



NOTICE OF PUBLIC MEETING AND EXECUTIVE SESSION
PINAL COUNTY BOARD OF ADJUSTMENTS AND APPEALS
SUMMARY OF AGENDA FOR MEETING
Thursday, June 26, 2025

9:30 AM - CALL TO ORDER

PINAL COUNTY ADMINISTRATIVE COMPLEX
EMERGENCY OPERATIONS CENTER
301 E. 11TH 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-010-25 – PUBLIC HEARING/ACTION:** Jessica Pacheco, applicant, Eddie Gutierrez, owner, requesting a variance to **Section 2.30.020 and 2.30.030** of the Pinal County Development Services Code, to allow a reduction in minimum required lot area from 87,120 square feet (2 acres) to 57,934± square feet (1.33 acres) and applicable development standards to allow a single family residence on a 1.33 acres parcel in the (SH) Suburban Homestead zoning district, 308-52-0190 (legal on file), situated in Section 27, Township 09 South, Range 15 East Gila & Salt River Baseline & Meridian, located west of the intersection of W Beverly Circle and Donald Drive, within Oracle, unincorporated Pinal County.

Kendall Riley/Dedrick Denton

- B. **BA-017-25 – PUBLIC HEARING/ACTION:** Anna Wright (applicant/landowner) 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± ac) to 47,916± square feet (1.1± ac) for a parcel in the General Rural zone (GR); situated in SW ¼ of Section 08, Township 05S, Range 02E of the Gila and Salt River Base and Meridian, Tax Parcel 510-35-0250, located 3.5 miles to the west of Ak-Chin Indian Community and 0.5 mile north-east of intersection of Amigos Rd and N Table Top Rd, unincorporated Pinal County, AZ.

Valentyn Panchenko/Dedrick Denton

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 23rd day of June at 2pm by Cory Busby



PINAL COUNTY

WIDE OPEN OPPORTUNITY

AGENDA ITEM

6/26/2025

301 E. 11th Street, Florence, AZ 85132

REQUESTED BY:

Funds #:

Dept. #:

Dept. Name: Boards & Commissions

Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:**CALL TO ORDER AND ROLL CALL OF BOARD MEMBERS**

() KENNEDY, Chairman

() MARSH, Vice Chairman

() BEGEMAN, Member

() MAULLER, Member

() SANCHEZ, Member

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:

ATTACHMENTS

[Click to download](#)



PINAL COUNTY

WIDE OPEN OPPORTUNITY

AGENDA ITEM

6/26/2025

301 E. 11th Street, Florence, AZ 85132

REQUESTED BY:

Funds #:

Dept. #:

Dept. Name: Boards & Commissions

Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION: PLANNING MANAGER REPORT (INFORMATION ITEM)

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:

ATTACHMENTS

[Click to download](#)



PINAL COUNTY

WIDE OPEN OPPORTUNITY

AGENDA ITEM

6/26/2025

301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Kendall Riley/Dedrick Denton

Funds #:

Dept. #:

Dept. Name: Boards & Commissions

Director: Dedrick Denton

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

BA-010-25 – PUBLIC HEARING/ACTION: Jessica Pacheco, applicant, Eddie Gutierrez, owner, requesting a variance to **Section 2.30.020 and 2.30.030** of the Pinal County Development Services Code, to allow a reduction in minimum required lot area from 87,120 square feet (2 acres) to 57,934± square feet (1.33 acres) and applicable development standards to allow a single family residence on a 1.33 acres parcel in the (SH) Suburban Homestead zoning district, 308-52-0190 (legal on file), situated in Section 27, Township 09 South, Range 15 East Gila & Salt River Baseline & Meridian, located west of the intersection of W Beverly Circle and Donald Drive, within Oracle, unincorporated Pinal County.

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:

ATTACHMENTS

[Click to download](#)

ATTACHMENTS:

Description	
	BA-010-25 Staff Packet



REPORT TO THE PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

CASE: Gutierrez Variance Request

MEETING DATE: June 26, 2025

CASE NUMBER: BA-010-25

CASE COORDINATOR: Kendall Riley, Planner

SUPERVISOR DISTRICT: District 4 Supervisor McClure

Applicant/Owner: Jessica Pacheco/Eddie Gutierrez

Request: Allow a lot size of 57,934 +/- square feet (1.33 acres) in lieu of the required minimum lot size of 87,120 square feet (2 acres).

Site Location: APN 308-52-0190, located west of the intersection of W Beverly Circle and Donald Drive, within Oracle, in unincorporated Pinal County.

Site Size: 1.33 acres

Zoning: SH Suburban Homestead

Current Use: Vacant Land

Opposition/Support: None received at the time this report was written

Staff

Recommendation: Approval

Surrounding Zoning and Land Use:

North: General Rural Zoning (GR) – Vacant Land

South: Suburban Homestead Zone (SH) – Single Family Residence

East: Suburban Homestead Zone (SH) – Single Family Residence

West: Suburban Homestead Zone (SH) - Single-Family Residence

History: On January 4, 1954, Pinal County adopted a zoning ordinance in response to the 1949 County Planning and Zoning Act. This ordinance was the first in Pinal County to provide for the creation of zoning districts and associated zoning regulation and enforcement within Pinal County. The 1954 zoning ordinance was repealed and replaced by the ordinance adopted by the Board of Supervisors on June 18,

1962. On May 13, 1968, the Suburban Homestead (SH) Zone was created with a minimum lot size of 1 acre. In 1982, the Zoning Ordinance was amended to increase the minimum lot area for the SH zone from 43,560 square feet (1 acres) to 87,120 square feet (2 acres).

Available records show the property had a manufactured home, with plans to be demolished. The subject parcel was created through an approved subdivision plat on May 22nd, 1971. These lots were compliant with the zoning at the time of creation.

Site Conditions: The site is a rectangular-shaped lot measuring approximately 183 feet in width and 306 feet in depth for a total area of 57,934 -sq. ft. or 1.33 acres. The subject site abuts and has frontage on W Beverly Circle to the south. The site currently has a manufactured home, and the applicant plans to replace it with a new manufactured home.

Subject parcel is located within an area in which the sewage disposal method is identified as the landowner's responsibility. If a septic permit is applied for any structures, the system must meet requirements per the Arizona Administrative Code R18-9-A312.C. The Parcel is located within flood zone X, an area of minimal flood risk.

Recent aerial view of the subject site and surrounding area



Plan Analysis: This is a request for a variance to reduce the minimum lot size from 87,120 square feet (2 acres) to 57,934 +/- (1.33 acres) to allow a manufactured home and any future permitted development

on a parcel within the Suburban Homestead (SH) Zone. This request came about when the owner sought a permit for the installation of a manufactured home to replace the existing one on the subject site. In reviewing the permit application, staff was unable to intake the permit due to the lot being below the minimum area required for the SH Zone.

Legal Description: ORACLE RANCH ESTATES: LOT 40, Section 27, Township 09 South, Range 15 East Gila & Salt River Baseline & Meridian, in Pinal County.

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

Newspaper publish dates:	Week of 6/2/25
Mail-outs:	6/5/2025
Site Posting:	6/4/2025
Website:	6/4/2025

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 of the Pinal County Development Services Code.

FINDINGS: Under Section 2.155.040.C of the Pinal County Development Services 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 Section of the Code.

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

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

ANALYSIS: The subject property was subdivided in 1971 and met the minimum lot size at that time. Most of the other parcels in the subdivision plat are the same size. The zoning code update of 1982 made the subdivision non-conforming.

FINDING: A special circumstance/condition does apply to this property due to the zoning code update of 1982 making the parcels within the subdivision undersized.

- 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 strict application of the regulations would not allow homeowners full enjoyment of the site as other parcels in the same zoning district. Without the variance the existing parcel will be unusable.

FINDING: The property in question is considered to be in a non-conforming status, which would prevent the current owner and new ownership from acquiring the necessary permits for residential use. The granting of this variance request is necessary for the preservation and enjoyment of substantial existing property rights.

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

ANALYSIS: If this variance is granted, the building setbacks found in the attached stipulations would match those of a similar lot size in the 2012 zoning code. All new structures will be required to meet both the Pinal County development standards, the 2018 International Building Code (IBC), and all additional applicable conditions for permit approval.

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

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

ANALYSIS: As mentioned above, the subdivision plat was approved by Pinal County zoning department and met the minimum lot size for the Suburban Homestead Zone in 1971.

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

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

ANALYSIS: The Suburban Homestead zoning district permits residential uses, which is the primary use for the subject property. The owners plan on replacing the existing manufactured home.

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

STAFF SUMMARY AND RECOMMENDATION: All submittals, evidence presented, written documentation, public testimony, and Planning Case Staff Report (BA-010-25) are considered part of the record in this variance case. If the Board of Adjustment and Appeals can find sufficient evidence based upon the record, staff recommends the Board adopt the staff report and record as presented and approve the requested variance with the following recommended motion. If the Board cannot find sufficient evidence to approve the request, staff suggests denying the request with the motion listed below.

BOARD MOTION

Staff Recommendation to Approve:

**(Staff recommends citing a minimum of three findings)

*** (Suggested finding)

I move to conditionally approve case BA-010-25, to allow a reduction in the minimum required lot area from 87,120 square feet (2 acres) as provided in Section 2.30.020 and Section 2.30.030 of the PCDSC to 57,934 ± square feet (1.33 ± acres) and applicable SH District development standards to allow the installation of a manufactured home on a 1.33 acre parcel in the Suburban Homestead Zone (SH), and approve findings citing a minimum of three findings from a. thru f. as set forth in the above-referenced criteria in the staff report, subject to the following stipulations:

1. All State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of wastewater, air quality permit, security lighting, fire protection, etc.
2. The development standards following RU-1.25 Rural Zoning District classification for this parcel are as follows:
 - A. Minimum lot area: 54,450 square feet.
 - B. Minimum lot width: 100 feet.
 - C. Minimum front setback: 30 feet.
 - D. Minimum side setbacks: Ten feet each.
 - E. Minimum rear setback: 40 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:
 - a. 20 feet;
 - b. 25 feet when located in the main building buildable area;
 3. Minimum distance to main building: Seven feet;
 4. Minimum distance to front lot line: 40 feet; and
 5. Minimum distance to side and rear lot lines: Four feet if not used to house poultry or small animals; 15 feet to side and rear lot lines if used to house poultry or similar small animals; 20 feet to side and rear lot lines if used to house livestock; and

6. A structure having a roof supported by columns, open on all sides, not enclosed in any manner, and used exclusively for the shading of livestock, feed or agricultural equipment and not used for housing livestock in any manner, shall not be considered a building and shall have a setback of 15 feet from side and rear lot lines.
3. If any change of use is requested - aside from use stated within this report - the variance shall be considered null and void.

To Deny:

I move to deny the variance request, case BA-010-25, a variance to Section 2.30.020 and Section 2.30.030 of the PCDSC, since the Board was unable to determine that the findings(s)/special circumstances referred to in the subsection 2.155.040.C of the PCDSC, exists.

DATE PREPARED: 6/5/2025 - KR

REVISED:

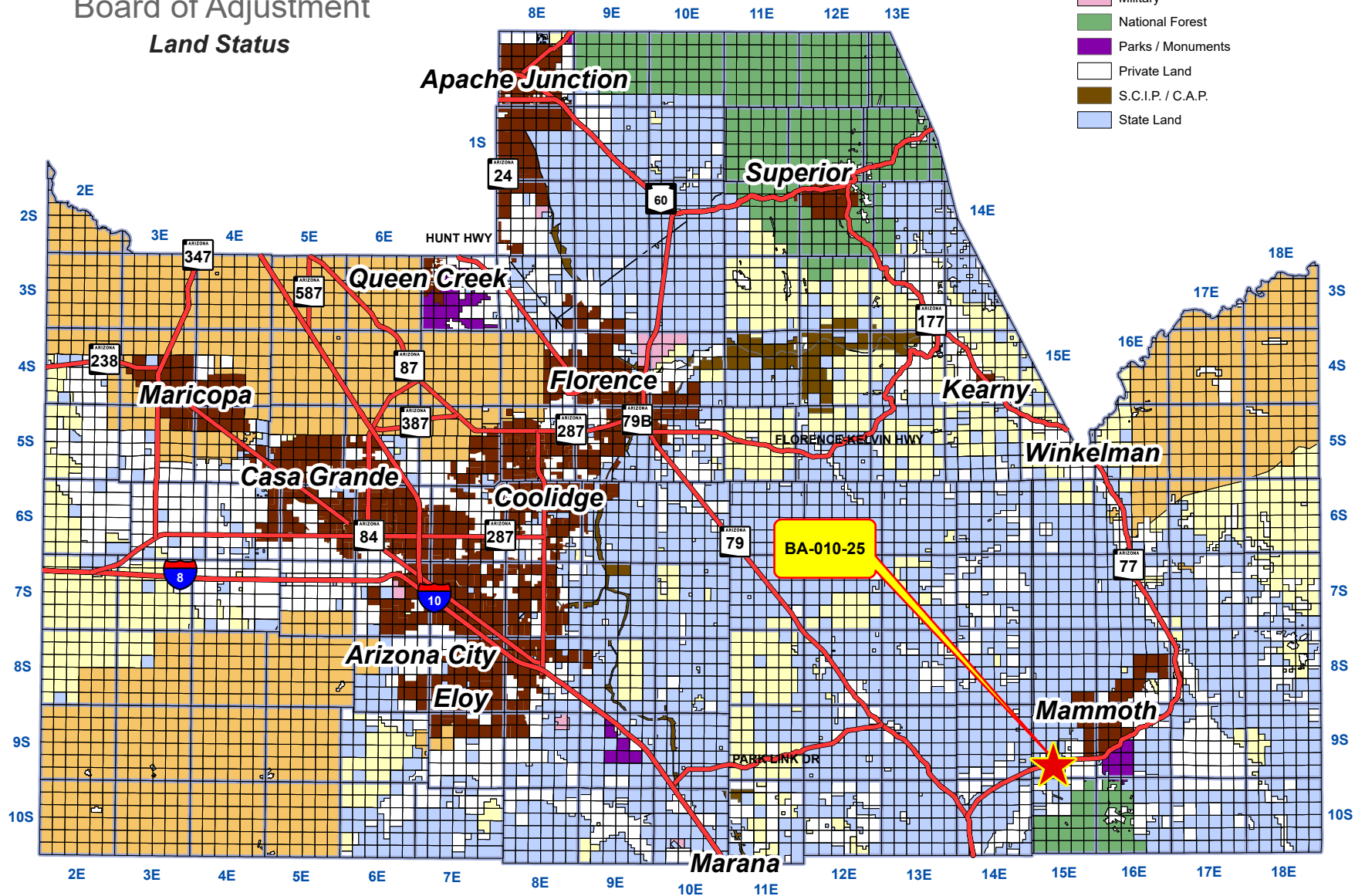


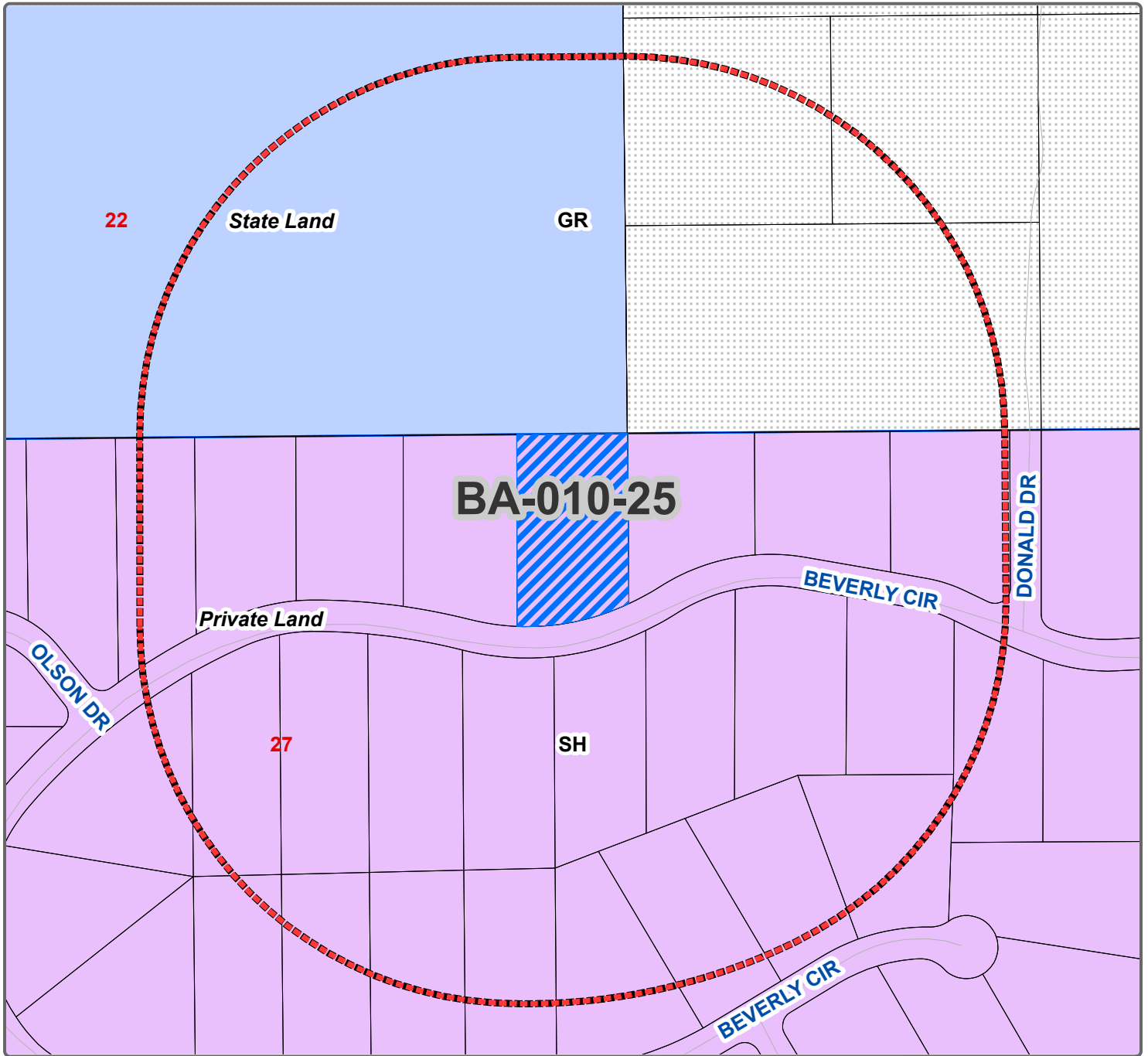
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Board of Adjustment Land Status

Legend

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





Board of Adjustment

BA-010-25 – PUBLIC HEARING/ACTION: Jessica Pacheco, applicant, Eddie Gutierrez, owner, requesting a variance to Section 2.30.020 and 2.30.030 of the Pinal County Development Services Code, to allow a reduction in minimum required lot area from 87,120 square feet (2 acres) to 57,934± square feet (1.33 acres) and applicable development standards to allow a single family residence on a 1.33 acres parcel in the (SH) Suburban Homestead zoning district, 308-52-0190 (legal on file), situated in Section 27, Township 09 South, Range 15 East Gila & Salt River Baseline & Meridian, located west of the intersection of W Beverly Circle and Donald Drive, within Oracle, unincorporated Pinal County.

Current Zoning: SH

Requested Zoning: Board of Adjustment

Current Land Use: MLDR



Legal Description:

Situated in Section 27, Township 09 South, Range 15 East Gila & Salt River Baseline & Meridian, located west of the intersection of W Beverly Circle and Donald Drive, within Oracle, unincorporated Pinal County.

SEC 27, TWN 09S, RNG 15E



Owner/Applicant:

JESSICA PACHECO
EDDIE GUTIERREZ

Drawn By: GIS / IT /LJT

Date: 06/04/2025

Sheet No.
1 of 1

Section 27

Township 09S

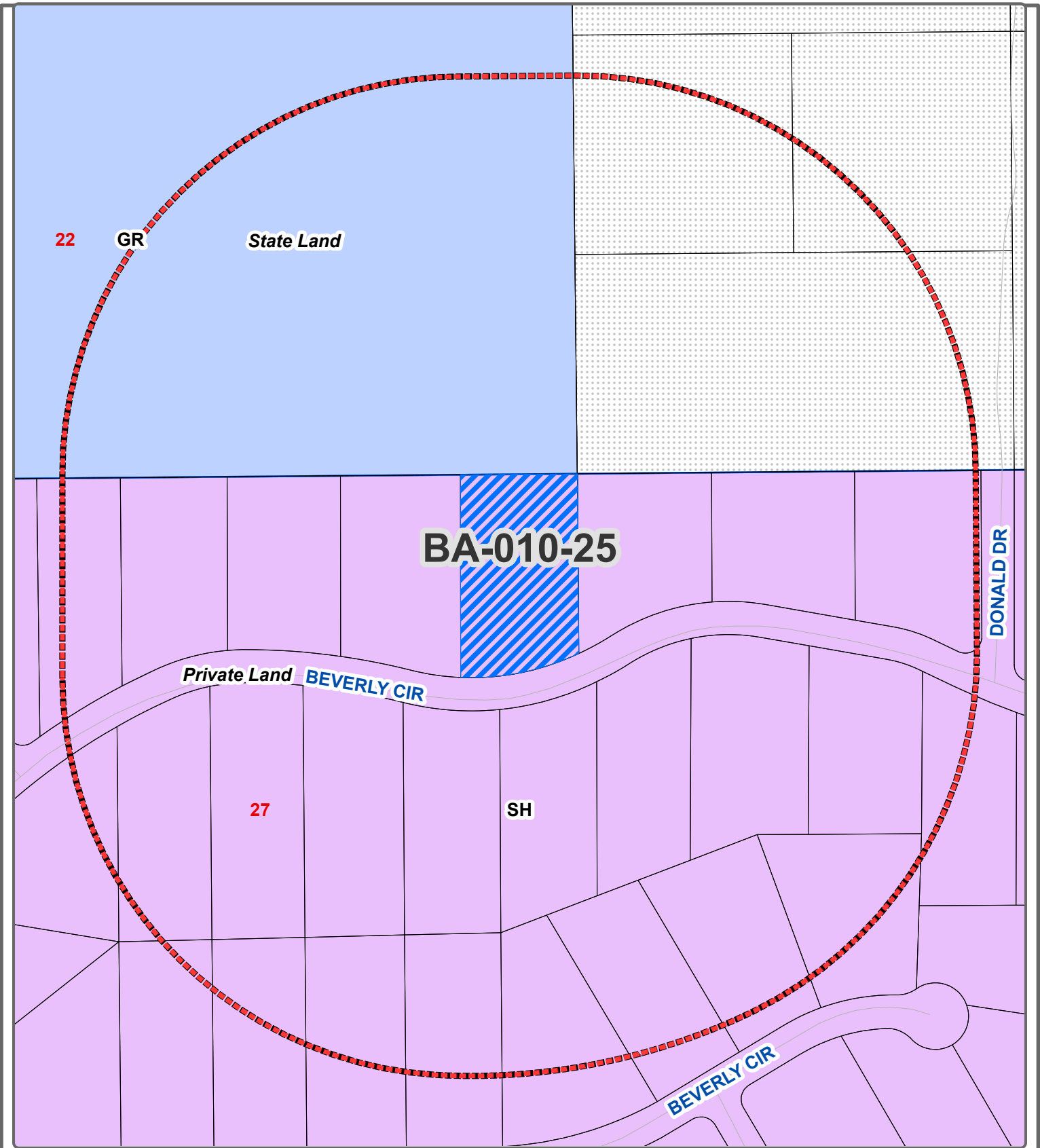
Range 15E

Case Number:

BA-010-25



Board of Adjustment



Board of Adjustment

Owner/Applicant:			Jessica Pacheco Eddie Gutierrez
Drawn By:	GIS/IT - LJT		Date: 06/04/2025
Section	Township	Range	
27	09S	15E	
Case Number: BA-010-25			

Legal Description:

Situated in Section 27, Township 09 South, Range 15 East Gila & Salt River Baseline & Meridian, located west of the intersection of W Beverly Circle and Donald Drive, within Oracle, unincorporated Pinal County.

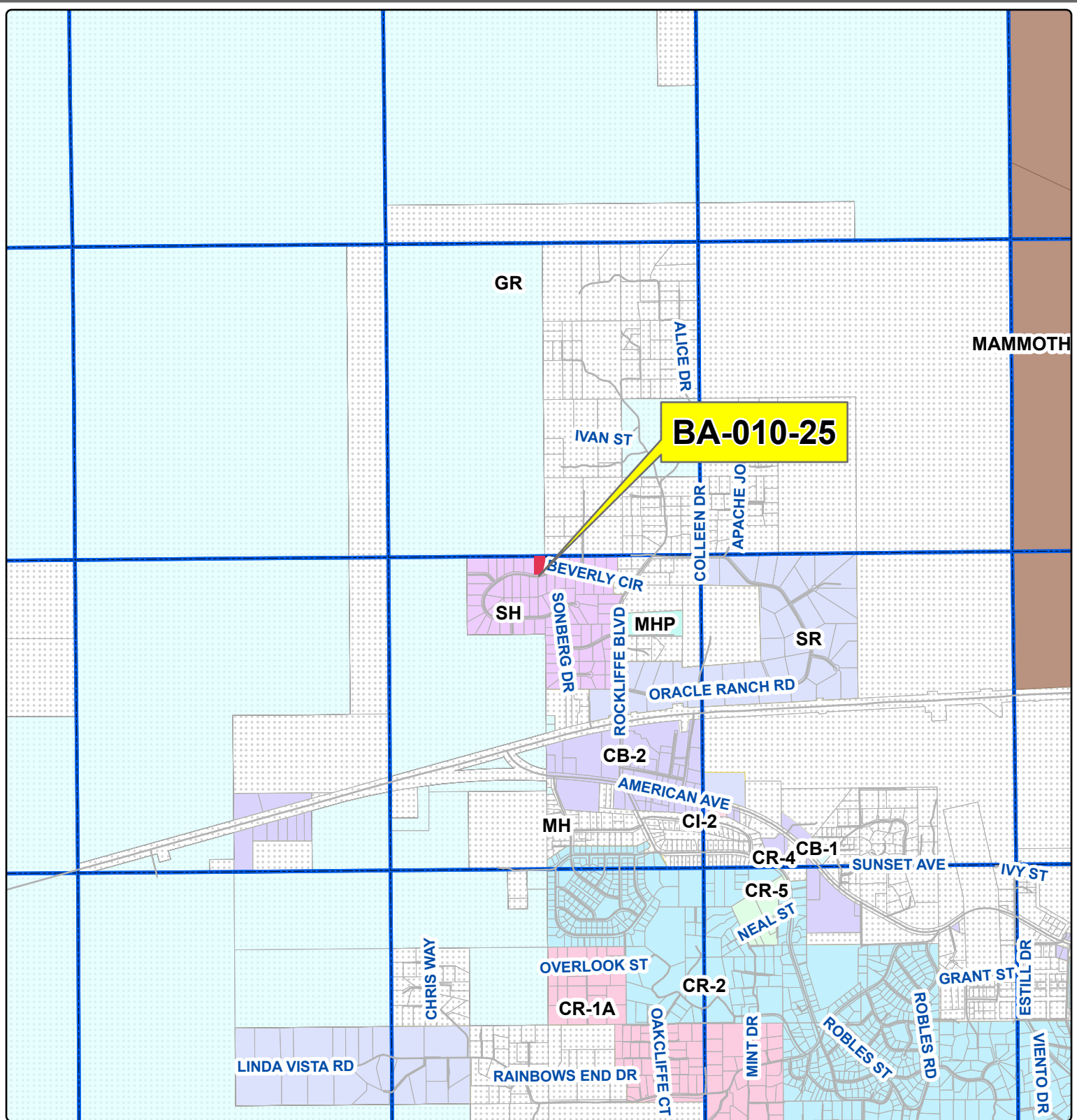
SEC 27, TWN 09S, RNG 15E



Sheet No.
1 of 1



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



Board of Adjustment Community Development

Legal Description:

Situated in Section 27, Township 09 South, Range 15 East Gila & Salt River Baseline & Meridian, located west of the intersection of W Beverly Circle and Donald Drive, within Oracle, unincorporated Pinal County.



Owner/Applicant:

JESSICA PACHECO
EDDIE GUTIERREZ

Drawn By:

GIS / IT / LJT

Date:
06/04/2025

Section

27

Township

09S

Range

15E

Case Number:

BA-010-25



Leo Lew
County Manager

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.: 308520190 2. Size (to the nearest 1/10th of an acre) 1.33ac

3. The legal description of the property: Oracle Ranch Estates - Lot 40

4. Current zoning: SH 5. Septic or Sewer? Septic ☒ Sewer ☐
Sewer District

6. The existing use(s) of the property: residential - single family dwelling

7. The exact variance request and/or Section(s) of Code impacted: request for rezoning to allow new manufactured home (1,768sq') to be installed

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

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 changes

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.

Property owner has been living at property for around 40 years.
Homes surrounding are manufactured homes. Property behind location
is county owned + maintained.

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 behind proposed location is county owned + maintained.

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.

Variance is for new manufactured home (2025). By removing and replacing the old home, the property owner will be able to continue to maintain his property and keep it looking presentable.

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

Variance is for new 2025 manufactured home with stem-wall foundation.

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.

If variance is not approved, the overall value of the property may decrease due to an older manufactured home being in place. New home will have a stem wall foundation which will make the home appear more presentable.

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

15. Site Plan Review or Building Permit Number: NA

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

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.

Jessica Pacheco 5732 S. Leslie Ave Unit A Tucson, AZ 85706
Name of Applicant Address

Jessica Pacheco permits.1hsetup@gmail.com 520-1032-4127
Signature of Applicant E-Mail Address Phone Number

Jessica Pacheco 5732 S. Leslie Ave Unit A Tucson, AZ 85706
Name of Agent/Representative Address

Jessica Pacheco permits.1hsetup@gmail.com 520-1032-4127
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.

Eddie Gutierrez 2190 W. Beverly Circle Oracle, AZ 85023
Name of Landowner Address

Eddie Gutierrez eddie.gutierrez@Pima.Gov 520-373-4343
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.

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.: 308520180
Name: CORDA, JOE
Address: 2220 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: 308510030
Name: OWENS, David
Address: 2160 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: 308520200
Name: Lewis, Vernon + Maria
Address: 2185 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: 308520210
Name: Rosales, Fermin
Address: 2205 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: 308510150
Name: DILL, Melvin
Address: 2105 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 25th day of March, 2025, at the office of L & H Transport and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 25th day of March, 2025 before me personally appeared Jessica Pacheco
(Name of signor)

Signature Jessica Pacheco Date 03/25/2025

State of Arizona)ss.

County of Pima

My Commission Expires 11/15/27



(SEAL)

Signature of Notary Public Christina Castro

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.: 308520180
Name: Corona, Joe
Address: 2220 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: 308520160
Name: Schneider, Caroline
Address: 2280 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: 308510030
Name: Owens, David
Address: 2160 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: 308520150
Name: Witbeck, Deborah
Address: 2310 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: 308520200
Name: Lewis, Vernon
Address: 2185 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: 308520220
Name: Riley, Patrick
Address: 2245 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: 308520210
Name: Rosales, Fermin
Address: 2205 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: 308520320
Name: Rice, Matthew
Address: 2685 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85632

Parcel No.: 308510150
Name: Dill, Melvin
Address: 2165 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: 308520230
Name: Hogan, Nathan
Address: 2245 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

I hereby verify that the name list above was obtained on the 5th day of May, 2025, at the office of L4H Transport & Setup LLC and is accurate and complete to the best of my knowledge.
(Source of Information)

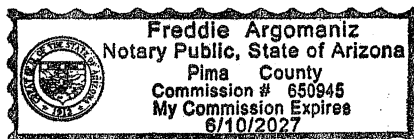
On this 5th day of May, 2025, before me personally appeared Jessica Pacheco
(Name of signor)

Signature Jessica Pacheco Date 05/06/25

State of ARIZONA)ss.

County of Pima

My Commission Expires 6/10/27



(SEAL)

Signature of Notary Public [Signature]

(Continuation)

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.: 308520240
Name: Parker, Jacob
Address: 2265 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: 308510130
Name: Small, Karen
Address: 2115 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: 308520310
Name: Felix, Walter
Address: 2165 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: 308510040
Name: Salazar, Richard
Address: 2130 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: 308510140
Name: Rice, Matthew
Address: 2715 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: 308510050
Name: Welch, William
Address: 2100 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: 308510170
Name: Le Page, Gordon
Address: 2735 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: 305450130
Name: Bowyer, Jodie
Address: 3238 N. Donald Dr.
City/ST/Zip: Oracle, AZ 85623

Parcel No.: 308510140
Name: Loya, Idalia
Address: 2145 W. Beverly Circle
City/ST/Zip: Oracle, AZ 85623

Parcel No.: 308520170
Name: Striplin, Joann
Address: 2250 W. Beverly Cir
City/ST/Zip: Oracle, AZ 85623

I hereby verify that the name list above was obtained on the 5th day of May, 2025 at the office of LH Transport & Setup LLC and is accurate and complete to the best of my knowledge.
(Source of Information)

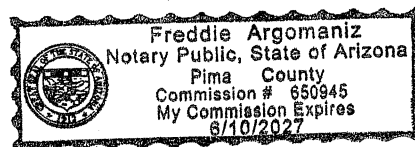
On this 5th day of May, 2025, before me personally appeared Jessica Pacheco
(Name of signor)

Signature Jessica Pacheco Date 05/05/25

State of ARIZONA)ss.

County of Pima

My Commission Expires 6/10/27



(SEAL)

Signature of Notary Public


PINAL COUNTY

PROPERTY OWNER/AGENT AUTHORIZATION FORM

I (property owner) Eddie Gutierrez, hereby
authorize (owner's agent) L & H TRANSPORT and SET UP.

Acting as, (check one required for application processing)

Contractor: <input checked="" type="checkbox"/>	Permitting	Registered	Owner	Relative: _____
ROC# <u>9141</u>	Service: <input checked="" type="checkbox"/>	Professional: _____	Builder: _____	Relation: _____

To make application to Pinal County for the following (description of work) installation
of new manufactured home

Assessor Parcel Number: 308-52-0190

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

Lot or Space # (if applicable): NA

Physical Address: 2190 W. BEVERLY Circle

City/Town: ORACLE State: AZ Zip: 85623

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

Property Owner: Eddie Gutierrez

Owner Phone No: 520-403-8247

By (signature): Eddie Gutierrez

Email: Eddie.Gutierrez@Pima.Gov

Authorized Representative: _____

Representative Phone No. _____

(If in an RV Park or rental space)

By (signature): _____

Email: _____

Name & Title: _____

Date: _____

COMMUNITY DEVELOPMENT

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

Revised 9/30/24

L&H Transport and Setup, LLC

5732 S Leslie Ave

Unit A

Tucson, AZ 85706

Ph: (520) 632-4127

permits.lhsetup@gmail.com

Pinal County Planning & Zoning
301 E. 11th Street
Florence, AZ 85132
Ph: (520) 866-6452

Re: BA-010-25 at 2190 W Beverly Circle - Narrative Letter

To Whom It May Concern,

I am writing to respectfully request a variance for the property located at 2190 W. Beverly Circle Oracle, AZ in Pinal County, Arizona. The purpose of this variance is to allow the property owner to install a 2025 double-wide manufactured home. The proposed variance will not only serve the property owner's needs but will also provide practical benefits to the surrounding community.

The first benefit is the enhancement of community character and use. The planned development aligns with the neighborhood's evolving character and land use trends considering the neighborhood is made up of mostly manufactured/mobile homes. It promotes thoughtful growth while respecting the existing aesthetic and values of the community. Additionally, the requested variance has been designed thoughtfully to minimize any potential adverse effects on neighboring properties. The project will maintain privacy, natural landscaping and appropriate access preserving the area's quality of life. Also, this proposal aligns with the goals outlined within the Pinal County jurisdiction including responsible land use, support for mixed & affordable housing types, and fostering a more connected community.

We as the contractors for the property owner understand the importance of upholding the County's land use policies and standards, and we believe the approval of this variance request is a reasonable and beneficial exception. We respectfully request the County's favorable consideration in approving this variance so that we may move forward in a way that supports the goals of both the property owner and public interest.

Thank you for your time and consideration.

Regards,

Jessica Pacheco

Permit Coordinator

L&H Transport and Setup, LLC



GUTIERREZ

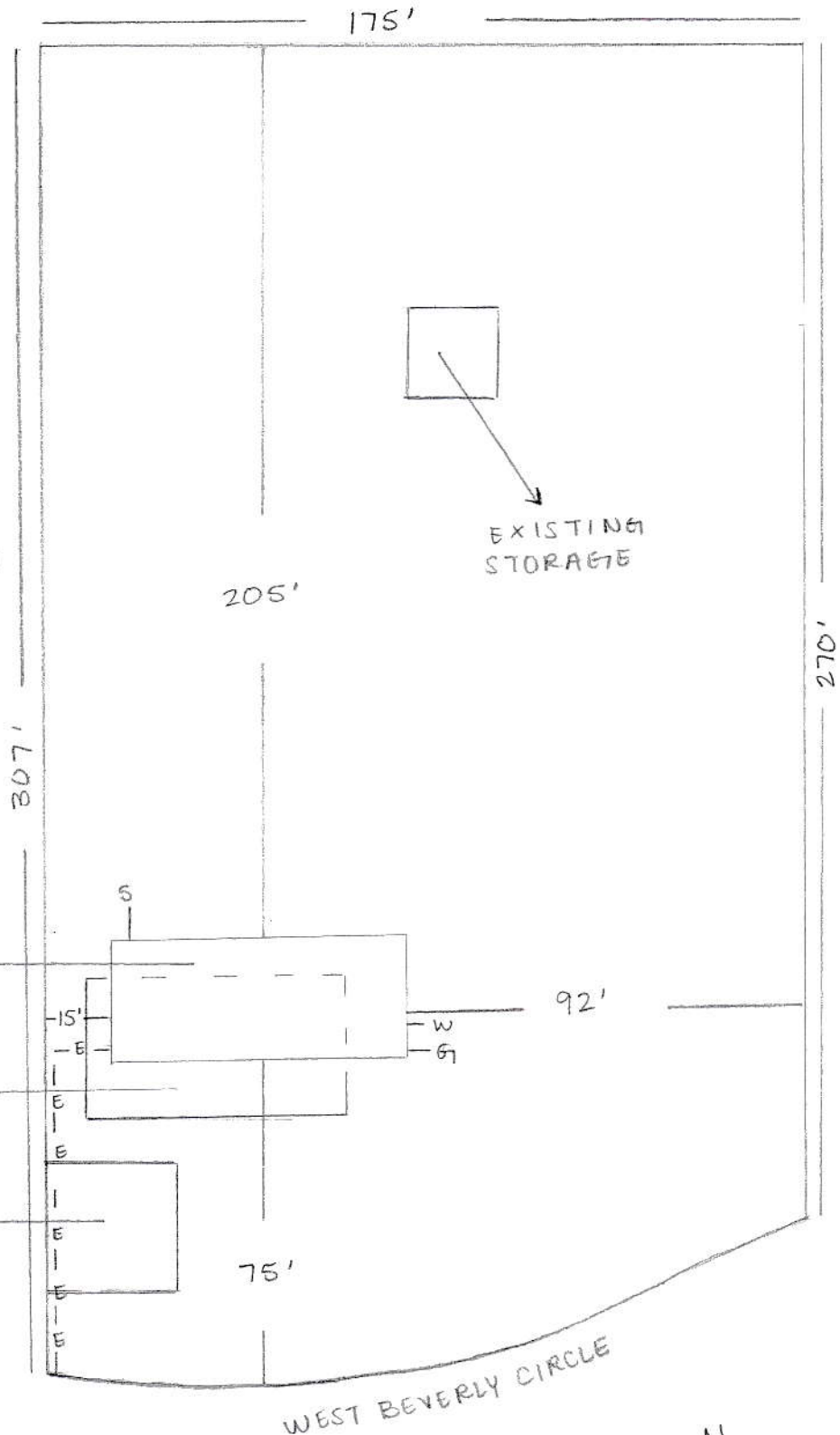
- OWNER: GUTIERREZ, EDDIE
- ADDRESS: 2190 W. BEVERLY CIRCLE ORACLE, AZ 85023
- APN# 308-52-0190
- INSTALLATION OF NEW REPLACEMENT 28'X16' MANUFACTURED HOME WITH BLOCK SKIRTING
- UTILITIES (EXISTING)
 - ELECTRIC: 70' LENGTH 30" DEEP 18" WIDE 3" SCH 40 PVC 200 AMP ELECTRICAL SERVICE

NEW REPLACEMENT MANUFACTURED HOME

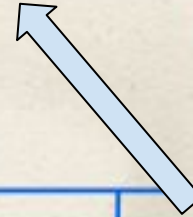
EXISTING MH (REMOVED)

EXISTING STORAGE

- UTILITIES (CONT.)
 - WATER: 10' LENGTH 24" DEEP 18" WIDE 1 1/4" SCH 40 PVC
 - SEPTIC: EXISTING CLEANOUTS = 2-3" PVC



PROPOSED VARIANCE LOCATION



BOWYER JODIE
3238 N DONALD DR

WITBECK
DENNIS
2310 W
BEVERLY CIR

SCHNEIDER
CAROLIN
2280 W
BEVERLY CIR

STRIPLIN
JOANN
2250 W
BEVERLY CIR

CORONA
JOE
2220 W
BEVERLY CIR

GUTIERREZ
EDDIE
2190 W
BEVERLY CIR

OWENS
DAVID
2160 W
BEVERLY CIR

SALAZAR,
RICHARD
2130 W
BEVERLY CIR

WELCH,
WILLIAM
2100 W
BEVERLY CIR

W Olson Dr

W Beverly Cir

PARKER,
JACOB
2285 W
BEVERLY CIR

HOGAN
NATHAN
2265 W
BEVERLY CIR

RILEY
PATRICK
2245 W
BEVERLY CIR

ROSALES
FERMIN
2205 W
BEVERLY CIR

LEWIS
VERNON
2185 W
BEVERLY CIR

DILL
MELVIN
2165 W
BEVERLY CIR

LOYA
IDALIA
2145 W
BEVERLY CIR

SMALL
KAREN
2115 W
BEVERLY CIR

FELIX
WALTER
2665 W
BEVERLY CIR

RICE
MATTHEW
2685 W
BEVERLY CIR

RICE
MATTHEW
271 W
BEVERLY CIR

LE PAGE
GORDON
2735 W
BEVERLY CIR

600' Buffer Map
- addresses and
owner names
courtesy of
Pinal County
GIS

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **JUNE 26, 2025** AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC) HEARING ROOM, 301 E 11th ST, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **VARIANCE** FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

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DATED THIS 21st DAY OF MAY, 2025

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:

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- 3) A brief statement of reasons for supporting or opposing the request
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WRITTEN STATEMENTS MUST BE FILED WITH:

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

Contact for this matter: Kendall Riley, Planner
E-mail Address: Kendall.riley@pinal.gov
Phone: (520) 866-6514

Anything below this line not for publication

PUBLISHED ONCE:

San Manuel Miner &
Copper Basin News

Public Notice

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State of Arizona County of Pinal

AFFIDAVIT OF PUBLICATION

James Carnes being first duly sworn deposes and says that he is a representative of the *San Manuel Miner*, a legal newspaper published weekly at San Manuel, in the County of Pinal, State of Arizona that the legal entitled, Pinal County Board of Adjustment Notice of Public Hearing BA-010-25, a printed copy of which is hereto attached, has been or will be published in all the regular weekly editions of said newspaper (and not a supplement thereof) for ONE week, the date of publication being as follows, to-wit:

6/4/25



Representative

Subscribed and sworn to before me this

3 DAY OF June, 2025



Notary Public



LILLIAN CAMPOS
Notary Public - State of Arizona
PINAL COUNTY
Commission # 654155
Expires June 11, 2027

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Planner
E-mail Address: Kendall.riley@pinal.gov
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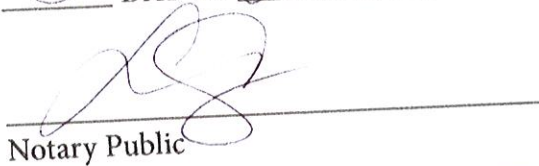
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Notary Public



LILLIAN CAMPOS
Notary Public - State of Arizona
PINAL COUNTY
Commission # 654155
Expires June 11, 2027







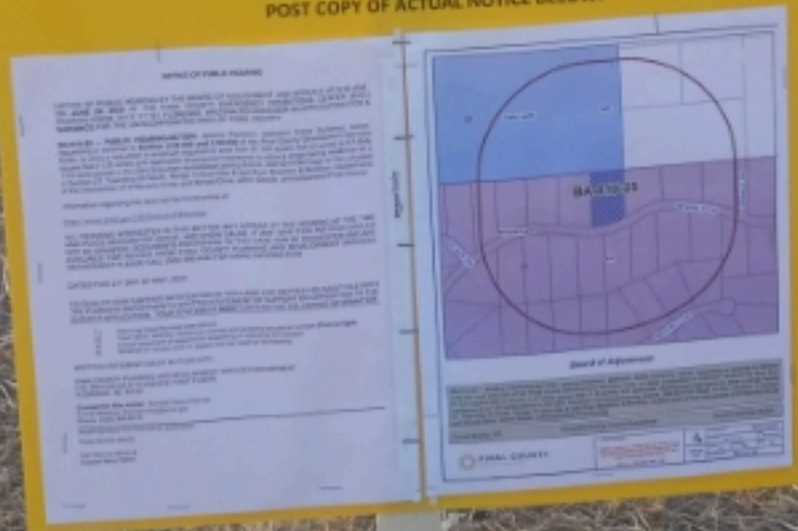


NOTICE

PLANNING & ZONING PINAL COUNTY PUBLIC HEARING

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

Date Posted: 4 JUNE 2025
POST COPY OF ACTUAL NOTICE BELOW.











PLANNING & ZONING

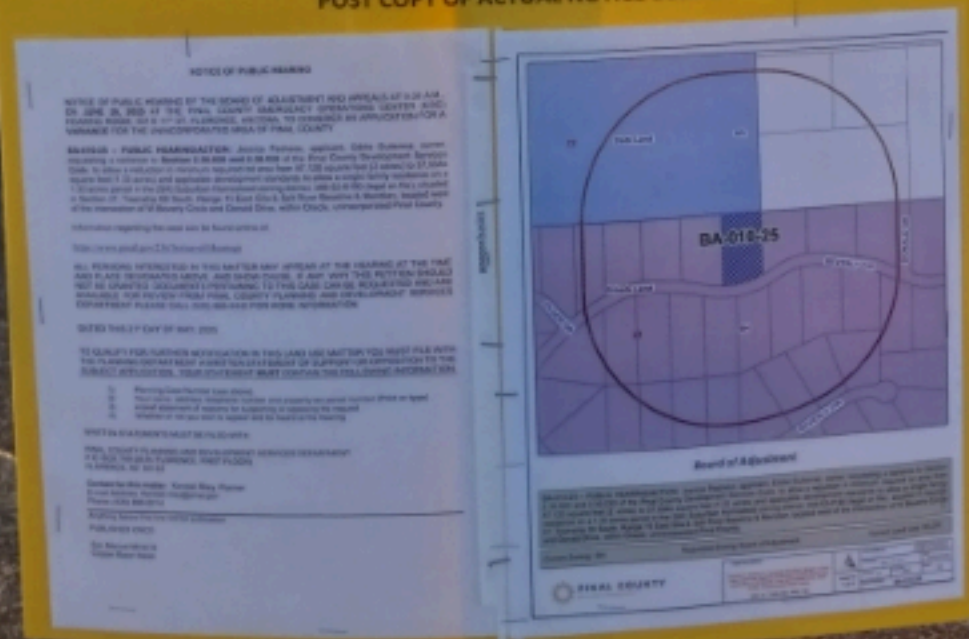
PINAL COUNTY

PUBLIC HEARING

Date Posted:

7 June 2025

POST COPY OF ACTUAL NOTICE BELOW.



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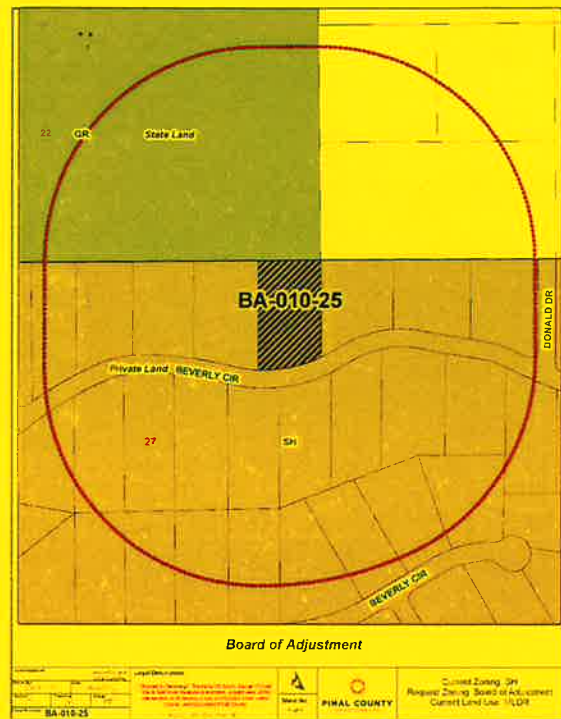
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P.O. BOX 749 (85 N. FLORENCE, FIRST FLOOR)
FLORENCE, AZ 85132

Contact for this matter: Kendall Riley, Planner

E-mail Address: Kendall.riley@pinal.gov Phone: (520) 866-6514 / (520) 866-6442



PINAL COUNTY

2025-10-10 10:00:00



PINAL COUNTY

WIDE OPEN OPPORTUNITY

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

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 85132 \$ 000.69⁰
02 7W
0008026504 JUN 05 2025

308510170
LE PAGE GORDON
MAIL RETURN

RECEIVED

JUN / 0 2025

PUBLIC WORKS

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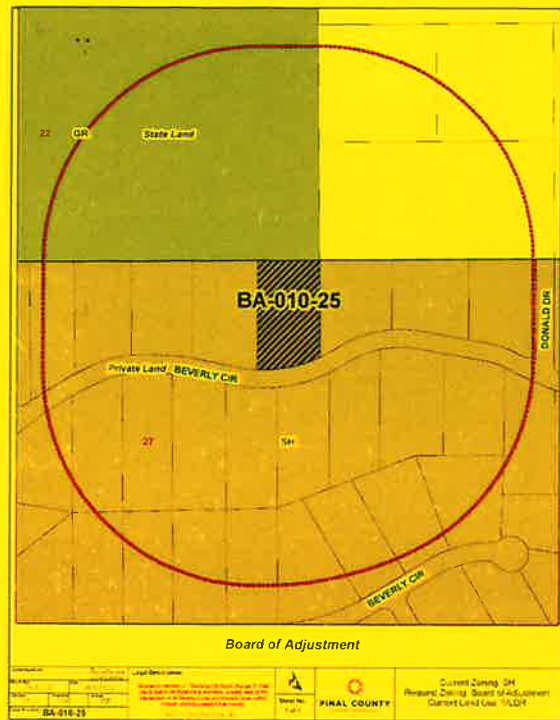
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FLORENCE, AZ 85132

Contact for this matter: **Kendall Riley, Planner**
E-mail Address: Kendall.riley@pinal.gov Phone: (520) 866-6514 / (520) 866-6442



PINAL COUNTY
WISDOM OPPORTUNITY



PINAL COUNTY

WIDE OPEN OPPORTUNITIES

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

FIRST-CLASS



US POSTAGE TM PITNEY BOWES



ZIP 85132 \$ 000.69⁰
02 7W
0008026504 JUN 05 2025

308510120
CARPENTER ALBERT J IV
MAIL RETURN

RECEIVED
JUN / 0 2025
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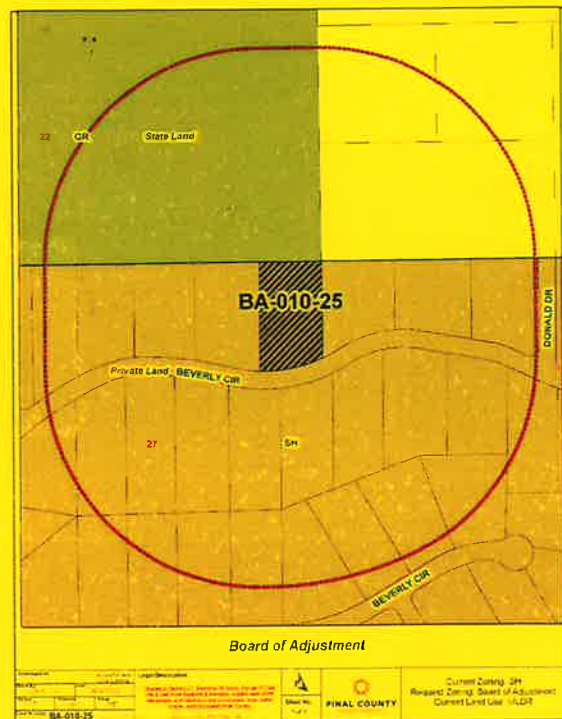
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- 2) Your name, address, telephone number and property tax parcel number (Print or type)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:

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

Contact for this matter: Kendall Riley, Planner
E-mail Address: Kendall.riley@pinal.gov Phone: (520) 866-6514 / (520) 866-6442



PINAL COUNTY

WEAL WITH OPPORTUNITY



PINAL COUNTY

WIDE OPEN OPPORTUNITY

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

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PUBLIC WORKS

NOTICE OF PUBLIC HEARING



PINAL COUNTY

WIDE OPEN OPPORTUNITY

AGENDA ITEM

6/26/2025

301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Valentyn Panchenko/Dedrick Denton

Funds #:

Dept. #:

Dept. Name: Boards & Commissions

Director: Dedrick Denton

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

BA-017-25 – PUBLIC HEARING/ACTION: Anna Wright (applicant/landowner) 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± ac) to 47,916± square feet (1.1± ac) for a parcel in the General Rural zone (GR); situated in SW ¼ of Section 08, Township 05S, Range 02E of the Gila and Salt River Base and Meridian, Tax Parcel 510-35-0250, located 3.5 miles to the west of Ak-Chin Indian Community and 0.5 mile north-east of intersection of Amigos Rd and N Table Top Rd, unincorporated Pinal County, AZ.

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:

ATTACHMENTS

[Click to download](#)

ATTACHMENTS:

Description



BA-017-25_Packet



REPORT TO THE PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

CASE: Undersized Lot Variance Request – Lot 25

MEETING DATE: June 26, 2025

CASE NUMBER: BA-017-25

CASE COORDINATOR: Valentyn Panchenko, Planner

SUPERVISOR DISTRICT: District 1 Supervisor Vitiello

Applicant: Anna Wright

Owner: Wright Ryan A & Anna

Request: Allow a lot size of 47,916± square feet (1.1 acre) in lieu of the required 54,450 square feet (1¼ acres) minimum lot size.

Site Location: APN 510-35-0250, located 3.5 miles to the west of Ak-Chin Indian Community and 0.5 miles northeast of the intersection of Amigos Rd and N Table Top Rd, in unincorporated Pinal County, AZ.

Site Size: 1.14 acre

Zoning: GR General Rural

Current Use: Vacant

Opposition/Support: To date, no supportive or opposition letters have been submitted.

Staff

Recommendation: Approval

Surrounding Zoning and Land Use:

North, South, West, East: GR General Rural

History: The subject parcel, identified as Lot 25 within the **Hidden Valley Ranchettes Subdivision**, is one of several similarly sized lots in the subdivision. The subdivision was **approved in 1961** and zoned as GR General Rural under the 1962 Zoning Ordinance, which allowed residential lots as small as 12,000 square

feet (0.28 acre). Accordingly, this parcel was approved and subdivided as fully conforming to the zoning standards in effect at that time.

However, in 1974, Pinal County adopted a **new zoning ordinance** that increased the minimum lot size in the GR zone **from 0.28 acre (12,000± sq ft) to 1¼ acres (54,450± sq ft)**. This change rendered the subject parcel nonconforming under the updated GR zoning requirements. Since the 1974 ordinance revision, the 1¼-acre minimum lot size for the GR zone has been retained in all subsequent versions of the County Code. As a result, the subject parcel remains nonconforming to current development standards, which **prevents any additional development or improvements unless a variance is approved**.

Site Conditions: The site is a rectangular-shaped lot measuring approximately 165 feet in width and 302 feet in depth. The subject site abuts and has frontage on Western Meadows Rd to the west. The site is currently vacant and remained as it is since 1961 according to the Assessor's historical records.

Plan Analysis: This is a variance request to reduce the **minimum lot size requirement** of the **General Rural (GR) Zone** for a single parcel located in the **Hidden Valley Ranchettes subdivision**, within the **unincorporated Pinal County**. The 1.14-acre parcel was **subdivided in 1961**, prior to the **1974 zoning ordinance update**, which increased the minimum lot size from **0.28 acre to 1.25 acres** in the GR zone. Due to the **parcel being smaller than the 1¼-acre** minimum required in the General Rural (GR) zone, the applicant is **restricted in the use of the property** and is ineligible to obtain building permits.

Considering that the parcel became nonconforming in size because of direct County actions, and given the reasonable justification for the requested setback reduction, staff is supportive of this variance request.

The proposed Site Plan consists of one main building for a single family residence and one attached structure (carport) with all setback requirements conforming to the GR zone.

Legal Description: Lot 25, Hidden Valley Ranchettes, per map recorded in Book 10, Page 9, of Maps, in the office of County Recorder of Pinal County.

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

Newspaper publish dates:	06/05/25
Mail-outs:	06/04/25
Site Posting:	06/04/25
Website:	06/04/25

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 of the Pinal County Development Services Code.

FINDINGS:

THE BOARD OF ADJUSTMENT AND APPEALS shall consider the following criteria in conditionally approving or denying a variance according to the PCDESC 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 subject property is consistent in size and shape with other lots within the Hidden Valley Ranchettes subdivision created in 1961. However, its uniqueness lies in its legal status—it became nonconforming due to a County-initiated amendment to the Zoning Ordinance in 1974, which increased the minimum lot size requirement for parcels zoned General Rural (GR) from 12,000 square feet (0.28 acre) to 54,450 square feet (1.25 acres). As a result of this change—not due to any action by the property owner—the subject parcel no longer meets current zoning standards, despite having been subdivided and approved in full compliance with the regulations in place at the time.

FINDING: There do appear to be special circumstances/conditions applicable to the property which do not prevail on other property in that zoning district. Due to the standards of the 1¼ - acre minimum in 1974, the subject property does not meet the current minimum lot size requirements within the General Rural Zone.

- 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: As previously noted, the undersized nature of the subject parcel is not the result of any action by the applicant. The justification for special circumstances is based on the physical characteristics and legal status of the property, rather than any self-imposed condition. The special circumstance arises from a County-initiated amendment to the Zoning Ordinance, as outlined previously in this report. This legislative change increased the minimum lot size requirements, resulting in the parcel's nonconforming status. These circumstances—created solely through County action—make strict compliance with the current development standards of the General Rural (GR) zone impractical and unattainable for the subject property.

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

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

ANALYSIS: The applicant intends to construct one-family dwelling unit with accessory structure (carport), which is a permitted use by right within the existing zoning district. The hardship presented is non-financial in nature, as the inability to obtain a variance would effectively deny the applicant reasonable use of the property—preventing any development due to the current minimum lot size requirements. Strict application of current regulations would permanently restrict the property to a nonconforming status, limiting its utility and preventing the owner from realizing the intended and otherwise allowable use.

FINDING: Strict application of the current regulations would result in the property remaining in a permanent nonconforming status, imposing an unnecessary, non-financial hardship on the property owner.

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

ANALYSIS: The parcel was created and developed in full compliance with the zoning standards in place at the time of its subdivision. However, following the legally established subdivision, the County enacted changes to the development standards for the General Rural (GR) Zone, rendering the property nonconforming through no fault of the owner. This variance request clearly demonstrates a legitimate need to preserve the property owner's rights. Approval of the variance would ensure the continued functionality and usability of the property for both the current and future owners, allowing for reasonable use consistent with the original intent of the subdivision.

FINDING: Staff finds sufficient justification to support the granting of the variance in order to preserve and uphold the substantial property rights of the landowner. Approval would allow the property to remain functional and usable for both the current and future owners.

- e. *That 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 has identified no elements of the subject property or this request that would pose an adverse impact to public health, safety, or welfare, nor be detrimental to the surrounding neighborhood or broader community. The parcel is approximately 1.1 acre—consistent in size with adjacent lots within the Hidden Valley Ranchettes subdivision. The proposed use is permitted within the GR General Rural zone. This report includes stipulations outlining adjusted development standards to reflect the minimum lot size approved by the recorded plat for the subdivision. These adjustments will deem the parcel size conforming to current code requirements and align it with the minimum standards of the existing zoning district.

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

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

ANALYSIS: The General Rural zone permits residential use which is the desired primary use for the subject property. Section 2.40.010 of the County Development Services Code establishes the permitted uses, and one-family dwelling unit along with accessory buildings are permitted within the GR General Rural zone.

FINDING: Granting of the 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, presented evidence, written documentation, public testimony, and the Staff Report (BA-017-25) are hereby incorporated into the official record for this variance case. If the Board of Adjustment and Appeals finds sufficient evidence within the record, staff recommends that the Board adopt the staff report and supporting

documentation as presented and approve the requested variance using the recommended motion. However, if the Board determines that sufficient evidence does not exist to support approval, staff recommends denial of the request in accordance with the alternative motion outlined below in the staff report.

BOARD MOTION:**Staff Recommendation to Approve:**

******(Staff recommends citing a minimum of three findings)

*******(Suggested finding)

To Approve:

I move to conditionally approve case **BA-017-25**, 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 (1¼± ac) to 47,916± square feet (1.1± ac) and applicable development standards, to allow the construction of an accessory building on the property in question (Parcel # 510-35-0250) located in the General Rural (GR) Zone. The move for approval is based on the findings of A through F - as presented in the staff report- and is subject to the following stipulations:

1. All State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of wastewater, air quality permit, 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. - Site development standards**) for this parcel, which are as follows:
 - A. Building height: maximum height of any structure shall be 30 feet.
 - B. Minimum lot area: 47,916 square feet (1.1± acre).
 - C. Minimum lot width: 100 feet.
 - D. Minimum area per dwelling unit: 47,916 square feet (1.1± acre).
 - 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. If any change of use is requested - aside from the use stated within the General Rural (GR) Zone - the variance shall be considered null and void.

To Deny:

I move to deny the variance case **BA-017-25**, a **variance** to **Section 2.40.020** of the PCDSC, based on the finding that the condition is neither peculiar nor exceptional to adjust development standards specified by the PCDSC.

DATE PREPARED: 6/12/2025 - VP

REVISED: 6/16/2025 - VP

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **JUNE 26TH, 2025** AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 311 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A VARIANCE FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-017-25 – PUBLIC HEARING/ACTION: Anna Wright (applicant/landowner) 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± ac) to 47,916± square feet (1.1± ac) for a parcel in the General Rural zone (GR); situated in SW ¼ of Section 08, Township 05S, Range 02E of the Gila and Salt River Base and Meridian, Tax Parcel 510-35-0250, located 3.5 miles to the west of Ak-Chin Indian Community and 0.5 mile north-east of intersection of Amigos Rd and N Table Top Rd, 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 **28th** DAY OF **MAY, 2025**, by Pinal County Development Services 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

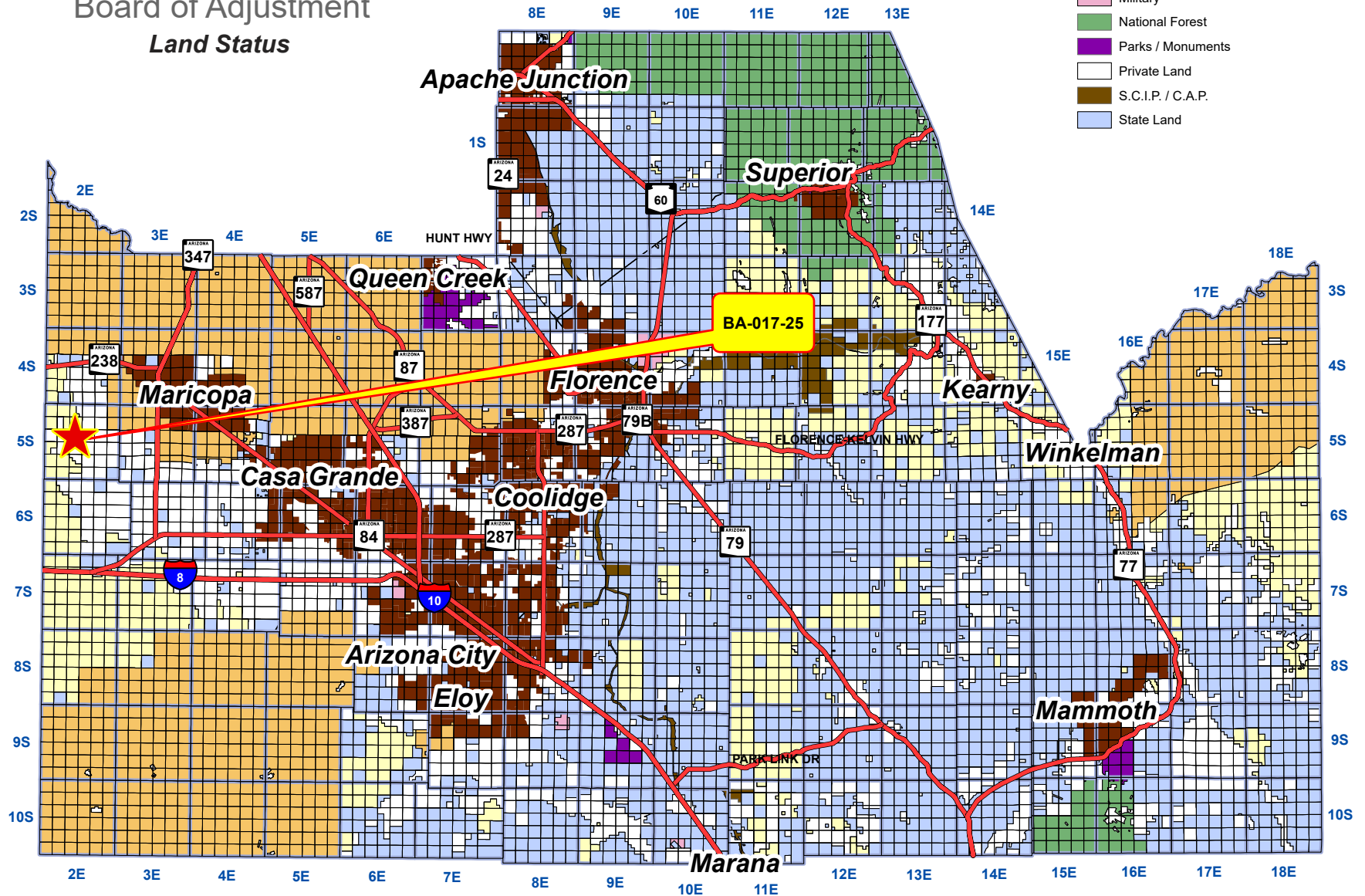


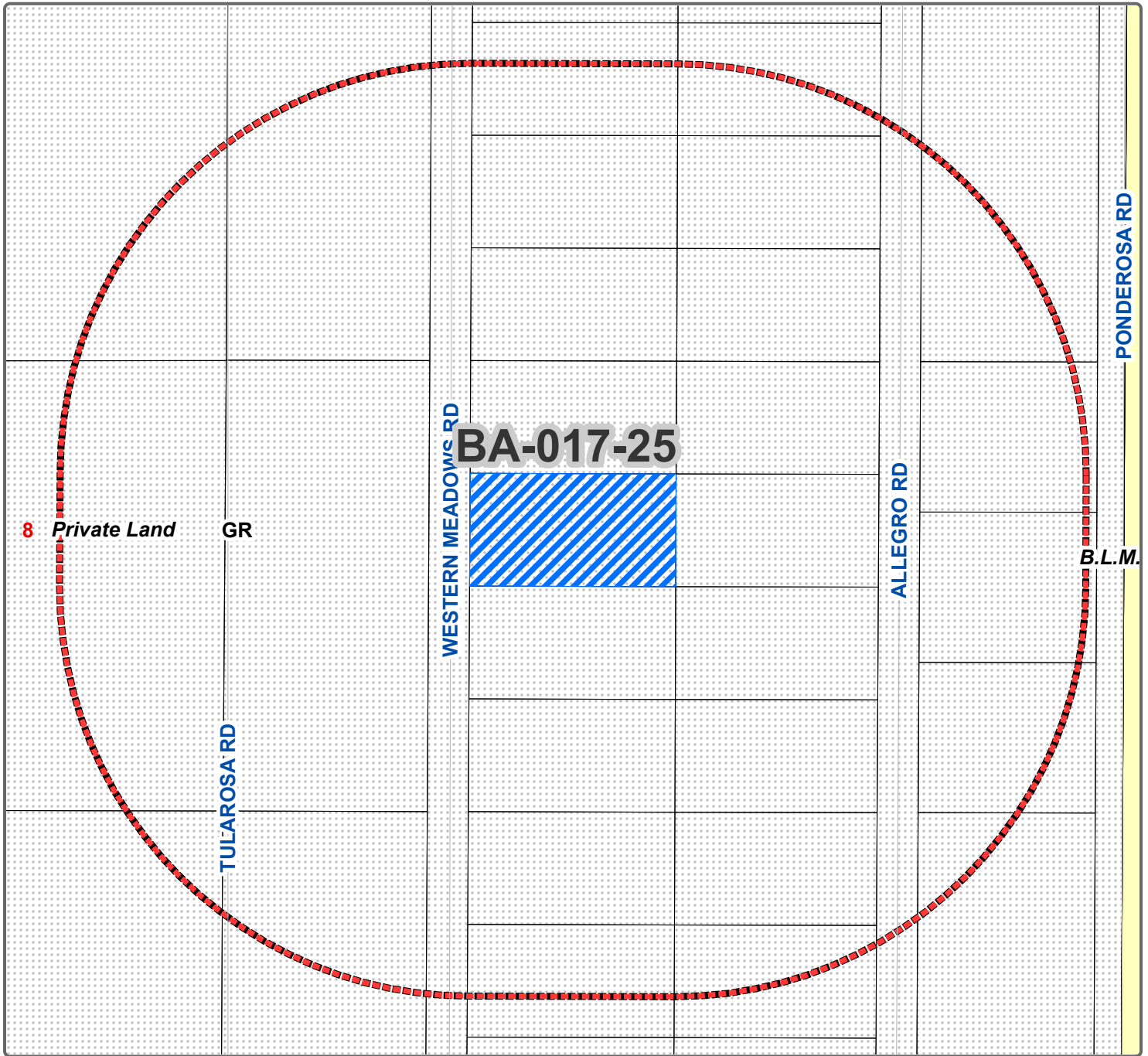
PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

BA-017-25 – PUBLIC HEARING/ACTION: Anna Wright (applicant/landowner) 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± ac) to 47,916± square feet (1.1± ac) for a parcel in the General Rural zone (GR); situated in SW ¼ of Section 08, Township 05S, Range 02E of the Gila and Salt River Base and Meridian, Tax Parcel 510-35-0250, located 3.5 miles to the west of Ak-Chin Indian Community and 0.5 mile north-east of intersection of Amigos Rd and N Table Top Rd, unincorporated Pinal County, AZ.

Current Zoning: GR

Requested Zoning: Board of Adjustment

Current Land Use: VLDR



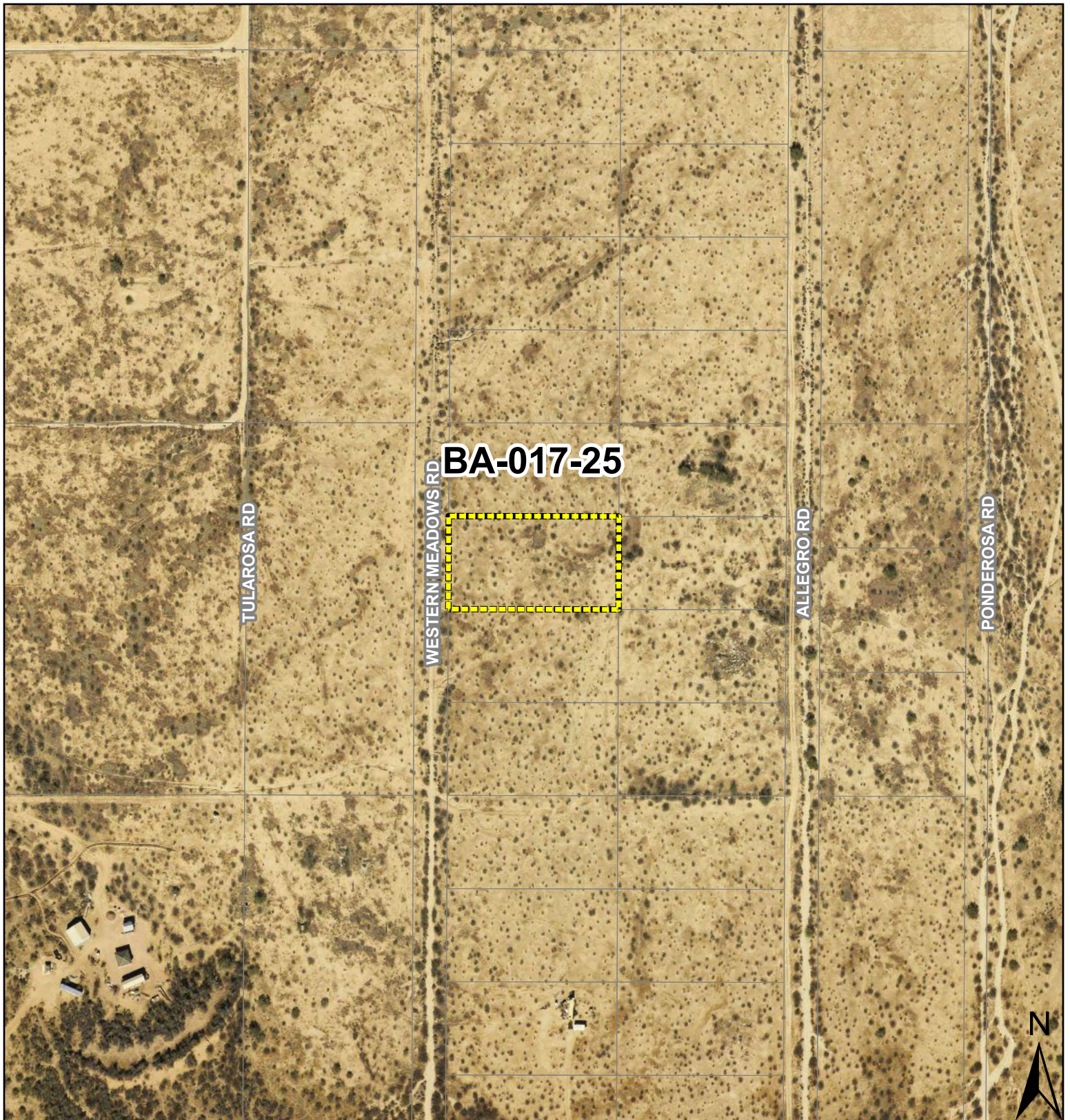
Legal Description:
Situating in SW ¼ of Section 08, Township 05S, Range 02E of the Gila and Salt River Base and Meridian, Tax Parcel 510-35-0250, located 3.5 miles to the west of Ak-Chin Indian Community and 0.5 mile north-east of intersection of Amigos Rd and N Table Top Rd, unincorporated Pinal County, AZ.

SEC 08, TWN 05S, RNG 02E

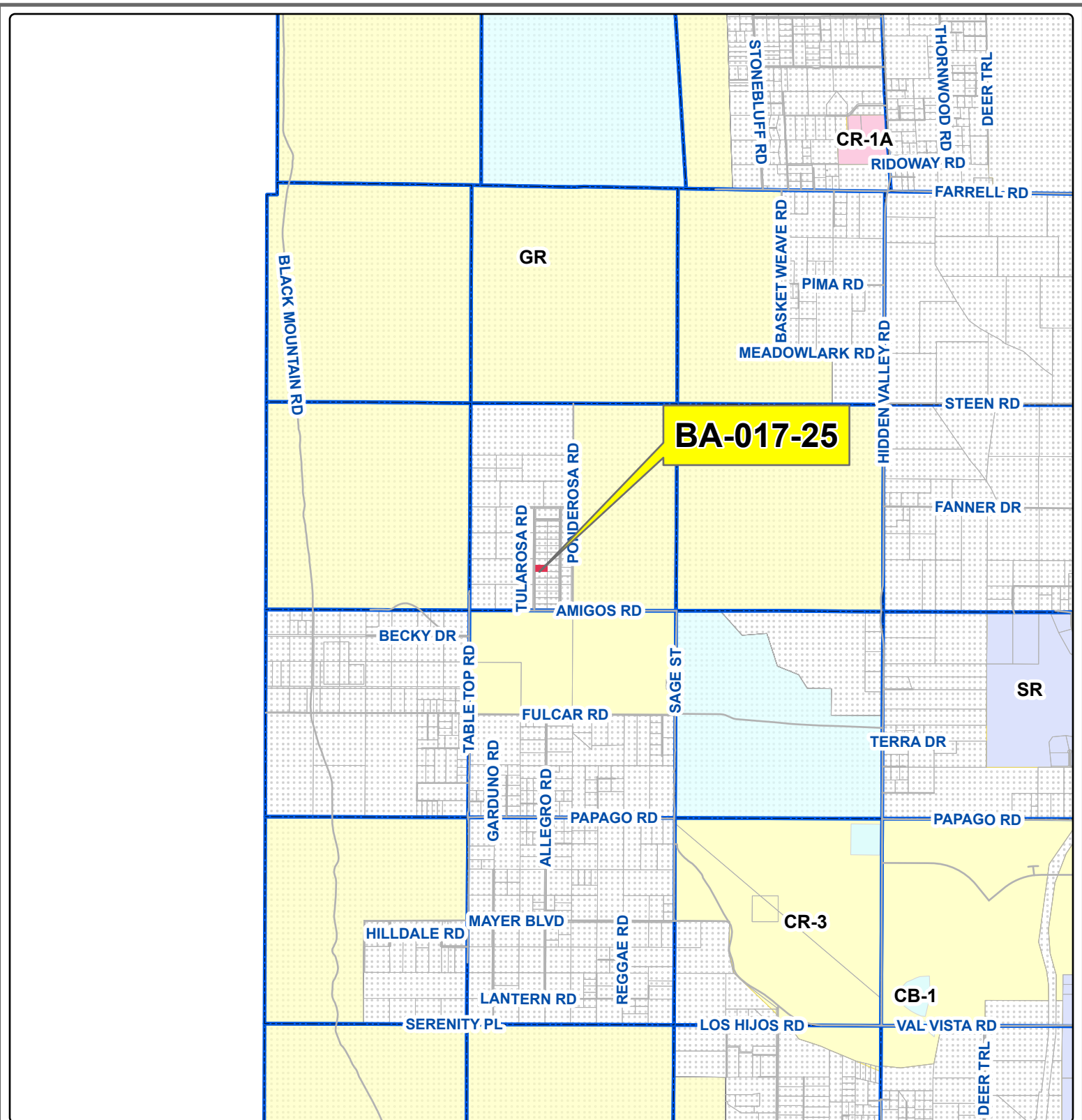


Owner/Applicant: ANNA WRIGHT		
Drawn By: GIS / IT / RWH	Date: 05/29/2025	
Section 08	Township 05S	Range 02E
Case Number: BA-017-25		

Sheet No.
1 of 1



Board of Adjustment



Board of Adjustment **Community Development**

Legal Description:

Situated in SW ¼ of Section 08, Township 05S, Range 02E of the Gila and Salt River Base and Meridian, Tax Parcel 510-35-0250, located 3.5 miles to the west of Ak-Chin Indian Community and 0.5 mile north-east of intersection of Amigos Rd and N Table Top Rd, unincorporated Pinal County, AZ.



Sheet No.

1 of 1

Owner/Applicant:

ANNA WRIGHT

Drawn By:

GIS / IT / RWH

Date:

05/29/2025

Section

08

Township

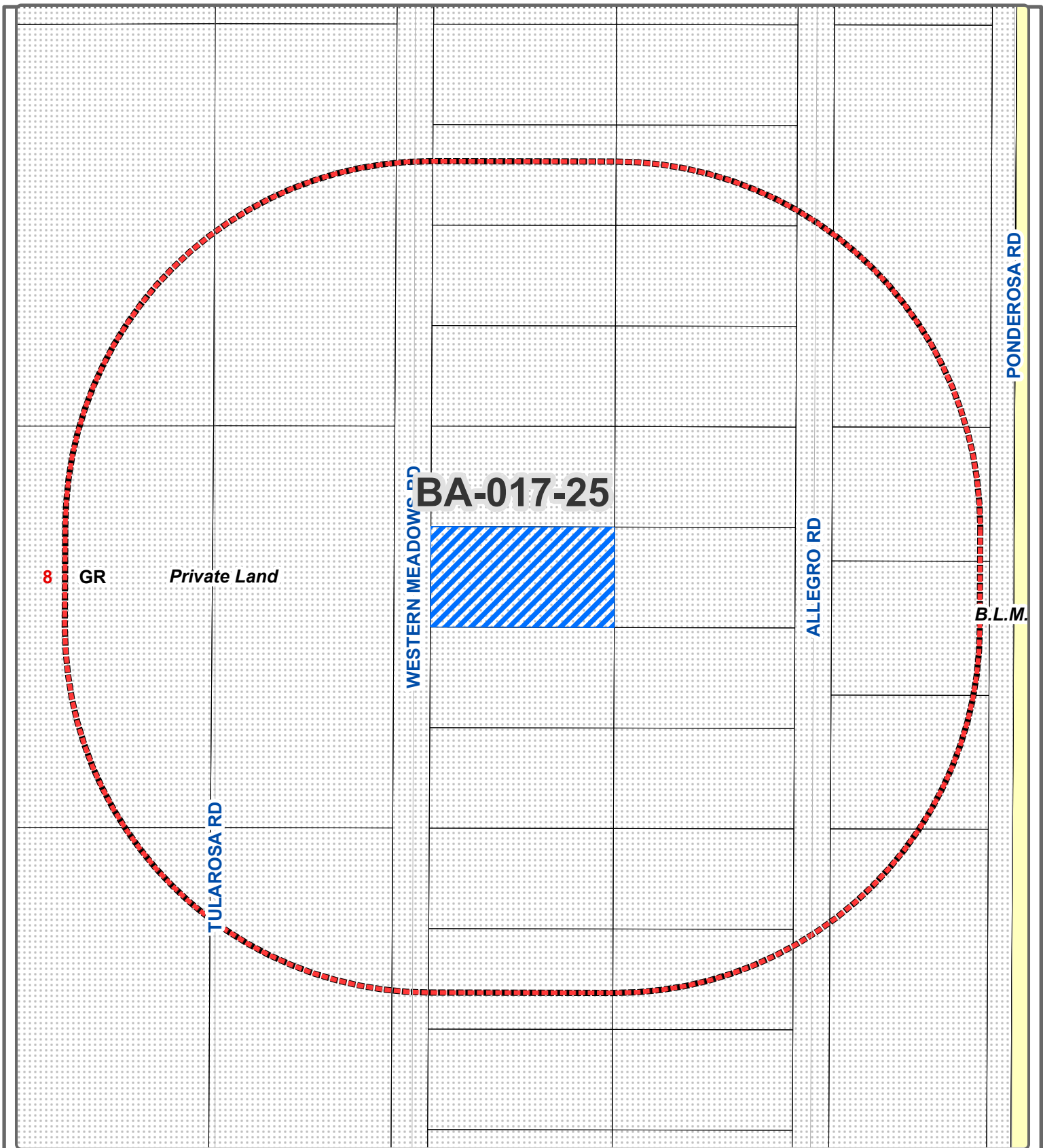
05S

Range

02E

Case Number:

BA-017-25



Board of Adjustment

Owner/Applicant: Anna Wright			Legal Description: Situating in SW 1/4 of Section 08, Township 05S, Range 02E of the Gila and Salt River Base and Meridian, Tax Parcel 510-35-0250, located 3.5 miles to the west of Ak-Chin Indian Community and 0.5 mile north-east of intersection of Amigos Rd and N Table Top Rd, unincorporated Pinal County, AZ. SEC 08, TWN 05S, RNG 02E		 PINAL COUNTY <small>WIDE OPEN OPPORTUNITY</small>		Current Zoning: GR Request Zoning: Board of Adjustment Current Land Use: VLDR	
Drawn By: GIS/IT - RWH Date: 05/29/2025			Sheet No. 1 of 1					
Section 08 Township 05S Range 02E								
Case Number: BA-017-25								

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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.: 510350250
2. Size (to the nearest 1/10th of an acre) 1.14
3. The legal description of the property: Hidden Valley Ranchettes lot 25
4. Current zoning: GR
5. Septic or Sewer? Septic ☒ Sewer ☐
Sewer District _____
6. The existing use(s) of the property: Vacant land
7. The exact variance request and/or Section(s) of Code impacted: Undersized lot.
Subdivision in 1963
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.
N/A - none
10. State any special circumstances or conditions about the property that do not negatively impact other properties in that zoning district. Also state any physical characteristics of this property that are unique and unlike other properties in the area.
~~lot 25 is not a street~~ N/A - none

COMMUNITY DEVELOPMENT
Planning Division

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

N/A

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.

All Surrounding land is Vacant. Will not increase traffic noise, or pollution and will not negatively impact surrounding properties. The Variance allows for reasonable residential use consistent with the neighborhood.

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

The variance request is for development within the residential/agricultural zoning designation and will continue to support residential use, as permitted by current zoning.

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

Due to lots layout and zoning constraints, we are unable to build a modest family home without this variance. Without it, we lose the ability to reasonably use the land for residential purposes. This would result in the loss of intended and practical use of the property.

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

15. Site Plan Review or Building Permit Number: _____

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

18. Evidence to support a reduction, this may include codes and ordinance from other jurisdictions, structures with multiple building occupancy types and/or operational characteristics of the particular use that would warrant a reduction: _____

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.

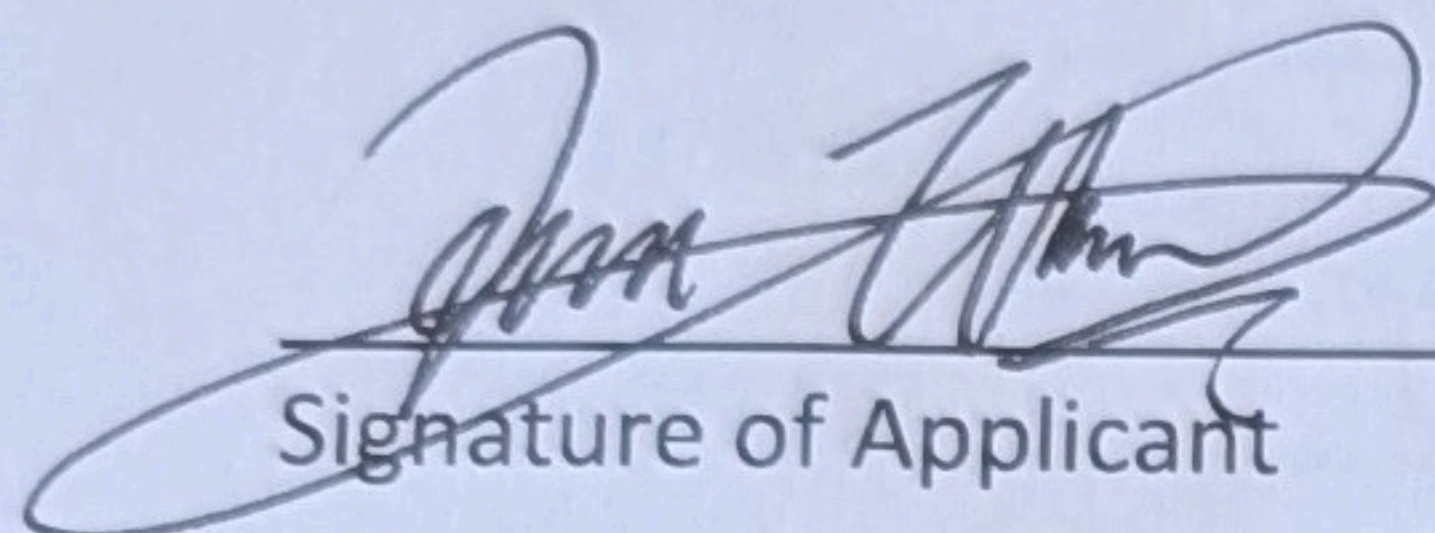
I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the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

Anna Wright

Name of Applicant

743 E 6th Pl Mesa, AZ 85203

Address



Signature of Applicant

ZX0inn@gmail.com

E-Mail Address

702-857-9180

Phone Number

Name of Agent/Representative

Address

Signature of Agent/Representative

E-Mail Address

Phone Number

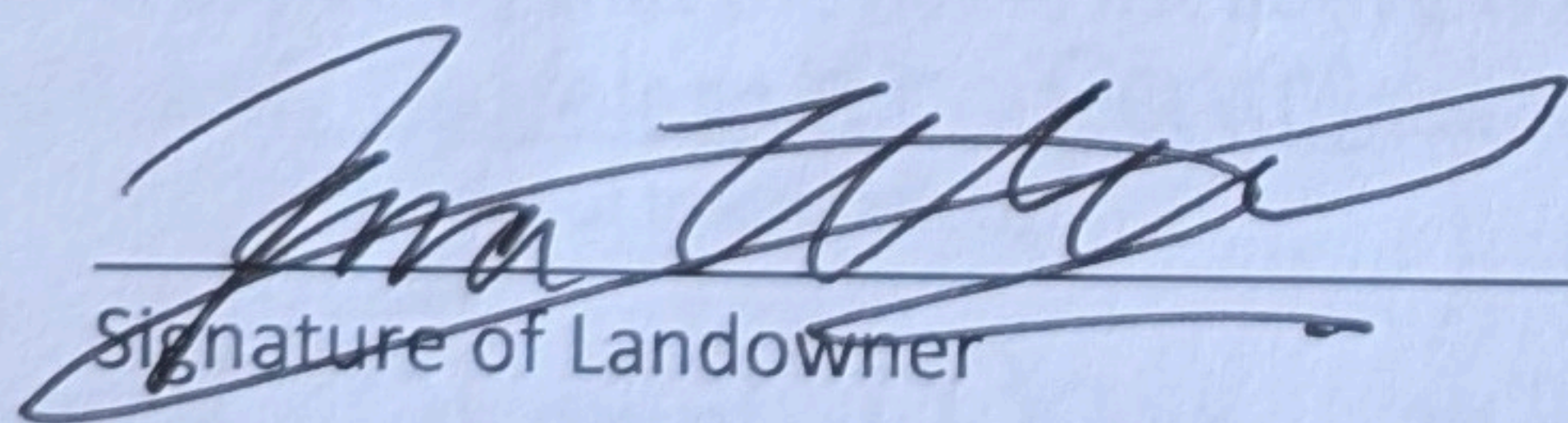
The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Anna Wright

Name of Landowner

743 E 6th Pl Mesa, AZ 85203

Address



Signature of Landowner

ZX0inn@gmail.com

E-Mail Address

702-857-9180

Phone Number

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

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

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

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

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

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

Parcel No.:
Name:
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City/ST/Zip:

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

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

I hereby verify that the name list above was obtained on the 45 day of May, 2025, at the office of Development Services and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 5 day of May, 2025, before me personally appeared Anna Wright
Signature X Date X 5.5.2025 (Name of signor)

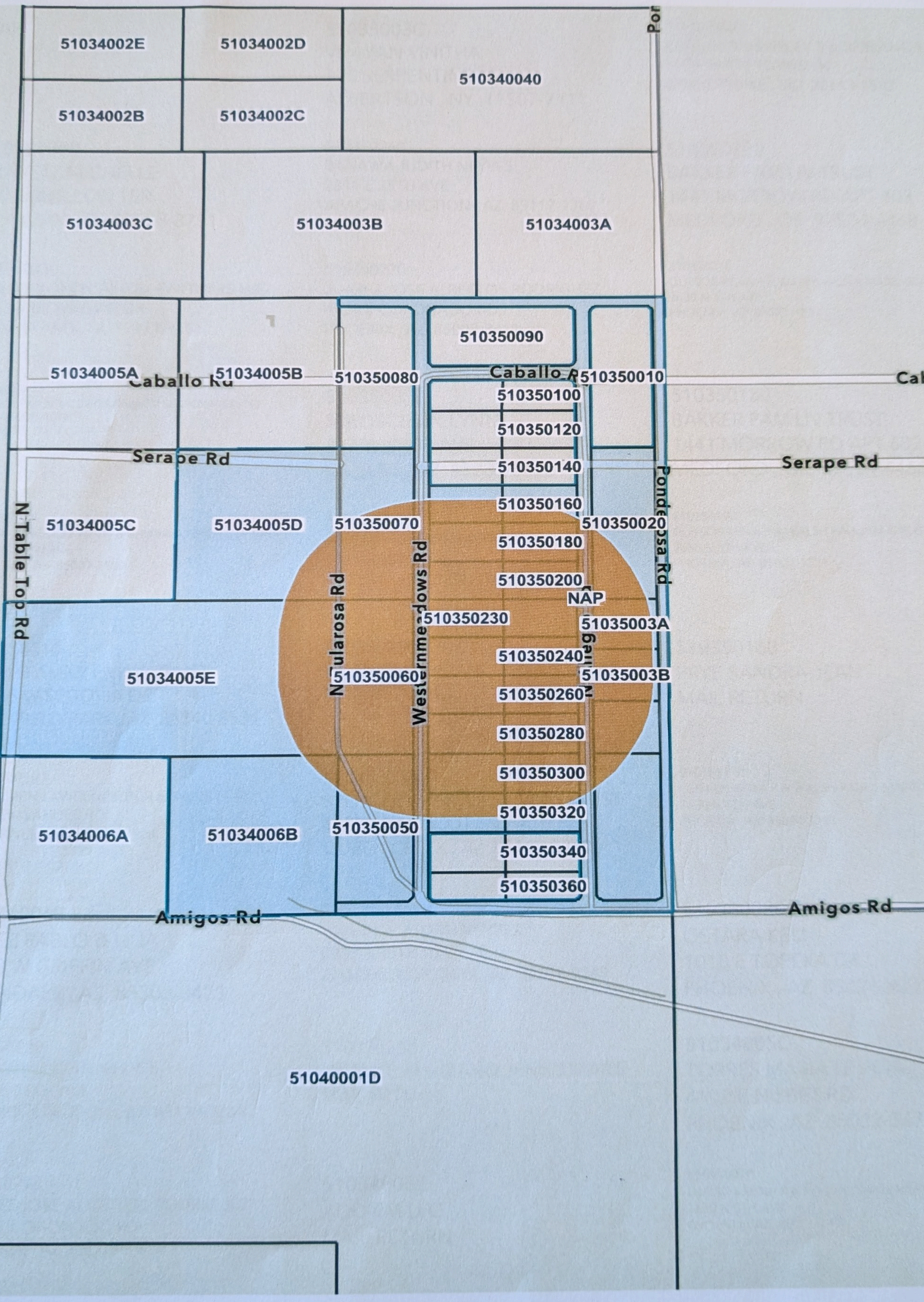
State of Arizona)ss.

County of Pinal

My Commission Expires 12/26/27



Signature of Notary Public Angela Sanchez



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51034002C

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51034005A

51034005B

510350080

510350100

510350010

510350120

510350140

510350160

510350180

510350200

510350230

510350240

510350260

510350280

510350300

510350320

510350340

510350360

Serape Rd

Serape Rd

N Table Top Rd

51034005C

51034005D

510350070

510350020

51034005E

510350060

51035003A

51035003B

51034006A

51034006B

510350050

Amigos Rd

Amigos Rd

51040001D

NAP

510350320
KRAVETZ MICHELLE
537 MACLEOD TER
DUNEDIN, FL 34698-8731

510350330
REALTY BOND CAPITAL PARTNERS LLC
2811 ARROWHEAD DR
SUGAR LAND, TX 77479-9151

510350040
KUBACKI ROY M & COATES-KUBACKI SHARON M CO-TRS
5263 W HARRISON CT
CHANDLER, AZ 85226-6193

510350300
SMITH JAMES KENNETH & BRIANNA LEIGH CO-TRS
706 W LEWIS AVE
PHOENIX, AZ 85007-8500

510350310
SMITH FAMILY LIVING TRUST
12545 W SEGOVIA DR
LITCHFIELD PARK, AZ 85340-8534

510350050
MESKIMEN LAWRENCE P JR & NANCY I TR
3115 W WANDER RD
NEW RIVER, AZ 85087-8508

51034006B
PEREZ PABLO & LILIA
7783 W GRIFFIN AVE
GLENDALE, AZ 85303-3423

510350280
BANAWA JUDITH NEYPES
2311 E 35TH AVE
APACHE JUNCTION, AZ 85119-9369

510350290
JUAREZ JOSE ALBERTOS RODRIGUEZ
4429 E CORONADO RD
PHOENIX, AZ 85008-8411

51035003C
VIJAYAN VINITHA
110 SERPENTINE LN
ALBERTSON, NY 11507-7111

510350260
BANAWA JUDITH NEYPES
2311 E 35TH AVE
APACHE JUNCTION, AZ 85119-9369

510350270
JUAREZ JOSE ALBERTOS RODRIGUEZ
4429 E CORONADO RD
PHOENIX, AZ 85008-8411

51035003B
STROSCHEIN LYNN
837 W SPUR AVE
GILBERT, AZ 85233-3623

510350240
BANAWA JUDITH NEYPES
2311 E 35TH AVE
APACHE JUNCTION, AZ 85119-9369

510350250
VICENTE-FELICIANO JENNIS MARIE
MAIL RETURN

51035003A
SPENCER CHARLES S LIVING TRUST
18572 E APRICOT LN
QUEEN CREEK, AZ 85142-2352

510350220
BANAWA JUDITH NEYPES
2311 E 35TH AVE
APACHE JUNCTION, AZ 85119-9369

510350230
VICENTE-FELICIANO JENNIS MARIE
MAIL RETURN

51034005E
ADDIEM LLC
MAIL RETURN

510350060
RAGUINDIN SHIRLEY S & BERLANGA JOE
7403 WHITE PLAINS LN
BRANDYWINE, MD 20613-3592

510350200
BAKKER FAM LIV TRUST
1441 MORROW RD APT 603
MEDFORD, OR 97504-4468

510350210
GLITSOS RENA P & WALSH PAULA MARIE GLITSOS
7630 N 5TH AVE
PHOENIX, AZ 85021-1721

510350180
BAKKER FAM LIV TRUST
1441 MORROW RD APT 602
MEDFORD, OR 97504-4468

510350190
GLITSOS RENA P & WALSH PAULA MARIE GLITSOS
7630 N 5TH AVE
PHOENIX, AZ 85021-1721

510350160
FRYE SANDRA JEAN
MAIL RETURN

510350170
GLITSOS RENA P & WALSH PAULA MARIE GLITSOS
7630 N 5TH AVE
PHOENIX, AZ 85021-1721

510350020
OSTARA KELI
1010 E TOPEKA DR
PHOENIX, AZ 85024-4231

51034005D
TORRES MARIA LETICIA
4107 E NISBET RD
PHOENIX, AZ 85032-2475

510350070
GLITSOS RENA P & WALSH PAULA MARIE GLITSOS
7630 N 5TH AVE
PHOENIX, AZ 85021-1721



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 04/25/2025 1538
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2025-033254

RECORDING REQUESTED BY:
Fidelity National Title Agency Inc.

WHEN RECORDED MAIL TO:
Ryan A Wright
0 N Western Meadow Rd 25
Maricopa, AZ 85139

Escrow No.: FM57250446L
APN: 510-35-025

Space above this line for Recorder's Use

WARRANTY DEED

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,

Jennis Marie Vicente-Feliciano, an unmarried woman

does hereby convey to

Ryan A Wright and Anna Wright, husband and wife as community property with right of survivorship

the following real property situated in County of Pinal, State of Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

(continued)

Dated: April 21, 2025

Jenn Marie Vicente-Feliciano
Jenn Marie Vicente-Feliciano

County of PINAL

This instrument was acknowledged before me on this 23 day of April, 2025, by Jennis Marie Vicente-Feliciano

My Commission Expires: 10/09/2027

[SEAL]



RAUL RODRIGUEZ
Notary Public - Arizona
Maricopa Co. / #655325
Expires 10/09/2027

Escrow No.: FM57250446L

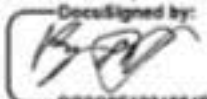
Ryan A Wright and Anna Wright, Husband and Wife each state that:
They have offered to purchase the real property situated in Pinal County described as follows:

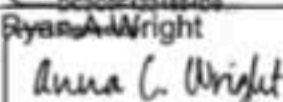
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Each of them, individually and jointly as Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as community property with right of survivorship, and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Community Property With Right of Survivorship" they direct and authorize Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to the deed upon its execution and delivery and to record this "Acceptance of Community Property With Right of Survivorship" together with the deed.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.
Dated: April 25, 2025

Decided by:


Ryan A. Wright


Anna Wright

To Whom It May Concern,

I am writing to formally request a variance for the land size of properties located in Pinal County, Arizona, which are slightly below the minimum lot area requirement. This request is made with the intent of highlighting significant benefits that the approval of this variance would provide not only to the applicants but also to the broader Pinal County community.

1. Encouragement of Sustainable Development:

By allowing this variance, Pinal County can promote effective use of land in a manner that aligns with community growth objectives. These properties, despite being marginally under the minimum requirement, present an opportunity for development that reinforces local infrastructure. This can lead to increased resident attraction, boosting the local economy and tax revenue while fostering an environment conducive to nearby businesses.

Approving this variance reflects a commitment to sustainable development practices which are critical to maintaining community vitality.

2. Enhancing Local Housing Availability:

With ongoing housing shortages affecting many regions, the approval of this variance can significantly expand housing options for families in Pinal County. The acceptance of mobile and modular homes in this area creates a pathway to facilitate the development of affordable housing solutions. This variance can address immediate housing needs compassionately, reflecting the county's commitment to providing adequate housing without sacrificing community standards. The prospective development would cater to a demographic in need, thereby strengthening community cohesion and support.

3. Minimal Environmental Impact:

It is important to note that the environmental consequences of granting this variance would be minimal. The affected lots are only slightly below the established 1.25-acre requirement and are situated in a developed area alongside existing mobile and modular homes. Approving this variance would therefore be consistent with the established character of the neighborhood, ensuring that it remains conducive to residential living. Moreover, fostering a sense of community among current and future residents would enhance the localized environment without negative consequences.

In summary, granting this variance not only supports the applicants' development goals but also serves the broader interests of Pinal County. It encourages sustainable growth, addresses housing shortages, and maintains the area's environmental integrity. I appreciate your consideration of this request and look forward to the possibility of contributing positively to our cherished community.

Thank you for your time and attention to this matter.

Best Regards,

MELVIN C. WHITE
REALTOR®
Barrett Real Estate
Lic#: SA678541000
C. 716.573.9611
mwhite@a-z-realtor.com



To whom it may concern,

I am writing in regards to my (2) buyer clients purchasing side by side LOTS in Maricopa, AZ.

The lots are as follows: 0 N Western Meadow 25 RD 25

Maricopa, AZ 85139 **Pinal Assessor Parcel # 510-35-025 1.143 acres / 49,795 sqft** now owned by RYAN A & ANNA WRIGHT and

0 N Western Meadow RD 23 Maricopa, AZ 85139 **Pinal Assessor Parcel # 510-35-023 1.142 acres / 49,756 sqft** now owned by Andrew & Kaila Ward.

These buyers are related and purchased these (2) Lots in hopes of each building a home to live in on each lot of either a stick built, modular, mobile or a barndominium style residence.

While trying to go through the proper channels of obtaining permits to get started Anna Wright was told that they will both need a "Variance" to build due to the lots not meeting the 1.25 acre size required by Pinal County. Both parties are seeking the required "Variance" and are willing to take the proper steps in obtaining them both.

As their Realtor, I don't see why this "Variance" wouldn't be granted. The lots are in an area where it seems there are many lots of this size that are currently having Mobile/Modular homes set on them for sale. All of the lots seem to be at that 1 acre mark +/- the required size. Being so close, all parties are hoping the variance will be granted.

Please consider our request and we are open to all lines of communication. As well. Please let me know if you require any addition documentation from me.

With respect,

John C Johnson, REALTOR
REAL Broker
480-606-2027
JJsellsAZ@yahoo.com



1.14 acres
49,830 sqft

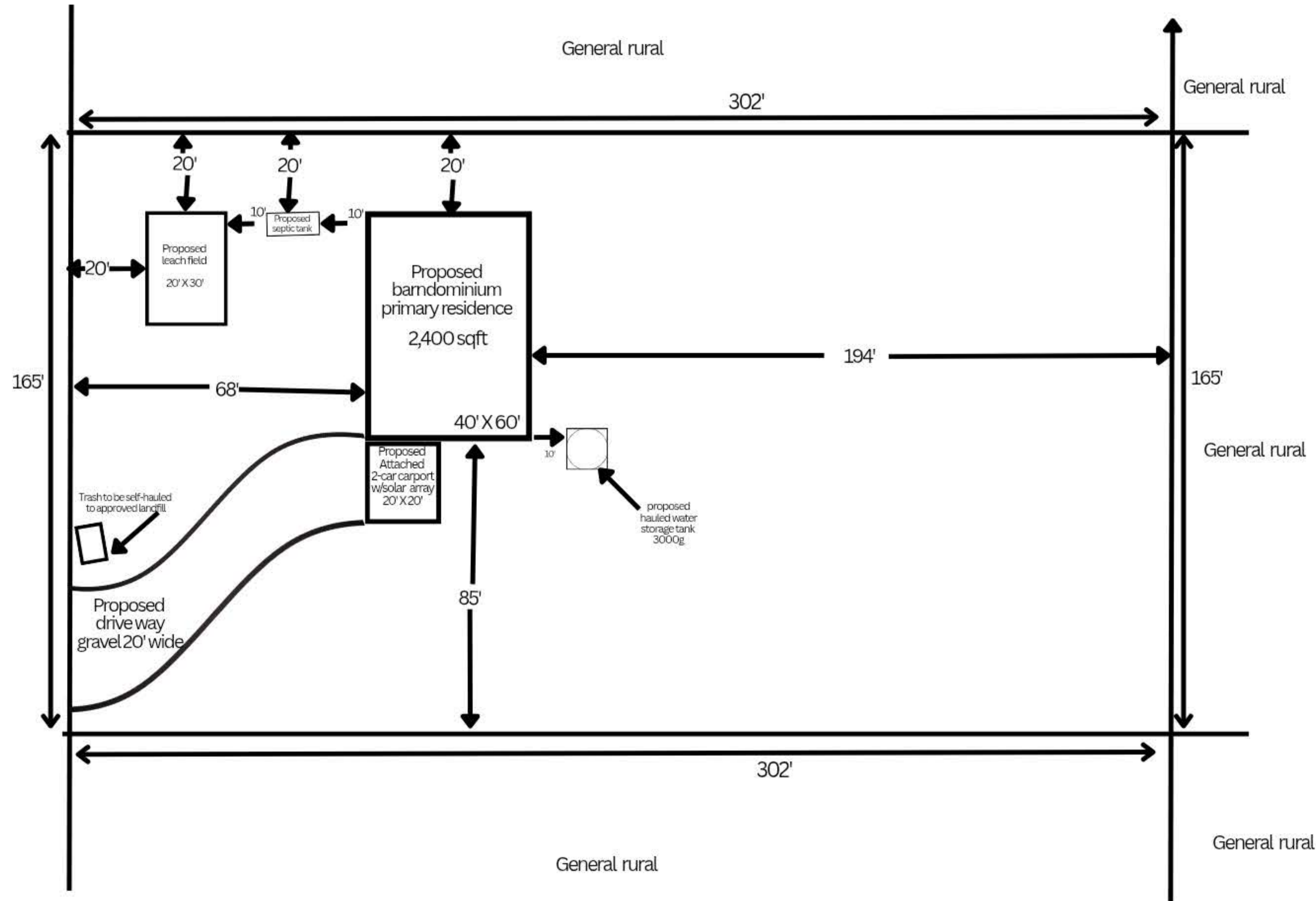
N.T.S

Wright family residence

0 N Western Meadow Rd #25
Maricopa, AZ 85139

N Western Meadow Rd

N Western Meadow Rd



VICINITY MAP

Ryan Wright
Anna Wright
702-857-9180

Zoning: GR

Parcel #: 510350250

Lot #: 25

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Edmar Corachia, 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:

Jun. 5, 2025

NOTICE ID: x1PWCHHSJAfwabe8cKLo

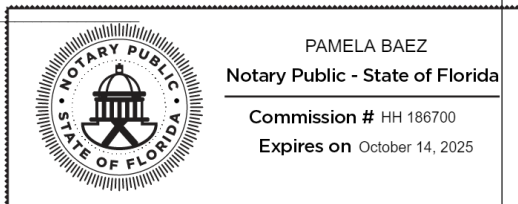
NOTICE NAME: BA-017-25

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: **06/06/2025**

[Signature]

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 JUNE 26th, 2025 AT THE
PINAL COUNTY EMERGENCY
OPERATIONS CENTER, 311
E. 11th STREET, FLORENCE,
ARIZONA, TO CONSIDER AN
APPLICATION FOR A VARIANCE
FOR THE UNINCORPORATED
AREA OF PINAL COUNTY.
BA-017-25 – PUBLIC HEARING/
ACTION: Anna Wright (applicant/
landowner) 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± ac) to 47,916±
square feet (1.1± ac) for a parcel
in the General Rural zone (GR);
situated in SW ¼ of Section 08,
Township 05S, Range 02E of
the Gila and Salt River Base and
Meridian, Tax Parcel 510-35-0250,
located 3.5 miles to the west of
Ak-Chin Indian Community and
0.5 mile north-east of intersection
of Amigos Rd and N Table Top Rd,
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](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 28th DAY OF
MAY, 2025, by Pinal County
Development Services
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
No. of publications: 1: date of
publication: Jun 05, 2025

BA-017-25

**SIGN POSTING FOR
PINAL COUNTY BOARD OF
ADJUSTMENT PUBLIC HEARING
JUNE 26, 2025**

POSTED: JUNE 4, 2025



NORTH:



East:



SOUTH:





PINAL COUNTY

WIDE OPEN OPPORTUNITY

AGENDA ITEM

6/26/2025

301 E. 11th Street, Florence, AZ 85132

REQUESTED BY:

Funds #:

Dept. #:

Dept. Name: Boards & Commissions

Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

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 23rd day of June at 2pm by Cory Busby

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:

ATTACHMENTS

[Click to download](#)
