

NOTICE OF PUBLIC MEETING AND EXECUTIVE SESSION PINAL COUNTY BOARD OF ADJUSTMENTS AND APPEALS SUMMARY OF AGENDA FOR MEETING Thursday, July 24, 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-048-24 PUBLIC HEARING/ACTION:** Yeni Favela and Pedro Favela, landowners/applicants, 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 43,560± square feet (1.0 acres) and applicable development standards to allow a single family residence on a 1.0 acres parcel in the (SH) Suburban Homestead zoning district, 401-63-0280, Lot 64, Tierra Grande Unit 3, situated in Section 36, Township 06 South, Range 07 East Gila & Salt River Baseline & Meridian, located along S Private Rd, and South of W Calle Rosa, in the Casa Grande vicinity, in unincorporated Pinal County. (Supervisor District #3).

Patrick Zaia-Roberts/Dedrick Denton

B. **BA-012-25 - Public Hearing/Action:** Troy Thompson, landowner/applicant, requesting a variance to section 2.30.020 of the Pinal County Development Service code to allow a reduction in the minimum required lot area from 87,120 square feet (2 acres) to $\pm 57,064$ square feet (1.31 acre) for a 1.31 acre parcel in the Suburban

Homestead Zoning District (SH); situated in Section 09, Township 01 South, Range 09 East of the Gila and Salt River Baseline and Meridian, tax parcel 104-60-1360 (legal on file), located on the north side of E Breathless Drive at 10400 E Breathless Dr, Gold Canyon, AZ, 85118 in the Mesa Del Oro Estates III Subdivision in unincorporated Pinal County, Arizona. (Supervisor District #5).

Patrick Zaia-Roberts/Dedrick Denton

C. **BA-021-25** – **PUBLIC HEARING/ACTION:** Deborah K. Ellsworth (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 (1.10± ac) for a parcel in the General Rural zone (GR); situated in SW ¼ of Section 24, Township 03S, Range 07E of the Gila and Salt River Base and Meridian, Tax Parcel 509-18-075A, located at the southwest corner of the intersection of W Ivar Rd. and N Casmark Ln. in San Tan Valley, unincorporated Pinal County, AZ.

Valentyn Panchenko/Dedrick Denton

D. **BA-026-25** – **PUBLIC HEARING/ACTION:** Gary Nine (applicant), on behalf of Queen Valley Golf Association (landowner), is requesting a variance to **Section 2.60.020** of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 20,000 square feet (0.46± ac) to 13,068± square feet (0.30± ac) for a parcel in the CR-1 Single Residence zone; situated in SE ¼ of Section 35, Township 01S, Range 10E of the Gila and Salt River Base and Meridian, Tax Parcel 104-19-032A, located west of the intersection of E Queen Valley Dr. and N Queen Anne Dr. in the Queen Valley, 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 17th day of July around 6pm by Cory Busby.



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
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EQUESTED BY:
unds#:
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ept. Name: Boards & Commissions
irector:
RIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION: LANNING MANAGER REPORT (INFORMATION ITEM)
RIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS GENDA ITEM:
RIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:
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REQUESTED BY: Patrick Zaia-Roberts/Dedrick Denton Funds #:
Dept. #:
Dept. Name: Boards & Commissions
Director:
BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION: BA-048-24 – PUBLIC HEARING/ACTION: Yeni Favela and Pedro Favela, landowners/applicants, 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 43,560± square feet (1.0 acres) and applicable development standards to allow a single family residence on a 1.0
acres parcel in the (SH) Suburban Homestead zoning district, 401-63-0280, Lot 64, Tierra Grande Unit 3, situated in Section 36, Township
06 South, Range 07 East Gila & Salt River Baseline & Meridian, located along S Private Rd, and South of W Calle Rosa, in the Casa Grande vicinity, in unincorporated Pinal County. (Supervisor District #3).
Grande vicinity, in unincorporated Pinar County. (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:
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Description
Staff Report



REPORT TO THE PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

CASE: Favela Variance Request

MEETING DATE: July 24, 2025

CASE NUMBER: BA-048-24

CASE COORDINATOR: Patrick Zaia-Roberts, Senior Planner

SUPERVISOR DISTRICT: District 3 Supervisor Miller

Applicant/Owner: Pedro Favela

Request: Allow a lot size of 43,560 +/- square feet (1.0 acres) in lieu of the required

minimum lot size of 87,120 square feet (2 acres).

Site Location: APN 401-63-0280, located along S Private Rd, and South of W Calle Rosa, in the

Casa Grande vicinity, in unincorporated Pinal County

Site Size: 1 acre

Zoning: SH Suburban Homestead

Current Use: Single Family Residence

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

Staff

Recommendation: Approval

Surrounding Zoning and Land Use:

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

East: General Business Zone (CB-2) - Vacant

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

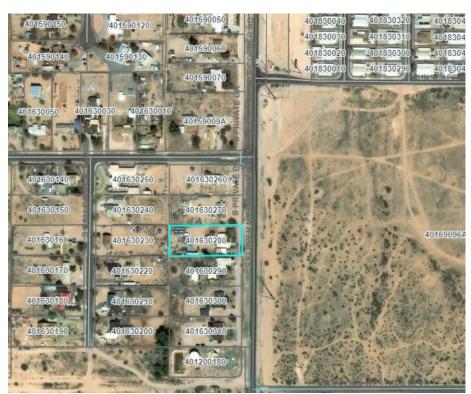
History: On January 4, 1954, Pinal County adopted a zoning ordinance in response to the 1949 County Planning and Zoning Act. This ordinance was the first in Pinal County to provide for the creation of zoning districts and associated zoning regulation and enforcement within Pinal County. The 1954 zoning 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. The subdivision plat was approved at this time and adhering to standards of the 1968 zoning code. 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).

The subject parcel was created through an approved subdivision plat on April 11th, 1975. These lots were compliant with the zoning at the time of creation. Available records show the property had a single family residence constructed in 1998.

Site Conditions: The site is a rectangular-shaped lot measuring approximately 134 feet in width and 325 feet in depth for a total area of 43,560 -sq. ft. or 1 acres. The subject site abuts and has frontage on S Private Dr to the east, which is a frontage road of S Eleven Mile Corner Rd, providing access through W Calle Rosa. The site currently has a single family residence permitted and constructed in 1998.

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 43,950 +/- (1 acre) to allow an existing single family 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 improvements to the existing residence. 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: TIERRA GRANDE UNIT #3 LOT: 64, Section 36, Township 06 South, Range 07 East Gila & Salt River Baseline & Meridian, in Pinal County

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

Newspaper publish dates: Week of 7/3/25

 Mail-outs:
 7/1/2025

 Site Posting:
 7/2/2025

 Website:
 7/2/2025

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 1975 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.

 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 1975.

FINDING: Staff finds that granting the variance <u>does</u> 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-048-24) 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-048-25, 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 $43,560 \pm \text{square}$ feet (1 $\pm \text{acres}$) and applicable SH <u>District</u> development standards to allow the existing single family residence and allow the development of an accessory structure on a 1 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-43 Single Residence Zoning District classification for this parcel are as follows:
 - A. Minimum lot area: 43,560 square feet.
 - B. Minimum lot width: 100 feet.
 - C. Minimum front setback: 30 feet.
 - D. Minimum side 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 if used to house poultry or small animals; 30 feet 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

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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-048-24, 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: 7/9/2025 - PZR

REVISED:

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **JULY 24TH, 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.

BA-048-24 – PUBLIC HEARING/ACTION: Yeni Favela and Pedro Favela, landowners/applicants, 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 43,560± square feet (1.0 acres) and applicable development standards to allow a single family residence on a 1.0 acres parcel in the (SH) Suburban Homestead zoning district, 401-63-0280, Lot 64, Tierra Grande Unit 3, situated in Section 36, Township 06 South, Range 07 East Gila & Salt River Baseline & Meridian, located along S Private Rd, and South of W Calle Rosa, in the Casa Grande vicinity, in unincorporated Pinal County.

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 3rd DAY OF JUNE, 2025

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

Contact for this matter: Patrick Zaia-Roberts, Senior Planner

E-mail Address: Patrick.Roberts@pinal.gov

Phone: (520) 866-6409

Anything below this line not for publication

PUBLISHED ONCE:

Pinal Central Dispatch



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.: 401630280 2. Size (to the nearest 1/10th of an acre 1 Acre
3. The legal description of the property: Tierra brande Unit #3 Let 64
4. Current zoning: 5. Septic or Sewer? Septic Sewer Sewer District
5. The existing use(s) of the property: RESIDENTIAL
7. The <u>exact</u> variance request and/or Section(s) of Code impacted: LEGAL NON-CONFORMULA PCDSC 2.30.020(B) AND (D)
B. 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.
44 N/A PROPERTY WAS RE-ZONED IN
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.
NO SPECIAL CIRCUMSTANCES EXIST.

COMMUNITY DEVELOPMENT Planning Division

11. State how the special circumstances or conditions referred to question #10 are not self-imposed.
LOT WAS RE-ZONED IN 1972 FROM
GR TO SH.
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. CONTINUED USAGE AS A RESUDENCE
13. State how the variance will only allow permitted uses in the zoning district in which the property is
located.
I WILL BE USING THE PROPERTY AS A
I WILL BE USING THE PROPERTY AS A SINGLE FAMILY RESIDENCE.
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. WILL NOT BE ABLE TO MAKE REPAIRS OF OFFICE ABLE TO MAKE REPAIRS OFFICE ABLE TO MAKE REPAIRS
(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:

unless otherwise directed in writing. 2228 9. Private Dr. Casa Grande, Az.

Address

Pedro Sav 1976 Q gmail, com 920-705-8496

E-Mail Address Phone Number Signature of Applicant **Address** Name of Agent/Representative **Phone Number** E-Mail Address Signature of Agent/Representative 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. Address Name of Landowner Phone Number E-Mail Address Signature of Landowner 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.

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

Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include Size and shape of parcel; property dimensions; north arrow O Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private O Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures Driveways and parking areas, show access, dimensions and surface material Existing and proposed utilities, show location of lines, size and serving company O Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc., floor plan Submit the "This Application Checklist" for the requested action. Submit, 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:

Application Checklist:

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.: See a Hach	ed Parcel No.:
Name:	
Address:	
City/ST/Zip:	
511/15/12/	
Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	City/ST/Zip:
Parcel No.:	Parcel No.:
Name:	
Address:	
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	2 111
Parcel No.:	
Name:	Name:
Address:	
City/ST/Zip:	City/ST/Zip:
Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	1
I hereby verify that the name list above was office of Pinal County CD and is a (Source of Information)	obtained on the day of, 20 <u>24</u> , at the eccurate and complete to the best of my knowledge.
	, before me personally appeared Pedro Favela Castro (Name of signor)
Signature X Jo Freedle	Date 4 8-21-24
State of Arizona)ss.	ANGELA ANN SANCHEZ Notary Public, State of Arizona Pinal County Commission # 660986 My Commission # 660986 My Commission # 660986 December 26, 2027
County of Pinal	· · · · · · ·
My Commission Expires 12/26/27	Signature of Notary Public Ingla Lanchy

NAP , 401630220 MAGNO JOSEPH FERDINAND L.... 2273 S CALLE MARIA JUANA CASA GRANDE, AZ 85194 401630140 WILLIAMS THOMAS L & KAREN 275 W CALLE ROSA CASA GRANDE, AZ 85194

NAP ,

401630170 NEVIN CLYDE J & MARIE E 2272 S CALLE MARIA JUANA CASA GRANDE, AZ 85194 401630250 POMPA JOSE ALVARO 2151 S CALLE MARIA JUANA CASA GRANDE, AZ 85194

NAP ,

401630290 GEDDINGS HOWARD & LYDIA E... 2272 S PRIVATE DR CASA GRANDE, AZ 85194 401630260 QUALITY RENTAL HOME LLC 1330 OAK VIEW AVE SAN MARINO, CA 91108

401200180 ARIZONA WATER COMPANY CA... PO BOX 29006 PHOENIX, AZ 85038 401630230 WILLIAMS DAVID ANTHONY & N... 2229 S CALLE MARIA JUANA CASA GRANDE, AZ 85194 40159009A MUSGROVE WILLIAM W III 2090 S PRIVATE DR CASA GRANDE, AZ 85194

401630200 PIKUS MATTHEW & BERNADET.... 2351 S CALLE MARIA JUANA CASA GRANDE, AZ 85194 401630160 REQUENA ALBERTA 2228 S CALLE MARIA JUANA CASA GRANDE, AZ 85194 40169096A LANDSTAR DIVERSIFIED I LTD ... PO BOX 11190 CASA GRANDE, AZ 85130

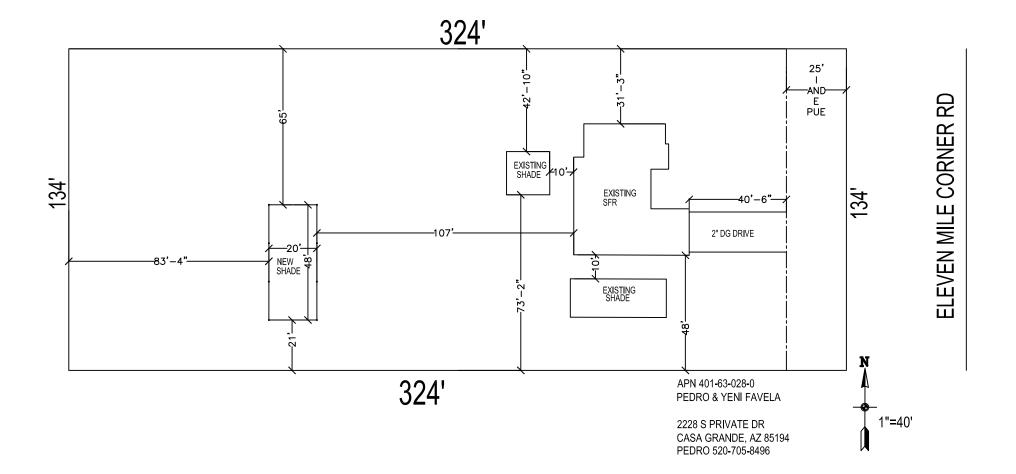
401630190 VOLK BRYAN & RAEANN L 2350 S CALLE MARIA JUANA CASA GRANDE, AZ 85194 401630280 FAVELA PEDRO & YENI 2228 S PRIVATE DR CASA GRANDE, AZ 85194 401630040 UELAND GENE & MARGARET T... MAIL RETURN ,

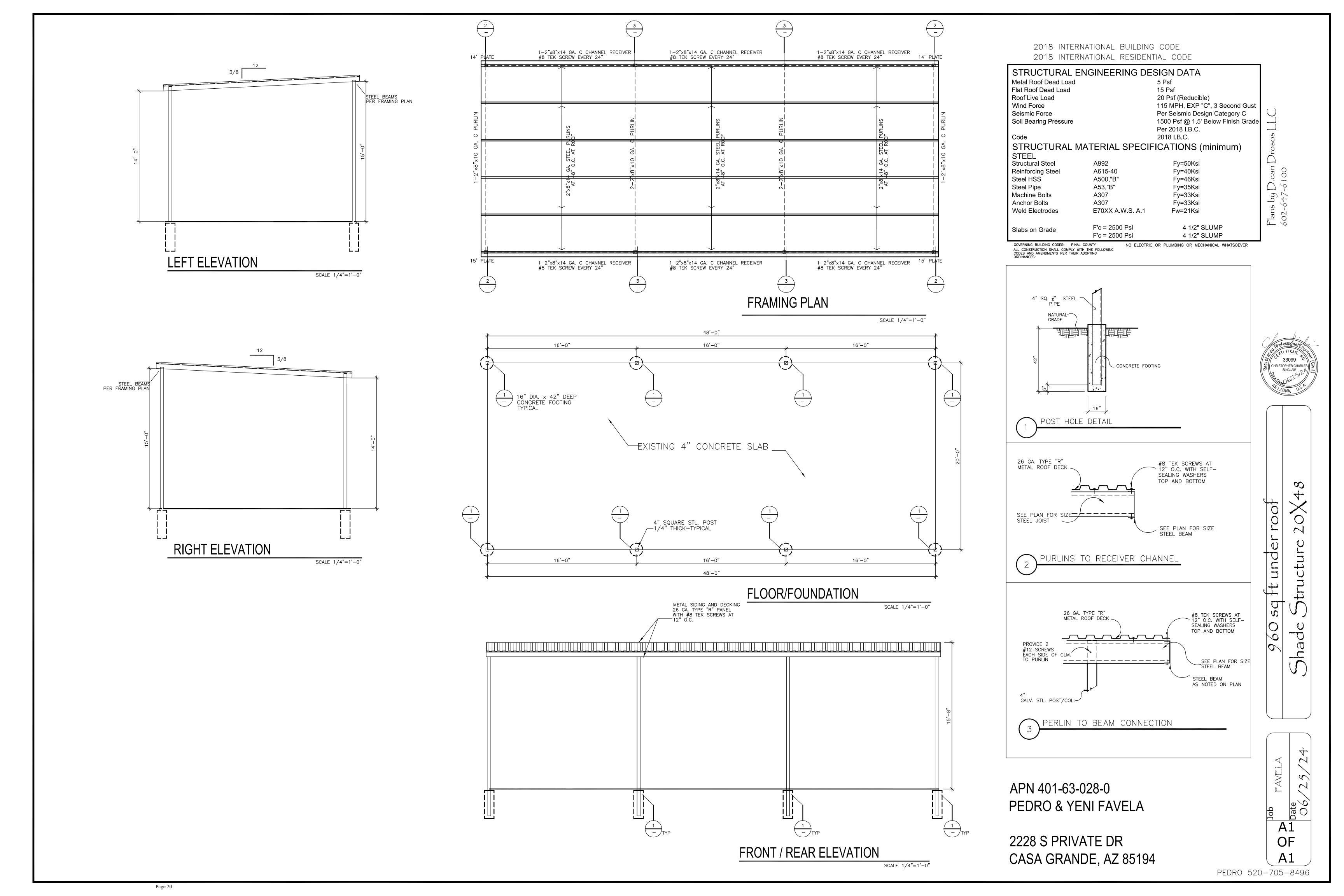
401630310 MOREJON BLANCA 2350 S PRIVATE DR CASA GRANDE, AZ 85194 401200250 GOREL ADIEL 165 N REDWOOD DR STE 150 SAN RAFAEL, CA 94903 401630030 BROWN STEVEN & LEE 228 W CALLE ROSA CASA GRANDE, AZ 85194

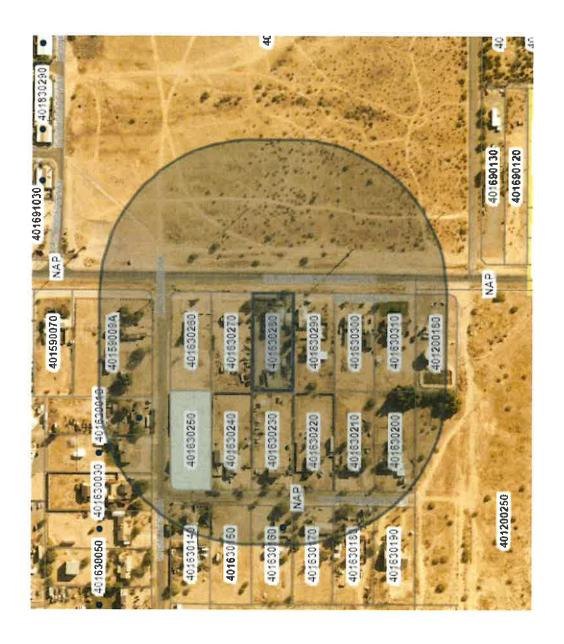
401630210 MISSION INVESTMENT PROPE... 27659 N FELIX RD FLORENCE, AZ 85132 401630240 WUERTZ TRAVIS J 2189 S CALLE MARIA JUANA CASA GRANDE, AZ 85194 401630020 THORNE SHIRLEY F PO BOX 1078 COOLIDGE, AZ 85128

401630180 QUEVEDO-ROMERO JORGE 2312 S CALLE MARIA JUANA CASA GRANDE, AZ 85194 401630150 WILLIAMS THOMAS L & KAREN ... 275 W CALLE ROSA CASA GRANDE, AZ 85194 401630010 WILSON MICHAEL S & BARBAR... 150 W CALLE ROSA CASA GRANDE, AZ 85194

401630300 RAY SAMUEL & MICHELLE 2312 S PRIVATE DR CASA GRANDE, AZ 85194 401630270 RAMIREZ GUADALUPE M MAIL RETURN , 401590070 WHITE JAMES R & STEPHANIE 7200 BOWDOIN AVE COLLEGE PARK, MD 207....







Pinal Central Dispatch Dispatch

Publication Name: Pinal Central Dispatch

Publication URL: www.pinalcentral.com

Publication City and State: Casa Grande, AZ

Publication County:

Pinal

Notice Popular Keyword Category:

Notice Keywords:

ba-048

Notice Authentication Number: 202507171835598006410 1132462850

Notice URL:

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Notice Publish Date: Thursday, June 26, 2025

Notice Content

NOTICE OF PUBLIC HEARING NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON JULY 24TH, 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. BA-048-24 - PUBLIC HEARING/ACTION: Yeni Favela and Pedro Favela, landowners/applicants, 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 43,560± square feet (1.0 acres) and applicable development standards to allow a single family residence on a 1.0 acres parcel in the (SH) Suburban Homestead zoning district, 401-63-0280, Lot 64, Tierra Grande Unit 3, situated in Section 36, Township 06 South, Range 07 East Gila & Salt River Baseline & Meridian, located along S Private Rd, and South of W Calle Rosa, in the Casa Grande vicinity, in unincorporated Pinal County. 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 3rd DAY OF JUNE, 2025 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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT P.O. BOX 749 (85 N. FLORENCE, FIRST FLOOR) FLORENCE, AZ 85132 Contact for this matter: Patrick Zaia-Roberts, Senior Planner E-mail Address: Patrick.Roberts@pinal.gov Phone: (520) 866-6409 No. of publications: 1: date of publication: Jun 26, 2025

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REQUESTED BY: Patrick Zaia-Roberts/Dedrick Denton Funds #:
Dept. #:
Dept. Name: Boards & Commissions
Director:
BRIEF DESCRIPTION OF A CENDALITEM AND DEQUESTED BOARD A CTION.
BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION: BA-012-25 - Public Hearing/Action: Troy Thompson, landowner/applicant, requesting a variance to section 2.30.020 of the Pinal County
Development Service code to allow a reduction in the minimum required lot area from 87,120 square feet (2 acres) to ±57,064 square feet
(1.31 acre) for a 1.31 acre parcel in the Suburban Homestead Zoning District (SH); situated in Section 09, Township 01 South, Range 09
East of the Gila and Salt River Baseline and Meridian, tax parcel 104-60-1360 (legal on file), located on the north side of E Breathless
Drive at 10400 E Breathless Dr, Gold Canyon, AZ, 85118 in the Mesa Del Oro Estates III Subdivision in unincorporated Pinal County, Arizona. (Supervisor District #5).
Theorem (Supervisor Bistance 113).
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
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REPORT TO THE PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

CASE: Thompson Variance Request

MEETING DATE: July 24, 2025

CASE NUMBER: BA-012-25

CASE COORDINATOR: Patrick Zaia-Roberts, Senior Planner

SUPERVISOR DISTRICT: District 5 Supervisor Serdy

Applicant/Owner: Troy Thompson

Request: Allow a lot size of 43,996 +/- square feet (1.01 acres) in lieu of the required

minimum lot size of 87,120 square feet (2 acres).

Site Location: APN 104-60-1360 located on the north side of E Breathless Drive at 10400 E

Breathless Dr, Gold Canyon, AZ, 85118 in the Mesa Del Oro Estates III Subdivision

in unincorporated Pinal County, Arizona.

Site Size: 1.01 acres

Zoning: SH Suburban Homestead

Current Use: Single Family Residence

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

Staff

Recommendation: Approval

Surrounding Zoning and Land Use:

North: Suburban Ranch Zoning (SR) – Single Family Residence 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. The subdivision plat was approved at this time and adhering to standards of the 1968 zoning code. 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 single family residence constructed in 1988. The subject parcel was created through an approved subdivision plat on May 6th, 1981. These lots were compliant with the zoning at the time of creation.

Site Conditions: The site is a rectangular-shaped lot measuring approximately 220 feet in width and 204 feet in depth for a total area of 43,996 -sq. ft. or 1.01 acres. The subject site abuts and has frontage on E Breathless Dr 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 43,996 +/- (1.01 acres) to allow an existing single family 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 construction of an accessory building. 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: MESA DEL ORO ESTATES #3 LOT 94, Section 9, Township 01 South, Range 9 East Gila & Salt River Baseline & Meridian, in Pinal County.

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

Newspaper publish dates: Week of 7/3/25

 Mail-outs:
 7/1/25

 Site Posting:
 7/2/25

 Website:
 7/2/25

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: 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 1981 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.

 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 <u>does</u> 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-012-25) 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-012-25, 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 43,560 \pm square feet (1 \pm acres) and applicable SH <u>District</u> development standards to allow the existing single family home on a 1.01 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-43 Single Residence Zoning District classification for this parcel are as follows:
 - A. Minimum lot area: 43,560 square feet.
 - B. Minimum lot width: 100 feet.
 - C. Minimum front setback: 30 feet.
 - D. Minimum side 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 if used to house poultry or small animals; 30 feet 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-012-25, 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: 7/9/25 - PZR

REVISED:

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **JULY 24, 2025** AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 103 E 11^{TH} ST FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **VARIANCE** IN THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-012-25 – PUBLIC HEARING/ACTION: Troy Thompson, landowner/applicant, requesting a variance to **Section 2.30.020** of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 87,120 square feet (2 acres) to ±57,064 square feet (1.31 acre) for a 1.31 acre parcel in the Suburban Homestead Zoning District (SH); situated in Section 09, Township 01 South, Range 09 East of the Gila and Salt River Baseline and Meridian, tax parcel 104-60-1360 (legal on file), located on the north side of E Breathless Drive at 10400 E Breathless Dr, Gold Canyon, AZ, 85118 in the Mesa Del Oro Estates III Subdivision 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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION.

DATED THIS 26TH DAY OF JUNE, 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:

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

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

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

Contact for this matter: Patrick Zaia-Roberts, Senior Planner

e-mail address: Patrick.Roberts@pinal.gov

Phone #: (520) 866-6409

[Anything below this line is not for publication.]

PUBLISHED ONCE: Pinal Central Dispatch



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

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

Variance Request & Property Information: (Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)				
1. Tax Assessor Parcel No.: 104-60-1360 2. Size (to the nearest 1/10th of an acre 1.01 A				
3. The legal description of the property: 101 94 Mesa Del Oro Estates unif 111				
4. Current zoning: 0131 5. Septic or Sewer? Septic X Sewer Sewer District				
6. The existing use(s) of the property: <u>Owner Occupied Residential</u>				
7. The <u>exact</u> variance request and/or Section(s) of Code impacted: <u>2.30.020</u> 2.30.030				
8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC) None				
9. Discuss any known changes in land use, street arrangement, or other physical conditions that have altered the character of your property or adjoining properties.				
None				
10. State any special circumstances or conditions about the property that do not negatively impact other properties in that zoning district. Also state any physical characteristics of this property that are unique and unlike other properties in the area.				
NONE This will now impact other properties				

COMMUNITY DEVELOPMENT Planning Division

11. State how the special circumstances or conditions referred to question #10 are not self-imposed.
I delair create the for SIZC.
<u> </u>
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.
WOULD POPULATION OF THE POPULA
13. State how the variance will only allow permitted uses in the zoning district in which the property is located.
H Home and a Stinctor 13 4 per prited use in my
A Home and a Stinctor is A perprited use in my
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. Thank Be able to Build a clerated Strutter
(The following are additional questions for reductions in parking requests only)
15. Site Plan Review or Building Permit Number: Number:
16. Required parking either in total number or ratio:17. Requested (# or ratio)
18. Evidence to support a reduction, this may include codes and ordinance from other jurisdictions, structures with multiple building occupancy types and/or operational characteristics of the particular use that would warrant a reduction:

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

Name of Applicant	10400 E Brownless Dr. Address	Gold Canyou
Signature of Applicant	Topchalce Contracting & M E-Mail Address	602-576 3409 45N. Co~ Phone Number
Troy Thomas S	Address	
Signature of Agent/Representative The Agent/Representative has the	E-Mail Address authority to act on behalf of the landowner/a	Phone Number pplicant, which includes
agreeing to stipulations. The agent hearings. Please use attached Age	will be the contact person for Planning staff ancy Authorization form, if applicable.	ing must be present at an
Troy Thomps- Name of Landowner	10400 E Breathless Address	602-576-5409
Signature of Landowner	Top choice contracting @ MS	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:
 - o Size and shape of parcel; property dimensions; north arrow
 - Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
 - Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
 - o Driveways and parking areas, show access, dimensions and surface material
 - o Existing and proposed utilities, show location of lines, size and serving company
 - o Any other information as may be applicable landscaping, natural features i.e.: washes, excavation sites, etc., floor plan
- Submit the "This Application Checklist" for the requested action.
- Submit, 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.

NAP

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104610790 LISI FRANK & PATRICIA REV LIV TRUST 10576 E SLEEPY HOLLOW TRL GOLD CANYON , AZ 85118-8332 104610740 WICKERSHAM MICHAEL S & KATHY 1877 S WYOMING ST SALT LAKE CITY, UT 84108-8323

NAP

10460133C MALIK ROY G 10222 E SLEEPY HOLLOW TRL GOLD CANYON , AZ 85118-8684 104601370 EGLEY JUDY K 10430 E BREATHLESS DR GOLD CANYON , AZ 85118-8681

104601410 CORDOVA JOHN D & DANA L TRS 10233 E SLEEPY HOLLOW TRL GOLD CANYON, AZ 85118--684 104601380 HAUPERT ADOLF 10354 E SLEEPY HOLLOW TRL GOLD CANYON , AZ 85118-8461 104610160 ROGERS MARK A & BULKLEY ANGELA D 10514 E BREATHLESS DR GOLD CANYON , AZ 85118-8681

104601400 REHUREK BARRY 1590 E CHASE AVE EL CAJON, CA 92020-0827 10460134C COXTON WILLIAM L 2647 S MOONLIGHT DR GOLD CANYON, AZ 85118-8195 104601000 BJORNSTAD JACK S & O'NEILL HEATHER A TRS 10253 E HUMMINGBIRD LN GOLD CANYON , AZ 85118-8684

104601390 KITAGAWA RONALD W & GWINNI G CO-TRS PO BOX 5275 APACHE JUNCTION , AZ 85178-8002 104610760 CAILLIER ALLAN & PATRICIA LIV TRUST 10441 E BREATHLESS DR GOLD CANYON, AZ 85118--681 104610170 ESTRADA GLORIA A TRUST PO BOX 1495 TEMPE , AZ 85280-0149

104611090 FLOOD PHILIP 10453 E SLEEPY HOLLOW TRL GOLD CANYON , AZ 85118-8583 104601350 MILLER LONNIE W 10322 E BREATHLESS DR GOLD CANYON , AZ 85118-8681 104600990 BLOUNT EDMON W & MARY LINDA 10275 E HUMMINGBIRD LN GOLD CANYON , AZ 85118--684

104611080 MOREHEAD COI M & KELLY M 4003 HANNUM RD GILLETTE , WY 82716-6161 104610750 HARDY TAMMY L 10487 E BREATHLESS DR GOLD CANYON , AZ 85118-8681 104601050 HOWE GORDON B & DEBORAH L 10238 E HUMMINGBIRD LN GOLD CANYON, AZ 85118-8684

104610770 CROME CHARLES M & PATRICIA J TRS 5301 S SUPERSTITION MOUNTAIN DR STE 104 PMB 360 GOLD CANYON, AZ 85118-8191 104610730 EVANS FRANK W & CAROLYN R CO-TRS 10621 E SUGAR CREEK DR GOLD CANYON , AZ 85118--468 104600980 FOREST BETTY A TR 2273 FITCHBURG RD FITCHBURG , WI 53575-5182

104601320 LARAWAY DEAN A & SHIRLEY L 402 SUMMIT AVE NEW ULM , MN 56073-3332 104601360 THOMPSON TROY L & BETH AC 10400 E BREATHLESS DR GOLD CANYON , AZ 85118-8681 104600970 ADAIR RYAN 10401 E HUMMINGBIRD LN GOLD CANYON , AZ 85118--685

104610780 CARRERA CARLOS J & DEBORAH J TRS 10516 E SLEEPY HOLLOW TRL GOLD CANYON , AZ 85118-8332 104601010 THOMAS WILLIAM & MARY FAM TRUST 10181 E HUMMINGBIRD LN GOLD CANYON , AZ 85118-8855 104601060 PACE ERIN ELIZABETH BAAS & PHILLIP GREGORY 10286 E HUMMINGBIRD LN GOLD CANYON , AZ 85118-8684 104098130 CORKERY ANGEL 12024 E FOSSIL SPGS GOLD CANYON , AZ 85118-8264

104098140 LENGYEL DAVID BRUCE JEFFERY & TERESA SHAW TRS 12082 E FOSSILE SPGS GOLD CANYON , AZ 85118-8264

104098150 SWANGLER SONJA MARIE & DENNIS DUANE MAIL RETURN

104098160 MIGAUD MICHAEL F & RENEE A 12254 E FOSSILE SPGS GOLD CANYON , AZ 85118-8264

800190690 PINAL COUNTY PO BOX 827 FLORENCE , AZ 85132-2301

104098280 PERALTA CANYON COMMUNITY ASSOC 1600 W BROADWAY RD STE 200 TEMPE, AZ 85282-2113

104098290 PERALTA CANYON COMMUNITY ASSOC 1600 W BROADWAY RD STE 200 TEMPE, AZ 85282-2113

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.

For sale	Parcel No.: 104-60-135 Name: Next Door Wast Address: 10322 E Breathless Ave City/ST/Zip: 6010 Canyon Ac 85118	Parcel No.: 104-60-137 Name: Jvdy Address: 10430 E Breathlas De City/ST/Zip: 601d Cariyon A2 85119
	Parcel No.:	Parcel No.: Name: En Judy Address: 10514 E Breath les De City/ST/Zip: Gold Canyon
10275	Parcel No.:	Parcel No.: Allen & Pat 104 61 076 Name: Allen & Pat Address: 10441 & Breathlub De City/ST/Zip: 6018 (anyon 85118
Lor Sale	Parcel No.: 104-60-098 Name: Pending Address: 10 303 E hummagbird La City/ST/Zip: Gold Cany an	Parcel No.: Name: Adolf Address: 10354 & Sleepy Hollow TE City/ST/Zip:
	Parcel No.:Name:Address:City/ST/Zip:	Parcel No.: 104 (el 075 Name: Next to Allen (East) Address: 10487 E Preadhlum City/ST/Zip:
I hero office	eby verify that the name list above was obtained e of (Source of Information)	on theday of
On tl		ne personally appeared NOY HOMPSON (Name of signor)
Signa	ature Date x C	(Name of Signor) ANGELA ANN SANCHEZ
State	e of trizona)ss.	Notary Public, State of Arizona Pinal County Commission Expires December 26, 2027
Cour	nty of <u>tinal</u>	
Му	Commission Expires 12/26/2027 Signature	e of Notary Public Mala Sandley
		0



PARCEL SEARCH

NEW SEARCH

PARCEL DETAILS

Comparable properties

Tax Information

Parcel Map Viewer

Tax Year Chart

Property Address Location

Share this parcel

Print Details

PROPERTY INFORMATION

PARCEL NUMBER

104-60-1360

S/T/R

09/01S/09E

PROPERTY DESCRIPTION

MESA DEL ORO ESTATES #3 LOT 94

SUBDIVISION

MESA DEL ORO ESTATES UNIT III

UNIT

BLOCK

LOT

2

N/A

94

OWNER INFORMATION

PHASE N/A CABINET 000A **SLIDE** 0029

PRIMARY OWNER

EGLEY JUDY K LIV TRUST

NAME 2

N/A

IN C/O

N/A

TAX BILL MAILING ADDRESS

10400 E BREATHLESS DR GOLD CANYON, AZ 85118

PROPERTY ADDRESS(LOCATION)

10400 E BREATHLESS DR GOLD CANYON, AZ 85118

DATE OF RECORDING

12/04/2018

SALE AMOUNT

Not Given

DOCUMENT(S)

2018-089939

2018-089936

2010-020859

2009-004923

VALUATION INFORMATION

Previous year valuations are subject to change as prescribed in the Arizona Revised Statutes. All changes in value may not be reflected in this data. For updated/correct figures, please refer to the <u>Treasurer's Office website</u>.

Tax Year: 2025 ❤

TAX AREA CODE:

<u>4301</u>

USE CODE:

0131

PARCEL SIZE

1.01

SIZE INDICATOR

Acres

FULL CASH VALUE

\$520,736.00

LIMITED VALUE(LVP)

\$344,270.00

ASSESSED FCV

\$52,074.00

ASSESSED LPV

\$34,426.98

LAND LEGAL CLASS

0301L-Owner Occupied Residential

IMPR. LEGAL CLASS

Not Given

IMPROVEMENTS

IMP	ITEM	CONST YEAR	GRND FLR PERIM	STORIES TOTA	AL SQ. FT.
1	Single Family Residential	1988	252	1 2582	
2	Residential Yard Improvements	1988	0	0 1	

ATTACHED PERSONAL PROPERTY

No Personal Property Listed

WIDOW

No

e : (r)

WIDOWER

No

DISABLED

No

SENIOR FREEZE

No

DISCLAIMER

THE DATA PRESENTED ON THIS WEBSITE IS DEEMED RELIABLE BUT NOT GUARANTEED. THIS INFORMATION SHOULD BE USED FOR INFORMATIONAL USE ONLY AND DOES NOT CONSTITUTE A LEGAL DOCUMENT FOR THE DESCRIPTION OF THESE PROPERTIES. THE PINAL COUNTY ASSESSOR'S OFFICE DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR ANY DIRECT OR INDIRECT DAMAGES RESULTING FROM THE USE OF THIS DATA.

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02/1**8/2025 09:22AM** E3EX

INVESTIGATIVE SEARCH RESULTS

PINAL (PL), AZ PAGE 1 OF 1

SEARCH PARAMETERS

PARCEL:

104-60-1360

PARCEL:

104-60-1360

- 1

INSTRUMENT

REC DATE

2010 20859

03/04/2010

OWNER:

EGLEY TIMOTHY C

SITUS:

10400 E BREATHLESS DR GOLD CANYON

MAIL:

EGLEY JUDY K

10400 E BREATHLESS DR GOLD CANYON AZ 85118

LEGAL:

MESA DEL ORO ESTATES #3 LOT 94

LL CH 1L1						
CURRENT TAXES						INFORMATION THROUGH 01/31/2025
	LAND	IMPR	EXEMPT	RATE	AREA	SPECIAL DISTRICTS
PRIMARY	32,788	0	0	8.2240	4301	11642 11900 14613 14900 15625
SECONDARY	8,568	45,321	0	5,0361		24002 30001
		2024 TOTAL TAX	BILLED	3,825.42		
2024	TAX AMT	TAX DUE	INTEREST	DATE PAID		TOTAL DUE
FIRST HALF	1,912.71	0.00	0.00	12/09/2024		0,00
SECOND HALF	1,912.71	0.00	0.00	12/09/2024		0.00
TO	TAL CURRENT TAXE	S DUE 02/25	0.00			
		03/25	0.00			

IMPROVEMENTS			
SINGLE FAMILY HOME		PHYSICAL CONDITION	ABOVE AVERAGE
BLDG SQFT	2,344	FULL CASH VALUE	538,888
YEAR BUILT	1988	landuse-Suburban Ranch	01 31
NUMBER OF STORIES	1.0	LOT SIZE	1.010 ACRES
STORIES HEIGHT	8	SCHOOL DISTRICT	4301
EXTERIOR WALLS		LAND FULL CASH VALUE	85,680
GRADE MATERIALS		IMPR FULL CASH VALUE	453,208
RESIDENTIAL YARD IMPROVEMENTS		PHYSICAL CONDITION	ABOVE AVERAGE
BLDG SQFT	1	FULL CASH VALUE	538,888
YEAR BUILT	1988	LAND USE	01 31
NUMBER OF STORIES	1.0	LOT SIZE	1.010 ACRES
STORIES HEIGHT	1	SCHOOL DISTRICT	4301
EXTERIOR WALLS		LAND FULL CASH VALUE	85,680
GRADE MATERIALS		IMPR FULL CASH VALUE	453,208

SALES				
SALE DATE	SALE AMOUNT	INSTRUMENT TYPE	SELLER NAME	VALIDITY
03/04/2010	220,000	2010 20859 WD	SCOTT IRENE J	
06/07/1990	156,500	1680 670 JD	WILSON HERSHELE	
02/09/1988	44 ,100	1505 383 JD	BRIGGS R D	

ADDITIONAL PROPERTY INFORMATION

STANDARD LAND USE:

SFR

END SEARCH

- FIRST AMERICAN TITLE, FTS, FUMT		
02/18/2025 09:23AM E3EX	ORDER SEARCH RESULTS	
ORDFR: 6345571	TOF: BI	COMMENT

PINAL (PL), AZ PAGE 1 OF 1

SEARCH PARAMETERS

(PERMIT DATEDOWNS) 104-60-1360 PARCEL:

REC DATE 104-60-1360 PARCEL: X

03/04/2010 2010 20859 INSTRUMENT 10400 E BREATHLESS DR GOLD CANYON EGLEY TIMOTHY C EGLEY JUDY K **OWNER:** SITUS: MAIL:

LEGAL: MESA DEL ORO ESTATES #3 LOT 94

10400 E BREATHLESS DR GOLD CANYON AZ 85118

IJ							
_	CURRENT TAXES						INFORMATION THROUGH 01/31/2025
1		LAND	IMPR	EXEMPT	RATE	AREA	SPECIAL DISTRICTS
	PRIMARY	32,788	0	0	8,2240	4301	11642 11900 14613 14900 15625
	SECONDARY	8,568	45,321	0	5.0361		24002 30001
			2024 TOTAL TAX BILLED	(BILLED	3,825.42		
	2024	TAX AMT	TAX DUE	INTEREST	DATE PAID		TOTAL DUE
	FIRST HALF	1,912.71	00'0	0.00	12/09/2024		00.00
	SECOND HALF	1,912.71	00.00	0.00	12/09/2024		0.00
	TOT	TOTAL CURRENT TAXES DUE 02/25	S DUE 02/25	0.00			
			03/25	0.00			
	BACK TAXES						INFORMATION THROUGH 04/34/2025
1	NO BACK TAXES						

ASSESSMENTS NO ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

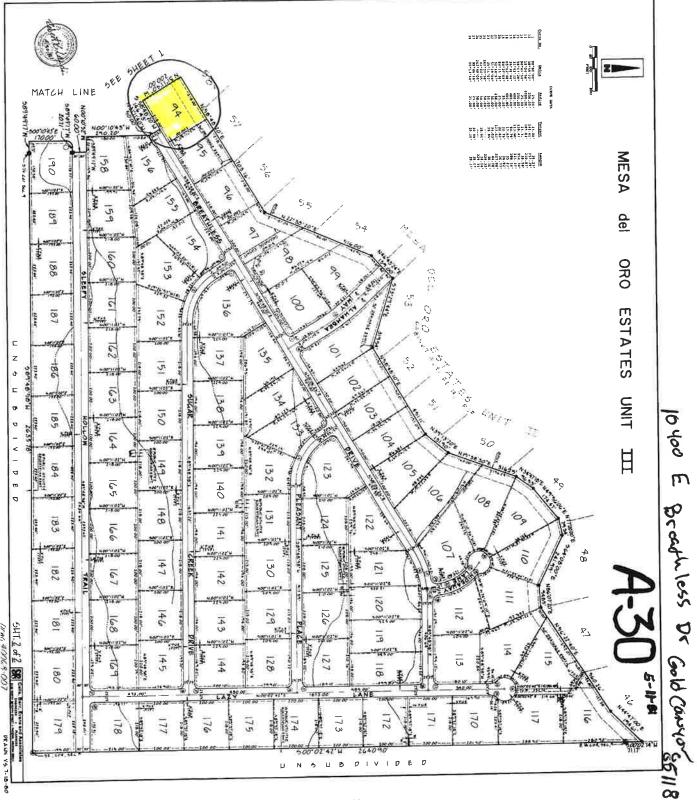
STANDARD LAND USE: SFR

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

CONDITIONS, DISCLAIMERS AND EXCLUSIONS

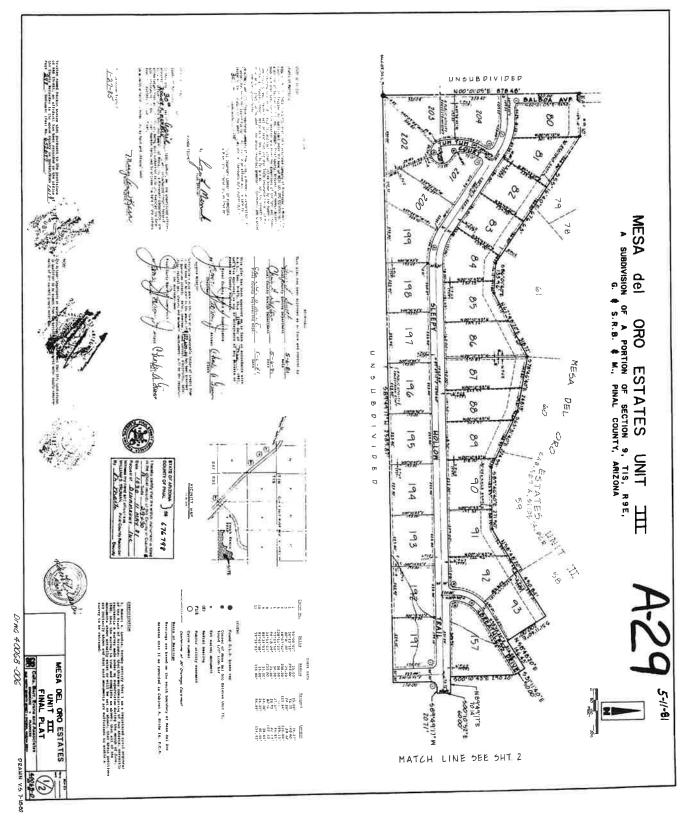
INCOLPECT PROPERTY INFORMATION BY SAID DATA TRACE CLUSTOMEN). DATA TRACE MAKES NO WARRANTES (EXPRESS OR IMPLED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of not. (a) extend to a third party bearer of this Tax Certificate/Tax Order Report, (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty

730

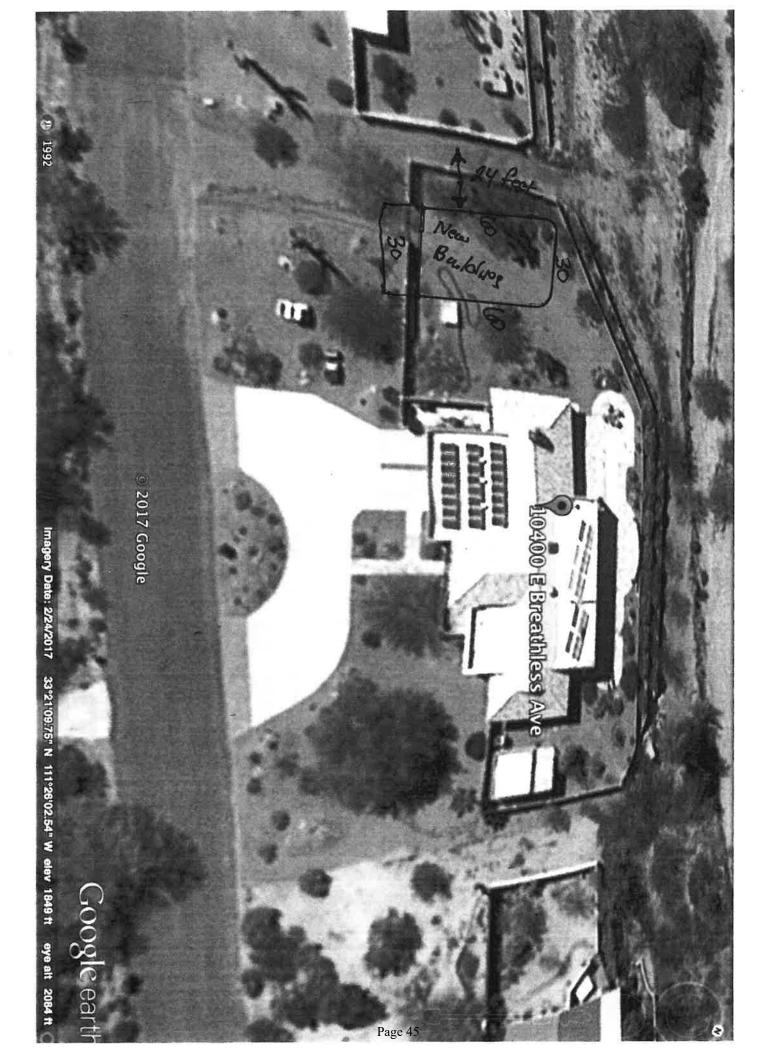


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Page 44



Pinal Central Dispatch ispatch

Publication Name: Pinal Central Dispatch

Publication URL: www.pinalcentral.com

Publication City and State: Casa Grande, AZ

Publication County:

Pinal

Notice Popular Keyword Category:

Notice Keywords:

ba-012

Notice Authentication Number: 202507171843313954963 1132462850

Notice URL:

Back

Notice Publish Date: Thursday, July 03, 2025

Notice Content

NOTICE OF PUBLIC HEARING NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON JULY 24, 2025 AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 103 E 11TH ST FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A VARIANCE IN THE UNINCORPORATED AREA OF PINAL COUNTY. BA-012-25 - PUBLIC HEARING/ACTION: Troy Thompson, landowner/applicant, requesting a variance to Section 2.30.020 of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 87,120 square feet (2 acres) to ±57,064 square feet (1.31 acre) for a 1.31 acre parcel in the Suburban Homestead Zoning District (SH); situated in Section 09, Township 01 South, Range 09 East of the Gila and Salt River Baseline and Meridian, tax parcel 104-60-1360 (legal on file), located on the north side of E Breathless Drive at 10400 E Breathless Dr, Gold Canyon, AZ, 85118 in the Mesa Del Oro Estates III Subdivision 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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION. DATED THIS 26TH DAY OF JUNE, 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: 1) Planning Case Number (see above) 2) Your name, address, telephone number and property tax parcel number (Print or type) 3) A brief statement of reasons for supporting or opposing the request 4) Whether or not you wish to appear and be heard at the hearing ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE BOARD OF ADJUSTMENTS IS REQUESTED TO BE PROVIDED TO STAFF BY THE TIMEFRAME SET BELOW: PINAL COUNTY DEVELOPMENT SERVICES P.O. BOX 749 FLORENCE, AZ 85132 Contact for this matter: Patrick Zaia-Roberts, Senior Planner e-mail address: Patrick.Roberts@pinal.gov Phone #: (520) 866-6409 No. of publications: 1: date of publication: Jul 03, 2025

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AGENDA ITEM

7/24/2025 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-021-25 – PUBLIC HEARING/ACTION: Deborah K. Ellsworth (applicant/landowner) is requesting a variance to Section 2.40.02 of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 54,450 square fee (1.25± ac) to 47,916± square feet (1.10± ac) for a parcel in the General Rural zone (GR); situated in SW ¼ of Section 24, Township 03S Range 07E of the Gila and Salt River Base and Meridian, Tax Parcel 509-18-075A, located at the southwest corner of the intersection of WIvar Rd. and N Casmark Ln. in San Tan Valley, 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_021_25_Packet



REPORT TO THE PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

CASE: Ivar Rd Home

MEETING DATE: July 24, 2025

CASE NUMBER: BA-021-25

CASE COORDINATOR: Valentyn Panchenko, Planner

SUPERVISOR DISTRICT: District 1 Supervisor Vitiello

Applicant: Deborah K. Ellsworth

Owner: Ellsworth Neal R & Deborah K

Request: Allow a lot size of 47,916± square feet (1.16 acre) in lieu of the required 54,450

square feet (1¼ acres) minimum lot size.

Site Location: APN 509-18-075A, located at the southwest corner of the intersection of W Ivar

Rd. and N Casmark Ln. in San Tan Valley, in unincorporated Pinal County, AZ.

Site Size: 1.16 acre

Zoning: GR General Rural

Current Use: Vacant

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

Surrounding Zoning and Land Use:

North, South, West, East: GR General Rural

History: The subject parcel is identified as Lot 25, representing the east half of original Lot 142 within the Chandler Heights Ranches Unit 3 Subdivision, originally platted in 1960. At the time of platting, the parcel contained approximately 2.3 acres, conforming to the zoning requirements of that period. Following the 1974 adoption of the Pinal County Zoning Ordinance, which established a minimum lot size of 1¼ acres (±54,450 sq. ft.) in the General Rural (GR) zoning district, the original parcel continued to meet the standard.

However, in 1989, a deed was recorded that illegally divided Lot 142 into west and east half portions, resulting in two unlawfully created substandard lots. The subject property (east half) has remained vacant since 1989, and per current zoning regulations, no development or improvements may occur without first obtaining variance approval.

In 2018, the Board of Adjustment approved a variance case BA-010-18 for the west half of original Lot 142 (applicant at that time - Deborah K. Ellsworth), allowing development on an undersized lot. According to a deed recorded in May 2025, the east half—subject of this application—has since been conveyed to Neal R. Ellsworth and Deborah K. Ellsworth, the applicant for previously approved and current variance requests.

Site Conditions: The subject parcel is zoned GR (General Rural) and is currently undeveloped. The site is rectangular in shape, measuring approximately 165 feet in width and 303 feet in depth, with frontage along W. Ivar Road to the north. According to historical records from the Pinal County Assessor, the parcel has remained vacant since at least 1961.

The property is located within the Very Low Density Residential land use designation of the Pinal County Comprehensive Plan, and the proposed use is consistent with the long-range planning vision for the area.

Plan Analysis: The applicant is requesting a variance to allow development of a single-family residence on the subject parcel. The proposed residence is anticipated to be between 1,200 and 1,500 square feet in size. The proposed land use complies with the Pinal County Zoning Ordinance and the Comprehensive Plan designation. If the variance is granted, the applicant will be required to comply with all applicable development standards of the General Rural (GR) zoning district, with the exception of the reduced minimum lot area as approved through the variance.

Legal Description: The East half of Lot 142, of Chandler Heights Ranches Unit III, according to the plat of record in the office of the County Recorder of Pinal County AZ, recorded in Book 9, Page 52, of Maps

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

Newspaper publish dates: 07/03/25
Mail-outs: 07/08/25
Site Posting: 07/07/25
Website: 07/08/25

THE APPLICANT MUST SATISFY TO 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 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 subject property is consistent in size and shape with other lots within the Chandler Heights Ranches Unit 3 subdivision created in 1960. As a result of a 1989 land split that was not reviewed by the County, the parcel became undersized and nonconforming.

FINDING: The property has legal access. The property lines are regular and unremarkable and were created in 1960 through the subdivision process. There are no topographic constraints.

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, but some of previous owners. The justification for special circumstances is based on the physical characteristics and legal status of the property, rather than any self-imposed condition.

FINDING: The special circumstances referred to in subsection (C) (4) (a) <u>are not</u> 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, 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: Staff finds that the strict application of the regulations would <u>not</u> work an unnecessary nonfinancial hardship.

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, 1989 split resulted in nonconforming to the County code requirements, done by one of previous owners. This variance request demonstrates a legitimate need to preserve the current 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 that granting the variance does not appear necessary for the preservation and enjoyment of substantial existing property rights of the landowner.

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 proposed use is permitted within the GR General Rural zone. This report includes stipulations outlining adjusted development standards to reflect the minimum lot size. 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 <u>will not</u> affect the health or safety of persons residing or working within the subject area and adjacent properties and <u>will not</u> 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: All submittals, presented evidence, written documentation, public testimony, and the Staff Report (BA-021-25) 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-021-25**, 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 ($1\frac{1}{2}$ ac) to 47,916 square feet (1.1 ac) and applicable development standards, to allow the construction of residential building on the property in question (Parcel # 509-18-075A) 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-021-25**, 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: 7/10/2025 - VP

REVISED: 7/16/2025 - VP

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **JULY 24TH**, **2025** AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 311 E. 11^{TH} STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A VARIANCE FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-021-25 – PUBLIC HEARING/ACTION: Deborah K. Elsworth (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 (1.10± ac) for a parcel in the General Rural zone (GR); situated in SW ¼ of Section 24, Township 03S, Range 07E of the Gila and Salt River Base and Meridian, Tax Parcel 509-18-075A, located at the southwest corner of the intersection of W Ivar Rd. and N Casmark Ln. in San Tan Valley, 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 26th DAY OF JUNE, 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:

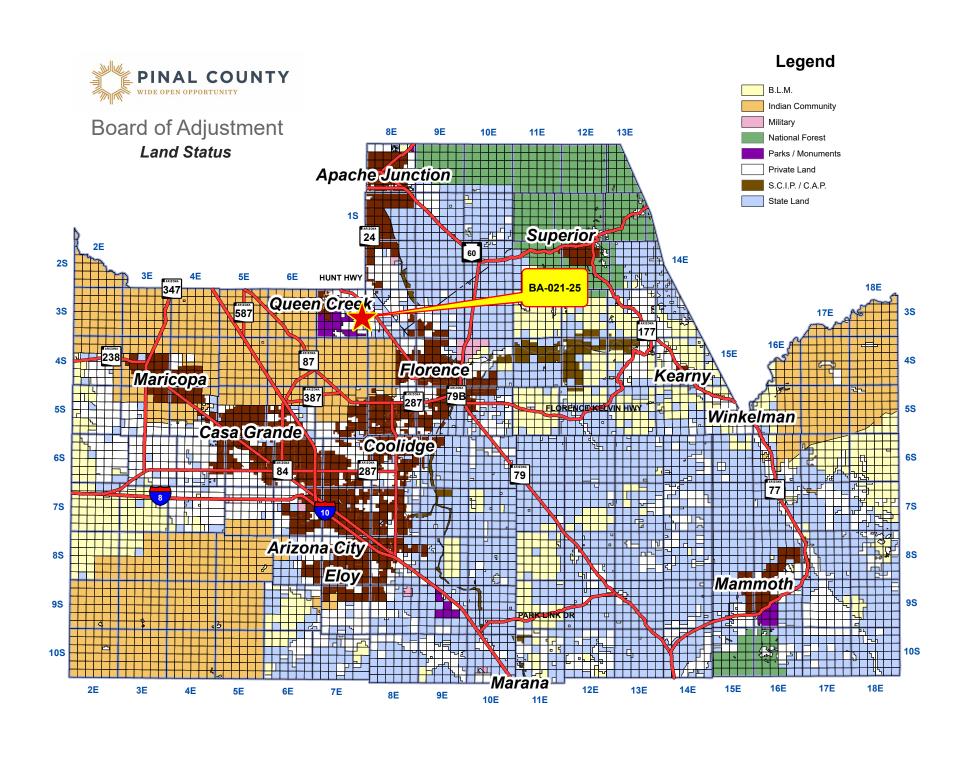
PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT P.O. BOX 749 (85 N. Florence Street) FLORENCE, AZ 85132

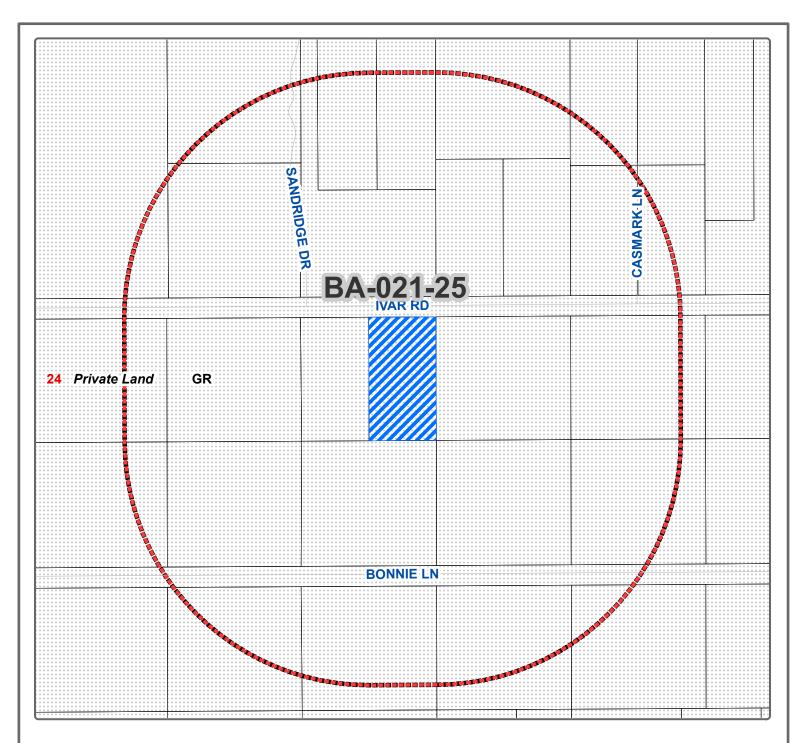
Contact for this matter: Valentyn Panchenko, Planner E-mail Address: Valentyn.Panchenko@pinal.gov

Phone: (520) 866-6414

[Anything below this line is not for publication.]

PUBLISHED ONCE: Pinal Central Dispatch





Board of Adjustment

BA-021-25 — PUBLIC HEARING/ACTION: Deborah K. Elsworth (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 (1.10± ac) for a parcel in the General Rural zone (GR); situated in SW ¼ of Section 24, Township 03S, Range 07E of the Gila and Salt River Base and Meridian, Tax Parcel 509-18-075A, located at the southwest corner of the intersection of W Ivar Rd. and N Casmark Ln. in San Tan Valley, unincorporated Pinal County, AZ.

Current Zoning: GR Requested Zoning: Board of Adjustment Current Land Use: SAN TAN VALLEY SAP

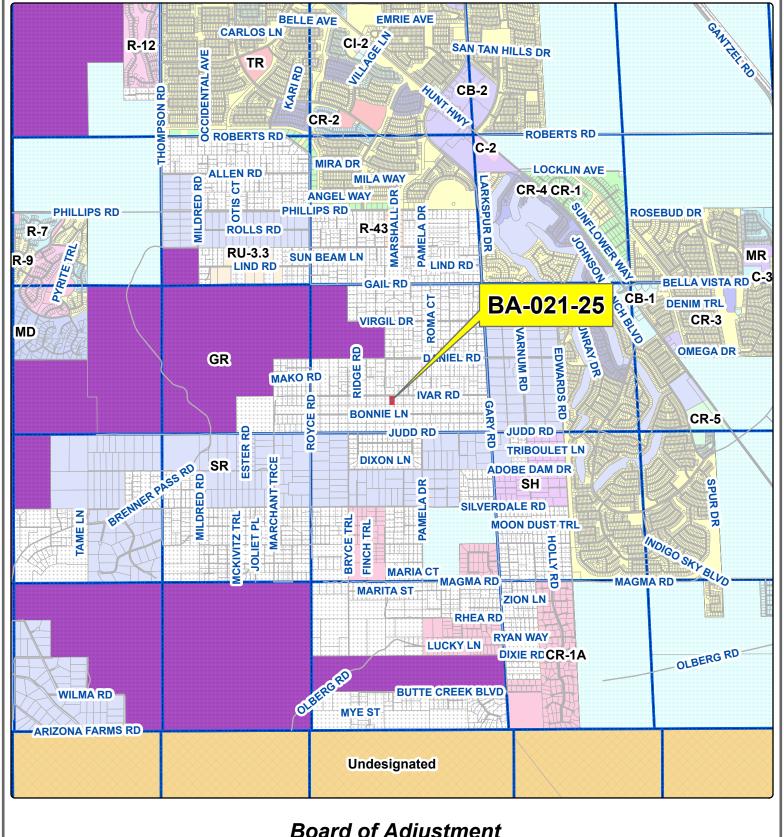


Legal Description:

Situated in SW ¼ of Section 24, Township 03S, Range 07E of the Gila and Salt River Base and Meridian, Tax Parcel 509-18-075A, located at the southwest corner of the intersection of W Ivar Rd. and N Casmark Ln. in San Tan Valley, unincorporated Pinal County, AZ.

SEC 24, TWN 03S, RNG 07E

	_		
<u> </u>	Owner/Applicant: DEB0	ORAH K. ELS\	WORTH
	Drawn By: GIS / IT /RWH		Date: 06/30/2025
Sheet No.	Section 24	Township 03S	Range 07E
1 of 1	Case Number: BA-021-25		



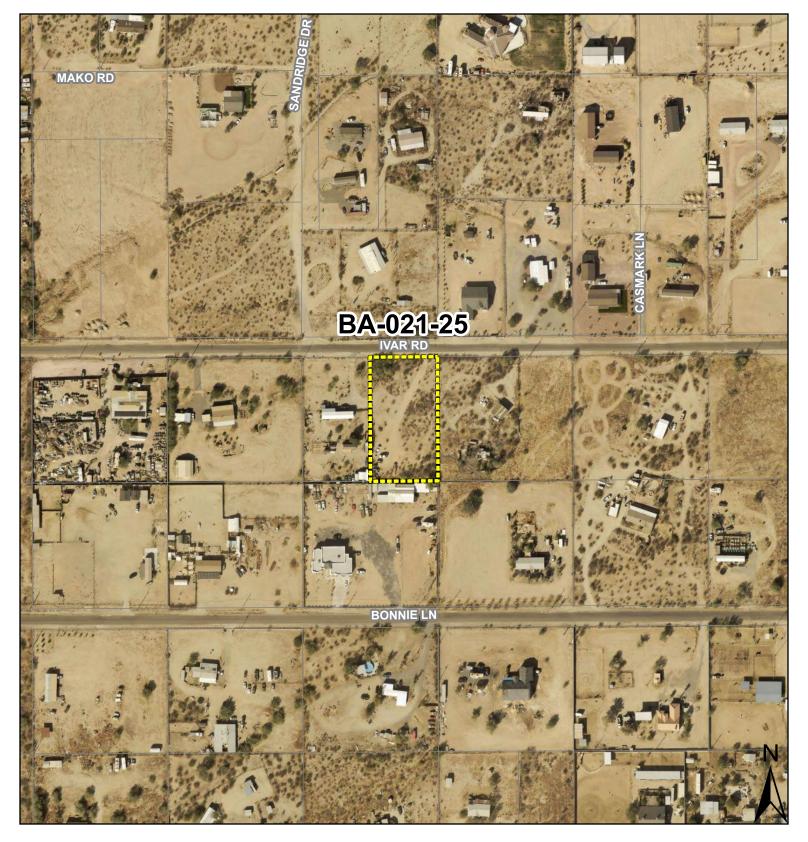
Board of Adjustment

Community Development



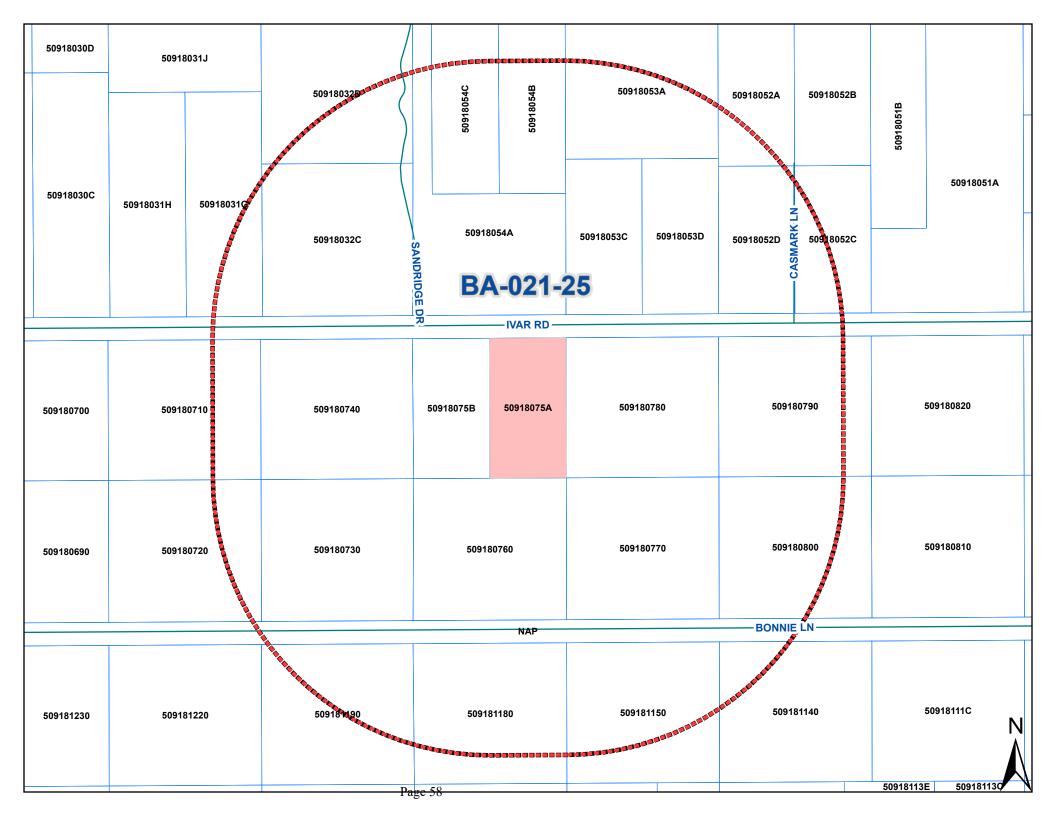
Stituated in SW ¼ of Section 24, Township 03S, Range 07E of the Gila and Salt River Base and Meridian, Tax Parcel 509-18-075A, located at the southwest corner of the intersection of W Ivar Rd. and N Casmark Ln. in San Tan Valley, unincorporated Pinal County, AZ. Page 56 24, TWN 03S, RNG 07E

Ī	Λ	Owner/Applicant: DEBO	RAH K. ELSV	/ORTH
		Drawn By: GIS	/ IT / RWH	Date: 06/30/2025
Γ	Sheet No.	Section 24	Township 03S	Range 07E
l	1 of 1	Case Number:	BA-021-25	



Board of Adjustment









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.: 509 - 19 - 075A 2. Size (to the nearest 1/10th of an acre 1.10
3. The legal description of the property: RUYA WIN A 4. Current zoning: Septic Sewer Septic Sewer Sewer Septic Sewer Se
Sewer District
6. The existing use(s) of the property: Storage
7. The exact variance request and/or Section(s) of Code impacted: Yequisting to allow
8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC)
9. Discuss any known changes in land use, street arrangement, or other physical conditions that have altered the character of your property or adjoining properties.
NA NA
10. State any special circumstances or conditions about the property that do not negatively impact other properties in that zoning district. Also state any physical characteristics of this property that are unique and unlike other properties in the area.

COMMUNITY DEVELOPMENT Planning Division

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

Name of Applicant	Address	
Signature of Applicant	E-Mail Address	Phone Number
Name of Agent/Representative	Address	
	, -	
Signature of Agent/Representative	E-Mail Address	Phone Number

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

Name of Landowner

Address

Address

Address

Address

Figure 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.

Deal R. Ellsworth 2269 w. IVAR Rd. Queon Crock, AZ. 95142

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

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

Parcel No.:	Parcel No.:	-0
Name:	Name:	-0
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Name:		
Address:		
City/ST/Zip:		38
I hereby verify that the name list above office ofar (Source of Information)	e was obtained on theday of, 20 nd is accurate and complete to the best of my knowledge.	, at the
On thisday of, 2	20, before me personally appeared(Name of signor)	
Signature	• • •	
State of)ss.	(SEAL)	
County of		
My Commission Expires	Signature of Notary Public	_
	-	

150031 INOK 120087 2269 W IVay 2209 W

Page 63

TYOU Rd

1200sf 1500sf

2209 W 1Var Ro

2269 WIVAY Rd

Home

Page 64

509181190 KOMZELMAN JULIE M 7469 S MIDWAY RD

CASA GRANDE, AZ 85193-3762

509181180

ALBERTSON GREGORY S & MICHELE L 2249 W BONNIE LN SAN TAN VALLEY , AZ 85144-8514

509181150

SANDOVAL CESARIO M PACHECO 2159 W BONNIE LN QUEEN CREEK , AZ 85144-4882

509181140

BARAJAS PEDRO 2059 W BONNIE LN SAN TAN VALLEY , AZ 85144-8514

509180720

SANCHEZ HECTOR M 2456 W BONNIE LN QUEEN CREEK , AZ 85144-8514

509180730

CARTER NEAL & KATALYN PO BOX 245

QUEEN CREEK, AZ 85142-2180

509180760 TORRES YESENIA 2246 W BONNIE LN

QUEEN CREEK , AZ 85144-8514

509180770

HEFNER JOSEPH & TINA 2156 W BONNIE LN SAN TAN VALLEY , AZ 85144-8514

509180800 DIXON JOHN & LINDA 2056 W BONNIE LN

SAN TAN VALLEY , AZ 85144-8514

509180710 SANCHEZ ALVARO 2459 W IVAR RD QUEEN CREEK , AZ 85144-8514 509180740

BIRMINGHAM WILLIAM T & RHONDA K

2365 W IVAR RD

QUEEN CREEK, AZ 85144-8514

50918075B

ELLSWORTH NEAL R & DEBORAH K

2269 W IVAR RD

SAN TAN VALLEY, AZ 85144-8514

50918075A

ELLSWORTH NEAL R & DEBORAH K 50 W VAUGHN AVE STE 204

GILBERT, AZ 85234-4615

509180780

RODRIGUEZ MANUEL T & FRANCES B

1904 SHUSHAN DR APT A CERES , CA 95307-7245

509180790

DIXON JOHN & LINDA 2056 W BONNIE LN

SAN TAN VALLEY, AZ 85142-2921

50918052D

MCCORD CASSANDRA R

2058 W IVAR RD

QUEEN CREEK, AZ 85144-8514

50918052C

ESQUIVEL MAGDALENO & MODESTA ALICIA

2018 W IVAR RD

QUEEN CREEK, AZ 85142-2882

50918032C

BROWN ANDREW

1897 W APPALOOSA WAY

QUEEN CREEK, AZ 85144-8514

50918053C

A & G MAINTENANCE SERVICES LLC

MAIL RETURN

, -

50918053D

DHAENE JAMES & DEANNA TRS

2130 W IVAR RD

QUEEN CREEK, AZ 85142-2921

50918054A DOWHATYOULOVE LLC 9016 E OBISPO AVE MESA, AZ 85212-2280

50918054C KENNEDY REX & LISA 30027 N SANDRIDGE DR QUEEN CREEK , AZ 85142-2910

50918054B ANDERSON JANE C 30061 N SANDRIDGE DR SAN TAN VALLEY , AZ 85144-8514

50918053A GRANADO RUDY L & ALMA R ETAL PO BOX 1082 SAHUARITA , AZ 85629-9100

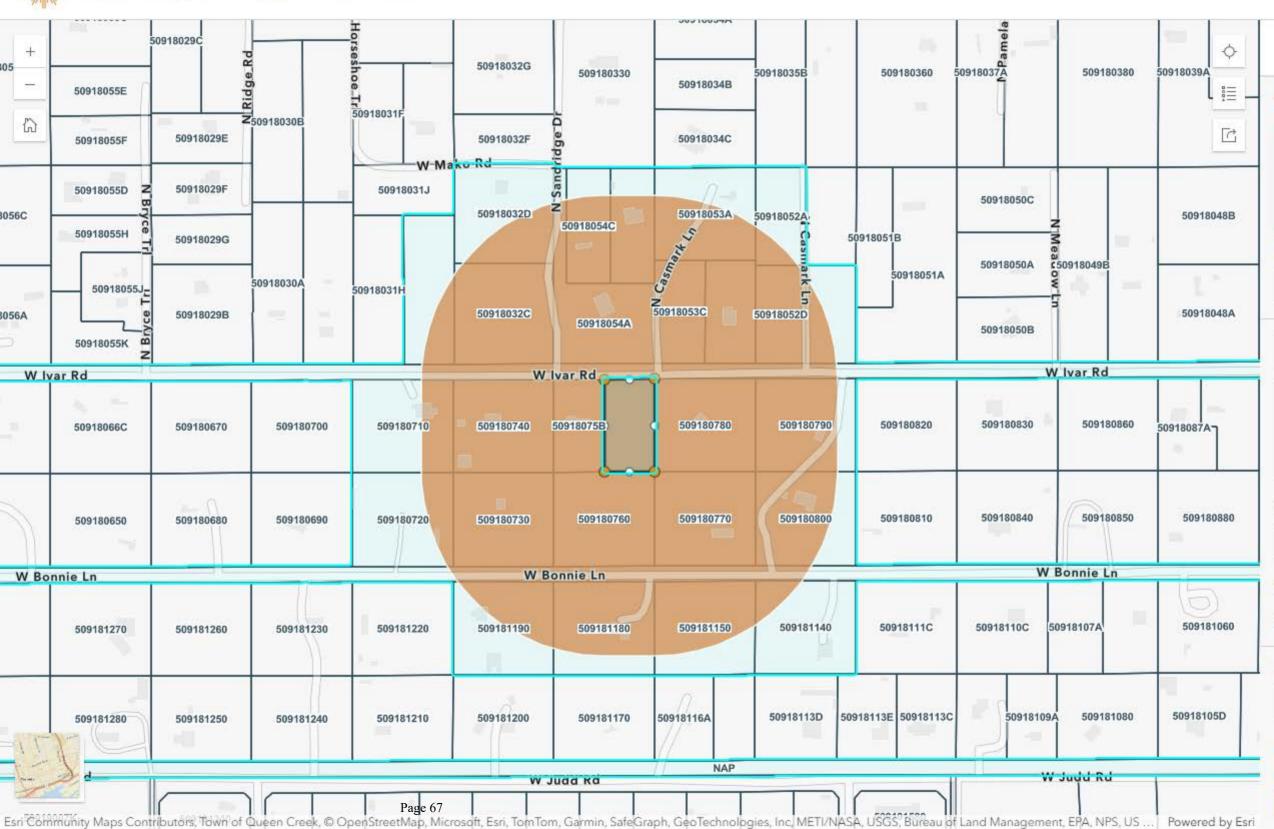
50918052A BEERY MARK A 30002 N CASMARK LANE QUEEN CREEK, AZ 85144-8514

50918032D SMITH TANNER 2362 W IVAR RD SAN TAN VALLEY , AZ 85142-8514

NAP

50918031G LOPICCOLO VITO JR TRS 19278 E THORNTON RD QUEEN CREEK , AZ 85142-2497







AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, 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:

Jul. 3, 2025

NOTICE ID: wfDNEgbaxO03B1POYjbV

NOTICE NAME: BA-021-25

Edmar Corachia



VERIFICATION

State of Florida County of Broward

Subscribed in my presence and sworn to before me on this: 07/07/2025



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 JULY 24th, 2025 AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 301 E. 11th STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A VARIANCE FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-021-25 - PUBLIC HEARING/ACTION: Deborah K. Elsworth (applicant/landowner) is expectation of the control of the c

ACTION: Deborah K. Elsworth (applicant/landowner)
sequesting a variance to Section 2.40.020 of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required to area from 54.450 square feet (1.25± ac) to 47,916± square feet (1.0± ac) for a parcel in the General Rural zone (GR); situated in SW 34 of Section 24, Township 03S, Range 07E of the Gila and Salt River Base and Meridian, Tax Parcel 509-18-075A, located at the southwest corner of

the Gila and Salt River Base and Maridian, Tax Parcels 509-18-075A, located at the southwest corner of the intersection of W Ivar Rd. and N Casmark Ln. in San Tan Valley, unincorporated Prival 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 ATTHE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETTIANING 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 2055, by Pinal County Development Services Department.

Development Service's Department.
TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

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-

BE FILED WITH:
PINAL COUNTY PLANNING AND
DEVELOPMENT SERVICES DEPARTMENT P.O. BOX 749 (85 N. Florence

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: Jul 03, 2025







AGENDA ITEM

7/24/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Valentyn Panchenko/Dedrick Denton Funds #:
Dept. #: Dept. Name: Community Development Director: Dedrick Denton
BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION: BA-026-25 – PUBLIC HEARING/ACTION: Gary Nine (applicant), on behalf of Queen Valley Golf Association (landowner), is requesting a variance to Section 2.60.020 of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 20,000 square feet (0.46± ac) to 13,068± square feet (0.30± ac) for a parcel in the CR-1 Single Residence zone; situated in SE ¼ of Section 35, Township 01S, Range 10E of the Gila and Salt River Base and Meridian, Tax Parcel 104-19-032A, located west of the intersection of E Queen Valley Dr. and N Queen Anne Dr. in the Queen Valley, 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:

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Description

BA_026_25_Packet



REPORT TO THE PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

CASE: Queen Valley Estates Lot 32

MEETING DATE: July 24, 2025

CASE NUMBER: BA-026-25

CASE COORDINATOR: Valentyn Panchenko, Planner

SUPERVISOR DISTRICT: District 5 Supervisor Serdy

Applicant: Gary Nine

Owner: Queen Valley Golf Association

Request: Allow a lot size of 13,068± square feet (0.30 acre) in lieu of the required 20,000

square feet (0.46 acre) minimum lot size.

Site Location: APN 104-19-032A, located west of the intersection of E Queen Valley Dr. and N

Queen Anne Dr. in the Queen Valley area, in unincorporated Pinal County, AZ.

Site Size: 0.33 acre

Zoning: CR-1 Single Residence Zone

Current Use: Vacant

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

Surrounding Zoning and Land Use:

North, South, West, East: CR-1 Single Residence Zone

History: The subject property is identified as Lot 32, excluding the west 20 feet, within the Queen Valley Estates Unit I Amended Subdivision, originally approved in 1968. At the time of subdivision approval, the property was zoned General Rural (GR), which allowed for lots as small as 12,000 square feet. The original lot was platted at approximately 19,306 square feet (±0.42 acres), thereby conforming to zoning requirements in effect at that time.

Notably, the original full lot does not appear in the Treasury Parcel Inquiry tax parcel records. Since 1970, the property has appeared as two tax parcels, identified as extensions "A" (the current parcel) and "B" (the western 20-foot portion).

In 1974, under zoning case PZ-432-74, the property was rezoned to CR-1 (Single Residence Zone) pursuant to the 1962 Zoning Ordinance. The CR-1 zone established a minimum lot size of 20,000 square feet (±0.46 acres), rendering both resulting parcels non-conforming in terms of lot area. It is important to note that the current parcel (excluding the West 20 feet) still conformed to previous code requirements prior to the 1974 rezone, whereas the original full parcel would have remained non-conforming even after the split.

In 2013, ownership of the subject parcel was transferred to the Queen Valley Golf Association. In 2021, the separated 20-foot western portion of the original lot was combined with adjacent Lot 31, though no formal plat amendment was completed to reflect this adjustment, contrary to County procedures.

As a result of the unauthorized lot split and the subsequent zoning change in the 1970s, the subject parcel is now non-conforming to current development standards. Consequently, no new development or improvements can be approved without first obtaining a variance for the non-conforming lot size.

Site Conditions: The subject parcel is a rectangular-shaped, vacant lot measuring approximately 80 feet in width and 182 feet in depth. The width meets the minimum lot width requirement of the CR-1 zoning district. The parcel has direct frontage on E. Queen Valley Drive to the north.

According to the County Assessor records, the site has remained undeveloped since its original platting in 1968. A 2014 code compliance case indicates that the property was being used informally for vehicle parking, and recent satellite imagery confirms that vehicles continue to be parked on-site.

Plan Analysis: The applicant is requesting a variance to address the parcel's non-conforming lot size, which prevents any permitted use or development under current zoning standards. The variance is sought to establish the property as a legal, buildable lot that could be transferred to a new owner. Without variance relief, the parcel remains undevelopable due to its substandard area, and no legal use can be established under the current CR-1 zoning district. Approval of the variance would restore development rights consistent with surrounding residential uses.

Legal Description: Lot 32, Queen Valley Estates Unit One Amended, per map recorded in Book 12, Page 30, of Maps, in the office of County Recorder of Pinal County.

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

 Newspaper publish date:
 07/03/25

 Mail-outs:
 07/08/25

 Site Posting:
 06/30/25

 Website:
 07/01/25

THE APPLICANT MUST SATISFY TO 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 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 subject property is consistent in size and shape with other lots within the Queen Valley Estates Unit I Amended Subdivision created in 1968. However, its uniqueness lies in its legal status – it became nonconforming due to County-approved rezone in 1974: from GR to CR-1 with minimum lot are of 20,000 square feet (0.46 acre). Interesting act that without rezone it would have become 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 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. In additional, there were lot line adjustment that dedicated 20' west of the parcel to adjacent parcel, which made it even smaller.

FINDING: The property has legal access. The property lines are regular and unremarkable and were created in 1968 through the subdivision process as GR. There are no topographic constraints. The parcel became non-conforming as a result of an unauthorized lot split that was not processed through established County procedures, followed by a County-approved rezoning to CR-1 in 1974 that rendered the parcel undersized under the new zoning standards.

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 rezone, 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 (approved rezone) - make strict compliance with the current development standards of the CR-1 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's intend is to be able to sell the property so the future owners will be allowed to construct one-family dwelling unit, 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: Staff finds that the strict application of the regulations would <u>not</u> work an unnecessary nonfinancial hardship.

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 proposed use is permitted within the CR-1 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 <u>will not</u> affect the health or safety of persons residing or working within the subject area and adjacent properties and <u>will not</u> 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 CR-1 zone permits residential use which is the desired primary use for the subject property. Section 2.60.010 of the County Development Services Code establishes the permitted uses, and one-family dwelling unit along with accessory buildings are permitted within the CR-1 zone.

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

STAFF SUMMARY: All submittals, presented evidence, written documentation, public testimony, and the Staff Report (BA-026-25) 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-026-25**, a **variance** to **Section 2.60.020** of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 20,000 square feet (0.46± ac) to 13,068± square feet (0.30± ac) and applicable development standards on the property in question (Parcel # 10419032A) located in the CR-1 Single Residence Zone. The motion 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 2.60.020. 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: 13,068square feet (0.30± acre).
 - C. Minimum lot width: 80 feet.
 - D. Minimum area per dwelling unit: 13,068 square feet (0.30± acre).
 - E. Minimum front yard: 25 feet.
 - F. Minimum side vards: Ten feet each.
 - G. Minimum rear yard: 25 feet.
 - H. Minimum distance between main buildings: 20 feet except as required in PCDSC 2.150.140 for a rear dwelling.
- 3. If any change of use is requested aside from the use stated within the CR-1 Single Residence Zone the variance shall be considered null and void.

To Deny:

I move to deny the variance case **BA-026-25**, a **variance** to **Section 2.60.020** 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: 7/10/2025 - VP

REVISED: 7/16/2025 - VP

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **JULY 24TH**, **2025** AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A VARIANCE FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-026-25 – PUBLIC HEARING/ACTION: Gary Nine (applicant), on behalf of Queen Valley Golf Association (landowner), is requesting a variance to **Section 2.60.020** of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 20,000 square feet (0.46± ac) to 13,068± square feet (0.30± ac) for a parcel in the CR-1 Single Residence zone; situated in SE ¼ of Section 35, Township 01S, Range 10E of the Gila and Salt River Base and Meridian, Tax Parcel 104-19-032A, located west of the intersection of E Queen Valley Dr. and N Queen Anne Dr. in the Queen Valley, 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 **26**th DAY OF **JUNE**, **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:

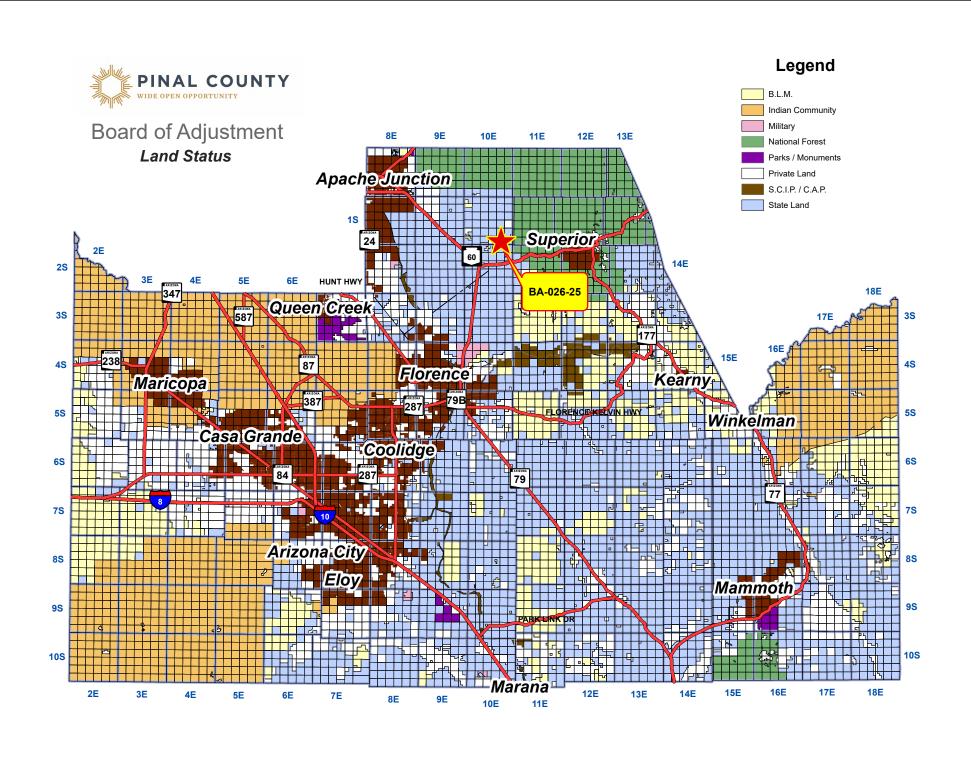
PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT P.O. BOX 749 (85 N. Florence Street) FLORENCE, AZ 85132

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





Board of Adjustment

BA-026-25 – PUBLIC HEARING/ACTION: Gary Nine (applicant), on behalf of Queen Valley Golf Association (landowner), is requesting a variance to Section 2.60.020 of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 20,000 square feet (0.46± ac) to 13,068± square feet (0.30± ac) for a parcel in the CR-1 Single Residence zone; situated in SE ¼ of Section 35, Township 01S, Range 10E of the Gila and Salt River Base and Meridian, Tax Parcel 104-19-032A, located west of the intersection of E Queen Valley Dr. and N Queen Anne Dr. in the Queen Valley, unincorporated Pinal County, AZ.

Current Zoning: CR-1

Requested Zoning: Board of Adjustment

Current Land Use: LDR

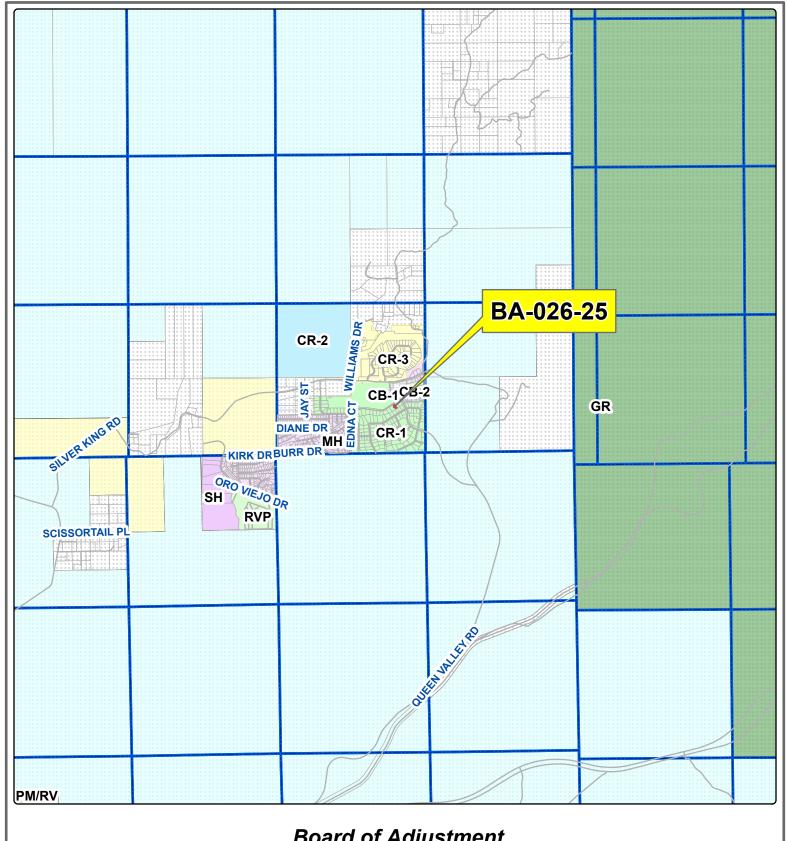


Legal Description:

Situated in SE ¼ of Section 35, Township 01S, Range 10E of the Gila and Salt River Base and Meridian, Tax Parcel 104-19-032A, located west of the intersection of E Queen Valley Dr. and N Queen Anne Dr. in the Queen Valley, unincorporated Pinal County, AZ.

SEC 35, TWN 01S, RNG 10E

Drawn By: Date: 06/30/2025	1 of 1	Case Number:	BA-026-25		
Drawn By: Date:	Sheet No.		Township 01S	Range 10E	
QUEEN VALLEY GOLF ASSOCIATIO					
Owner/Applicant:	<u> </u>	Owner/Applicant: QUEEN VALLEY GOLF ASSOCIATION			



Board of Adjustment

Community Development

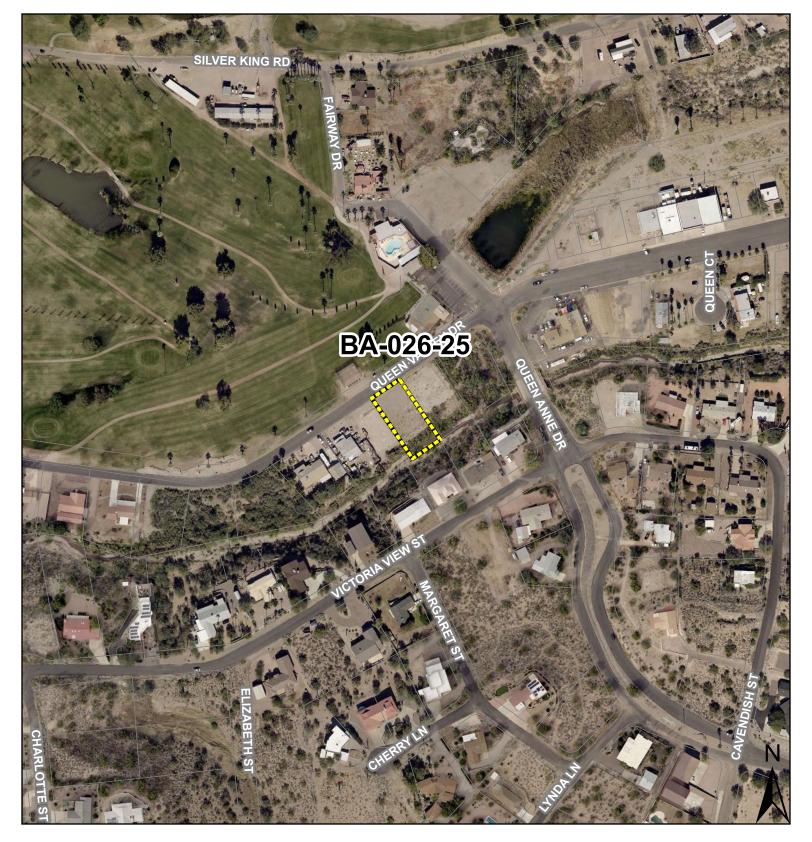


sgal Description:

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 $Page \underset{\text{SE}}{\$2}_{\text{35, TWN 01S, RNG 10E}}$

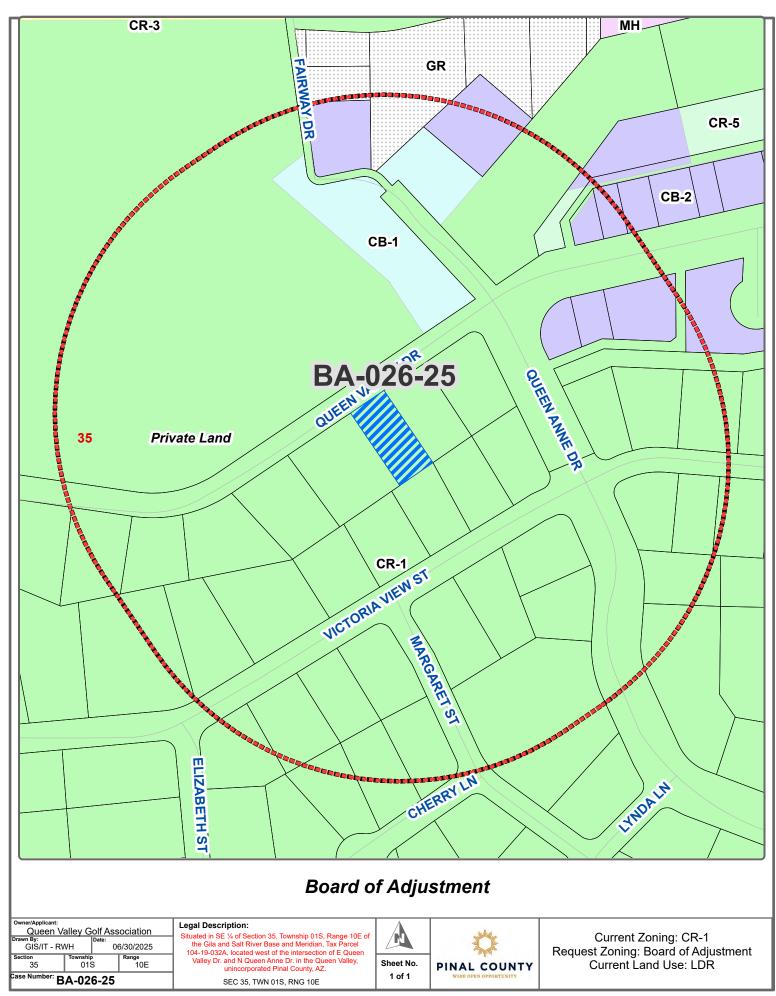
	Owner/Applicant: QUEEN VALLEY GOLF ASSOCIATION		
	Drawn By: GIS / IT / RWH		Date: 06/30/2025
Sheet No.	Section 35	Township 01S	Range 10E
1 of 1	Case Number:	BA-026-25	



Board of Adjustment









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

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

Variance Request & Property Information: (Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space
provided)
1. Tax Assessor Parcel No.: 104-19-032A 2. Size (to the nearest 1/10th of an acre 14,640
3. The legal description of the property: Queen Valley Estates Unit 1 Amd Lot 32 Exc W-20
4. Current zoning: CR- 5. Septic or Sewer? Septic Sewer Sewer Sewer Sewer District Description Des
6. The existing use(s) of the property: Residential Lot
2 10 020
7. The exact variance request and/or Section(s) of Code impacted: 2.60.020 Minimum Lot area is 20,000 sq.ft.
8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC)
9. Discuss any known changes in land use, street arrangement, or other physical conditions that have altered the character of your property or adjoining properties.
At one time it looks like 20 ft to the west was given to the lot to the west
10. State any special circumstances or conditions about the property that do not negatively impact other properties in that zoning district. Also state any physical characteristics of this property that are unique and unlike other properties in the area.
None

COMMUNITY DEVELOPMENT Planning Division

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

11. State how the special circumstances or conditions referred to question #10 are not self-imposed.
It would be a overall improvement to the neighborhood.
neighborhood.
12. State how the granting of this application will not materially affect the health or safety of persons residing or working in the neighborhood and how this variance will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. This variance would allow someone to build a new home and would be an improvement to the neighborhood instead of just a grown over lot. 13. State how the variance will only allow permitted uses in the zoning district in which the property is located. We have a offer to purchase our lot, buyets intent is to build his home.
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. We own a lot that is not currently sellable without the variance.
(The following are additional questions for reductions in parking requests only) 15. Site Plan Review or Building Permit Number:
16. Required parking either in total number or ratio:17. Requested (# or ratio)
18. Evidence to support a reduction, this may include codes and ordinance from other jurisdictions, structures with multiple building occupancy types and/or operational characteristics of the particular use that would warrant a reduction:

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

Gary Nine Name of Applicant	600 N. Fairway Address	Dr., Queen Valley AZ. 85118
Signature of Applicant	board president @ que E-Mail Address	90-9014602-810-1840 Phone Number
Susan Stewart Name of Agent/Representative	945 E. Ques Address	en Valley Dr.
Susan Stewart Signature of Agent/Representative	office manager @gvg	602-882-7149
agreeing to stipulations. The agent v	nuthority to act on behalf of the landowner will be the contact person for Planning stace of Authorization form, if applicable.	er/applicant, which includes aff and must be present at all
Queen Valley Go	14 Assoc, 600 1 Address Queen	V. Fairway Dr. Valley, AZ 85118
Signature of Landowner	board prosident @ c E-Mail Address	9vga-9017 Phone Number 602-810-1840

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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
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 500 or more 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.

Version 4/18/23

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.

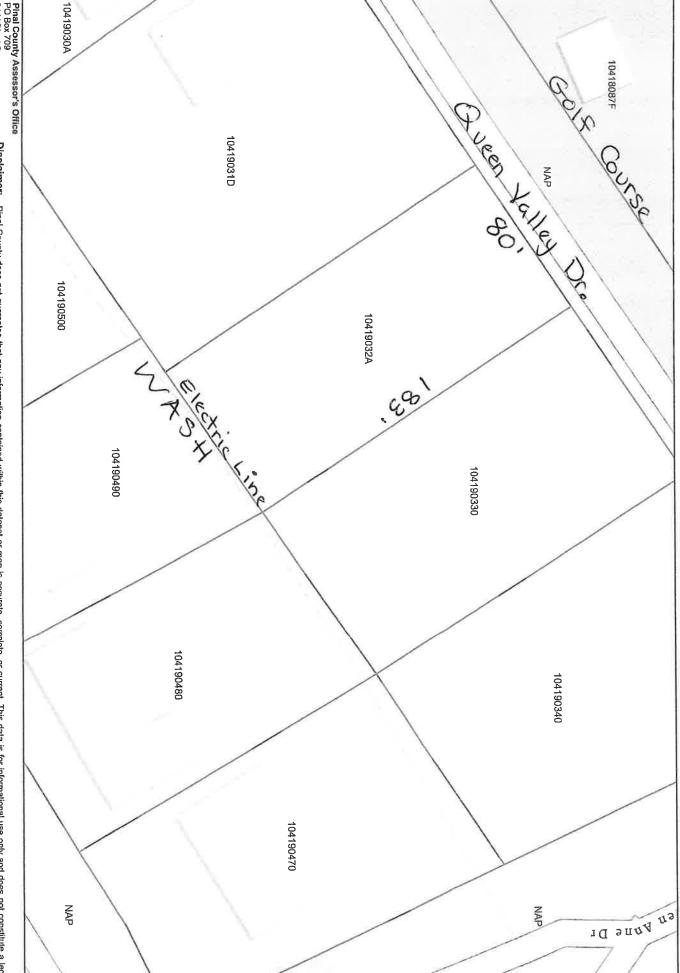
Parcel No.: 104 - 19 - 0330	Parcel No.: 104-19-0340
Name: Dale shippen	Name: C.T. Keiser
Address: 3983 E. 480 N	Address: P.O. Box 1753
City/ST/Zip: 1210 by, Id. 83442	City/ST/Zip: Lakeside, AZ 85929
Parcel No.: 104-19-0310	Parcel No.: 104-19-030 A
Name: Edward Chenoweth	Name: Kendra Adams
Address: 1233 E. Queen Valley	Address: 1209 E. Queen Valley Dr.
City/ST/Zip: Queen Valley, AZ Dr. 85118	City/ST/Zip: Queen Valley, 142 85118
Parcel No.: 104-19-0290	Parcel No.: 104-19-0280
Name: April Ridenour	Name: Linda Ficca
Address: 3485 E 20 N	Address: 3422 Foothill Bd.
City/ST/Zip: Angola, ID	City/ST/Zip: MOSCOW, ID 83843
46703	104 19 0470
Parcel No.: 104 -18-087 F	Parcel No.: 104-19-0470 Name: Gustavo Sanchez
Name: Queen Valley Golf Assoc.	Trustino Division I in the second
Address: 600 N. Farrway Dr	
City/ST/Zipc Queen Valley, 172	City/ST/Zip: Queen Valley, 192 85118
Parcel No.: 104-19-0480	Parcel No.: 104-19-0490
Name: David Lambe	Name: Craig Salo
Address: 1344 E. Victoria View	Address: 1320 E. Victoria VIEW
City/ST/Zip: Queen Valley, AZ. 85118	City/ST/Zip: Queen Valley 142 8511
I hereby verify that the name list above was obtained on t	he day of 20, at the
office ofand is accurate and c	omplete to the best of my knowledge.
(Source of Information)	
26 A Ma	Warrand Com Mars
On this 29 day of VIA, 2025, before me p	(Name of signor)
Signature Say Date 5/29	125
Signature	PANE PORICH DREXI.
State of 1012010	RINE BORICH DREXL Notary Public
	nission Number 676995 ps: November 20, 2028 (SEAL)
	Pinal County
County of Trans	
My Commission Expires 11/20/28	and the second second
Signature of I	Notary Publick Carl 19
76	

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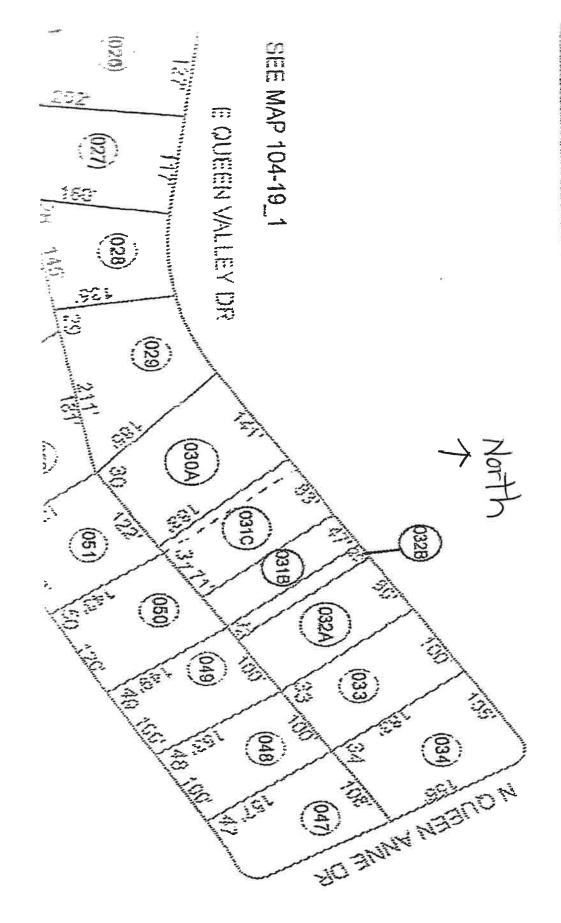
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Pinal County Assessor Parcel Viewer · Assessor Douglas J. Wolf

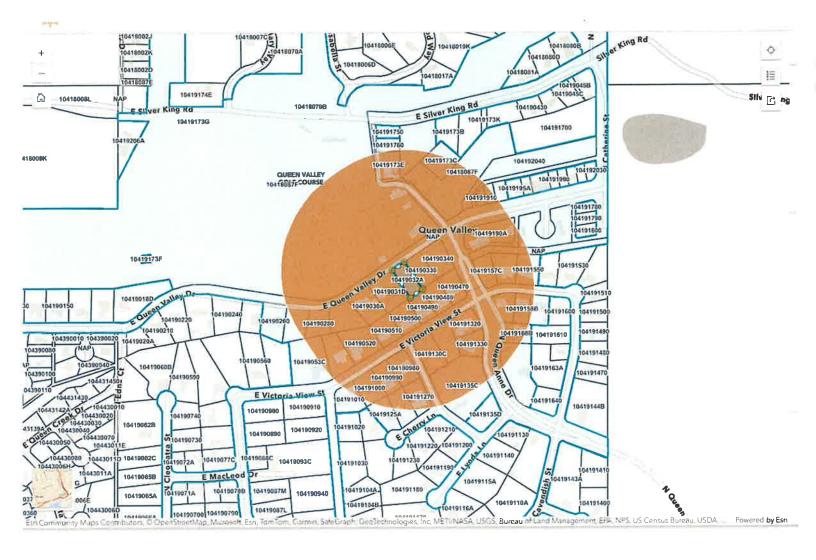




31 N Pinal St Florence, AZ 85132 520.866.6361 assessor@pinalcountyaz.gov Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only and not meant as a survey product. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.



SEE MAP 104-19_4



NAP

NAP

10419125A ROTH TERRY & RACHEL LIVING TR 1290 E CHERRY LN QUEEN VALLEY, AZ 85118-8970

104191260 ROTH TERRY & RACHEL LIVING TR 1290 E CHERRY LN QUEEN VALLEY , AZ 85118-8970

104191010 WYATT BRIAN L 1185 E VICTORIA VIEW ST QUEEN VALLEY , AZ 85118-8903

104191270 HENDRICKSON VIRGINIA A TR PO BOX 169 PINETOP, AZ 85935-5016

104191000 STAPLETON JESSE & CHELSEA 1215 E VICTORIA VIEW ST QUEEN VALLEY, AZ 85118-8511

104190990 CLARK KATHLEEN & LEACH BRENT TRS MAIL RETURN

10419135C SCHAFF ALBERT V & LINDA S 287 N MARGARET ST QUEEN VALLEY, AZ 85118-8974

104190980 SMITH DAVID S 370 N MARGARET ST QUEEN VALLEY, AZ 85118-8903 10419166D JENKINS GARY D & ANNETTE M 2703 E 3650 N TWIN FALLS , ID 83301-1015

10419053C SOLAMITO PAUL J & MARILYN A TRS 1142 E VICTORIA VIEW ST QUEEN VALLEY, AZ 85118-8903

10419053A FICCA JOHN A 1428 S MAIN ST MOSCOW , ID 83843-3893

10419130C FOSHE JEFF & PAULA 4218 NW 13TH ST ANKENY, IA 50023-3936

104191330 SANCHEZ MANUEL G III 396 N QUEEN ANNE DR QUEEN VALLEY, AZ 85118-8910

104190520 RIDENOUR MATTHEW M & APRIL R 3485 E 20 N ANGOLA , IN 46703-3820

10419168B BIRD JAMES C & SUSAN 415 N QUEEN ANNE DR QUEEN VALLEY, AZ 85118--911

104191310 SANCHEZ MANUEL G 205 W SUNSET DR SUPERIOR , AZ 85173-3451

104190510 PHILLIPS JOHN MATTHEW 1260 E VICTORIA VIEW ST QUEEN VALLEY, AZ 85118-8903

104190280 FICCA JOHN A & LINDA C 3422 FOOTHILL RD MOSCOW , ID 83843-3876 10419173E PALACIO ROSALENA 522 N GILBERT RD STE 101 GILBERT, AZ 85234-4450

104191760 QUEEN VALLEY GOLF ASSOCIATION 1179 N WILLIAMS DR QUEEN VALLEY , AZ 85118-8911

104192040 WIRTEL KENNETH & NICOLE 1430 DAIRY LN OTTAWA , IL 61350-6135

10418087F QUEEN VALLEY GOLF ASSOCIATION 600 N FAIRWAY DR QUEEN VALLEY , AZ 85118-8974

10419173C QUEEN VALLEY GOLF ASSOCIATION 1179 N WILLIAMS DR QUEEN VALLEY, AZ 85118-8911

10419169A QUEEN VALLEY GOLF ASSOCIATION 1179 N WILLIAMS DR QUEEN VALLEY , AZ 85118-8911

104190340 KEISER CJ PO BOX 1753 LAKESIDE , AZ 85929-9175

10419181A YELLOWBIRD ENTERPRISES LLC 1393 E QUEEN VALLEY DR QUEEN VALLEY, AZ 85118-8900

10418087F QUEEN VALLEY GOLF ASSOCIATION 600 N FAIRWAY DR QUEEN VALLEY , AZ 85118-8974

10419031D CHENOWETH EDWARD LEE 1233 E QUEEN VALLEY DR QUEEN VALLEY , AZ 85118-8906 10418087F QUEEN VALLEY GOLF ASSOCIATION 600 N FAIRWAY DR QUEEN VALLEY , AZ 85118-8974

10419190A YELLOWBIRD ENTERPRISES LLC 1393 E QUEEN VALLEY DR QUEEN VALLEY, AZ 85118-8900

NAP



AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Anjana Bhadoriya, 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:

Jul. 3, 2025

NOTICE ID: CuC0pCqJklwwtSYCPcTu

NOTICE NAME: BA-026-25 Board of Adjustment Notice

Anjana Bhadoriya

(Signed)



VERIFICATION

State of Florida County of Orange

Subscribed in my presence and sworn to before me on this: 07/07/2025

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 JULY 24th, 2025 AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER 301 E 11th STREET IS ORENCE

AND JULY 24th, 2025 AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER. 301 E. 11th STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A VARIANCE FOR THE UNINCOPPORATED AREA OF PINAL COUNTY.

BA-026-25 – PUBLIC HEARING/ ACTION: Gary Nine (applicant), on behalf of Queen Valley Golf Association (landowner), is requesting a variance to Section 0.560.020 of the Pinal County Development Services Code (PCDSC), to allow a reduction in the minimum required lot area from 20,000 square feet (0.46± ac) to 13,068± square feet (0.46± ac) to 13,068± square feet (0.46± ac) to 13,068± square feet (0.30± ac) for a parcel in the CR-1 Single Residence zone; situated in SE 44 of Section 35, Township 01S, Range 10E of the Gila and Salt Rilyer Base and Meridian, Tax Parcel 104-19-032A, located west of the intersection of E Queen Valley Dr. and N Queen Anne Dr. in the Queen Valley, 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

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 ATTHE 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 EVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6414 FOR MORE INFORMATION DATED THIS 26th DAY OF JUNE, 2025, by Pinal County Development Services DEPARTMENT PLEASE CALL (520) 866-6414 FOR MORE INFORMATION DATED THIS 26th DAY OF JUNE, 2025, by Pinal County Development Services DEPARTMENT PLEASE CALL (520) 866-6414 FOR MORE INFORMATION DATED THIS 26th DAY OF JUNE, 2025, by Pinal County Development Services The POLICE OF THE NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

1) Planning Case Number (see above)

INF-OHMATION:

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

 A brief statement of reasons of 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: Jul 03, 2025







AGENDA ITEM

7/24/2025 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 17th day of July around 6pm 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
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