



NOTICE OF PUBLIC MEETING AND EXECUTIVE SESSION
PINAL COUNTY BOARD OF ADJUSTMENTS AND APPEALS
SUMMARY OF AGENDA FOR MEETING
Thursday, January 23, 2025

9:30 AM - CALL TO ORDER

PINAL COUNTY ADMINISTRATIVE COMPLEX
EMERGENCY OPERATIONS CENTER
85 N. FLORENCE ST
FLORENCE, AZ 85132

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

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

(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 (INFORMATION ITEM)

(3) NEW CASES

A. BA-057-24 – PUBLIC HEARING/ACTION: Angie Couden (applicant/agent), on behalf of landowner – Beverly Ruiz, requesting a variance to Section 2.40.020 of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 ac) to 23,958± square feet (0.55± ac) to allow the construction of a manufactured home on a 0.55± acre parcel in the General Rural Zone (GR), located within SE part of SW ¼ of Section 34, Township 06S, Range 06E of the Gila and Salt River Base and Meridian, Tax Parcel 505-36-055A, located NW of W Jimmie Kerr Blvd and S Arizola Rd in Casa Grande area, unincorporated Pinal County, AZ. Supervisor District - 3.

Valentyn Panchenko/Brent Billingsley

B. BA-062-24, BA-063-24, BA-064-24, BA-065-24, BA-066-24, BA-067-24, BA-068-24 – PUBLIC HEARING/ACTION: The Pinal County Community Development Director, the applicant, is requesting Blanket Variances to Section 2.40.020 and 2.40.030 of the Pinal County Development Services Code in order to

Item Added

bring the platted subdivisions of Deer Run Ranch Estates and Deer Run Ranch Estates Unit No. 2 into compliance by reducing the minimum lot size requirement from 1.25 acres to a range of sizes, approximately 0.1 acres to 0.4 acres, for parcels (parcels and legal on file) within the General Rural (GR) Zone. The site is located in Section 20, Township 05 South, Range 06 East of the Gila and Salt River Baseline and Meridian. It is generally situated at the southwest corner of W. Tangerine Road and N. Tuzigoot Drive in unincorporated Pinal County, Arizona. Supervisor District - 3.

Monika Smriti/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.

Pursuant to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN, that the public will have physical access to the meeting room at 9:15 AM. Posted this 16th day of January before 5:30 P.M. by Harvey Krauss.



PINAL COUNTY

WIDE OPEN OPPORTUNITY

AGENDA ITEM

January 23, 2025 ADMINISTRATION BUILDING A
FLORENCE, ARIZONA

REQUESTED BY: Valentyn Panchenko/Brent Billingsley

Funds #: 10

Dept. #:

Dept. Name: Community Development

Director: Brent Billingsley

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

BA-057-24 – PUBLIC HEARING/ACTION: Angie Couden (applicant/agent), on behalf of landowner – Beverly Ruiz, requesting a **variance** to **Section 2.40.020** of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 ac) to 23,958± square feet (0.55± ac) to allow the construction of a manufactured home on a 0.55± acre parcel in the General Rural Zone (GR), located within SE part of SW ¼ of Section 34, Township 06S, Range 06E of the Gila and Salt River Base and Meridian, Tax Parcel 505-36-055A, located NW of W Jimmie Kerr Blvd and S Arizola Rd in Casa Grande area, unincorporated Pinal County, AZ. Supervisor District - 3.

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-057-24 Packet](#)

TO: PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

MEETING DATE: January 23, 2025

CASE NUMBER: BA-057-24

CASE COORDINATOR: Valentyn Panchenko, Planner

Executive Summary:

This is a **variance request submitted by Angie Couden, applicant on behalf of Beverly Ruiz, landowner, to reduce the required minimum lot size requirements of 1.25 acres (54,540 square feet) for the General Rural (GR) zone for a parcel of 0.55 acres (23,958 square feet)** to construct a manufactured home. This parcel, which includes Lots 10 and 11 of Block 16 of the Arizola Townsite subdivision, is generally located to the northwest of the intersection of W Jimmie Kerr Blvd and S Arizona Rd in the Casa Grande area of unincorporated Pinal County.

Background Information:

Historical records indicate that subject property was originally established in 1892, as shown on the map recorded in Book 02, Page 010, with lot sizes ranging from approximately 0.15 to 0.17 acres. Over the years there has been a series of lot splits within Block 16, as depicted in the map recorded in Book 04, Page 017, which occurred between 1973 and 1982. The most recent transfer of ownership based on individual lots within the parcel was recorded in 1973. The adoption of the 1974 zoning ordinance increased the minimum lot size within the GR District from 0.275 acres (12,000 square feet) to 1.25 acres (54,540 square feet).

The property in question, as it exists today, was established in 1982, consolidating two lots under one owner. Its current legal description includes Lot 10 and Lot 11 of Block 16, along with the surrounding abandoned public access easements. **The current owner acquired the property in late July 2024. Under the current County Development Services Code the lot is considered as non-conforming and is unbuildable without a variance from the minimum lot standards within the GR District.**

The owner **has initiated the demolition of old structures on the property and has begun cleaning up the land.** However, **the landowner cannot construct any new structures or utilize the property** in accordance with the permitted uses of the GR zoning district without meeting the requirements of the Pinal County Development Services Code. Additionally, while the landowner owns an adjacent 0.21-acre parcel that could potentially be combined with the subject property, this would not bring the parcel into compliance with Code requirements and would result in a flag-shaped, irregularly configured parcel.

Considering the surrounding development patterns and existing zoning regulations, rezoning to reduce the minimum lot size does not appear to be the most viable option. As such, **pursuing a variance is the**

most appropriate solution for the landowner to effectively utilize the property and allow the construction of a manufactured home.

It is important to highlight that **the current landowner was unaware of the compliance issue at the time of acquiring the property.** The special circumstances suggest that **there was no intentional violation** of the Pinal County Development Services Code by the current owner.

If This Request is approved:

This variance will allow the use of one undersized GR zoned property with compliance under current applicable development standards.

Staff Recommendation/Issues for Consideration/Concern:

Based upon the findings of fact, staff has determined that a recommendation of conditional approval with the 3 stipulations as noted in this staff report is justified.

BA-057-24 – PUBLIC HEARING/ACTION: Angie Couden (applicant/agent), on behalf of landowner – Beverly Ruiz, is requesting a variance to **Section 2.40.020** of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 23,958± square feet (0.55± acres) to allow for the construction of a manufactured home on Lots 10 and 11, Block 16 of the Arizona Townsite subdivision in the General Rural Zone (GR), located within SE part of SW ¼ of Section 34, Township 06S, Range 06E of the Gila and Salt River Base and Meridian, Tax Parcel 505-36-055A, generally located NW of the intersection of W Jimmie Kerr Blvd and S Arizola Rd in the Casa Grande area of unincorporated Pinal County, AZ.

LEGAL DESCRIPTION: Described as Lots 10 and 11, Block 16, Arizola Townsite per Book 02 of Maps, Page 010, and the east 60 feet of abandoned Lincoln Street adjoining Lot 10, Block 16 and the north 10 feet of abandoned alley adjoining Lots 10 and 11, Block 16, Arizola Townsite per Book 4 of Maps, Page 017 in the Casa Grande area.

TAX PARCELS: 505-36-055A

APPLICANT: Angie Couden, applicant

LANDOWNER: Beverly Ruiz

REQUESTED ACTION AND PURPOSE: The applicant is requesting a variance to **Section 2.40.020** of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 23,958± square feet (0.55± acres) to allow the construction of a manufactured home on a 0.55± acre parcel in the General Rural Zone (GR).

LOCATION: The subject property is located northwest of the intersection of W Jimmie Kerr Blvd and S Arizola Rd in the Casa Grande area.

SIZE: 0.55± acres (±23,958 square feet)

EXISTING ZONING AND LAND USE: The subject property is located within the Moderate Low Density Residential (1-3.5 du/ac) designation of the Pinal County Comprehensive Plan. The density of the existing

subdivision does not conform to the density determined by the Comprehensive Plan, first adopted in 2009, which was subsequent to the establishment of the Arizona Townsite subdivision and current parcel.

The property is zoned GR and classified as residential. The subject property contains a partially demolished manufactured home, resulting in visible debris and structural remnants on-site. The current condition of the parcel may present safety hazards and detracts from the overall aesthetic and functional use of the property. Proper site cleanup and removal of remaining materials are recommended to ensure compliance with property maintenance standards and to restore the parcel for future development or use.

SURROUNDING ZONING AND LAND USE:

North: (GR) General Rural Zone - residential
 South: (GR) General Rural Zone - residential
 East: (GR) General Rural Zone - residential
 West: (GR) General Rural Zone - residential

SITE DATA:

Flood zone X, outside the 100- and 500-year floodplain.

PUBLIC PARTICIPATION:

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

Newspaper publish dates:	1/2/25
Mail-outs:	12/31/24
Site Posting:	12/24/24
Website:	12/24/24

To date, no comments in support and no comments in opposition have been received.

HISTORY:

1. **1892:** Book 02 of Maps, Page 10 contains Townsite of Arizola subdivision including **Lots 10 and 11, Block 16.**
2. **1920s-1930s:** Book 04 of Maps, Page 17 showing streets established and abandoned by order of the Pinal County Board of Supervisors with abandoning public easement **to the west and north of Block 16.**
3. **1955:** Block 15 & **Block 16** were acquired by Glen Griffith (133/26).
4. **1956:** Lots 1-4, **10-18 of Block 16** & Block 15 were acquired by David M. Inman (145/380).
5. **1958:** Block 15 & **Block 16** were acquired by G.F. Buster & Gertrude (204/346).
6. **1959:** Block 15 & **Block 16** were acquired by Ewin T. Smith & Rosanna J/T (238/538).
7. **1959:** Block 15 & **Block 16** were acquired back by G.F. Buster & Gertrude (238/534-6).
8. **1962:** Block 15 & **Block 16** were acquired back by Ewin T. Smith & Rosanna J/T (312/281).
9. **1963:** Block 15 & **Block 16** has been acquired back again by G.F. Buster & Gertrude (350/128).
10. **1972:** Lot 1 was acquired by Parthenia Helms (688/320).
11. **1972:** Lot 4 was acquired by Mary Brown (688/325).

12. **1973:** Lot 2 was acquired by Geraldine Ann Begay (702/271).
13. **1973:** Lot 3 was acquired by Rosie Price (705/198).
14. **1973:** Remaining lots became a part of parcel **505-36-051-A** (including **Lots 10 and 11, Block 16**)
15. **1979:** Lot 18 and a portion of the abandoned alleyway adjacent to Block 16 were acquired by William L. and Loretta M. Cons, recorded under parcel number 505-36-051G in 1980.
16. **1980-1982:** A series of splits of the recorded parcel number, based on the original Arizona Townsite subdivision lot layout, shown in Figure A, **resulted in the creation of the current parcel, 505-36-055A, with a size of 0.55 acres in 1982.** The parcel included original Lots 10 and 11, Block 16, as well part of abandoned public easement to the west of the lots, and north part of the abandoned alley.
17. **1982:** The parcel was acquired by Parson, Steve & Karen and Hayes, Hearon & Pecolia (1108/433).
18. **1984:** The parcel was acquired by Hayes, Hearon & Pecolia (1261/209).
19. **1985:** The parcel was acquired by Immobiliaria Caribe Y Pacifico, Limited (1273/382).
20. **1985:** The parcel was acquired by Gonzales, Eliseo G (1313/154).
21. **1996:** A manufactured home (constructed in 1995) was installed on the property and recorded with the county.
22. **2022:** The parcel was transferred through succession from Eliseo G. Gonzales to Christopher James Luckenbill.
23. **July 26, 2024:** The parcel was acquired by current landowner Beverly Ruiz.

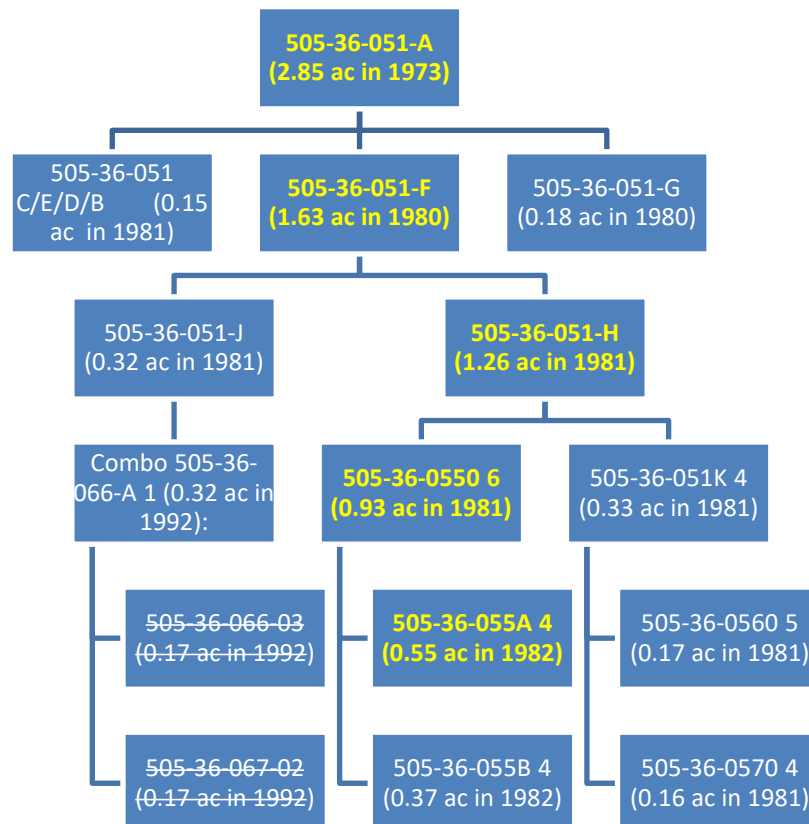


Figure A. History of splits of Block 16 in 1980-1982s. [in yellow – current parcel]

The applicant proposes to install a 28'x56' manufactured home on the property. While the parcel, located in the General Rural (GR) zoning district, does not meet the minimum lot size requirements, it is capable of complying with the other site development standards for primary and detached accessory buildings. Along with the variance application, the applicant submitted a site plan that adheres to the

current GR development standards for the primary structure, with the exception of the minimum lot area and minimum area per dwelling unit, as outlined in Table A.

Table A. Comparing of existing GR development standards and proposed site plan measures.

Development standards	PCDSC requirements for GR	Proposed site plan
Minimum lot area	54,450 square feet (1,25 acres)	±23,958 square feet (0.55 acres)
Minimum area per dwelling unit	54,450 square feet (1,25 acres)	±23,958 square feet (0.55 acres)
Minimum lot width	100 feet	150 feet x 162 feet
Minimum front yard	40 feet	40 feet
Minimum side yards	20 feet each	46 feet and 60 feet
Minimum rear yard	40 feet	82 feet

CRITERIA REQUIRED FOR EVALUATING A VARIANCE REQUEST:

- 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 the PCDSC SECTION 2.155.040(C)(4) 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.

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-referenced criteria..

THE BOARD OF ADJUSTMENT AND APPEALS shall consider the following criteria in conditionally approving or denying a variance according to the PCDSC SECTION 2.155.040(C)(4).

- 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 property was originally mapped with subdivision lots in 1892; however, property lines are not well defined. They were later changed through a series of combination and split processes involving several lots. Historical records indicate a series of ownership changes for the property, including purchases of additional lots without assigned parcel numbers and sales of individual lots within the property.

The available data provides evidence of real property transfers in 1950s-1970s based on original subdivision lots rather than assigned parcel numbers. Additionally, there are no surveys on record documenting the creation or splitting of parcels. All deeds reference the original Arizola Townsite subdivision lots.

Based on available historical data, the lot splitting processes in the 1980s were related to recording the original subdivision lots based on property ownership, potentially for tax purposes. These splits are reflected in the Treasury Office records for the parcel's history. However, no records are available prior to 1980. Due to the limited information, it is not possible to confirm whether the split process was conducted for tax purposes or if they involved illegal parcel splits.

The last recorded sale of lots within a single property without an assigned parcel number occurred in 1973, prior to the County's 1974 increase in the minimum required lot area for the GR Zoning District from 12,000 square feet to 54,540 square feet.

Lots created before 1974 that were less than 54,540 square feet in size became non-conforming under the new zoning standards. As the land was previously classified as agricultural, there were no established residential uses or structures in place to be considered "grandfathered" or lawfully non-conforming.

The property currently lacks legal access to a public easement or County Road due to the abandonment of streets as recorded by order of the Pinal County Board of Supervisors in Book 04 of Maps, Page 17. However, the owner has the ability to establish access through a private easement, as they also own an adjacent parcel with direct legal access to a public street.

To address undersized lot, two potential solutions exist:

1. Acquire additional property (at least two adjacent parcels with existing residential structures in combination with the currently owned adjacent parcel to the south); or
2. Request a variance to allow development under the current parcel size.

FINDING: There do appear to be special circumstances/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 seeks to establish a permitted use on the subject parcel. The identified hardship is non-financial; specifically, without the variance, the applicant will be unable to fully utilize the property, as no permitted use can be constructed due to the minimum size requirements. Staff notes that the Pinal County Board of Adjustment has the authority to grant a variance in cases where failure to do so would result in the impairment of substantial property rights, as outlined in Section 2.155.040(C)(4)(b) of the County Code.

FINDING: Staff finds that the strict application of the regulations **would create** an unnecessary, non-financial hardship, effectively preventing the applicant/owner from utilizing the subject property.

- c. *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: Staff has not identified any aspects of the subject property that would adversely impact public safety or welfare or cause any detriment to the immediate or broader neighborhood. The absence of significant increases in traffic, noise, air quality issues, safety concerns, public health risks, or environmental impacts supports the conclusion that the application will not materially affect the health or safety of neighborhood residents.

Additionally, the parcel is the largest among existing parcels within Block 16 of the subdivision. Allowing the property to be utilized would result in the cleanup of debris from existing structures currently on-site, thereby addressing the current state of disrepair and contributing to the overall improvement in the appearance and maintenance of the area.

FINDING: Granting this variance **will not compromise the health or safety** of individuals residing or working in the subject area or on adjacent properties. Additionally, it will not be materially detrimental to public welfare or harmful to neighboring properties or improvements.

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

ANALYSIS: As previously noted, the current landowner was unaware of the compliance issue at the time of acquiring the property. The parcel was created through a lot split process 42 years ago without a recorded survey on record. Considering that zoning regulations in Pinal County were initially established approximately 20 years prior, in 1962, and subsequently updated in 1972, there is a reasonable likelihood that the earlier division splits occurred without widespread awareness of these zoning requirements among residents and prior landowners.

While the parcel's creation was not compliant with zoning regulations at the time, the unique circumstances surrounding its division indicate no deliberate intent to circumvent the zoning code. Upon becoming aware of the non-compliance, after acquiring the property on July, 26, 2024, the current owner acted in good faith by promptly submitting a variance application to address the size requirement issue. This demonstrates the applicant's willingness to adhere to regulatory processes and resolve the matter in compliance with applicable standards.

FINDING: Staff **recommends that the Board evaluate** whether the special circumstances outlined in subsection (C)(4)(a) **are self-imposed or not.**

- e. *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 one-family dwelling unit, conventional construction or manufactured home or mobile home is permitted in the General Rural (GR) Zone. The applicant seeks a variance to develop the subject parcel in accordance with the permitted uses of this zoning district.

FINDING: The granting of the variance will not allow a use that is not permitted within the zoning district where the property is situated.

STAFF SUMMARY AND RECOMMENDATION: All submissions, evidence presented, written documentation, public testimony, and the Planning Case Staff Report (BA-057-24) are hereby incorporated into the official record for this variance case. Should the Board of Adjustment and Appeals determine that sufficient evidence exists within the record, staff recommends that the Board adopt the staff report and record as presented and proceed to either approve or deny the requested variance with one of the following motions.

BOARD MOTION

To Approve:

I move to conditionally approve case **BA-057-24**, a **variance** to **Section 2.40.020** of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 23,958 square feet (0.55± acres) to allow installation of a manufactured home on the property in question (Parcel # 505-36-055A) 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 wastewater, air quality permit, security lighting, fire protection, etc.
2. That the owner of the property adhere to the site development standards of the Pinal County Development Services Code (Section 2.40.020) for this parcel, which are as follows:
 - A. Building height: maximum height of any structure shall be 30 feet.
 - B. Minimum lot area: 23,958 square feet (0.55± acres).
 - C. Minimum lot width: 100 feet.
 - D. Minimum area per dwelling unit: 23,958 square feet (0.55± acres).
 - E. Minimum front yard: 40 feet.
 - F. Minimum side yards: 20 feet each.
 - G. Minimum rear yard: 40 feet.
 - H. Minimum distance between main buildings: 25 feet.
3. The owner must ensure that legal access to a public road is established prior to submitting a Building Permit application.
4. If any change of use is requested - aside from the use stated within the (GR) zoning district - the variance shall be considered null and void.

To Deny:

I move to deny the variance case **BA-057-24**, a **variance** to **Section 2.40.020** of the Pinal County Development Services Code (PCDSC), since the findings(s)/special circumstances referred to in the subsection (C)(4)(a) of 2.155.040 of the PCDSC are self-imposed.



DATE PREPARED: 1/9/2025 – VP

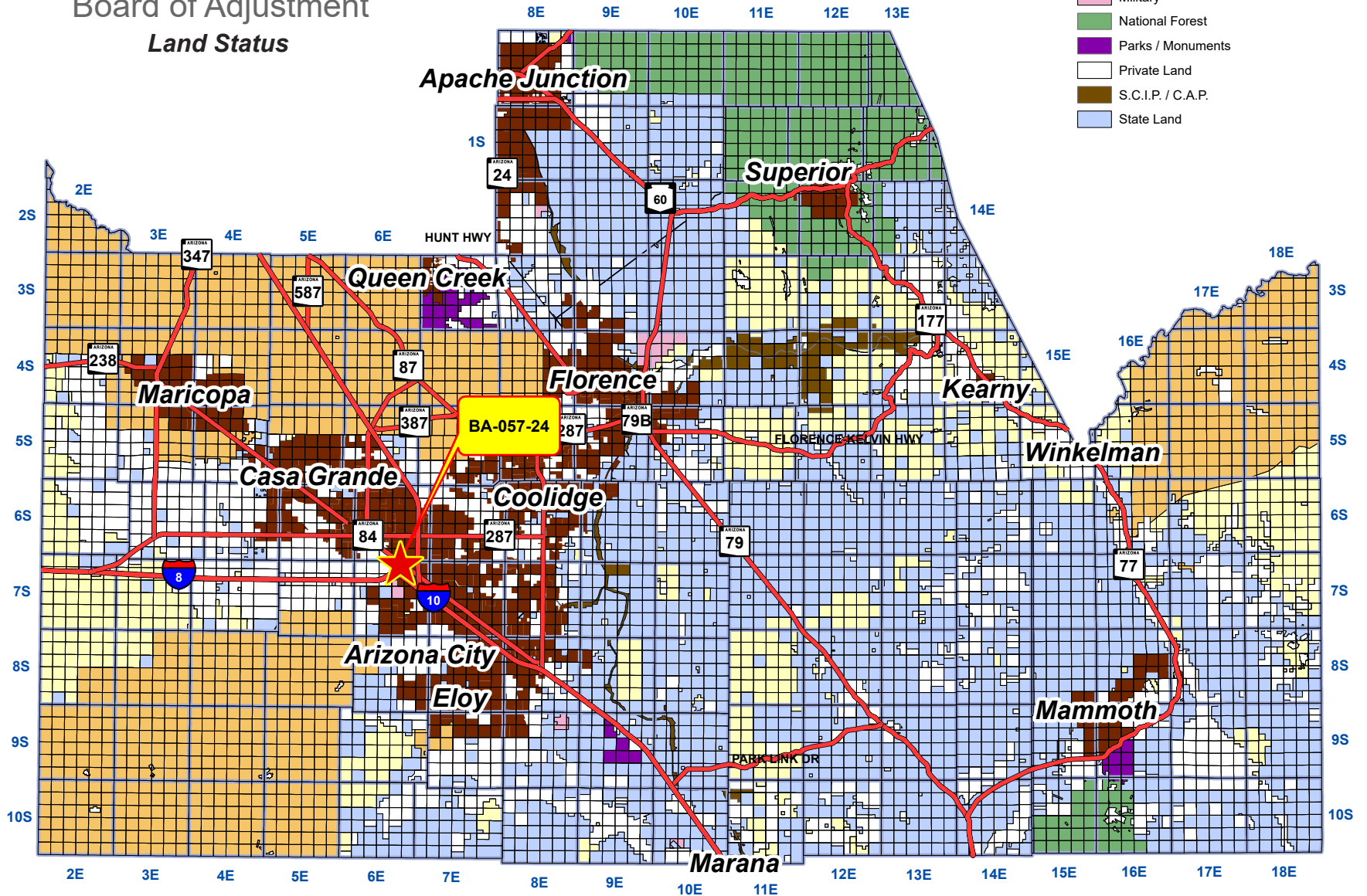
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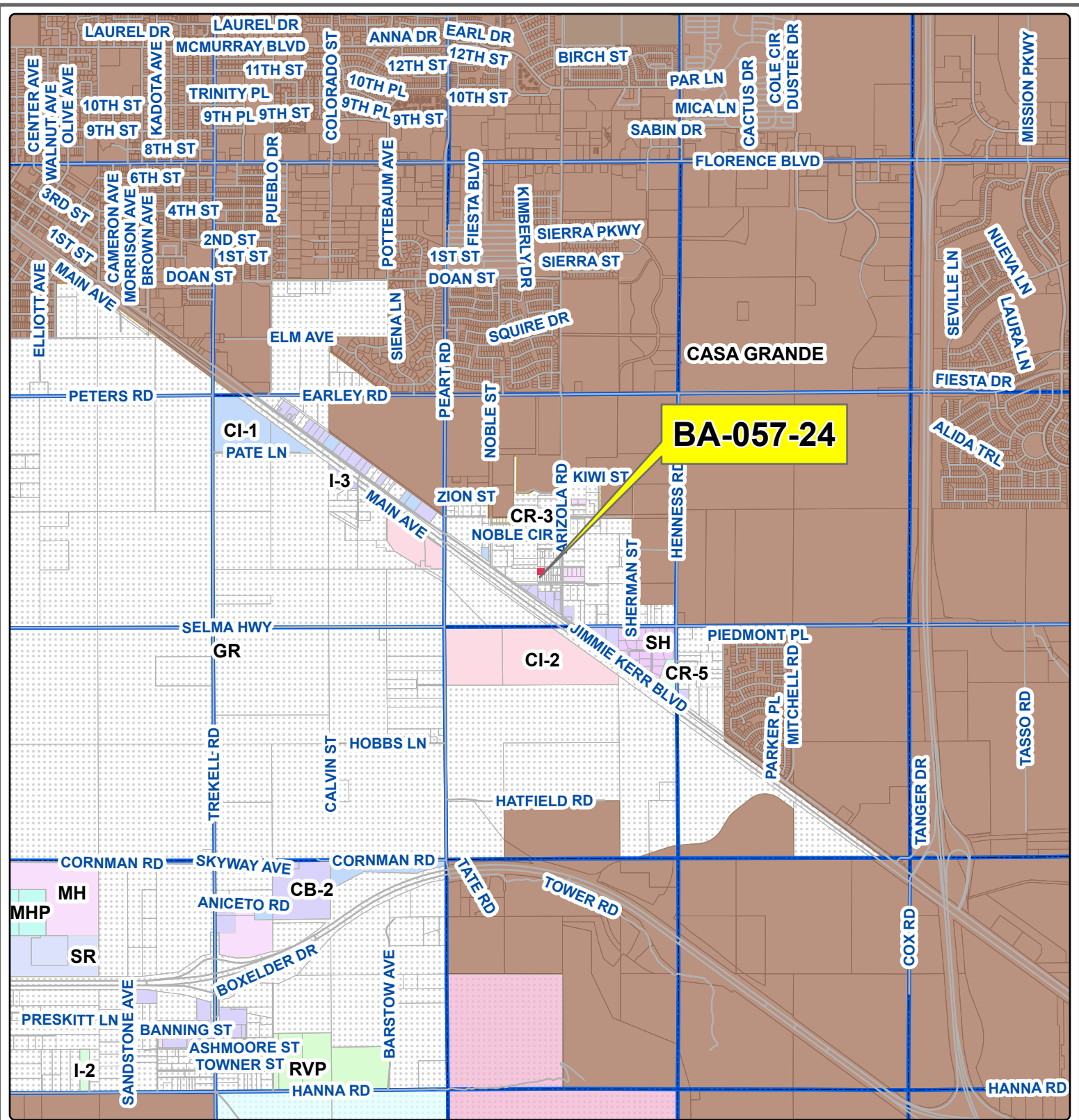
REVISED: 1/13/2025 - VP

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





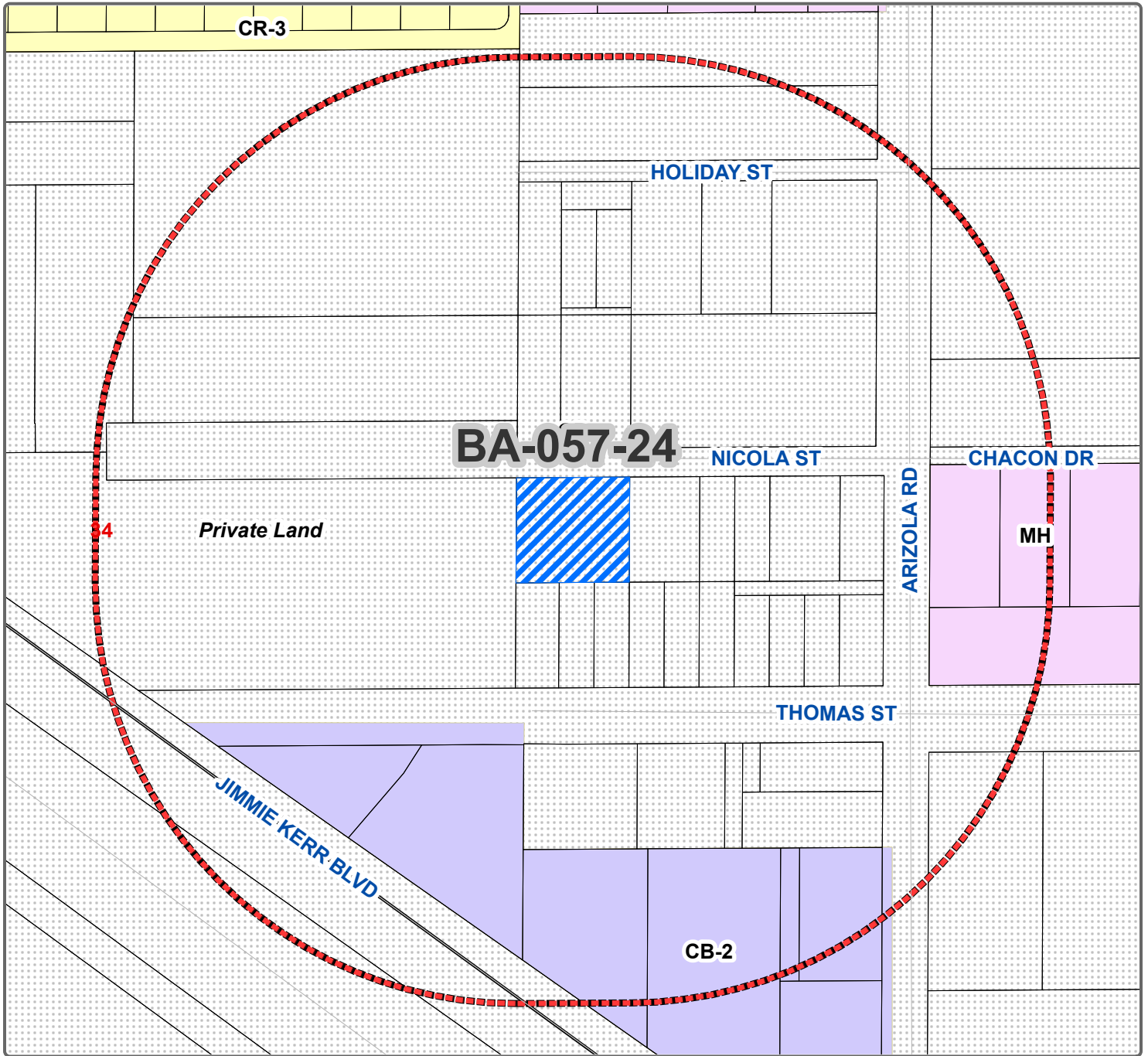
Board of Adjustment
Community Development



Legal Description:

Situated within SE part of SW ¼ of Section 34, Township 06S, Range 06E of the Gila and Salt River Base and Meridian, Tax Parcel 505-36-055A, located NW of W Jimmie Kerr Blvd and S Arizola Rd in Casa Grande area, unincorporated Pinal County, AZ.

	Owner/Applicant: ANGIE COUDEN ON BEHALF OF LANDOWNER BEVERLY RUIZ		
	Drawn By: GIS / IT / LJT	Date: 12/18/2024	
	Sheet No. Section 34	Township 06S	Range 06E
	Case Number: BA-057-24		



Board of Adjustment

BA-057-24 – PUBLIC HEARING/ACTION: Angie Couden (applicant/agent), on behalf of landowner – Beverly Ruiz, requesting a variance to Section 2.40.020 of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 ac) to 23,958± square feet (0.55± ac) to allow the construction of a manufactured home on a 0.55± acre parcel in the General Rural Zone (GR), located within SE part of SW ¼ of Section 34, Township 06S, Range 06E of the Gila and Salt River Base and Meridian, Tax Parcel 505-36-055A, located NW of W Jimmie Kerr Blvd and S Arizola Rd in Casa Grande area, unincorporated Pinal County, AZ.

Current Zoning: GR

Requested Zoning: Board of Adjustment

Current Land Use: MLDR



Legal Description:

Situated within SE part of SW ¼ of Section 34, Township 06S, Range 06E of the Gila and Salt River Base and Meridian, Tax Parcel 505-36-055A, located NW of W Jimmie Kerr Blvd and S Arizola Rd in Casa Grande area, unincorporated Pinal County, AZ.

SEC 34, TWN 06S, RNG 06E



Owner/Applicant:

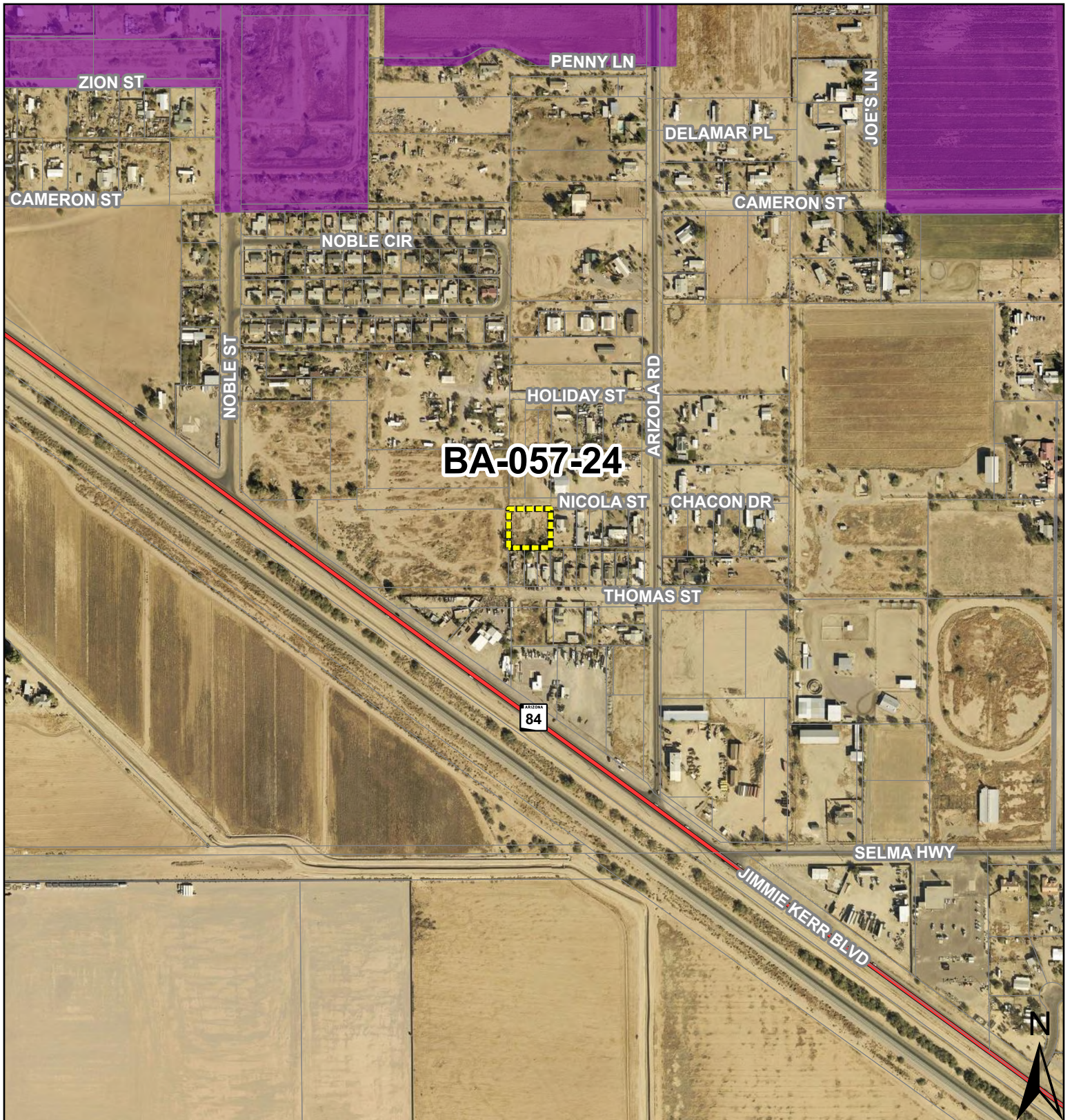
ANGIE COUDEN
ON BEHALF OF LANDOWNER
BEVERLY RUIZ

Drawn By: GIS / IT /LJT Date: 12/18/2024

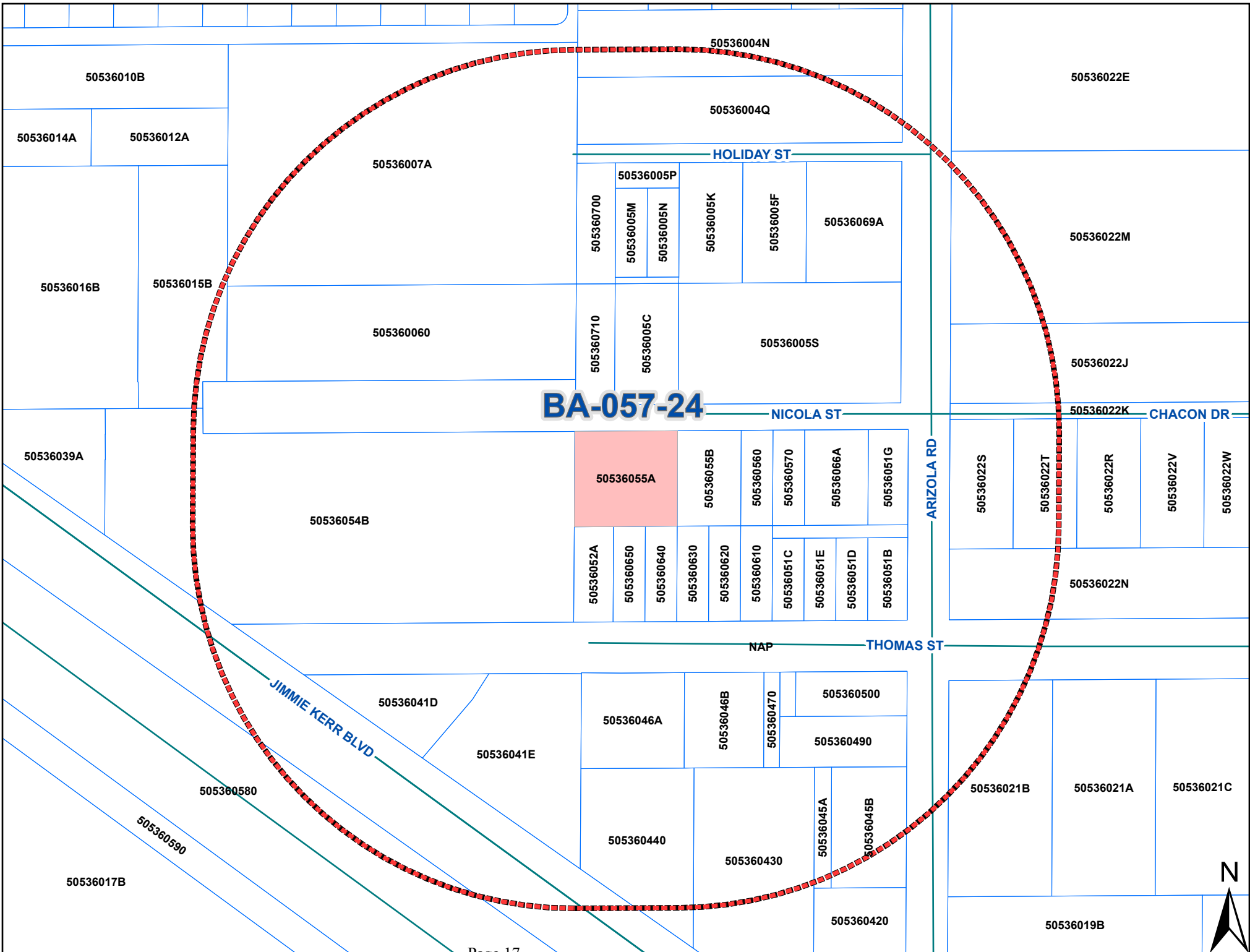
Sheet No.
1 of 1

Section 34 Township 06S Range 06E

Case Number: BA-057-24

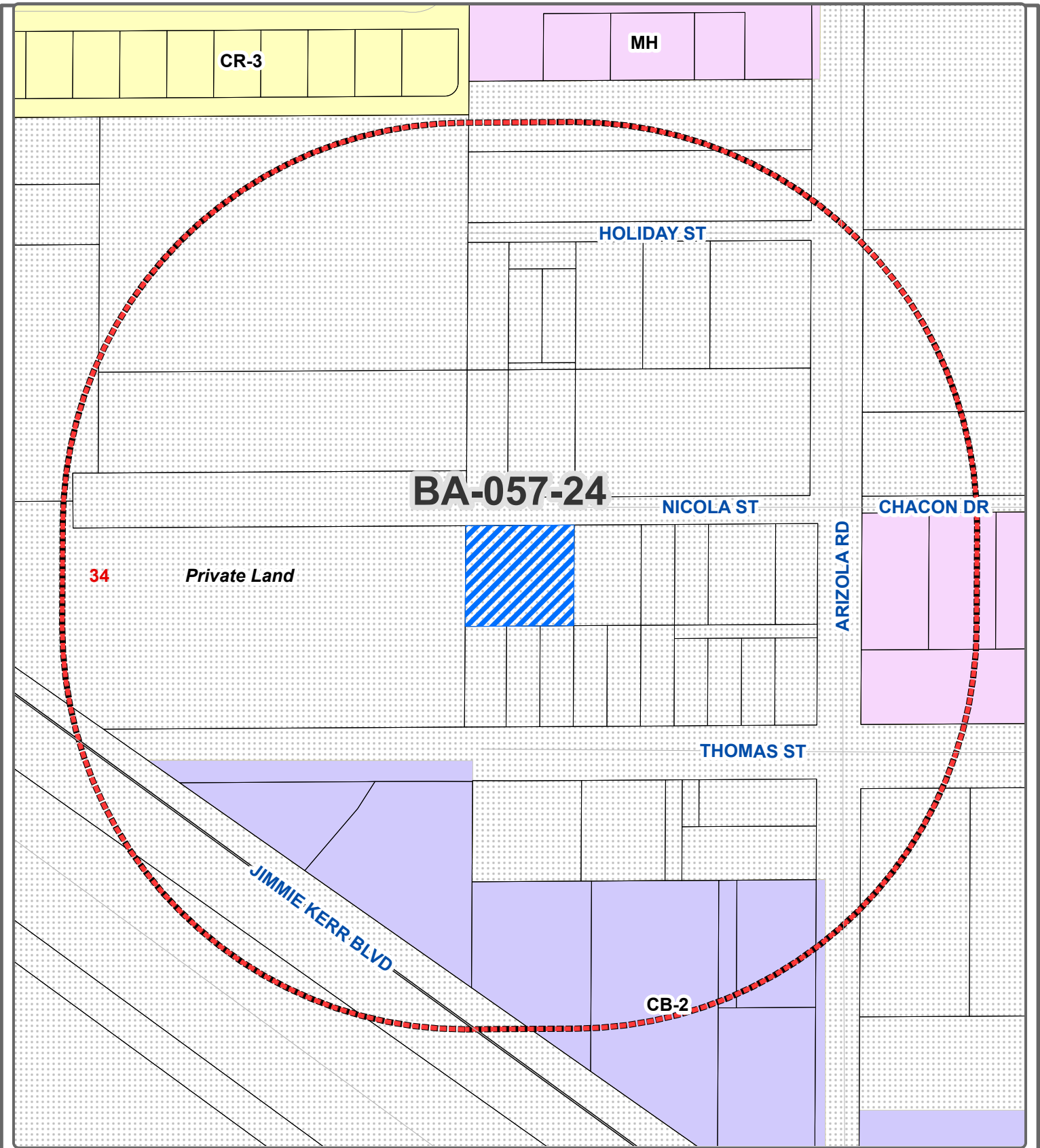


Board of Adjustment



BA-057-24

50536055A



Board of Adjustment

Owner/Applicant: Angie Couden on behalf of landowner Beverly Ruiz		
Drawn By: GIS/IT - LJT	Date: 12/18/2024	
Section 34	Township 06S	Range 06E
Case Number: BA-057-24		

Legal Description:
Situated within SE part of SW 1/4 of Section 34, Township 06S, Range 06E of the Gila and Salt River Base and Meridian, Tax Parcel 505-36-055A, located NW of W Jimmie Kerr Blvd and S Arizola Rd in Casa Grande area, unincorporated Pinal County, AZ.

SEC 34, TWN 06S, RNG 06E


Sheet No.
1 of 1


PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **JANUARY 23RD, 2025** AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER / PLANNING & ZONING BUILDING, 75 FEET WEST OF 85 N FLORENCE STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A VARIANCE FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-057-24 – PUBLIC HEARING/ACTION: Angie Couden (applicant/agent), on behalf of landowner – Beverly Ruiz, requesting a variance to **Section 2.40.020** of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 ac) to 23,958± square feet (0.55± ac) to allow the construction of a manufactured home on a 0.55± acre parcel in the General Rural Zone (GR), located within SE part of SW ¼ of Section 34, Township 06S, Range 06E of the Gila and Salt River Base and Meridian, Tax Parcel 505-36-055A, located NW of W Jimmie Kerr Blvd and S Arizola Rd in Casa Grande area, unincorporated Pinal County, AZ.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE BOARD OF ADJUSTMENT AND APPEALS 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) 866-6414 FOR MORE INFORMATION

DATED THIS 23rd DAY OF **DECEMBER, 2024**, by Pinal County Community Development Department.

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 Street)
FLORENCE, AZ 85132

Contact for this matter: Valentyn Panchenko, Planner
E-mail Address: Valentyn.Panchenko@pinal.gov
Phone: (520) 866-6414

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Pinal Central Dispatch



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.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.: 505-36 055A 2. Size (to the nearest 1/10th of an acre) .557

3. The legal description of the property: _____

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

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

7. The exact variance request and/or Section(s) of Code impacted: GR zoned property requires a property to be 1.25 acres. This property is .55.

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.

Land use change would include being able to put a manufacutred home on the properly that is currently .55 acres
Surrounding properties are less than the square footage than what this property is asking for.

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.

New Manufactured Home, if allowed will be on a property larger than all surrounding parcels which have homes on them now.

COMMUNITY DEVELOPMENT
Planning Division

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

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

property has been in owner's family for years and never developed. Owner would like to install a new home on the property.

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 new manufactured home will improved the property where there is debris now, a new manufacutred home will be installed and property improved.

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

GR zoning allows for manufactured homes.

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 property has been in the family for years. The owner would like to put the home on the property. this home would improve the property and if not allowed to improved the property, it would most likely remain vacant.
the owner would not be able to live on a property she owns

(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: 2 **17. Requested (# or ratio)** 2

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: NA

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

Angie Couden 19495 E Silver Creek Ln Queen Creek AZ 85142
Name of Applicant Address

Angie Couden angie@prioritypermits.net 602-292-1308
Signature of Applicant E-Mail Address Phone Number

Angie Couden 19495 E Silver Creek Ln Queen Creek AZ 85142
Name of Agent/Representative Address

Angie Couden angie@prioritypermits.net 602-292-1308
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.

Beverly Ruiz [Redacted]
Name of Landowner Address

Beverly Ruiz [Redacted]
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.

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.: 505360650
Name: SOSA ANDRES OJEDA
Address: 13790 W THOMAS ST
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: 50536055B
Name: ACOSTA ELIZABETH H
Address: 13761 W NICOLA ST
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: 505360630
Name: GARCIA NICASIO & LUCIA R
Address: 1334 W CAMINO MESA SONORENSE
City/ST/Zip: SAHUARITA AZ 85629

Parcel No.: 505360710
Name: LOPEZ JUAN C & DORA G
Address: PO BOX 577
City/ST/Zip: STANFIELD AZ 85172

Parcel No.: 505360560
Name: GAMEZ GABRIEL NICOLA
Address: 13760 W NICOLA ST
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: 50536005C
Name: LOPEZ JUAN C & DORA G
Address: PO BOX 577
City/ST/Zip: STANFIELD AZ 85172

Parcel No.: 505360620
Name: FELIX GABRIELA NICOLA
Address: 13760 W NICOLA ST
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: 50536005S
Name: FELIX GABRIELA NICOLA
Address: 13760 W NICOLA ST
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: 505360610
Name: ENRIQUEZ-ANTHONY CYNTHIA ANN
Address: NONE
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: 505360060 & 50536054B
Name: THE VANDERSLICE LIMITED PARTNERSHIP
Address: 1306 E DOAN ST
City/ST/Zip: CASA GRANDE AZ 85122

I hereby verify that the name list above was obtained on the 30th day of October, 2024, at the office of Pinal County and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 30 day of October, 2024, before me personally appeared Colin Cauden
(Name of signor)

Signature [Handwritten Signature] Date 10/30/24

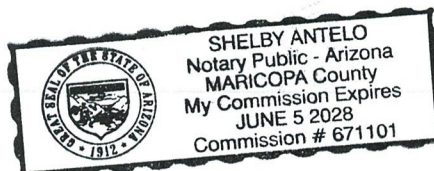
State of Arizona)ss.

(SEAL)

County of Maricopa

My Commission Expires June 5th, 2028

Signature of Notary Public [Handwritten Signature]



AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Kevin McGillivray, 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 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

Jan. 2, 2025

NOTICE ID: UfQudLKibpj7fB2A8why

NOTICE NAME: BA-057-24

(Signed) Kevin McGillivray

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: 01/02/2025

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING BY
THE PINAL COUNTY BOARD OF
ADJUSTMENT AND APPEALS
AT 9:30 A.M., ON JANUARY 23rd
2025 AT THE PINAL COUNTY
EMERGENCY OPERATIONS
CENTER / PLANNING & ZONING
BUILDING, 75 FEET WEST
OF 85 N FLORENCE STREET,
FLORENCE, ARIZONA, TO
CONSIDER AN APPLICATION
FOR A VARIANCE FOR THE
UNINCORPORATED AREA OF
PINAL COUNTY.
BA-057-24 - PUBLIC HEARING/
ACTION: Angie Couden (applicant/
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- Beverly Ruiz, requesting a
variance to Section 2.40.020 of
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Services Code (PCDSC), to
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the construction of a manufactured
home on a 0.55± acre parcel in the
General Rural Zone (GR), located
within SE part of SW ¼ of Section
34, Township 06S, Range 06E of
the Gila and Salt River Base and
Meridian, Tax Parcel 505-36-055A,
located NW of W Jimmie Kerr Blvd
and S Arizola Rd in Casa Grande
area, unincorporated Pinal County,
AZ.
DOCUMENTS PERTAINING TO
THIS CASE CAN BE FOUND
ON THE NOTICE OF HEARING
PAGE FOR THE BOARD OF
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AT: [https://www.pinal.gov/236/
Notice-of-Hearings](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) 866-6414 FOR MORE
INFORMATION
DATED THIS 23rd DAY OF
DECEMBER, 2024, by Pinal
County Community Development
Department.
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
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2) Your name, address, telephone
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3) A brief statement of reasons for
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WRITTEN STATEMENTS MUST
BE FILED WITH:

PINAL COUNTY PLANNING AND
DEVELOPMENT SERVICES
DEPARTMENT
P.O. BOX 749 (85 N. Florence
Street)
FLORENCE, AZ 85132
Contact for this matter: Valentyn
Panchenko, Planner
E-mail Address: Valentyn.
Panchenko@pinal.gov
Phone: (520) 866-6414
No. of publications: 1: date of
publication: Jan 02, 2025

BA-057-24

**SIGN POSTING FOR
PINAL COUNTY BOARD OF
ADJUSTMENT PUBLIC HEARING
JANUARY 23, 2025**

POSTED: DECEMBER 24, 2025





PINAL COUNTY

WIDE OPEN OPPORTUNITY

AGENDA ITEM

January 23, 2025 ADMINISTRATION BUILDING A
FLORENCE, ARIZONA

REQUESTED BY: Monika Smriti/Brent Billingsley

Funds #: 10

Dept. #:

Dept. Name: Community Development

Director: Brent Billingsley

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

BA-062-24, BA-063-24, BA-064-24, BA-065-24, BA-066-24, BA-067-24, BA-068-24 – PUBLIC HEARING/ACTION: The Pinal County Community Development Director, the applicant, is requesting **Blanket Variances** to **Section 2.40.020 and 2.40.030** of the Pinal County Development Services Code in order to bring the platted subdivisions of Deer Run Ranch Estates and Deer Run Ranch Estates Unit No. 2 into compliance by reducing the minimum lot size requirement from 1.25 acres to a range of sizes, approximately 0.1 acres to 0.4 acres, for parcels (parcels and legal on file) within the General Rural (GR) Zone. The site is located in Section 20, Township 05 South, Range 06 East of the Gila and Salt River Baseline and Meridian. It is generally situated at the southwest corner of W. Tangerine Road and N. Tuzigoot Drive in unincorporated Pinal County, Arizona. Supervisor District - 3.

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:

<p>Click to download</p> <p><input type="checkbox"/> BOA Packet</p>

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director



Christopher Wanamaker
County Engineer

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

MEETING DATE: JANUARY 23, 2025

TO: PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

PROJECT: DEER RUN RANCH ESTATES BLANKET VARIANCES (**BA-062-24, BA-063-24, BA-064-24, BA-065-24, BA-066-24, BA-067-24, BA-068-24**)

CASE COORDINATOR: MONIKA SMRITI, PLANNER

Executive Summary

Request Overview:

The Pinal County Community Development Director (Applicant) on behalf of the residents of the Deer Run Estates subdivisions, is requesting **blanket variances** to **Sections 2.40.020 and 2.40.030** of the Pinal County Development Services Code for the Deer Run Ranch Estates and Deer Run Ranch Estates Unit No. 2 subdivisions. The variances will reduce the minimum lot size requirement from 54,450 sq. ft. (1.25 acres) to a range of 0.10 acres to 0.40 acres for approximately **247 parcels** (a list of parcels and legal on file) within the General Rural (GR) Zoning District, and provide commensurate site development standards. Generally located at the southwest corner of W. Tangerine Road and N. Tuzigoot Drive, near Casa Grande, AZ, the variance project covers seven case numbers—BA-062-24 through BA-068-24—representing the varying lot sizes.

Originally platted as residential lots in 1957 per the 1954 zoning requirements, these parcels had a typical size of approximately 0.10 acres. Over the years, there have been several lot combinations and reconfigurations, resulting in current lot sizes ranging from 0.10 acres to 0.40 acres. Of the total parcels, approximately 73% have been developed, while the remaining 27% remain vacant.

The subject parcels are currently zoned General Rural (GR), which requires a minimum lot size of 54,540 square feet (1.25 acres). As a result, the current lot sizes do not meet this requirement, rendering the vacant parcels unsuitable for development and creating permitting issues when applying for further improvements to the developed parcels. To date, 16 individual variance cases have been filed and approved to bring some of these parcels into compliance with Pinal County's zoning code.

If This Request is approved:



The blanket variances would streamline the process, eliminating the need for individual variances. They would allow property owners to develop vacant parcels in line with their platted sizes and bring already developed parcels into compliance. The existing structures will not be impacted by this variance, except for the change in status of their lots from non-conforming to legally conforming.

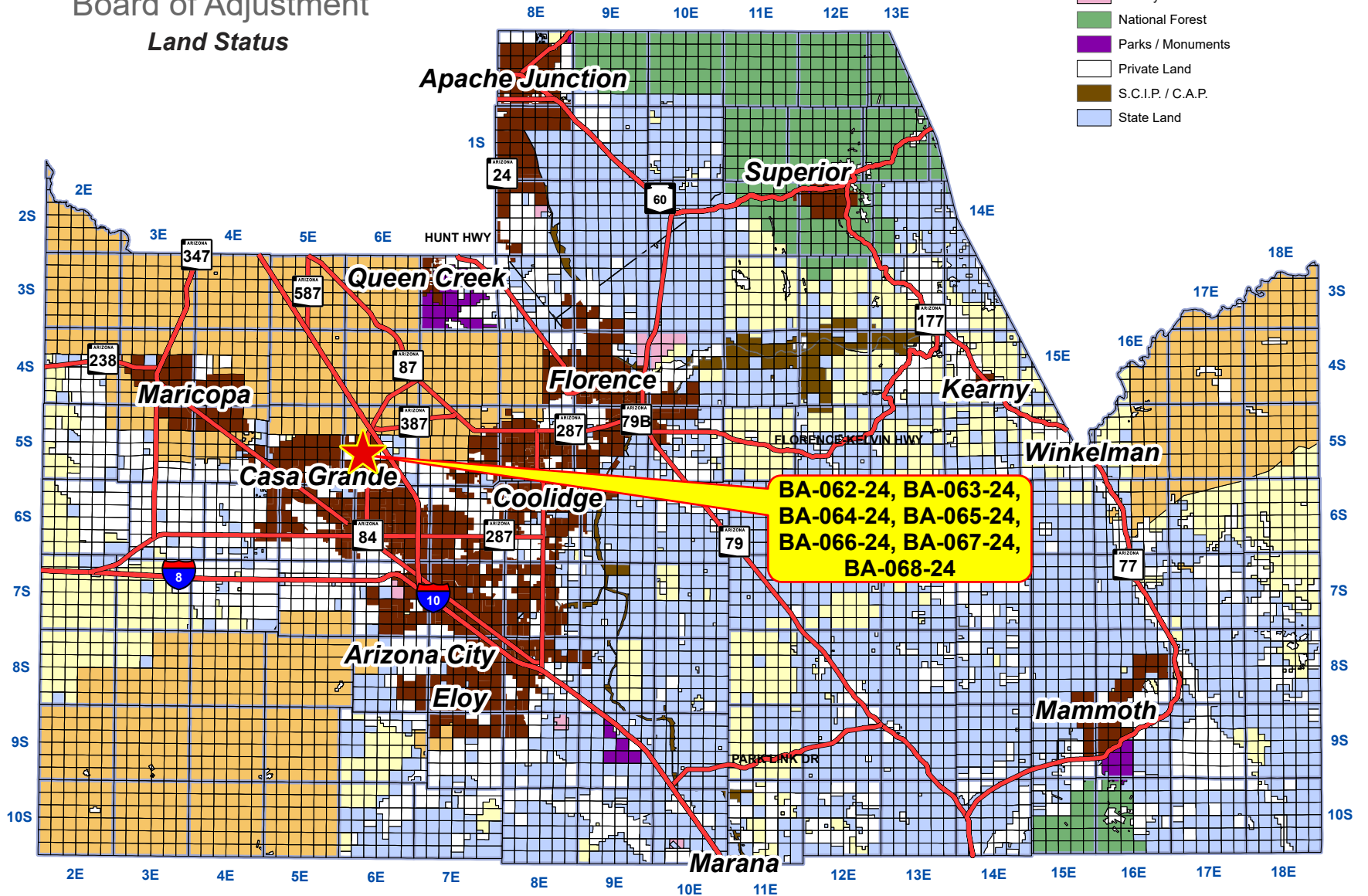
Staff Recommendation:

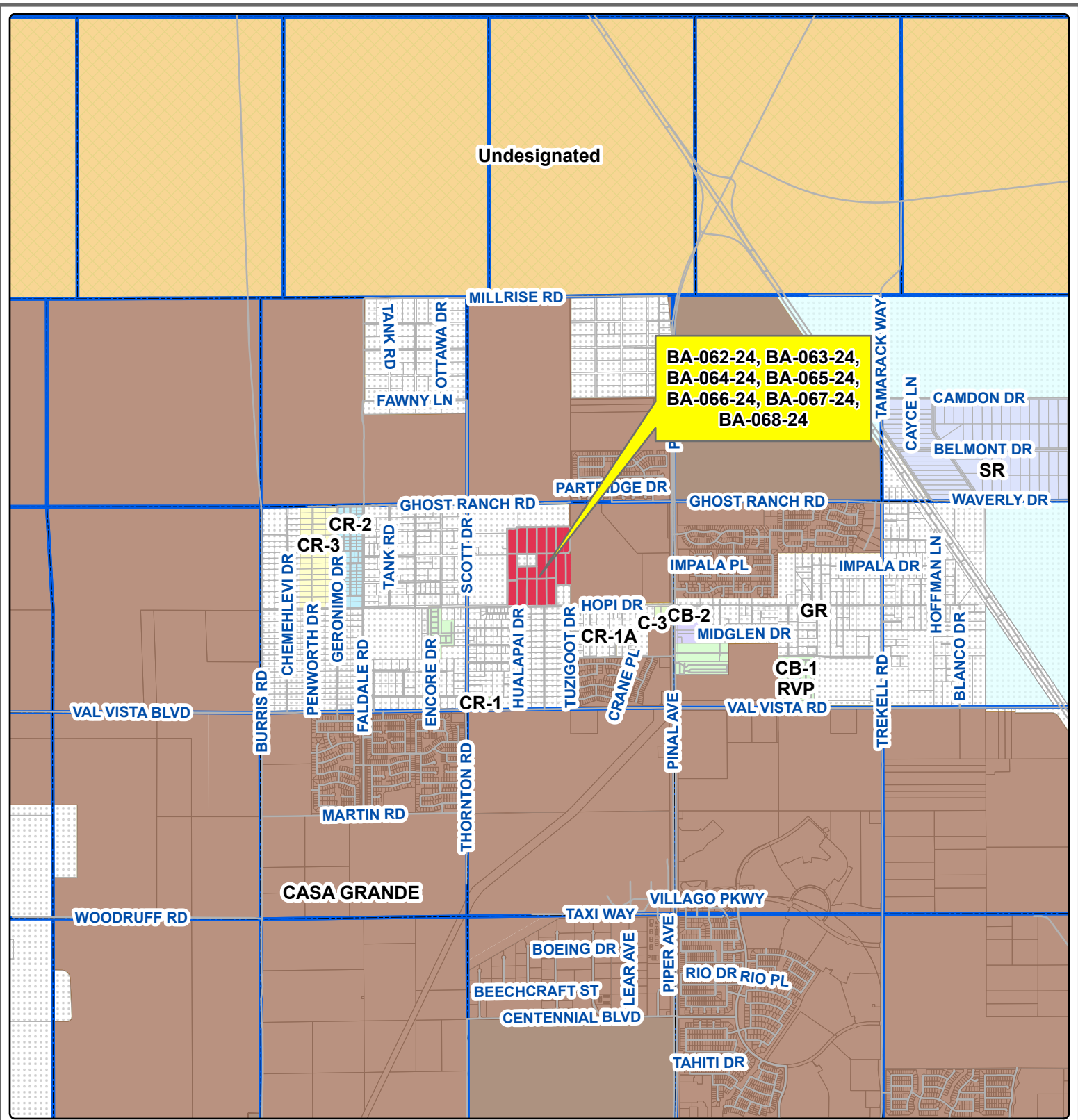
Staff recommends conditional **approval**, subject to the stipulations outlined in the corresponding variance resolutions, and as noted in this staff report.

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



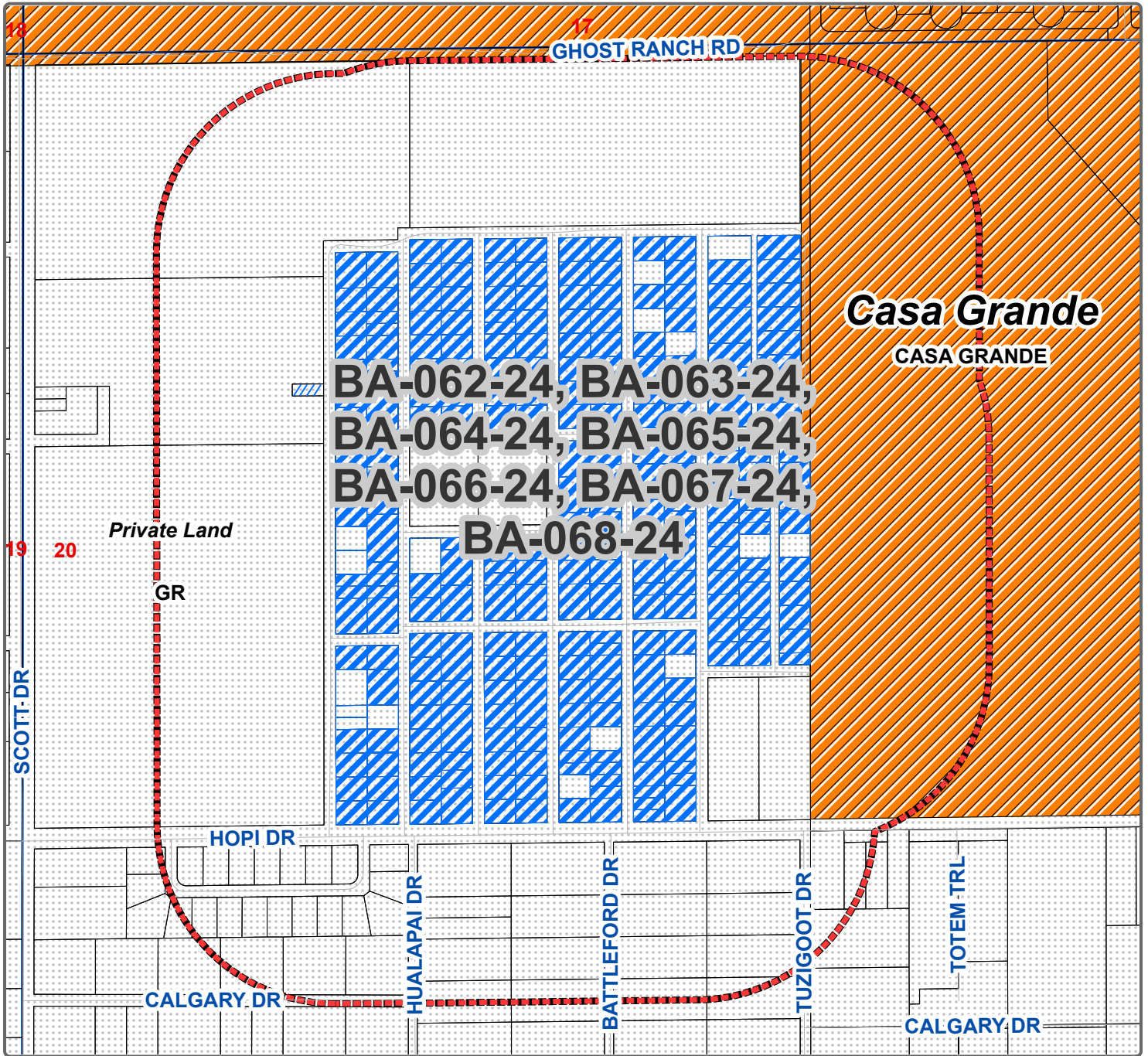


Board of Adjustment
Community Development



Legal Description:
 The site is located in Section 20, Township 05 South, Range 06 East of the Gila and Salt River Baseline and Meridian. It is generally situated at the southwest corner of W. Tangerine Road and N. Tuzigoot Drive in unincorporated Pinal County, Arizona.

	Owner/Applicant: THE PINAL COUNTY COMMUNITY DEVELOPMENT DIRECTOR		
	Drawn By: GIS / IT / RWH	Date: 12/24/2024	
	Section: 20	Township: 05S	Range: 06E
	Case Number: BA-062-24, BA-063-24, BA-064-24, BA-065-24, BA-066-24, BA-067-24, BA-068-24		



Board of Adjustment

BA-062-24, BA-063-24, BA-064-24, BA-065-24, BA-066-24, BA-067-24, BA-068-24 – PUBLIC HEARING/ACTION: The Pinal County Community Development Director, the applicant, is requesting Blanket Variances to Section 2.40.020 and 2.40.030 of the Pinal County Development Services Code in order to bring the platted subdivisions of Deer Run Ranch Estates and Deer Run Ranch Estates Unit No. 2 into compliance by reducing the minimum lot size requirement from 1.25 acres to a range of sizes, approximately 0.1 acres to 0.4 acres, for parcels (parcels and legal on file) within the General Rural (GR) Zone. The site is located in Section 20, Township 05 South, Range 06 East of the Gila and Salt River Baseline and Meridian. It is generally situated at the southwest corner of W. Tangerine Road and N. Tuzigoot Drive in unincorporated Pinal County, Arizona.

Current Zoning: GR

Deer Run Ranch Estates Blanket Variances

Current Land Use: MLDR



Legal Description:

The site is located in Section 20, Township 05 South, Range 06 East of the Gila and Salt River Baseline and Meridian. It is generally situated at the southwest corner of N. Tuzigoot Drive and W. Tangerine Road in unincorporated Pinal County, Arizona.

SEC 20, TWN 05S, RNG 06E



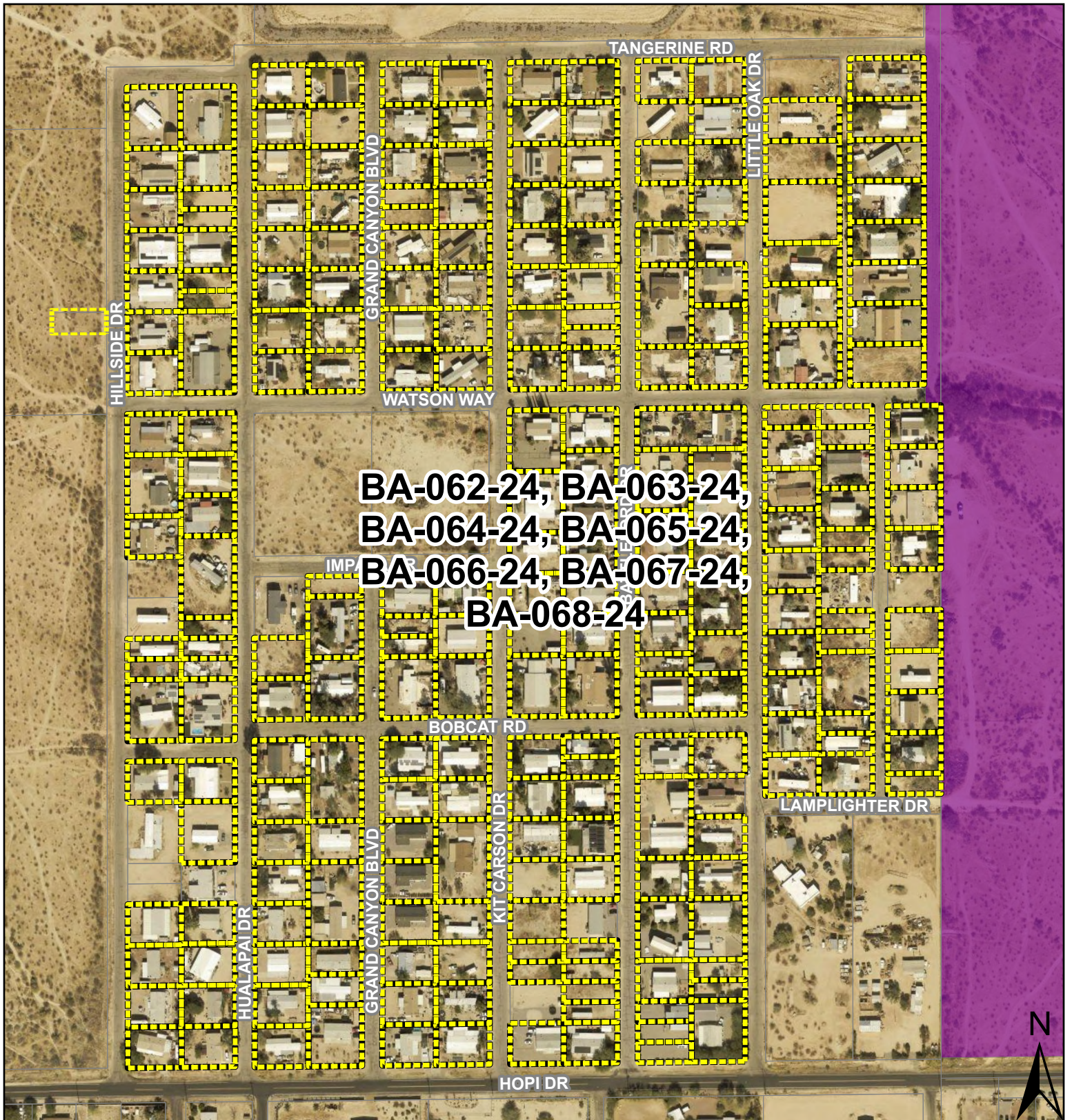
Owner/Applicant: THE PINAL COUNTY COMMUNITY DEVELOPMENT DIRECTOR

Drawn By: GIS / IT / RWH Date: 12/24/2024

Sheet No. 1 of 1

Section 20 Township 05S Range 06E

Case Number: BA-062-24, BA-063-24, BA-064-24, BA-065-24, BA-066-24, BA-067-24, BA-068-24



**BA-062-24, BA-063-24,
BA-064-24, BA-065-24,
BA-066-24, BA-067-24,
BA-068-24**

Board of Adjustment

**BA-062-24, BA-063-24,
BA-064-24, BA-065-24,
BA-066-24, BA-067-24,
BA-068-24**

BA-062-24, BA-063-24, BA-064-24, BA-065-24, BA-066-24, BA-067-24, BA-068-24 – PUBLIC HEARING/ACTION:

The Pinal County Community Development Director, the applicant, on behalf of the residents of the Deer Run Estates subdivisions, is requesting **blanket variances to Section 2.40.020 and 2.40.030** of the Pinal County Development Services Code in order to bring the platted subdivisions of Deer Run Ranch Estates and Deer Run Ranch Estates Unit No. 2 into compliance by reducing the minimum lot size requirement from 1.25 acres to a range of sizes, approximately 0.10 acres to 0.40 acres, for parcels (list of parcels and legal on file) within the General Rural (GR) Zoning District. The site is located in Section 20, Township 05 South, Range 06 East of the Gila and Salt River Baseline and Meridian. It is generally situated at the southwest corner of W. Tangerine Road and N. Tuzigoot Drive in unincorporated Pinal County, near Casa Grande, Arizona.

LANDOWNER/APPLICANT: Landowners; Several / Pinal County Community Development Director (Applicant).

LOCATION: Southwest corner of W. Tangerine Road and N. Tuzigoot Drive in unincorporated Pinal County, near Casa Grande, Arizona.

TAX PARCEL: Approximately 247 parcels are involved. A list of these parcels is attached to the board packet, highlighting those within the subdivisions that are excluded from the blanket variances. These exclusions are due to either previously applied individual variances or because they already meet the minimum lot size requirement.

SIZE: Varies between 0.10 acres to 0.40 acres

LEGAL DESCRIPTION: A list of parcels, along with their legal description, is attached to the board packet.

EXISTING ZONING AND LAND USE: (GR) General Rural Zoning District – Single Family Residential.

SURROUNDING ZONING AND LAND USE:

North: (GR) General Rural Zoning District – Vacant Land

East: City of Casa Grande Jurisdiction – Vacant Land

South: (GR) General Rural Zoning District – Single Family Residential.

West: (GR) General Rural Zoning District – Vacant Land

SITE DATA:

- The Site is bound by

North: W Tangerine Rd (ADOT-Urban Local),

East: N Tuzigoot Dr (ADOT-Urban Local),

South: W Hopi Dr (ADOT-Urban Major Collector)

West: N Hillside Dr (ADOT-Urban Local)

- Site is situated in Flood Zone X – an area of minimal flood hazard.

- The subject parcels are located in subdivisions where the sewage disposal method is identified as the individual responsibility of property owners. Septic systems are already installed on the developed properties. A separate septic permitting process, with specific requirements outlined in Arizona Administrative Code R18-9-A312.C, will be required for the vacant parcels.

BACKGROUND INFORMATION ON DEER RUN RANCH ESTATES

Deer Run Ranch Estates has a **rich and evolving history** that has significantly shaped its current development. Originally platted in 1957, the area featured typical lot sizes of 0.1 acres under the zoning regulations from 1954, which permitted residential lots as small as 3,000 square feet in the residential D3 districts.

In 1962, the zoning designation of the area changed to General Rural (GR), which introduced a minimum lot size requirement of 12,000 square feet, rendering the existing parcels noncompliant. This was further compounded by a 1972 amendment to the GR zoning, which increased the minimum lot size to 1.25 acres.

Additionally, over the years, numerous lot consolidations and reconfigurations have taken place, leading to current lot sizes ranging from 0.1 to 0.4 acres. As stated above, these lot sizes no longer meet the minimum lot size requirement of 1.25 acres of (GR) zoning district.

Currently, approximately 73% of the parcels has been developed, with the remaining 27% consisting of vacant lots. One of the **ongoing challenges residents face is the difficulty in obtaining permits for redevelopment or use of these vacant lots due to their undersized condition**. To date, 16 variance requests have been submitted to and approved by the county.

To address these challenges, a blanket variance for approximately 247 parcels has been proposed, eliminating the need for individual variance requests and simplifying the permitting process for residents.

COMMUNITY IMPACT OF THE BLANKET VARIANCE:

- **Vacant Lots:** The development standards for General Rural (GR) zoning in these subdivisions, such as lot size, setbacks, and other criteria, will be adjusted to better align with the existing plat configurations. These existing parcels range in size from 0.1 to 0.4 acres, and the new standards will reflect these dimensions, ensuring that the development requirements are practical and consistent with the current lot characteristics.
- **Existing Structures:** For properties that already contain dwelling units/structures, the current General Rural (GR) or newly modified development standards will not apply. This means that any existing structures are grandfathered in, and owners are not required to meet the new regulations unless they undergo significant renovations or modifications.

- **Accessory Buildings:** When constructing a detached accessory building, such as a garage, shed, or similar structure, the property owner must ensure that the new construction complies with the modified development standards specifically for accessory buildings corresponding to the their lot sizes.
- **Replacement Structures:** In the event that an existing building is demolished on a parcel, any replacement structure must adhere to the new development standards that correspond to the size and characteristics of the specific lot. This ensures that redevelopment is consistent with current zoning expectations and promotes a cohesive neighborhood aesthetic.
- **Note:** Regardless of the type of development or modification being undertaken, all necessary permits, including those for building safety and utilities, will still be required. This process is crucial to ensure that all construction meets safety codes, utility requirements, and other regulatory guidelines.

PUBLIC PARTICIPATION:

Blanket variances have been a tool within the County Code for some time. However, considering the recent utilization of this process, the County has made a significant effort to engage with the community. While not required, the County sent letter mailers to all landowners within 600 feet of the subject area, explaining the process and further educating the public.

The County held a community engagement meeting on January 7, 2025, at the Pinal County Development Services Office from 5:30 p.m. to 6:30 p.m. At the meeting, six (6) community members were in attendance. Questions raised included requests for clarification on the blanket variance process, concerns about **existing dwellings, lot combination** options for the smaller lots, and verification of involved parcels. Staff provided clarity on the process and explained the benefits of the blanket variance for landowners, citing time and financial costs that would otherwise fall on the individual landowner if the County did not initiate the blanket variance. Staff worked individually with those who wished to verify whether their parcel was included, using County data and mapping resources to confirm. The staff also met all other legal notice requirements.

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

Neighborhood Meeting: January 7, 2025, at the Pinal County Development Services Office, 5:30 p.m. to 6:30 p.m.

Newspaper publish date: January 2, 2025

Mail-outs: Week of December 30, 2024

Site Posting: January 6, 2025

Website: Week of December 30, 2024

To date, staff have received one support email and verbal support from the members who attended the neighboring meeting. The community members also discussed the feasibility of future street improvements and noise complaint issues within the community, which they also noted down on their sign-in sheets.

///

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.*

ANALYSIS: The subdivisions were originally designed in 1957 with lot sizes based on the 1954 zoning standards. Currently, they do not meet the General Rural (GR) minimum lot size requirements. The proposed blanket variances would allow property owners to deviate from the development standards of the General Rural (GR) Zoning District, enabling them to develop the vacant parcel according to a reasonable alternative standard better aligned with its platted size, while also bringing the already developed parcels into compliance with legal standards. To date, 16 individual variance requests have been filed to bring few of these parcels into compliance with Pinal County's zoning code. These blanket variances would also help eliminate the need for additional individual variance requests, saving significant time and resources for the residents.

FINDING: A special circumstance/condition does exist for this site, in that this condition does not prevail on other properties in that zoning district. This area of the County is an excellent blanket variance candidate.

- 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.*

ANALYSIS: A special circumstance for the subject parcels being undersized is not at fault of the landowners. The justification of special circumstances of the subject parcels are in relation to the physical aspect of the land, and not for a reason that is considered self-imposed.

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

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

ANALYSIS: The proposed blanket variances aim to bring the existing developed parcels into legal conformity and establish a permitted use on the vacant parcels. The hardship presented is non-financial, as the owners are not responsible for the substandard platted size.

FINDING: The strict application of the regulations would cause an unnecessary nonfinancial hardship.

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

ANALYSIS: Without the variance, the landowners would be deprived of the full enjoyment of the property, as no permitted use can be constructed or modified due to size restrictions. Staff note that the Pinal County Board of

Adjustment is authorized to grant a variance when failing to do so would result in the impairment of substantial property rights, as outlined in Section 2.155.050 (C.4C) and 2.155.050 (C.4D) of the County Code.

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

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

ANALYSIS: Staff does not identify any aspect in relation to the subject properties, 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 lots size of the subject parcels prove to be consistent with many other parcels within the platted area. Included in this report are stipulations that outline development standards that are rational to the subject parcels size and similar to other lots in the area.

FINDING: The granting of this variance will not negatively 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: All affected parcels are only permitted to build for allowable uses within the (GR) Zoning District as stated in § 2.40.010. More so, a variance does not have the authority to change any permitted uses or zoning.

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

STAFF SUMMARY AND RECOMMENDATION: All submittals, evidence presented, written documentation, public testimony, and Planning Case Staff Report 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 consider the requested variance with the following motions of approval or denial.

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BOARD MOTION**To Approve:**

I move to approve **seven (7) case numbers—BA-062-24 through BA-068-24, blanket variances to Sections 2.40.020 and 2.40.030** of the Pinal County Development Services Code (PCDSC), to reduce the minimum lot size requirement from 1.25 acres to between 0.10 acres to 0.40 acres for approximately 247 parcels within the General Rural Zoning District, located at the southwest corner of W. Tangerine Road and N. Tuzigoot Drive in unincorporated Pinal County, Arizona. The move for approval is based on the findings of A through F -as presented above and contingent upon the stipulations outlined in the resolutions of each of the seven blanket variance cases.

To Deny:

I move to deny **seven (7) case numbers—BA-062-24 through BA-068-24, blanket variances to Sections 2.40.020 and 2.40.030** of the Pinal County Development Services Code (PCDSC), findings(s)/special circumstances referred to in the subsection (C)(4)(a) of 2.155.040 in PCDSC are self-imposed.

STIPULATIONS - BA-062-24 (41 Parcels – Vacant and Developed, Lot Size - ±0.10 Acres):

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, security lighting, fire protection, etc.
2. All livestock, horses, and dairy uses are prohibited.
3. Any deviation in the minimum site development standards shall require a new blanket variance at the landowner's request and expense to all lots listed in the corresponding blanket variance case.
4. The setbacks for the existing structures are grandfathered in. Any new construction would need to comply with the stipulated site development standards.
5. The addition of a detached accessory structure on a parcel shall require compliance with the stipulated site development standards for accessory buildings applicable to the lot size of the subject parcel.
6. In the event that an existing structure is demolished, any new construction must adhere to the stipulated site development standards applicable to the lot size of the subject parcel.
7. The site development standards for these parcels shall be as follows:
 - A. Minimum lot area: 4,356 square feet (0.10 acres).
 - B. Minimum lot width: 40 feet.
 - C. Minimum front setback: 20 feet.
 - D. Minimum side setbacks: 5 feet each.
 - E. Minimum rear setback: 25 feet.
 - F. Maximum building height: 30 feet.
 - G. Detached accessory buildings:

1. Permitted coverage: 33 percent of the total area of the rear and side setbacks;
 2. Maximum height: 20 feet.
 3. Minimum distance to main building: Seven feet;
 4. Minimum distance to front lot line: 60 feet; and
 5. Minimum distance to side and rear lot lines: Four feet.
8. Lots shall not be split to create smaller parcels than the original platted size.
9. A combination of two adjacent parcels, each $\pm 4,356$ square feet (± 0.10 acres), will be permitted. When combined, the resulting lot will adhere to the standards outlined in Case #BA-064-24 as follows:
- A. Minimum lot area: 8,276 square feet (0.19 acres).
 - B. Minimum lot width: 80 feet.
 - C. Minimum front setback: 20 feet.
 - D. Minimum side setbacks: 10 feet each.
 - E. Minimum rear setback: 25 feet.
 - F. Maximum building height: 30 feet.
 - G. Detached accessory buildings:
 1. Permitted coverage: 33 percent of the total area of the rear and side setbacks;
 2. Maximum height: 20 feet.
 3. Minimum distance to main building: Seven feet;
 4. Minimum distance to front lot line: 60 feet; and
 5. Minimum distance to side and rear lot lines: Four feet.

STIPULATIONS - BA-063-24 (Two Parcels – Developed, Lot Size - 0.14 Acres):

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, security lighting, fire protection, etc.
2. All livestock, horses, and dairy uses are prohibited.
3. Lots shall not be split to create smaller parcels than the original platted size.
4. Any deviation in the minimum site development standards shall require a new blanket variance at the landowner's request and expense to all lots listed in the corresponding blanket variance case.
5. The setbacks for the existing structures are grandfathered in. Any new construction would need to comply with the stipulated site development standards.
6. The addition of a detached accessory structure on a parcel shall require compliance with the stipulated site development standards for accessory buildings applicable to the lot size of the subject parcel.
7. In the event that an existing structure is demolished, any new construction must adhere to the stipulated site development standards applicable to the lot size of the subject parcel.

8. The site development standards for these parcels shall be as follows:
 - A. Minimum lot area: 6,098 square feet (0.14 acres).
 - B. Minimum lot width: 60 feet.
 - C. Minimum front setback: 20 feet.
 - D. Minimum side setbacks: Ten feet each.
 - E. Minimum rear setback: 25 feet.
 - F. Maximum building height: 30 feet.
 - G. Detached accessory buildings:
 1. Permitted coverage: 33 percent of the total area of the rear and side setbacks;
 2. Maximum height: 20 feet.
 3. Minimum distance to main building: Seven feet;
 4. Minimum distance to front lot line: 60 feet; and
 5. Minimum distance to side and rear lot lines: Four feet.

STIPULATIONS - BA-064-24 (159 Parcels – Vacant and Developed, Lot Size - 0.19 Acres):

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, security lighting, fire protection, etc.
2. All livestock, horses, and dairy uses are prohibited.
3. Lots shall not be split to create smaller parcels than the original platted size.
4. Any deviation in the minimum site development standards shall require a new blanket variance at the landowner's request and expense to all lots listed in the corresponding blanket variance case.
5. The setbacks for the existing structures are grandfathered in. Any new construction would need to comply with the stipulated site development standards.
6. The addition of a detached accessory structure on a parcel shall require compliance with the stipulated site development standards for accessory buildings applicable to the lot size of the subject parcel.
7. In the event that an existing structure is demolished, any new construction must adhere to the stipulated site development standards applicable to the lot size of the subject parcel.
8. The site development standards for these parcels shall be as follows:
 - A. Minimum lot area: 8,276 square feet (0.19 acres).
 - B. Minimum lot width: 80 feet.
 - C. Minimum front setback: 20 feet.
 - D. Minimum side setbacks: Ten feet each.
 - E. Minimum rear setback: 25 feet.
 - F. Maximum building height: 30 feet.
 - G. Detached accessory buildings:
 1. Permitted coverage: 33 percent of the total area of the rear and side setbacks;

2. Maximum height: 20 feet.
3. Minimum distance to main building: Seven feet;
4. Minimum distance to front lot line: 60 feet; and
5. Minimum distance to side and rear lot lines: Four feet.

STIPULATIONS - BA-065-24 (12 Parcels – Vacant and Developed, Lot Size - 0.27 Acres):

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, security lighting, fire protection, etc.
2. All livestock, horses, and dairy uses are prohibited.
3. Lots shall not be split to create smaller parcels than the original platted size.
4. Any deviation in the minimum site development standards shall require a new blanket variance at the landowner's request and expense to all lots listed in the corresponding blanket variance case.
5. The setbacks for existing structures are grandfathered in. Any new construction would need to comply with the stipulated site development standards.
6. The addition of a detached accessory structure on a parcel shall require compliance with the stipulated site development standards for accessory buildings applicable to the lot size of the subject parcel.
7. In the event that an existing structure is demolished, any new construction must adhere to the stipulated site development standards applicable to the lot size of the subject parcel.
8. The site development standards for these parcels shall be as follows:
 - A. Minimum lot area: 11,761 square feet (0.27 acres).
 - B. Minimum lot width: 80 feet.
 - C. Minimum front setback: 20 feet.
 - D. Minimum side setbacks: Ten feet each.
 - E. Minimum rear setback: 25 feet.
 - F. Maximum building height: 30 feet.
 - G. Detached accessory buildings:
 1. Permitted coverage: 33 percent of the total area of the rear and side setbacks;
 2. Maximum height: 20 feet.
 3. Minimum distance to main building: Seven feet;
 4. Minimum distance to front lot line: 60 feet; and
 5. Minimum distance to side and rear lot lines: Four feet.

STIPULATIONS - BA-066-24 (22 Parcels – Vacant and Developed, Lot Size - 0.29 Acres):

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, security lighting, fire protection, etc.

2. All livestock, horses, and dairy uses are prohibited.
3. Lots shall not be split to create smaller parcels than the original platted size.
4. Any deviation in the minimum site development standards shall require a new blanket variance at the landowner's request and expense to all lots listed in the corresponding blanket variance case.
5. The setbacks for the existing structures are grandfathered in. Any new construction would need to comply with the stipulated site development standards.
6. The addition of a detached accessory structure on a parcel shall require compliance with the stipulated site development standards for accessory buildings applicable to the lot size of the subject parcel.
7. In the event that an existing structure is demolished, any new construction must adhere to the stipulated site development standards applicable to the lot size of the subject parcel.
8. The site development standards for these parcels shall be as follows:
 - A. Minimum lot area: 12,632 square feet (0.29 acres).
 - B. Minimum lot width: 104 feet.
 - C. Minimum front setback: 25 feet.
 - D. Minimum side setbacks: Ten feet each.
 - E. Minimum rear setback: 25 feet.
 - F. Maximum building height: 30 feet.
 - G. Detached accessory buildings:
 1. Permitted coverage: 33 percent of the total area of the rear and side setbacks;
 2. Maximum height: 20 feet.
 3. Minimum distance to main building: Seven feet;
 4. Minimum distance to front lot line: 60 feet; and
 5. Minimum distance to side and rear lot lines: Four feet.

STIPULATIONS - BA-067-24 (Nine Parcels – Vacant and Developed, Lot Size - 0.39 Acres):

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, security lighting, fire protection, etc.
2. All livestock, horses, and dairy uses are prohibited.
3. Lots may not be split to create smaller parcels than the original platted size.
4. Any deviation in the minimum site development standards shall require a new blanket variance at the landowner's request and expense to all lots listed in the corresponding blanket variance case.

5. The setbacks for the existing structures are grandfathered in. Any new construction would need to comply with the stipulated site development standards.
6. The addition of a detached accessory structure on a parcel shall require compliance with the stipulated site development standards for accessory buildings applicable to the lot size of the subject parcel.
7. In the event that an existing structure is demolished, any new construction must adhere to the stipulated site development standards applicable to the lot size of the subject parcel.
8. The site development standards for these parcels shall be as follows:
 - A. Minimum lot area: 16,988 square feet (0.39 acres).
 - B. Minimum lot width: 104 feet.
 - C. Minimum front setback: 25 feet.
 - D. Minimum side setbacks: Ten feet each.
 - E. Minimum rear setback: 25 feet.
 - F. Maximum building height: 30 feet.
 - G. Detached accessory buildings:
 1. Permitted coverage: 33 percent of the total area of the rear and side setbacks;
 2. Maximum height: 20 feet.
 3. Minimum distance to main building: Seven feet;
 4. Minimum distance to front lot line: 60 feet; and
 5. Minimum distance to side and rear lot lines: Four feet.

STIPULATIONS - BA-068-24 (Two Parcels – Vacant and Developed, Lot Size - 0.40 Acres):

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, security lighting, fire protection, etc.
2. All livestock, horses, and dairy uses are prohibited.
3. Lots shall not be split to create smaller parcels than the original platted size.
4. Any deviation in the minimum site development standards shall require a new blanket variance at the landowner's request and expense to all lots listed in the corresponding blanket variance case.
5. The setbacks for existing structures are grandfathered in. Any new construction would need to comply with the stipulated site development standards.
6. The addition of a detached accessory structure on a parcel shall require compliance with the stipulated site development standards for accessory buildings applicable to the lot size of the subject parcel.
7. In the event that an existing structure is demolished, any new construction must adhere to the stipulated site development standards applicable to the lot size of the subject parcel.

8. The site development standards for these parcels shall be as follows:
- A. Minimum lot area: 17,424 square feet (0.40 acres).
 - B. Minimum lot width: 104 feet.
 - C. Minimum front setback: 25 feet.
 - D. Minimum side setbacks: Ten feet each.
 - E. Minimum rear setback: 25 feet.
 - F. Maximum building height: 30 feet.
 - G. Detached accessory buildings:
 - 1. Permitted coverage: 33 percent of the total area of the rear and side setbacks;
 - 2. Maximum height: 20 feet.
 - 3. Minimum distance to main building: Seven feet;
 - 4. Minimum distance to front lot line: 60 feet; and
 - 5. Minimum distance to side and rear lot lines: Four feet.

DATE PREPARED: 12/30/24 – Monika S.

DATE REVISED: 01/21/24 - Monika S.

DEER RUN RANCH ESTATES

A SUBDIVISION OF THE SE 1/4, NW 1/4, SEC. 20, T5S, R6E.

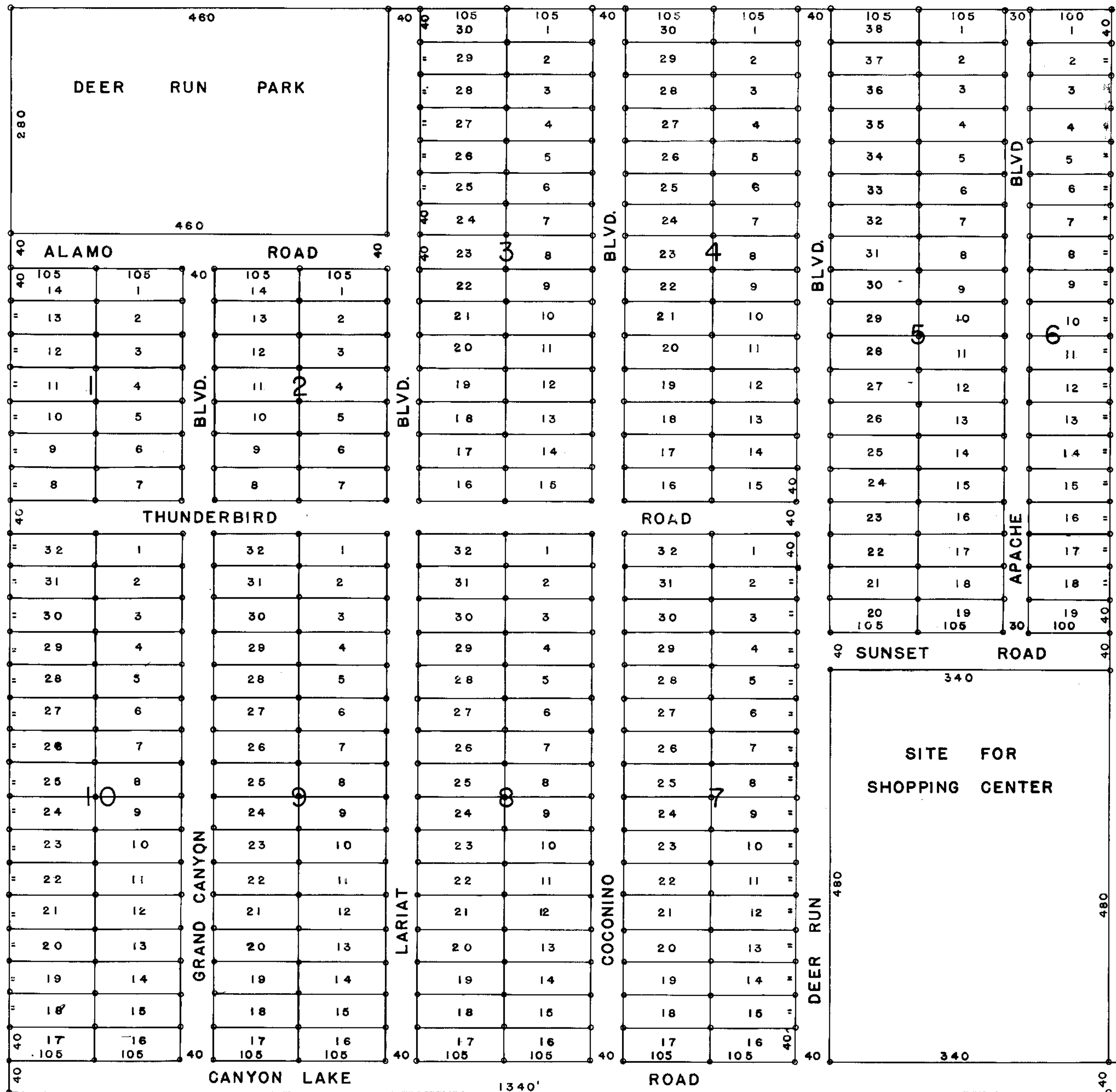
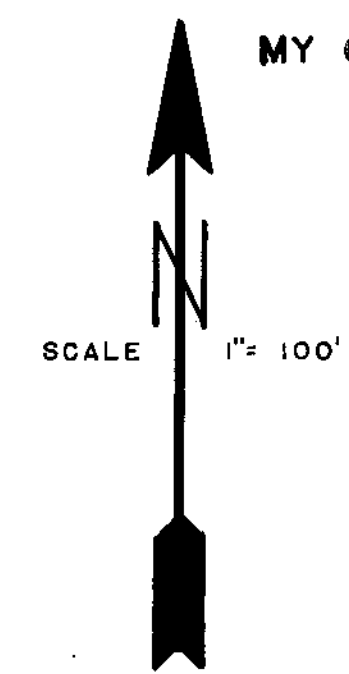
STATE OF ILLINOIS } S.S. KNOW ALL MEN BY THESE PRESENTS: THAT VERNICE DAVIS, A SINGLE WOMAN HAS CAUSED TO BE SUBDIVIDED UNDER THE NAME OF DEER RUN RANCH ESTATES, THE SE 1/4, NW 1/4 OF SEC. 20, T5S, R6E, G & SR B & M, PINAL COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID DEER RUN RANCH ESTATES AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOTS, BLOCKS AND STREETS THEREIN CONSTITUTING SAID DEER RUN RANCH ESTATES AND GIVES THE DIMENSION OF EACH LOT AND STREET THEREIN, AND THAT EACH LOT AND BLOCK SHALL BE DESIGNATED BY THE NUMBER AND EACH STREET BY THE NAME THAT IS GIVEN TO EACH RESPECTIVELY IN SAID PLAT, AND THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE AND BENEFIT OF THE PUBLIC; IN WITNESS WHEREOF I HAVE HERUNTO SET MY HAND AND SEAL THIS 18th DAY OF Jan 1957.

Vernice Davis

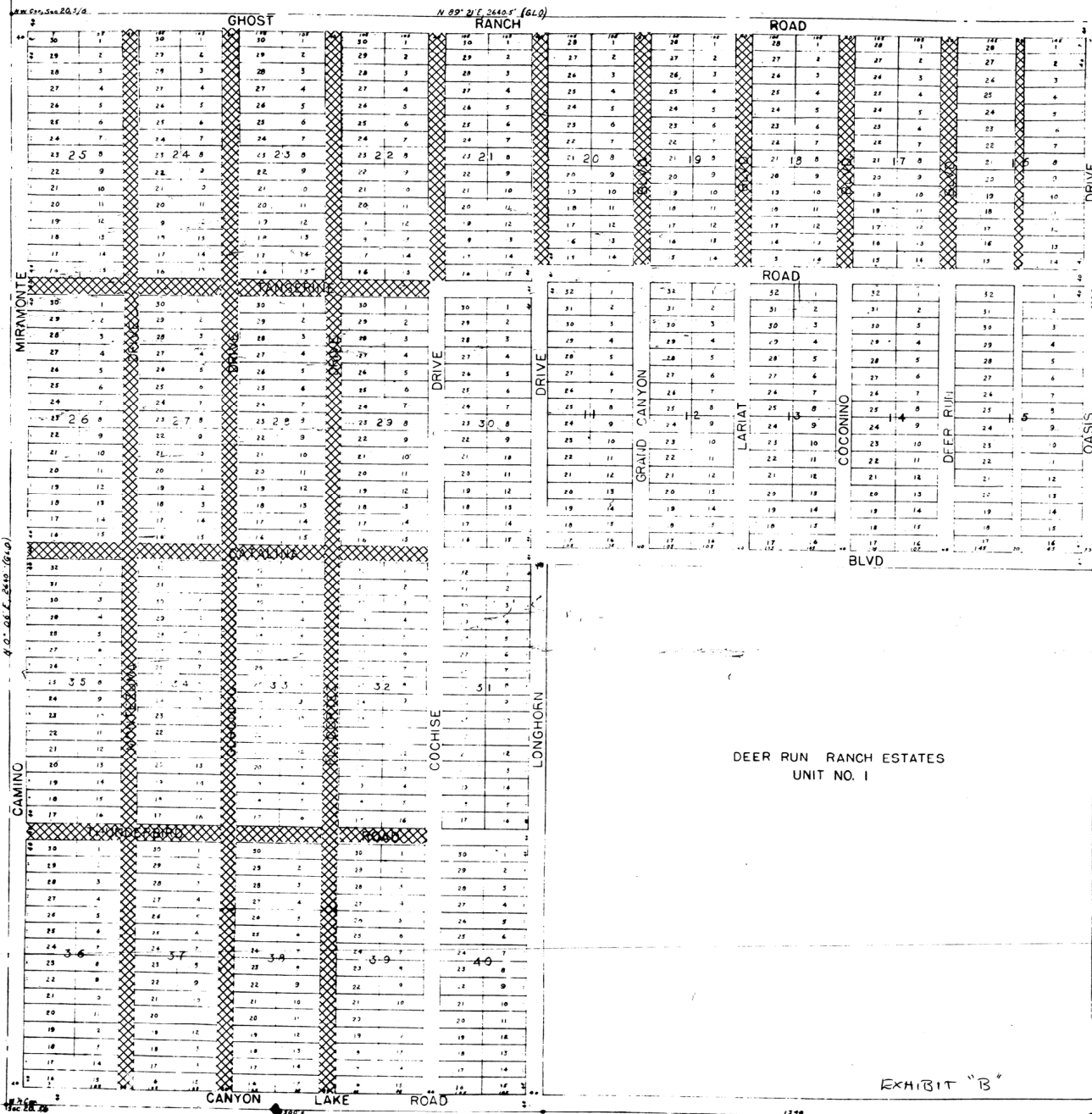
STATE OF Illinois } S.S. THE FOREGOING INSTUMENT WAS ACKNOWLEDGED BEFORE ME BY VERNICE DAVIS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF January 1957

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES May 7th, 1960



STATE OF ARIZONA } ss.
County of Pinal
I hereby certify that the within instrument was filed and recorded at request of E. [Signature] on 1-22-57 at 1:20 P.M.
Book 8 of Maps page 8
In Book 23, Sheet 5, Solder # 8
on page 3015
Witness my hand and official seal the day and year aforesaid.
SOPHIE M. SMITH,
County Recorder
[Signature]



DEER RUN RANCH ESTATES
UNIT NO. 1

EXHIBIT "B"

14.36 8-14

DEER RUN RANCH ESTATES UNIT NO. 2

STATE OF ILLINOIS S S KNOW ALL MEN BY THESE PRESENTS THAT VERNICE DAVIS, COUNTY OF BROWN, A SINGLE WOMAN HAS CAUSED TO BE SUBDIVIDED UNDER THE NAME OF DEER RUN RANCH ESTATES, THE N 1/2, NW 1/4 AND THE SW 1/4, NW 1/4 OF SEC. 20, T5S, R6E, G & SR B 00 M, PINAL COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID DEER RUN RANCH ESTATES, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOTS, BLOCKS AND STREETS THEREIN CONSTITUTING SAID DEER RUN RANCH ESTATES AND GIVES THE DIMENSION OF EACH LOT AND STREET THEREIN, AND THAT EACH LOT AND BLOCK SHALL BE DESIGNATED BY THE NUMBER AND EACH STREET BY THE NAME THAT IS GIVEN TO EACH RESPECTIVELY IN SAID PLAT, AND THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE AND BENEFIT OF THE PUBLIC; IN WITNESS WHEREOF I HAVE HEREBY SET MY HAND AND SEAL THIS 11th DAY OF March 1957

Vernice Davis

STATE OF Illinois S S THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY VERNICE DAVIS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF March 1957

R. J. Payne
NOTARY PUBLIC

MY COMMISSION EXPIRES May 7, 1961



NOTE:
The purpose of this map is to show thus the Right of Ways described in Exhibit A of a petition submitted to the Pinal County Board of Supervisors to abandon said R/W's in a portion of DEER RUN RANCH ESTATES UNIT 2.

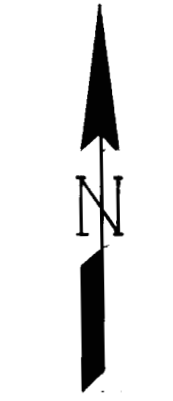


STATE OF ARIZONA }
County of Pinal }
I hereby certify that the within instrument was filed and recorded
at request of Bert L. Haberman
DEC 15 1969 at 3:30 P.M.
MAP BOOK 14, PAGE 36
MAP DRAWN BY, MAP # 108
Witness my hand and official seal
the day and y at a record.
SOPHIE M. SMITH,
County Recorder
By Jean Goodman
Deputy Recorder

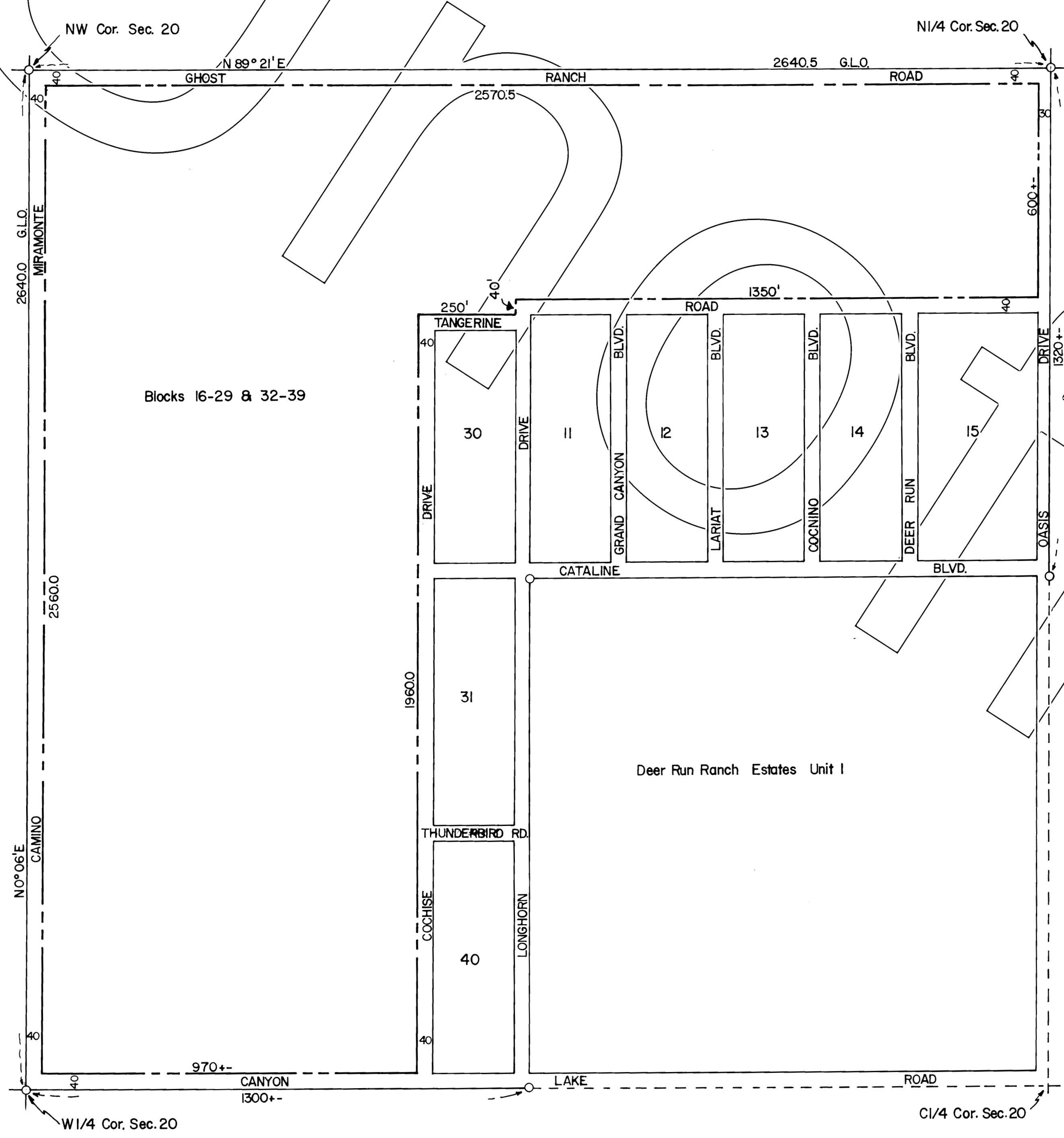
391820



AMMENDED PLAT OF A PORTION OF DEER RUN RANCH ESTATES UNIT 2



1" = 200'



DEDICATION

State of Arizona)
County of Pima) SS

KNOW ALL MEN BY THESE PRESENTS, that the Idaho Investment Corporation do hereby declare themselves to be the owners of Blks. 16-29, and Blks. 32-39, situated in Deer Run Ranch Estates Unit 2, a subdivision in the NW 1/4, Sec. 20, T5S, R6E, G. & S.R.B. & M., recorded in folder 8, map 14, Pinal County Recorder's Office, and do hereby publish this plat as the AMMENDED PLAT OF A PORTION OF DEER RUN RANCH ESTATES UNIT 2. The purpose of this plat is to abandon all Lot lines, Block lines, and Street lines in that portion of Deer Run Ranch Estates Unit 2 as shown thus _____.

IDAHO INVESTMENT CORPORATION

by Burt L. Haberman
Asst. Secretary

ACKNOWLEDGEMENT

State of Arizona)
County of Pima) SS

On this the 15th day of December, 1969, before me the undersigned officer personally appeared Burt L. Haberman, who acknowledged himself to be Asst. Secretary of Idaho Investment Corporation, and as such an officer, being duly authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation as an officer.

In Witness Whereof: I hereunto set my hand and Official Seal.

[Signature] _____
Notary Public My Commission Expires _____

APPROVALS

This plat has been approved as to form and content.

<u>Charles G. Quinn</u>	<u>12/15/69</u>	<u>Charles Quinn</u>	<u>12-15-69</u>
Pinal County Zoning Dept.	Date	Pinal County Health Dept.	Date

This plat has been approved as to form and content in accordance with ARS Sec. 9-475 this 15th day of December, 1969.

PINAL COUNTY BOARD OF SUPERVISORS

[Signature]
Chairman Attest: [Signature]
Clerk of the Board

NOTE: This plat was drawn from information on the plat of Deer Run Ranch Estates Unit 2.

STATE OF ARIZONA)
County of Pinal) SS
I hereby certify that the within instrument was filed and recorded at request of Burt L. Haberman DEC. 15, 1969 at 3:30 P.M.
In MAP Book 14 Page 35
MAP No. 1, MAP 107
Witness my hand and official seal the day and year aforesaid.
SOPHIE M. SMITH,
County Recorder
By Jean Hardman
Deputy Recorder

391818

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **JANUARY 23, 2025** AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 85 N. FLORENCE STREET IN FLORENCE, ARIZONA, TO CONSIDER **SEVEN (7) APPLICATIONS FOR BLANKET VARIANCES** IN THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-062-24, BA-063-24, BA-064-24, BA-065-24, BA-066-24, BA-067-24, BA-068-24 – PUBLIC HEARING/ACTION: The Pinal County Community Development Director, the applicant, is requesting **Blanket Variances** to **Section 2.40.020 and 2.40.030** of the Pinal County Development Services Code in order to bring the platted subdivisions of Deer Run Ranch Estates and Deer Run Ranch Estates Unit No. 2 into compliance by reducing the minimum lot size requirement from 1.25 acres to a range of sizes, approximately 0.1 acres to 0.4 acres, for parcels (parcels and legal on file) within the General Rural (GR) Zone. The site is located in Section 20, Township 05 South, Range 06 East of the Gila and Salt River Baseline and Meridian. It is generally situated at the southwest corner of W. Tangerine Road and N. Tuzigoot Drive in unincorporated Pinal County, Arizona.

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 DEVELOPMENT SERVICES DEPARTMENT. PLEASE CALL (520) 866-6442 FOR MORE INFORMATION.

DATED THIS **26th DAY OF DECEMBER, 2024**

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

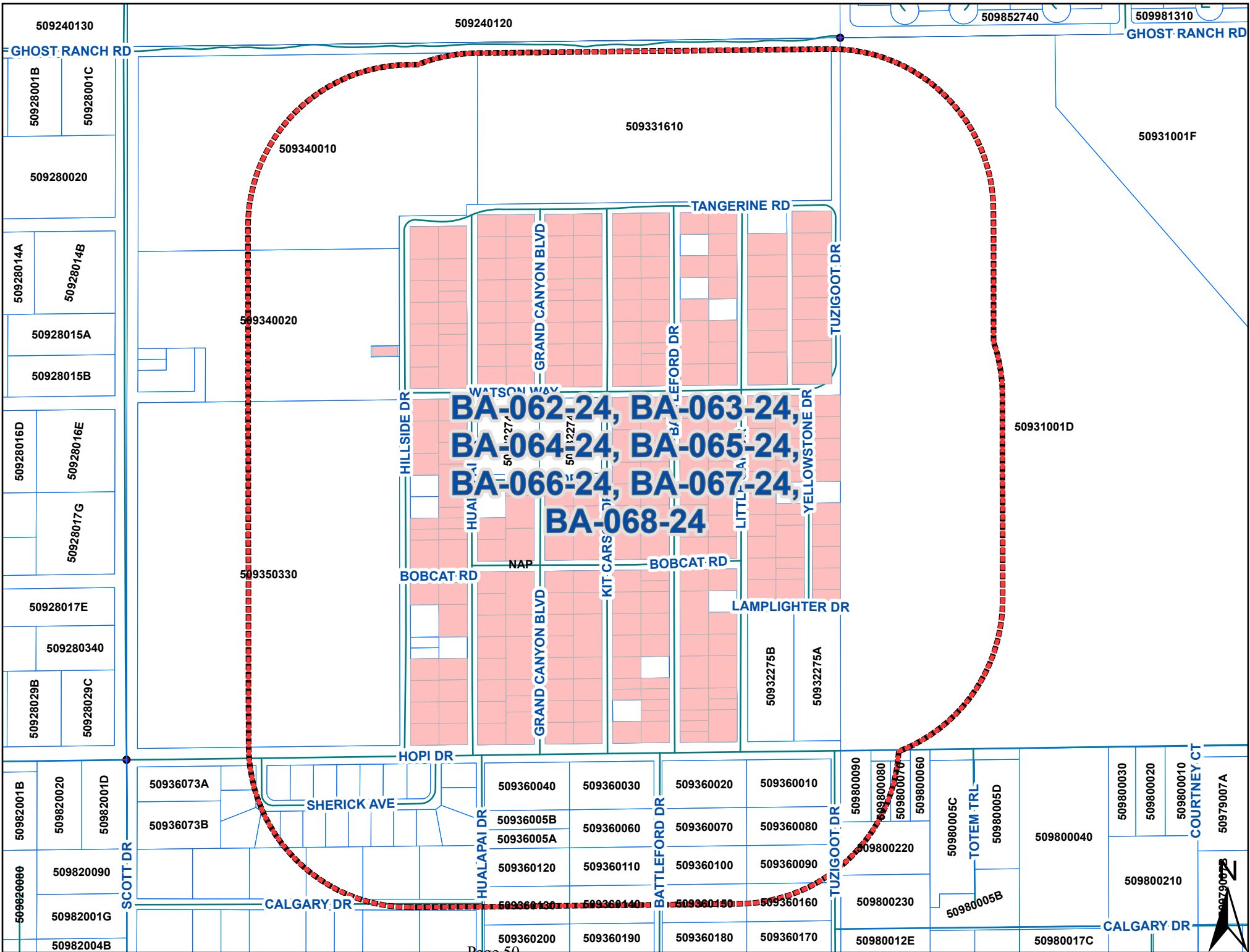
-
- 1) Planning Case Number (see above)
 - 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
 - 3) A brief statement of reasons for supporting or opposing the request
 - 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 749 (85 N. FLORENCE, FIRST FLOOR)
FLORENCE, AZ 85132

Contact for this matter: Monika Smriti,
E-mail address: monika.smriti@pinal.gov
Phone #: (520) 866-6294

PUBLISHED ONCE:
Pinal Central Dispatch



NAP , -	509360780 GUTIERREZ IGNACIO 18960 W CALGARY DR CASA GRANDE , AZ 85122-2810	509370080 NORZAGARAY ARNULFO & SIVONEY 1833 N GREENWAY LN CASA GRANDE , AZ 85122-2512
NAP , -	509360100 JUAREZ JOE GARZA 10305 N BATTLEFORD DR CASA GRANDE , AZ 85122-8512	509370090 ALLEY JACKIE 18977 W SHERICK AVE CASA GRANDE , AZ 85122-2933
509360130 BIRDSONG WILLIAM H & WENDY L 3750 E SYCAMORE LN RIMROCK , AZ 86335-5522	509360790 PEREZ SERVANDO V & ANTONIA MINNIE 10306 N HUALAPAI DR CASA GRANDE , AZ 85122-2808	50936005B HONEYBONE TIMOTHY & RACHEL 10321 N HUALAPAI DR CASA GRANDE , AZ 85122-2808
509360140 MEEK CONNIE 10260 N BATTLEFORD DR CASA GRANDE , AZ 85122-2823	509360090 FRANCO MARIO 10306 N TUZIGOOT DR CASA GRANDE , AZ 85122-2784	509370100 HOPPER JOAN E 3386 N WINDSONG DR APT 103 PRESCOTT VALLEY , AZ 86314-4122
509360150 MILLER LARRY CARL & PENNY G 10249 N BATTLEFORD DR CASA GRANDE , AZ 85122-8512	50936005A HONEYBONE TIMOTHY & RACHEL 10321 N HUALAPAI DR CASA GRANDE , AZ 85122-2808	509370110 BRISENO JOSE R MAIL RETURN , -
509360160 MONTGOMERY JANET & JOHN PO BOX 11519 CASA GRANDE , AZ 85130-0018	509800220 AHUMADA LUIS M II & JENNIFER* 10315 N TUZIGOOT DR CASA GRANDE , AZ 85122-2784	509360060 CUMMINGS PAMELA MACKEY 10348 N BATTLEFORD DR CASA GRANDE , AZ 85122-2824
509360120 BIRDSONG WILLIAM H & WENDY L 3750 E SYCAMORE LN RIMROCK , AZ 86335-5522	509370040 HERNANDEZ ROSA ALICIA 19057 W SHERICK AVE CASA GRANDE , AZ 85122-2934	509360070 10347 N BATTLEFORD DR LLC 10305 N BATTLEFORD DR CASA GRANDE , AZ 85122-2824
509360760 UBBEN ROBERT L 19090 W CALGARY DR CASA GRANDE , AZ 85122-8512	509370050 COHEN MICHAEL 19041 W SHERICK AVE CASA GRANDE , AZ 85122-2934	509360080 GARCIA GANNON 10348 N TUZIGOOT DR CASA GRANDE , AZ 85122-2784
509360110 10306 N BATTLEFORD DR LLC 10305 N BATTLEFORD DR CASA GRANDE , AZ 85122-2824	509370060 WHEELER RUTH J 19025 W SHERICK AVE CASA GRANDE , AZ 85122-2934	509370120 FLORES MARIBEL & LILIANA 10350 N HUALAPAI DR CASA GRANDE , AZ 85122-2808
509360770 WARREN ROBERT JR & SABREENA 19030 W CALGARY DR CASA GRANDE , AZ 85122-2829	509370070 NORTH PINCHOT ROAD LLC 6139 N PINCHOT RD TUCSON , AZ 85750-0129	509370020 HOLT DAVID A & PRISCILLA J 19105 W SHERICK AVE CASA GRANDE , AZ 85122-2935

509370130
HERBERT ROY C
10378 N HUALAPAI DR
CASA GRANDE , AZ 85122-2808

509370010
HOLT DAVID A & PRISCILLA J
19105 W SHERICK AVE
CASA GRANDE , AZ 85122-2935

509370210
PARTAIN JOYCE A TR
19051 W HOPI DR
CASA GRANDE , AZ 85122-2804

509370200
PARTAIN JOYCE A TR
19051 W HOPI DR
CASA GRANDE , AZ 85122-2804

50937018C
LEMUS NEVADA WILLIAM
2820 N PINAL AVE STE 12
CASA GRANDE , AZ 85122-2792

50937018B
DE SANTIAGO GABRIEL & LUPE E
19003 W HOPI DR
CASA GRANDE , AZ 85122-8512

509370170
SALAS HENRY G
18987 W HOPI DR
CASA GRANDE , AZ 85122-8512

509370160
CALICHE CREEK LLC
20101 E SILVER CREEK LN
QUEEN CREEK , AZ 85142-2628

509370150
SAUCEDO FRANK V
18950 W SHERICK AVE
CASA GRANDE , AZ 85122-8512

509370140
SEILER CHANCE
18901 W SHERICK AVE
CASA GRANDE , AZ 85122-2933

509360040
POINT HOLDINGS LLC
10397 N HUALAPAI DR
CASA GRANDE , AZ 85122-2808

509360030
BENROTH CHARLES G & ROSE M REV TRUST
18731 W HOPI DR
CASA GRANDE , AZ 85122-2805

509800080
DIAZ JESUS JR & NADINE
18405 W HOPI DR
CASA GRANDE , AZ 85122-2805

509800070
SMITH LARRY L TR
18385 W HOPI DR
CASA GRANDE , AZ 85122-2805

509360020
DECKER DENNIS & ELANA R TRS
18571 W HOPI DR
CASA GRANDE , AZ 85122-2803

509360010
GUERRA DANIEL
513 W CHOLLA ST
CASA GRANDE , AZ 85122-2234

509800090
ARREDONDO JESUS & WANDA
18425 W HOPI DR
CASA GRANDE , AZ 85122-8512

509321620
SIMONSON TED J & SCHMUCKER DOLORES T TRS
10487 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2825

50935297A
SANCHEZ MARCO ANTONIO
18914 W HOPI DR
CASA GRANDE , AZ 85122-2801

50935295A
CARRANZA ALEXIS ECATERINA
10454 N HUALAPAI DR
CASA GRANDE , AZ 85122-2807

50932258A
FORBES DONNA
10451 N HUALAPAI DR
CASA GRANDE , AZ 85122-2809

50932226A
OLIVAREZ RAMIRO & ELVIA M
10451 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-8512

50932224A
KANESHIGE RON & BRIANNA
10450 N KIT CARSON DR
CASA GRANDE , AZ 85122-2791

50932195A
WORDEN DENNIS & MELISSA
18680 W HOPI DR
CASA GRANDE , AZ 85122-8512

50932193A
NECHVATAL CHRISTINE A
10450 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2821

509321630
SIMONSON TED J & SCHMUCKER DOLORES T TRS
10487 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2825

50932255A
CHAMBERLAIN WARREN B
10458 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-2819

509321910
SCHUMAN ROSELLA L
13618 N RUSSELL RD
MARICOPA , AZ 85138-8513

509321640
SIMONSON TED J & SCHMUCKER DOLORES T TRS
10487 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2825

50932161B
MEDRANO PATRICIA CARRASCO
18570 W HOPI DR
CASA GRANDE , AZ 85122-2803

50935299A
MILLAN YESID
10469 N HILLSIDE DR
CASA GRANDE , AZ 85122-2803

50935293A
SANCHEZ STEPHEN D
219 DONATELLA DR
GOOSE CREEK , SC 29445-5366

50932260A
LEAL CHENEY V
10475 N HUALAPAI DR
CASA GRANDE , AZ 85122-2809

50932228A
REAL PROPERTY ACQUISITIONS LLC
4856 E BASELINE RD STE 106
MESA , AZ 85206-6463

50932220F
CAMPBELL RUDY JOHN NEIL
10480 N KIT CARSON DR
CASA GRANDE , AZ 85122-2791

50932197A
WORDEN DENNIS D & MELISSA B
18680 W HOPI DR
CASA GRANDE , AZ 85122-8512

509321900
SCHUMAN ROSELLA L
13618 N RUSSELL RD
MARICOPA , AZ 85138-8513

509321580
FLEMING CARL H & PAULA M
10534 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2793

50932254A
HENRY CANDICE JEWEL
10500 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-2819

509321980
DIAZ ANA LUISA
5887 E BLUE SKY DR
SCOTTSDALE , AZ 85266-6671

509321890
SCHUMAN ROSELLA L
13618 N RUSSELL RD
MARICOPA , AZ 85138-8513

50932165A
SCHMUCKER HAROLD N TR
10487 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2825

509321570
FLEMING CARL H & PAULA M
10534 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2793

50935301A
JOHNSON JOHN M
10503 N HILLSIDE DR
CASA GRANDE , AZ 85122-2803

50935291A
ROSS PAUL D
10502 N HUALAPAI DR
CASA GRANDE , AZ 85122-2809

50932262A
MOORE AARON
10483 N HUALAPAI DR
CASA GRANDE , AZ 85122-2809

50932252A
DARSCHIEWSKI JOANNE
10500 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-2819

50935289B
THOMAS SUE
10502 N HUALAPAI DR
CASA GRANDE , AZ 85122-2809

50932220C
AGUILAR CRISPIN
10499 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-2819

50932220E
AGUILAR CRISPIN
10499 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-2819

509321990
DIAZ ANA LUISA
5887 E BLUE SKY DR
SCOTTSDALE , AZ 85266-6671

509321880
SCHUMAN ROSELLA L
13618 N RUSSELL RD
MARICOPA , AZ 85138-8513

50935303A
BODINE ZACHARY B
10529 N HILLSIDE DR
CASA GRANDE , AZ 85122-2803

50935289C
WORTHAM PAMELA M
10526 N HUALAPAI DR
CASA GRANDE , AZ 85122-2809

50932265A
GAXIOLA JOSE & BOWLES WINDY
10511 N HUALAPAI DR
CASA GRANDE , AZ 85122-8512

50932232A
STURGES NANCY H
15215 S 48TH ST STE 130
PHOENIX , AZ 85044-4913

50932218A
LEE GILBERT LLC
MAIL RETURN
, -

50932200A
DIAZ ANA LUISA
5887 E BLUE SKY DR
SCOTTSDALE , AZ 85266-6671

50932167A
RHODES GUY E TRS
PO BOX 1505
OVERGAARD , AZ 85933-3150

50932156A
FLEMING CARL & PAULA
10534 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2793

509353040
PASSA CHARLES A & KATHRYN L
10550 N HUALAPA DR
CASA GRANDE , AZ 85122-8512

509353050
PASSA CHARLES A & KATHRYN L
10550 N HUALAPA DR
CASA GRANDE , AZ 85122-8512

50935287A
PASSA CHARLES A & KATHRYN L
10550 N HUALAPAI DR
CASA GRANDE , AZ 85122-2809

50932266A
CREAZZO JOSEPH & VICKY
18900 W BOBCAT RD
CASA GRANDE , AZ 85122-2835

50932250B
SANDOVAL JOSE M & MARTHA P
10524 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-2819

50932234A
STURGES NANCY H
15215 S 48TH ST STE 130
PHOENIX , AZ 85044-4913

50932202D
EAGAN PAUL EDMUND II
10548 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2821

50932184A
EAGAN DONALD W & JANET R
10548 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2821

50932170A
RHODES GUY E TRS;
PO BOX 1505
OVERGAARD , AZ 85933-3150

50932152A
TUALLA MAGDALENA
10548 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2793

50932269A
HUGHES DAVID ALLEN
10661 N CACTUS POINT DR
TUCSON , AZ 85742-2001

50932246A
ALDRICH DALE V & NANCY K
9640 N SCOTT DR
CASA GRANDE , AZ 85122-8512

50932236A
STURGES NANCY H
15215 S 48TH ST STE 130
PHOENIX , AZ 85044-4913

50932214A
HOMSEY SEAN & LOVELL PAIGE
10572 N KIT CARSON DR
CASA GRANDE , AZ 85122-2790

50932204A
TURNER STEVEN J
139 E LAUREL AVE
GILBERT , AZ 85234-8523

50932182A
STRAPS FREDDIE JOE JE
10572 N BATTLEFORD DR
CASA GRANDE , AZ 85122-8512

50932150A
HOPPER JOAN ELIZABETH TR
3386 N WINDSONG DR APT 103
PRESCOTT VALLEY , AZ 86314-4122

50932275B
MAEDER RICHARD R & LOREDIA I L
PO BOX 11535
CASA GRANDE , AZ 85130-8513

50932275A
MAEDER LOREDIA I L
PO BOX 11535
CASA GRANDE , AZ 85130-0043

50935284A
GARCIA EFRAIN JR
4965 E BELL ST
COOLIDGE , AZ 85128-8730

50932270A
CREAZZO JOSEPH & VICKY L
18900 W BOBCAT RD
CASA GRANDE , AZ 85122-2835

50932239A
MORGAN EMILE
10601 N GRAND CANYON RD
CASA GRANDE , AZ 85122--819

50932212A
WATSON VERONICA M
702 E BRENDA DR
CASA GRANDE , AZ 85122-8512

50932206A
MEJIA LAURA
10601 N KIT CARSON DR
CASA GRANDE , AZ 85122-2790

50932180A
OCHOA ROY H & BEATRICE A
1426 N MORRISON AVE
CASA GRANDE , AZ 85122-2263

50932175B
HEMBREE SANDRA T
11274 W FARM VILLAGE DR
MARANA , AZ 85653-3813

50932146E
LOPEZ NADINE
18405 W HOPI DR
CASA GRANDE , AZ 85122-2805

509321450
GILL JENNIFER
MAIL RETURN
, -

50935309A
SHEETS SHARON K TRUST
42782 W OCEAN BREEZE DR
MARICOPA , AZ 85138-8856

50935282A
MULLENBACH TERRY T
10608 N HUALAPAI DR
CASA GRANDE , AZ 85122-2809

509321790
SERVANTES CARLOS R & GLORIA S
10626 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2822

50932146D
BERNIER JAMES MICHAEL & JANE GARRETT
803 WISCONSIN AVE
PALM HARBOR , FL 34683-3425

50932072A
JONES THOMAS A
10660 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2793

50932109A
BROWNE WILLIAM C
10615 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2793

509321050
MCMULLEN RONALD L
10628 N YELLOWSTONE RD
CASA GRANDE , AZ 85122-2788

50932112A
BERNIER JOEL & LORETTA DARLENE
10661 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2793

50932107A
MIRELES RODRIGO RENDON
10614 N YELLOWSTONE RD
CASA GRANDE , AZ 85122-2788

50932142B
SOTO CORINA
10615 N YELLOWSTONE RD
CASA GRANDE , AZ 85122-2786

509350200
WILDS BRIAN D & LYNDA G
127 DOVERCLIFFE WAY SE
CALGARY , AB -

50932273A
CURTIS BRYANT
10631 N HUALAPAI DR
CASA GRANDE , AZ 85122-2809

50932110A
DIAZ ROGER
10629 N LITTLE OAK DR
CASA GRANDE , AZ 85122--793

509350130
PEPIN RANDY R
10702 N HUALAPAI DR
CASA GRANDE , AZ 85122-2802

50932242A
CLARK APRIL JUNE
10600 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122--819

509321040
MCMULLEN RONALD L
10628 N YELLOWSTONE RD
CASA GRANDE , AZ 85122-2788

50932005A
ABRAMS JANET A
10668 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-2819

50932240A
LETHEM DAVID DEAN & KATHRYN ANN
10625 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-2819

50932141A
HICKS CLARISSA M
10647 N YELLOWSTONE RD
CASA GRANDE , AZ 85122-2786

50932022A
RICHMOND DAVE & SHERRI
7603 N BRUCE RD
SPOKANE , WA 99217-7931

50932210A
WESSEL GLEN & DARLA NOEL
10626 E RAVEN RIDGE RD
COEUR D ALENE , ID 83814-4959

50935017A
PETERSON ROGER K TR
18912 W BOBCAT RD
CASA GRANDE , AZ 85122-2835

50932019A
AMAR THOMAS C & GRETCHEN A
PO BOX 846
CHALLIS , ID 83226-6084

50932209A
TERRY BRIANNA JACLYN
18685 W BOBCAT RD
CASA GRANDE , AZ 85122-2824

50935016B
CREAZZO JOSEPH & VICKY L
18900 W BOBCAT RD
CASA GRANDE , AZ 85122-2835

50932044A
FERGUSON JEFF
10667 N KIT CARSON DR
CASA GRANDE , AZ 85122-2790

509321780
SERVANTES CARLOS R & GLORIA S
10626 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2822

50932009A
WESLAKE PROPERTIES LLC
3048 E BASELINE RD STE 108
MESA , AZ 85204-4728

50932043A
FERGUSON JUDY A
10664 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2822

50932146C
CREAGER TAYLOR B & JORDAN LEE
10625 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2822

50932074B
CYRUS LYNN
MAIL RETURN
, -

50932074C
THOMAS RONALD
10701 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2822

50932103A
MARTINEZ LUIS REY GONZALES
18067 W CAROL AVE
CASA GRANDE , AZ 85122-2893

50932139A
THE ORDER OF NAZIRITES
MAIL RETURN
, -

509350210
WILDS BRIAN D & LYNDA G
127 DOVERCLIFFE WAY SE
CALGARY , AB -

509350120
PEPIN RANDY R
10702 N HUALAPAI DR
CASA GRANDE , AZ 85122-2802

50932010A
BIRDSONG WILLIAM H & WENDY L
3750 E SYCAMORE LN
RIMROCK , AZ 86335-5522

509320250
CURTIN BETTY RENEE & DANIEL J
2076 N CORONADO CT
CASA GRANDE , AZ 85122-2632

50932067B
WILLIS LEONARD
748 E RUBY DR
CASA GRANDE , AZ 85122-2122

50932114A
COWSAR STEPHANIE A
10687 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2793

509321000
THE RLG GROUP LLC
PO BOX 12334
CASA GRANDE , AZ 85130-0058

509350110
PEPIN RANDY R
10702 N HUALAPAI DR
CASA GRANDE , AZ 85122-2802

509320260
CURTIN BETTY RENEE & DANIEL J
2076 N CORONADO CT
CASA GRANDE , AZ 85122-2632

50932017A
HOLLIS BEVERLY K
10700 N KIT CARSON DR
CASA GRANDE , AZ 85122-2790

50932047A
FERGUSON JEFF
10667 N KIT CARSON DR
CASA GRANDE , AZ 85122-2790

50932039A
FASTENAU MICHAEL
10700 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2822

50932077A
THOMAS RONALD
10701 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2822

509320990
FERNANDEZ MANUEL & SOLEDAD
417 E EMERALD DR
CASA GRANDE , AZ 85122-2625

50932137A
SANCHEZ VERONICA
577 W ENCHANTED DESERT DR
CASA GRANDE , AZ 85122-2661

50932004A
MYERS PATSY L
10700 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-2819

50932116A
PARADISO JOHN
PO BOX 19473
SPOKANE , WA 99219-9947

50932014A
ELIZARRARAS VANESSA
MAIL RETURN
, -

509320010
ELIZARRARAS VANESSA
MAIL RETURN
, -

50932027A
SALAS GEORGE III & GUADALUPE
18761 W IMPALA DR
CASA GRANDE , AZ 85122-2809

50932016A
SCHAEFER JEFFREY G
10726 N KIT CARSON DR
CASA GRANDE , AZ 85122-2790

50932049A
ARRIOLA JUAN R
10709 N KIT CARSON DR
CASA GRANDE , AZ 85122-2790

50932037A
BALLMANN DAVID
10702 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2822

50932079A
THOMAS RONALD
10701 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2822

50932067C
WILLIS LEONARD
748 E RUBY DR
CASA GRANDE , AZ 85122-2122

50932098A
GONZALEZ LUIS R
10726 N YELLOWSTONE RD
CASA GRANDE , AZ 85122-2786

50932135A
DIAZ JESUS & NADINE
18405 W HOPI DR
CASA GRANDE , AZ 85122-2805

50932119A
ORRANTIA RAMON & YOLANDA
1105 E 2ND ST
CASA GRANDE , AZ 85122-2470

509320960
JUTRAS MARY ANN
3653 S TWEEDY RD
CASA GRANDE , AZ 85194-4865

50935006A
WINSTON DWAYNE SR & RELIFORD ENDAESHA DJOUR
10768 N HUALAPAI DR
CASA GRANDE , AZ 85122-2802

50932063B
KENNADY RONNIE L
10802 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2793

50935010A
WARE DAVID ROBERT
10740 N HUALAPAI DR
CASA GRANDE , AZ 85122-2802

50932033A
LUFT WAYNE & KELLY TRS
10768 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2822

50932091A
SALDIVAR ELIZAR GARCIA & SONIA G
10804 N YELLOWSTONE RD
CASA GRANDE , AZ 85122-2786

50932051A
NORMAN RONALD D
10745 N KIT CARSON DR
CASA GRANDE , AZ 85122-2790

50932093A
SALDIVAR JORGE G & MARIA R
1232 E AVENIDA ELLENA
CASA GRANDE , AZ 85122-2110

50932129A
HOPPER JOAN E
3386 N WINDSONG DR APT 103
PRESCOTT VALLEY , AZ 86314--122

50932036A
HAMMONS TAMELA J
10750 N BATTLEFORD DR
CASA GRANDE , AZ 85122-8512

50932131A
GRITTEN DONALD L
153 E INDIGO ST
MESA , AZ 85201-1230

50932124A
SOLIS ERINEO
3134 N 86TH DR
PHOENIX , AZ 85037-7300

50932065A
AULTMAN JACK D
10750 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2793

50932055A
REBER BLANCA
10771 N KIT CARSON DR
CASA GRANDE , AZ 85122-2790

509320900
SALDIVAR ELIAZAR & SONIA G
10804 N YELLOWSTONE RD
CASA GRANDE , AZ 85122-2786

509320950
JUTRAS MARY ANN
3653 S TWEEDY RD
CASA GRANDE , AZ 85194-4865

50932122A
LEWIS TONI RENEE
10791 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2793

509350330
MMW PROPERTIES #2 LLC
4711 E FALCON DR STE 231
MESA , AZ 85215-5250

50932133A
SALAS GEORGE & PATRICIA
10745 N YELLOWSTONE RD
CASA GRANDE , AZ 85122-2786

50935030A
ROUBIDEAUX RAMONA M
10781 N HILLSIDE DR
CASA GRANDE , AZ 85122-2805

50935032A
MONTIEL JOE
18913 W WATSON WAY
CASA GRANDE , AZ 85122-2930

50935027A
FORSYTH DAVID & MEGAN
10745 N HILLSIDE DR
CASA GRANDE , AZ 85122-2805

50935004A
POLICY JAY
10792 N HUALAPAI DR
CASA GRANDE , AZ 85122-2802

50935002A
HENNING STEVEN MAURICE
10826 N HUALAPAI DR
CASA GRANDE , AZ 85122-2808

50932081A
NASH COLTEN W
10751 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2822

50932032A
BALLANTYNE RONALD
10788 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2822

50932057B
PARKER HUBERT W
10821 N KIT CARSON DR
CASA GRANDE , AZ 85122-2790

50932120A
SPIVEY JASON & MORRIS CARRIE ANN
10765 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2793

50932086A
CREAZZO JOSEPH &/OR VICKY L
18900 W BOBCAT RD
CASA GRANDE , AZ 85122-2835

50932030A
CARRILLO HECTOR
PO BOX 11547
CASA GRANDE , AZ 85130-0043

50932088A
MARTINEZ JOE J & MARY
10828 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2793

509321260
GILL JENNIFER
MAIL RETURN
, -

509320890
SALDIVAR ELIAZAR & SONIA G
10804 N YELLOWSTONE RD
CASA GRANDE , AZ 85122-2786

50932127A
MARINEZ GUILLERMO & LYDIA
10821 N YELLOWSTONE RD
CASA GRANDE , AZ 85122-2786

50934286A
COLE MARVIN & JANET
17401 W HOPI DR
CASA GRANDE , AZ 85122-2931

50933017A
SANCHEZ NATHANIEL
18824 W WATSON WAY
CASA GRANDE , AZ 85122-2814

50933015A
STARKS ANTHONY
10852 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-2800

50933049A
WEAVER BRANDEN L
10853 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-2800

50933047A
ADKINS JOYCE
10852 N KIT CARSON DR
CASA GRANDE , AZ 85122-8512

50933081A
HIGHTOWER RAYMOND W
10853 N KIT CARSON DR
CASA GRANDE , AZ 85122-2790

50933079A
BARRAGAN OLIVIA REAL
10852 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2822

50933113A
ALVARADO LIZANDRA
308 W JUNIPER ST
MESA , AZ 85201-1172

50933111A
LEDINGHAM JAMES D
10852 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2793

50933143A
GONZALEZ INOCENTE & CLAUDIA
10865 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2793

509330780
GOODNIGHT GROUP LLC
3451 E ORLEANS DR
GILBERT , AZ 85298-8030

50933145A
GONZALES INOCENTE & CLAUDIA C
10865 N LITTLE OAK DR
CASA GRANDE , AZ 85122-8512

509342520
DOUGHTY ROBERT W
PO BOX 11651
CASA GRANDE , AZ 85130-0046

50934288A
STALCUP EDWARD RANDAL
10877 N HILLSIDE DR
CASA GRANDE , AZ 85122-2936

50934282B
BARNES HUISONG
10862 N HUALAPAI DR
CASA GRANDE , AZ 85122-8512

50933019A
RUIZ JOHN & KYLE
10877 N HUALAPAI DR
CASA GRANDE , AZ 85122-8512

50933013A
WALTERS NICHOLAUS ALLEN & JOSEPHINE
10876 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-2800

50933051A
WEAVER TERRAN ROBINETTE & ROBINETTE JERRY K
PO BOX 10565
CASA GRANDE , AZ 85130-0008

50933045A
QUIJADA-PERAZA MARTIN
10900 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2822

50933083A
ROBLES JERRY
MAIL RETURN
, -

509330770
GOODNIGHT GROUP LLC
3451 E ORLEANS DR
GILBERT , AZ 85298-8030

50933109A
HERNANDEZ DENISSE
10876 N LITTLE OAK DR
CASA GRANDE , AZ 85122-8512

50933141A
LAO LAUREN R & MANDY THERESA L
10876 N TUZIGOOT DR
CASA GRANDE , AZ 85122-2782

509342810
THOMSEN NEIL VON & HELGA K
805 N DYSART RD LOT 81
AVONDALE , AZ 85323-8532

50933148A
18901 NORTH SHERICK AVENUE LLC
10305 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2824

50934290A
STEPHANY HELEN DUNBAR
MAIL RETURN
, -

509342800
THOMSEN NEIL VON & HELGA K
805 N DYSART RD LOT 81
AVONDALE , AZ 85323-8532

50933021A
SCHILLING TOM M
10901 N HUALAPAI DR
CASA GRANDE , AZ 85122-8512

50933011A
GARCIA CELINA A LEYVA & GARCIA ITZEL A
10900 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-2800

50933053A
KENNEDY MICHAELLE R
10901 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-8512

50933043A
STRUCK LARRY JAMES
717 VALE ST
BLOOMINGTON , IL 61701-1562

50933085A
KETTERING ENTERPRISES LLC
10901 N KIT CARSON DR
CASA GRANDE , AZ 85122-2790

50933076A
QUIJADA MARTIN P
10900 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2822

50933117B
CASTRO MARGIE E
10901 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2822

50933107A
FIGUEROA LUIS A ROMERO
10900 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2792

50933139A
TWISS TED BRENT
10900 N TUZIGOOT DR
CASA GRANDE , AZ 85122-2782

50933151A
10913 N LITTLE OAK DRIVE LLC
1594 N BURBANK CT
CHANDLER , AZ 85225--437

50934292A
MEYER BONNIE
10925 N HILLSIDE DR
CASA GRANDE , AZ 85122-2803

50934278A
AYALA FLORA SALMERON
10924 N HUALAPAI DR
CASA GRANDE , AZ 85122-2808

50933023D
CLEAVENGER JUDITH
10947 N HUALAPAI DR
CASA GRANDE , AZ 85122-2808

50933009A
GEE RANDY R SR TRS
10924 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-2800

50933055A
BROOKS GARRICK TYSON
10925 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-8512

50933041A
CANTU HECTOR
10924 N KIT CARSON DR
CASA GRANDE , AZ 85122-2790

50933087A
ROYAL WESTERN GROUP LLC
10925 N KIT CARSON DR
CASA GRANDE , AZ 85122-8512

50933073A
QUIJADA MARTIN PERAZA
10924 N BATTLEFORD DR
CASA GRANDE , AZ 85122-8512

50933119A
MOLINA JOSE ANTONIO & CELENA CAPERON
10925 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2822

50933105A
PALACIOS JOSE L
5510 W HUNT HWY
QUEEN CREEK , AZ 85142-2537

50933137A
CEDENO MARIA GUADALUPE
10924 N TUZIGOOT DR
CASA GRANDE , AZ 85122-8512

509342770
DIAZ JOSE CHAVEZ
770 E COMMONWEALTH PL
CHANDLER , AZ 85225-5560

509330570
GOODNIGHT GROUP LLC
3451 E ORLEANS DR
GILBERT , AZ 85298--030

50934295A
ESPINOZA ROMANA
506 W OCOTILLO ST
CASA GRANDE , AZ 85122-8512

509342760
DIAZ JOSE CHAVEZ
770 E COMMONWEALTH PL
CHANDLER , AZ 85225-5560

50933023C
CLEAVENGER JUDITH
10947 N HUALAPAI DR
CASA GRANDE , AZ 85122-2808

50933007A
GEE RANDY R SR TRS
10924 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-2800

509330580
GOODNIGHT GROUP LLC
3451 E ORLEANS DR
GILBERT , AZ 85298--030

50933039A
PIERCE MONTE H FAMILY LIVING TRUST
10950 N KIT CARSON DR
CASA GRANDE , AZ 85122-8512

50933092B
CELAYA ILA MAE
PO BOX 1692
SACATON , AZ 85147-7004

50933071A
CREAZZO JOSEPH & VICKY L
18900 W BOBCAT RD
CASA GRANDE , AZ 85122-2835

50933103A
PALACIOS GABRIEL ROBERTO
10948 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2792

50933135A
NEILL CLARENCE H & CARLA M LIV TRUST
10948 N TUZIGOOT DR
CASA GRANDE , AZ 85122-2782

50934297A
GOVREAU ROBYN C & BRADLEY WANDA J
10963 N HILLSIDE DR
CASA GRANDE , AZ 85122-2803

50934274A
WILLIAMSON WILLIAM P
PO BOX 12713
CASA GRANDE , AZ 85130-0065

50933027A
BAWDEN DANIEL L & MELODY M
205 NW 11TH AVE
ALEDO , IL 61231-1143

50933005A
CORDOBA DANTE PEREZ
1804 W MOUNTAIN VIEW CIR
MESA , AZ 85201-1450

50933059A
RAMIREZ LINDA
10973 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-8512

50933037A
LEON VERONICA I
11161 N ARAPAHO DR
CASA GRANDE , AZ 85122-2820

50933092C
SCHREIBER DONALD R
10985 N KIT CARSON DR
CASA GRANDE , AZ 85122-8512

50933069A
CALICHE CREEK LLC
20101 E SILVER CREEK LN
QUEEN CREEK , AZ 85142-2628

50933124A
LANDEROS FILIBERTO & AMADA A
1644 E DIEGO DR
CASA GRANDE , AZ 85122-2633

50933101A
BURCH FREDRICK D & MARTHA E
10972 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2792

50933155A
BLANSKE VENTURES LTD PSHIP ETAL
13805 E CAMINO CARTAMO
TUCSON , AZ 85749-9919

50933134A
TUZIGOOT 10972 LLC
7463 E SIERRA VISTA DR
SCOTTSDALE , AZ 85250-0460

509340020
MMW PROPERTIES #2 LLC
4711 E FALCON DR STE 231
MESA , AZ 85215-5250

50933029A
JUNCKER CHARLES R
MAIL RETURN
, -

50933003A
LEON RAFAEL E
11161 N ARAPAHO DR
CASA GRANDE , AZ 85122-2820

50933061A
BEAULIEU SHELDON J
10997 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-8512

50933035A
BS REMODELING LLC
5920 N QUIET LN
CASA GRANDE , AZ 85122-8512

50933094A
FAREWELL THOMAS P
3116 DOVER CRESENT SE
CALGARY , AB -

50933067A
FIGUEROA SANDRA R
10996 N BATTLEFORD DR
CASA GRANDE , AZ 85122-8512

50933125A
OROZCO JOHN & SAMANTHA
14484 W JIMMIE KERR BLVD
CASA GRANDE , AZ 85122-2844

50933099D
TUALLA JUAN R & MARIA V
10994 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2792

50933157A
BRISENO JOSE R
MAIL RETURN
, -

50933131A
WESLAKE PROPERTIES LLC
3048 E BASELINE RD STE 108
MESA , AZ 85204-4728

50934298A
MARTINEZ MICHAEL & SHELLY
2481 N GRANITE CT
CASA GRANDE , AZ 85122-2624

50934271A
DERENZIS ALEXUS & BONNEAU SETH
11000 N HUALAPAI DR
CASA GRANDE , AZ 85122-2808

50933031A
GALLEGOS LINDA G
11021 N HUALAPAI DR
CASA GRANDE , AZ 85122-2808

50933001A
PEREZ ROMANA
7843 W MCCARTNEY RD
CASA GRANDE , AZ 85194-4741

509331610
PINAL CNTY FLOOD CONTROL DISTRICT
PO BOX 827
FLORENCE , AZ 85132-2301

50933063A
HERNANDEZ JULIO
11021 N GRAND CANYON BLVD
CASA GRANDE , AZ 85122-8512

50931001D
CITY OF CASA GRANDE
510 E FLORENCE BLVD
CASA GRANDE , AZ 85122-8512

50933033A
BROTHERS 3 INVESTMENTS LLC
567 W COBBLESTONE CT
CASA GRANDE , AZ 85122-2660

50933153B
RIVERA ROBYN & DAVILA JOSE EFRAIN RIVERA
1684 N CAMERON ST
CASA GRANDE , AZ 85122-2202

50933095A
MARTINEZ MICHAEL ANGELO & DAISY
18681 W TANGERINE RD
CASA GRANDE , AZ 85122-2780

50932274A
MAZARIEGOS LORENZO
1424 W MEGAN ST
CHANDLER , AZ 85224-4354

50933065A
WALLACE DANIEL J
11020 N BATTLEFORD DR
CASA GRANDE , AZ 85122-8512

50932274B
MAZARIEGOS UBILCER MANFREDO
715 S KINGSLEY DR APT 129
LOS ANGELES , CA 90005-5248

50933127A
POLAND M KIRK
11021 N BATTLEFORD DR
CASA GRANDE , AZ 85122-2825

50933122A
CHAVEZ HUMBERTO & GLORIA
1544 E IRENE DR
CASA GRANDE , AZ 85122-2869

50933097A
TUALLA JUAN R & MARIA V
10994 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2792

50932187A
BOTHERS 3 INVESTMENTS LLC
567 W COBBLESTONE CT
CASA GRANDE , AZ 85122-2660

50933159A
BROWNE WILLIAM
10615 N LITTLE OAK DR
CASA GRANDE , AZ 85122-2793

50935308A
BUDEL STEVE
2208 E MEAD PL
CHANDLER , AZ 85249-9326

50933130A
RODRIGUEZ CARMEN T
11024 N TUZIGOOT DR
CASA GRANDE , AZ 85122-8512

50935023A
BOGATKO YONGHEE
10721 N HILLSIDE DR
CASA GRANDE , AZ 85122-2805

509340010
MMW PROPERTIES #2 LLC
4711 E FALCON DR STE 231
MESA , AZ 85215-5250

50935025A
SUNRISE EQUITIES LLC
548 W NARANJA AVE
MESA , AZ 85210-0742

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director



Christopher Wanamaker
County Engineer

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

**DEER RUN RANCH ESTATES AND DEAR RUN RANCH ESTATES UNIT NO 2
BLANKET VARIANCE
CASE BA-062-24 through BA-068-24**

NEIGHBORHOOD MEETING

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director



Christopher Wanamaker
County Engineer

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

December 19, 2024

Re: Neighborhood Meeting Notice for a County-Initiated Blanket Variance Proposal in the Deer Run Ranch Estates subdivisions, generally located at the southwest corner of W. Tangerine Rd and N. Tuzigoot Dr in unincorporated Pinal County, Arizona, near the City of Casa Grande.

Meeting Date: Tuesday, January 7, 2025

Meeting Time: 5:30 pm to 6:30 pm

Location: Pinal County Development Services Office - Room 102 (Ocotillo Conference Room)
85 N. Florence St., Florence, AZ 85132 (Phone: (520) 866-6442)

Dear Property Owner,

The purpose of this letter is to invite you to a **neighborhood meeting** hosted by Pinal County Development Services to discuss a proposal for a blanket variance affecting the residential parcels shown on the map below and in the attached parcel data, located within the **Deer Run Ranch Estates subdivisions**.

Originally platted as residential lots in 1957 and amended in 1969, these parcels had a typical size of approximately 0.1 acres. Over the years, there have been several lot combinations and reconfigurations, which have resulted in current lot sizes ranging from 0.1 acres to 0.4 acres. Of the total parcels, 73% have been developed, while the remaining 27% remain vacant.

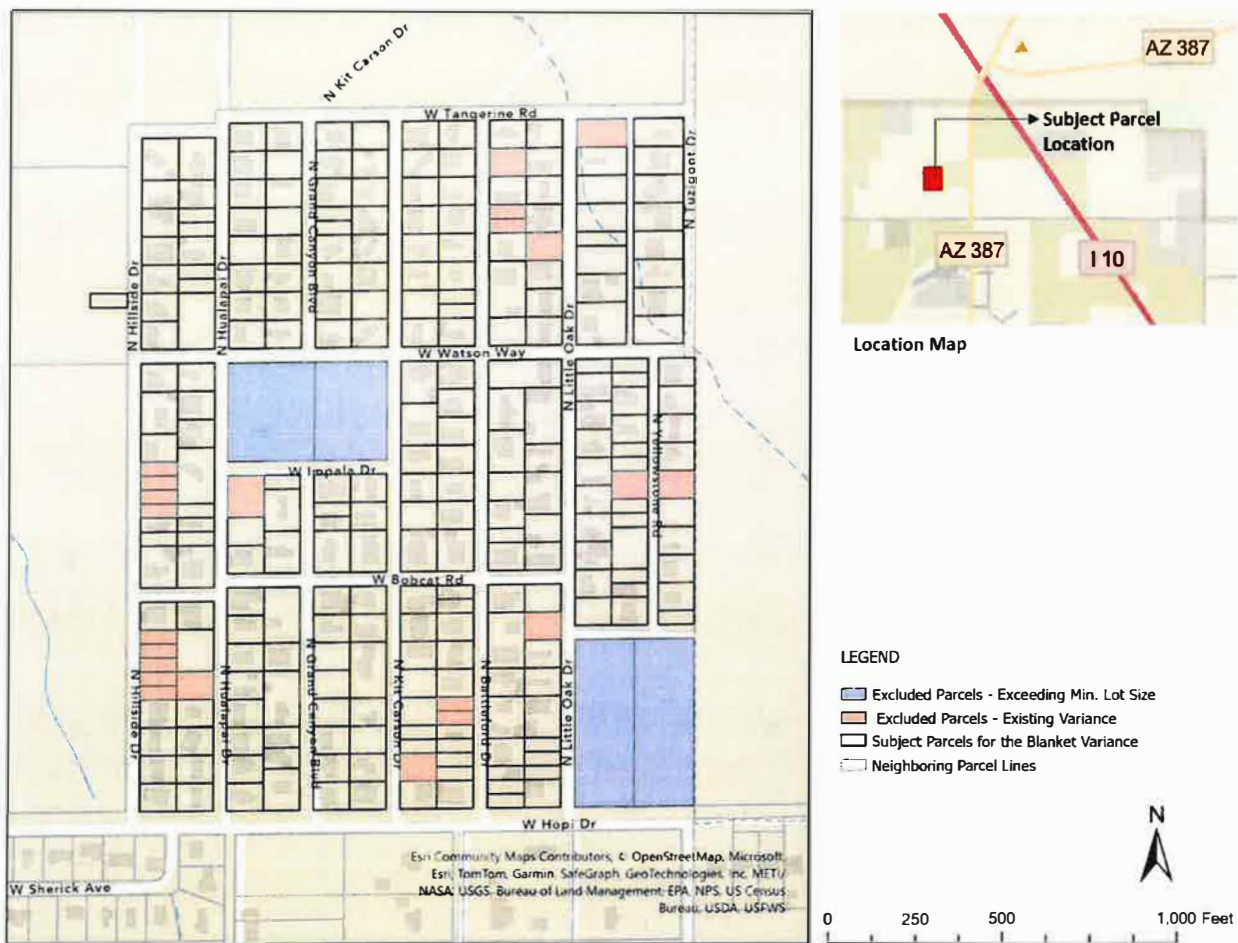
The subject parcels are currently zoned General Rural (GR), which mandates a minimum lot size of 54,540 square feet (1.25 acres). As a result, the current lot sizes do not meet this requirement, rendering the vacant parcels unsuitable for development and creating **permitting issues** when applying for further improvements to the developed parcels. To date, 16 individual variance cases have been filed to bring these parcels into compliance with Pinal County's zoning code.

The proposed blanket variance seeks to streamline this process by eliminating the need for individual variances. It would allow property owners to deviate from the development standards of the General Rural (GR) Zoning District, enabling them to develop vacant parcels according to a development standard that is better suited to its platted size. This variance would also bring already developed parcels into compliance with current standards. **The existing structures will not be impacted by this variance, except for the status change of their lots from non-conforming to legally conforming.**

Please note that **THIS IS NOT A ZONE CHANGE** and will **not increase your property taxes**. Any tax changes will be based on future development and use of the parcels, not the blanket variance itself. Property owners will **not incur** any costs, as Pinal County will cover all advertising and processing expenses. The process will take about 30 days due to public notice requirements. The **Public Hearing** for the proposed Blanket Variance is expected on **January 23, 2025**, at 85 N. Florence St., Florence, AZ 85132. A separate Notice will be sent with the date and location of the hearing.

Neighborhood Meeting: County Initiated Blanket Variance Proposal

Map showing the location and parcel data of Deer Run Ranch Estates Subdivisions:



According to the Pinal County Recorder’s Office, you are identified as an impacted party, either as an owner of the referenced parcels or as a property owner within a 600-foot radius of the proposed Blanket Variance area. If you have any questions about this proposal or the development of these lots, please feel free to contact Planning Staff member Monika Smriti at **520-866-6294** or via email at monika.smriti@pinal.gov.

Thank you for your attention to this matter.

Sincerely,

Brent Billingsley
Community Development Director

ATTACHMENTS: Attachment 1: List of the Subject Parcels



PINAL COUNTY
WIDE OPEN OPPORTUNITY

DEER RUN RANCH ESTATES BLANKET VARIANCE

COMMUNITY ENGAGEMENT MEETING

01/07/25

Development Services Department

Overview



PINAL COUNTY

WIDE OPEN OPPORTUNITY

- ❑ **Meet the Team: Staff Introductions**
- ❑ **Housekeeping Items**
- ❑ **Understanding Blanket Variances: Benefits**
- ❑ **Background: Deer Run Ranch Estates**
- ❑ **Community Impact: How It Benefits You**
- ❑ **What's Next?**
- ❑ **Open Forum: Questions & Answers**

Deer Run Ranch Blanket Variance



Meet the Team: Staff Introductions

Deer Run Ranch Blanket Variance



Housekeeping Items

Understanding Blanket Variances: Benefits

- Tool that allows relief from specific development standards when certain criteria is met.
- Major consideration = NOT self-imposed.
- Variance (Individual) vs Blanket Variance (Area Specific).
- NOT a zone change.
- NOT a physical reduction of lot size.
- NO tax implications.
- Property owners will NOT incur any costs for this blanket variance project.

Background: Deer Run Ranch estates

- ❑ **Area History:** Platted in 1957 under 1954 zoning, allowing 0.1 acres of lot sizes.
- ❑ **Current Zoning:** GR (General Rural) since 1962, amended in 1972. Current lot sizes (0.1 - 0.4 acres) don't comply with GR's 1.25-acre requirement.
- ❑ **Development Status:** 73% developed, 27% vacant.
- ❑ **Challenges:** Residents struggle to obtain permits for redevelopment/vacant lot use, due to undersized lot condition. To date, 16 individual variance requests have been received by County.
- ❑ **Solution:** Blanket variance for ~247 parcels, removing need for individual variances.
- ❑ **Note: Building Safety and utilities permit process is still required.**

Community Impact: How It Benefits You

- ❑ **Vacant Lots:** The GR development standards for these subdivisions (such as lot size, setbacks, etc.) will be modified to align more closely with the current platted parcel sizes, which range from 0.1 to 0.4 acres.
- ❑ **Existing Structures:** For parcels with existing dwelling units and structures, there is no need to follow the current (GR) zoning standards or the newly modified development standards. This means that any existing structures are grandfathered in, and owners are not required to meet the new regulations unless they undergo significant renovations or modifications.
- ❑ **Accessory Structures:** In the case of adding a detached accessory building, the parcel must comply with the new development standards for accessory buildings.
- ❑ **Replacement Structures:** If an existing building is demolished on the subject property, the new building must adhere to the new development standards corresponding to the parcel's lot size.
- ❑ **Note: Building Safety and utility permit process is still required.**

Deer Run Ranch Blanket Variance



What's Next?

- ❑ **A Public Hearing for seven blanket variance cases** concerning the Deer Run Ranch Estates community will be held on **January 23, 2025**, at the EOS Building.

The cases include:

- **BA-062-24:** 41 Parcels (Vacant and Developed) – Lot Size: 0.10 Acres
 - **BA-063-24:** Two Parcels (Vacant and Developed) – Lot Size: 0.14 Acres
 - **BA-064-24:** 159 Parcels (Vacant and Developed) – Lot Size: 0.19 Acres
 - **BA-065-24:** 12 Parcels (Vacant and Developed) – Lot Size: 0.27 Acres
 - **BA-066-24:** 22 Parcels (Vacant and Developed) – Lot Size: 0.29 Acres
 - **BA-067-24:** Nine Parcels (Vacant and Developed) – Lot Size: 0.39 Acres
 - **BA-068-24:** Two Parcels (Vacant and Developed) – Lot Size: 0.40 Acres
- ❑ **The blanket variances would apply to the properties if approved by the board.**

Thank You!



PINAL COUNTY

WIDE OPEN OPPORTUNITY

Open Forum: Questions & Answers 😊

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Christopher Wanamaker
County Engineer

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

County-Initiated Blanket Variance Proposal in the Deer Run Ranch Estates Subdivisions Neighborhood Meeting Sign-In Sheet

Date: January 7, 2024

Time: 5:30 pm to 6:30 pm

Location: Pinal County Development Services Office - Room 102 (Ocotillo Conference Room)
85 N. Florence St., Florence, AZ 85132 (Phone: (520) 866-6442)

Please fill out your information below:

Name	Parcel Number (If available)	Address	Email & Phone Number	Comments
Stella Schilling + Tom Schilling		10901 N. Analapui Casa Grande, AZ 85122	weber schilling @hotmail .com	Need more sheriff patroling <hr/> Street needs re-paving

Thank you for your participation!

Development Services Department

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director



PINAL COUNTY
WIDE OPEN OPPORTUNITY

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County Engineer

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**County-Initiated Blanket Variance Proposal in the Deer Run Ranch Estates Subdivisions
Neighborhood Meeting Sign-In Sheet**

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Time: 5:30 pm to 6:30 pm

Location: Pinal County Development Services Office - Room 102 (Ocotillo Conference Room)
85 N. Florence St., Florence, AZ 85132 (Phone: (520) 866-6442)

Please fill out your information below:

Name	Parcel Number (If available)	Address	Email & Phone Number	Comments
Paul Ross	509-35-291A 509-35-289B	10502 N. Hankins	PR7198546@ Gmail.com 57	<p>Only issue is 5.2 FT of Lot 9 B.C.T.O has a fence that neighbor put up</p> <p>I am trying to get it in my name</p> <p>Assessor of C can't help with doc's</p> <p>Sue Thomas my wife died in 2022 when she died a name change parcel 509-35-289B was left out should be Sue Ross not Sue Thomas</p> <p>Twin Assessor people better</p>

Thank you for your participation!

Development Services Department

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director



PINAL COUNTY
WIDE OPEN OPPORTUNITY

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Please fill out your information below:

Name	Parcel Number (If available)	Address	Email & Phone Number	Comments
Manuel Fernandez	509-32 - 0990 and 509-32 - 0100	Lots 11 and 12	971-715-9715 manuelinano@gmail.com	Variance. if I can not Build in a lot smaller then .1 I will like to be able to combine both lots. To Put a mobile home and a Garage

Thank you for your participation!

Development Services Department

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director



PINAL COUNTY
WIDE OPEN OPPORTUNITY

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Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

**County-Initiated Blanket Variance Proposal in the Deer Run Ranch Estates Subdivisions
Neighborhood Meeting Sign-In Sheet**

Date: January 7, 2024

Time: 5:30 pm to 6:30 pm

Location: Pinal County Development Services Office - Room 102 (Ocotillo Conference Room)
85 N. Florence St., Florence, AZ 85132 (Phone: (520) 866-6442)

Please fill out your information below:

Name	Parcel Number (If available)	Address	Email & Phone Number	Comments
Beverly Hollis		10700 N Kit Carson Drive	520-610- 9007 BEV HOLLIS 1968@gmail.com	<p>we need completely new roads in Indian Hills - Deer Run Estates roads haven't been paved completely in 20 yrs. now.</p> <p>we need noise reduction on weekends there are gangs of motorcycles on the weekend evenings that keep me calling the sheriff a lot we need sheriff's increased - by 1/8 more sheriff's for the neighborhood</p> <p>we need homes repaired more in the area - painting, new roofs, and yards done modern instead of clutter in the yards, etc.</p> <p>is this any part of zoning? decline zoning. the lots should be improved some.</p>

Thank you for your participation!

Development Services Department

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Christopher Wanamaker
County Engineer

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

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Please fill out your information below:

Name	Parcel Number (If available)	Address	Email & Phone Number	Comments
Don & Janet Eagan	Lots 7 & 8 509-32-184A	10548 N. Battleford Dr.	brazicano74 @gmail.com Cell Phone: # 248-459-2768 734-245-6294	Don Janet

Thank you for your participation!

Development Services Department

APPLICATIONS

BA-062-24

BA-063-24

BA-064-24

BA-065-24

BA-066-24

BA-067-24

BA-068-24

BA-062-24 APPLICATION

MIN. 4,356 SF (0.1 acres)
(41) PARCELS



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.: BA-062-24 (Various Parcels) 2. Size (to the nearest 1/10th of an acre 0.10 acres

3. The legal description of the property: Various Parcels. Legal description in the file

4. Current zoning: GR 5. Septic or Sewer? Septic Sewer Individual Responsibility
Sewer District Not Applicable

6. The existing use(s) of the property: Overall 73% Single Family Residential and 27% Vacant Lots in the Deer Ranch Estates Subdivisions

7. The exact variance request and/or Section(s) of Code impacted: SECTION 2.40.020 AND 2.40.030 to vary minimum lot size requirement for a Single Family Residence

8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC) - Not applicable

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.

No land use changes or physical conditions of the lots are being altered

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 subdivisions were initially designed with substandard lot sizes. The proposed blanket variance would allow property owners to deviate from the development standards of the General Rural (GR) Zoning District, enabling them to develop the vacant parcel according to an alternative, yet reasonable standard that is better suited to its platted size. This would also bring the already developed parcels into compliance with legal standards, eliminating the need for additional variance requests.

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Planning Division

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

The lot owners are not responsible for the need for variances, as the lots were originally platted with substandard sizes.

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.

Undersized lots do not have a negative or significant impact on the properties or the surrounding neighborhood.

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

The proposed blanket variance does not alter the permitted uses; instead, they allow property owners to utilize their lots in the same manner as other lots within the GR Zoning District.

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 proposed blanket variance aims to bring the existing developed parcels into legal conformity and establish a permitted use on the vacant parcels. The hardship presented is non-financial, as the owners are not responsible for the substandard platted size; without the variance, the applicant would be deprived of the full enjoyment of the property, as no permitted use can be constructed or modified due to size restrictions. Staff notes that the Pinal County Board of Adjustment is authorized to grant a variance when failing to do so would result in the impairment of substantial property rights, as outlined in Section 2.155.050 (C.4C) and 2.155.050 (C.4D) of the County Code.


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

15. Site Plan Review or Building Permit Number: N/A

16. Required parking either in total number or ratio: N/A **17. Requested (# or ratio)** N/A

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: Evidence to support the reduction includes the fact that 73% of the lots are already developed and many of the buildings have been operating in compliance with Pinal County Building Safety Standards. The proposed lot size of 4,356 square feet is only slightly smaller than the Pinal County's prescribed lot sizes for Single Family Residential (6,000-7,000 square feet) and Manufactured Homes (8,000 square feet), making it a reasonable deviation. Additionally, the proposed variance does not eliminate the requirement for further approvals from the Building Safety or Septic requirements.

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.

BRENT BILLINGSLEY/ COM. DEVELOPMENT DIRECTOR	85 N. FLORENCE ST, FLORENCE, AZ 85132	
Name of Applicant	Address	
	PLANNINGDIVISION@PINAL.GOV	520-855-6442
Signature of Applicant	E-Mail Address	Phone Number

MONIKA SMRITI/ PLANNER	85 N. FLORENCE ST, FLORENCE, AZ 85132	
Name of Agent/Representative	Address	
<i>Monika Smriti</i>	MONIKA.SMRTI@PINAL.GOV	520-855-6294
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.

PARCELS ON FILE		
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.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.



DEER RUN RANCH ESTATES AND DEER RUN RANCH ESTATES UNIT NO 2 BLANKET VARIANCE BA-062-24 PROJECT NARRATIVE

Pinal County Community Development Director (Applicant) is requesting Blanket Variances to Sections 2.40.020 and 2.40.030 of the Pinal County Development Services Code in order to bring the platted subdivisions of Deer Run Ranch Estates and Deer Run Ranch Estates Unit No. 2 into compliance. This variance project propose to reduce the minimum lot size requirement from 54,450 sq. ft. (approximately 1.25 acres) to a range of sizes from approximately 0.1 acres to 0.4 acres for parcels (list of parcels and legal on file) within the General Rural (GR) Zone. The site is generally located at the southwest corner of W. Tangerine Road and N. Tuzigoot Drive in unincorporated Pinal County, Arizona, near the City of Casa Grande.

The proposed Blanket Variance Project includes seven case numbers—BA-062-24, BA-063-24, BA-064-24, BA-065-24, BA-066-24, BA-067-24, and BA-068-24—each corresponding to varying lot sizes ranging from 0.1 acres to 0.4 acres within the Deer Run Ranch Estates subdivisions.

The case number **BA-062-24** proposes reducing minimum lot size from 54,450 sq. ft. (±1.25 acres) to 4,356 sq. ft. (±0.1 acres) on parcels (legal on file) sized approximately ±0.1 acres.

SUBJECT PARCELS (BA-062-24):

#	APN NUMBER	Size in AC	Size in SF
1	509342760	0.1	4,356
2	509342770	0.1	4,356
3	509342800	0.1	4,356
4	509342810	0.1	4,356
5	509330580	0.1	4,356
6	509330570	0.1	4,356
7	509330770	0.1	4,356
8	509330780	0.1	4,356
9	509350210	0.1	4,356
10	509350200	0.1	4,356

11	509350130	0.1	4,356
12	509350120	0.1	4,356
13	509350110	0.1	4,356
14	509320010	0.1	4,356
15	509320250	0.1	4,356
16	509320260	0.1	4,356
17	50932074C	0.1	4,356
18	509321260	0.1	4,356
19	509320890	0.1	4,356
20	509320900	0.1	4,356
21	509320950	0.1	4,356
22	509320960	0.1	4,356
23	509320990	0.1	4,356
24	509321000	0.1	4,356
25	509321040	0.1	4,356
26	509321050	0.1	4,356
27	509321450	0.1	4,356
28	509321990	0.1	4,356
29	509321980	0.1	4,356
30	509321910	0.1	4,356
31	509321900	0.1	4,356
32	509321890	0.1	4,356
33	509321880	0.1	4,356
34	509321790	0.1	4,356
35	509321780	0.1	4,356
36	509321640	0.1	4,356
37	509321630	0.1	4,356
38	509321620	0.1	4,356
39	509321580	0.1	4,356
40	509342520	0.1	4,356
41	509321570	0.1	4,356

BA-063-24 APPLICATION

MIN. 6,098 SF (0.14 acres)
(2) PARCELS



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.: BA-063-24 (509-32-254A, 509-32-252A) 2. Size (to the nearest 1/10th of an acre 0.14 acres

3. The legal description of the property: 509-32-254A, 509-32-252A. Legal description in the file

4. Current zoning: GR 5. Septic or Sewer? Septic Sewer Individual Responsibility
Sewer District Not Applicable

6. The existing use(s) of the property: Overall 73% Single Family Residential and 27% Vacant Lots in the Deer Ranch Estates Subdivisions

7. The exact variance request and/or Section(s) of Code impacted: SECTION 2.40.020 AND 2.40.030 to vary minimum lot size requirement for a Single Family Residence

8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC) - Not applicable

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.

No land use changes or physical conditions of the lots are being altered

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 subdivisions were initially designed with substandard lot sizes. The proposed blanket variance would allow property owners to deviate from the development standards of the General Rural (GR) Zoning District, enabling them to develop the vacant parcel according to an alternative, yet reasonable standard that is better suited to its platted size. This would also bring the already developed parcels into compliance with legal standards, eliminating the need for additional variance requests

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

The lot owners are not responsible for the need for variances, as the lots were originally platted with substandard sizes.

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.

Undersized lots do not have a negative or significant impact on the properties or the surrounding neighborhood.

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

The proposed blanket variance does not alter the permitted uses; instead, they allow property owners to utilize their lots in the same manner as other lots within the GR Zoning District.

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

15. Site Plan Review or Building Permit Number: N/A

16. Required parking either in total number or ratio: N/A **17. Requested (# or ratio)** N/A

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: Evidence to support the reduction includes the fact that 73% of the lots are already developed and many of the buildings have been operating in compliance with Pinal County Building Safety Standards. The proposed lot size of 4,356 square feet is only slightly smaller than the Pinal County's prescribed lot sizes for Single Family Residential (6,000-7,000 square feet) and Manufactured Homes (8,000 square feet), making it a reasonable deviation. Additionally, the proposed variance does not eliminate the requirement for further approvals from the Building Safety or Septic requirements.

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Name of Applicant	Address	
	PLANNINGDIVISION@PINAL.GOV	520-855-6442
Signature of Applicant	E-Mail Address	Phone Number

MONIKA SMRITI/ PLANNER	85 N. FLORENCE ST, FLORENCE, AZ 85132	
Name of Agent/Representative	Address	
<i>Monika Smriti</i>	MONIKA.SMRTI@PINAL.GOV	520-855-6294
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.

PARCELS ON FILE		
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:
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- 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:

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DEER RUN RANCH ESTATES AND DEER RUN RANCH ESTATES UNIT NO 2 BLANKET VARIANCE BA-063-24 PROJECT NARRATIVE

Pinal County Community Development Director (Applicant) is requesting Blanket Variances to Sections 2.40.020 and 2.40.030 of the Pinal County Development Services Code in order to bring the platted subdivisions of Deer Run Ranch Estates and Deer Run Ranch Estates Unit No. 2 into compliance. This variance project proposes to reduce the minimum lot size requirement from 54,450 sq. ft. (approximately 1.25 acres) to a range of sizes from approximately 0.1 acres to 0.4 acres for parcels (list of parcels and legal on file) within the General Rural (GR) Zone. The site is generally located at the southwest corner of W. Tangerine Road and N. Tuzigoot Drive in unincorporated Pinal County, Arizona, near the City of Casa Grande.

The proposed Blanket Variance Project includes seven case numbers—BA-062-24, BA-063-24, BA-064-24, BA-065-24, BA-066-24, BA-067-24, and BA-068-24—each corresponding to varying lot sizes ranging from 0.1 acres to 0.4 acres within the Deer Run Ranch Estates subdivisions.

The case number **BA-063-24** proposes reducing minimum lot size from 54,450 sq. ft. (± 1.25 acres) to 6,098 sq. ft. (± 0.14 acres) on parcels (legal on file) sized approximately ± 0.14 acres.

SUBJECT PARCELS (BA-063-24):

#	APN NUMBER	Size in AC	Size in SF
1	50932254A	0.14	6,098
2	50932252A	0.14	6,098

BA-064-24 APPLICATION

MIN. 8,276 SF (0.19 acres)
(159) PARCELS

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

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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.: BA-064-24 (Various Parcels) 2. Size (to the nearest 1/10th of an acre) 0.19 acres

3. The legal description of the property: Various Parcels. Legal description in the file

4. Current zoning: GR 5. Septic or Sewer? Septic Sewer Individual Responsibility
Sewer District Not Applicable

6. The existing use(s) of the property: Overall 73% Single Family Residential and 27% Vacant Lots in the Deer Ranch Estates Subdivisions

7. The exact variance request and/or Section(s) of Code impacted: SECTION 2.40.020 AND 2.40.030 to vary minimum lot size requirement for a Single Family Residence

8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC) - Not applicable

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- 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.



DEER RUN RANCH ESTATES AND DEAR RUN RANCH ESTATES UNIT NO 2 BLANKET VARIANCE BA-064-24 PROJECT NARRATIVE

Pinal County Community Development Director (Applicant) is requesting Blanket Variances to Sections 2.40.020 and 2.40.030 of the Pinal County Development Services Code in order to bring the platted subdivisions of Deer Run Ranch Estates and Deer Run Ranch Estates Unit No. 2 into compliance. This variance project proposes to reduce the minimum lot size requirement from 54,450 sq. ft. (approximately 1.25 acres) to a range of sizes from approximately 0.1 acres to 0.4 acres for parcels (list of parcels and legal on file) within the General Rural (GR) Zone. The site is generally located at the southwest corner of W. Tangerine Road and N. Tuzigoot Drive in unincorporated Pinal County, Arizona, near the City of Casa Grande.

The proposed Blanket Variance Project includes seven case numbers—BA-062-24, BA-063-24, BA-064-24, BA-065-24, BA-066-24, BA-067-24, and BA-068-24—each corresponding to varying lot sizes ranging from 0.1 acres to 0.4 acres within the Deer Run Ranch Estates subdivisions.

The case number **BA-064-24** proposes reducing minimum lot size from 54,450 sq. ft. (±1.25 acres) to 8,276 sq. ft. (±0.19 acres) on parcels (legal on file) sized approximately ±0.19 acres.

SUBJECT PARCELS (BA-064-24):

#	APN NUMBER	Size in AC	Size in SF
1	50934297A	0.19	8,276
2	50934274A	0.19	8,276
3	50934295A	0.19	8,276
4	50934292A	0.19	8,276
5	50934290A	0.19	8,276
6	50934288A	0.19	8,276
7	50934286A	0.19	8,276
8	50934278A	0.19	8,276
9	50933031A	0.19	8,276
10	50933029A	0.19	8,276
11	50933027A	0.19	8,276

12	50933023C	0.19	8,276
13	50933023D	0.19	8,276
14	50933021A	0.19	8,276
15	50933019A	0.19	8,276
16	50933017A	0.19	8,276
17	50933015A	0.19	8,276
18	50933013A	0.19	8,276
19	50933011A	0.19	8,276
20	50933009A	0.19	8,276
21	50933007A	0.19	8,276
22	50933005A	0.19	8,276
23	50933003A	0.19	8,276
24	50933001A	0.19	8,276
25	50933063A	0.19	8,276
26	50933061A	0.19	8,276
27	50933059A	0.19	8,276
28	50933055A	0.19	8,276
29	50933053A	0.19	8,276
30	50933051A	0.19	8,276
31	50933049A	0.19	8,276
32	50933047A	0.19	8,276
33	50933045A	0.19	8,276
34	50933043A	0.19	8,276
35	50933041A	0.19	8,276
36	50933039A	0.19	8,276
37	50933037A	0.19	8,276
38	50933035A	0.19	8,276
39	50933033A	0.19	8,276
40	50933095A	0.19	8,276
41	50933094A	0.19	8,276
42	50933092C	0.19	8,276
43	50933092B	0.19	8,276
44	50933087A	0.19	8,276
45	50933085A	0.19	8,276
46	50933083A	0.19	8,276
47	50933081A	0.19	8,276
48	50933079A	0.19	8,276
49	50933076A	0.19	8,276
50	50933073A	0.19	8,276
51	50933071A	0.19	8,276
52	50933069A	0.19	8,276

53	50933067A	0.19	8,276
54	50933065A	0.19	8,276
55	50933127A	0.19	8,276
56	50933124A	0.19	8,276
57	50933119A	0.19	8,276
58	50933113A	0.19	8,276
59	50933111A	0.19	8,276
60	50933109A	0.19	8,276
61	50933107A	0.19	8,276
62	50933103A	0.19	8,276
63	50933101A	0.19	8,276
64	50933099D	0.19	8,276
65	50933097A	0.19	8,276
66	50935032A	0.19	8,276
67	50935027A	0.19	8,276
68	50935002A	0.19	8,276
69	50935004A	0.19	8,276
70	50935006A	0.19	8,276
71	50932009A	0.19	8,276
72	50932010A	0.19	8,276
73	50932027A	0.19	8,276
74	50932016A	0.19	8,276
75	50932017A	0.19	8,276
76	50932047A	0.19	8,276
77	50932049A	0.19	8,276
78	50932051A	0.19	8,276
79	50932039A	0.19	8,276
80	50932037A	0.19	8,276
81	50932036A	0.19	8,276
82	50932033A	0.19	8,276
83	50932032A	0.19	8,276
84	50932030A	0.19	8,276
85	50932079A	0.19	8,276
86	50932077A	0.19	8,276
87	50932074B	0.19	8,276
88	50932072A	0.19	8,276
89	50932067B	0.19	8,276
90	50932065A	0.19	8,276
91	50932124A	0.19	8,276
92	50932122A	0.19	8,276
93	50932120A	0.19	8,276

94	50932119A	0.19	8,276
95	50932116A	0.19	8,276
96	50932114A	0.19	8,276
97	50932112A	0.19	8,276
98	50932110A	0.19	8,276
99	50932109A	0.19	8,276
100	50932107A	0.19	8,276
101	50932093A	0.19	8,276
102	50932091A	0.19	8,276
103	50932127A	0.19	8,276
104	50932129A	0.19	8,276
105	50932131A	0.19	8,276
106	50932133A	0.19	8,276
107	50932137A	0.19	8,276
108	50932139A	0.19	8,276
109	50932141A	0.19	8,276
110	50932142B	0.19	8,276
111	50935309A	0.19	8,276
112	50935303A	0.19	8,276
113	50935301A	0.19	8,276
114	50935299A	0.19	8,276
115	50935297A	0.19	8,276
116	50935295A	0.19	8,276
117	50935293A	0.19	8,276
118	50935291A	0.19	8,276
119	50935289C	0.19	8,276
120	50935282A	0.19	8,276
121	50932273A	0.19	8,276
122	50932270A	0.19	8,276
123	50932269A	0.19	8,276
124	50932266A	0.19	8,276
125	50932265A	0.19	8,276
126	50932262A	0.19	8,276
127	50932260A	0.19	8,276
128	50932258A	0.19	8,276
129	50932246A	0.19	8,276
130	50932240A	0.19	8,276
131	50932239A	0.19	8,276
132	50932236A	0.19	8,276
133	50932234A	0.19	8,276
134	50932232A	0.19	8,276

135	50932220C	0.19	8,276
136	50932228A	0.19	8,276
137	50932226A	0.19	8,276
138	50932224A	0.19	8,276
139	50932220F	0.19	8,276
140	50932220E	0.19	8,276
141	50932218A	0.19	8,276
142	50932212A	0.19	8,276
143	50932210A	0.19	8,276
144	50932209A	0.19	8,276
145	50932206A	0.19	8,276
146	50932204A	0.19	8,276
147	50932202D	0.19	8,276
148	50932200A	0.19	8,276
149	50932195A	0.19	8,276
150	50932193A	0.19	8,276
151	50932184A	0.19	8,276
152	50932182A	0.19	8,276
153	50932180A	0.19	8,276
154	50932146C	0.19	8,276
155	50932170A	0.19	8,276
156	50932165A	0.19	8,276
157	50932152A	0.19	8,276
158	50932150A	0.19	8,276
159	50932146D	0.19	8,276

BA-065-24 APPLICATION

MIN. 11,761 SF (0.27 acres)
(12) PARCELS

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.: BA-065-24 (Various Parcels) 2. Size (to the nearest 1/10th of an acre) 0.27 acres

3. The legal description of the property: Various Parcels. Legal description in the file

4. Current zoning: GR 5. Septic or Sewer? Septic Sewer Individual Responsibility
Sewer District Not Applicable

6. The existing use(s) of the property: Overall 73% Single Family Residential and 27% Vacant Lots in the Deer Ranch Estates Subdivisions

7. The exact variance request and/or Section(s) of Code impacted: SECTION 2.40.020 AND 2.40.030 to vary minimum lot size requirement for a Single Family Residence

8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC) - Not applicable

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.

No land use changes or physical conditions of the lots are being altered

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 subdivisions were initially designed with substandard lot sizes. The proposed blanket variance would allow property owners to deviate from the development standards of the General Rural (GR) Zoning District, enabling them to develop the vacant parcel according to an alternative, yet reasonable standard that is better suited to its platted size. This would also bring the already developed parcels into compliance with legal standards, eliminating the need for additional variance requests

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www.pinalcountyaz.gov

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

The lot owners are not responsible for the need for variances, as the lots were originally platted with substandard sizes.

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.

Undersized lots do not have a negative or significant impact on the properties or the surrounding neighborhood.

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

The proposed blanket variance does not alter the permitted uses; instead, they allow property owners to utilize their lots in the same manner as other lots within the GR Zoning District.

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 proposed blanket variance aims to bring the existing developed parcels into legal conformity and establish a permitted use on the vacant parcels. The hardship presented is non-financial, as the owners are not responsible for the substandard platted size; without the variance, the applicant would be deprived of the full enjoyment of the property, as no permitted use can be constructed or modified due to size restrictions. Staff notes that the Pinal County Board of Adjustment is authorized to grant a variance when failing to do so would result in the impairment of substantial property rights, as outlined in Section 2.155.050 (C.4C) and 2.155.050 (C.4D) of the County Code.


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

15. Site Plan Review or Building Permit Number: N/A

16. Required parking either in total number or ratio: N/A **17. Requested (# or ratio)** N/A

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: Evidence to support the reduction includes the fact that 73% of the lots are already developed and many of the buildings have been operating in compliance with Pinal County Building Safety Standards. The proposed lot size of 4,356 square feet is only slightly smaller than the Pinal County's prescribed lot sizes for Single Family Residential (6,000-7,000 square feet) and Manufactured Homes (8,000 square feet), making it a reasonable deviation. Additionally, the proposed variance does not eliminate the requirement for further approvals from the Building Safety or Septic requirements.

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.

BRENT BILLINGSLEY/ COM. DEVELOPMENT DIRECTOR	85 N. FLORENCE ST, FLORENCE, AZ 85132	
Name of Applicant	Address	
	PLANNINGDIVISION@PINAL.GOV	520-855-6442
Signature of Applicant	E-Mail Address	Phone Number

MONIKA SMRITI/ PLANNER	85 N. FLORENCE ST, FLORENCE, AZ 85132	
Name of Agent/Representative	Address	
<i>Monika Smriti</i>	MONIKA.SMRTI@PINAL.GOV	520-855-6294
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.

PARCELS ON FILE		
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.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.



DEER RUN RANCH ESTATES AND DEER RUN RANCH ESTATES UNIT NO 2 BLANKET VARIANCE BA-065-24 PROJECT NARRATIVE

Pinal County Community Development Director (Applicant) is requesting Blanket Variances to Sections 2.40.020 and 2.40.030 of the Pinal County Development Services Code in order to bring the platted subdivisions of Deer Run Ranch Estates and Deer Run Ranch Estates Unit No. 2 into compliance. This variance project proposes to reduce the minimum lot size requirement from 54,450 sq. ft. (approximately 1.25 acres) to a range of sizes from approximately 0.1 acres to 0.4 acres for parcels (list of parcels and legal on file) within the General Rural (GR) Zone. The site is generally located at the southwest corner of W. Tangerine Road and N. Tuzigoot Drive in unincorporated Pinal County, Arizona, near the City of Casa Grande.

The proposed Blanket Variance Project includes seven case numbers—BA-062-24, BA-063-24, BA-064-24, BA-065-24, BA-066-24, BA-067-24, and BA-068-24—each corresponding to varying lot sizes ranging from 0.1 acres to 0.4 acres within the Deer Run Ranch Estates subdivisions.

The case number **BA-065-24** proposes reducing minimum lot size from 54,450 sq. ft. (± 1.25 acres) to 11,761 sq. ft. (± 0.27 acres) on parcels (legal on file) sized approximately ± 0.27 acres.

SUBJECT PARCELS (BA-065-24):

#	APN NUMBER	Size in AC	Size in SF
1	50933157A	0.27	11,761
2	50933155A	0.27	11,761
3	50933151A	0.27	11,761
4	50933148A	0.27	11,761
5	50933143A	0.27	11,761
6	50933141A	0.27	11,761
7	50933139A	0.27	11,761
8	50933137A	0.27	11,761
9	50933135A	0.27	11,761
10	50933134A	0.27	11,761
11	50933131A	0.27	11,761
12	50933130A	0.27	11,761

BA-066-24 APPLICATION

MIN. 12,632 SF (0.29 acres)
(22) PARCELS

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.: BA-066-24 (Various Parcels) 2. Size (to the nearest 1/10th of an acre) 0.29 acres

3. The legal description of the property: Various Parcels. Legal description in the file

4. Current zoning: GR 5. Septic or Sewer? Septic Sewer Individual Responsibility
Sewer District Not Applicable

6. The existing use(s) of the property: Overall 73% Single Family Residential and 27% Vacant Lots in the Deer Ranch Estates Subdivisions

7. The exact variance request and/or Section(s) of Code impacted: SECTION 2.40.020 AND 2.40.030 to vary minimum lot size requirement for a Single Family Residence

8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC) - Not applicable

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.

No land use changes or physical conditions of the lots are being altered

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 subdivisions were initially designed with substandard lot sizes. The proposed blanket variance would allow property owners to deviate from the development standards of the General Rural (GR) Zoning District, enabling them to develop the vacant parcel according to an alternative, yet reasonable standard that is better suited to its platted size. This would also bring the already developed parcels into compliance with legal standards, eliminating the need for additional variance requests

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Planning Division

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www.pinalcountyaz.gov

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

The lot owners are not responsible for the need for variances, as the lots were originally platted with substandard sizes.

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.

Undersized lots do not have a negative or significant impact on the properties or the surrounding neighborhood.

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

The proposed blanket variance does not alter the permitted uses; instead, they allow property owners to utilize their lots in the same manner as other lots within the GR Zoning District.

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: N/A

16. Required parking either in total number or ratio: N/A **17. Requested (# or ratio)** N/A

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: Evidence to support the reduction includes the fact that 73% of the lots are already developed and many of the buildings have been operating in compliance with Pinal County Building Safety Standards. The proposed lot size of 4,356 square feet is only slightly smaller than the Pinal County's prescribed lot sizes for Single Family Residential (6,000-7,000 square feet) and Manufactured Homes (8,000 square feet), making it a reasonable deviation. Additionally, the proposed variance does not eliminate the requirement for further approvals from the Building Safety or Septic requirements.

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BRENT BILLINGSLEY/ COM. DEVELOPMENT DIRECTOR	85 N. FLORENCE ST, FLORENCE, AZ 85132	
Name of Applicant	Address	
	PLANNINGDIVISION@PINAL.GOV	520-855-6442
Signature of Applicant	E-Mail Address	Phone Number

MONIKA SMRITI/ PLANNER	85 N. FLORENCE ST, FLORENCE, AZ 85132	
Name of Agent/Representative	Address	
<i>Monika Smriti</i>	MONIKA.SMRTI@PINAL.GOV	520-855-6294
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.

PARCELS ON FILE		
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.
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- 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.



DEER RUN RANCH ESTATES AND DEER RUN RANCH ESTATES UNIT NO 2 BLANKET VARIANCE BA-066-24 PROJECT NARRATIVE

Pinal County Community Development Director (Applicant) is requesting Blanket Variances to Sections 2.40.020 and 2.40.030 of the Pinal County Development Services Code in order to bring the platted subdivisions of Deer Run Ranch Estates and Deer Run Ranch Estates Unit No. 2 into compliance. This variance project proposes to reduce the minimum lot size requirement from 54,450 sq. ft. (approximately 1.25 acres) to a range of sizes from approximately 0.1 acres to 0.4 acres for parcels (list of parcels and legal on file) within the General Rural (GR) Zone. The site is generally located at the southwest corner of W. Tangerine Road and N. Tuzigoot Drive in unincorporated Pinal County, Arizona, near the City of Casa Grande.

The proposed Blanket Variance Project includes seven case numbers—BA-062-24, BA-063-24, BA-064-24, BA-065-24, BA-066-24, BA-067-24, and BA-068-24—each corresponding to varying lot sizes ranging from 0.1 acres to 0.4 acres within the Deer Run Ranch Estates subdivisions.

The case number **BA-066-24** proposes reducing minimum lot size from 54,450 sq. ft. (± 1.25 acres) to 12,632 sq. ft. (± 0.29 acres) on parcels (legal on file) sized approximately ± 0.29 acres.

SUBJECT PARCELS (BA-066-24):

#	APN NUMBER	Size in AC	Size in SF
1	50934298A	0.29	12,632
2	50934271A	0.29	12,632
3	50935030A	0.29	12,632
4	50935017A	0.29	12,632
5	50935016B	0.29	12,632
6	50932004A	0.29	12,632
7	50932005A	0.29	12,632
8	50932022A	0.29	12,632
9	50932019A	0.29	12,632
10	50932044A	0.29	12,632
11	50932055A	0.29	12,632

12	50932057B	0.29	12,632
13	50932043A	0.29	12,632
14	50932086A	0.29	12,632
15	50932081A	0.29	12,632
16	50932067C	0.29	12,632
17	50932103A	0.29	12,632
18	50935284A	0.29	12,632
19	50932255A	0.29	12,632
20	50932167A	0.29	12,632
21	50932161B	0.29	12,632
22	50932156A	0.29	12,632

BA-067-24 APPLICATION

MIN. 16,988 SF (0.39 acres)
(9) PARCELS

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.: BA-067-24 (Various Parcels) 2. Size (to the nearest 1/10th of an acre) 0.39 acres

3. The legal description of the property: Various Parcels. Legal description in the file

4. Current zoning: GR 5. Septic or Sewer? Septic Sewer Individual Responsibility
Sewer District Not Applicable

6. The existing use(s) of the property: Overall 73% Single Family Residential and 27% Vacant Lots in the Deer Ranch Estates Subdivisions

7. The exact variance request and/or Section(s) of Code impacted: SECTION 2.40.020 AND 2.40.030 to vary minimum lot size requirement for a Single Family Residence

8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC) - Not applicable

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.

No land use changes or physical conditions of the lots are being altered

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 subdivisions were initially designed with substandard lot sizes. The proposed blanket variance would allow property owners to deviate from the development standards of the General Rural (GR) Zoning District, enabling them to develop the vacant parcel according to an alternative, yet reasonable standard that is better suited to its platted size. This would also bring the already developed parcels into compliance with legal standards, eliminating the need for additional variance requests

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www.pinalcountyaz.gov

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

The lot owners are not responsible for the need for variances, as the lots were originally platted with substandard sizes.

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.

Undersized lots do not have a negative or significant impact on the properties or the surrounding neighborhood.

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

The proposed blanket variance does not alter the permitted uses; instead, they allow property owners to utilize their lots in the same manner as other lots within the GR Zoning District.

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 proposed blanket variance aims to bring the existing developed parcels into legal conformity and establish a permitted use on the vacant parcels. The hardship presented is non-financial, as the owners are not responsible for the substandard platted size; without the variance, the applicant would be deprived of the full enjoyment of the property, as no permitted use can be constructed or modified due to size restrictions. Staff notes that the Pinal County Board of Adjustment is authorized to grant a variance when failing to do so would result in the impairment of substantial property rights, as outlined in Section 2.155.050 (C.4C) and 2.155.050 (C.4D) of the County Code.


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

15. Site Plan Review or Building Permit Number: N/A

16. Required parking either in total number or ratio: N/A **17. Requested (# or ratio)** N/A

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: Evidence to support the reduction includes the fact that 73% of the lots are already developed and many of the buildings have been operating in compliance with Pinal County Building Safety Standards. The proposed lot size of 4,356 square feet is only slightly smaller than the Pinal County's prescribed lot sizes for Single Family Residential (6,000-7,000 square feet) and Manufactured Homes (8,000 square feet), making it a reasonable deviation. Additionally, the proposed variance does not eliminate the requirement for further approvals from the Building Safety or Septic requirements.

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.

BRENT BILLINGSLEY/ COM. DEVELOPMENT DIRECTOR	85 N. FLORENCE ST, FLORENCE, AZ 85132	
Name of Applicant	Address	
	PLANNINGDIVISION@PINAL.GOV	520-855-6442
Signature of Applicant	E-Mail Address	Phone Number

MONIKA SMRITI/ PLANNER	85 N. FLORENCE ST, FLORENCE, AZ 85132	
Name of Agent/Representative	Address	
<i>Monika Smriti</i>	MONIKA.SMRTI@PINAL.GOV	520-855-6294
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.

PARCELS ON FILE		
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.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.



DEER RUN RANCH ESTATES AND DEER RUN RANCH ESTATES UNIT NO 2 BLANKET VARIANCE BA-067-24 PROJECT NARRATIVE

Pinal County Community Development Director (Applicant) is requesting Blanket Variances to Sections 2.40.020 and 2.40.030 of the Pinal County Development Services Code in order to bring the platted subdivisions of Deer Run Ranch Estates and Deer Run Ranch Estates Unit No. 2 into compliance. This variance project proposes to reduce the minimum lot size requirement from 54,450 sq. ft. (approximately 1.25 acres) to a range of sizes from approximately 0.1 acres to 0.4 acres for parcels (list of parcels and legal on file) within the General Rural (GR) Zone. The site is generally located at the southwest corner of W. Tangerine Road and N. Tuzigoot Drive in unincorporated Pinal County, Arizona, near the City of Casa Grande.

The proposed Blanket Variance Project includes seven case numbers—BA-062-24, BA-063-24, BA-064-24, BA-065-24, BA-066-24, BA-067-24, and BA-068-24—each corresponding to varying lot sizes ranging from 0.1 acres to 0.4 acres within the Deer Run Ranch subdivisions.

The case number **BA-067-24** proposes reducing minimum lot size from 54,450 sq. ft. (± 1.25 acres) to 16,988 sq. ft. (± 0.39 acres) on parcels (legal on file) sized approximately ± 0.39 acres.

SUBJECT PARCELS (BA-067-24):

#	APN NUMBER	Size in AC	Size in SF
1	50934282B	0.39	16,988
2	50933117B	0.39	16,988
3	50935010A	0.39	16,988
4	50932088A	0.39	16,988
5	50932063B	0.39	16,988
6	50932250B	0.39	16,988
7	50932242A	0.39	16,988
8	50932214A	0.39	16,988
9	50932175B	0.39	16,988

BA-068-24 APPLICATION

MIN. 17,424 SF (0.40 acres)
(2) PARCELS

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.: BA-068-24 (509-33-153B, 509-33-145A) 2. Size (to the nearest 1/10th of an acre 0.40 acres

3. The legal description of the property: 509-33-153B, 509-33-145A. Legal description in the file

4. Current zoning: GR 5. Septic or Sewer? Septic Sewer Individual Responsibility
Sewer District Not Applicable

6. The existing use(s) of the property: Overall 73% Single Family Residential and 27% Vacant Lots in the Deer Ranch Estates Subdivisions

7. The exact variance request and/or Section(s) of Code impacted: SECTION 2.40.020 AND 2.40.030 to vary minimum lot size requirement for a Single Family Residence

8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC) - Not applicable

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.

No land use changes or physical conditions of the lots are being altered

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.

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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.

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Name of Applicant	Address	
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Signature of Applicant	E-Mail Address	Phone Number

MONIKA SMRITI/ PLANNER	85 N. FLORENCE ST, FLORENCE, AZ 85132	
Name of Agent/Representative	Address	
<i>Monika Smriti</i>	MONIKA.SMRITI@PINAL.GOV	520-855-6294
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.

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 - 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.
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Important:

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DEER RUN RANCH ESTATES AND DEER RUN RANCH ESTATES UNIT NO 2 BLANKET VARIANCE BA-068-24 PROJECT NARRATIVE

Pinal County Community Development Director (Applicant) is requesting Blanket Variances to Sections 2.40.020 and 2.40.030 of the Pinal County Development Services Code in order to bring the platted subdivisions of Deer Run Ranch Estates and Deer Run Ranch Estates Unit No. 2 into compliance. This variance project proposes to reduce the minimum lot size requirement from 54,450 sq. ft. (approximately 1.25 acres) to a range of sizes from approximately 0.1 acres to 0.4 acres for parcels (list of parcels and legal on file) within the General Rural (GR) Zone. The site is generally located at the southwest corner of W. Tangerine Road and N. Tuzigoot Drive in unincorporated Pinal County, Arizona, near the City of Casa Grande.

The proposed Blanket Variance Project includes seven case numbers—BA-062-24, BA-063-24, BA-064-24, BA-065-24, BA-066-24, BA-067-24, and BA-068-24—each corresponding to varying lot sizes ranging from 0.1 acres to 0.4 acres within the Deer Run Ranch Estates subdivisions.

The case number **BA-068-24** proposes reducing minimum lot size from 54,450 sq. ft. (± 1.25 acres) to 17,424 sq. ft. (± 0.4 acres) on parcels (legal on file) sized approximately ± 0.4 acres.

SUBJECT PARCELS (BA-068-24):

#	APN NUMBER	Size in AC	Size in SF
1	50933153B	0.4	17,424
2	50933145A	0.4	17,424