zoning District resulted 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 ±13,939 square feet (0.32 acres), proving to be consistent with adjacent parcels within its subdivision, as well as complying with an allowable use to the zoning district. 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.

**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:** Section 2.40.010 of the County Development Services Code establishes that a one-family dwelling unit of conventional construction, manufactured home, or mobile home is permitted in the GR Zone. The applicant is seeking a variance to allow for the establishment of a residence to the aforementioned standards.

**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-001-24) 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-001-24, Section 2.40.020 (B) & (D) of the PCDSC, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to ±13,939 square feet (0.32 acres), and applicable development standards on parcel 308-36-1610 within Oracle Village Estates Unit 2 Lot 4, to allow the construction of single-residence on a 0.32 acre parcel in the GR Zoning District. 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. Development Standards for the subject parcel shall be as follows:
  - a. Minimum lot area: 12,000 square feet.
  - b. Minimum lot width: 50 feet.
  - c. Minimum front setback: 25 feet.
  - d. Minimum side and rear setback: 10 feet & 25 feet, respectively.
  - e. Maximum building height: 30 feet.
3. Detached accessory building Development Standards shall be as follows:
  - a. Permitted coverage: 33 percent of the total area of the rear and side setbacks.
  - b. Maximum height: 20 feet.
  - c. Minimum distance to main building: 7 feet.
  - d. Minimum distance to front lot line: 60 feet.
  - e. Minimum distance to side and rear lot lines: 4 feet.
4. All agricultural, livestock, horses, and dairy uses are prohibited.
5. If any change of use is requested - aside from use stated within this report - the variance shall be considered null and void.

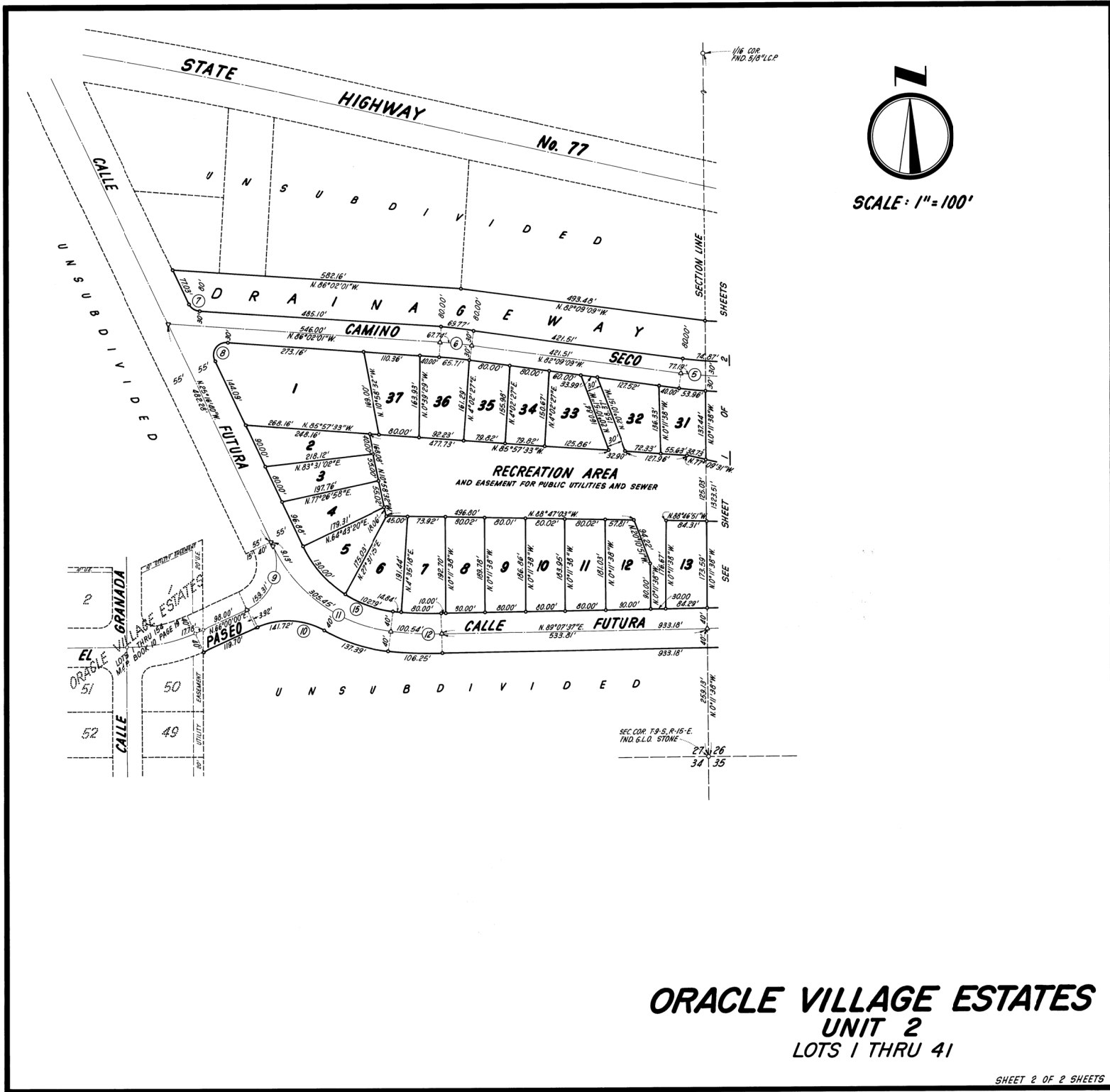


I move to deny the variance case BA-001-24, a variance to Section 2.40.020 (B) & (D) of the PCDSC, findings(s)/special circumstances referred to in the subsection (C)(4)(a) of 2.155.040 in PCDSC are self-imposed.

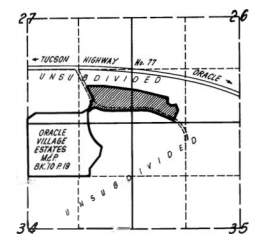
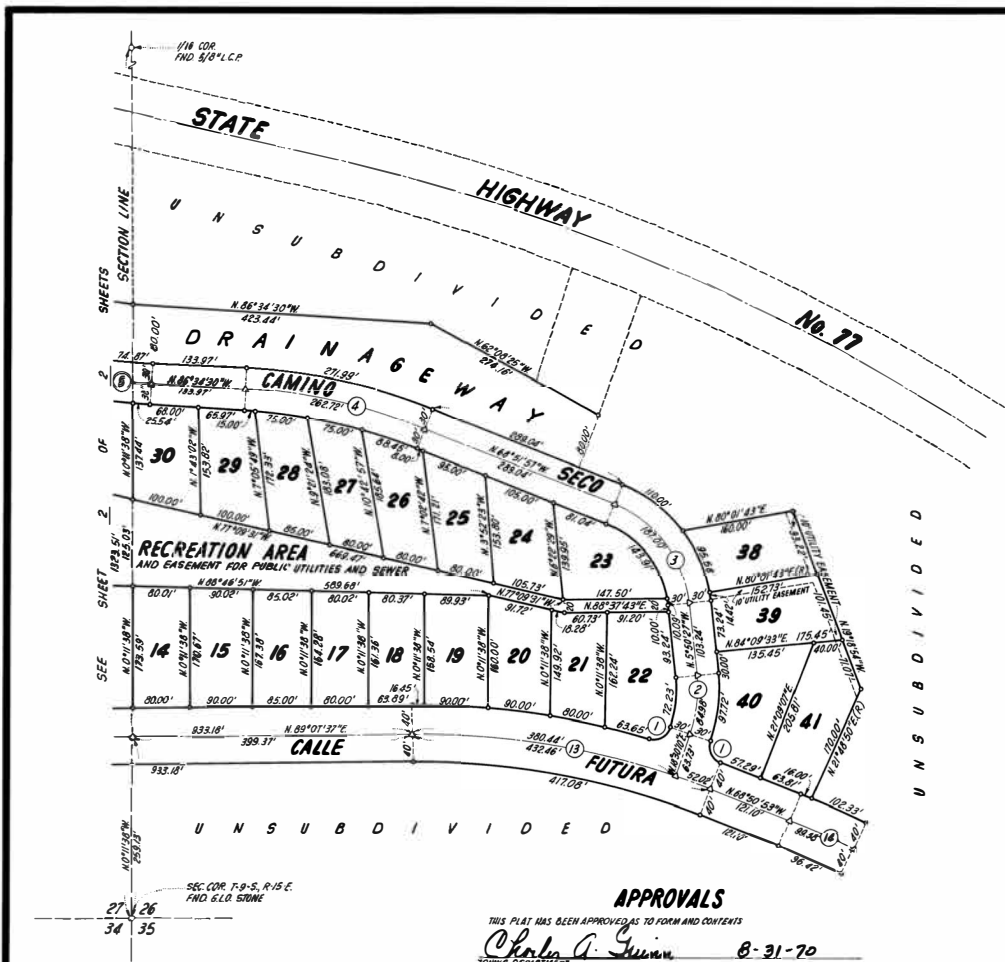
**DATE PREPARED: 03/06/24 –dlb**

**DATE REVISED:**









**LOCATION PLAN**  
SECTIONS 26, 27, 34 & 35 T-9-S, R-15-E.  
6.4 S.R.B. & M.  
FINAL COUNTY, ARIZONA  
SCALE: 3" = 1 MILE

**NOTES**

- REPRESENTS 1/2" IRON PIN
- REPRESENTS A CURVE (SEE CURVE DATA)
- △ REPRESENTS A SURVEY MONUMENT

STATE OF ARIZONA }  
COUNTY OF PINAL }  
I, Notary Public in and for the State of Arizona, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.  
WITNESS MY HAND AND SEAL OF OFFICE, this 31st day of August, 1970.  
NOTARY PUBLIC  
405751

**APPROVALS**

THIS PLAN HAS BEEN APPROVED AS TO FORM AND CONTENTS  
Charles A. Quinn 8-31-70  
 TOWNSHIP DEPARTMENT  
J. B. Quinn  
 HEALTH DEPARTMENT  
Charles B. Winter 8-31-70  
 ENGINEERING DEPARTMENT  
 THIS PLAN HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. SEC. 9-475  
 THIS 31st DAY OF August, 1970, BUT THIS APPROVAL IS NOT  
 AN ACCEPTANCE OF ANY STREETS OR ROADS AS COUNTY HIGHWAYS.  
 BOARD OF SUPERVISORS Ray D. Berman  
 CHAIRMAN  
 ATTEST: Henry S. Winter CLERK

**CERTIFICATION OF SURVEY**

THIS IS TO CERTIFY THAT THIS SURVEY WAS CONDUCTED, AS SHOWN HEREON,  
 UNDER MY DIRECTION.  
Robert P. Frazer  
 ROBERT P. FRAZER  
 REGISTERED LAND SURVEYOR  
 ARIZONA  
 STATE OF ARIZONA }  
 COUNTY OF PINAL }  
 JUNE 18, 1970  
 THE FOREGOING INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE  
 TRANSCAMERICA TITLE INSURANCE CO. INC. AN ARIZONA CORP. AS TRUSTEE BY  
 \_\_\_\_\_ PRESIDENT, BOOK \_\_\_\_\_ OF MAPS AND  
 PLATS, AT PAGE \_\_\_\_\_ THEREOF, DATE \_\_\_\_\_ AT \_\_\_\_\_ M.  
 \_\_\_\_\_ COUNTY RECORDER  
 BY \_\_\_\_\_ DEPUTY

**DEDICATION**

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, DO HEREBY  
 CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER AS SHOWN HEREON,  
 AND HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS, STREETS, THROUGH-  
 FARES, DRAINAGEWAYS, AND RECREATION AREAS SO DESIGNATED ON THIS PLAT.  
 UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED ONLY FOR THE PUR-  
 POSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, WITH AN ADDITIONAL  
 5' AERIAL OR OVERHEAD EASEMENT ON EACH SIDE OF SAID UTILITY EASEMENTS  
 FOR WIRES AND CROSS-ARMS ETC. ON POWER AND POLE LINES WITHIN THE  
 BOUNDARIES OF THIS SUBDIVISION ONLY.

TRANSCAMERICA TITLE INSURANCE COMPANY INC. AN ARIZONA CORPORATION AS  
 TRUSTEE UNDER TRUST AGREEMENT N° 18000 & N° 18000  
 BY Richard E. Fulton  
 VICE-PRESIDENT  
 STATE OF ARIZONA }  
 COUNTY OF PINAL }  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS  
 22 DAY OF JUNE 1970 BY RICHARD E. FULTON, VICE-  
 PRESIDENT OF TRANSCAMERICA TITLE INSURANCE COMPANY INC. AN ARIZONA CORP. FOR  
 THE PURPOSES HEREIN CONTAINED  
Matias M. Ortega  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 5-18-73

**CURVE DATA**

NO.	CENTRAL ANGLE	RADIUS	LENGTH	SEMI-TAN
1	81° 21' 03"	25.00'	38.11'	23.87'
2	24° 20' 37"	200.00'	84.98'	43.14'
3	63° 01' 30"	170.00'	187.00'	104.23'
4	17° 42' 33"	850.00'	262.72'	132.42'
5	4° 25' 21"	1000.00'	77.19'	38.61'
6	3° 52' 52"	1000.00'	67.74'	33.88'
7	60° 45' 21"	25.00'	26.51'	14.65'
8	119° 14' 39"	25.00'	52.03'	48.65'
9	91° 18' 40"	100.00'	153.31'	102.26'
10	54° 08' 01"	150.00'	141.72'	76.65'
11	57° 25' 06"	304.80'	305.45'	166.54'
12	8° 10' 37"	704.51'	100.54'	50.36'
13	22° 01' 30"	1125.00'	432.46'	218.93'
14	4° 14' 00"	1345.00'	99.38'	49.71'
15	57° 25' 06"	232.29'	232.79'	127.22'

**ORACLE VILLAGE ESTATES**

**UNIT 2**  
**LOTS 1 THRU 41**

BEING A SUBDIVISION OF PORTIONS OF THE S.E.  
 1/4 OF SECTION 27 & THE S.W. 1/4 OF SECTION 26  
 T-9-S, R-15-E, 6.4 S.R.B. & M.  
 PINAL COUNTY, ARIZONA

JUNE 18, 1970  
blanton & co.  
 ARCHITECTS - ENGINEERS  
 TUCSON, ARIZONA  
 70-111



## NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **MARCH 28<sup>TH</sup> 2024** AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, THE BUILDING LOCATED NORTH OF 31 N. PINAL STREET BUILDING F IN FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **VARIANCE** FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

**BA-001-24 – PUBLIC HEARING/ACTION:** Debora Moncayo, landowner/applicant, requesting a variance to **Section 2.40.020 (B) & (D)** 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 ±13,939 square feet (0.32 acres) and applicable development standards, to allow a single-dwelling and future accessory use on a 0.32 acre parcel in the General Rural Zoning District (GR); legally described as ORACLE VILLAGE ESTATES UNIT 2 LOT 4; located south of W. Camino Seco and west of N. Calle Futura in Section 20, Township 09 South, Range 15 East of the Gila and Salt River Baseline and Meridian, Pinal County, Arizona; Tax Parcel: 308-36-1610.

Information regarding the case can be found online at:  
<https://www.pinal.gov/236/Notice-of-Hearings>

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 **27<sup>TH</sup> DAY OF FEBRUARY, 2024**

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

ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE BOARD OF ADJUSTMENTS IS REQUESTED TO BE PROVIDED TO STAFF BY THE TIMEFRAME SET BELOW:

PINAL COUNTY DEVELOPMENT SERVICES  
P.O. BOX 749  
FLORENCE, AZ 85132

**NO LATER THAN 4:00 P.M. ON WEDNESDAY MARCH 20<sup>TH</sup>, 2024**

Contact for this matter: David Barclift, e-mail address: david.barclift@pinal.gov  
Phone #: (520) 866-6442 / (520) 866-6555

---

***[Anything below this line is not for publication.]***

PUBLISHED ONCE:  
Pinal Central Dispatch and San Manuel Miner



,	BAIRD STEPHANIE N & MAGGIE... PO BOX 5006 ORACLE, AZ 85623	TORREZ LUCIANO & MARTHA ... 1455 W CAMINO SECO ORACLE, AZ 85623
,	SAIZ RUBY R PO BOX 637 ORACLE, AZ 85623	RAMOS MICHAEL J & ELIZABET... PO BOX 1881 ORACLE, AZ 85623
,	MARTINEZ GILBERT C & SYLVIA... 1940 W EL PASEO ORACLE, AZ 85623	CARENDER DAVID W 3619 E GRANADA RD PHOENIX, AZ 85008
ROMERO LUPITA TR PO BOX 637 ORACLE, AZ 85623	THOMSON ANN L 1750 N CALLE FUTURA ORACLE, AZ 85623	MONCAYO DEBORA YARBROU... 130 W 2ND ST MESA, AZ 85201
ALBRIGHT ERIC H PO BOX 5463 ORACLE, AZ 85623	REYES VICTOR A & MARIA G 1679 N CALLE RUTURO ORACLE, AZ 85623	WIER ROBERT & WIER WENDY 4526 N CAMINO DE LA CODOR... TUCSON, AZ 85745
STAGER SHARLENE M PO BOX 1540 ORACLE, AZ 85623	MUNOZ GARNET HELEN PO BOX 1857 ORACLE, AZ 85623	GARCIA GUADALUPE E & FRAN... 3621 E FIRST ST LOS ANGELES, CA 90063
CARBAJAL DAVID D JR PO BOX 89 MAMMOTH, AZ 85618	RICH TINA 1695 N CALLE FUTURA APT W ORACLE, AZ 85623	MILLER CYRUS H JR & PATRICI... PO BOX 376 ORACLE, AZ 85623
FLOWERS THOMAS A 4091 E PINAL ST TUCSON, AZ 85739	GRIFFIN LONNY PO BOX 1423 ORACLE, AZ 85623	SANCHEZ JAIME J & JAIME M PO BOX 5071 ORACLE, AZ 85623
BURRUEL JESUS M PO BOX 1573 ORACLE, AZ 85623	REYES ADAN M 1711 N CALLE FUTURA ORACLE, AZ 85623	GARCIA GUADALUPE E & FRAN... 3621 E FIRST ST LOS ANGELES, CA 90063
ENGLAND JENNIFER J 2000 W EL PASEO ORACLE, AZ 85623	COOK JOHN JR & MARIA 1719 N CALLE FUTURA ORACLE, AZ 85623	STONECIPHER DREW A & MAR... 1775 N CALLE FUTURA ORACLE, AZ 85623



GONZALES RUBEN C & GLORIA...  
PO BOX 5387  
ORACLE, AZ 85623

WALSH BONNIELEE  
PO BOX 263  
ORACLE, AZ 85623

KEMP KENNETH E  
7020 N PELTO PATH  
TUCSON, AZ 85743

RUGOTSKA VINCENT JOHN  
PO BOX 5009  
ORACLE, AZ 85623

LECOMPTE PAUL & MARY ANN  
PO BOX 554  
ORACLE, AZ 85623

,

SMITH ROBERT E & FRANCIE V  
PO BOX 1267  
ORACLE, AZ 85623

KEMP KENNETH EARL  
1895 W AMERICAN AVE  
ORACLE, AZ 85623

,

SPURGEON JIMMY L & NADA S  
PO BOX 1298  
ORACLE, AZ 85623

MORENO CAROL A REV LIV TR...  
PO BOX 1317  
ORACLE, AZ 85623

ARMENTA RICHARD J & CRYST...  
12724 N BRABANT DR  
MARANA, AZ 85653

LECOMPTE GREGORY PAUL  
PO BOX 554  
ORACLE, AZ 85623

RILEY JULIE  
430 N ROBLES RD  
ORACLE, AZ 85623

GOODWELL GARY D  
1565 N CALLE GRANADA  
ORACLE, AZ 85623

MULLER MARY AN  
607 W PLACITA DE LA POZA  
TUCSON, AZ 85704

SOULE JOHN P & NANNETTE M...  
PO BOX 628  
ORACLE, AZ 85623

HENDRIX ANDREW W & ALLISO...  
PO BOX 5376  
ORACLE, AZ 85623

CHIZMAR WILLIAM M & ELVIA M...  
1785 W CAMINO SECO  
ORACLE, AZ 85623

PULLEN PAUL S  
10581 E OAKWOOD DR  
TUCSON, AZ 85749

MCDONALD HAROLD J TRUST  
PO BOX 32293  
TUCSON, AZ 85751

GUTIERREZ SALVADOR  
PO BOX 864  
ORACLE, AZ 85623

RELIANCE WEST LAND CO  
61837 E HAPPY JACK TRL  
ORACLE, AZ 85623

MORENO RODOLFO  
PO BOX 565  
ORACLE, AZ 85623

GRIFFIN LONNY  
PO BOX 1423  
ORACLE, AZ 85623

KENNEDY DANIEL R  
8851 E DRIFTWOOD TRL  
TUCSON, AZ 85749

VIGIL LISA M  
PO BOX 836  
ORACLE, AZ 85623

STONECIPHER DREW A & MAR...  
PO BOX 5055  
ORACLE, AZ 85623

DE MARCO'S PIZZERIA & ITALIA...  
PO BOX 5272  
ORACLE, AZ 85623

MELLBERG CARL L & CAROL A ...  
PO BOX 5513  
ORACLE, AZ 85623



,

HATFIELD DAVEN & ANNE  
PO BOX 814  
ORACLE, AZ 85623

MCDONALD HAROLD J TRUST  
PO BOX 32293  
TUCSON, AZ 85751

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TUCSON, AZ 85751

MCDONALD HAROLD J TRUST  
PO BOX 32293  
TUCSON, AZ 85751

WEIBER GREGORY & TARA LIV ...  
415 E CAMBRIDGE DR  
TUCSON, AZ 85704

MCDONALD HAROLD J TRUST  
PO BOX 32293  
TUCSON, AZ 85751

MCDONALD HAROLD J TRUST  
PO BOX 32293  
TUCSON, AZ 85751

MCDONALD HAROLD J TRUST  
PO BOX 32293  
TUCSON, AZ 85751



## AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Kevin King, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper 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 1 issue. The publications thereof having been on the following date:

### PUBLICATION DATES:

Mar. 7, 2024

## PINAL CENTRAL DISPATCH

*Kevin King*

(Signed) \_\_\_\_\_

agent and/or publisher of the Pinal Central Dispatch

### VERIFICATION

State of Pennsylvania  
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal  
Nicole Burkholder, Notary Public  
Lancaster County  
My commission expires March 30, 2027  
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 03/07/2024

*Nicole Burkholder*

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING  
NOTICE OF PUBLIC HEARING BY  
THE BOARD OF ADJUSTMENT  
AND APPEALS AT 9:30 A.M.,  
ON MARCH 28TH 2024 AT THE  
PINAL COUNTY EMERGENCY  
OPERATIONS CENTER, THE  
BUILDING LOCATED NORTH OF  
31 N. PINAL STREET BUILDING  
F IN FLORENCE, ARIZONA, TO  
CONSIDER AN APPLICATION  
FOR A VARIANCE FOR THE  
UNINCORPORATED AREA OF  
PINAL COUNTY.  
BA-001-24 - PUBLIC HEARING/  
ACTION: Debora Moncayo,  
landowner/applicant, requesting  
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(B) & (D) of the Pinal County  
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square feet (1.25 acres) to ±13,939  
square feet (0.32 acres) and  
applicable development standards,  
to allow a single-dwelling and future  
accessory use on a 0.32 acre  
parcel in the General Rural Zoning  
District (GR); legally described  
as: ORACLE VILLAGE ESTATES  
UNIT 2 LOT 4; located south of  
W. Camino and west of N. Calle  
Futura in Section 20, Township  
09 South, Range 15 East of the  
Gila and Salt River Baseline and  
Meridian, Pinal County, Arizona;  
Tax Parcel: 308-36-1610.  
Information regarding the case can  
be found online at: <https://www.pinal.gov/236/Notice-of-Hearings>  
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  
FEBRUARY, 2024  
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  
ANY WRITTEN STATEMENTS  
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ONGOING BASIS, BUT WRITTEN  
STATEMENTS DESIRED TO  
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PACKET FORWARDED TO THE  
BOARD OF ADJUSTMENTS IS  
REQUESTED TO BE PROVIDED



TO STAFF BY THE TIMEFRAME  
SET BELOW:  
PINAL COUNTY DEVELOPMENT  
SERVICES  
P.O. BOX 749  
FLORENCE, AZ 85132  
NO LATER THAN 4:00 P.M. ON  
WEDNESDAY MARCH 20TH,  
2024  
Contact for this matter: David  
Barclift, e-mail address: david.  
barclift@pinal.gov Phone #: (520)  
866-6442/ (520) 866-6555  
No. of publications: 1: date of  
publication: Mar 07, 2024



Cover Sheet for Variance Application

Debora Y. Moncayo

1751 Calle Futura

Oracle, AZ.

Parcel # 308-36-161





# PINAL COUNTY

WHERE OPPORTUNITY

## 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.: 308-36-161
2. Size (to the nearest 1/10th of an acre) .32  
*A parcel of land located in the southeast quarter of section 27, township 9 south, range 15 east of the Gila and Salt River base and Meridian, Pinaleño County, AZ, Lot 3, Oracle Village Estate, Recorded in Book 15 of Maps, Page 25*
3. The legal description of the property: (also listed accurately on survey)
4. Current zoning: GR
5. Septic or Sewer? Septic ☐ Sewer ☒  
Sewer District Oracle Sanitation
6. The existing use(s) of the property: The property is currently vacant and free of any structure; the previous manufactured home was destroyed in a fire
7. The exact variance request and/or Section(s) of Code impacted: I am requesting the county issue a variance that outlines the maximum allowable sized dwelling that will be allowed given the lot size and easements as outlined on the enclosed survey.
8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC) No
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.  
The mobile home fire and its subsequent removal have left the property vacant. The property is clean and free of debris. The power lines are at the NE corner of the property. The power pedestal is in the middle of the property, with no meter currently installed. The power pedestal can be relocated in order to maximize lot space when considering maximized footprint for future dwelling
10. State any special circumstances or conditions about the property that do not negatively impact other properties in that zoning district. Also state any physical characteristics of this property that are unique and unlike other properties in the area.  
There are no unique characteristics of the property, physical or otherwise. There are no special circumstances or conditions that negatively impact other properties in the areas. Though once thoroughly developed, the property is now vacant and cleared and ready to be re-developed.

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](http://www.pinalcountyaz.gov)



11. State how the special circumstances or conditions referred to question #10 are not self-imposed.

There are no special circumstances or conditions that are self-imposed.

12. State how the granting of this application will not materially affect the health or safety of persons residing or working in the neighborhood and how this variance will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

This variance, if granted, would not be detrimental or injurious to the improvements in the neighborhood. On the contrary, by issuing a variance for the maximum allowable footprint for any future dwelling, the neighborhood will be enhanced. A variance will allow for the building or placement of a new home, which will beautify the neighborhood, and increase potential tax revenue for the town and county.

13. State how the variance will only allow permitted uses in the zoning district in which the property is located.

The variance, if granted, will state the maximum allowable size/footprint for any future manufactured home or single family dwelling. The zoning is G-R and any potential future use will be in keeping with code restrictions stated in G-R.

14. State how the strict application of the current regulations would work an unnecessary nonfinancial hardship and how the granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights. Show how all beneficial uses and/or enjoyment of the land will be lost if the variance is not granted. Evidence from an appraiser, realtor or other professionals can be useful.

Not having a generic variance in place has hampered my ability to sell the property. Several sales have fallen through because of the unknown variable of what will be allowed to be built or placed on the property. People are unwilling to complete a sale on the property without a conclusive understanding of the maximum size of home that will be allowed. Please see attached statement of adverse impact by our realtor, Stephen Argentati.

(The following are additional questions for reductions in parking requests only)

15. Site Plan Review or Building Permit Number: \_\_\_\_\_

16. Required parking either in total number or ratio: \_\_\_\_\_ 17. Requested (# or ratio) \_\_\_\_\_

18. 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: \_\_\_\_\_



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.

Debora Yarbrough Moncayo 130 W. 2nd St. Mesa, AZ 85201  
Name of Applicant Address

Debora Y. Moncayo debora.moncayo@gmail.com 602-980-1237  
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.

\_\_\_\_\_  
Name of Landowner Address

\_\_\_\_\_  
Signature of Landowner E-Mail Address Phone Number

If the landowner is not the applicant, then the applicant must submit a signed and notarized agency authorization form from the landowner with this application.



## 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 *(requesting the county determine maximum allowable structure of any future structure)*
  - Driveways and parking areas, show access, dimensions and surface material
  - 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 *(pictures attached in narrative)*
- ☒ Submit the "This Application Checklist" for the requested action.
- ☒ Submit, or request from the case planner assigned, 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.
- ☒ I understand that two newspaper publications must be advertised for this variance case per Pinal County staff instructions no later than 21 days before the hearing date as assigned. The applicant is responsible for all publication fees.
- ☒ Submitted application via online portal (<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>)

## **Important:**

If the application is incomplete or is not detailed enough, the case will not be presented to the Board of Adjustments.



# 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.: 308-36-162  
Name: Carender, David or Rodney  
Address: 1743 N. Calle Futura  
City/ST/Zip: Oracle, AZ 85623

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: 308-36-160  
Name: Miller, Cyrus & Patricia  
Address: 1759 N. Calle Futura  
City/ST/Zip: Oracle, AZ 85623

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
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Parcel No.: \_\_\_\_\_  
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Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

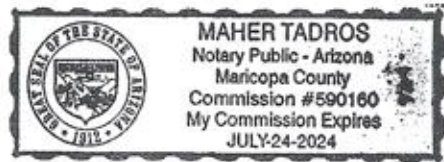
I hereby verify that the name list above was obtained on the 29<sup>th</sup> day of December, 2023, at the office of Pinal County Parcel Search and is accurate and complete to the best of my knowledge.  
(Source of Information)

On this 29 day of Dec, 2023 before me personally appeared Deborah Y. Moncayo  
Signature: Deborah Y. Moncayo Date: 12-29-2023 (Name of signor)  
State of ARIZONA )ss.

County of Maricopa

My Commission Expires 07/24/2024

Signature of Notary Public Maher Tadros



(SEAL)



Supplemental Narrative in Support of Variance  
Application

Debora Y. Moncayo

1751 Calle Futura

Oracle, AZ.

Parcel # 308-36-161



## COMMUNITY DEVELOPMENT

Planning Division

85 N. Florence St., PO Box 2973, Florence, AZ 85132

This narrative is being written as an explanation in support of the application for a variance on the property listed below:

**Address:** 1751 Calle Futura in Oracle, AZ.

**Tax Parcel :** 308-36-161

**Zoning:** GR

### **Legal Description:**

A parcel of land located in the southeast quarter of Section 27, Township 9 South, Range 15 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, Lot 3, Oracle Village Estate Unit 2, According to the Plat of Records in the Office of the County of Pinal County, Arizona, Recorded in Book 15 of Maps, Page 25.

### **Property History:**

This property was owned by my grandparents, my mother inherited it and then it was passed to me in a legal proceeding in 2015. I sold the property to a Mr. James Lassiter in 2015. Mr. Lassiter died with a lien to me that had not been paid. While the property was under legal foreclosure proceedings, a single-wide manufactured/ mobile home was destroyed in a fire. The fire was caused by vagrants who had unlawfully occupied the property. I lost the value of the mobile home which wasn't insured because the owner was deceased, and I incurred additional costs to have the land cleared of all the debris caused by the fire (\$10,000 trailer value and clean-up costs) during the court-ordered foreclosure process. The court legally removed Lassiter's next of kin from access to the property and then ordered the property be sold at a Sheriff's Sale to remedy the outstanding lien and expenses incurred on the property that was owed to me. When no buyer came forward at the Sheriff's Sale, Pinal County returned the property to me. As stated, the remains of the mobile home fire have been cleared, and the property is now vacant and free of debris. The property was listed for sale in the summer of 2023.

### **Owner Dilemma:**

I was unaware there was a need for a building variance until the property was listed for sale. The property at 1751 Calle Futura previously contained a single-wide manufactured home, which was destroyed in a suspicious fire. The need for receiving a variance and the timeline for receiving that variance for prospective buyers has hampered my ability to sell the property. Three written contracts for the sale of the property have fallen through because of the unknown variables of what size footprint of dwelling structure would be allowed to be placed on the property. Each prospective buyer desired to place a double-wide manufactured home on the lot. The multiple contracts for sale of the property fell through because: 1) Buyers were unwilling to buy a property without knowing the parameters of what type/size of residence



## COMMUNITY DEVELOPMENT

Planning Division

85 N. Florence St., PO Box 2973, Florence, AZ 85132

would be allowed to be constructed or placed on the property. 2) The timeline of 3-6 months for receiving a variance to ascertain future building parameters far exceeds the typical timeframe for the closing window on the sale of a property, which usually takes 30 days or less to complete. Because of this, I have been unable to sell the property. This has created an undue financial hardship. Once the property was legally returned to me, the intention has always been to sell the property to recoup legal expenses incurred during lengthy and costly litigation proceedings mentioned above (For reference: **CCV 202001277**, Judge Georgini presiding). The need to secure a variance has placed additional financial burdens on me. However, if I am able to expeditiously secure a generic variance, that outlines for prospective buyers the maximum allowable sized dwelling that would be allowed on the property, this will enable me to proceed with the current contract for sale. If this variance process takes more time than allowed in the current buyer's contract, then minimally having the variance in place will maximize the efforts to sell the property for future potential sales. There has been no shortage of interest in the property; the variance issue has prevented the sale.

### **Variance request:**

I am asking that Pinal County determine in advance the maximum allowable footprint of a dwelling structure that will be allowed on the property at 1751 Calle Futura. The property is Zoned GR, which from my reading of the zoning code for rural residences, allows both manufactured and single family homes. The neighborhood currently contains both single family dwellings and manufactured homes. As previously stated, there has been a great deal of interest in the purchase of the property. Having the variance in place in advance of a prospective sale will allow me to sell the property and recoup my expenses from costly litigation mentioned above. Without the variance in place to determine the maximum allowable size of a future dwelling, I will be unable to sell the property. If the County determines through the variance process a maximum allowable dwelling size/ footprint, this could be advertised to prospective buyers in advance of a sale.

### **Realtor's Statement of Adverse Impact:**

Current Pinal County regulations will not allow a new home (double-wide manufactured or otherwise) to be placed on the property unless the variance is granted. The property is listed for sale and three contracts have been cancelled by the different buyers because of the variance requirement. The owner cannot sell the property unless the variance is granted, which will be the only way to avoid unnecessary financial hardship. Since the lot is vacant, there is no value to the property because it cannot be sold to any potential buyers unless a new home can be placed on the land. If the variance is not granted it will strip the owner of their existing property rights by devaluing the property; no buyer will purchase a vacant lot that cannot be used for a new home.



## COMMUNITY DEVELOPMENT

Planning Division

85 N. Florence St., PO Box 2973, Florence, AZ 85132



It should be noted that adjacent properties on the north and south sides of the property contain double-wide manufactured homes.



The driveway as noted in the above picture is dirt and decomposing gravel.



COMMUNITY DEVELOPMENT

Planning Division

85 N. Florence St., PO Box 2973, Florence, AZ 85132



The sewer line runs along Calle Futura (west side of property), and I believe the water line also runs along Calle Futura. The utility easement is on the east side of the property.

The utility companies are as follows:

San Carlos Irrigation Project (electricity):

520-723-6209

[scipbusiness@bia.gov](mailto:scipbusiness@bia.gov)

Arizona Water Co:

520-385-2226

[sanmanuel@azwater.com](mailto:sanmanuel@azwater.com)

Oracle Sanitary District (Sewer):

928-812-2139 (Gloria)

520-429-1902 (John / Back-Up)



COMMUNITY DEVELOPMENT

Planning Division

85 N. Florence St., PO Box 2973, Florence, AZ 85132

This narrative is being submitted with as accurate a depiction as possible, with the information I have available to me. I am submitting this request for a variance with a request of urgency. I cannot sell this property and recoup my financial losses without a variance in place. I respectfully request this information be considered and the process be handled as expeditiously as possible.

Debora Y. Moncayo

130 W. 2nd Street

Mesa, AZ. 85201

c: 602.980.1237



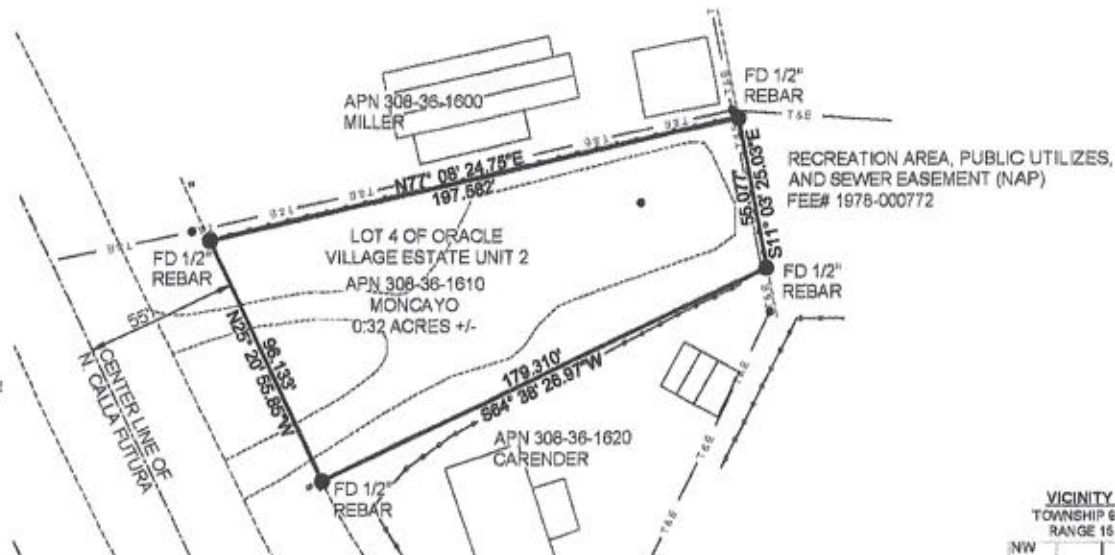
Professional Survey Completed by Robert Breen



Survey: Moncayo  
Parcel: 308-36-161  
1751 Calle Futura, Oracle, AZ

## RECORD OF SURVEY FOR PARCEL 308-36-1610

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,  
TOWNSHIP 9 SOUTH, RANGE 15 EAST, OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, PINAL COUNTY, ARIZONA.



### GENERAL NOTES

OWNER OF RECORD: DEBORA MONCAYO

THIS PARCEL IS ACCESSIBLE  
BY 2 WHEEL DRIVE VEHICLES

### FLOODPLAIN DATA

THIS PARCEL IS IN FLOOD HAZARD AREA X (AN AREA THAT IS DETERMINED TO BE  
OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS)  
WATERSHED BOUNDARY: SAN PEDRO RIVER WEST  
FIRM PANEL: 04021C2600E EFFECTIVE DATE: 12/03/2007

### ZONING DATA

CURRENT PARCEL ZONING IS OR  
SITE DEVELOPMENT STANDARDS  
SITE SET BACKS  
FRONT - 25'  
SIDE - 10'  
BACK - 25'

BASIS OF BEARINGS: THE NORTHBOUNDARY LINE OF SUBJECT PARCEL 770624 79

NOTE: THIS PLAT MAY NOT SHOW THE LOCATIONS OF ALL EASEMENTS  
AND/OR RIGHTS OF WAY THAT MAY EXIST OR, OR AFFECT THE  
PROPERTY SHOWN HEREON. EASEMENTS AS SHOWN ARE  
BASED ON INSTRUMENTS OF RECORD. A TITLE SEARCH IS  
RECOMMENDED TO REVEAL THE LOCATIONS AND NATURE OF SAME.

### DEFINITION OF CERTIFICATION

THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEY OR IN THE  
PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS  
OR OTHER SURVEY DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL  
OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION  
AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE  
SURVEY ON WHICH IT IS BASED WERE MADE IN  
ACCORDANCE WITH THE STATE OF ARIZONA MINIMUM  
SURVEY STANDARDS  
THE FIELDWORK WAS PERFORMED BY MYSELF OR  
UNDER MY SUPERVISION DURING DECEMBER, 2023

T. ROBERT BREEN, PLS  
ARIZONA CERTIFICATE NO. 50043



### LEGAL DESCRIPTION PARCEL 308-36-1610

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 SOUTH,  
RANGE 15 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

LOT 3, ORACLE VILLAGE ESTATE UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE  
COUNTY OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAP, PAGE 25.



<b>LEGEND</b> <ul style="list-style-type: none"> <li>● FOUND AS NOTED</li> <li>○ SET 1/2" REBAR WITH #50043</li> <li>— FENCE LINE</li> <li>— ROADS</li> <li>→ SURFACE FLOW DIRECTION</li> </ul>	<b>REFERENCE DOCUMENTS</b> PINAL COUNTY ARIZONA'S MAP 308-36 RECORD OF SURVEY/SUBDIVISION MAP SHT. 15 PG. 025 - FEE NUMBER 1978-000772  <b>DEEDS</b> FEE NUMBER 2021-004906 FEE NUMBER 2020-017741 FEE NUMBER 2024-034906	<b>PREPARED FOR:</b> <b>DEBORA MONCAYO</b> 130 W 2ND ST MESA, ARIZONA 85201  <b>TITLE:</b> <b>RECORD OF SURVEY FOR            FOR PARCEL 308-36-1610</b>	<b>PREPARED BY:</b> <b>ENVIRONMENTAL FIELD SERVICES LLC.</b> LAND SURVEY/DRAFTING/GIS "ENVIRONMENTAL" 1575 W. AMERICAN AVE. SUITE D ORACLE ARIZONA 85623 OFFICE: 520-896-2784 FAX: 520-896-2792 SCALE: 1"=40' DRAWING NAME: 308-36-1610
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Survey: Moncayo  
Parcel: 308-36-161  
1751 Calle Futura, Oracle, AZ

## RECORD OF SURVEY FOR PARCEL 308-36-1610

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,  
TOWNSHIP 9 SOUTH, RANGE 15 EAST, OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, PINAL COUNTY, ARIZONA.



RECREATION AREA, PUBLIC UTILITIES,  
AND SEWER EASEMENT (NAP)  
FEES 1976-000772

### GENERAL NOTES

OWNER OF RECORD: DEBORAH MONCAYO

THIS PARCEL IS ACCESSIBLE  
BY 2 WHEEL DRIVE VEHICLES

### FLOODPLAIN DATA

THIS PARCEL IS IN FLOOD HAZARD AREA X (AN AREA THAT IS DETERMINED TO BE  
OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS)  
WATERSHED BOUNDARY: SAN PEDRO RIVER WEST  
FIRM PANEL 0402 IC2500E, EFFECTIVE DATE: 12/01/2007

### ZONING DATA

CURRENT PARCEL ZONING IS GR  
SITE DEVELOPMENT STANDARDS  
SITE SET BACKS  
FRONT - 25'  
SIDE - 15'  
BACK - 25'

BASE OF BEARINGS: THE NORTH BOUNDARY LINE OF SUBJECT PARCEL 17°50'04" N

NOTE: THIS PLAT MAY NOT SHOW THE LOCATION OF ALL EASEMENTS  
AND/OR RIGHTS OF WAY THAT MAY EXIST ON OR AFFECT THE  
PROPERTY SHOWN HEREON. EASEMENTS AND SHOWWAYS  
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OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION  
AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE  
SURVEY ON WHICH IT IS BASED WERE MADE IN  
ACCORDANCE WITH THE STATE OF ARIZONA MINIMUM  
SURVEY STANDARDS.  
THE FIELD WORK WAS PERFORMED BY MYSELF OR  
UNDER MY SUPERVISION DURING DECEMBER, 2003

T. ROBERT GREEN, R.L.S.  
ARIZONA CERTIFICATE NO. 50043



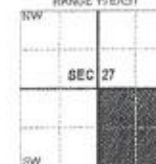
### LEGAL DESCRIPTION PARCEL 308-36-1610

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,  
TOWNSHIP 9 SOUTH, RANGE 15 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
PINAL COUNTY, ARIZONA.

LOT 3, ORACLE VILLAGE ESTATE UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE  
COUNTY OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAP, PAGE 35

### VICINITY MAP

TOWNSHIP 9 SOUTH,  
RANGE 15 EAST



### LEGEND

- FOUND AS NOTED
- SET 1/2" REBAR WITH 6000
- FENCE LINE
- ROAD
- SURFACE FLOW DIRECTION

### REFERENCE DOCUMENTS

PINAL COUNTY ASSessor'S MAP 308-36  
RECORD OF SURVEY DIVISION MAP  
DKT 15 PG 025 - FEE NUMBER 1076000772

### DEEDS

FEE NUMBER 202100055  
FEE NUMBER 200507741  
FEE NUMBER 200403000

### PREPARED FOR

DEBORAH MONCAYO  
130 W 2ND ST  
MESA, ARIZONA 85201

### TITLE

RECORD OF SURVEY FOR  
FOR PARCEL 308-36-1610

### PREPARED BY

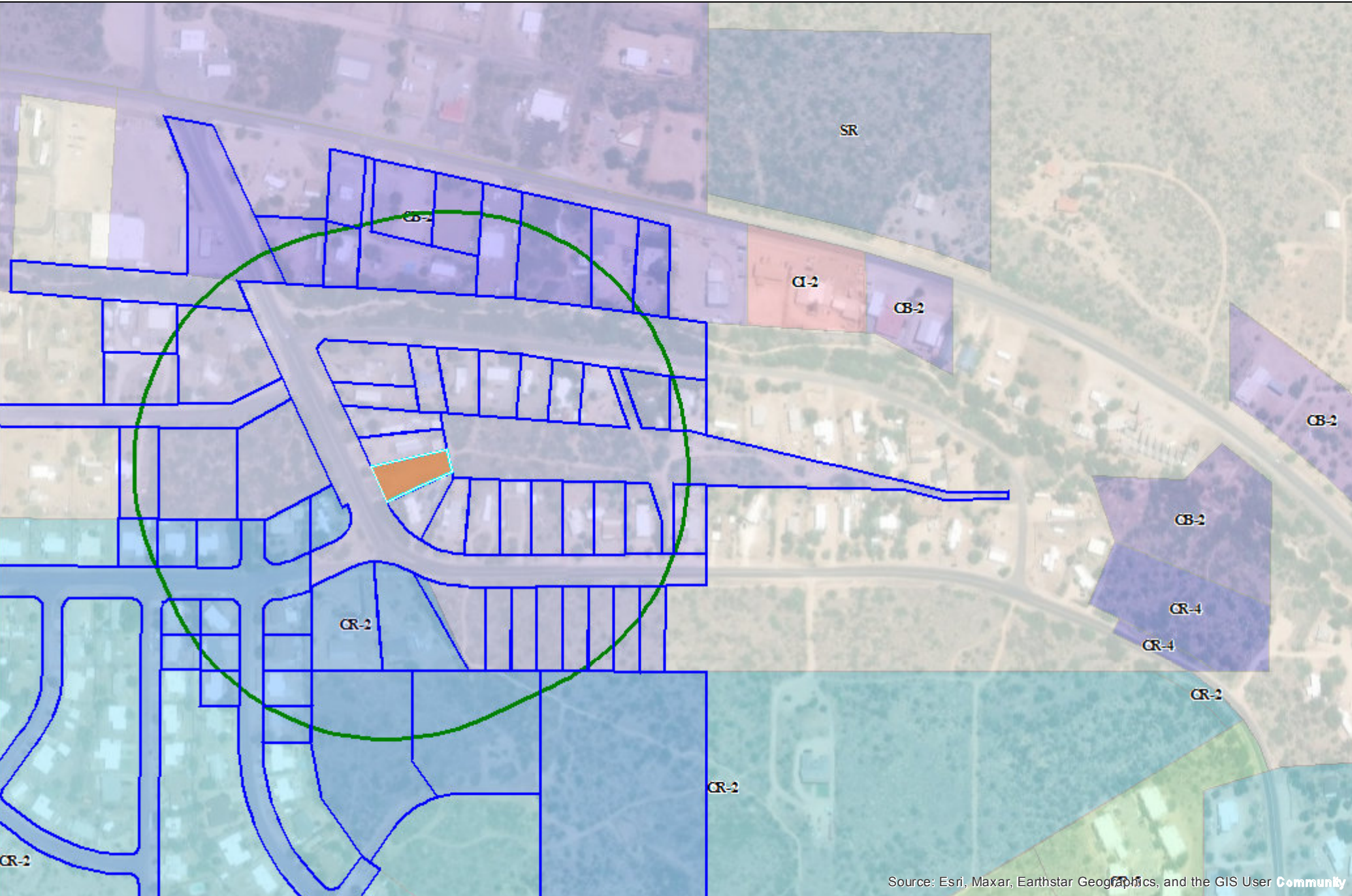
ENVIRONMENTAL FIELD SERVICES LLC,  
LAND SURVEY DRAFTING  
1975 W AMERICAN AVE. SUITE D  
ORACLE ARIZONA 85623  
OFFICE 520-696-2764 FAX 520-696-2762

### SCALE

1" = 40'

DRAWING NAME: 308-36-1610





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



,	BAIRD STEPHANIE N & MAGGIE... PO BOX 5006 ORACLE, AZ 85623	TORREZ LUCIANO & MARTHA ... 1455 W CAMINO SECO ORACLE, AZ 85623
,	SAIZ RUBY R PO BOX 637 ORACLE, AZ 85623	RAMOS MICHAEL J & ELIZABET... PO BOX 1881 ORACLE, AZ 85623
,	MARTINEZ GILBERT C & SYLVIA... 1940 W EL PASEO ORACLE, AZ 85623	CARENDER DAVID W 3619 E GRANADA RD PHOENIX, AZ 85008
ROMERO LUPITA TR PO BOX 637 ORACLE, AZ 85623	THOMSON ANN L 1750 N CALLE FUTURA ORACLE, AZ 85623	MONCAYO DEBORA YARBROU... 130 W 2ND ST MESA, AZ 85201
ALBRIGHT ERIC H PO BOX 5463 ORACLE, AZ 85623	REYES VICTOR A & MARIA G 1679 N CALLE RUTURO ORACLE, AZ 85623	WIER ROBERT & WIER WENDY 4526 N CAMINO DE LA CODOR... TUCSON, AZ 85745
STAGER SHARLENE M PO BOX 1540 ORACLE, AZ 85623	MUNOZ GARNET HELEN PO BOX 1857 ORACLE, AZ 85623	GARCIA GUADALUPE E & FRAN... 3621 E FIRST ST LOS ANGELES, CA 90063
CARBAJAL DAVID D JR PO BOX 89 MAMMOTH, AZ 85618	RICH TINA 1695 N CALLE FUTURA APT W ORACLE, AZ 85623	MILLER CYRUS H JR & PATRICI... PO BOX 376 ORACLE, AZ 85623
FLOWERS THOMAS A 4091 E PINAL ST TUCSON, AZ 85739	GRIFFIN LONNY PO BOX 1423 ORACLE, AZ 85623	SANCHEZ JAIME J & JAIME M PO BOX 5071 ORACLE, AZ 85623
BURRUEL JESUS M PO BOX 1573 ORACLE, AZ 85623	SPENCER CAROL J TRUST 1030 SCOTT DR APT C-21 PRESCOTT, AZ 86301	GARCIA GUADALUPE E & FRAN... 3621 E FIRST ST LOS ANGELES, CA 90063
ENGLAND JENNIFER J 2000 W EL PASEO ORACLE, AZ 85623	COOK JOHN JR & MARIA MAIL RETURN ,	STONECIPHER DREW A & MAR... MAIL RETURN ,



GONZALES RUBEN C & GLORIA...  
PO BOX 5387  
ORACLE, AZ 85623

WALSH BONNIELEE  
PO BOX 263  
ORACLE, AZ 85623

KEMP KENNETH E  
7020 N PELTO PATH  
TUCSON, AZ 85743

RUGOTSKA VINCENT JOHN  
PO BOX 5009  
ORACLE, AZ 85623

LECOMPTE PAUL & MARY ANN  
PO BOX 554  
ORACLE, AZ 85623

,

SMITH ROBERT E & FRANCIE V  
PO BOX 1267  
ORACLE, AZ 85623

KEMP KENNETH EARL  
MAIL RETURN

,

SPURGEON JIMMY L & NADA S  
PO BOX 1298  
ORACLE, AZ 85623

MORENO CAROL A REV LIV TR...  
PO BOX 1317  
ORACLE, AZ 85623

ARMENTA RICHARD J & CRYST...  
12724 N BRABANT DR  
MARANA, AZ 85653

LECOMPTE GREGORY PAUL  
PO BOX 554  
ORACLE, AZ 85623

RILEY JULIE  
430 N ROBLES RD  
ORACLE, AZ 85623

GOODWELL GARY D  
1565 N CALLE GRANADA  
ORACLE, AZ 85623

MULLER MARY AN  
607 W PLACITA DE LA POZA  
TUCSON, AZ 85704

SOULE JOHN P & NANNETTE M...  
PO BOX 628  
ORACLE, AZ 85623

HENDRIX ANDREW W & ALLISO...  
PO BOX 5376  
ORACLE, AZ 85623

CHIZMAR WILLIAM M & ELVIA M...  
MAIL RETURN

PULLEN PAUL S  
10581 E OAKWOOD DR  
TUCSON, AZ 85749

MCDONALD HAROLD J  
PO BOX 32293  
TUCSON, AZ 85751

GUTIERREZ SALVADOR  
PO BOX 864  
ORACLE, AZ 85623

RELIANCE WEST LAND CO  
61837 E HAPPY JACK TRL  
ORACLE, AZ 85623

MORENO RODOLFO  
PO BOX 565  
ORACLE, AZ 85623

GRIFFIN LONNY  
PO BOX 1423  
ORACLE, AZ 85623

KENNEDY DANIEL R  
8851 E DRIFTWOOD TRL  
TUCSON, AZ 85749

VIGIL LISA M  
PO BOX 836  
ORACLE, AZ 85623

STONECIPHER DREW A & MAR...  
PO BOX 5055  
ORACLE, AZ 85623

DE MARCO'S PIZZERIA & ITALIA...  
PO BOX 5272  
ORACLE, AZ 85623

MELLBERG CARL L & CAROL A  
PO BOX 5513  
ORACLE, AZ 85623



,

HATFIELD DAVEN & ANNE  
PO BOX 814  
ORACLE, AZ 85623

MCDONALD HAROLD J  
PO BOX 32293  
TUCSON, AZ 85751

MCDONALD HAROLD J  
PO BOX 32293  
TUCSON, AZ 85751

MCDONALD HAROLD J  
PO BOX 32293  
TUCSON, AZ 85751

MCDONALD HAROLD J  
PO BOX 32293  
TUCSON, AZ 85751

WEIBER GREGORY & TARA LIV ...  
415 E CAMBRIDGE DR  
TUCSON, AZ 85704

MCDONALD HAROLD J  
PO BOX 32293  
TUCSON, AZ 85751

MCDONALD HAROLD J  
PO BOX 32293  
TUCSON, AZ 85751

MCDONALD HAROLD J  
PO BOX 32293  
TUCSON, AZ 85751





AGENDA ITEM

March 28, 2024 ADMINISTRATION BUILDING A  
FLORENCE, ARIZONA

---

**REQUESTED BY:**

**Funds #:** 10

**Dept. #:** 1030

**Dept. Name:** Development Services

**Director:** Brent Billingsley

---

**BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:**

**BA-064-23 – PUBLIC HEARING/ACTION:** Stacey Pendley, landowner/applicant, requesting a variance to Section 2.40.020 (B) & (D) of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from  $\pm 54,450$  square feet (1.25) to  $\pm 43,560$  square feet (1 acre) and applicable development standards, for the allowance of a single-dwelling and future accessory use on a 1 acre parcel in the General Rural Zone (GR); in Section 14, Township 07 South, Range 07 East of the Gila and Salt River Baseline and Meridian, Pinal County, Arizona; located north of W. Acoma Street and east of N. Estrella Road; Tax Parcel: 402-27-0020; legal on file

*Val Lujan/Brent Billingsley*

---

**BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:**

---

**BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:**

---

**MOTION:**

---

History	Who	Approval
Time		

---

**ATTACHMENTS:**

Click to download

☐ [BA-064-23 Board Packet](#)



TO: PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

MEETING DATE: MARCH 28, 2024

CASE NUMBER: BA-064-23

CASE COORDINATOR: Valerie Ann Lujan

---

***Executive Summary:***

This case is a Variance request by Stacey Pendley (landowner & applicant) for allowance of a reduction to the minimum lot size from  $\pm 54,450$  (1.25 acres) to  $\pm 43,560$  square feet (1 acre) to allow for the allowance of a single-dwelling and future accessory use on parcel 402-27-0020.

**If This Request is approved:**

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

**Staff Recommendation/Issues for Consideration/Concern:**

Staff offers a recommendation of approval with stipulations.

---

**BA-064-23 – PUBLIC HEARING/ACTION:** Stacey Pendley, landowner/applicant, requesting a variance to Section 2.40.020 (B) & (D) of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from  $\pm 54,450$  square feet (1.25) to  $\pm 43,560$  square feet (1 acre) and applicable development standards, for the allowance of a single-dwelling and future accessory use on a 1 acre parcel in the General Rural Zone (GR); in Section 14, Township 07 South, Range 07 East of the Gila and Salt River Baseline and Meridian, Pinal County, Arizona; located north of W. Acoma Street and east of N. Estrella Road; Tax Parcel: 402-27-0020; legal on file

**LEGAL DESCRIPTION:** Legal on file

**TAX PARCELS:** 402-27-0020

**LANDOWNER/APPLICANT:** Stacey Pendley (landowner & applicant)

**REQUESTED ACTION AND PURPOSE:** Requesting a variance to Section 2.40.020 (B) & (D) of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from  $\pm 54,450$  (1.25 acres) to  $\pm 43,560$  square feet (1 acre).



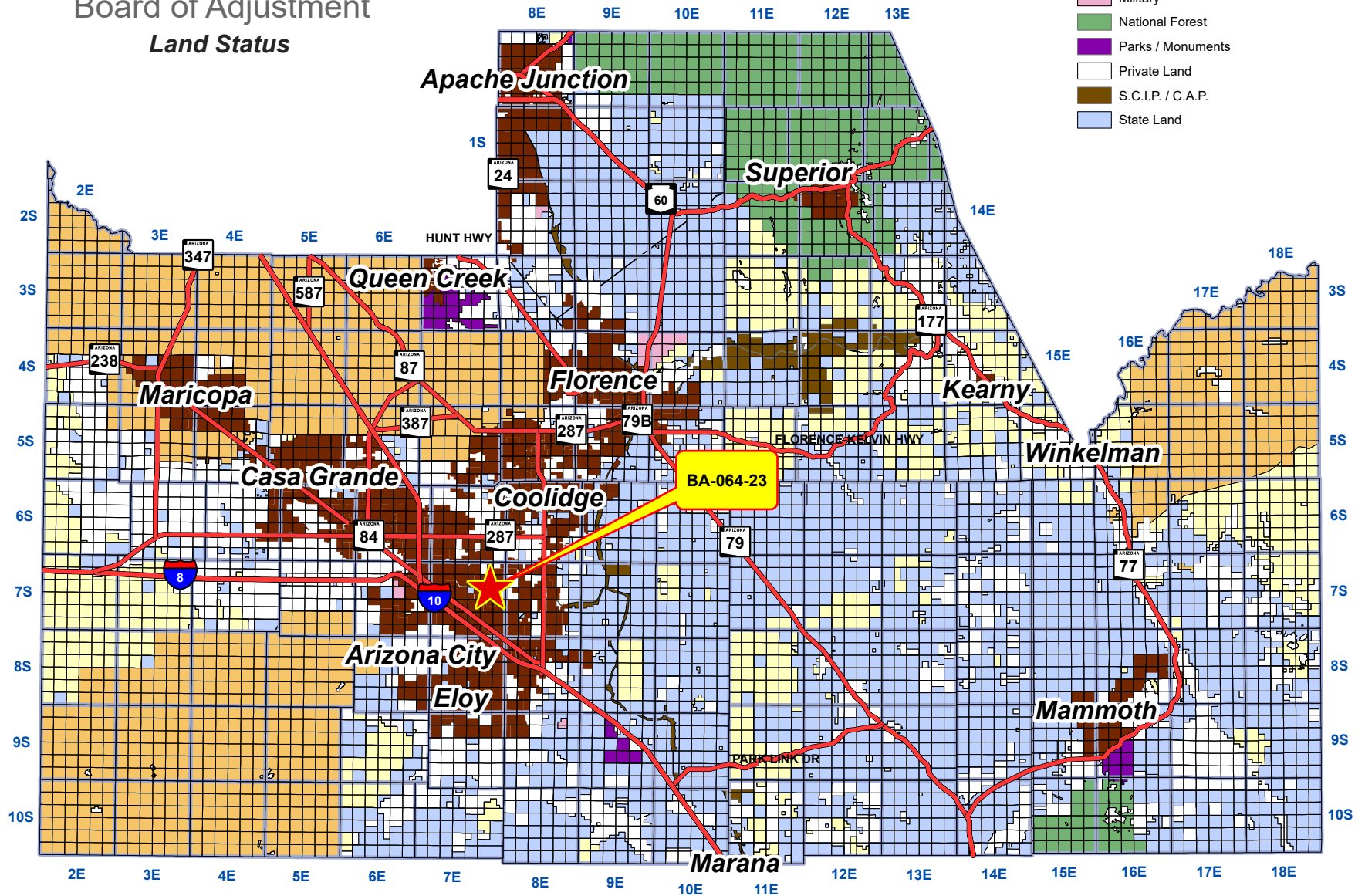


**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

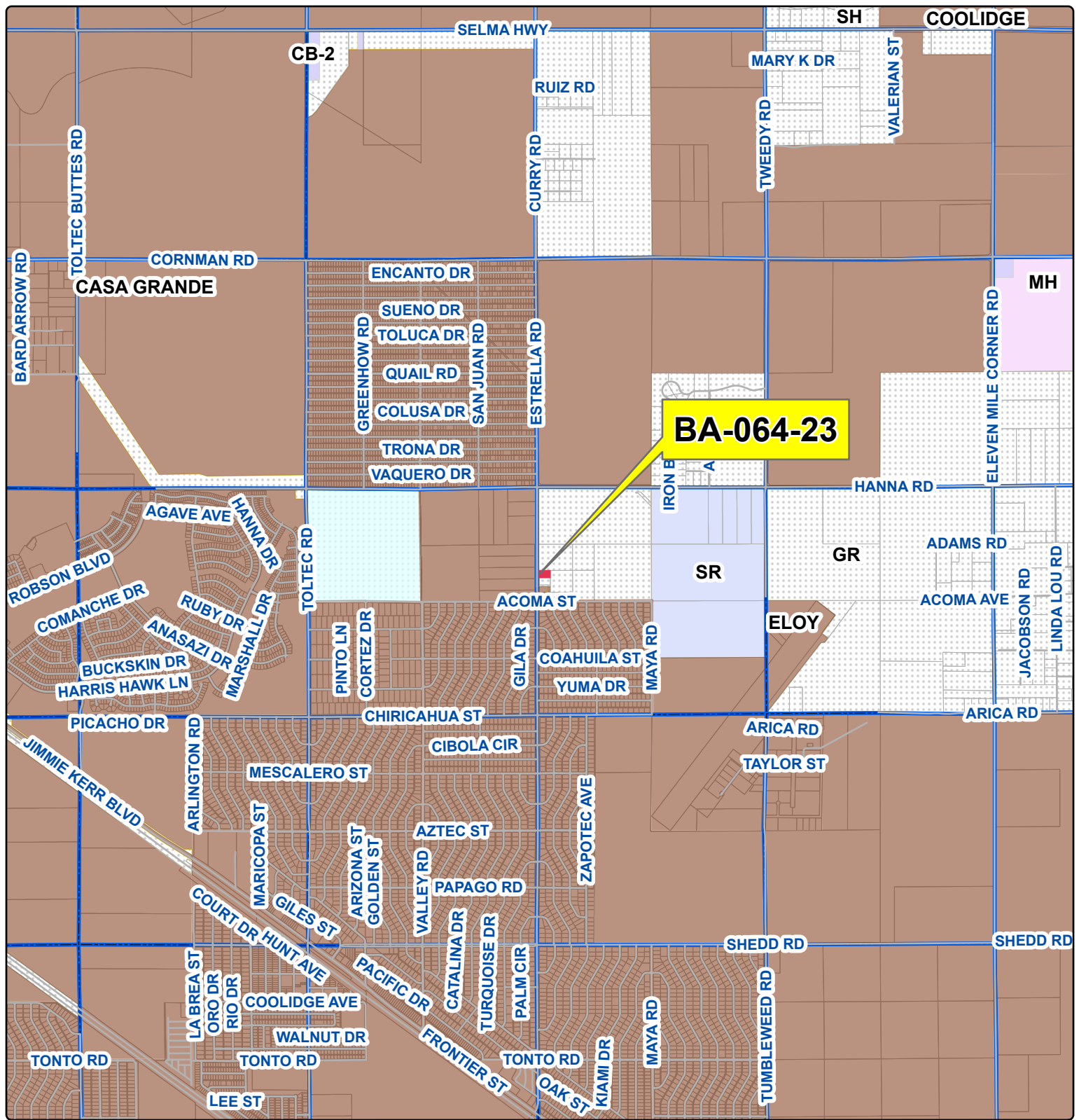
## Board of Adjustment Land Status

### Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land







## Board of Adjustment Community Development



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**Legal Description:**

Situated in Section 14, Township 07 South, Range 07 East of the Gila and Salt River Baseline and Meridian, Pinal County, Arizona; located north of W. Acoma Street and east of N. Estrella Road.

Page 163

SEC 14, TWN 07S, RNG 07E



Sheet No.  
1 of 1

**Owner/Applicant:**

STACEY PENDLEY

**Drawn By:**

GIS / IT / LJT

**Date:**

02/29/2024

**Section**

14

**Township**

07S

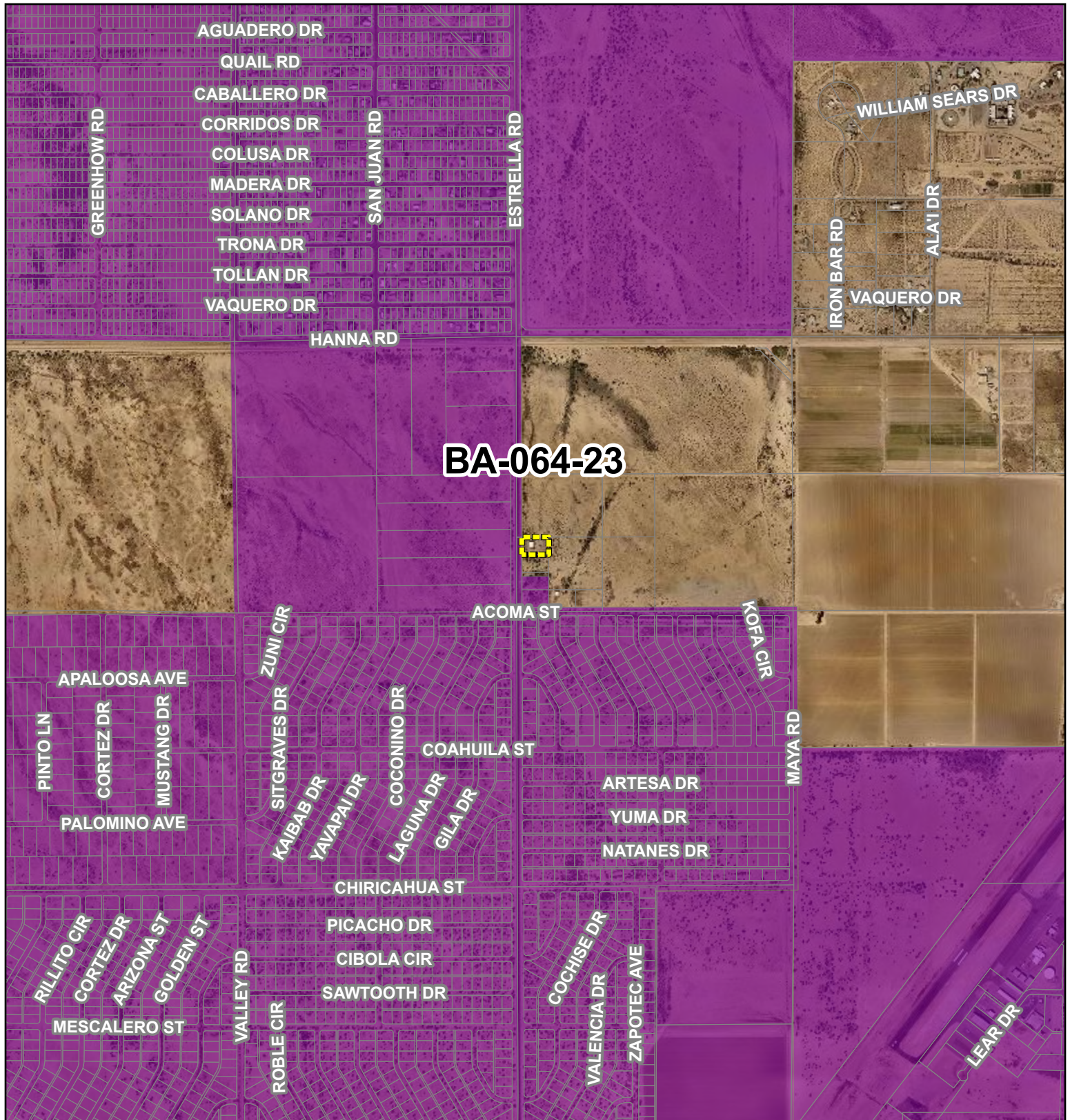
**Range**

07S

**Case Number:**

**BA-064-23**





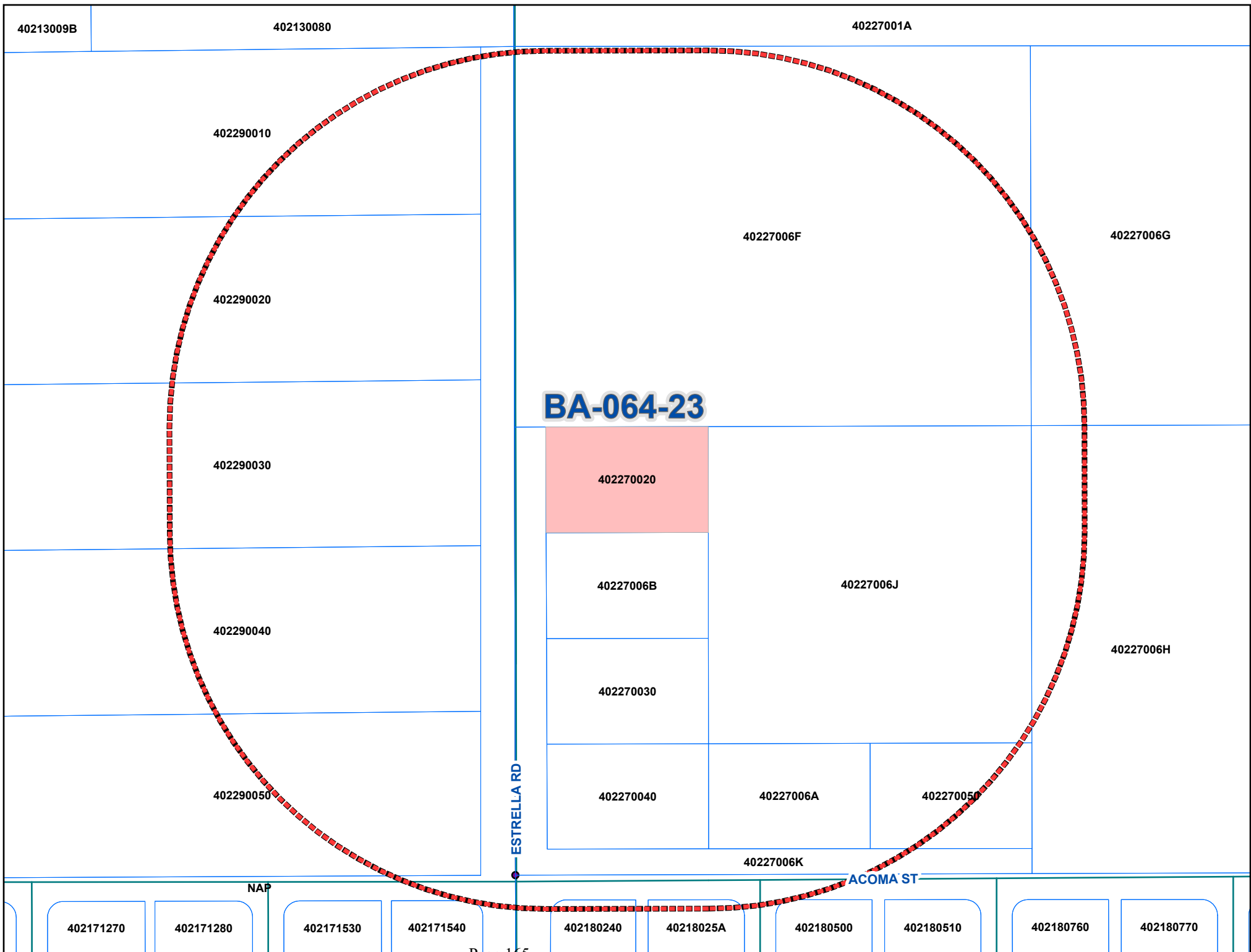
## Board of Adjustment



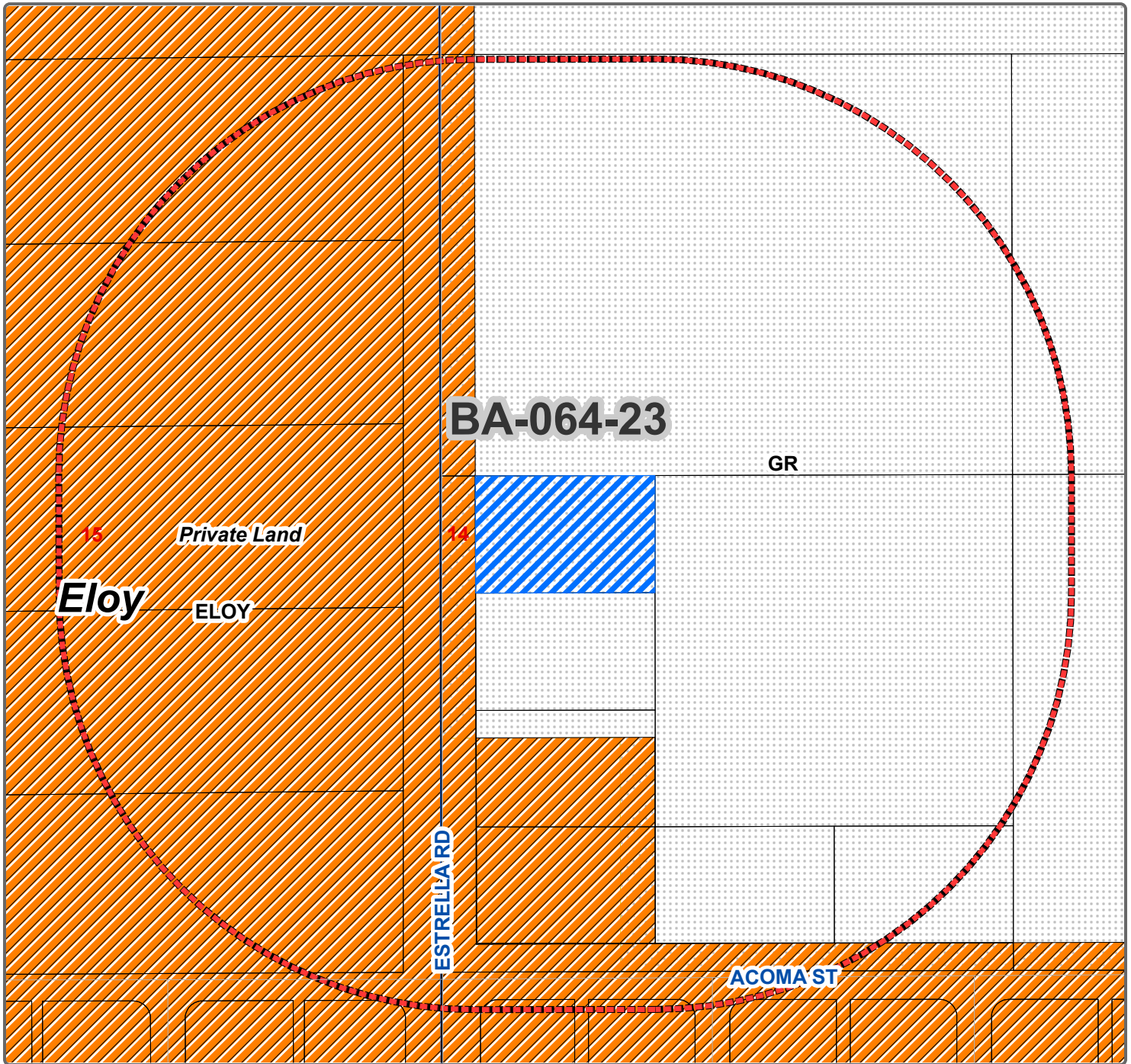
**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**BA-064-23**









## Board of Adjustment

BA-064-23 – PUBLIC HEARING/ACTION: Stacey Pendley, landowner/applicant, requesting a variance to Section 2.40.020 (B) & (D) of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from  $\pm 54,450$  square feet (1.25) to  $\pm 43,560$  square feet (1 acre) and applicable development standards, for the allowance of a single-dwelling and future accessory use on a 1 acre parcel in the General Rural Zone (GR); in Section 14, Township 07 South, Range 07 East of the Gila and Salt River Baseline and Meridian, Pinal County, Arizona; located north of W. Acoma Street and east of N. Estrella Road; Tax Parcel: 402-27-0020; legal on file

Current Zoning: GR

Requested Zoning: Board of Adjustment

Current Land Use: VLDR



### Legal Description:

Situated in Section 14, Township 07 South, Range 07 East of the Gila and Salt River Baseline and Meridian, Pinal County, Arizona; located north of W. Acoma Street and east of N. Estrella Road.

SEC 14, TWN 07S, RNG 07E



### Owner/Applicant:

STACEY PENDLEY

### Drawn By:

GIS / IT /LJT

### Date:

02/29/2024

Sheet No.  
1 of 1

### Section

14

### Township

07S

### Range

07E

### Case Number:

BA-064-23



**LOCATION:** The subject property is located north of W. Acoma Street and east of N. Estrella Road; in an unincorporated portion of Pinal County within the vicinity of the City of Eloy.

**SIZE:** ± 1 acre

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

**SURROUNDING ZONING AND LAND USE:**

North: General Rural Zoning (GR undeveloped parcel)

South: City of Eloy jurisdiction

East: General Rural Zoning (GR [developed residential parcels & some undeveloped parcels])

West: City of Eloy jurisdiction

**SITE DATA:**

- The Comprehensive Plan identifies the subject parcel within the very low density residential (VLDR: 0-1 du/acre) land use category.
- Site is situated in Flood Zone X – an area that is determined to be outside the 1% and 0.2% probability of flooding (formerly and commonly known as the “100-year floodplain”).
- Subject parcel is located in an area in which the sewage disposal method is identified as an *Individual Responsibility*). The septic area identified within the preliminary drawing appears adequate, but will be further reviewed upon submission of septic permit. If a septic permit is applied for, the system must meet requirements per Arizona Administrative Code R18-9-A312.C.

**HISTORY:** The subject parcel has a limited documented history according to County records. Earliest recordation of this parcel was found in a 1979 *Joint Tenancy Deed* referenced as Docket 971, Page 264 within the County Recorder’s office. This parcel was visually rendered, as found in an archived map during 1981. Both of these references are labeled and provided within the packet of documents forwarded to the Board of Adjustments. To that timeline, the subject parcel should have been held to the zoning requirements set forth in the 1972 County Zoning Plan, which required General Rural parcels to be sized at 1.25 acres. However, this may have been an oversight. It is logical that the aforementioned deed in correlation to the legal description was accepted and recorded by the County in 1979. As a result, the subject parcel is undersized and not in compliance to the current standards for General Rural zoning.

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

Newspaper publish dates:	03/07/2024
Mail-outs:	03/03/2024
Site Posting:	03/07/2024
Website:	week of 02/26/2024

**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 consistent with the surrounding area. The uniqueness of this site is held in it being a non-conforming size, by way of County action.

**FINDING:** A special circumstance/condition does exist 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, this parcel was accepted by the County through recordation in 1979. With this acceptance, the special circumstance of the parcel being undersized is not at fault of the applicant. Furthermore, justification of the undersized lot 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 County action. 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.

Development Services  
Planning Division



**ANALYSIS:** It is the intention of the applicant to bring the parcel into compliance. 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 improvements to the site can be done 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 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 accepted by the County in 1979 with an oversight of the minimum lot size requirement, resulting in the lot being found out of compliance to current standards. Without a variance, the property owner is unable to otherwise rectify this issue. 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 parcel proves to be consistent with adjacent parcels, as well as complying with an allowable use to the zoning district. 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.

**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:** Section 2.40.010 of the County Development Services Code establishes that a one-family dwelling unit of conventional construction, manufactured home, or mobile home is permitted in the GR Zone. The applicant currently has a residence that meet this portion of the Code and is seeking a Variance to bring the lot into compliance for a garage, which is permitted within GR zoning as an accessory use.

Development Services  
Planning Division



**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-064-23) 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 approve 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-064-23, Section 2.40.020 (B) & (D) of the PCDSC, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to  $\pm 43,560$  square feet (1 acre), and applicable development standards on parcel 402-27-0020, to allow a single-residence on a 1 acre parcel in the GR Zoning District. 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. Development Standards for the subject parcel shall be as follows:
  - a. Minimum lot area: 43,560 square feet.
  - b. Minimum lot width: 100 feet.
  - c. Minimum front setback: 30 feet.
  - d. Minimum side and rear setback: 10 feet & 40 feet, respectively.
  - e. Maximum building height: 30 feet.
3. Detached accessory building Development Standards shall be as follows:
  - a. Permitted coverage: 33 percent of the total area of the rear and side setbacks.
  - b. Maximum height: 20 feet.
  - c. Minimum distance to main building: 7 feet.
  - d. Minimum distance to front lot line: 40 feet.
  - e. Minimum distance to side and rear lot lines: 4 feet.
4. All agricultural, livestock, horses, and dairy uses are prohibited.
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-064-23, a variance to Section 2.40.020 (B) & (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: 03/20/24 –val**

**DATE REVISED: 03/21/24 -val**



971 264

STATE OF ARIZONA,  
County of **PINAL**I hereby certify that the within instrument was filed and recorded  
3 0 JUL 1979 1 2 00 at MFee No. **626137**In Docket No. **971** PAGE **264**at the request of *Stanfull, Mc Carville*

Indexed

Compared

Photostated

Fee \$

I. R. S. 3

When recorded mail to:  
T. A. McCarville  
P. O. Box 555  
Casa Grande, AZ 85222

Witness my hand and official seal

**WILLIAM S. TRUMAN**

County Recorder

By *M. Mark*  
Deputy Recorder**Joint Tenancy Deed**

For the consideration of Ten Dollars, and other valuable considerations, I, or we,

**LUIS V. FLORES and REFUGIO P. FLORES, husband and wife,**  
do hereby convey to**JAMES BURCHETT and MARCELLA M. BURCHETT, husband and wife,**not as tenants in common and not as a community property estate, but as joint tenants with rights of survivorship, the following described  
real property situated in **Pinal** County, Arizona**SEE ATTACHED EXHIBIT "A" FOR LEGAL  
DESCRIPTION**And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth, unto said Grantees, their assigns, the  
survivor of them, and the heirs and assigns of such survivor.Dated this 13<sup>th</sup> day of July, 1979

*Refugio P. Flores*  
**LUIS V. FLORES**  
**REFUGIO P. FLORES**

The above deed is accepted and approved by the Grantees; it being their intention to acquire said premises as joint tenants with the right  
of survivorship, and not as community property or as tenants in common.Dated this 9<sup>th</sup> day of May, 1979

*James Burchett*  
**JAMES BURCHETT**  
*Marcella M. Burchett*  
**MARCELLA M. BURCHETT**

STATE OF **ARIZONA**  
County of **Navajo**This instrument was acknowledged before me this 13<sup>th</sup> day of July, 1979  
by **LUIS V. FLORES**

My Commission Expires September 10, 1979

My commission will expire

STATE OF **ARIZONA**  
County of **Pinal**This instrument was acknowledged before me this May day of May, 1979  
by **JAMES BURCHETT and MARCELLA M. BURCHETT**

My commission will expire

**4-27-80**

*Andrea L. Maly*  
**Andrea L. Maly**  
 Notary Public



STATE OF ARIZONA)

County of Pinal } SR.

On this the 10 day of May, 1979, before  
me the undersigned Notary Public, personally appeared  
REFUGIO P. FLORES, and acknowledged that she executed  
the foregoing instrument for the purposes therein.

Andres L. Matuy  
Notary Public

My Commission Expires:

4-27-80

LEGAL DESCRIPTION:

The N. 168.64' of the S. 714.56' of the E. 258.00' of the W. 308.00' of the N. W.  $\frac{1}{4}$ , Section 14, T-7-S, R-7-E, G. & S. R. B. & M.  
(Containing in all 1.00 ac.)

LEGAL DESCRIPTION:

That portion of the N. W.  $\frac{1}{4}$ , Section 14, T-7-S, R-7-E, G. & S. R. B. & M., Pinal County, Arizona. More particularly described as follows:

Beginning at the S. W. cor. of the N. W.  $\frac{1}{4}$  of said Section 14, thence Northerly along the West line of said  $\frac{1}{4}$  section a distance of 545.92 feet to the true point of beginning;

Thence continuing Northerly along said W. line a distance of 168.64 feet to a point;

Thence Easterly and parallel to the South line of said N. W.  $\frac{1}{4}$ , a distance of 308.00 feet to a point;

Thence Southerly and parallel to said W. line a distance of 168.64 feet to a point;

Thence Westerly and parallel to the S. line of said N. W.  $\frac{1}{4}$  a distance of 308.00 feet to the point of beginning.

Except the W. 50 feet.

(Containing in all 1.0 ac.)

RECEIVED

JUL 16 1979

STANFIELD, MCCARVILLE,  
COXON, COLE & FITZGIBBONS



A.C.  
0407  
0411  
0413  
0448

RG.7E

HANNA

MAP

ROAD

402-12

**402-27**

300,000 with pet.  
402-12-004

SCALE 1"-400'

COUNTY ASSESSOR'S MAP



## NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **MARCH 28, 2024** AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, THE BUILDING LOCATED NORTH OF 31 N. PINAL STREET BUILDING F IN FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **VARIANCE** FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

**BA-064-23 – PUBLIC HEARING/ACTION:** Stacey Pendley, landowner/applicant, requesting a variance to **Section 2.40.020 (B) & (D)** of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from  $\pm 54,450$  square feet (1.25) to  $\pm 43,560$  square feet (1 acre) and applicable development standards, for the allowance of a single-dwelling and future accessory use on a 1 acre parcel in the General Rural Zone (GR); in Section 14, Township 07 South, Range 07 East of the Gila and Salt River Baseline and Meridian, Pinal County, Arizona; located north of W. Acoma Street and east of N. Estrella Road;  
Tax Parcel: 402-27-0020; legal on file

Information regarding the case can be found online at:  
<https://www.pinal.gov/236/Notice-of-Hearings>

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 **27<sup>th</sup> DAY OF FEBRUARY, 2024**

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

ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE BOARD OF ADJUSTMENTS IS REQUESTED TO BE PROVIDED TO STAFF BY THE TIMEFRAME SET BELOW:

PINAL COUNTY DEVELOPMENT SERVICES  
P.O. BOX 749  
FLORENCE, AZ 85132

**NO LATER THAN 4:00 P.M. ON WEDNESDAY MARCH 20<sup>TH</sup>, 2024**

Contact for this matter: Val Lujan, e-mail address: [valerie.lujan@pinal.gov](mailto:valerie.lujan@pinal.gov)  
Phone #: (520) 866-6442 / (520) 866-6528

---

***[Anything below this line is not for publication.]***

PUBLISHED ONCE:  
Pinal Central Dispatch



FEJDASZ STANLEY  
26709 N 55TH AVE  
PHOENIX, AZ 85083

MILLER JASON LEE & ROSETTA...  
5500 N ESTRELLA RD  
ELOY, AZ 85131

MILLER JASON & ROSETTA  
5500 N ESTRELLA RD  
ELOY, AZ 85131

NGUYEN SONTANH  
1354 S LARKSPUR ST  
GILBERT, AZ 85296

JIMENEZ JOSE & MARIA MONT...  
5510 N ESTRELLA RD  
ELOY, AZ 85131

MOSES KATHERINE LIVING TR  
3745 KENMORE DR S  
FRESNO, CA 93703

FLORES LUIZ R  
1814 W COOLIDGE ST  
PHOENIX, AZ 85015

WHITE JOHN & AGNES P TRS  
2263 N TREKELL RD LOT 186  
CASA GRANDE, AZ 85122

PENDLEY STACEY L  
5530 N ESTRELLA RD  
ELOY, AZ 85131

KEITH FRANK & SARA J TRS ET...  
2263 N TREKELL RD LOT 186  
CASA GRANDE, AZ 85122

MANZUR ASIF  
2933 ZANA  
TROY, MI 48085

GUERRA ANTONIO  
PO BOX 654  
SANTAQUIN, UT 84655

HOSSAIN ENAYETH & ZAMAN S...  
8449 E LINDNER AVE  
MESA, AZ 85209

GUERRA ANTONIO  
PO BOX 654  
SANTAQUIN, UT 84655

HOSSAIN ENAYETH & ZAMAN S...  
8449 E LINDNER AVE  
MESA, AZ 85209

GONZALEZ EZEQUIEL & ROSAL...  
678 E 950 S  
PLEASANT GROVE, UT 84062

CITY OF ELOY  
595 N C ST STE 104  
ELOY, AZ 85131

MILLER JASON LEE & ROSETTA...  
5500 N ESTRELLA RD  
ELOY, AZ 85131

,

MILLER JASON LEE & ROSETTA...  
5500 N ESTRELLA RD  
ELOY, AZ 85131

,

## AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Kevin King, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper 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 1 issue. The publications thereof having been on the following date:

### PUBLICATION DATES:

Mar. 7, 2024

## PINAL CENTRAL DISPATCH

A handwritten signature in blue ink that reads "Kevin King".

(Signed) \_\_\_\_\_  
agent and/or publisher of the Pinal Central Dispatch

### VERIFICATION

State of Pennsylvania  
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal  
Nicole Burkholder, Notary Public  
Lancaster County  
My commission expires March 30, 2027  
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 03/07/2024

A handwritten signature in blue ink that reads "Nicole Burkholder".

Notary Public  
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING  
NOTICE OF PUBLIC HEARING BY  
THE BOARD OF ADJUSTMENT  
AND APPEALS AT 9:30 A.M.,  
ON MARCH 28, 2024 AT THE  
PINAL COUNTY EMERGENCY  
OPERATIONS CENTER, THE  
BUILDING LOCATED NORTH OF  
31 N. PINAL STREET BUILDING  
F IN FLORENCE, ARIZONA, TO  
CONSIDER AN APPLICATION  
FOR A VARIANCE FOR THE  
UNINCORPORATED AREA OF  
PINAL COUNTY.  
BA-064-23 PUBLIC HEARING/  
ACTION: Stacey Pendley,  
landowner/applicant, requesting  
a variance to Section 2.40.020  
(B) & (D) of the Pinal County  
Development Services Code, to  
allow a reduction in the minimum  
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Meridian, Pinal County, Arizona;  
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Tax Parcel: 402-27-0020; legal on  
file  
Information regarding the case can  
be found online at: <https://www.pinal.gov/236/Notice-of-Hearings>  
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  
FEBRUARY, 2024  
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  
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INFORMATION:  
1) Planning Case Number (see  
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2) Your name, address, telephone  
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3) A brief statement of reasons for  
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4) Whether or not you wish to  
appear and be heard at the hearing  
ANY WRITTEN STATEMENTS  
ARE ACCEPTED ON AN  
ONGOING BASIS, BUT WRITTEN  
STATEMENTS DESIRED TO  
BE A PART OF THE CASE  
PACKET FORWARDED TO THE  
BOARD OF ADJUSTMENTS IS  
REQUESTED TO BE PROVIDED  
TO STAFF BY THE TIMEFRAME



SET BELOW:  
PINAL COUNTY DEVELOPMENT  
SERVICES  
P.O. BOX 749  
FLORENCE, AZ 85132  
NO LATER THAN 4:00 P.M. ON  
WEDNESDAY MARCH 20TH,  
2024  
Contact for this matter: Val Lujan,  
e-mail address: valerie.lujan@  
pinal.gov Phone #: (520) 866-  
6442/ (520) 866-6528  
No. of publications: 1: date of  
publication: Mar 07, 2024



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**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.pinalcountyyaz.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.: 402-27-00209 2. Size (to the nearest 1/10th of an acre) 1 Acre

3. The legal description of the property: SEE NARRATIVE Appendix #1

4. Current zoning: G.R. 5. Septic or Sewer? Septic ☒ Sewer ☐  
Sewer District \_\_\_\_\_

6. The existing use(s) of the property: RESIDENTIAL

7. The exact variance request and/or Section(s) of Code impacted: PROPERTY WAS PURCHASED  
UNKNOWNLY UNDER SIZE GENERAL ZONE

8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation #  
(CC/BCC) NO

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.

NONE

10. State any special circumstances or conditions about the property that do not negatively impact other properties in that zoning district. Also state any physical characteristics of this property that are unique and unlike other properties in the area.

NONE

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.pinalcountyyaz.gov](http://www.pinalcountyyaz.gov)



**11.** State how the special circumstances or conditions referred to question #10 are not self-imposed.

PURCHASED UNKNOWINGLY UNDERSIZED.

**12.** State how the granting of this application will not materially affect the health or safety of persons residing or working in the neighborhood and how this variance will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

NO ONE WORKING IN AREA

**13.** State how the variance will only allow permitted uses in the zoning district in which the property is located.

USING GARAGE TO PARK VEHICLES IN

**14.** State how the strict application of the current regulations would work an unnecessary nonfinancial hardship and how the granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights. Show how all beneficial uses and/or enjoyment of the land will be lost if the variance is not granted. Evidence from an appraiser, realtor or other professionals can be useful.

PROPERTY & POSSIBLE SURROUNDING PROPERTY INCREASES IN VALUE.

(The following are additional questions for reductions in parking requests only)

**15.** Site Plan Review or Building Permit Number: \_\_\_\_\_

**16.** Required parking either in total number or ratio: \_\_\_\_\_ **17.** Requested (# or ratio) \_\_\_\_\_

**18.** 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: \_\_\_\_\_

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.

STALEY L. PENDLEY	5530 N. ESTRELLA RD. ELOY AZ 85131
Name of Applicant	Address
<i>Staley L. Pendley</i>	
<i>Staley L. Pendley</i>	AZVULCAN69@GMAIL.COM 520-233-3986
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.

same as applicant above

Name of Landowner	Address
-------------------	---------

Signature of Landowner	E-Mail Address	Phone Number
------------------------	----------------	--------------

If the landowner is not the applicant, then the applicant must submit a signed and notarized agency authorization form from the landowner with this application.



### 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
  - Driveways and parking areas, show access, dimensions and surface material
  - 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, or request from the case planner assigned, 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.
- ☐ I understand that two newspaper publications must be advertised for this variance case per Pinal County staff instructions no later than 21 days before the hearing date as assigned. The applicant is responsible for all publication fees.
- ☐ Submitted application via online portal (<https://citizenaccess.pinalcountyaz.gov/CitizenAccess/>)

### **Important:**

If the application is incomplete or is not detailed enough, the case will not be presented to the Board of Adjustments.

Ref: Record Number BA-064-23

Project Narrative: 12-26-23

To whom it concerns:

Back in August 2004 I purchased the 1 acre property located at 5530 N Estrella Rd, not knowing the county required 1 and 1 fourth acre for zoning under General Rural zone chapter 2.40 which was assigned. Upon submitting for a building permit, I was informed that I need a variance for a 1 acre lot.

So I am requesting that my property be granted a variance or be rezone to the proper zoning requirements so that I can place a 24 x 34 x 10 foot Galvanized Double Coated Steel Framework 2 car garage raised up on 2 foot concrete stem wall , on the property, located approximately 69 feet from west side property line, and approximately 70 feet from eastside property line.

Stacey L. Pendley.



**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.: 402270040  
Name: MILLER, JASON + ROSETTA  
Address: 5500 NESTRELLA RD.  
City/ST/Zip: ELOY AZ 85131

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: 402270030  
Name: JIMENEZ, JOSE + MARIA  
Address: 5510 NESTRELLA RD  
City/ST/Zip: ELOY AZ 85131

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: 40227006F  
Name: HOSSAIN, ENAYETH + ZAMAN  
Address: 8449 E. LINDER AVE.  
City/ST/Zip: MESA, AZ 85209

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the 19 day of DEC., 2023 at the office of County Assessor WEB and is accurate and complete to the best of my knowledge.  
(Source of Information)

On this 19<sup>th</sup> day of December, 2023, before me personally appeared Stacey Lee Pendley  
(Name of signor)

Signature Stacey Lee Pendley Date 19/DEC/23

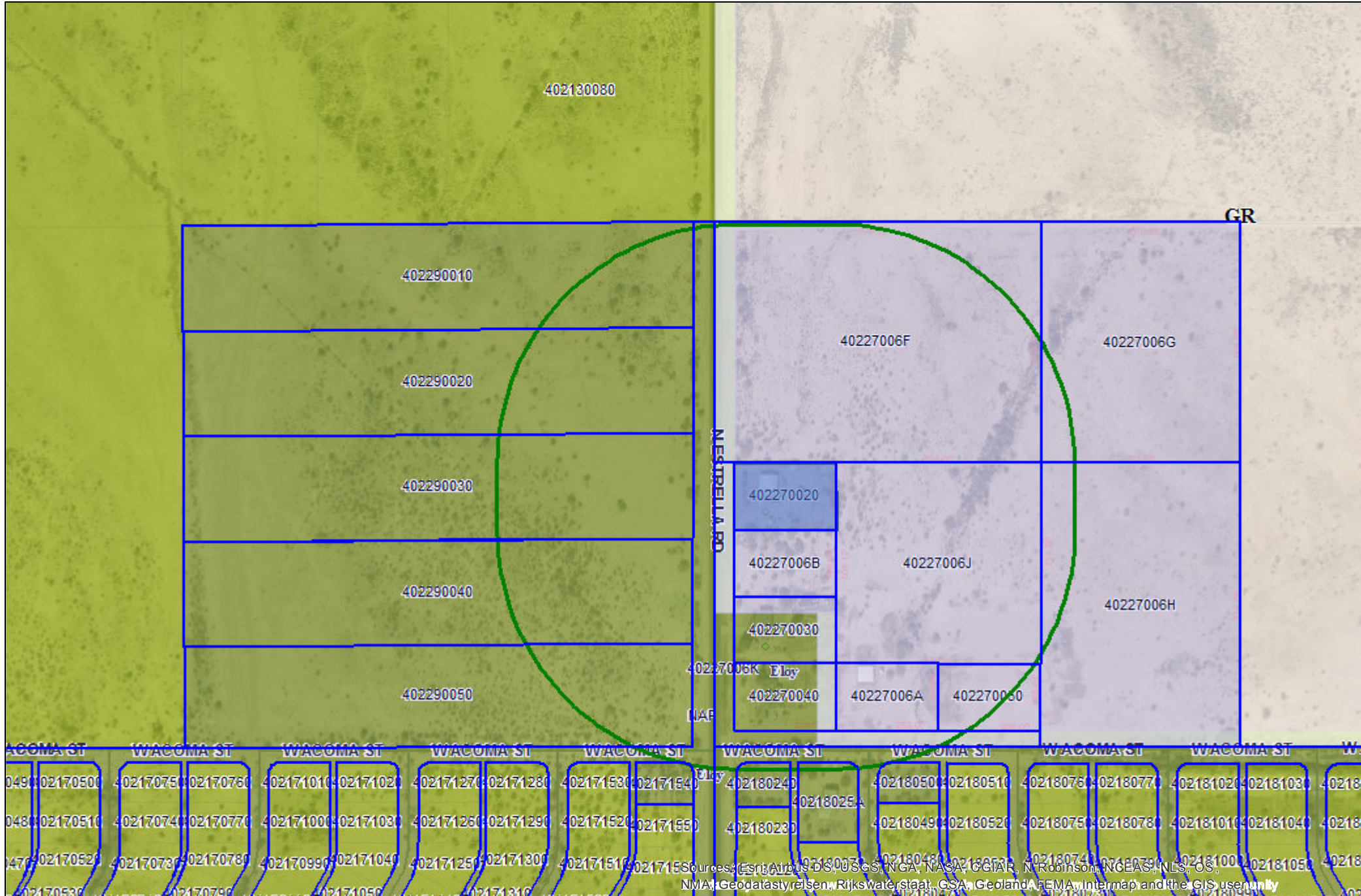
State of Arizona )ss.

County of Pinal

My Commission Expires 04/06/2024



Signature of Notary Public L. Rios





402171540  
FEJDASZ STANLEY  
26709 N 55TH AVE  
PHOENIX, AZ 85083

40227006A  
MILLER JASON LEE & ROSETTA...  
MAIL RETURN  
,

NAP

402180240  
NGUYEN SONTANH  
1354 S LARKSPUR ST  
GILBERT, AZ 85296

402270040  
MILLER JASON LEE & ROSETTA...  
MAIL RETURN  
,

40227006J  
MILLER JASON & ROSETTA  
5500 N ESTRELLA RD  
ELOY, AZ 85131

40218025A  
MOSES KATHERINE LIVING TR  
3745 KENMORE DR S  
FRESNO, CA 93703

402270030  
JIMENEZ JOSE & MARIA MONT...  
5510 N ESTRELLA RD  
ELOY, AZ 85131

402180500  
L BISCONTINI TRUST  
1735 MARKET ST STE 0815  
PHILADELPHIA, PA 19103

40227006B  
FLORES LUIZ R  
MAIL RETURN  
,

402290050  
WHITE JOHN & AGNES P TRS  
2263 N TREKELL RD LOT 186  
CASA GRANDE, AZ 85122

402270020  
PENDLEY STACEY L  
5530 N ESTRELLA RD  
ELOY, AZ 85131

402290040  
KEITH FRANK & SARA J TRS ET...  
2263 N TREKELL RD LOT 186  
CASA GRANDE, AZ 85122

40227006G  
MANZUR ASIF  
2933 ZANA  
TROY, MI 48085

402290030  
GUERRA ANTONIO  
PO BOX 654  
SANTAQUIN, UT 84655

40227006H  
HOSSAIN ENAYETH & ZAMAN S...  
8449 E LINDNER AVE  
MESA, AZ 85209

402290020  
GUERRA ANTONIO  
PO BOX 654  
SANTAQUIN, UT 84655

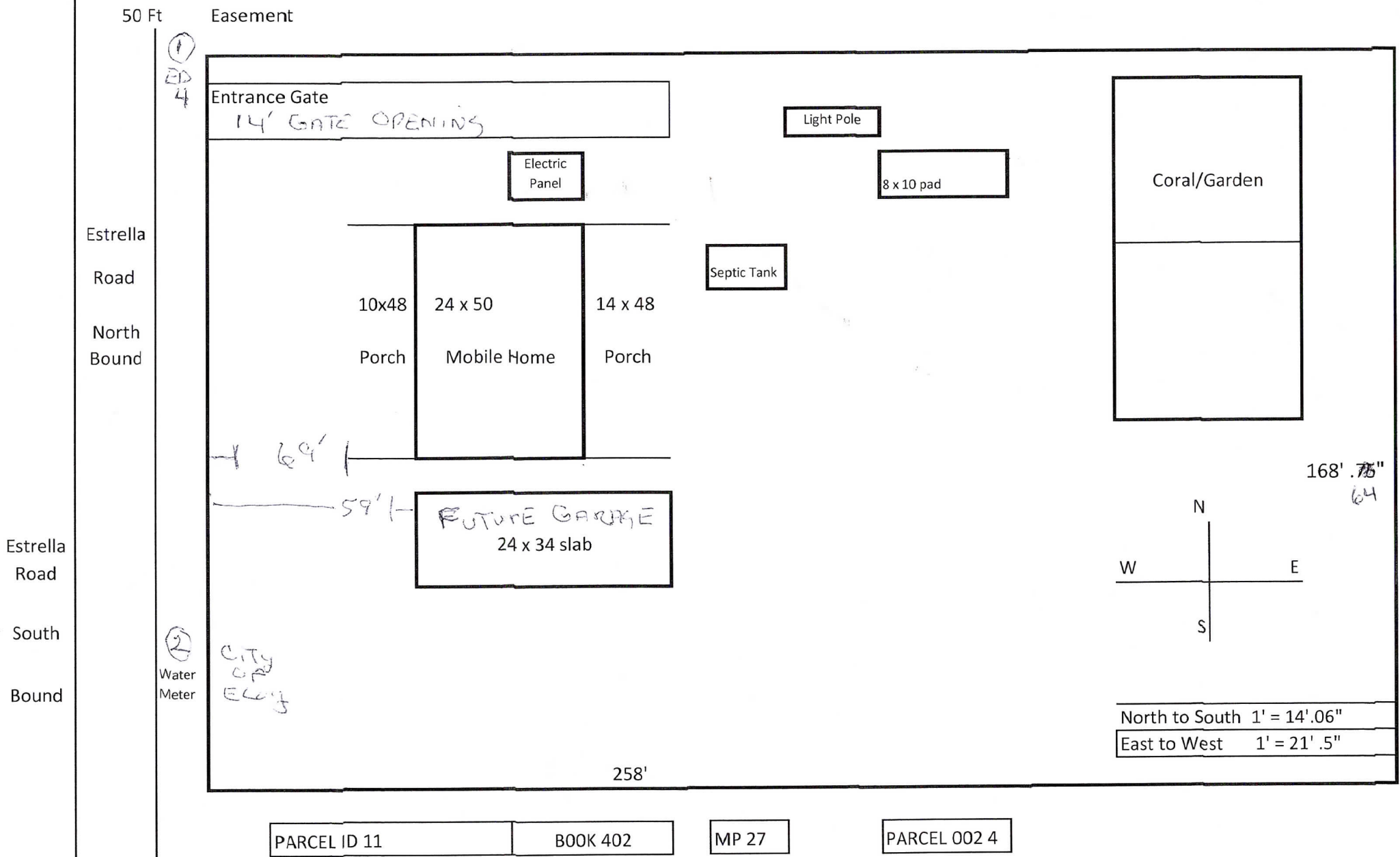
40227006F  
HOSSAIN ENAYETH & ZAMAN S...  
8449 E LINDNER AVE  
MESA, AZ 85209

402290010  
GONZALEZ EZEQUIEL & ROSAL...  
678 E 950 S  
PLEASANT GROVE, UT 84062

40227006K  
TOONE FAMILY LIMITED PARTN...  
817 N YORK CIR  
MESA, AZ 85213

402270050  
MILLER JASON LEE & ROSETTA...  
MAIL RETURN  
,

NAP





2  
FIDELITY NATIONAL TITLE AGENCY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTTLE

**When Recorded Mail To:**

Mr. Stacey L. Pendley

48818 N. 7th Avenue

Phoenix, AZ 85087

5530 N. Estrella Rd.  
Elroy, Az 85231

DATE/TIME: 07/30/04 1655  
FEE: \$16.00  
PAGES: 2  
FEE NUMBER: 2004-058661

Escrow No: 973930-TSH

**WARRANTY DEED**

For the consideration of Ten and 00/100 Dollars, and other valuable consideration, I or we,

**Kelly Richie aka Kelly D. Richie, A Single Woman and Randi Richie aka Randi L. Richie, A Single Woman**

the GRANTORS do hereby convey to

**Stacey L. Pendley, An Unmarried Man**

the GRANTEES

the following described real property situated in Pinal County, Arizona:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

And the Grantor(s) do(es) warrant the title against all persons whomsoever, subject to the matters above set forth.

DATED: July 26, 2004

STATE OF COLORADO

COUNTY OF Maricopa

This instrument was acknowledged before me this 27th day of

July, 2004  
by Kelly Richie aka Kelly D. Richie and Randi Richie  
aka Randi L. Richie

Kelly D. Richie  
Kelly D. Richie

Randi L. Richie  
Randi L. Richie

Signature Carma L. Gates

Notary Public

My Commission Expires: 03/26/2007

CARMA L. GATES  
NOTARY PUBLIC  
STATE OF COLORADO

My Commission Expires 03/26/2007

## EXHIBIT ONE

The North 168.64 feet of the South 714.56 feet of the East 258.00 feet of the West 308.00 feet of the Northwest quarter of Section 14, Township 7 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, and sometimes described as follows:

That portion of the Northwest quarter of Section 14, Township 7 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of said Section 14;

Thence Northerly along the West line of said Northwest quarter, a distance of 545.92 feet to the TRUE POINT OF BEGINNING;

Thence continuing Northerly along said West line, a distance of 168.64 feet to a point;

Thence Easterly and parallel to the South line of said Northwest quarter a distance of 308.00 feet to a point;

Thence Southerly parallel to said West line, a distance of 168.64 feet to a point;

Thence Westerly and parallel to the South line of said Northwest quarter, a distance of 308.00 feet to the POINT OF BEGINNING.

EXCEPT the West 50.00 feet thereof.